



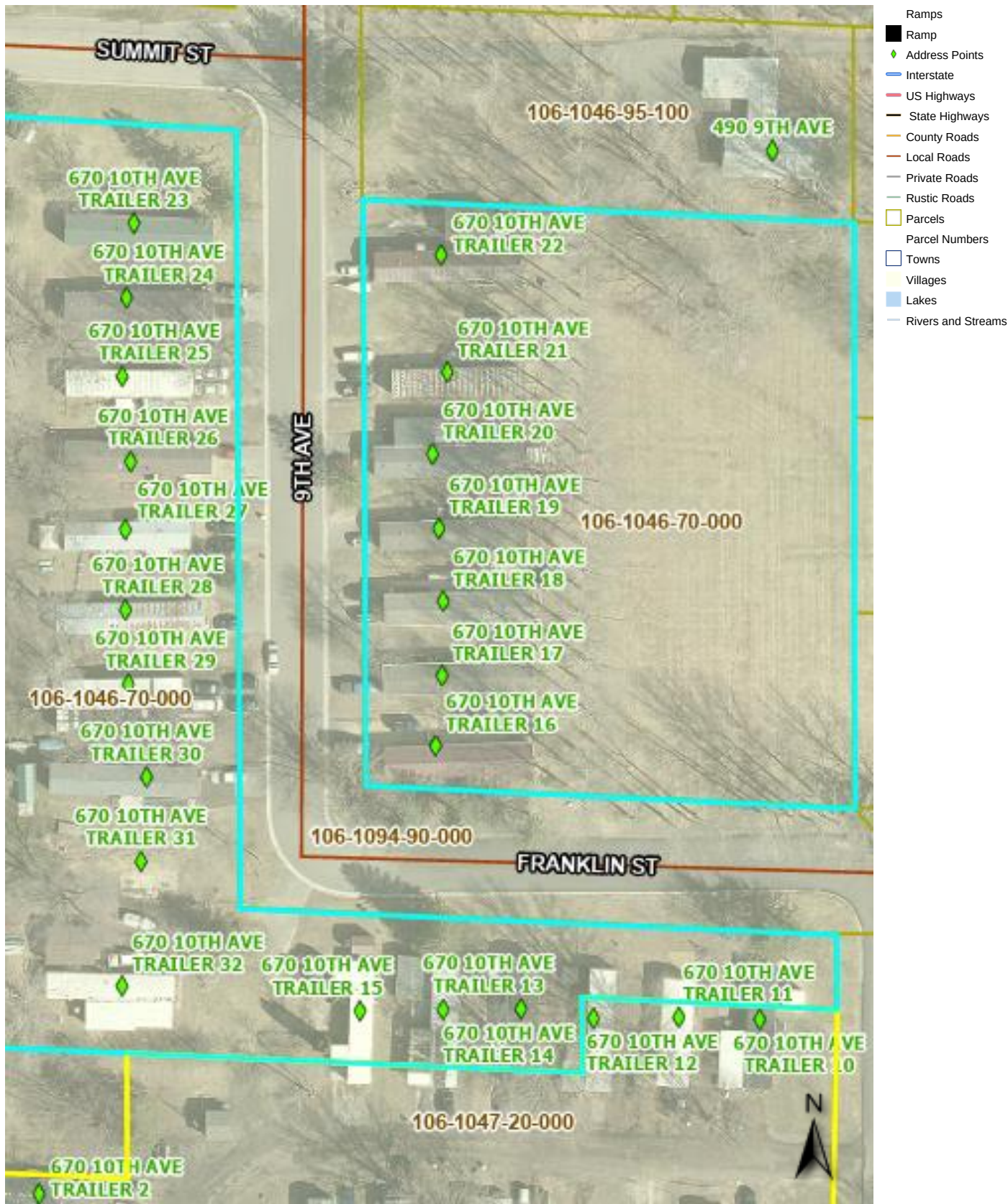
Planning Commission

Monday, August 3, 2026 - 6:00 PM

Village Planning Commission Meeting
Municipal Building, 400 Cedar Street, Baldwin, WI 54002

AGENDA

- 1. Call Meeting to Order**
- 2. Roll Call**
- 3. Regular Agenda**
 - A. Discuss/Possible Recommendation on Conditional Use permit proposal for 7 lot addition to an existing mobile home park to be located at 670 10th Av. PID #106-1046-70-000. - Zoning R-3
Submitted by: Dustin Wiskes, Baldwin MHC, LLC
 - B. Discuss/recommend CSM - Blaze Mobile Home Court - Dustin Wiskes
 - C. Lamar Sign Co. - Request to amend Zoning Ordinance. - Section 635.60 and 635.6
- 4. Adjourn**





Office use only

PLANNING COMMISSION APPLICATION

PARTIAL INFORMATION SUBMITTED WILL DELAY REVIEW

Meeting date: 1st Monday of every month, as needed.
Submittal due date: Completed application and materials are due by the **15th of the month**
Filing fee: \$350 non-refundable fee

Additional fees due at submittal:

Preliminary Plat	\$175.00 + \$20.00 for each lot
Preliminary Plat Renewal	\$250.00
Final Plat	\$175.00 + \$20.00 for each lot
Certified Survey Map	\$250.00

Required documents:

At submission, electronic documents are emailed to planning@villageofbaldwin.com. This includes this application and all maps, plans, diagrams, photos etc.

For the Planning Commission meeting, eleven (11) hard copies of final maps, plans, diagrams, photos etc. are delivered to the commission. Hard copies should NOT exceed 11x17.

Supplemental fees charged after submittal:

1). *Developer/applicant agrees to reimburse the Village for any costs related to review of preliminary plat, final plat, CSM or project approval by attorney, engineer, or administration. Additional costs will be invoiced to the developer when received by the Village.*

2). Impact Fees (if applicable) are due prior to issuing a building permit or at the time of plat approval for new development.

CONTACT INFORMATION

Property Owner: Dustin Wiskes **Company Name:** Baldwin MHC LLC

Subject Property Address/Location: 670 10th Avenue

Phone: 715-273-8088 Second Phone: _____

Email: dustin@blazemhc.com

Agent Name: Jeff Stockburger **Company Name:** Everyday Surveying & Engineering LLC

Address: 711 S Hillcrest Parkway City Altoona State WI Zip 54720

Phone: 715-831-0654 Second phone: _____

Email: jeff@esellc.co

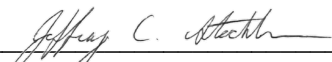
PURPOSE FOR REQUEST (site ordinance reference):

620-16 - Land Divisions and consolidations by Certified Survey Map

FEES DUE AT TIME OF SUBMITTAL

FEE DESCRIPTION	FEE	TOTAL DUE
Filing Fee (<i>required</i>)	\$350	\$350
Preliminary Plat	\$175 +	
_____Number of Lots	\$20.00/ea	
Preliminary Plat Renewal	\$250	
Final Plat	\$175	
_____Number of Lots	\$20.00/ea	
Certified Survey Map	\$250	\$250
TOTAL DUE (at time of application)		\$600

*I certify that the information I have provided in this application is true and accurate and I have submitted **the applicable fees and all necessary maps, plans, diagrams, photos etc.** to the Village of Baldwin. I understand that there may be additional charges depending on the level of review needed.*

Owner/agent signature:  Date: 3-17-26
(Required)

Remit to:
Village of Baldwin
400 Cedar St. P.O. Box 97
Baldwin, WI 54002
715-684-3426
planning@villageofbaldwin.com

CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____

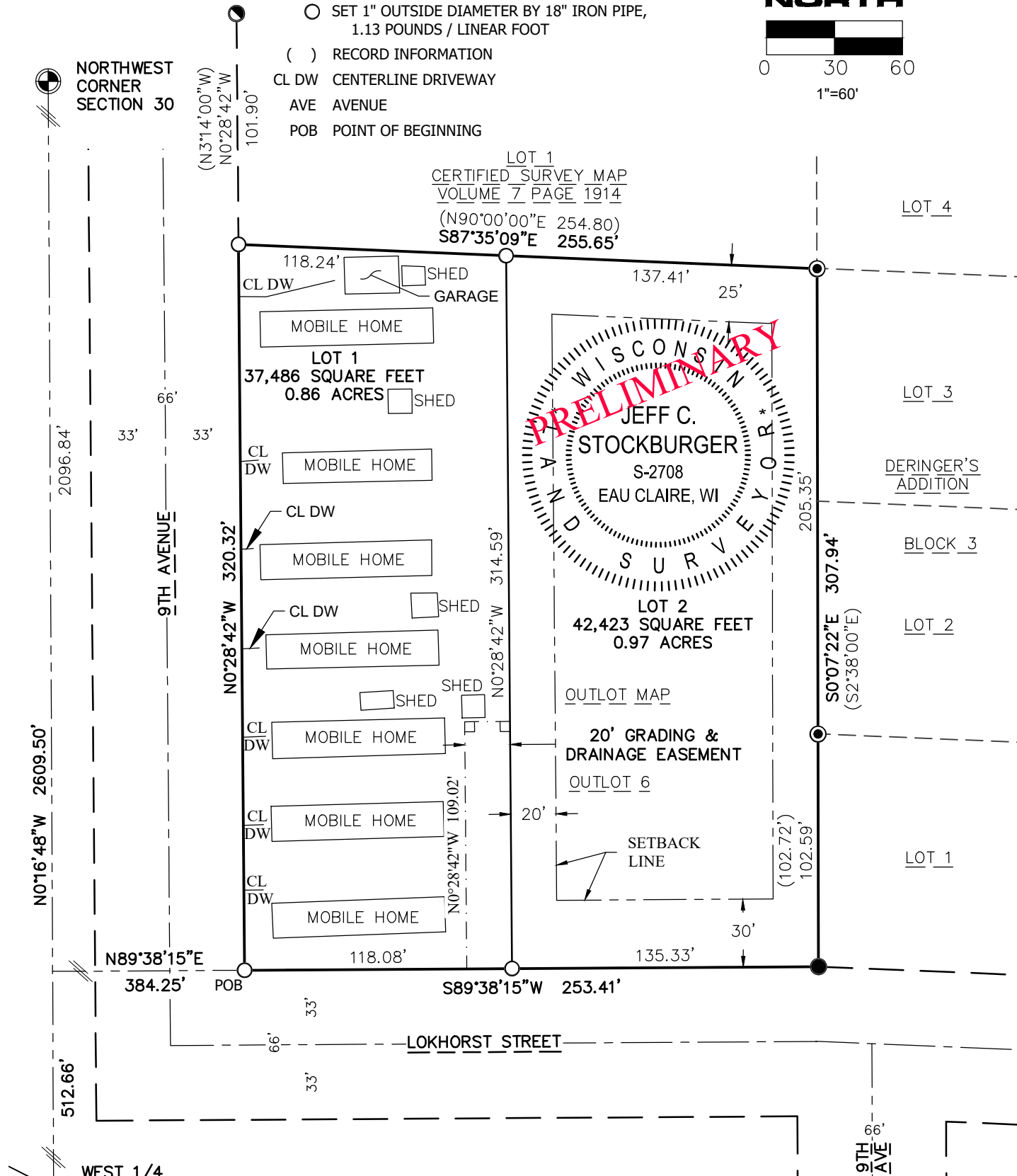
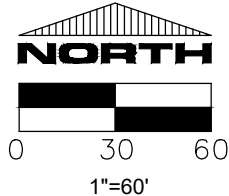
Part of Outlot 6 of the Outlot Map, recorded in Volume 3 of Plats on Page 18 as Document Number 224579, located in the South Half of the Fractional Northwest Quarter, Section 30, Township 29 North, Range 16 West, Village of Baldwin, St. Croix County, Wisconsin.

PRELIMINARY

LEGEND

- SET MAGNAIL
- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- FOUND 1 1/4" OUTSIDE DIAMETER IRON PIPE
- FOUND 2" OUTSIDE DIAMETER IRON PIPE
- SET 1" OUTSIDE DIAMETER BY 18" IRON PIPE, 1.13 POUNDS / LINEAR FOOT
- () RECORD INFORMATION
- CL DW CENTERLINE DRIVEWAY
- AVE AVENUE
- POB POINT OF BEGINNING

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 30, WHICH IS ASSUMED TO BEAR N0°16'48"W.



Owner:
Baldwin MHC, LLC
828 Lone Oak Road
De Pere, WI 54115

Notes:
Fieldwork completion date: 2-18-26
Section corner tie sheets will be completed for the corners shown.
The surveyed lands are zoned R3.

EVERYDAY SURVEYING & ENGINEERING
711 S HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESELLC.CO



CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____

Part of Outlot 6 of the Outlot Map, recorded in Volume 3 of Plats on Page 18 as Document Number 224579, located in the South Half of the Fractional Northwest Quarter, Section 30, Township 29 North, Range 16 West, Village of Baldwin, St. Croix County, Wisconsin.

PRELIMINARY

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

Baldwin MHC LLC, a corporation organized and existing under and by virtue of the laws of the State of Wisconsin, as owners do hereby certify that said company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. Baldwin MHC LLC does further certify that this plat is required by S.236.10 or 236.12 to be submitted to the following for approval or objection.

