

**Sherwood Plan Commission  
Meeting Notice and Agenda  
Oct. 5, 2020 – 6:30 p.m.**

Village Hall – W482 Clifton Road, Sherwood, Wisconsin

**NOTE: Due to COVID-19 restrictions, residents are not allowed in the Village Hall.**

**To 'join' the meeting at 6:30pm via Webex:** Go to the Village home page at [www.villageofsherwood.org](http://www.villageofsherwood.org). The Webex meeting link is located in the upper right-hand side of your computer screen. You may print or save a copy of the complete meeting packet.

**Join via telephone (without video):** Tel #: 1-408-418-9388. Access Code: 628 186 722# Attendee ID: 51#

**Regarding Public Hearings (and only if a Public Hearing is scheduled):** Speakers will be allowed in the Village Hall and may speak directly to the Board one person at a time for up to 3 minutes, and only wearing a face mask.

- 1) Call to Order/Roll Call.
- 2) Pledge of Allegiance.
- 3) Approval of the Agenda.
- 4) Approval of Minutes: Sept. 8 (Special Meeting).
- 5) Citizen comments on agenda items.
- 6) Officer's Report
  - a. Plan Commission – Chair.
  - b. Zoning Administrator.
- 7) Old Business: None.
- 8) New Business:
  - a. *CSM #2020-04*: A request to divide-out two duplex units (W5108 & W5110 Blue Heron Ct.; Tax ID #14306) as allowed via zero lot line.
  - b. *Preliminary Plat (The Cottages at High Cliff)*: Request approval creating 22 buildings (44 duplex units) as previously rezoned as a P.U.D. (Tax ID #13425; current 18<sup>th</sup> Hole).
  - c. *Final Plat (The Cottages at High Cliff)*: Request approval creating 22 creating 22 buildings (44 duplex units) as previously rezoned as a P.U.D. (Tax ID #13425; current 18<sup>th</sup> Hole).
  - d. *Area Development Plan – Pigeon Road vacant land development* – Consider future residential development, including storm water pond placement (Roger Bowers Trust–38 ac.); Nate Welhouse–20 ac.).
- 9) Correspondences:
  - a. *The Cottages at High Cliff* – Prelim Plat approval (WisDNR; Sept. 29).
  - b. *The Cottages at High Cliff* – Prelim Plat approval (Calumet County; Sept. 25).
- 10) Adjourn.

Welcome to the Village of Sherwood Plan Commission Meeting

To assist the Commission in conducting its business, we ask that you observe the following:

1. Please speak only to items on the agenda.
2. Please limit your presentation to three (3) minutes.
3. Please do not address the Commissioners during deliberations unless requested to do so.
4. Any item listed on the Agenda may be acted upon by the Commission.
5. Requests from persons w/ disabilities who need assistance to participate should be made to the Clerk's Office (989-1589).
6. A quorum of Village Board members may be present at this meeting. Their presence is for informational purposes only, and no business or action of the Village Board will be transacted.

## Sherwood Plan Commission Minutes

Sept. 8, 2020 – 6:30 p.m.

Village Hall – W482 Clifton Road, Sherwood, Wisconsin

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Join via telephone (without video): Tel #: 1-408-418-9388. Access Code: 628 186 722# Attendee ID: 51#

Regarding Public Hearings (and only if a Public Hearing is scheduled): Speakers will be allowed in the Village Hall and may speak directly to the Board one person at a time for up to 3 minutes, and only wearing a face mask.

- 1) Call to Order/Roll Call – *Chairman Summers called the meeting to order at 6:30 p.m. with roll call:*

<b>Present</b>	<b>Absent</b>
<i>Jean DeKeyser (v)</i>	<i>Bob Gillespie, excused</i>
<i>Joyce Laux</i>	<i>Scott Sheppard, excused</i>
<i>Kathy Salo (v)</i>	<b>Others Present</b>
<i>Brad Schmidt (v)</i>	<i>Randy Friday, Administrator</i>
<i>Steve Summers</i>	<i>Kathy Mader, Acting Clerk</i>
- 2) Pledge of Allegiance – *Recited.*
- 3) Approval of the Agenda – *Salo moved to approve the agenda. Laux seconded. Motion carried unanimously.*
- 4) Approval of Minutes: Aug. 3 (Regular Meeting) – *Salo moved to approve the August 3, 2020 minutes. Laux seconded. Motion carried unanimously.*
- 5) Citizen comments on agenda items – *None.*
- 6) Officer's Report
  - a. Plan Commission – Chair – *Summers announced the Public Hearing for the Fire Pit & Burning Ordinance will be held at the September 28, 2020 Village Board meeting.*
  - b. Zoning Administrator – *Friday updated information regarding the Pond View Estates, High Cliff Golf Course pending lawsuit, and other potential subdivisions for the village.*
- 7) Old Business: *None.*
- 8) New Business:
  - a. 'Concept Plan' – FeatherCrest Development: Requested as P.U.D. (10 buildings) located on 6 ac. (Tax ID #s 13601, 13602, 13606) bounded by STH 55/114 and Knight Drive, and lying between Wanick Park and The Outpost. Current zoning: 'Agricultural'.

***Salo moved to recommend Village Board approval of the age-restricted, condo development, proposed as a Planned Unit Development. Schmidt seconded. Motion carried unanimously.***

- b. 'Concept Plan' – Development on vacant land (Tax ID #13622; across from Veterinary Clinic; Erdahl). Request for allowance regarding future 'planned development' for one building, requiring Conditional Use Permit, or rezoning. Current zoning: 'Commercial'.

*Commission, in consensus, denied acceptance of the proposal as a 'planned development', stating according to the Zoning Code, they would have to review it as a 'commercial' build-out, only, adhering to the full standards of a commercially viable and developable lot (including stormwater management, parking, etc.).*

9) Correspondences:

- a. Request to remove Area Development Plan (ADP #2020-01) as 'Old Business Item': Remove until future plan is updated & returns for P.C. review (Parcel #13697; 10.2 ac.; Burzynski). –

*Commission directed Staff to remove this item until applicant is ready to re-start the process.*

10) Adjourn – ***Schmidt moved to adjourn at 7:16 p.m. Salo seconded. Motion carried unanimously.***

Respectfully submitted for review and approval by Kathy Mader, Acting Clerk

## Village of Sherwood

### Open Burning Review

**Appleton**—yes, with a \$25.00 daily permit, requires site inspection, 7am-sunset, material to be burned cannot include rubbish, garbage, trash, plastic, or petroleum based material, only 4'x4', 50' from combustibles, no if wind beyond 9mph, must have fire extinguisher.

**Cedarburg**—prohibited, except grills and recreation fires (fire pits)

**Chilton**—special permit by Fire Chief for Underwriters approved incinerators, no burning of leaves, rubbish, or debris, recreational fires ok but not garbage, rubbish, etc.

**Clintonville**—ok for recreational fires, permits for open burning or bonfires, with restrictions

**Neenah/Menasha**—recreational permits only \$15. In Neenah, and \$20. in Menasha, calendar year, open burning prohibited

**New London**—prohibited, exceptions for recreational fires and grills, permits required for ceremonial fires or commercial cooking

**Fond du Lac**—prohibited, approved fire pits with restrictions

**Merrill**—for cooking and fire pits, no leaf burning except areas zoned agriculture—permit required

**Sun Prairie**—prohibited except recreational fires

**Hilbert**—prohibited except cooking and fire pits

**Waupaca**—except for recreational fires no open burning without Police Department permit, two weeks and \$5., no burn barrels or incinerators, no leaves or grass in fire pits, small amounts of confidential paper and clean wood allowed

**Sturgeon Bay-Door County**—open burning, outdoor burning and refuse burning are prohibited, leaves, brush, clean wood and other debris require a permit, burn barrels allowed

**Village of Harrison**—burning permits are valid for seven days at no charge. You must call the Calumet County non-emergency number prior to burning

Prepared by Steve Summers, May, 2019, updated October, 2019



RE: Certified  
 #2020-04 Survey  
 ((Clif Peters)) Map  
 ((duplex split))

**Requestor Information**

**Property Owner:** Clif Peters  
**Owner Address of Record:** 1421 Buchanan St., Little Chute, WI 54140  
**Benefiting property:** W510B + W5110 Blue Heron Ct.  
 ( e.g. subdivision; lot #; parcel # )

**Contact information:** (Tel:) 920-585-3359 (Fax): \_\_\_\_\_  
 ( include fax / telephone / e-mail ) (E-mail:) clifpeters@gmail.com

**Agent / Surveyor:** Bob Reider  
**Address of Record:** 615 N. Lyndale Dr., Appleton, WI 54914

**Contact information:** (Tel:) 920-731-4168 (Fax:) 920-731-5673  
 ( include fax / telephone / e-mail ) (E-mail:) bob-r@carrolland surveying.com

**Acknowledgement of Property Owner:**

Clifford T. Peters Clifford T Peters 9-18-20  
 Owner's signature Printed or Typed Name date

**Notes:** Request will not be forwarded for Plan Commission and Village Board review without owner's signature.  
 Complete application must have attached map, legal description and application fee (\$50 check)

Staff Use only	Staff Use only	Staff Use only
Date received: <u>09/18/2020</u>	Application complete? <u>yes / no</u>	
Received by: <u>Staff (KWH)</u>	Application fee paid? (\$50) <u>yes / no</u>	

Plan Commission Review	Village Board Review
Date reww'd by P. Comms'n: <u>10-05-20</u>	Approve: _____ (recommendation) Deny: _____
Date reviewed by V. Board: _____	Approved: _____ Denied: _____

A 2008.29



615 N. Lynndale Drive  
P.O. Box 1297  
Appleton, Wisconsin 54912-1297  
Phone (920) 731-4168  
Fax (920) 731-5673

September 9, 2020

Randy Friday  
Administrator, Village of Sherwood  
P.O. Box 279  
Sherwood, Wisconsin 54169

Randy,

Enclosed please find copies of a certified survey map completed of lands in the Village of Sherwood, Calumet County, Wisconsin owned by Clif Peeters along Blue Heron Court along with the village form and \$50.00 check. Would you please have the approval of this map placed on your earliest agenda and contact Clif Peeters (920-585-3359) as to the time and date of your meeting. Clif is responsible to attend the meeting and answer any questions that may arise. Clif will deliver the ORIGINAL to your office to obtain the signatures of the village president, village clerk, plan commission chairperson and village treasurer after the owners have signed and notarized the ORIGINAL.

Please call if you have any questions at any time. Thank you for helping to expedite this matter.

Sincerely,

Robert F. Reider, PLS  
A2008.29

RE (Cliff Peters)) : CSNT 2020-09



04/15/2010

BLUE HERON CT



45 45 45 66 44.34 120

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING ALL OF LOT 8 OF NATURE HAVEN ESTATES, LOCATED IN THE  
NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 20  
NORTH, RANGE 18 EAST, VILLAGE OF SHERWOOD, CALUMET COUNTY,  
WISCONSIN.

