



State of Wisconsin

Department of Agriculture, Trade & Consumer Protection

Alan T. Tracy
Secretary

RECEIVED

801 West Badger Road
PO Box 8911
Madison, WI 53708-8911

May 30, 1991

JUN 6 1991

WINNEBAGO COUNTY
PLANNING DEPT.

Mr. David D. Eisele
MARTENSON & EISELE, INC.
1919 American Court
Neenah, Wisconsin 54956

PERMANENT FILE NO. 17620

Subject: QUAIL RUN FARM
SE 1/4 S 20 T18N R16E
City of Oshkosh
Winnebago County

Dear Mr. Eisele:

We have examined QUAIL RUN FARM and do not object to this final plat. Today we were notified by the Winnebago County Planning & Zoning Committee certifying that they do not object to this plat. Therefore, the original drawing has been certified as complying with the requirements of: s. 236.15, s. 236.16, s. 236.20, and s. 236.21 (1) and (2), Wis. Stats.; and, the Winnebago County Planning & Zoning Committee.

The following changes or corrections must be made to satisfy the conditional certification. Underlining indicates corrected or added information that must be shown. Any variances with these conditions will require written notification to and verification by this office prior to plat approval.

- s. 236.20 (2) (c) The length along the west line of lot 17 must be changed to 74.94' so that the increments total both the block and exterior boundary lengths shown.
- s. 236.20 (2) (1) In the North point bearings reference note "... TOWN 18 NORTH, RANGE 10 EAST ..." must be changed to "... TOWN 18 NORTH, RANGE 16 EAST ...".
- s. 236.20 (3) (d & e) South of 9th Avenue, the subdivision and Pheasant Creek Drive boundaries for "PROPOSED_PHEASANT CREEK FARM" must be drawn in dashed lines in their proper location, and the proposed subdivision and street names shown and underscored in dashed lines and right-of-way widths delineated.
- s. 236.21 (2) In the Owners Certificate "Winnebago County Planning & Zoning Committee" must also be listed as having review authority.

Page 2

Mr. David D. Eisele
QUAIL RUN FARM
May 30, 1991

- s. 236.21 (3) We note that the Treasurer's Certificate is not in the required form, and we are not sure that it is acceptable for recording.
- s. 236.21 (1) A revision date, "Revised this ____ day of _____, 19____", must be placed near the land surveyor's seal and signature on the revised sheets of the plat.

After all conditions of the certifications of no objection have been met, the plat may be submitted to the local governing bodies for approval. Local government units, during their review of the plat, will resolve when applicable that the plat:

- complies with local master plans, official map or subdivision control ordinances;
- conforms with areawide water quality management regulations;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- includes service or is serviceable by necessary utilities.

Any changes to the plat involving details checked by this Department or the Winnebago County Planning & Zoning Committee will require submission of the plat to the Department for recertification before the plat is eligible for recording. Such changes can be found by comparing the original drawing with the copy of this plat we furnish the letter recipients listed.