----- Village of Baldwin

In witness hereof, the said Baldwin MHC LLC has caused this document to be signed by Dustin Wiskes, member Baldwin MHC LLC.

On this _____ day of _____, 2026.

Dustin Wiskes, member Baldwin MHC LLC.

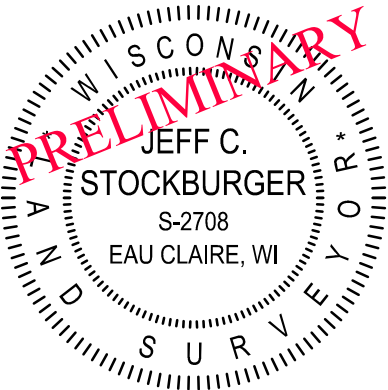
State of Wisconsin

County of _____ SS

Personally came before me, this _____ day of _____, 2026. The above named Dustin Wiskes, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public

My commission expires _____.



EVERYDAY SURVEYING & ENGINEERING

711 S HILLCREST PARKWAY • ALTOONA, WI 54720

PH: (715) 831-0654 • EMAIL: INFO@ESELCC.CO

CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____

Part of Outlot 6 of the Outlot Map, recorded in Volume 3 of Plats on Page 18 as Document Number 224579, located in the South Half of the Fractional Northwest Quarter, Section 30, Township 29 North, Range 16 West, Village of Baldwin, St. Croix County, Wisconsin.

PRELIMINARY

VILLAGE OF BALDWIN

The Village of Baldwin hereby certifies this Certified Survey Map complies with the Village of Baldwin Municipal Code Subdivision Ordinance and is approved by the Village of Baldwin Village Board pursuant to the subdivision ordinance.

approved this _____ day of _____, 2026

Jodi Peterson - Village Clerk

COUNTY TREASURERS CERTIFICATE

State of Wisconsin

County of St. Croix SS

I, Denise Anderson, being the duly elected, qualified, and acting treasurer of the County of St. Croix, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments on any of the land included in this Certified Survey Map.

Dated this _____ day of _____, 2026.

Denise Anderson, County Treasurer

VILLAGE TREASURERS CERTIFICATE

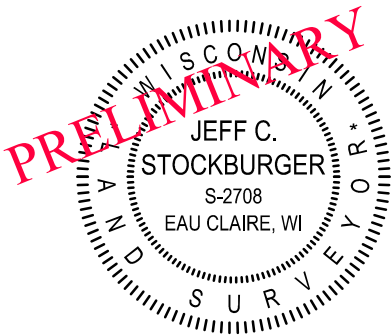
State of Wisconsin

County of St. Croix SS

I, Kim Larson, Village Treasurer, being the duly qualified and acting Village treasurer of Village of Baldwin, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments on any of the land included in this Certified Survey Map.

Dated this _____ day of _____, 2026.

Kim Larson, Village Treasurer



EVERYDAY SURVEYING & ENGINEERING

7115 HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESELLC.CO

CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____

Part of Outlot 6 of the Outlot Map, recorded in Volume 3 of Plats on Page 18 as Document Number 224579, located in the South Half of the Fractional Northwest Quarter, Section 30, Township 29 North, Range 16 West, Village of Baldwin, St. Croix County, Wisconsin.

PRELIMINARY

SURVEYOR'S CERTIFICATE:

I, Jeffrey C. Stockburger, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the order of Baldwin MHC, LLC, I have surveyed part of Outlot 6 of the Outlot Map, recorded in Volume 3 of Plats on Page 18 as Document Number 224579, located in the South Half of the Fractional Northwest Quarter, Section 30, Township 29 North, Range 16 West, Village of Baldwin, St. Croix County, Wisconsin. The parcel is more particularly described as follows:

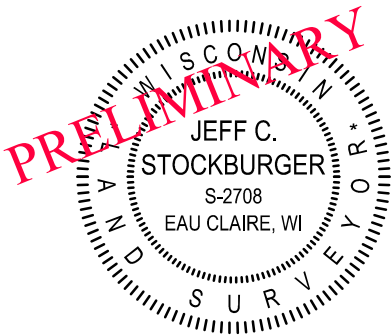
Commencing at the West Quarter corner of said Section 30;
Thence N00°16'48"W, 512.66 feet along the West line of said Northwest Quarter;
Thence N89°38'15"E, 384.25 feet to the East right-of-way line of 9th Avenue, the North right-of-way line of Franklin Street and the **Point of Beginning**;
Thence N00°28'42"W, 320.32 feet to the Southwest corner of Lot 1, Certified Survey Map recorded in Volume 7 of Certified Survey Maps on Page 1914 as Document Number 431951;
Thence S87°35'09"E, 255.65 feet to the Southeast corner of said Lot 1 and the West line of Block 3, Deringer's Addition recorded in Volume 4 of Plats on Page 32 as Document Number 340225;
Thence S00°07'22"E, 307.94 feet to the Southwest corner of said Block 3 and the North right-of-way line of Franklin Street;
Thence S89°38'15"W, 253.41 feet to the **Point of Beginning**.

Said parcel contains 79,909 square feet or 1.83 total acres, more or less.

I also certify that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Wisconsin Administrative Code Chapter AE-7, and the Village of Baldwin Subdivision Ordinance. I further certify to the best of my knowledge and belief that the accompanying map is a true and correct representation of the exterior boundaries of the land surveyed and the division thereof made.

Dated this _____ day of _____, 2026.

Jeffrey C. Stockburger, Wisconsin Professional Land Surveyor, S-2708
Project Number: 25195



EVERYDAY SURVEYING & ENGINEERING

711 S HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESELLC.CO

Everyday Surveying and Engineering, LLC

Civil Engineering • Land Surveying



July 9, 2026

Village of Baldwin
Attn: Ms. Jodi Peterson
Baldwin Municipal Building
400 Cedar Street
Baldwin, WI 54002

Re: Blaze MHC, LLC – Site Plan Narrative

Dear Ms. Peterson,

We are making application for a Site Plan Review for the Blaze MHC's Mobile Home Park proposed expansion. This proposed expansion will be located on land within the Village that is currently zoned Limited Multiple-Family Residential District (R3). Lot 2 of the proposed Certified Survey Map (CSM) is the portion of the property that is planned to be improved. The current property is vacant and has no improvements.

The design of the property will be able to meet all the Village's requirements for managing storm water runoff per Village Code Section 286. Thus, meeting the project site's storm water discharge, water quality, and infiltration requirements. The project's full Storm Water Management Plan (SWMP Report) with the complete associated documentation, calculations, and modeling results will all be submitted, giving the Village's Engineer to fully review and approved, prior to any site activities.

We and the Project Site's CUP, CSM, and Site Plan Review, are looking forward to being on the Village's Plan Commission Agenda and the Village's Board Agenda in August.

If you have any questions, please let us know.

Sincerely,

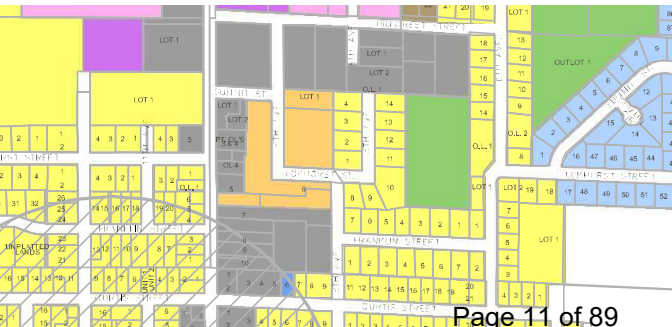
Mark A. Erickson, P.E.
Principal Engineer

Village of Baldwin Site Plan Review Checklist

Applicant Name:						Applicant			Village	
Project Name:						Yes	N/A	Explanation/Location in Plan	Yes	N/A
Site Plan Requirements										
1. Building dimensions to property lines						X		SEE SHEET C102		
2. Building size and dimensions						X		C102		
3. Lot size and dimensions						X		C102		
4. Parking layout and dimensions						X		C102		
5. Summary of parking stall calculations						X		C102		
6. Parking lot landscape/safety islands included							X	No Comm. PARKING LOT		
7. Existing and proposed 1' contours						X		C103		
8. Stormwater drainage control and features						X		C103		
9. Erosion control measures						X		C104		
10. Existing and proposed water and sewer services						X		C105		
11. Driveways locations and widths						X		C102		
12. Parking lot and/or driveway construction details						X		C102+C500		
13. Site landscaping						X		C106		
14. Screening type/height							X	NOT REQUIRED		
15. Exterior site lighting							X	NOT APPLICABLE		
16. 100 year floodplain boundary and elevation							X	NOT APPLICABLE		
17. Sign locations							X	NONE EXPECTED		
Additional Information										
18. Existing and proposed zoning						X		C.U.P. NARRATIVE		
19. Proposed use, hours, employees, shifts							X			
20. Stormwater control calculations						X		SITE PLAN NARRATIVE		
21. Floor plan and elevations							X	COMMON MOBILE HOME		
22. Proposed signing; size, number, and schematic							X			
23. CSM or subdivision plat						X		PROPOSED CSM WILL BE		

REVIEWED TO

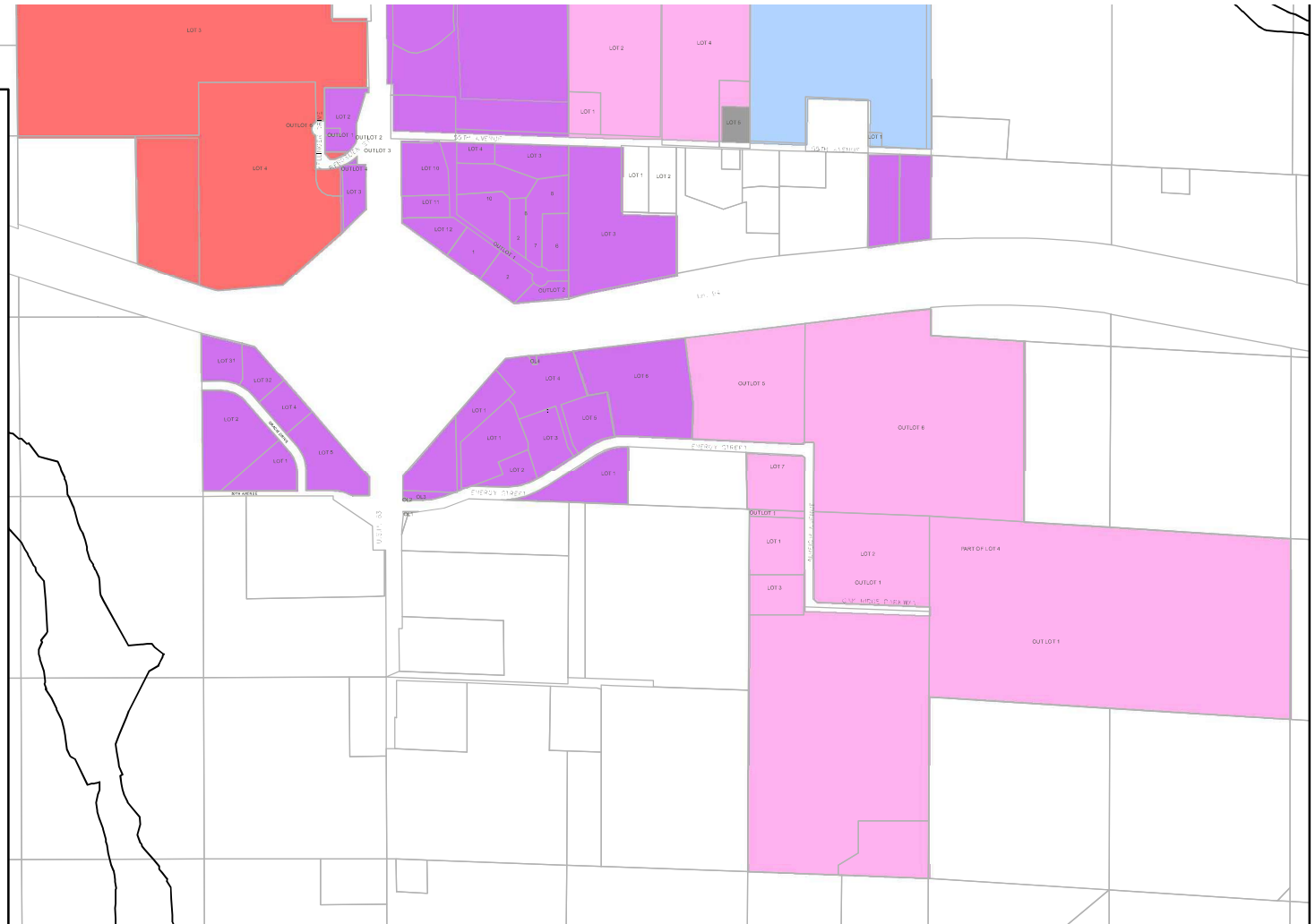
NOTE: The requirements listed above are necessary prior to site review by the Village Engineer and the Planning Commission. **Review and approval WILL BE delayed if these requirements are not met.** This checklist does not include all requirements of the Village Ordinances. A full copy of the Ordinances can be found on the Village website at: www.villageofbaldwin.com