### LEGEND:

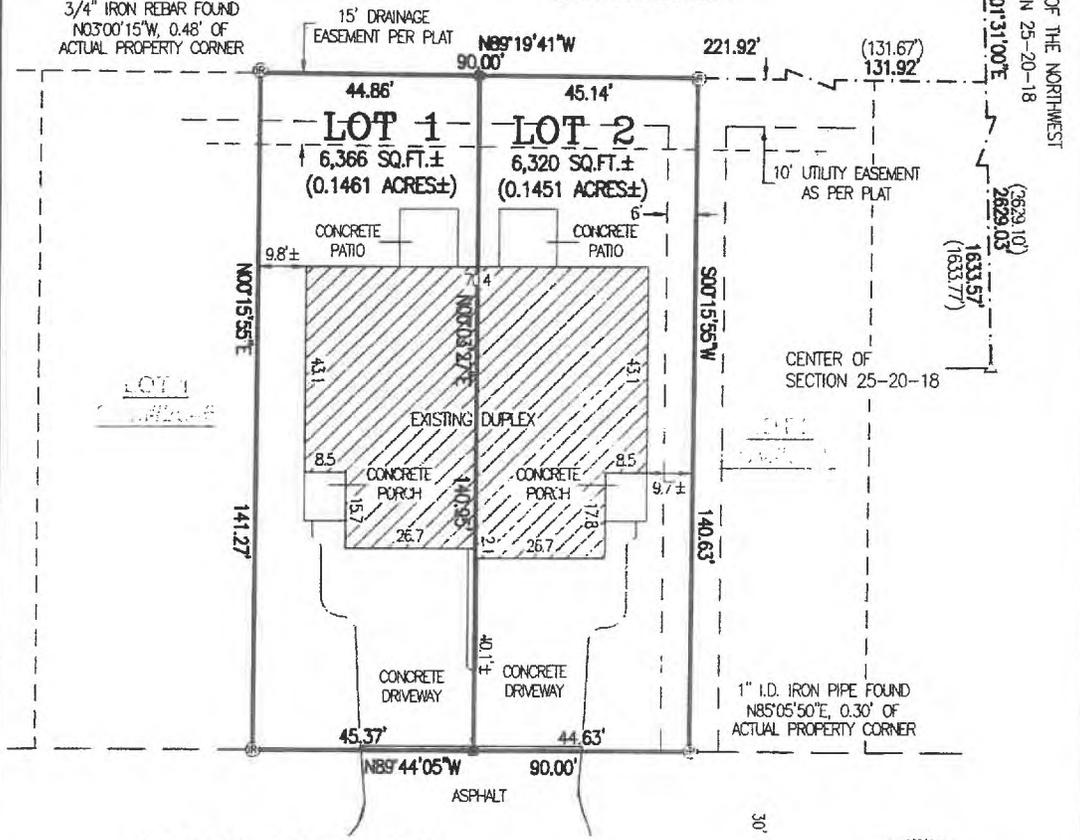
- = 1" X 18" I.D. IRON PIPE WITH CAROW CAP SET, WEIGHING 1.13 LBS. PER LIN. FT.
- ⊙ = 1" I.D. IRON PIPE FOUND
- ⊗ = 3/4" IRON REBAR FOUND
- = MAG NAIL SET
- ⊖ = SURVEY NAIL FOUND
- △ = RAILROAD SPIKE FOUND
- ( ) = RECORDED AS

**OWNERS OF RECORD:**  
CLIFFORD T. PEETERS  
1421 BUCHANAN STREET  
LITTLE CHUTE, WISCONSIN 54140  
**TAX PARCEL ID NUMBER: 14306**

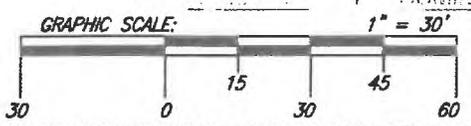
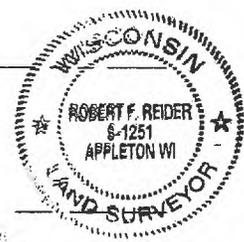
NORTH 1/4 CORNER  
SECTION 25-20-18  
EAST LINE OF THE NORTHWEST  
1/4 SECTION 25-20-18  
995.45'  
(995.33')  
S01°31'00"E  
131.92'  
(131.67')  
2629.03'  
(2629.10')  
1833.57'  
(1833.77')CENTER OF SECTION 25-20-18

3/4" IRON REBAR FOUND  
N03°00'15"W, 0.48' OF  
ACTUAL PROPERTY CORNER

UNPLATTED LANDS  
WELHOUSE PROPERTIES, LLC



BLUE HERON CT. (60')



NORTH IS REFERENCED TO THOSE BEARINGS SHOWN  
ON THE RECORDED PLAT OF "NATURE HAVEN ESTATES",  
LOCATED IN THE NORTHWEST 1/4 OF SECTION 25,  
TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF  
SHERWOOD, CALUMET COUNTY, WISCONSIN.

*Robert F. Reider 9-18-20*  
ROBERT F. REIDER, PLS-1251 DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDALE DR., P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168  
A2008.29 DATED: 9-16-2020  
DRAFTED BY: (ajd RDD)

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

BEING ALL OF LOT 8 OF NATURE HAVEN ESTATES, LOCATED IN THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF SHERWOOD, CALUMET COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE:**

I, ROBERT F. REIDER, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOT 8 OF NATURE HAVEN ESTATES, LOCATED IN THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 18 EAST VILLAGE OF SHERWOOD, CALUMET COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF CLIF PEETERS, 1421 BUCHANAN STREET, LITTLE CHUTE, WISCONSIN 54140.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF CALUMET COUNTY.



*Robert F. Reider 9-17-20*  
ROBERT F. REIDER, PLS-1251 DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDALE DRIVE, P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168  
A2008.29 (RFR) 9-17-2020

**VILLAGE OF SHERWOOD APPROVAL:**

THIS CERTIFIED SURVEY MAP HAS BEEN APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF SHERWOOD, CALUMET COUNTY, WISCONSIN ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
VILLAGE PRESIDENT, DATED

\_\_\_\_\_  
VILLAGE CLERK DATED

**PLAN COMMISSION CERTIFICATE:**

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF THE VILLAGE OF SHERWOOD, CALUMET COUNTY, WISCONSIN, ALL THE REQUIREMENTS FOR APPROVAL HAVE BEEN FULFILLED. THIS MINOR SUBDIVISION WAS APPROVED BY THE VILLAGE OF SHERWOOD PLANNING COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
PLAN COMMISSION CHAIRPERSON



## Randy Friday

---

**From:** Amy M Sedlar <amys@martenson-eisele.com>  
**Sent:** Monday, September 28, 2020 1:15 PM  
**To:** Randy Friday  
**Cc:** Dan Rippl; Gary A Zahringer; Jack Richeson  
**Subject:** RE: Sherwood: the Cottages at High Cliff.  
**Attachments:** Cottages at High Cliff\_PP\_8-21-2020.pdf; The Cottages at High Cliff\_FP\_9-28-20.pdf

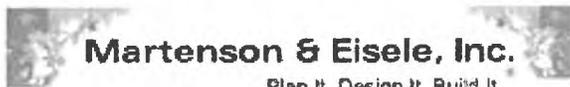
Randy,

Attached are the pdf copies of the Preplat and Final Plat that are ready for review at the Oct. 5<sup>th</sup> Planning Commission and Oct. 12<sup>th</sup> Village Board meetings.  
The required copies and review fees will be delivered by Wednesday.

Kindest Regards,

**Amy Sedlar**

Land Surveying Technician  
[amys@martenson-eisele.com](mailto:amys@martenson-eisele.com)  
My office hours are M-F 6am-2pm



Planning - Environmental - Surveying - Engineering - Architecture

Visit us at [www.martenson-eisele.com](http://www.martenson-eisele.com)

And Like us on  and 

1377 Midway Road, Menasha, WI 54952  
Phone 920-731-0381

The information contained in this email is for the person or entity to which it is addressed and may be privileged or confidential. If you receive this transmission in error, please notify the sender and delete the message and any attachments. Thank you for your cooperation.

**From:** Amy M Sedlar  
**Sent:** Friday, September 18, 2020 8:47 AM  
**To:** Randy Friday <administrator@villageofsherwood.org>  
**Subject:** RE: Sherwood: the Cottages at High Cliff.

Good Morning Randy,  
We are getting ready for submittal.  
When is the submittal deadline for the Preliminary and Final plat for the next meeting?  
What review fees are required? \$350 for the Preliminary and \$350 for the Final?  
In addition to emailed PDF's, how many paper copies are needed?  
Amy

**From:** Gary A Zahringer <[garyz@martenson-eisele.com](mailto:garyz@martenson-eisele.com)>  
**Sent:** Friday, September 18, 2020 6:35 AM



TONY EVERS  
GOVERNOR  
JOEL BRENNAN  
SECRETARY

**Plat Review**

101 E Wilson St FL 9, Madison WI 53703  
PO Box 1645, Madison WI 53701  
E-mail: [plat.review@wi.gov](mailto:plat.review@wi.gov)  
<https://doa.wi.gov/platreview>

September 29, 2020

**023**  
PERMANENT FILE NO. 28279

GARY A ZAHRINGER  
MARTENSON & EISELE (MENASHA)  
1377 MIDWAY RD  
MENASHA WI 54952

Subject: THE COTTAGES AT HIGH CLIFF  
SE 1/4 S25 T20N R18E  
VILLAGE OF SHERWOOD, CALUMET COUNTY

Dear Mr. Zahringer:

You have submitted the preliminary plat of THE COTTAGES AT HIGH CLIFF for review. The Department of Administration does not object to this preliminary plat and certifies it as complying with the requirements of: s. 236.16, and s. 236.20 Wis. Stats.; and the Calumet County Planning, Zoning & Land Information Dept..

**DEPARTMENT OF ADMINISTRATION COMMENTS:**

We have examined and find that, with the exceptions noted below, this preliminary plat appears to conform with the applicable layout requirements of ss. 236.16 and 236.20, Wis. Stats.

s. 236.16 (1) Lots in counties having more than 40,000 population are required to be no less than 50' in width and 6,000 square feet in area; except "In municipalities, towns and counties adopting SUBDIVISION CONTROL ORDINANCES under s. 236.45, minimum lot width and area may be reduced to dimensions authorized under such ORDINANCES if the lots are served by public sewers."

Several lots in this subdivision are less than 6,000 square feet in area. The Village of Sherwood has provided us with verification that local ordinance allows for the lot areas as shown on the plat.

s. 236.20 (4) (d) This section provides that lots shall have direct access to a public street unless otherwise permitted by local ordinance. Access to lots in this subdivision is via a private road over outlot 1 within the subdivision. The Village of Sherwood has provided us with verification that local ordinance allows for access to lots via private road as shown on the plat.

Note: The preliminary plat should be signed, dated and sealed by the registrant that prepared or directed

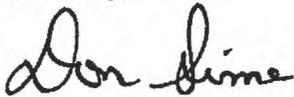
the preparation of the plat.

**COUNTY PLANNING AGENCY:**

The Calumet County Planning, Zoning & Land Information Dept. is an objecting agency on this plat. On August 28, 2020 we transmitted copies to them for review. On September 25, 2020 we received a copy of the plat certifying no objection.

If there are any questions concerning this review or preparation and submittal of the final plat, please contact our office, at the number listed below.

Sincerely,



Don Sime, PLS

Plat Review

Email: [plat.review@wi.gov](mailto:plat.review@wi.gov)

Enc: Print

cc: Drive Fore Success, Owner  
Clerk, Village of Sherwood  
Calumet County Planning, Zoning & Land Information Dept.

ORIGINAL RECEIVED FROM SURVEYOR ON 08/28/2020; REVIEWED ON 09/21/2020



Planning and Zoning

206 Court Street  
Chilton, WI 53014  
Office: (920) 849-1442  
Toll Free: (833) 620-2730  
Fax: (920) 849-1481

September 25, 2020

Plat Review  
P.O. Box 1645  
Madison, WI 53701-1645

RE: Preliminary Plat of The Cottages at High Cliff

This letter is to inform you that Calumet County has no objection to the The Cottages at High Cliff Preliminary Plat.

If you have any questions, please call me at (920)849-1493, x 2303.