Sincerely,

Jeanne A. Storm

Jeanne A. Storm, Supervisor
Plat Review Unit
Phone: 608/266-3200

JAS:dpb

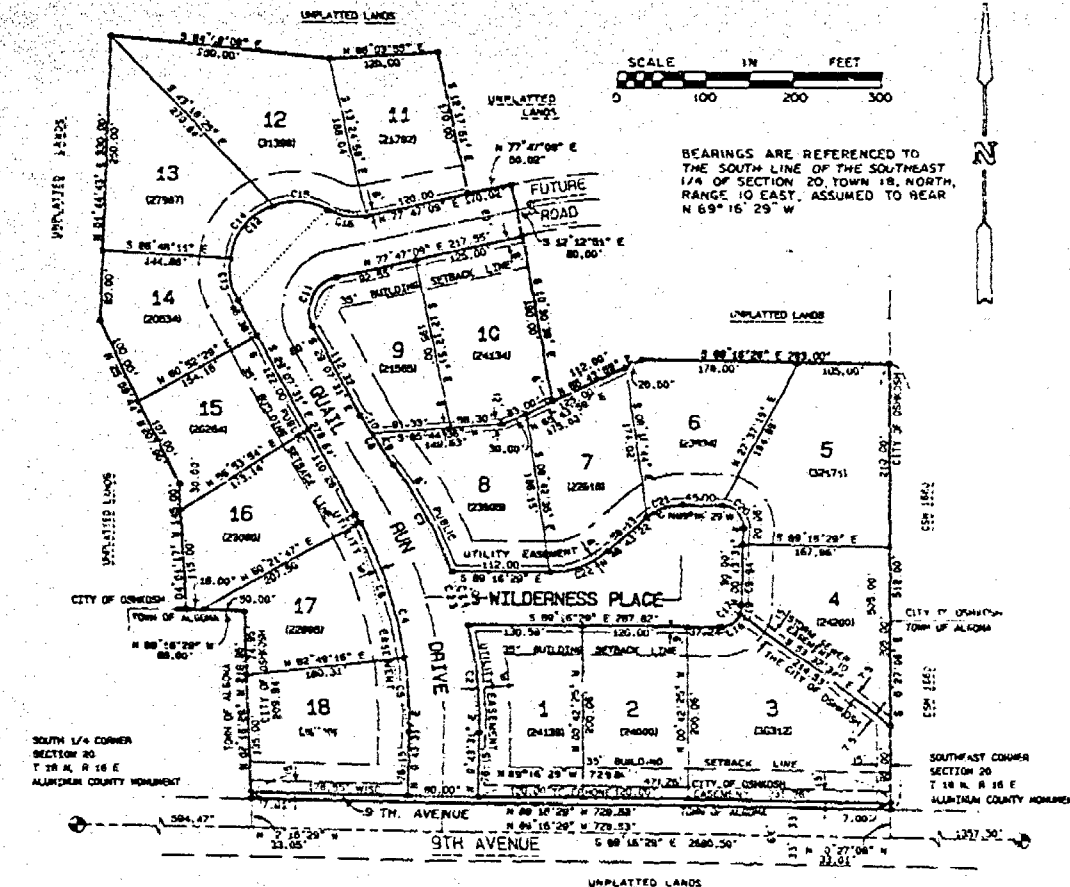
Enc: Muslin-backed Drawing, Original, Marked Print, Closure and Curve Comps.

cc: Algoma Capital Group Limited, Owner
Clerk, City of Oshkosh
Clerk, Town of Algoma
Winnebago County Planning & Zoning Committee ✓
Register of Deeds
ECWRPC

ORIGINAL DRAWING RECEIVED FROM THE SURVEYOR ON 4/10/91; REVIEWED BY DATCP ON 5/28/91

QUAIL RUN FARM

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 10 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 10 EAST, ASSUMED TO BEAR N 69° 15' 29\"/>

SURVEYOR'S CERTIFICATE

I, David G. Eisale, Registered Land Surveyor, hereby certify: That I have surveyed, divided, and mapped QUAIL RUN FARM, located in the Southwest 1/4 of the Southeast 1/4 of Section 20, Township 18 North, Range 10 East, City of Oshkosh, Winnebago County, Wisconsin; That I have made such land division and plat by the direction of said owners of the lands herein described; Commencing at the South 1/4 corner of said Section 20; thence South 89 degrees 16 minutes 29 seconds East, along the South line of the S. 1/4 of said Section 20, a distance of 594.47 feet; thence North 02 degrees 16 minutes 29 seconds West, 33.05 feet to the point of beginning; thence continuing North 02 degrees 16 minutes 29 seconds West, 218.05 feet; thence North 08 degrees 16 minutes 29 seconds West, 66.00 feet; thence North 04 degrees 01 minutes 17 seconds West, 148.00 feet; thence North 25 degrees 50 minutes 44 seconds West, 207.00 feet; thence North 01 degrees 44 minutes 43 seconds East, 330.00 feet; thence South 84 degrees 09 minutes 08 seconds East, 250.00 feet; thence North 08 degrees 03 minutes 25 seconds East, 125.00 feet; thence South 12 degrees 17 minutes 51 seconds East, 170.00 feet; thence North 77 degrees 47 minutes 06 seconds East, 50.02 feet; thence South 12 degrees 12 minutes 51 seconds East, 80.00 feet; thence South 10 degrees 30 minutes 38 seconds East, 190.00 feet; thence North 03 degrees 43 minutes 59 seconds East, 112.00 feet; thence South 08 degrees 16 minutes 29 seconds East, 239.00 feet; thence South 00 degrees 27 minutes 08 seconds East, along the westerly line of CS# 1880, a distance of 572.00 feet; thence North 08 degrees 16 minutes 29 seconds West, 772.00 feet to the point of beginning.