Village of Baldwin Zoning

Legend

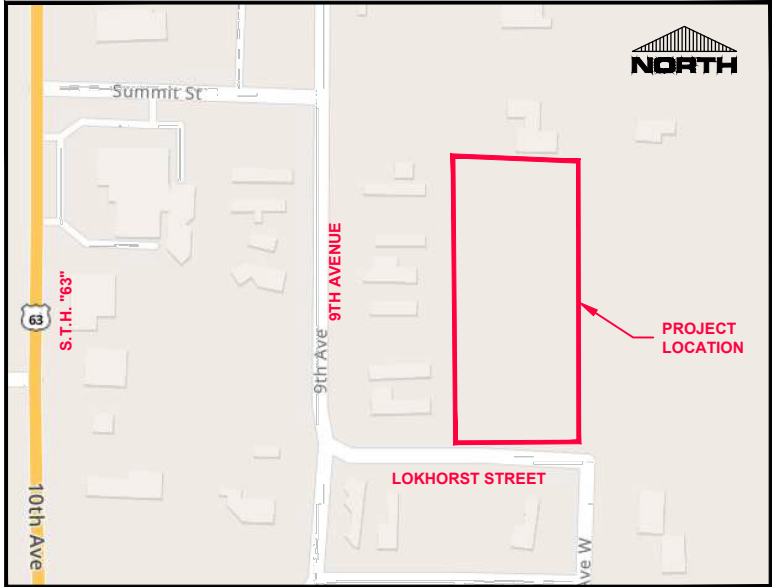
-  LOCAL COMMERCIAL, C-1
-  HIGHWAY COMMERCIAL, C-1-H
-  GENERAL COMMERCIAL, C-2
-  INDUSTRIAL, I-1
-  MIXED USE MEDICAL DISTRICT, M-1
-  PARKS / CONSERVANCY, OC
-  SINGLE FAMILY (LOW DENSITY) - R-1
-  SINGLE FAMILY - (MEDIUM DENSITY), R-1-M
-  RESIDENTIAL (1 & 2 FAMILY), R-2
-  RESIDENTIAL (2 - 4 FAMILY), R-3
-  RESIDENTIAL (> 4 FAMILY), R-4
-  WHP-WELLHEAD PROTECTOIN
-  FLOOD PLAIN LINE



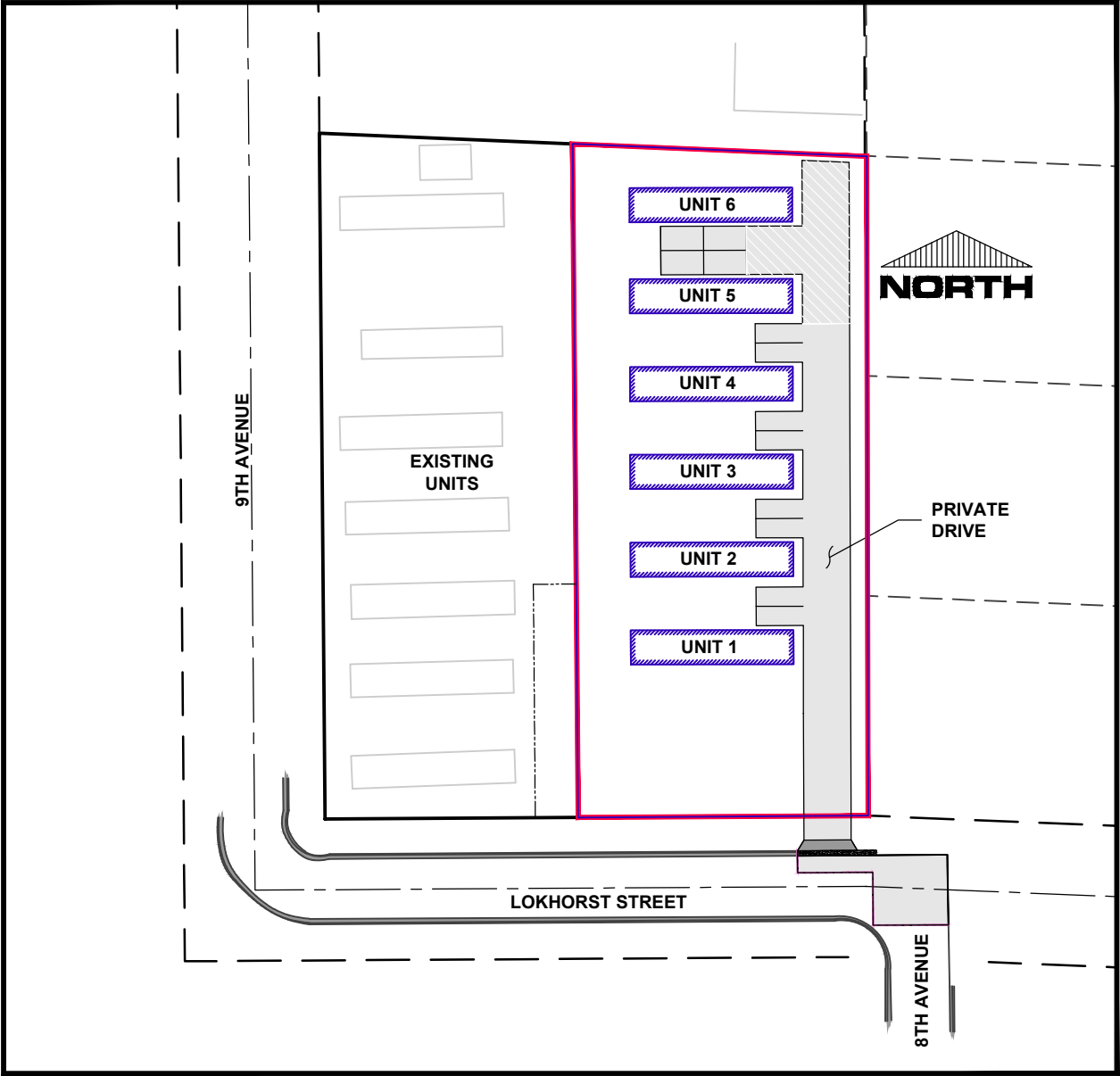
BLAZE MOBILE HOME PARK

RESIDENTIAL DEVELOPMENT

VILLAGE OF BALDWIN, ST. CROIX COUNTY



VICINITY MAP
(N.T.S.)



PROJECT SITE
FRANKLIN STREET AND 9TH AVENUE
VILLAGE OF BALDWIN
(N.T.S.)

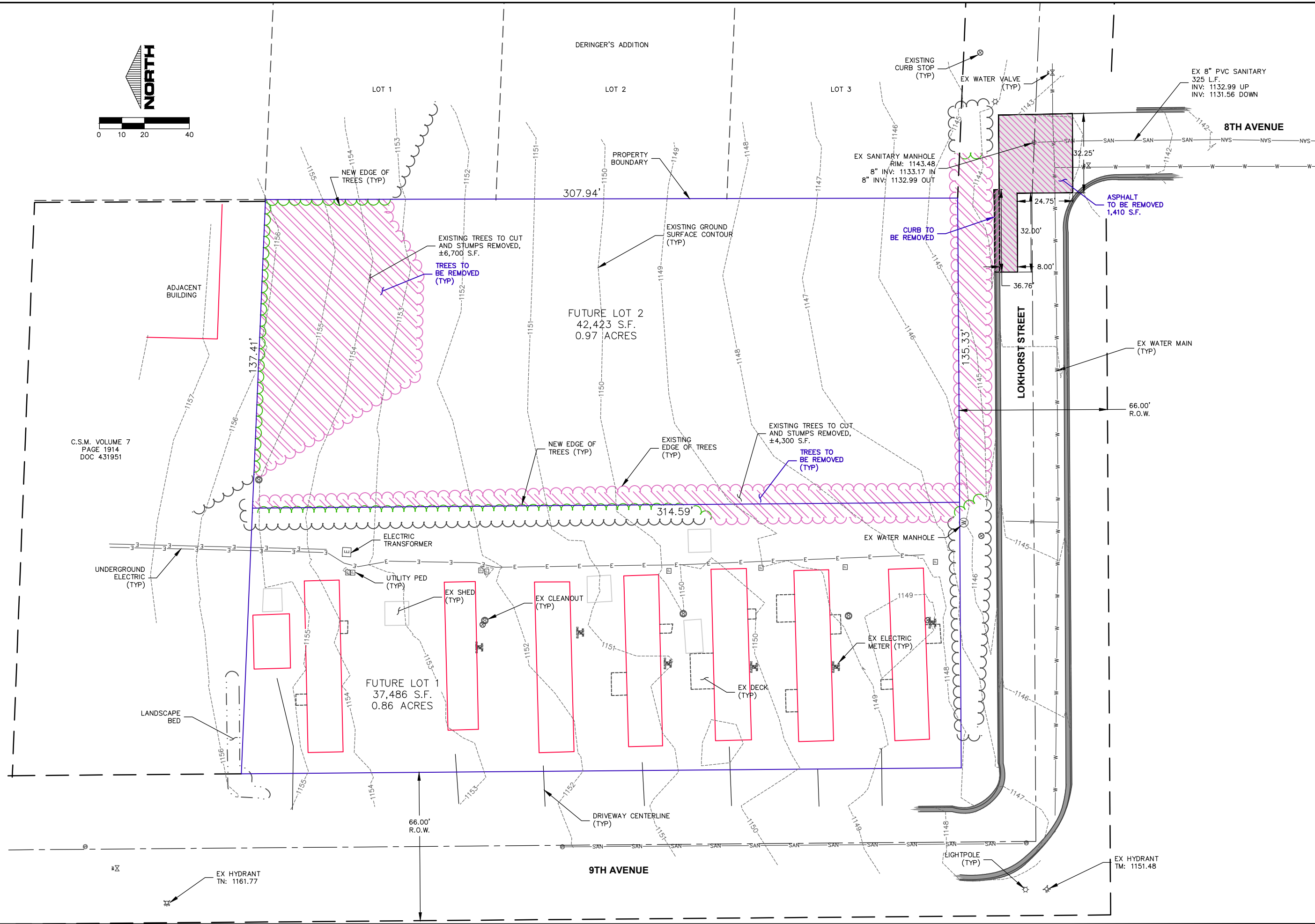
OWNER:
BALDWIN MHC, LLC
MR. DUSTIN WISKES
P.O. BOX 5663
DE PERE, WI 54115
EMAIL: DUSTIN@BLAZEMHC.COM
PHONE: 608-772-3878

ENGINEER:
EVERYDAY SURVEYING & ENGINEERING, LLC
MR. MARK ERICKSON, P.E.
711 S. HILLCREST PARKWAY
ALTOONA, WI 54720
EMAIL: MARK@ESELLC.CO
PHONE: 715-831-0654

SHEET INDEX:	
C100	TITLE SHEET
C101	EXISTING CONDITIONS AND DEMO PLAN
C102	SITE PLAN
C103	GRADING PLAN
C104	EROSION CONTROL PLAN
C105	PRIVATE DRIVE PLAN & PROFILE
C106	LANDSCAPE PLAN
C500	CONSTRUCTION DETAILS
C501	CONSTRUCTION DETAILS

ESE PROJECT #: 25195
DATE: 03-13-26
REVISED: 07-09-2026

FILE PATH: L:\CIVIL 3D PROJECTS\25195 BLAZE MHP - CSM CUP & SITE PLAN\3 PRODUCTION DRAWINGS\C101 EXISTING CONDITIONS AND DEMO PLANDWG



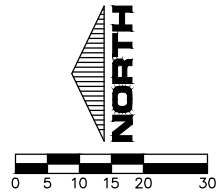
EVERYDAY SURVEYING & ENGINEERING
711 S. HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 851-0654 • EMAIL: INFO@ELLCCO