Sincerely,

Dena Mooney  
County Planner

c: Gary Zahringer, Martenson & Elsele, Inc. (via email)



[www.calumetcounty.org](http://www.calumetcounty.org)



**DO NOT REMOVE  
OFFICIAL OFFICE COPY**

To: Randy Friday, Administrator  
Village of Sherwood  
W482 Clifton Road  
Sherwood, WI 54196

September 25, 2020

**RE: PUD Development at High Cliff Golf Course Plan Review – 1<sup>st</sup> Review**

**Storm Water Management Plan**

1. The report provides the WDNR Artificial Wetland Exemption for all wetlands except for Wetland Area 4. The report states that this wetland area is under the USACOE jurisdiction. Have all permits been secure for this wetland disturbance? Currently the plan shows the new detention pond and outlet piping/riprap to be constructed within this wetland.

*The ACOE and WDNR have been consulted on the wetlands and the impacts to wetland 4 have been permitted. The permits are attached.*

2. Under Section 4 of the Narrative, within the report, the section lists design specifics associated with construction and rehabilitation of the detention ponds for the development. Some of design items listed do not match up with what is currently shown on the Drawings or in the WinSLAMM modeling results and inputs provided. Please verify that the design meets the required TSS requirements per Village Code. The 3x8" orifices are not discussed in the report under this section. The last paragraph of this section also provides directional orientation of the stormwater discharge. Please verify directions as they do not match with what is currently shown on the Drawings.

*Pond Models and Report inconsistencies corrected.*

3. Under Section 5 of the Narrative, within the report, Table 5.1 lists design storm rainfall intensities that differ than Village Code and what was previously mentioned in the narrative under Table 2.2. Please update table accordingly.

*Narrative section 5 corrected.*

4. Section 5 (Storm Sewer Design) of the report does not list any Manning's valve coefficients that were used for the design. Please provide these values for verification.

*A mannings value of 0.011 was used which is on the high end of the range for plastic pipe.*

5. Section 6 (Water Quality Analysis) of the report has different modeled inputs for both the new and rehabbed detention basins, than what is currently shown on the plans and discussed within the report. Please verify that the design meets the required TSS requirements per Village Code.

*WinSLAMM Modeling and report revised to match revisions due to other comments and all documents should now match.*

**General Comments**

1. Plans were provided in 24"x36" size. The Drawings could not be printed off and scaled for verification.

*Final copies of plans will be provided in 22x34 dimensioning.*

2. The "Landscape Plan" sheet was not provided for review.

*Landscape plan taken off of cover sheet. It was initially expected but then taken off of the scope. The owner will be working with a landscaper for each individual lot.*

3. Check spelling of the "Owner" mentioned on the Cover Sheet.

*Revised*

**DO NOT REMOVE  
OFFICIAL OFFICE COPY**

4. The Wetlands symbol in the “Topographic Legend” does not match with what is shown on the Drawings. **Revised**

5. The plans refer to the latest edition of the Village of Sherwood’s Standard Specifications for Sanitary Sewer, Storm Sewer and Street Construction. The latest edition we have is dated April 29, 2005. We have a concern if these are the most up to date Standards reflecting the current construction industry. Cedar has prepared a small set of standards but no Technical Specification to follow and update the latest version. Also, there are no insurance requirements for the Contractor which is typical for all Projects.

**If there are standard specifications more recent than the 2005 edition that the Village would prefer this project to be using please let us know and we can update our plan references. But this seems more like a comment for the Village rather than something that we can address. All features in the project meet current standards.**

6. Drawing C1.1 – There is a blank white box located on the eastern end of the proposed private street which connects into Palisades Trail. Please verify what this is for.

**Text box corrected to show intended text. The box is identifying the proposed gate at the north end that is only to be opened for emergency vehicle access.**

7. Drawing C1.2 – Provide existing pipe sizes under the “Existing Utility Schedule” for all structures shown. **Revised**

8. Drawings C3.1 and C3.2 – Line and leaders should be adjusted for the profile band labels to point to what they represent. Drawing C3.2 is missing the proposed centerline grade label along the band. **Revised**

9. Proposed pavement grades should be provided for the 8’ trail section. **Revised**

10. Minimum storm sewer sizes should be 12” diameter for leads or main line. Laterals to be 4” diameter.

**Storm sewer leads and main line all increased to 12” diameter minimum.**

11. Storm Sewer pipe materials are to be provided to meet the Village specs.

**All storm pipe to be PVC. A note was added to the C2.1 Drainage Plan Notes Table.**

#### Water Main

1. The clearances between water main and storm/sanitary sewers at all crossings need to meet Code. It is difficult to tell since all crossings are not shown in profile. Verify they meet code.

**Crossings are shown in plan and profile and separation distances are labeled. The water main will need to be buried a few inches deeper than the standard 6.5’ Typical bury to stay 18” below storm at two of the crossings.**

2. Water main sizing should be modeled. No hydrant flow data was submitted for evaluation.

**Fire flow calculations attached.**

3. Provide a note on the Drawings for how the proposed water main is to be connected into the existing water main.

**Connection method now specified on the plan and profile sheets.**

4. The water main should be laid out with the actual bends to eliminate any deflection. Send a CAD file and Cedar will review the bends to minimize the deflections per Village standards.

**Revised**

5. Provide the separation distance from the water main at all catch basins to meet code or request a variance from WDNR.

**Separation distances for catch basins on north side of road annotated. The closest basin to the watermain has a 12’ separation, which meets the 8’ minimum separation required by code.**

6. If known, note the type of water main material that is existing.

The Village Utility did not provide existing water main material.

7. Show water service curb stops for review.

Shown on plan and profile sheets.

8. Drawing C3.1 – Verify the finished grade elevation shown for the hydrant at Sta 16+58.1.

Revised

9. Drawing C3.2: a. There is a high point in the design of the water main at STA 25+50.

Consider removing this high-point and display a gradual increase from STA 22+00 to STA 29+00. If you keep the profile, move the hydrant to the high point and review the separation distances.

Revised

b. The proposed water main appears to be drawn to connect into the existing roadway centerline at Palisades Trail. Please confirm if existing water main is present at this location.

We did not pick it up on our topographic survey, but Bruce Genskow with the Village Utility District sent us a system map showing the main under Palisades trail that we are supposed to loop into. The map is attached.

#### Sanitary Sewer

1. Drawing C3.1: a. Offset values should be included with all proposed sanitary manhole labels shown in profile view to verify horizontal separation requirements meet code.

Separations shown on sheet C1.2

b. SAN MH-10 shows the manhole being installed on top of the existing line. Provide invert elevations for all incoming and outgoing pipes. Currently the SE invert displays a “000.00” elevation.

We were only able to obtain invert measurements from the upstream existing manhole. The downstream existing manhole has been paved over and is inaccessible. The Village Utility is aware of this issue and we have estimated what the invert is where we will be connecting, but there will need to be some field adjustments when the pipe has been excavated.

2. Drawing C3.2 – Should SAN MH-19 be shifted to the east more to be near the end of the duplex within Lot 26. Laterals are not currently shown to verify where the connection is needed. Laterals have been drafted in, and Sanitary Manhole does not need to be extended to the East.

#### Storm Sewer

1. Drawing C2.2

a. Verify quantity of riprap shown for the outlet of the West Pond. The plan and detail indicate higher amounts.

West pond outlet riprap matches plans. Emergency spillway and side slope rip-rap now shown.

b. Include pipe slopes for incoming and outgoing pipes into the pond.

Pipe slopes added.

c. Include slopes for the pond detail at the safety shelf and for all sideslopes above the safety shelf.

Sideslopes listed where they are consistently 3:1. Sideslopes had to be steepened inside of the pond berm where it borders the stream to meet WDNR setback requirements. Rip-rap was added to stabilize all areas that are steeper than 3:1.

d. Per WDNR Tech. Standard 1001, from the top of embankment, after settling, a minimum of 1 vertical foot of freeboard is required above the 100-year 24-hour storm.

Pond spillways and berms adjusted to maintain 1' of freeboard above 100-yr storm peak water surface elevation.

e. Riprap should be installed at the outlet of the incoming pipe to prevent scouring of the safety shelf.

Rip-rap added to discharging pipe ends.

f. The incoming pipe is over the allowable required per Village Standards. The length also does not match with what is currently shown on the "Utility Layout Plan".

Discussed with Thad. Waiting for clarification on what is over allowable.

g. Provide sideslopes for the emergency/weir outlet structure.

Sideslopes specified for weir opening.

h. Per WDNR Tech. Standard 1001, topsoil should be spread above the safety shelf. Consider revising unless emergent plantings are being proposed.

4" Topsoil removed from safety shelf. No emergent plantings are proposed.

i. Provide on-center spacing requirements for the proposed rebar within the anti-seep collar. Also provide how wide the collar needs to be from the outside diameter of the pipe.

Rebar spacing and collar dimensions further clarified.

j. The outlet structure specified a 60" pre-cast manhole structure; however, the detail indicates that it is a standpipe. Please confirm the design intent for the outlet structure.

The outlet structure will be a 60" pre-cast manhole, and all references should now refer to it as a manhole structure.

k. The "Emergency Spillway" callout in plan view does not appear to be correct, as the grading for the pond does not show grades based on the detail provided. Please revise the pond grading to reflect the location for the emergency spillway.

Pond spillway grading now shown on the pond contours.

l. Under the "Pond Construction" notes, verify the riprap and outlet structure/piping/etc. sections as the notes shown conflict with what is being proposed.

a. Grading plan for east pond does not match with what is shown on the detail. Why does the floor of the pond vary?

We have revised and added contour labels in the pond plan sheet.

b. It is difficult to see the secondary outlet pipe size, material, and elevation shown in plan view for the pond. Consider revising location to clarify.

We have added detailed description in the callout box for secondary outlet pipe.

c. Verify that the elevations and distances shown on the cross-section for the east pond detail and emergency/weir outlet structure match with what is shown in the Stormwater Management Plan.

Revised

d. Include pipe slopes and lengths for incoming and outgoing pipes into the pond.

The pipe slopes and lengths for incoming and outgoing pipes now shown on pond details.

e. Include slopes for the pond detail at the safety shelf and for all sideslopes above the safety shelf.

Slopes now listed.

f. Provide sideslopes for the emergency/weir outlet structure.

The sideslope for the emergency/weir outlet structure at both East and West Ponds is 3:1. We have added slope in the drawing.

g. Per WDNR Tech. Standard 1001, from the top of embankment, after settling, a minimum of 1 vertical foot of freeboard is required above the 100-year 24-hour storm.

We have revised the top of embankment to ensure of minimum of 1 foot of vertical freeboard after settling at both East and West Pond.

h. Per WDNR Tech. Standard 1001, topsoil should be spread above the safety shelf. Consider revising unless emergent plantings are being proposed.

4" Topsoil removed from safety shelf. No emergent plantings are proposed.

i. Provide on-center spacing requirements for the proposed rebar within the anti-seep collar. Also provide how wide the collar needs to be from the outside diameter of the pipe.

Revised

j. The "Emergency Spillway" callout out in plan view does not appear to be correct, as the grading for the pond does not show grades based on the detail provided. Please revise the pond grading to reflect the true location for the emergency spillway.

Pond contours revised to reflect spillway

k. Under the "Pond Construction" notes, verify the riprap and outlet structure/piping/etc. sections as the notes shown conflict with what is being proposed.

Revised

l. Riprap should be installed at the outlet of the incoming pipe to prevent scouring of the safety shelf.

Riprap is called out at the outlet of the incoming pipe. Please see sheet C2.2 at Structure BT for West pond detail; sheet C2.3 at Structure F & P for East pond detail.