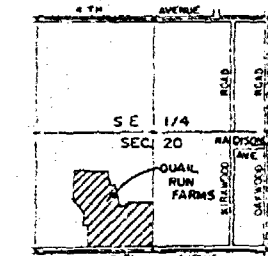
The high plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof above. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes, and the subdivision regulations of Winnebago County and the City of Oshkosh in surveying, dividing and mapping the same.

Given under my hand this 4 day of April, 1991.

David G. Eisale, Wisconsin Registered Land Surveyor No. 3-974

LOCATION MAP

THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 10 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN



SCALE 1" = 1000'

LEGEND

- 1-1/4" DIA. ROUND STEEL REINFORCING BAR SET, 30" LONG, WEIGHING 4.303 LBS PER LINEAL FOOT.
- 1" DIA. IRON PIPE SET, 24" LONG, WEIGHING 1.130 LBS PER LINEAL FOOT.
- () LOT AREA IN SQUARE FEET
- UTILITY EASEMENT SHOWN THUS UNLESS SHOWN OTHERWISE

PLAT COVENANTS

- \$100 per lot shall be paid to the City of Oshkosh in lieu of parkland dedication.
- A storm drainage and grading plan for this plat heretofore approved by the City of Oshkosh shall be complied with by all owners.
- Improvements, maintenance and repair of the common area, islands and boulevards shall be the obligation of the QUAIL RUN FARM HOMEOWNERS ASSOCIATION, INC. If the Homeowners Association fails to fulfill its obligation, the City of Oshkosh may provide such services on said common areas, islands and boulevards as necessary and assess the Homeowners Association said costs.

OWNER'S CERTIFICATE OF DEDICATION

QUAIL RUN FARM - PHEASANT CREEK FARM (LIMITED PARTNERSHIP), a partnership duly established and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. We also certify that this plat is required by S. 236.10 or S. 236.12 to be submitted to the following for approval or objection: City of Oshkosh, Wisconsin Department of Agriculture, Trade and Consumer Protection.

JTHWES the Read and seal of said owner this 4 day of April, 1991.

Richard A. Malagran - Limited Partner

State of Wisconsin) ss
County of Winnebago)

Personally came before me this 4 day of April, 1991, the above named person to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____

Notary Public

COMMON COUNCIL RESOLUTION

Resolved, that the plat of QUAIL RUN FARM, in the City of Oshkosh, is hereby approved by the Common Council of the City of Oshkosh.

Date: _____ Approved: _____ Mayor

Date: _____ Signed: _____ Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Oshkosh.

Date: _____ City Clerk

CERTIFICATE OF CITY TREASURER

I, _____, being the duly elected, qualified and acting City Treasurer of the City of Oshkosh, do hereby certify that in accordance with the records in my office, there are no delinquent taxes or delinquent special assessments or on any of the lands included in the plat of QUAIL RUN FARM.

City Treasurer: _____

COUNTY TREASURER'S CERTIFICATE

State of Wisconsin) ss
Winnebago County)

I, _____, being the duly elected, qualified and acting treasurer of the County of Winnebago, do hereby certify that the records in my office show no unpaid taxes or on delinquent taxes or delinquent special assessments on or affecting the lands included in the plat of QUAIL RUN FARM.

Date: _____ County Treasurer

ACCESS RESTRICTION CLAUSE

As owners we hereby restrict all lots, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with 8th Avenue, as shown on this plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to Section 236.27, Wisconsin Statutes, and shall be enforceable by the City of Oshkosh.