DR BY: DHK	JOB NO: 25195
CHK BY: MAE	DWG NAME: EX COND
DATE: 07-09-26	APPROV: XX-XX-XX

BLAZE MOBILE HOME PARK
EXISTING CONDITIONS AND DEMO PLAN
VILLAGE OF BALDWIN, ST. CROIX COUNTY, WI

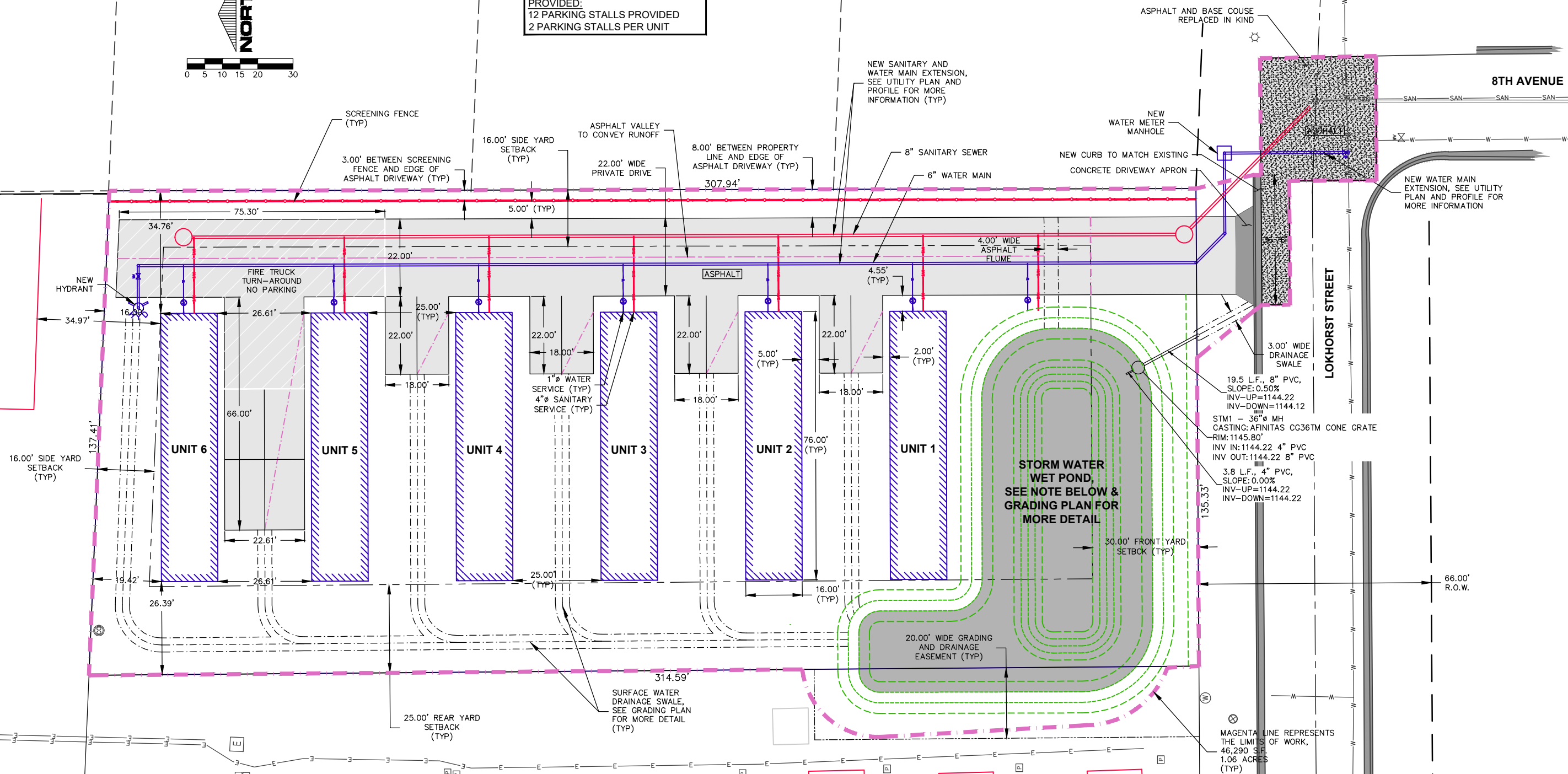
SHEET NO:
C101

FILE PATH: L:\CIVIL 3D PROJECTS\25195 BLAZE MHP - CSM CUP & SITE PLAN\3 PRODUCTION DRAWINGS\C102 SITE PLAN.DWG



ON-SITE PARKING:
PARKING ORD.: 635-47(G)(1)(B)
MOBILE HOMES = 2 PARKING STALL
PER UNIT.

PROVIDED:
12 PARKING STALLS PROVIDED
2 PARKING STALLS PER UNIT



POND LINER NOTES:
-POND LINER TO ENCOMPASS THE INTERIOR OF THE WET POND UP TO ELEVATION= 1,145.00' (THE HIGH WATER ELEVATION OF THE 2-YEAR RAIN EVENT).
-POND LINER SHALL CONSIST OF THE FOLLOWING:
1) COMPACTED TOPSOIL WITH A MINIMUM THICKNESS OF TWO FEET.
TOPSOIL LINER SHALL COMPLY WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES "WET DETENTION POND" (1001) CONSERVATION PRACTICE STANDARD APPENDIX D - POND LINER DESIGN TYPE C LINER.

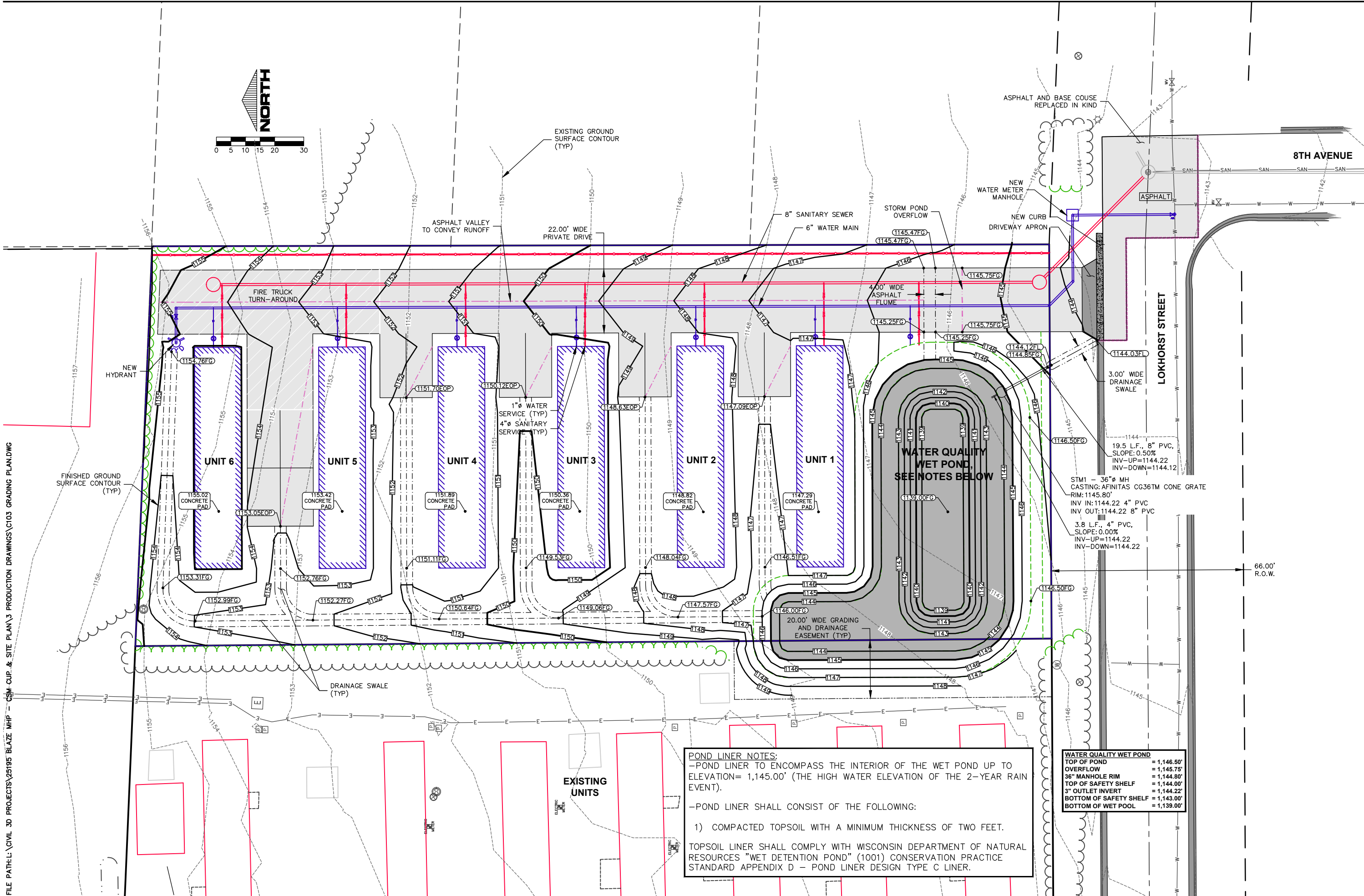
EVERYDAY SURVEYING & ENGINEERING
711 S. HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 851-0654 • EMAIL: INFO@EJLCCO

DR BY: DHK	JOB NO: 25195	DWG NAME: SITE PLAN
CHK BY: MAE	DATE: 07-09-26	APPROV: XX-XX-XX

BLAZE MOBILE HOME PARK
SITE PLAN
VILLAGE OF BALDWIN, ST. CROIX COUNTY, WI

SHEET NO:
C102

FILE PATH: L:\CIVIL 3D PROJECTS\25195 BLAZE MHP -- CSM CUP & SITE PLAN\3 PRODUCTION DRAWINGS\C103 GRADING PLAN.DWG



POND LINER NOTES:
-POND LINER TO ENCOMPASS THE INTERIOR OF THE WET POND UP TO ELEVATION = 1,145.00' (THE HIGH WATER ELEVATION OF THE 2-YEAR RAIN EVENT).
-POND LINER SHALL CONSIST OF THE FOLLOWING:

1) COMPACTED TOPSOIL WITH A MINIMUM THICKNESS OF TWO FEET.

TOPSOIL LINER SHALL COMPLY WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES "WET DETENTION POND" (1001) CONSERVATION PRACTICE STANDARD APPENDIX D - POND LINER DESIGN TYPE C LINER.

WATER QUALITY WET POND	
TOP OF POND	= 1,146.50'
OVERFLOW	= 1,145.75'
36" MANHOLE RIM	= 1,144.80'
TOP OF SAFETY SHELF	= 1,144.00'
3" OUTLET INVERT	= 1,144.22'
BOTTOM OF SAFETY SHELF	= 1,143.00'
BOTTOM OF WET POOL	= 1,139.00'

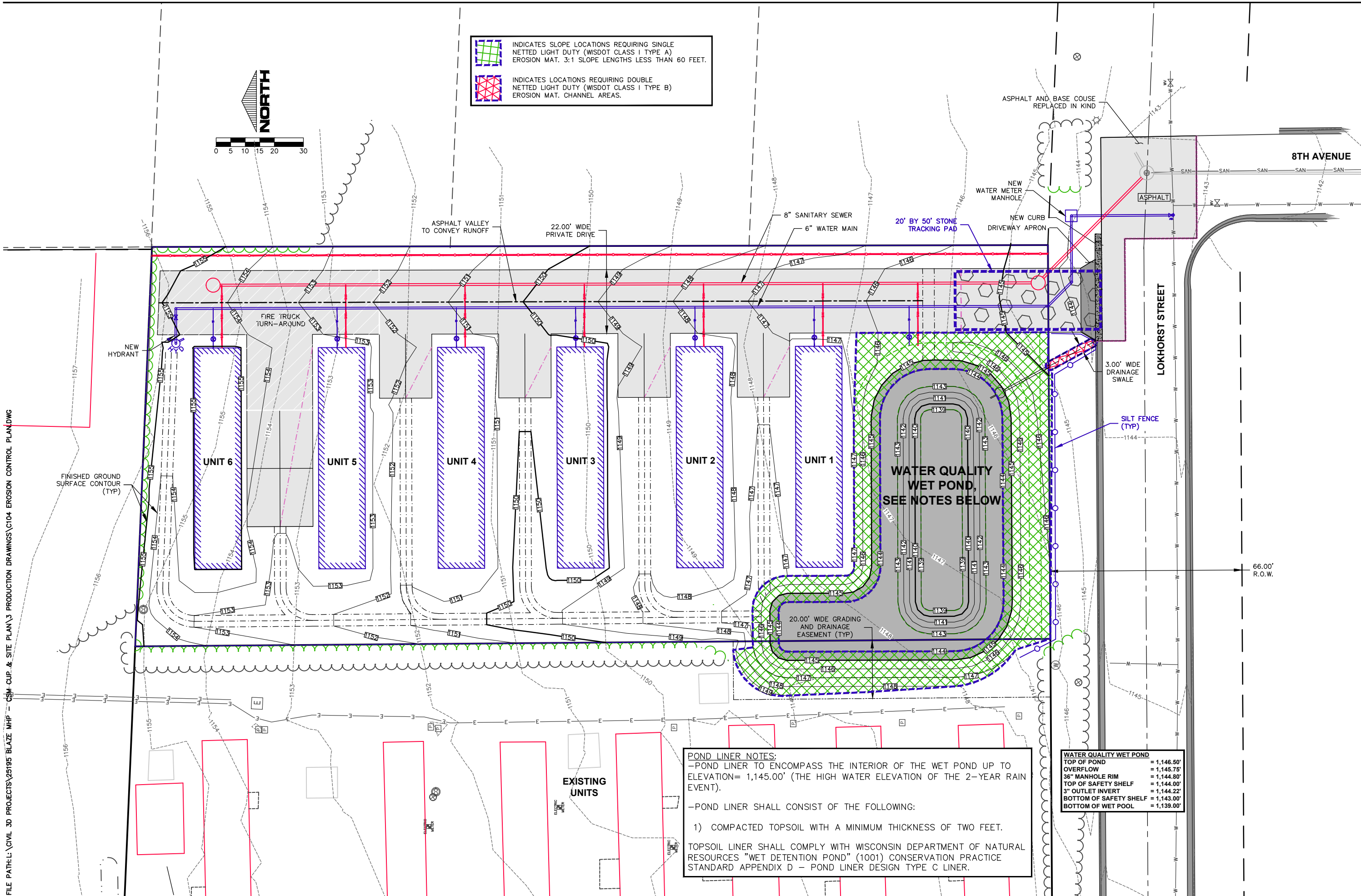
EVERYDAY SURVEYING & ENGINEERING
711 S. HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 851-0654 • EMAIL: INFO@ELLCCO