## 2. Drawing C2.3

a. Grading plan for east pond does not match with what is shown on the detail. Why does the floor of the pond vary?

This is an existing pond that we will be modifying to lowe the water surface, dig out a safety shelf, and raise the berm of. The existing pond bottom was surveyed and is not flat. There is no need to drain down the pond entirely to re-grade the existing pond bottom. The WDNR has reviewed the proposed modifications and approved them.

b. It is difficult to see the secondary outlet pipe size, material, and elevation shown in plan view for the pond. Consider revision location to clarify.

Secondary outlet pipe is existing. Label expanded to list additional info that is hard to read from survey.

c. Verify that the elevations and distances shown on the cross-section for the east pond detail and emergency/weir outlet structure match with what is shown in the Stormwater Management Plan.

Revised

d. Include pipe slopes and lengths for incoming and outgoing pipes into the pond

Revised

e. Include slopes for the pond detail at the safety shelf and for all sideslopes above the safety shelf

Revised

f. Provide sideslopes for the emergency/weir outlet structure.

Revised

- g. Per WDNR Tech. Standard 1001, from the top of embankment, after settling, a minimum of 1 vertical foot of freeboard is required above the 100-yr 24-hour storm.  
Revised
  - h. Per WDNR Tech. Standard 1001, topsoil should be spread above the safety shelf. Consider revising unless emergent plantings are being proposed.  
Revised
  - i. Provide on-center spacing requirements for the proposed rebar within the anti-seep collar. Also provide how wide the collar needs to be from the outside diameter of the pipe.  
Revised
  - j. The “Emergency Spillway” callout in plan view does not appear to be correct, as the grading for the pond does not show grades based on the detail provided. Please revise the pond grading to reflect the true location of the emergency spillway.  
Revised
  - k. Under the “Pond Construction” notes, verify the riprap and outlet structure/piping/etc. sections as the notes shown conflict with what is being proposed.  
Revised
  - l. Riprap should be installed at the outlet of the incoming pipe to prevent scouring of the safety shelf.  
Added
3. Drawings C3.1 and C3.2 do not show any proposed or existing storm sewer in profile view to verify any potential crossings or conflicts associated with construction.  
Added

#### Erosion Control

- 1. Notes should be added to specify when erosion control measures are to be removed from the project per WDNR requirements.  
Revised, can be found at the Construction Sequence table.
- 2. Notes should be added for stockpiles used during construction and when stabilization is required per WDNR requirements.  
Topsoil stockpile is now shown on plans. The erosion narrative in the storm water plan also contains additional notes about stockpiling.
- 3. Drawing C4.1: a. Verify that all detail callouts and hatching match with what is displayed in the “Erosion Control Plan Key Legend”.  
Revised
- b. Provide silt fence around the existing wetlands for protection.  
We have secured all ACOE and WDNR permits to construct the project within the wetland limits. All wetlands will be protected after construction. Please see attached permits that were issued by WDNR and ACOE.
- c. Is an inlet protection device needed for “STO C”?  
Yes, we have revised that accordingly
- d. Item 2 and 3 of the “Erosion Control Notes” reference “HIS CONTRACT...”. Please revise to “THIS CONTRACT...”  
Revised
- e. Not all proposed erosion control is called out. Please revise so that the sheet is consistent.  
Revised

f. Are culvert pipe ditch checks required for any existing culverts?

We have added additional culvert pipe check on the upstream of the existing culvert pipe.

g. Is additional silt fence needed to protect sediment from leaving the site along the proposed developments backyards?

We have added additional silt fence on the down slope side to prevent sediment from leaving site.

h. The “Construction Sequence” does not mention when inlet protection, ditch checks, or pipe checks are to be installed. Please revise this to clarify.

Revised

4. Drawing C4.3 – Detail 1 specifies a “Class II” erosion mat, which differs than what is specified on the plans. Please revise detail or plan sheets accordingly.

Erosion Control Detail has been revised accordingly

#### Standard Details

1. Storm Sewer Manhole details have not been provided. All structures are to have a 6.0 feet minim bury depth with a sump or false bottom.

We have revised the drainage tables to show the minimum bury and slump depth

2. Drawing C5.1: a. The typical section pavement mixes should be updated to today’s standards for Details 1 & 2.

b. Provide what the typical side slopes, backslopes, and gravel size is for Detail 1.

Revised

c. Village Standard typical trail sections differ than what is being proposed.

Trail is a relocation of the existing Golf Course Cart Path. It is a private trail and should not be subject to Village standards.

d. Detail 6 specifies heavy riprap. The plans specify either light or medium sized riprap. Please confirm what is to be installed where and add additional details/notes as needed; remove the extra space in the word “Heavy” within the Note section; the line and leader for the filter fabric should point to the bottom of the riprap, not the middle and should be shown to encompass the bottom and sides of the riprap being placed.

Revised

2. Drawing C5.2: a. Detail 1 shows a varying distance from center of hydrant to center of water main. All lengths on the plans say 4-feet. Please verify if this is correct.

Verified, 4-feet is correct. Revision has been made accordingly.

b. Detail 1 has a spelling error in the “Valve Box Adaptor” callout.

Revised

c. Detail 1 specified a 6-inch auxiliary valve, the plans do not show this. Please confirm if auxiliary valves are proposed.

Revised and plans show valve

d. Details 2 and 3 do not specify a minimum compressive strength requirement for the thrust blocks. Please provide if this is not covered elsewhere.

Revised

e. Detail 5 specifies a distance of 19.50’ typical distance from center of water main to center of sanitary sewer. This differs from what is currently shown on the plans. Please revise detail.

Revised

f. Detail 5 should specify a minimum pipe slope for the 4" storm sewer lateral is 1%.

Revised

g. Detail 5, is a "Cleanout" detail required. Where is it on the plans?

A cleanout detail is not needed for the Sanitary laterals.

h. Detail 5, specifies a 5-foot minimum separation distance between the water service and sewer lateral. There is also a note stating, "Sewer & Water Lateral in same trench". Please confirm if the total trench is to be 5-feet or if 5-feet is required between all laterals.

Revised

i. Detail 6, provide additional pipe bedding details for pipes other than PVC if applicable.

Revised

#### Miscellaneous

1. All required Regulatory Permits and Forms shall be submitted for review.

Permits/Approvals obtained include WDNR (NOI, CH 30. Pond Permit, and Wetland), ACOE Wetland, and East Central Regional Planning Commission. WDNR water and sanitary extension permits still required. We are waiting on the System Owner extension permission letters before those can be obtained.

#### Resubmitted Documents

NOI Permit

Wetland Impact Permits – WDNR & ACOE

SWMP Narrative

Erosion Narrative

WinSLAMM

HydroCAD

Storm Sizing Calculations

Fire Flow Calculations

Plan Set

**DATE:** September 18, 2020  
**TO:** Randy Friday, Administrator  
Village of Sherwood  
**FROM:** Thad Majkowski, P.E.  
**CC:** Mark Van Der Wegen, P.E.  
**REGARDING:** PUD Development at High Cliff Golf Course  
Plan Review – 1<sup>st</sup> Review  
**PROJECT #** 0980-0045

Per your request, Cedar Corporation has reviewed the Preliminary set of Plans provided to us from Jack Richeson of Martenson & Eisele, Inc., for the PUD Development at High Cliff Golf Course submitted on September 8, 2020 for Drive Fore Success, LLC. We have general comments that relate to the entire set of plans and specific comments that relate to individual items based on the Village Design Standards.

Cedar was requested to review the Plan Set and Storm Water Management Plan. We reviewed the set provided. The Village will need to determine what infrastructure they are responsible for O&M.

#### Storm Water Management Plan

1. The report provides the WDNR Artificial Wetland Exemption for all wetlands except for Wetland Area 4. The report states that this wetland area is under the USACOE jurisdiction. Have all permits been secure for this wetland disturbance? Currently the plan shows the new detention pond and outlet piping/riprap to be constructed within this wetland.
2. Under Section 4 of the Narrative, within the report, the section lists design specifics associated with construction and rehabilitation of the detention ponds for the development. Some of design items listed do not match up with what is currently shown on the Drawings or in the WinSLAMM modeling results and inputs provided. Please verify that the design meets the required TSS requirements per Village Code. The 3x8" orifices are not discussed in the report under this section. The last paragraph of this section also provides directional orientation of the stormwater discharge. Please verify directions as they do not match with what is currently shown on the Drawings.
3. Under Section 5 of the Narrative, within the report, Table 5.1 lists design storm rainfall intensities that differ than Village Code and what was previously mentioned in the narrative under Table 2.2. Please update table accordingly.
4. Section 5 (Storm Sewer Design) of the report does not list any Manning's valve coefficients that were used for the design. Please provide these values for verification.
5. Section 6 (Water Quality Analysis) of the report has different modeled inputs for both the new and rehabbed detention basins, than what is currently shown on the plans and discussed within the report. Please verify that the design meets the required TSS requirements per Village Code.

### General Comments

1. Plans were provided in 24"x36" size. The Drawings could not be printed off and scaled for verification.
2. The "Landscape Plan" sheet was not provided for review.
3. Check spelling of the "Owner" mentioned on the Cover Sheet.
4. The Wetlands symbol in the "Topographic Legend" does not match with what is shown on the Drawings.
5. The plans refer to the latest edition of the Village of Sherwood's Standard Specifications for Sanitary Sewer, Storm Sewer and Street Construction. The latest edition we have is dated April 29, 2005. We have a concern if these are the most up to date Standards reflecting the current construction industry. Cedar has prepared a small set of standards but no Technical Specification to follow and update the latest version. Also, there are no insurance requirements for the Contractor which is typical for all Projects.
6. Drawing C1.1 – There is a blank white box located on the eastern end of the proposed private street which connects into Palisades Trail. Please verify what this is for.
7. Drawing C1.2 – Provide existing pipe sizes under the "Existing Utility Schedule" for all structures shown.
8. Drawings C3.1 and C3.2 – Line and leaders should be adjusted for the profile band labels to point to what they represent. Drawing C3.2 is missing the proposed centerline grade label along the band.
9. Proposed pavement grades should be provided for the 8' trail section.
10. Minimum storm sewer sizes should be 12" diameter for leads or main line. Laterals to be 4" diameter.
11. Storm Sewer pipe materials are to be provided to meet the Village specs.

### Water Main

1. The clearances between water main and storm/sanitary sewers at all crossings need to meet Code. It is difficult to tell since all crossings are not shown in profile. Verify they meet code.
2. Water main sizing should be modeled. No hydrant flow data was submitted for evaluation.
3. Provide a note on the Drawings for how the proposed water main is to be connected into the existing water main.
4. The water main should be laid out with the actual bends to eliminate any deflection. Send a CAD file and Cedar will review the bends to minimize the deflections per Village standards.
5. Provide the separation distance from the water main at all catch basins to meet code or request a variance from WDNR.
6. If known, note the type of water main material that is existing.
7. Show water service curb stops for review.
8. Drawing C3.1 – Verify the finished grade elevation shown for the hydrant at Sta 16+58.1.

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Development\10100 Plan Reviews\1st Review 9-15-20\M-Cottages at High Cliff  
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9. Drawing C3.2:

- a. There is a high point in the design of the water main at STA 25+50. Consider removing this high-point and display a gradual increase from STA 22+00 to STA 29+00. If you keep the profile, move the hydrant to the high point and review the separation distances.
- b. The proposed water main appears to be drawn to connect into the existing roadway centerline at Palisades Trail. Please confirm if existing water main is present at this location.

Sanitary Sewer

1. Drawing C3.1:

- a. Offset values should be included with all proposed sanitary manhole labels shown in profile view to verify horizontal separation requirements meet code.
- b. SAN MH-10 shows the manhole being installed on top of the existing line. Provide invert elevations for all incoming and outgoing pipes. Currently the SE invert displays a "000.00" elevation.