Signed: _____

Witness

PREPARED BY:
MARTENSON & EISELE, INC.
CONTRACTING, ENGINEERING & LAND SURVEYING
1910 HORTON COURT
OSHKOSH, WI 54901

THIS INSTRUMENT DRAWN BY: DAVID KONTALA

SHOWN NO. 405-000
SHEET 1 OF 1

Curve No.	Radius	Delta	Length	Tan Ang In	Chord	Tan Ang Out
2	500.00	014 20 28.0	125.15	S 13 36 57.0 E	M 6 28 43.0 W	124.82 S 0 43 31.0 W
3	500.00	016 08 00.0	140.78	S 36 58 54.0 E	M 28 04 54.0 W	140.33 S 20 50 54.0 E
4	500.00	029 51 02.0	260.30	S 29 07 31.0 E	M 14 12 00.0 W	257.38 S 0 43 31.0 W
5	500.00	009 36 31.0	83.85	S 8 53 00.0 E	M 4 04 44.5 W	83.75 S 0 43 31.0 W
6	500.00	018 52 01.0	164.89	S 27 45 01.0 E	M 18 19 00.0 W	163.80 S 8 53 00.0 E
7	500.00	001 22 30.0	12.00	S 29 07 31.0 E	M 28 26 10.0 W	12.00 S 27 45 01.0 E
8	500.00	007 51 23.0	68.56	S 36 58 54.0 E	M 33 03 12.5 E	68.51 N 29 07 31.0 W
9	500.00	005 02 23.0	44.08	S 36 58 54.0 E	M 34 27 26.3 E	44.04 N 31 55 59.0 W
10	500.00	002 48 28.0	24.50	S 31 55 59.0 E	M 30 31 45.0 E	24.50 N 29 07 31.0 W
11	75.00	108 34 40.0	74.64	N 29 07 31.0 W	M 24 18 40.0 W	64.27 N 77 47 00.0 E
12	75.00	147 48 19.0	193.48	N 29 07 31.0 W	M 44 46 38.5 W	144.12 S 61 18 12.0 E
13	75.00	038 34 02.0	47.87	N 29 07 31.0 W	M 10 50 30.0 E	47.06 N 7 28 31.0 E
14	75.00	062 78 37.0	82.00	N 7 28 31.0 E	M 38 48 49.5 W	77.58 N 70 05 08.0 E
15	75.00	048 35 40.0	63.61	N 70 05 08.0 E	M 25 37 02.0 W	61.72 S 61 18 12.0 E
16	85.00	040 53 39.0	46.38	S 77 47 00.0 E	M 81 46 01.5 E	46.41 N 61 18 12.0 W
17	25.00	090 00 00.0	39.27	S 0 43 31.0 W	M 45 43 31.0 E	35.36 N 89 16 29.0 W
18	25.00	067 04 54.0	29.11	S 38 37.0 W	M 57 11 04.0 E	27.83 N 89 16 29.0 W
19	25.00	022 55 06.0	1.11	S 43 31.0 W	M 12 11 04.0 E	9.93 S 23 38 37.0 W
20	25.00	090 00 00.0	39.27	S 0 43 31.0 W	M 45 43 31.0 E	35.36 S 0 43 31.0 W
21	60.00	042 00 09.0	43.11	N 48 43 26.0 E	M 89 43 26.0 W	43.01 S 89 16 29.0 W
22	100.00	042 00 09.0	73.31	N 48 43 26.0 E	M 89 43 26.0 W	71.28 N 89 16 29.0 W
23	500.00	037 42 25.0	329.08	S 36 58 54.0 E	M 18 07 41.5 W	323.13 S 0 43 31.0 W
24	500.00	007 13 57.0	63.12	S 20 50 54.0 E	M 17 13 55.5 W	63.07 S 13 38 57.0 E

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST 20 SECONDS AND COMPUTED TO THE NEAREST SECOND.

RESTRICTION FOR PUBLIC BENEFIT - WINNEBAGO COUNTY

Pursuant to section 18.58 of the Winnebago County Land Division Ordinance, upon final grading, the developer and/or owner shall comply with the surface water drainage plan as approved by the Winnebago County Land and Water Conservation and Planning and Zoning Departments.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., or by the County Planning Agency.

Certified this 30th day of May, 1991.

Jeane A. Starn
Department of Agriculture, Trade & Consumer Protection



Winnebago County
Planning and Zoning Department

The Winns of the Future

May 29, 1991

Dept. of Ag. Trade & Consumer Protection
c/o Jeanne A. Storm
801 W. Badger Rd.
P.O. Box 8911
Madison, WI 53708

Re: Quail Run Farm (Final Plat)
City of Oshkosh

Dear Jeanne:

The Winnebago County Planning Department has finished its review of the aboved-named final plat. Winnebago County certifies this final plat as nonobjectionable.

Erosion control measures are recommended during grading and construction to alleviate potential erosion problems.

Please refer to the attached memo from the Winnebago County Land and Water Conservation Department, dated May 15, 1991, regarding drainage and erosion control measures to be implemented for this development.

If you have any questions, please contact me. Thank you.