DR BY: DHK	JOB NO: 25195
CHK BY: MAE	DWG NAME: GRADING PLAN
DATE: 07-09-26	APPROV: XX-XX-XX

BLAZE MOBILE HOME PARK
GRADING PLAN
VILLAGE OF BALDWIN, ST. CROIX COUNTY, WI

SHEET NO:
C103

FILE PATH: L:\CIVIL 3D PROJECTS\25195 BLAZE MHP -- CSM CUP & SITE PLAN\3 PRODUCTION DRAWINGS\C104 EROSION CONTROL PLAN.DWG



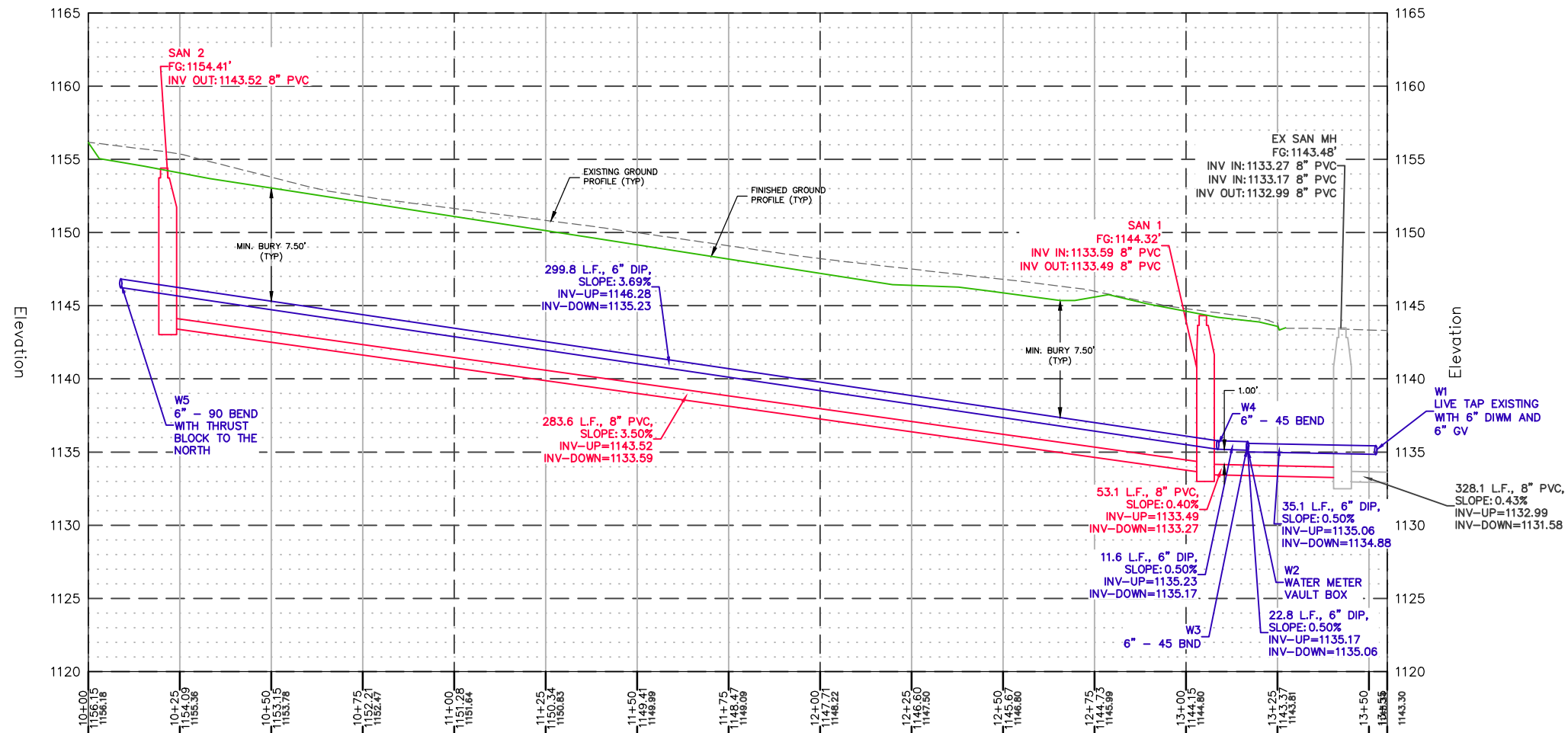
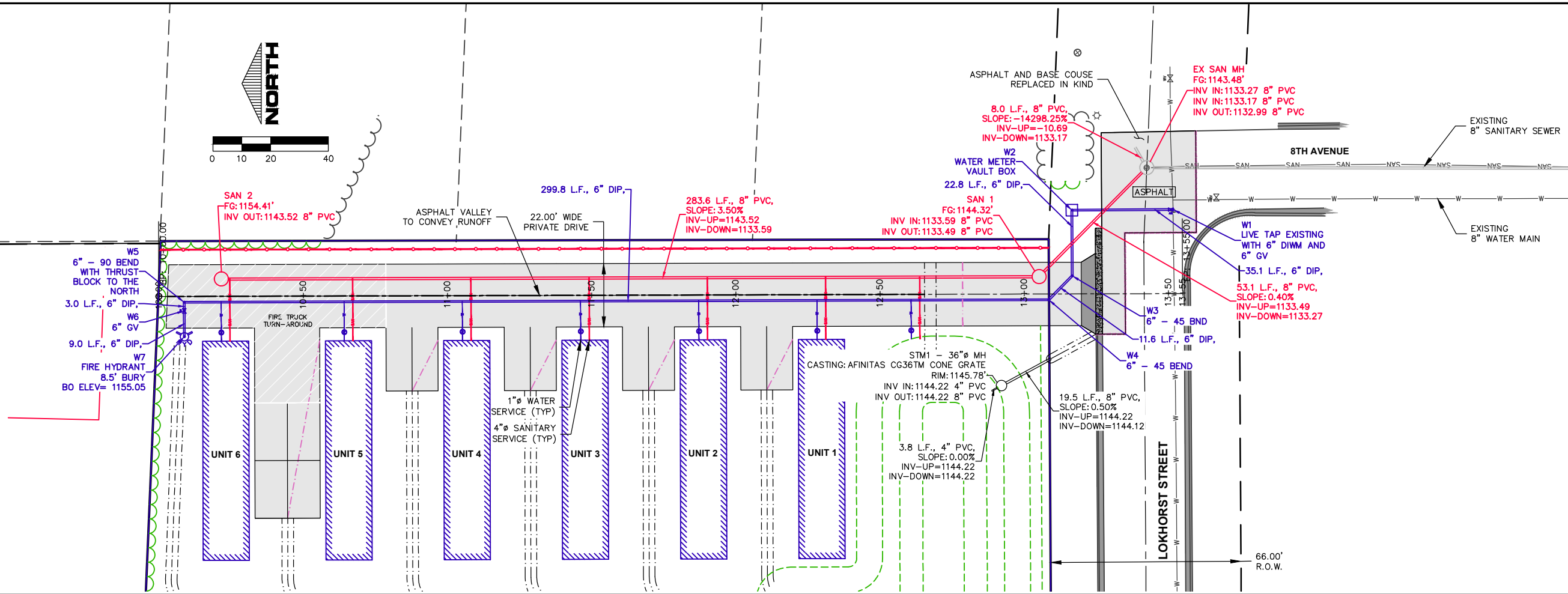
EVERYDAY SURVEYING & ENGINEERING
711 S. HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 851-0654 • EMAIL: INFO@ELLCCO

DR BY: DHK	JOB NO: 25195
CHK BY: MAE	DWG NAME: EROSION
DATE: 07-09-26	APPV: XX-XX-XX

BLAZE MOBILE HOME PARK
EROSION CONTROL PLAN
VILLAGE OF BALDWIN, ST. CROIX COUNTY, WI

SHEET NO:
C104

FILE PATH: L:\CIVIL 3D PROJECTS\25195 BLAZE MHP - CSM CUP & SITE PLAN\3 PRODUCTION DRAWINGS\C105 PRIVATE DRIVE PLAN AND PROFILE.DWG

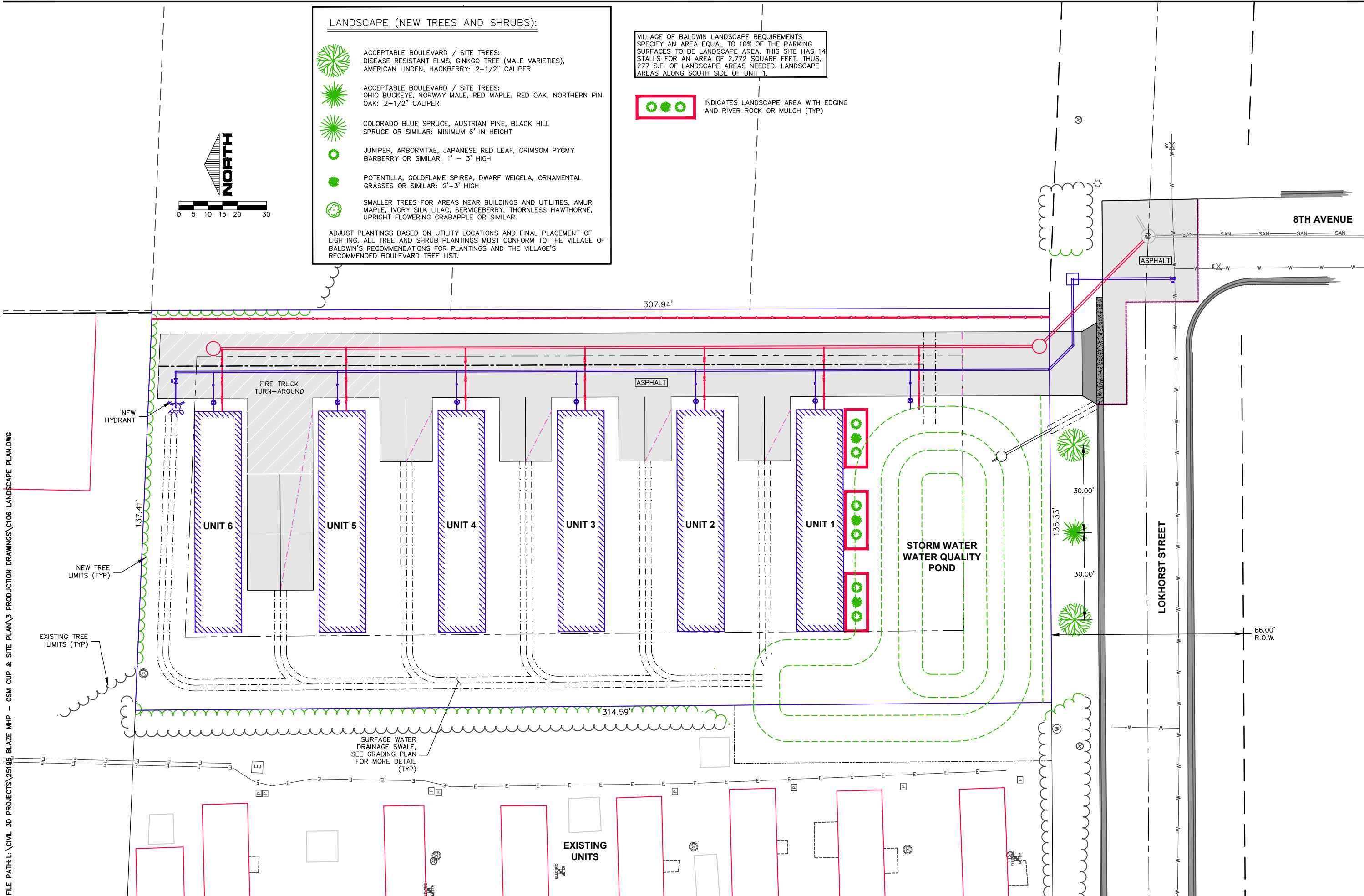


EVERYDAY SURVEYING & ENGINEERING
711 S. HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 851-0654 • EMAIL: INFO@ELLCCO