2. Drawing C3.2 – Should SAN MH-19 be shifted to the east more to be near the end of the duplex within Lot 26. Laterals are not currently shown to verify where the connection is needed.

Storm Sewer

1. Drawing C2.2

- a. Verify quantity of riprap shown for the outlet of the West Pond. The plan and detail indicate higher amounts.
- b. Include pipe slopes for incoming and outgoing pipes into the pond.
- c. Include slopes for the pond detail at the safety shelf and for all sideslopes above the safety shelf.
- d. Per WDNR Tech. Standard 1001, from the top of embankment, after settling, a minimum of 1 vertical foot of freeboard is required above the 100-year 24-hour storm.
- e. Riprap should be installed at the outlet of the incoming pipe to prevent scouring of the safety shelf.
- f. The incoming pipe is over the allowable required per Village Standards. The length also does not match with what is currently shown on the "Utility Layout Plan".
- g. Provide sideslopes for the emergency/weir outlet structure.
- h. Per WDNR Tech. Standard 1001, topsoil should be spread above the safety shelf. Consider revising unless emergent plantings are being proposed.
- i. Provide on-center spacing requirements for the proposed rebar within the anti-seep collar. Also provide how wide the collar needs to be from the outside diameter of the pipe.
- j. The outlet structure specified a 60" pre-cast manhole structure; however, the detail indicates that it is a standpipe. Please confirm the design intent for the outlet structure.

- k. The “Emergency Spillway” callout in plan view does not appear to be correct, as the grading for the pond does not show grades based on the detail provided. Please revise the pond grading to reflect the location for the emergency spillway.
  - l. Under the “Pond Construction” notes, verify the riprap and outlet structure/piping/etc. sections as the notes shown conflict with what is being proposed.
2. Drawing C2.3
- a. Grading plan for east pond does not match with what is shown on the detail. Why does the floor of the pond vary?
  - b. It is difficult to see the secondary outlet pipe size, material, and elevation shown in plan view for the pond. Consider revising location to clarify.
  - c. Verify that the elevations and distances shown on the cross-section for the east pond detail and emergency/weir outlet structure match with what is shown in the Stormwater Management Plan.
  - d. Include pipe slopes and lengths for incoming and outgoing pipes into the pond.
  - e. Include slopes for the pond detail at the safety shelf and for all sideslopes above the safety shelf.
  - f. Provide sideslopes for the emergency/weir outlet structure.
  - g. Per WDNR Tech. Standard 1001, from the top of embankment, after settling, a minimum of 1 vertical foot of freeboard is required above the 100-year 24-hour storm.
  - h. Per WDNR Tech. Standard 1001, topsoil should be spread above the safety shelf. Consider revising unless emergent plantings are being proposed.
  - i. Provide on-center spacing requirements for the proposed rebar within the anti-seep collar. Also provide how wide the collar needs to be from the outside diameter of the pipe.
  - j. The “Emergency Spillway” callout out in plan view does not appear to be correct, as the grading for the pond does not show grades based on the detail provided. Please revise the pond grading to reflect the true location for the emergency spillway.
  - k. Under the “Pond Construction” notes, verify the riprap and outlet structure/piping/etc. sections as the notes shown conflict with what is being proposed.
  - l. Riprap should be installed at the outlet of the incoming pipe to prevent scouring of the safety shelf.
3. Drawings C3.1 and C3.2 do not show any proposed or existing storm sewer in profile view to verify any potential crossings or conflicts associated with construction.

#### Erosion Control

1. Notes should be added to specify when erosion control measures are to be removed from the project per WDNR requirements.
2. Notes should be added for stockpiles used during construction and when stabilization is required per WDNR requirements.
3. Drawing C4.1:

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9.18.20.docx

- a. Verify that all detail callouts and hatching match with what is displayed in the “Erosion Control Plan Key Legend”.
  - b. Provide silt fence around the existing wetlands for protection.
  - c. Is an inlet protection device needed for “STO C”?
  - d. Item 2 and 3 of the “Erosion Control Notes” reference “HIS CONTRACT...”. Please revise to “THIS CONTRACT...”
  - e. Not all proposed erosion control is called out. Please revise so that the sheet is consistent.
  - f. Are culvert pipe ditch checks required for any existing culverts?
  - g. Is additional silt fence needed to protect sediment from leaving the site along the proposed developments backyards?
  - h. The “Construction Sequence” does not mention when inlet protection, ditch checks, or pipe checks are to be installed. Please revise this to clarify.
4. Drawing C4.3 – Detail 1 specifies a “Class II” erosion mat, which differs than what is specified on the plans. Please revise detail or plan sheets accordingly.

#### Standard Details

1. Storm Sewer Manhole details have not been provided. All structures are to have a 6.0 feet minimum bury depth with a sump or false bottom.
2. Drawing C5.1:
  - a. The typical section pavement mixes should be updated to today’s standards for Details 1 & 2.
  - b. Provide what the typical sideslopes, backslopes, and gravel size is for Detail 1.
  - c. Village Standard typical trail sections differ than what is being proposed.
  - d. Detail 6 specifies heavy riprap. The plans specify either light or medium sized riprap. Please confirm what is to be installed where and add additional details/notes as needed; remove the extra space in the word “Heavy” within the Note section; the line and leader for the filter fabric should point to the bottom of the riprap, not the middle and should be shown to encompass the bottom and sides of the riprap being placed.
3. Drawing C5.2:
  - a. Detail 1 shows a varying distance from center of hydrant to center of water main. All lengths on the plans say 4-feet. Please verify if this is correct.
  - b. Detail 1 has a spelling error in the “Valve Box Adaptor” callout.
  - c. Detail 1 specified a 6-inch auxiliary valve, the plans do not show this. Please confirm if auxiliary valves are proposed.
  - d. Details 2 and 3 do not specify a minimum compressive strength requirement for the thrust blocks. Please provide if this is not covered elsewhere.
  - e. Detail 5 specifies a distance of 19.50’ typical distance from center of water main to center of sanitary sewer. This differs from what is currently shown on the plans. Please revise detail.
  - f. Detail 5 should specify a minimum pipe slope for the 4” storm sewer lateral is 1%.

- g. Detail 5, is a "Cleanout" detail required. Where is it on the plans?
- h. Detail 5, specifies a 5-foot minimum separation distance between the water service and sewer lateral. There is also a note stating, "Sewer & Water Lateral in same trench". Please confirm if the total trench is to be 5-feet or if 5-feet is required between all laterals.
- i. Detail 6, provide additional pipe bedding details for pipes other than PVC if applicable.

Miscellaneous

1. All required Regulatory Permits and Forms shall be submitted for review.

This was a preliminary review. Please review these comments and resubmit when completed. The Village should review these items.

Any questions, please call me to discuss.



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**TO: To Whom It May Concern**

**FM: Sherwood Village Board**

**RE: The Cottages at High Cliff**

**Oct. 2, 2020**

**PROPOSED SANITARY SEWER AND WATER MAIN EXTENSION APPROVAL**

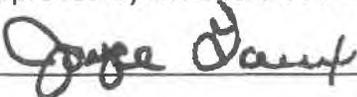
**VILLAGE OF SHERWOOD (CALUMET COUNTY, WISCONSIN)**

At the request of the High Cliff Golf Course (*Drive Fore Success, LLC*; W5095 Golf Course Road), the Village of Sherwood recently approved the rezoning of land currently used as the HCGC 18<sup>th</sup> fairway (Tax ID #13425; 10.3 acres) for development of a private, 55+ age-restricted housing complex comprising 44 dwellings.

The Village reviewed plans for placement of water & sanitary sewer mains connected to Village infrastructure serving this private development and herewith grants permission for such connections to be made, in accordance with "Standard Specifications for Sewer & Water Construction in Wisconsin" (5<sup>th</sup> Edition, March, 1998), together with amendments and corrections, and the Wisconsin Administration Code.

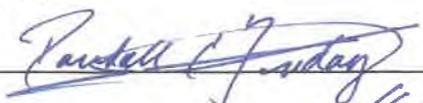
The Development will undergo *Final Plat Review/Approval* within the next 30 days and a Developer Agreement will be established, to which the Development must adhere to all conditions. A pre-construction conference must be held prior to undertaking any related work.

As approved by the Sherwood Village Board this 14<sup>th</sup> day of September, 2020:

  
\_\_\_\_\_

Joyce Laux; Village President

Attest:

  
\_\_\_\_\_ Village  
(Administration)

Randy Friday; Interim-Clerk

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b) Request to enclose ditch (W434 Stumpf Ave; Mueller): Consider approval with Requestor issuance of bond received by Village for engineering review and associated costs. ***Kaas moved to approve request to enclose ditch at W434 Stumpf Ave with \$750 bond to the village for engineering review and associated costs. Miller seconded. Motion carried unanimously.***

 c) Proposed Sanitary Sewer & Water Main Extension Approval (The Cottages at High Cliff): Village correspondence to Wis.DNR, per Board approval of housing development. ***Kaas moved to approve the proposed Sanitary Sewer & Water Main Extension for the Cottages at High Cliff. Salo seconded. Motion carried unanimously.***

d) Request to re-work Agreement Terms for American (Cell) Tower Site (#278033 [at Miller Pond]): Consider proposals, e.g. 100% cash-out payment; Annual rent reduction with up-front bonus; Higher annual return, with limited-term payments, etc. *Friday was directed bring back for consideration at the next Village Board meeting. No motion at this time.*

14) Complaints & Compliments: *None.*

15) Correspondences:

- a) Request to place wagon and sell pumpkins on Village property adjacent to Post Office (Mader; Sept. 8). *Consensus to allow.*
- b) MS-4 Annual Report to WisDNR – Final submittal received (WisDNR; Sept. 3) – *Friday stated the report has been submitted.*
- c) Sherwood Bootcamp: Request to use gymnasium (Roxanne Helmich; Sept. 1) – *Consensus to deny at this time.*
- d) Tax Incremental District #1 – Final (Closure) Audit (Clifton, Larson, Allen; Aug. 31)
- e) Local Emergency Planning Committee – Minutes (LEPC; Aug. 26).
- f) Conversion to LED outdoor lighting (We Energies; Aug. 26).
- g) Client Rating Change (Ehlers; Aug. 25).
- h) Monthly Report (Cal. County Sheriff's Dept; July).

16) (8pm) Closed Session: Note: Per Wis. Stats. §19.85(1)(c), the Village Board may move to a Closed Session when considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.

- a) Clerk-Treasurer Hiring – Update Consider hiring terms, conditions and status.

**From:** cookpose@gmail.com,  
**To:** bobmarbenz7@aol.com,  
**Subject:** Cold Course  
**Date:** Thu, Oct 1, 2020 7:39 am

Bob

I again seek your help. Thanks you for obtaining the answer to my previous question. Randy has yet to respond to my two phone calls.

Based on his previous refusal to forward emails I ask you to please forward this to all members of the planning commission and board members.

Thank you in advance for your help.

You will soon be asked to approve the final plot plan for the golf course condos.

In a recent article that appeared in the Times-Villager dated August 19th Mr Rippl made the following statement that I will quote exactly as it appeared in the article.

“He insisted the gated entrance from Palisades Trail would be used only for emergency purposes with the regular traffic going to Golf Course Road. And Rippl said he understood and is trying to work with the 18th hole area residents.”

I would ask that you consider making the the Palisades Trail emergency exit a condition for approval of the final plot plan and that this exit could not be used for anything but emergencies without a super majority board approval going forward.