Sincerely,

Jerry L. Bougie
Jerry L. Bougie
County Planner

cc: David Schmidt, Planning Director
Dave Eisele, M & E
Carol Owens, Planning & Zoning Chair
Pete Van Airdale, County LWCD
Ed Potempa, C. of Oshkosh Public Works

enclosure

NONOBJECTIONABLE
WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE
BY *Jerry L. Bougie*
County Planner
DATE *May 29, 1991*



WINNEBAGO COUNTY - LAND and WATER CONSERVATION DEPARTMENT

506 EAST SUNNYVIEW ROAD
OSHKOSH, WI 54901-9774
(414) 424-0044 or 727-2680

May 15, 1991

RECEIVED

MAY 17 1991

WINNEBAGO COUNTY
PLANNING DEPT

To: Jerry Bougie
Principal Planner

From: Pete Van Airsdale *P.V.A.*
County Conservationist

Subject: Drainage Plan for Quail Run Farm - Phase I

I have reviewed the revised drainage plan submitted by John Davel and Mike Siewert, Martenson & Eisele, Inc., for Quail Run Farm, located in part of the S.W. 1/4, S.E. 1/4, Sec. 20 T.18N.-R. 16E., in the City of Oshkosh. My comments are as follows:

1. The drainage plan for the first development phase of Quail Run Farm indicates there should be no increase in the rate of surface water flow from the site after development, versus what it has been under agricultural land use conditions. Based on the runoff calculations submitted, I agree with the analysis.
2. The storm sewer system for this section of the development is not designed to carry the peak flow originating within the site. As a result, a certain amount of surface water runoff will be detained in portions of the street area and in the side lot swales.

Recommendations

Construction site erosion control should be an important component of urban development projects. This plan identifies only two small areas where stone rip-rap or sod are to be installed for erosion control. At a minimum, I would recommend, in addition to the erosion control measures already identified on the plan, that fabric filter fencing and/or straw bales be installed at the front and back of each lot, with particular emphasis on preventing sediment deposition in the 9th St. road ditch.

If no other sources of information are available, the developer(s) may wish to refer to the Wisconsin Department of Natural Resources publication WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK for details on the installation and maintenance of various erosion control measures. All lot owners and applicable contractors should receive a detailed set of specifications for the installation and maintenance of the erosion control measures to be used.

I am not aware of any other existing problems associated with this parcel of land such as the flooding problem in the nearby Homestead Drive area, referenced in my review of the drainage plan for the first phase of the Pheasant Creek Farm development.

cc John Davel
✓ Rick Hoeft
Ed Potempa

**GALOW
METAL
PRODUCTS**
INC.

PRODUCT DESIGN
CANDLE HOLDERS
METAL STAMPING

GARY GALOW

1-800-888-5563

FAX # (414) 231-6188

20 W. 8TH AVE.
P.O. BOX 1062
OSHKOSH, WI 54902

(414) 231-5030



Winnebago County
Planning and Zoning Department

The Wave of the Future

February 18, 1991

Jeanne Storm, DAT&CP
Plat Review Unit
801 West Badger Road
P.O. Box 8911
Madison, WI 53708-8911

Re: QUAIL RUN,
Preliminary Plat,
City of Oshkosh

Dear Jeanne:

The Winnebago County Planning Department has reviewed the aboved-named preliminary plat. The County certifies this plat as nonobjectionable. However, before final plat approval the following items shall be addressed:

1. The following "Restriction for Public Benefit" shall be placed on the final plat:

RESTRICTION FOR PUBLIC BENEFIT - WINNEBAGO COUNTY

Pursuant to section 18.58 of the Winnebago County Land Division Ordinance, upon final grading, the developer and/or owner shall comply with the surface water drainage plan as approved by the Winnebago County Land and Water Conservation and Planning and Zoning Departments.

2. The drainage plan, as required by section 18.58 Winnebago County Land Division Ordinance, shall be submitted simultaneously with the final plat or before final plat submittal.
3. Any easements required for drainage puposes shall be shown on the face of the final plat and recorded as a separate document against the respective lot(s).

If you have any questions please call or write. Thank you.

Sincerely,

Jerry L. Bougie
Jerry L. Bougie
County Principal Planner

cc: Dave Schmidt, County
Planning Director
Carol Owens, County P&Z
Dave Eisele, M & E

WINNEBAGO COUNTY PLANNING & ZONING DEPARTMENT
BY *Jerry L. Bougie*
County Planner
DATE 2/18/91



Martenson & Eisele, Inc.

Consulting Engineering and Land Surveying

Stanley G. Martenson, P.E.
David D. Eisele, P.L.S.

RECEIVED

APR 30 1991

WINNEBAGO COUNTY
PLANNING DEPT.