DR BY: DHK	JOB NO: 25195	SHEET NO: C105
CHK BY: MAE	DWG NAME: P-P1	
DATE: 07-09-26	APPROV: XX-XX-XX	

BLAZE MOBILE HOME PARK
PLAN AND PROFILE PLAN
VILLAGE OF BALDWIN, ST. CROIX COUNTY, WI

FILE PATH: L:\CIVIL 3D PROJECTS\25195\BLAZE MHP - CSM CUP & SITE PLAN\3 PRODUCTION DRAWINGS\C106 LANDSCAPE PLAN.DWG



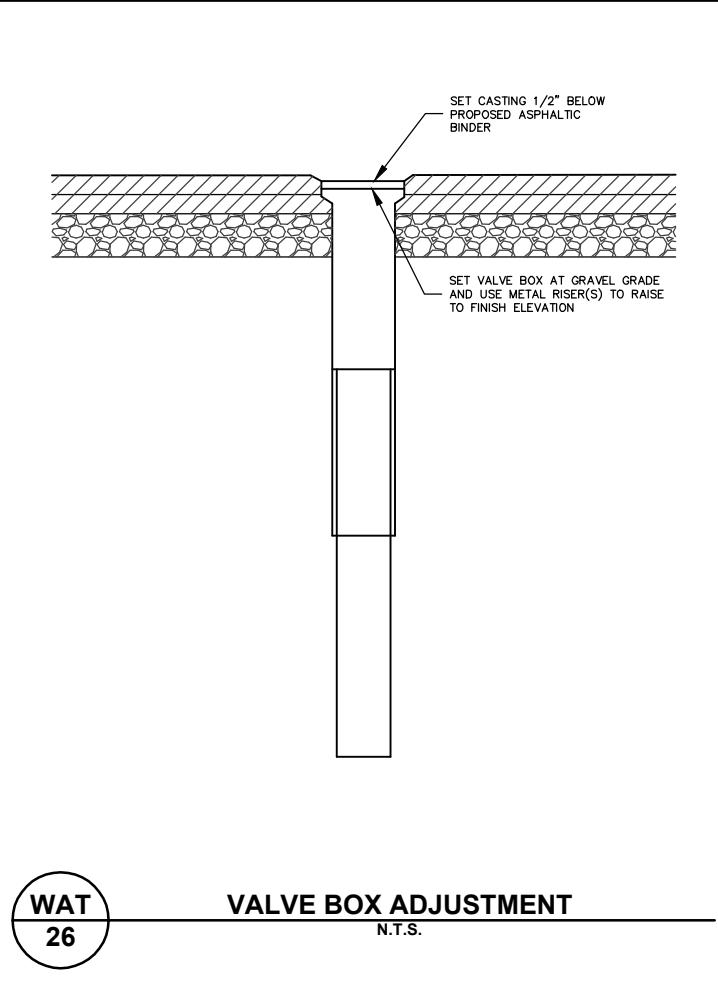
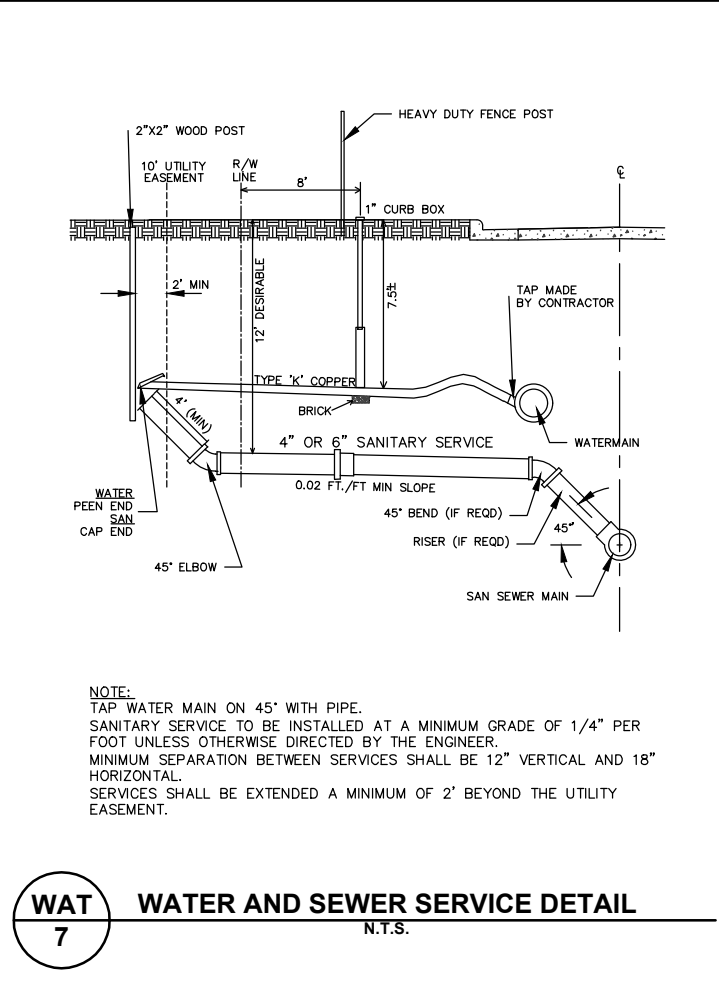
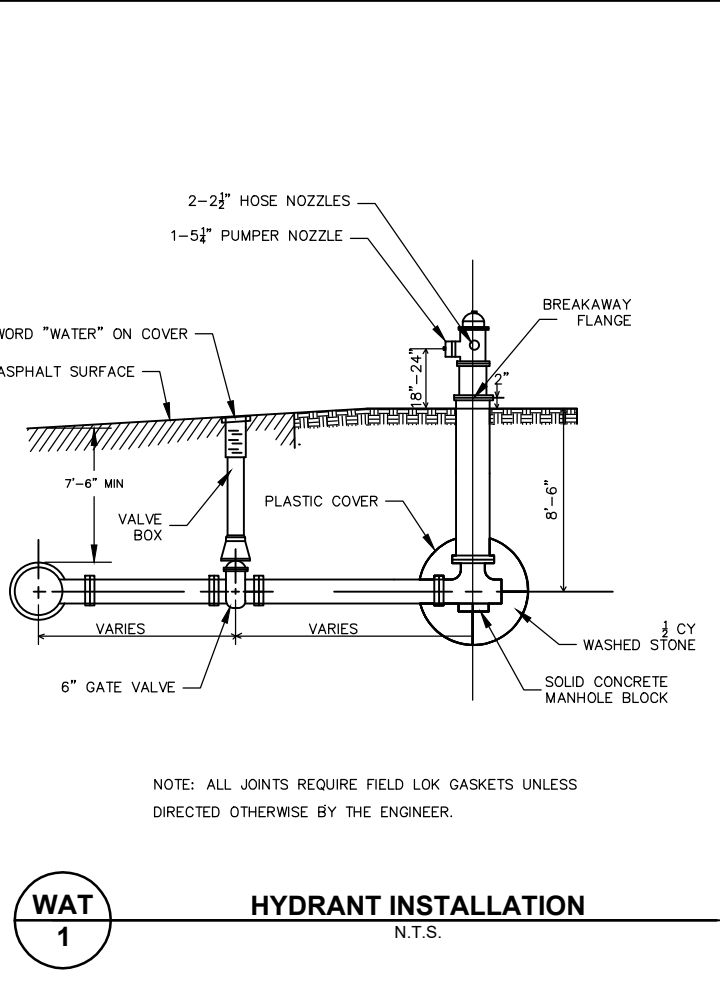
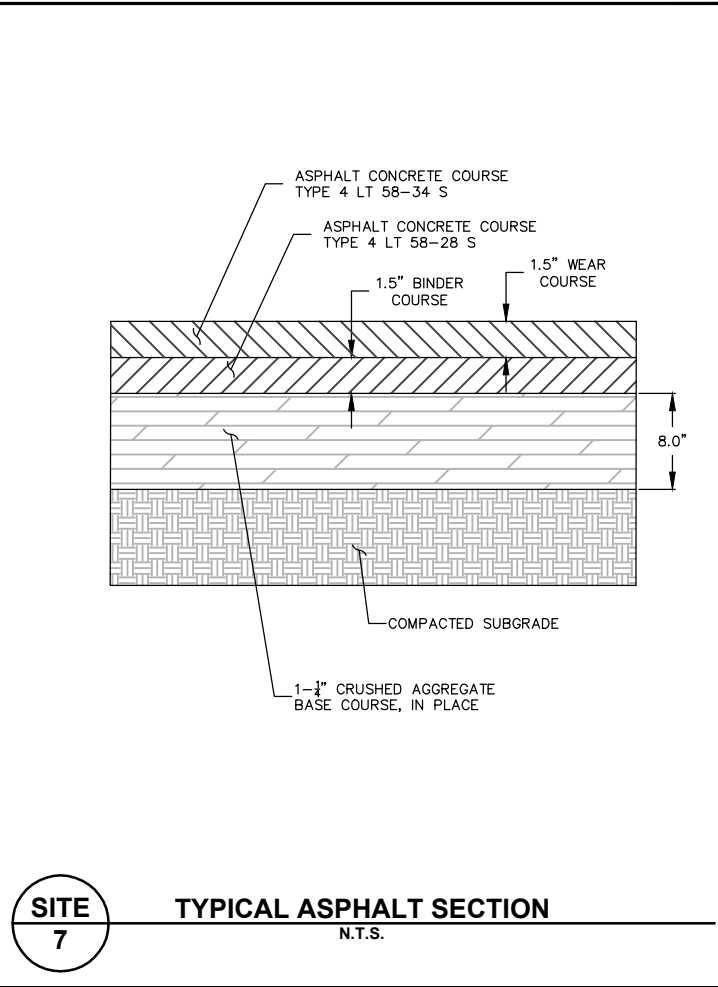
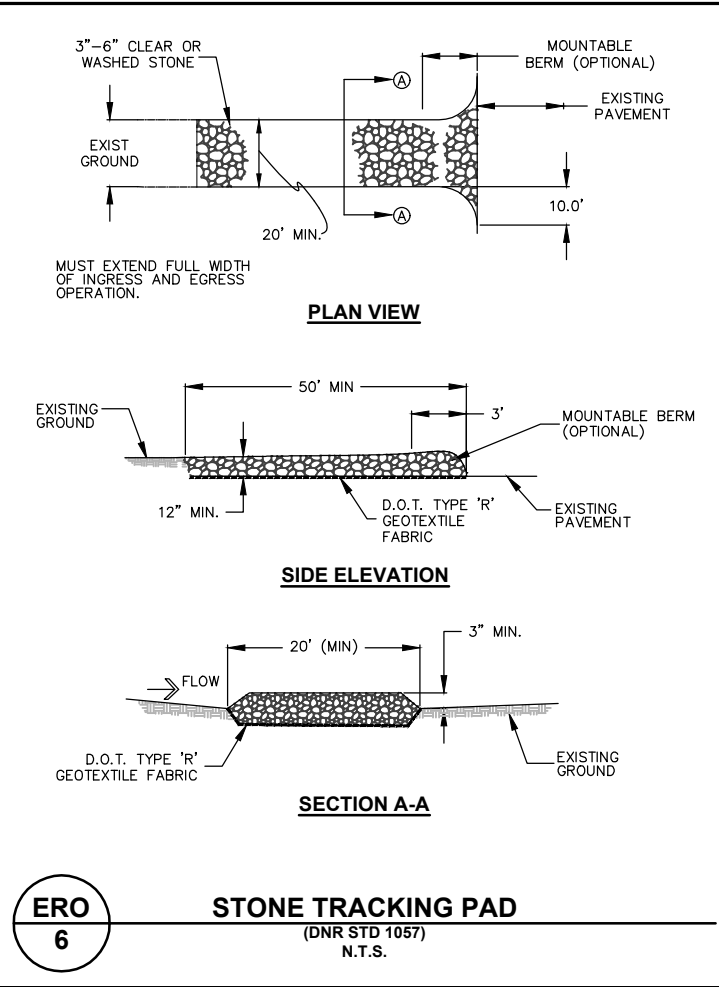
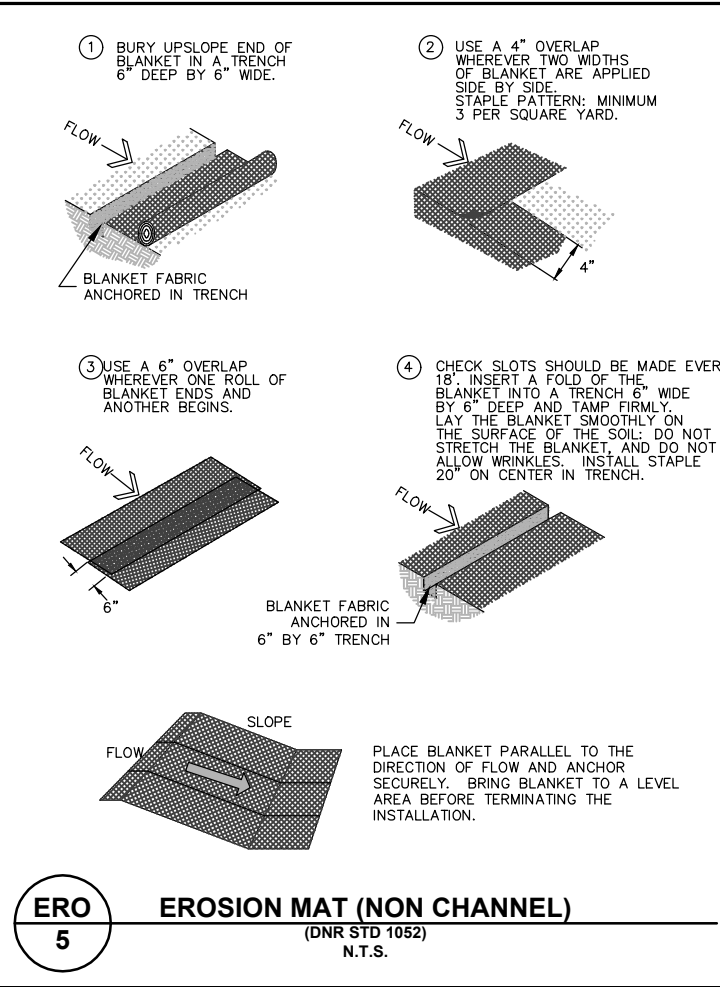
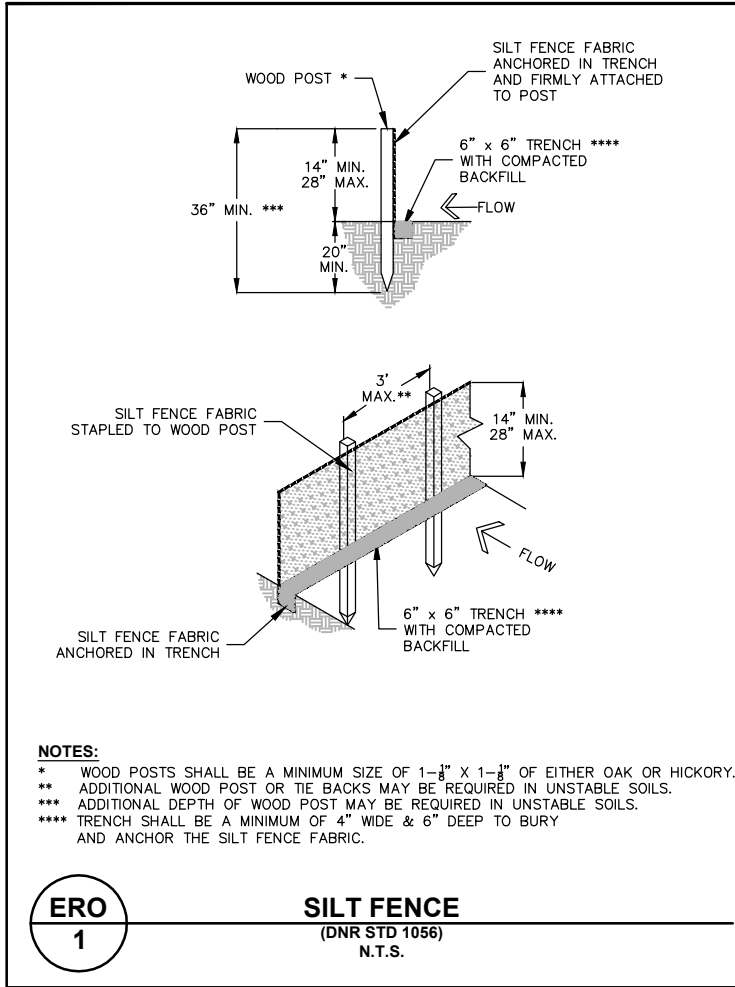
EVERYDAY SURVEYING & ENGINEERING