This could be easily accomplished with minimal expense to the golf course while providing a safer environment for the children and families that use Golf Course Road and Palisades Trail for pedestrian traffic.

All current residents in the impacted area save one are opposed to the condo development for a variety of reasons, but the issue that is most important is safety. Please help provide a safe environment for those of us living in the area of the development.

As always I encourage your comments and questions.

Respectfully

Michael Cook

N7770 Palisades Trail

920-277-1877

RE: "ADP" (BOWERS)

**Randy Friday**

**From:** Randy Friday  
**Sent:** Thursday, October 01, 2020 4:42 PM  
**To:** 'Dave Schmalz'  
**Cc:** Nick Vande Hey; Joan Klister; Nate Welhouse; Doug Woelz; Jordan Wochenske  
**Subject:** RE: Nate Welhouse 20 acres on Pigeon Road Sherwood WI. storm water ponds Roger Bowers Trust land 38 acres on Pigeon Road Sherwood

I will place the maps provided in the upcoming Sherwood Plan Commission packet for their review next Monday – 6:30pm start time.

I guess we will consider this an ADP ( Area Development Plan ) at this point.

The meeting will be virtual, per usual these days, and access can be gained through the Village website, [www.villageofsherwood.org](http://www.villageofsherwood.org) (top right corner)

Regards,

Randy Friday  
Village Administrator

Village of Sherwood  
W482 Clifton Road  
Sherwood, WI 54169

Tel: 920/989-1589  
Fax: 920/989-4084  
[www.villageofsherwood.org](http://www.villageofsherwood.org)

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**From:** Dave Schmalz [mailto:DSchmalz@mcmgrp.com]  
**Sent:** Monday, September 21, 2020 7:32 AM  
**To:** Randy Friday <administrator@villageofsherwood.org>  
**Cc:** Nick Vande Hey <NVandehey@mcmgrp.com>; Joan Klister <Rbowersconst@aol.com>; Nate Welhouse <welhouseconcrete@hotmail.com>; Doug Woelz <DWoelz@mcmgrp.com>; Jordan Wochenske <JWochenske@mcmgrp.com>  
**Subject:** FW: Nate Welhouse 20 acres on Pigeon Road Sherwood WI. storm water ponds Roger Bowers Trust land 38 acres on Pigeon Road Sherwood

Randy,

Nick met with you to go over 3 different locations for storm water ponds on the 38 acre Pigeon Road Bowers Property. Please see Joan Klister's email to me below and the attachments. The Bowers Trust wants to get going with their single family Sherwood project.

Do you need additional information from us to go to the Plan Commission and Village Board for a decision on the Storm Water Pond Location/s.

Thank you for your review of this email.

David M. Schmalz, PLS  
Vice President Land Surveyor  
McMahon Associates Inc.  
P.O. Box 1025 Neenah, WI. 54957-1025  
1445 McMahon Dr. Neenah, WI. 54956  
Ph 920-751-4200 ext 240  
Cell 920-450-2678  
Fax 920-751-4284  
email: [dschmalz@mcmgrp.com](mailto:dschmalz@mcmgrp.com)  
website: [www.mcmgrp.com](http://www.mcmgrp.com)

**From:** [rbowersconst@aol.com](mailto:rbowersconst@aol.com) <[rbowersconst@aol.com](mailto:rbowersconst@aol.com)>  
**Sent:** Friday, September 18, 2020 12:19 PM  
**To:** Dave Schmalz <[DSchmalz@mcmgrp.com](mailto:DSchmalz@mcmgrp.com)>; [welhouseconcrete@hotmail.com](mailto:welhouseconcrete@hotmail.com); [Rbustersconst@aol.com](mailto:Rbustersconst@aol.com)  
**Cc:** Nick Vande Hey <[NVandehey@mcmgrp.com](mailto:NVandehey@mcmgrp.com)>; Doug Woelz <[DWoelz@mcmgrp.com](mailto:DWoelz@mcmgrp.com)>  
**Subject:** Re: Nate Welhouse 20 acres on Pigeon Road Sherwood WI. storm water ponds Roger Bowers Trust land 38 acres on Pigeon Road Sherwood

Dave,

Could you keep on top of this with the Village of Sherwood we were hoping to start this subdivision yet this winter.

Thanks  
Joan

-----Original Message-----

From: Dave Schmalz <[DSchmalz@mcmgrp.com](mailto:DSchmalz@mcmgrp.com)>  
To: Nate Welhouse <[welhouseconcrete@hotmail.com](mailto:welhouseconcrete@hotmail.com)>; Joan Klister <[Rbustersconst@aol.com](mailto:Rbustersconst@aol.com)>  
Cc: Nick Vande Hey <[NVandehey@mcmgrp.com](mailto:NVandehey@mcmgrp.com)>; Doug Woelz <[DWoelz@mcmgrp.com](mailto:DWoelz@mcmgrp.com)>  
Sent: Wed, Sep 16, 2020 3:08 pm  
Subject: RE: Nate Welhouse 20 acres on Pigeon Road Sherwood WI. storm water ponds Roger Bowers Trust land 38 acres on Pigeon Road Sherwood

Nate and Joan,

This email concerns proposed storm water ponds on your pigeon road properties. Roger and Pat Bowers Trust has 38 acres on the east side of Pigeon Road. The Village requested at least 3 different pond layouts. One of the layouts included Nate's 20 acres on the west side of Pigeon Rd. McMahon prepared the 3 attached layouts and presented to Randy Friday, the Village Administrator, last week. Randy will take the layouts to the Village Plan Commission/ Board for their review. With Co-vid 19 meetings this may take several months.

The Village is very concerned about the stormwater ponds and how the neighbors react to them. This is why it took 2 years for Vans to finally get their subdivision approved. The south part of the Bowers development flows south into the same storm water pond that created all the pond problems for the Vans Development.

Nate's cell phone is 920-585-9223. Joan's office phone is 920-766-3210 if you want to talk to each other about your developments.

We will get back to you after we get some pond input from the Village Board.  
Thanks

David M. Schmalz, PLS

Vice President Land Surveyor  
McMahon Associates Inc.  
P.O. Box 1025 Neenah, WI. 54957-1025  
1445 McMahon Dr. Neenah, WI. 54956  
Ph 920-751-4200 ext 240  
Cell 920-450-2678  
Fax 920-751-4284  
email: [dschmalz@mcmgrp.com](mailto:dschmalz@mcmgrp.com)  
website: [www.mcmgrp.com](http://www.mcmgrp.com)

**From:** Nate Welhouse <[welhouseconcrete@hotmail.com](mailto:welhouseconcrete@hotmail.com)>  
**Sent:** Wednesday, December 11, 2019 6:07 PM  
**To:** Dave Schmalz <[DSchmalz@mcmgrp.com](mailto:DSchmalz@mcmgrp.com)>  
**Subject:** Re: Nate Welhouse agreement for wet land delineation 20 acres on Pigeon Road Sherwood WI.

Sounds great. I look forward to hearing from you.  
Stay warm,  
Nate Welhouse

Sent from my iPhone

On Dec 11, 2019, at 12:58 PM, Dave Schmalz <[DSchmalz@mcmgrp.com](mailto:DSchmalz@mcmgrp.com)> wrote:

Nate,  
Van's worked on the property over 2 years. Their contractor got rained out numerous times this year. You cannot build roads on soupy clay. The WI DNR wet land rules may change again. How about I contact you in the later part of Feb. 2020 and we get together then to go over your project? I plan on working until My wife and I sell our home. We are listing it on April 1 2020 or so.  
Thanks

David M. Schmalz, PLS  
Vice President Land Surveyor  
McMahon Associates Inc.  
P.O. Box 1025 Neenah, WI. 54957-1025  
1445 McMahon Dr. Neenah, WI. 54956  
Ph 920-751-4200  
Cell 920-450-2678  
Fax 920-751-4284  
email: [dschmalz@mcmgrp.com](mailto:dschmalz@mcmgrp.com)  
website: [www.mcmgrp.com](http://www.mcmgrp.com)

**From:** Nate Welhouse <[welhouseconcrete@hotmail.com](mailto:welhouseconcrete@hotmail.com)>  
**Sent:** Wednesday, December 11, 2019 12:35 PM  
**To:** Dave Schmalz <[DSchmalz@mcmgrp.com](mailto:DSchmalz@mcmgrp.com)>  
**Subject:** Re: Nate Welhouse agreement for wet land delineation 20 acres on Pigeon Road Sherwood WI.

Thank you for reaching out to me. I am not ready to develop yet, but would like to go over how the wetland results will effect development. I am glad I didn't start this past year, sounds like Van's isn't going too good with the wet weather. I would love to work with you before you retire. Let me know your thoughts.

Thanks,  
Nate

Sent from my iPhone

On Dec 11, 2019, at 10:09 AM, Dave Schmalz <[DSchmalz@mcmgrp.com](mailto:DSchmalz@mcmgrp.com)> wrote:

Nate,

I hope you had a successful concrete construction season in 2019. Do you want to get together to start on the residential development of your land for 2020 construction?

Thanks

David M. Schmalz, PLS  
Vice President Land Surveyor  
McMahon Associates Inc.  
P.O. Box 1025 Neenah, WI. 54957-1025  
1445 McMahon Dr. Neenah, WI. 54956  
Ph 920-751-4200  
Cell 920-450-2678  
Fax 920-751-4284  
email: [dschmalz@mcmgrp.com](mailto:dschmalz@mcmgrp.com)  
website: [www.mcmgrp.com](http://www.mcmgrp.com)

**From:** Stacey Caplan <[SCaplan@mcmgrp.com](mailto:SCaplan@mcmgrp.com)>  
**Sent:** Tuesday, July 09, 2019 3:59 PM  
**To:** Nate Welhouse <[welhouseconcrete@hotmail.com](mailto:welhouseconcrete@hotmail.com)>  
**Cc:** Dave Schmalz <[DSchmalz@mcmgrp.com](mailto:DSchmalz@mcmgrp.com)>  
**Subject:** RE: Nate Welhouse agreement for wet land delineation 20 acres on Pigeon Road Sherwood WI.

Nate,

Attached is the map of our findings out on your land off of Pigeon Road. A formal report of our findings will be completed and sent to you soon.

## Stacey Caplan

ENVIRONMENTAL SCIENTIST  
GIS SPECIALIST

<image001.jpg>

McMAHON ASSOCIATES, INC.  
1445 McMAHON DRIVE NEENAH, WI 54956  
920.751.4200 EXT 214 [MCMGRP.COM](http://MCMGRP.COM)

**From:** Nate Welhouse <[welhouseconcrete@hotmail.com](mailto:welhouseconcrete@hotmail.com)>  
**Sent:** Tuesday, June 4, 2019 6:01 AM  
**To:** Stacey Caplan <[SCaplan@mcmgrp.com](mailto:SCaplan@mcmgrp.com)>  
**Subject:** Re: Nate Welhouse agreement for wet land delineation 20 acres on Pigeon Road Sherwood WI.

Sounds good, hopefully I don't see a lot of pink flags.

Sent from my iPhone

On Jun 3, 2019, at 4:00 PM, Stacey Caplan <[SCaplan@mcmgrp.com](mailto:SCaplan@mcmgrp.com)> wrote:

Hi Nate,

Just a heads up (and if it is okay with you) we will be mapping wetlands out on your 20 acres off of Pigeon Road this week, likely Wednesday or Thursday. I did do some preliminary work out there last month but with it being so wet I wanted to wait a bit. I'm assuming the field hasn't been

planted, I will make sure to remove my pin flags when I am done. If you have any questions or concerns feel free to call the office or my cell at 262-893-1296.