John R. Davel, P.E.
James E. Smith, P.L.S.
Jeffrey W. Schultz, E.I.T.
David Kohala, P.L.S.
Daniel W. Hoel, P.L.S.
Jeffrey T. Ruslick, P.L.S.

Ms. Jeannie Storm,
Director, Plat Review
Department of Agriculture,
Trade and Consumer Protection
P.O. Box 8911
Madison, WI. 53708

April 29, 1991

Dear Jeannie:

Winnebago County has requested an extension of time for them to complete their review. They would like the extension to be effective to the 29 th. of May. I hereby grant you an extension to complete the review of the final plats of Pheasant Creek Farm and Quail Run Farm in the City of Oshkosh as needed to meet the counties time table.

If you have any questions or need additional information please contact me.

Sincerely
Martenson & Eisele, Inc.

David. D. Eisele, PLS.

cc. Winnebago County ✓
Public Works Dept. Oshkosh
Mr. Richard Malmgren
Mr. Mike Zweiger



Winnebago County
Planning and Zoning Department

The Wave of the Future

April 26, 1991

Martenson & Eisele, Inc.
Attn: Mr. John Davel
1919 American Court
Neenah, WI 54956

Re: Drainage plans for Quail Run Farm and Pheasant Creek
Farm Final Plats (City of Oshkosh)

Dear Mr. Davel:

Pete Van Airsdale, Winnebago County LWCD, contacted me regarding the above mentioned drainage plans. He indicated that there are potential serious drainage problems in that area and, therefore, requires additional time to review and mitigate these potential problems.

To avoid objection to these plats, Winnebago County requests an extension of its review period to **Wednesday, May 29, 1991**. Please send a letter requesting the extension on behalf of Martenson and Eisele (or your client) to Jeanne Storm at the State Plat Review Unit and carbon copy Winnebago County no later than May 1.

If you have any questions, please contact me at 236-4839. Thank you.

Sincerely,

Jerry L. Bougie
Jerry L. Bougie
County Principal Planner

cc: Dave Schmidt
Carol Owens
Jeanne Storm
Pete Van Airsdale
Jeanette Diakoff



***** UF-250 ***** -JOURNAL- ***** DATE APR-26-1991 ***** TIME 10:54 *****

NO.	COM	DOC	DURATION	X/R	IDENTIFICATION	DATE	TIME	DIAGNOSTIC
07	OK	02	00:01'21	XMT	†	67338578	APR-26 10:53	840440200000

-WINNEBAGO EMERGENCY GOV'T-

***** -PANASONIC- ***** - 414 236 4799- *****



COPY

State of Wisconsin

DEPARTMENT OF NATURAL RESOURCES

P.O. Box 2565
Oshkosh, WI 54903

Carroll D. Bessidy
Secretary

October 1, 1990

File Ref. 3550

Navigability Winnebago

Mr. Bob Braun, Zoning Administrator
Winnebago County Courthouse
420 Jackson
Oshkosh, WI 54903

RECEIVED OCT 09 1990

Dear Mr. Braun:

At the request of Steve Kroneas of Aerometric Engineering, I have conducted an investigation to make a navigability determination on a waterway located in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, T18N R16E in the Town of Algoma, Winnebago County.

West of Kirkwood Drive this waterway is not navigable. East of Kirkwood this stream may be navigable. Any questions on the navigability East of Kirkwood Drive will be addressed on a case-by-case basis.

If you have any questions, please feel free to call me at:
(414) 424-4001.

Sincerely,

Sharlene T. Barendrecht

Sharlene Barendrecht
Area Water Management Specialist

cc: Ron Fassbender
File
Steve Kroneas, Aerometric Engineering, 539 N. Madison
St., Chilton, WI 53014

COPY



WINNEBAGO COUNTY - LAND and WATER CONSERVATION DEPARTMENT

500 EAST SUNNYVIEW ROAD
OSHKOSH, WI 54901-9774
(414) 424-0044 or 727-2630

RECEIVED

May 15, 1991

MAY 17 1991

To: Jerry Bougie
Principal Planner

WINNEBAGO COUNTY
PLANNING DEPT.

From: Pete Van Airsdale *P.V.A.*
County Conservationist

Subject: Drainage Plan for Quail Run Farm - Phase I

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I am not aware of any other existing problems associated with this parcel of land such as the flooding problem in the nearby Homestead Drive area, referenced in my review of the drainage plan for the first phase of the Pheasant Creek Farm development.

cc John Davel
Rick Hoeft
Ed Potempa