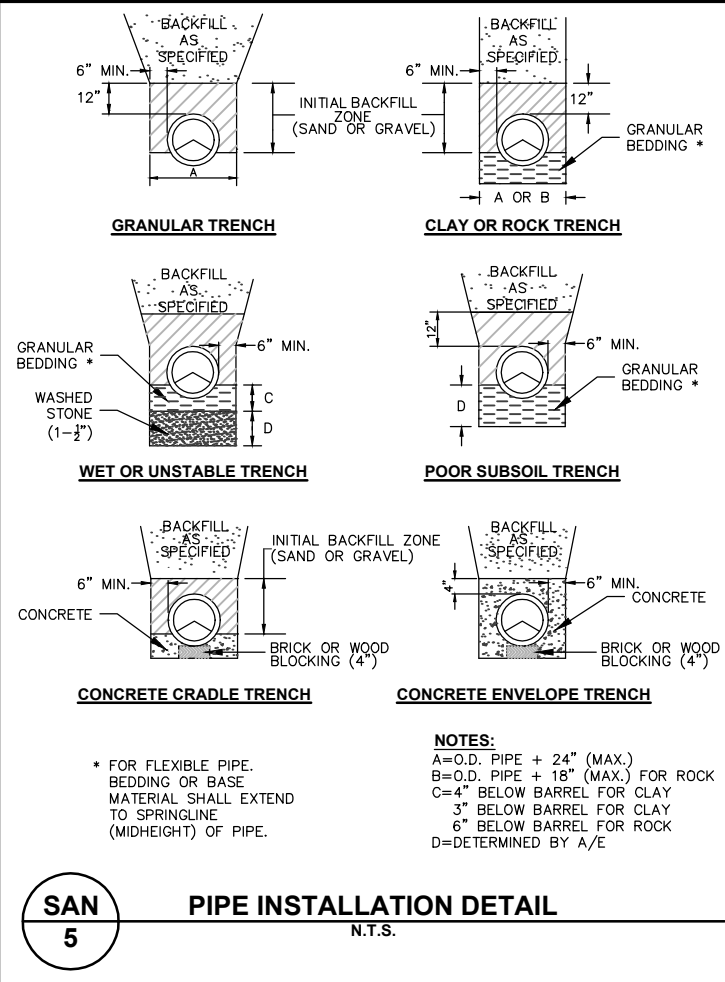
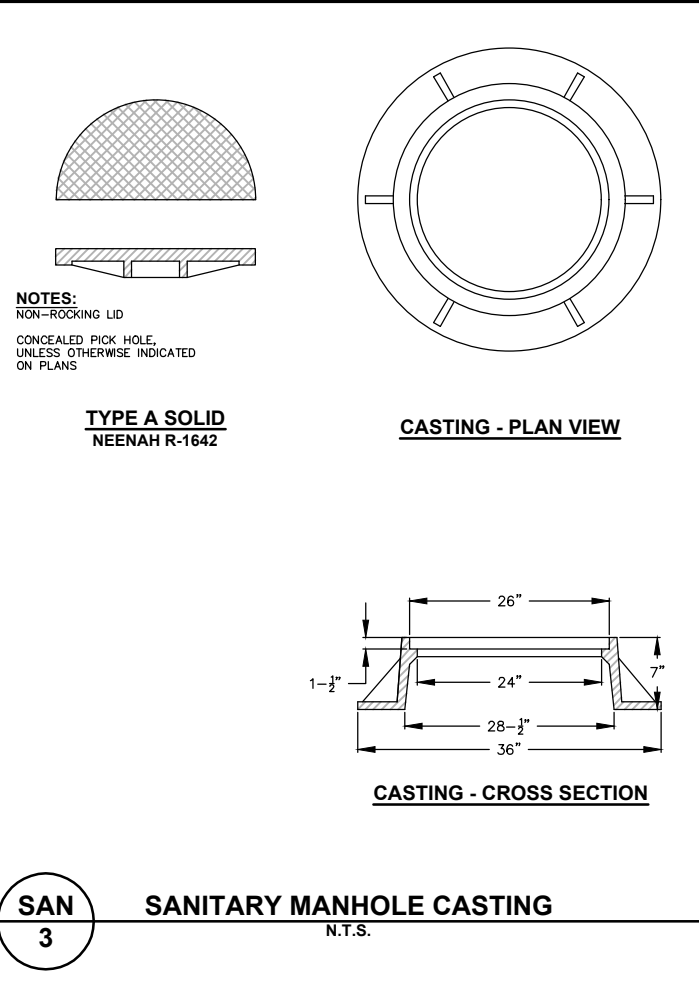
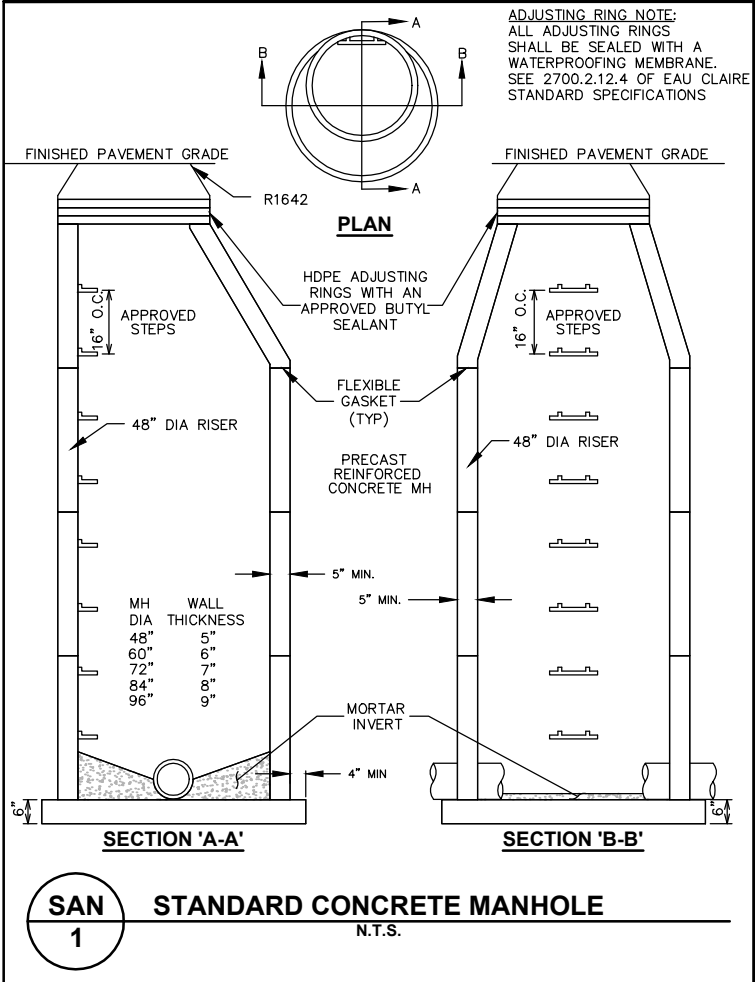
711 S. HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 851-0654 • EMAIL: INFO@EELLCCO

DR BY: DHK	JOB NO: 25195
CHK BY: MAE	DWG NAME: LANDSCAPE
DATE: 07-09-26	APPROV: XX-XX-XX

BLAZE MOBILE HOME PARK
LANDSCAPE PLAN
VILLAGE OF BALDWIN, ST. CROIX COUNTY, WI

SHEET NO:
C106





- EROSION CONTROL SEQUENCING**
- SITE PREPARATION**
1. INSTALL EROSION CONTROL BARRIERS (SILT FENCE) PRIOR TO STARTING CONSTRUCTION ACTIVITIES.
 2. INSTALL STONE TRACKING PAD AS SHOWN. IF TRACKING OF SOILS OFF-SITE BECOMES AN ISSUE, THE CONTRACTOR SHALL INSTALL ADDITIONAL STONE AS NEEDED.
 3. STOCKPILE TOPSOIL IN AREAS DEEMED EFFICIENT BY THE CONTRACTOR. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
 4. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
 5. INSTALL ADDITIONAL EROSION CONTROL MEASURES AS NEEDED DURING THE CONSTRUCTION PROCESS, SUCH AS REPLACE SILT FENCE ON SITE AS GRADING PROGRESSES.
 6. GRADE THE BUILDING PADS AND STORM WATER AREAS PER THE GRADING PLAN.
 7. PLACE BASE COURSE ON SITE.
 8. INSTALL ASPHALT SURFACES.
 9. INSTALL ADDITIONAL EROSION CONTROL AS NEEDED DURING ALL CONSTRUCTION PHASES.
- FINAL RESTORATION**
1. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE. ALL AREAS MUST BE TOPSOILED, SEEDED AND MULCHED OR MATTED. EROSION MAT MUST BE USED ON THE STORM WATER FACILITIES SIDE SLOPES AND SLOPES THAT ARE 3:1 OR STEEPER AS SHOWN.
 2. CONTRACTOR SHALL MONITOR SEEDING TO ENSURE THAT GERMINATION OCCURS. ADDITIONAL WATERING OR EROSION CONTROL MAY BE NECESSARY AFTER FINAL SEEDING.

RESTORATION AND SEEDING

RESTORE ALL DISTURBED AREAS AS SOON AS PRACTICABLE. ALL AREAS MUST BE TOPSOILED, SEEDED AND MULCHED (OR MATTED). MINIMUM TOPSOIL DEPTH SHALL BE 4 INCHES. TYPE A EROSION MAT MUST BE USED ON THE STORM WATER FACILITY SIDE SLOPES AND ANY 3:1 SLOPES WITH FLOW LENGTHS LESS THAN 60 FEET. TYPE B EROSION MAT MUST BE USED ON 3:1 SLOPES WITH FLOW LENGTHS GREATER THAN 60 FEET. PRIOR TO THE PLACEMENT OF SEED, THE AREAS OF TOPSOIL SHALL BE FERTILIZED AT THE APPLICATION RATE OF 10 POUNDS PER 1000 SQUARE FEET. FERTILIZER SHALL BE INCORPORATED TO A DEPTH OF 2 INCHES.

35% KENTUCKY BLUEGRASS
30% CREEPING RED FESCUE
20% KENTUCKY PARK BLUEGRASS
10% PERENNIAL RYE - FIESTA 2
5% OTHER GRASSES

APPLICATION RATE SHALL BE A MINIMUM OF 5 LBS. PER 1000 SQUARE FEET. THE CONTRACTOR SHALL RAKE, AND PREPARE SEED BED PRIOR TO APPLYING FERTILIZER, SEED AND MULCH, AND THE PREPARED AREA SHALL BE APPROVED BY ENGINEER PRIOR TO COMMENCING.