**Stacey Caplan**  
ENVIRONMENTAL SCIENTIST  
GIS SPECIALIST

<image001.jpg>

McMAHON ASSOCIATES, INC.  
1445 McMAHON DRIVE NEENAH, WI 54956  
920.751.4200 EXT 214 [MCMGRP.COM](http://MCMGRP.COM)

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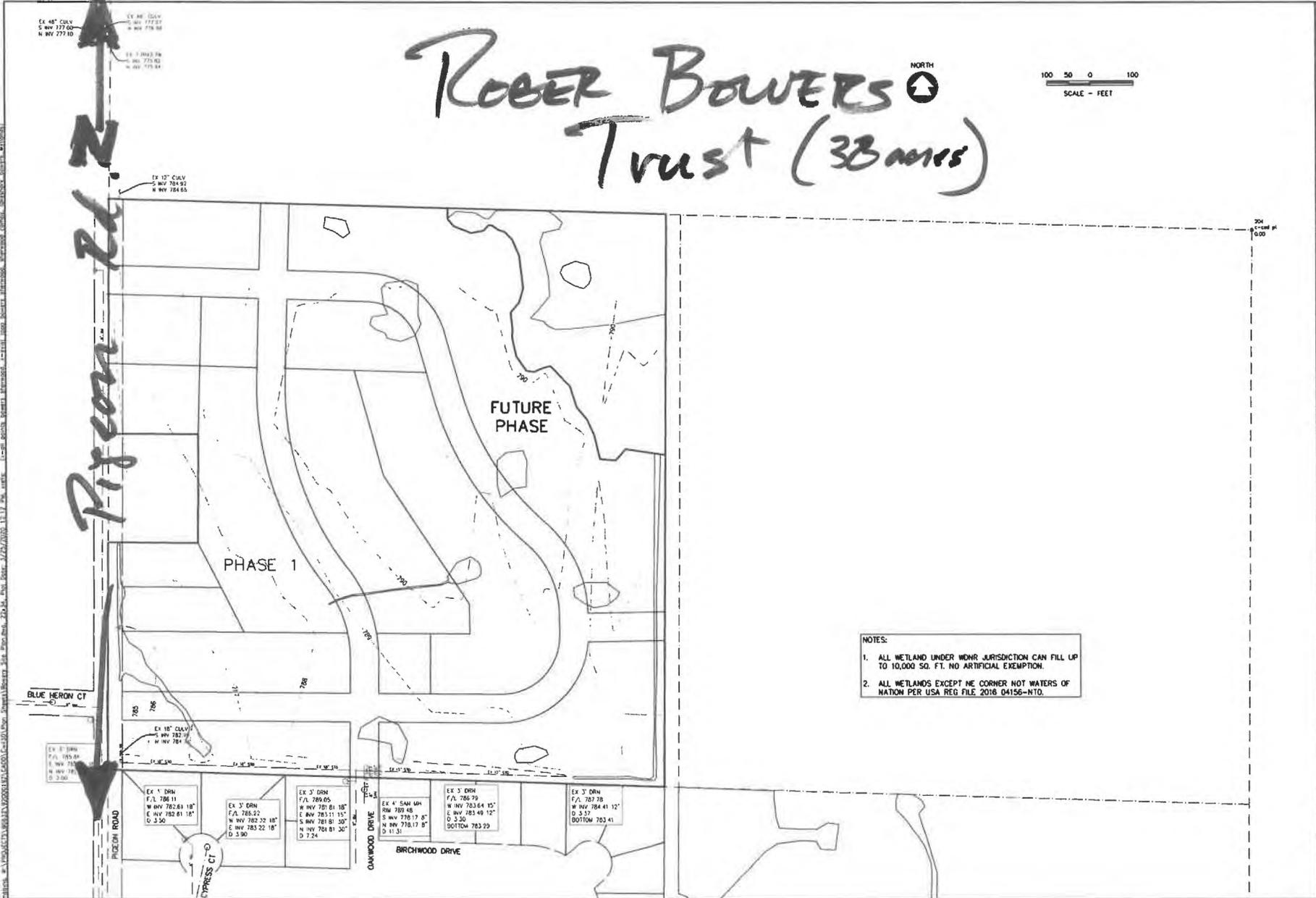
**From:** Dave Schmalz  
**Sent:** Thursday, March 7, 2019 9:14 AM  
**To:** Nate Welhouse ([welhouseconcrete@hotmail.com](mailto:welhouseconcrete@hotmail.com))  
<[welhouseconcrete@hotmail.com](mailto:welhouseconcrete@hotmail.com)>  
**Cc:** Stacey Caplan <[SCaplan@mcmgrp.com](mailto:SCaplan@mcmgrp.com)>; Stuart Boerst  
<[SBoerst@mcmgrp.com](mailto:SBoerst@mcmgrp.com)>; Cindy Rowland <[CRowland@mcmgrp.com](mailto:CRowland@mcmgrp.com)>  
**Subject:** FW: Nate Welhouse agreement for wet land delineation 20 acres on Pigeon Road Sherwood WI.

Nate,  
Thanks for talking to me yesterday about having the wet lands delineated on your 20 acres in Sherwood on Pigeon Road.  
Please see the attached map and McM wet land delineation agreement. If this is acceptable, sign and return a copy to us.

The first attachment is a 2017 air photo that shows the creek in great detail. We will use this photo to place the delineation filed notes on. Contact me or Stacey with any questions.  
Thank you

David M. Schmalz, PLS  
Vice President Land Surveyor  
McMahon Associates Inc.  
P.O. Box 1025 Neenah, WI. 54957-1025  
1445 McMahon Dr. Neenah, WI. 54956  
Ph 920-751-4200  
Cell 920-450-2678  
Fax 920-751-4284  
email: [dschmalz@mcmgrp.com](mailto:dschmalz@mcmgrp.com)  
website: [www.mcmgrp.com](http://www.mcmgrp.com)

**From:** Stacey Caplan  
**Sent:** Wednesday, March 06, 2019 3:52 PM  
**To:** Dave Schmalz  
**Subject:** Nate Welhouse agreement



**McMAHON**  
CONSULTANTS, INC.  
145 HARRISON DRIVE, HARRISON, WI 54601  
TEL: 262.534.4200 FAX: 262.534.4204 WWW.MCMACON.COM

**BOWERS LAYOUT**  
**VILLAGE OF HARRISON, CALUMET COUNTY, WI**  
**EXISTING SITE PLAN**

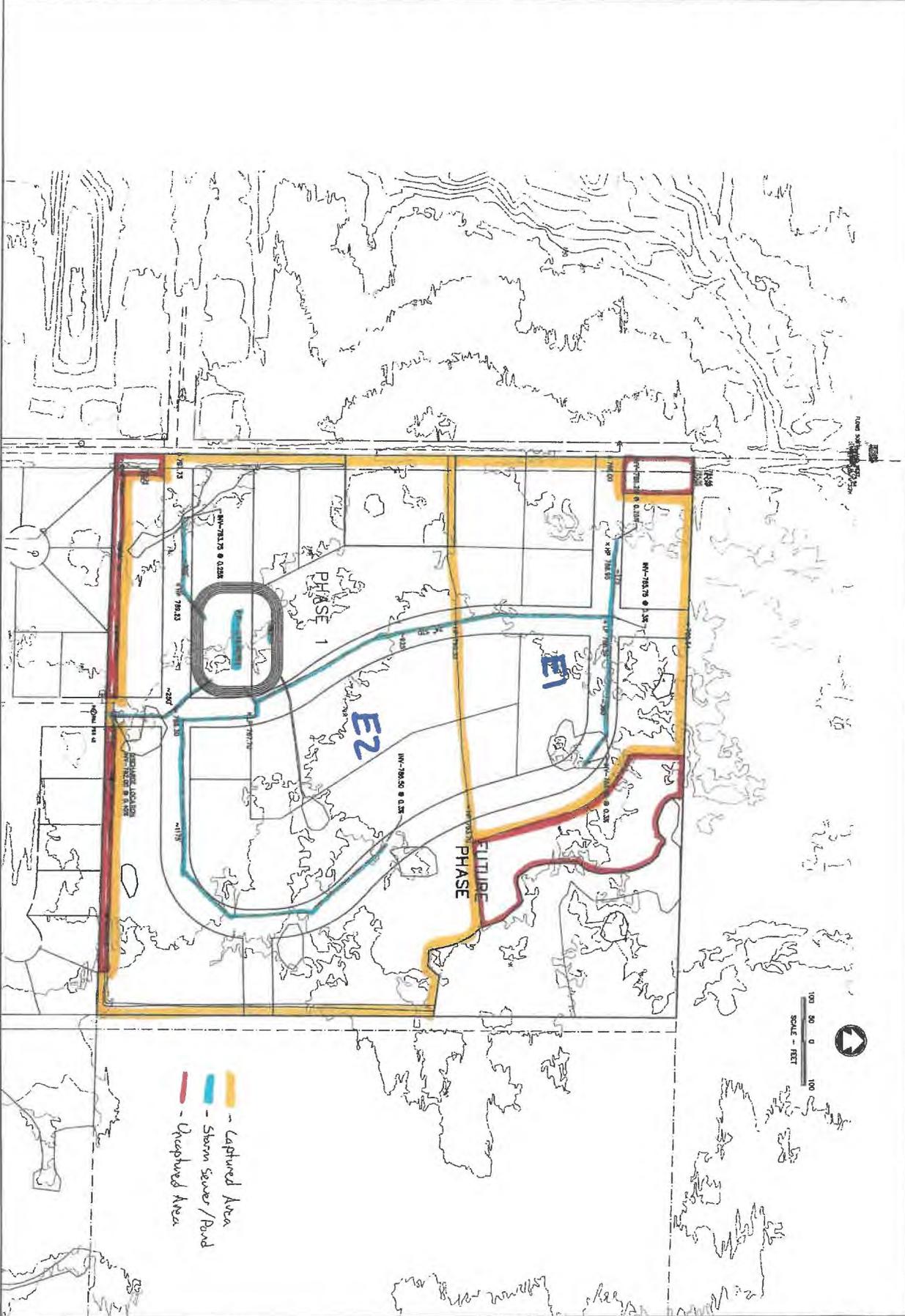
DESIGNED	DRAWN

PROJECT NO.
BOA32 9-20-05192

DATE
02/2020

SHEET NO.
1





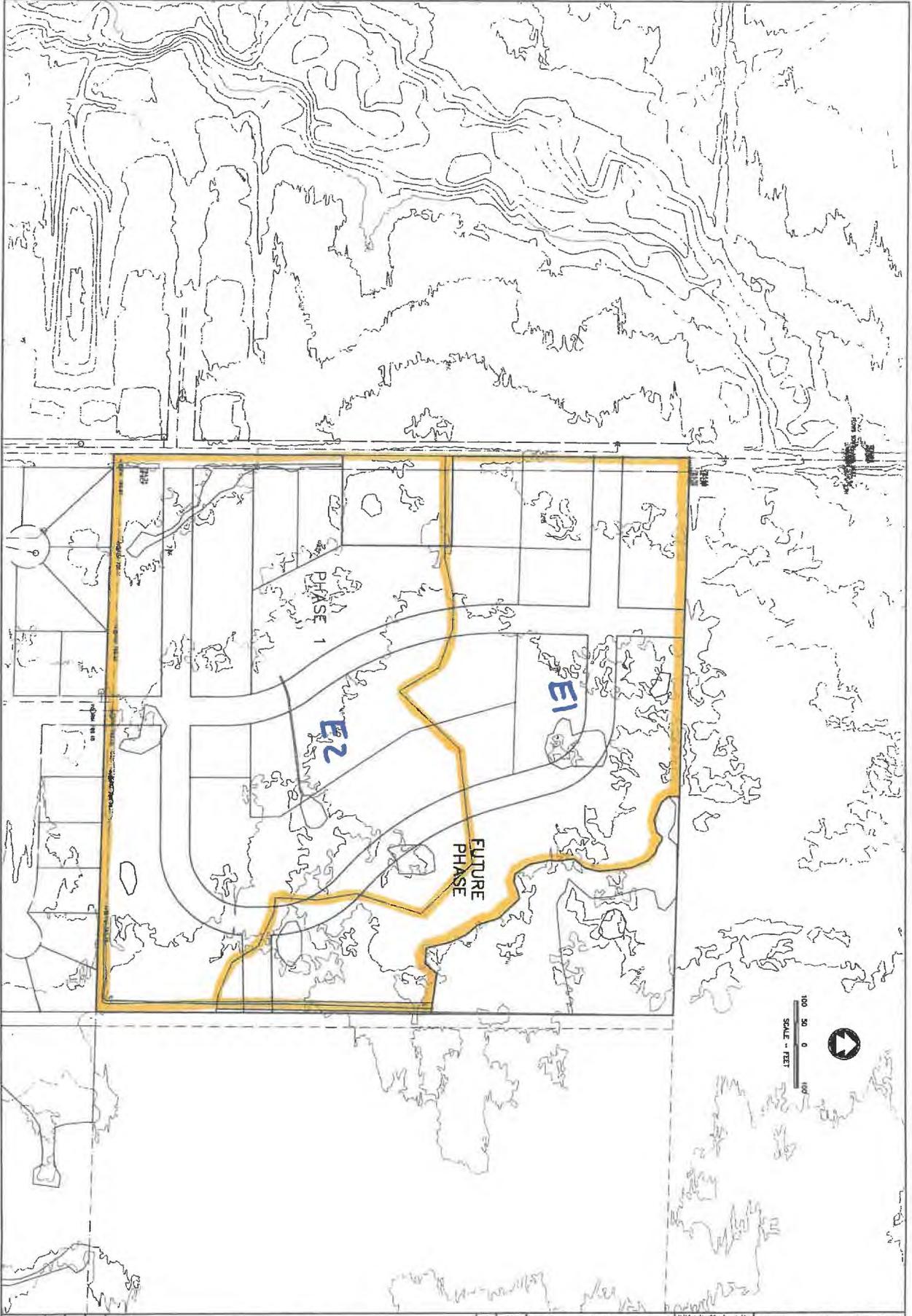
--- Storm Sewer / Pond  
--- Captured Area  
--- Crested Area

**LAKESHORE ESTATES**  
**VILLAGE OF SHERWOOD, CALUMET COUNTY, WI**  
**POST-DEVELOPMENT CONDITION - 1 POND OPTION**

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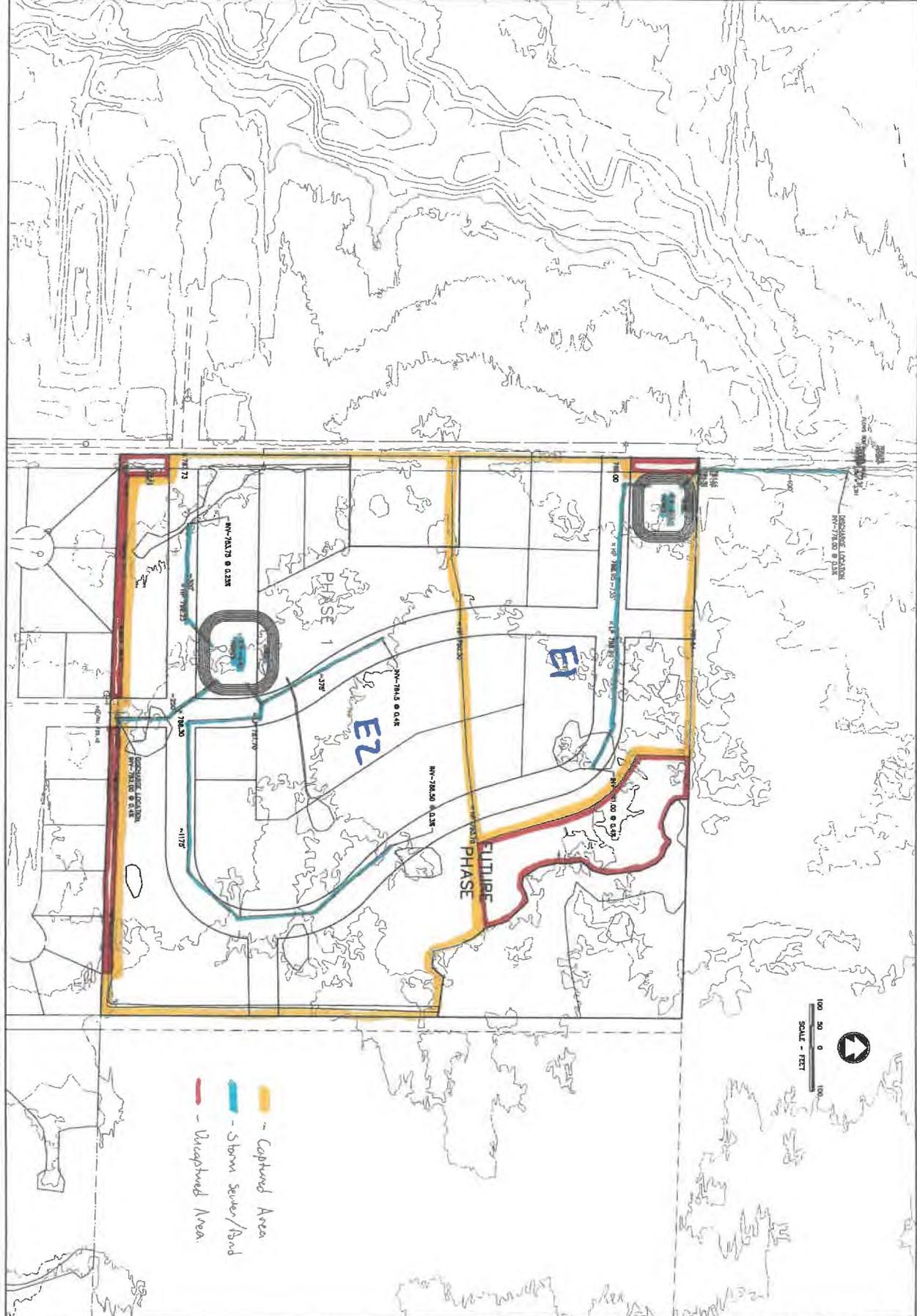
DATE	BY	CHK	APP
07/29/20	JW	JW	JW

**LAKESHORE ESTATES**  
**VILLAGE OF SHERWOOD, CALUMET COUNTY, WI**  
**PRE-DEVELOPMENT CONDITION - 2 POND OPTION**

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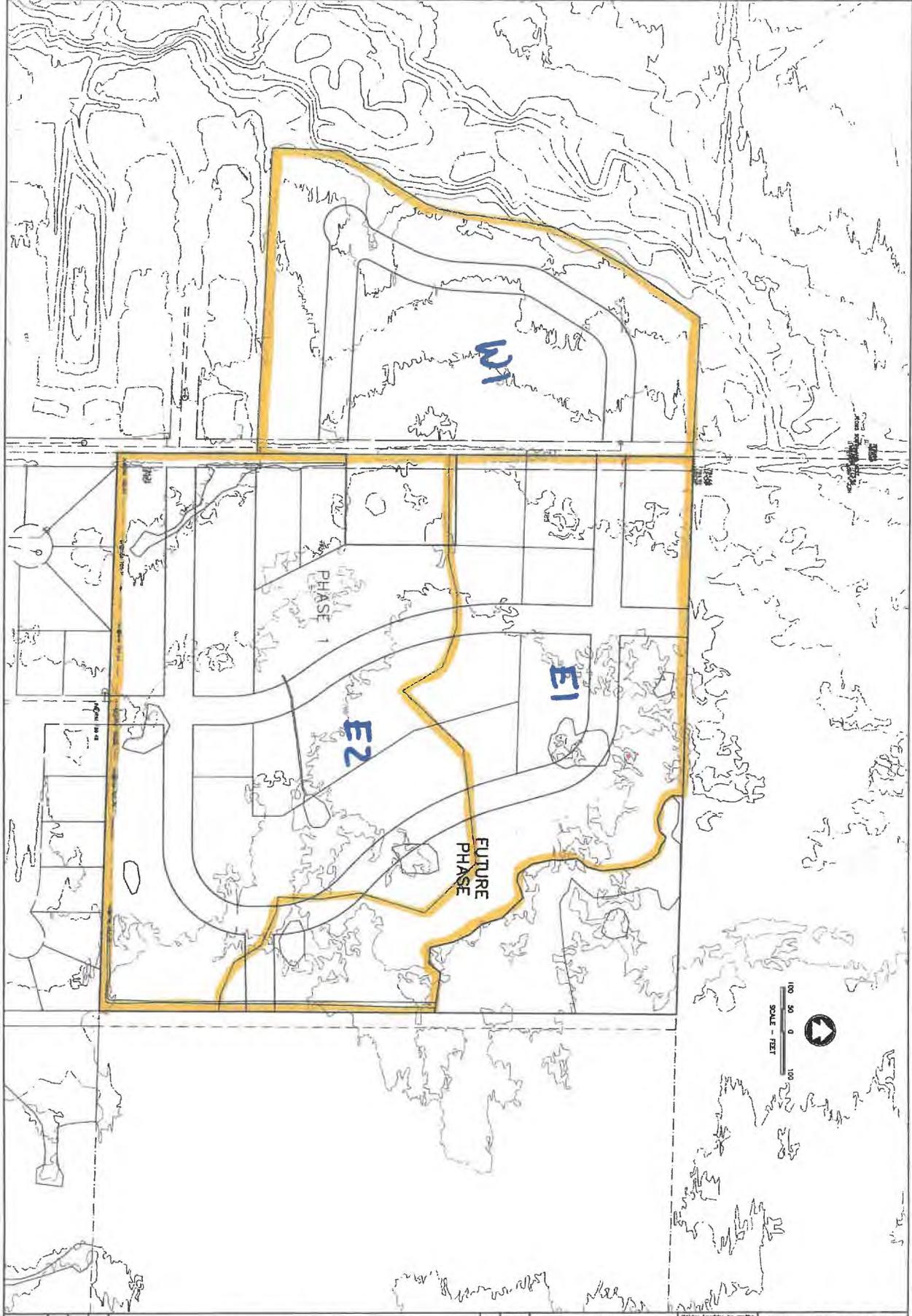
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 1448 SHAWANCON DRIVE, NEENAH, WI 54909  
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 FAX: 920.751.0200 FAX: 920.751.0201 WWW.MCMAHON.COM



NO.	DATE	REVISION

**LAKESHORE ESTATES**  
**VILLAGE OF SHERWOOD, CALUMET COUNTY, WI**  
**POST-DEVELOPMENT CONDITION - 2 POND OPTION**

**McMAHON**  
**ENGINEERS ARCHITECTS INC.**  
 1445 S. HANCOCK DRIVE, WISCONSIN, WI 53090  
 PHONE: 262.761.4500 FAX: 262.761.4594 WWW.MCMACON.COM



DATE	BY	CHKD	APP'D
07/20/20	JW		
07/20/20			
07/20/20			

**LAKESHORE ESTATES**  
**VILLAGE OF SHERWOOD, CALUMET COUNTY, WI**  
**PRE-DEVELOPMENT CONDITION - 1 POND/WEST POND OPTION**

NO.	DATE	REVISION

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