THE CONTRACTOR SHALL LANDSCAPE AND RESTORE ALL DISTURBED AREAS TO THE TYPE AND EXTENT AS SHOWN ON THE PLANS. AREAS DISTURBED BY THE CONSTRUCTION OUTSIDE THE PROJECT LIMITS, AS DETERMINED BY THE ENGINEER, SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE.

- EROSION CONTROL NOTES:**
1. THE EROSION CONTROL ON THIS PLAN HAS BEEN PREPARED PER CODE. THE **CONTRACTOR** SHALL BE RESPONSIBLE FOR MAINTAINING, MODIFYING, AND IMPLEMENTING ADDITIONAL EROSION CONTROL MEASURES BASED UPON THEIR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURE OF CONSTRUCTION.
 2. PLAN REVISIONS OR AMENDMENTS MUST BE SUBMITTED TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
 3. THE **CONTRACTOR** SHALL ULTIMATELY BE RESPONSIBLE FOR EROSION CONTROL AT THE PROJECT SITE AS THE ENGINEER CAN NOT CONTROL THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
 4. THE **CONTRACTOR** SHALL COMPLY AND ADHERE TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. THE TECHNICAL STANDARDS ARE FOUND AT:
[HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html)
 5. THE **CONTRACTOR** MUST POST AND MAINTAIN THE WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED. THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH THE WDNR.
 6. THE CONTRACTOR SHALL KEEP THE 'EROSION CONTROL PLAN' ONSITE AT ALL TIMES. THE **CONTRACTOR** SHALL BE RESPONSIBLE FOR COMPLETING DNR FORM 3400-187 'CONSTRUCTION SITE INSPECTION REPORT' ON A WEEKLY BASIS AND WITHIN 24 HOURS AFTER RAINFALL EVENTS OF 0.5-INCHES OR MORE. INSPECTION REPORTS MUST BE KEPT ON-SITE AND MADE AVAILABLE UPON REQUEST.
 7. THE **CONTRACTOR** SHALL CLOSELY MONITOR THE WEATHER FORECAST AND SHALL MAKE APPROPRIATE ADJUSTMENTS TO PREPARE FOR FORECASTED RAINFALL EVENTS.
 8. THE **CONTRACTOR** SHALL CLOSELY OBSERVE EROSION AREAS AFTER RAINFALL EVENTS AND MAKE THE APPROPRIATE CORRECTIONS TO PREVENT EROSION IN THE SAME AREA DURING FUTURE RAINFALL EVENTS.
 9. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES REMAIN INACTIVE FOR 7 DAYS OR MORE.
 10. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADING.
 11. IN THE EVENT THAT SOILS ARE TRACKED OR SPILLED ONTO THE ADJACENT RIGHT OF WAYS, THE MATERIAL SHALL BE REMOVED AND THE ROAD SHALL BE SWEEPED THAT SAME DAY. DEBRIS MUST BE CLEANED UP DAILY IF IT HAS THE POTENTIAL TO MOVE OFF-SITE.
 12. MINIMIZE DUST TO THE MAXIMUM EXTENT PRACTICABLE UTILIZING METHODS DESCRIBED IN WI DNR TECHNICAL STANDARD 1068.
 13. OFF-SITE SEDIMENT DEPOSITS MUST BE CLEANED UP WITHIN 24 HOURS OF THE OCCURRENCE USING MEANS AND METHODS DEEMED APPROPRIATE TO THE CONTRACTOR TO REMOVE THE SEDIMENT AND RESTORE THE OFF-SITE AREA.
 14. THE CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING PROPER DISPOSAL OF BUILDING AND WASTE MATERIALS IN ACCORDANCE WITH VILLAGE OF BALDWIN ORDINANCE.

EVERYDAY SURVEYING & ENGINEERING

711 S. HILLCREST PARKWAY • ALTOONA, WI 54720
Ph: (715) 831-0654 • EMAIL: INFO@ESE.CO

JOB NO:	25195
CHK BY:	MAE
DATE:	07-09-26
APRVD:	---

BLAZE MOBILE HOME PARK
CONSTRUCTION DETAILS
VILLAGE OF BALDWIN, ST. CROIX COUNTY, WI

PAGE NO:
C501

Everyday Surveying and Engineering, LLC

Civil Engineering • Land Surveying



July 9, 2026

Village of Baldwin
Attn: Ms. Jodi Peterson
Baldwin Municipal Building
400 Cedar Street
Baldwin, WI 54002

Re: Blaze MHC, LLC – Condition Use Permit Narrative

Dear Ms. Peterson,

We are making application for the Blaze MHC's Mobile Home Park proposed expansion which requires a Condition Use Permit (CUP) per the Village's Code 612-17. This proposed expansion will be located on land within the Village that is currently zoned Limited Multiple-Family Residential District (R3). Under the Village's Code 635-18 (B)(2) a Mobile Home Park will be allowed up on the approval of this CUP Application by both the Plan Commission and Village Board.

We and the Project Site's CUP, CSM, and Site Plan Review, are looking forward to being on the Village's Plan Commission Agenda and the Village's Board Agenda in August.

If you have any questions, please let us know.

Sincerely,

Mark A. Erickson, P.E.
Principal Engineer



Office use only

CONDITIONAL USE PERMIT APPLICATION

The Conditional Use Permit application is reviewed by the Planning Commission at their regularly scheduled meeting. A public hearing is required for all conditional use permit applications submitted. All neighboring property owners within 100 feet of the subject property will be notified of the public hearing and will have an opportunity to voice their concerns or support for the request. After the public hearing, the Planning Commission will make their recommendation to the Village Board.

Filing fee: \$350 non-refundable fee paid with application.

Due date: Completed application and materials are due by the 15th of the month

Meetings: Planning Commission – 1st Monday of every month
Village Board Meeting – 2nd Wednesday of every month

AN INCOMPLETE APPLICATION WILL DELAY REVIEW

CONTACT INFORMATION

Property Owner: DUSTIN WISKES **Company Name:** BLAZE MHC, LLC.

Property owner mailing address: P.O. Box 5663 De Pere, WI 54115

Phone: 608-772-3878 **Second Phone:** N/A

Email: DUSTIN@BLAZEMHC.COM

Agent Name: MARK ERICKSON **Company Name:** EVERYDAY SURVEYING + ENGINEERING, LLC.

Address: 711 S. HILLCREST PKWY **City:** ALTONA **State:** WI **Zip:** 54720

Phone: 715-831-0654 **Second phone:** 715-831-6270

Email: MARK@ESELLC.CO (NOT "DOT" COM)

PROPERTY INFORMATION

Address of subject property: 670 - 10TH AVE. (MAYBE CHANGED FROM CSM)

Zoning district: RESIDENTIAL (R-3) **Tax parcel number:** 106-1046-70-000

Lot area: NEW CSM LOT 2 = 0.97 ^{ACRES} _{SQ. FT.} **Lot dimensions:** 1/2-136' W x 1/2-310' D ft.

List the current use of the property and any previous improvements:

THIS PORTION OF LAND, NEW CSM LOT 2 IS VACANT.

Identify all non-conforming structures and /or land uses on the property, if applicable:

THERE WILL NOT BE ANY EXISTING STRUCTURES ON THE NEW CSM LOT 2.

Has a prior application for a conditional use permit been made with respect to this property?

Yes ☐ No ☒ If yes, was the permit granted and if so, when? _____

CURRENT REQUEST

Explain the request for a conditional use permit, referencing ordinance numbers, if applicable.

PER VILLAGE CODE 635-18(B)(2) A NEW MOBILE HOME
PARK ADDITION MUST APPLY FOR A CONDITIONAL USE
PERMIT.

Attached supplemental materials, such as survey maps, plat maps, documentation etc., if applicable.

PLEASE SEE THIS PROJECT'S ASSOCIATED MATERIALS FOR
CERTIFICATION THIS PROPERTY'S CERTIFIED SURVEY MAP & SITE PLAN REVIEW.

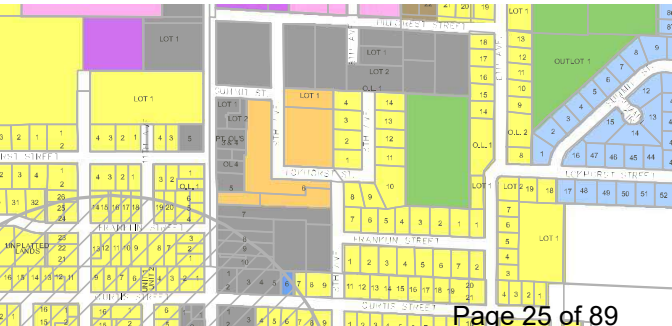
I certify that the information I have provided in this application is true and accurate and I have submitted a
\$350 non-refundable fee payable to the Village of Baldwin. I understand that there may be additional
charges depending on the level of review needed.

Owner/agent signature: Mark A. Erickson AGENT Date: 03-13-26
(Required) MARK A. ERICKSON

Contractor signature: TO BE DETERMINED Date: _____
(Optional)

REMIT TO:

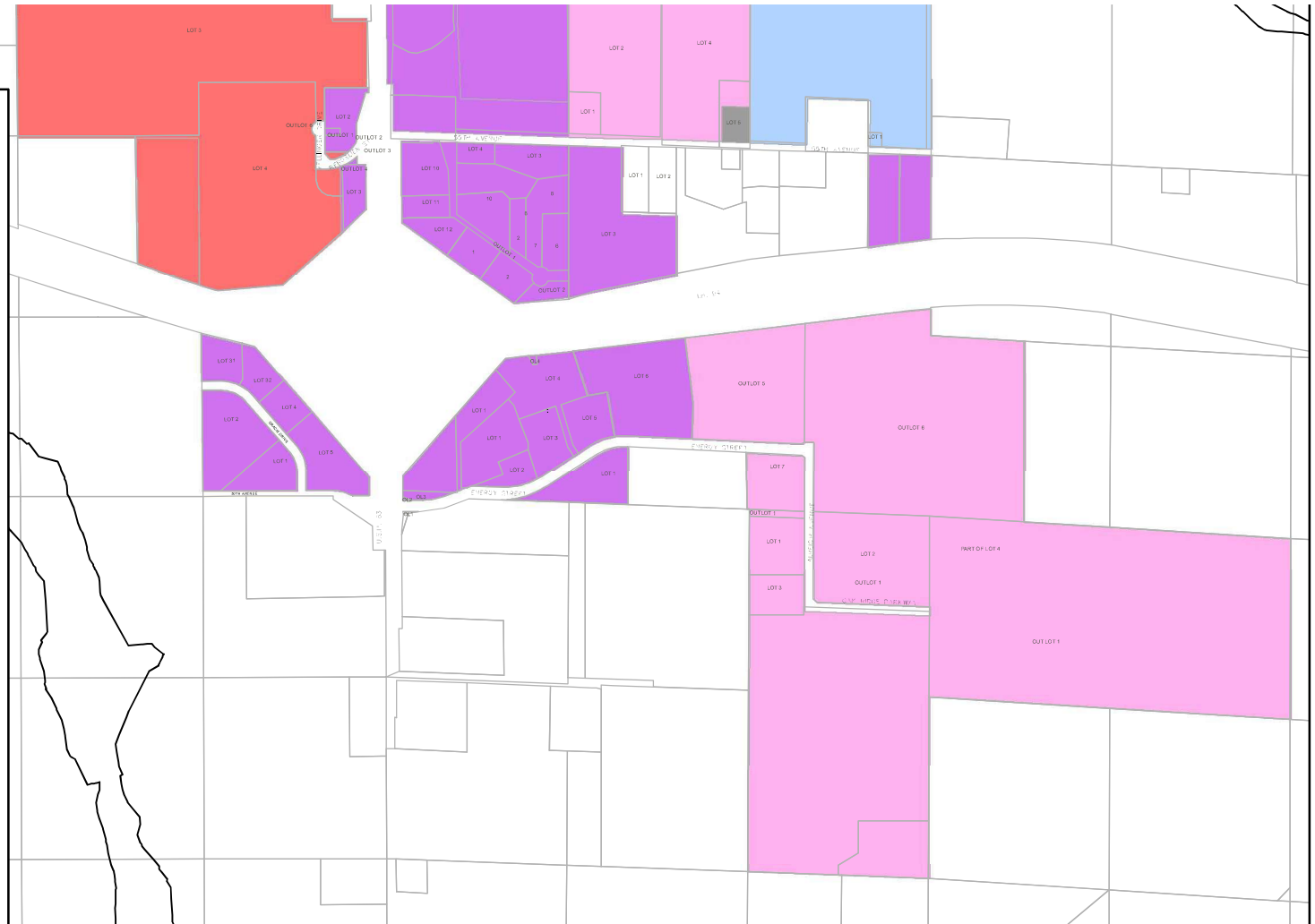
Village of Baldwin
400 Cedar St. P.O. Box 97
Baldwin, WI 54002
715-684-3426
planning@villageofbaldwin.com



Village of Baldwin Zoning

Legend

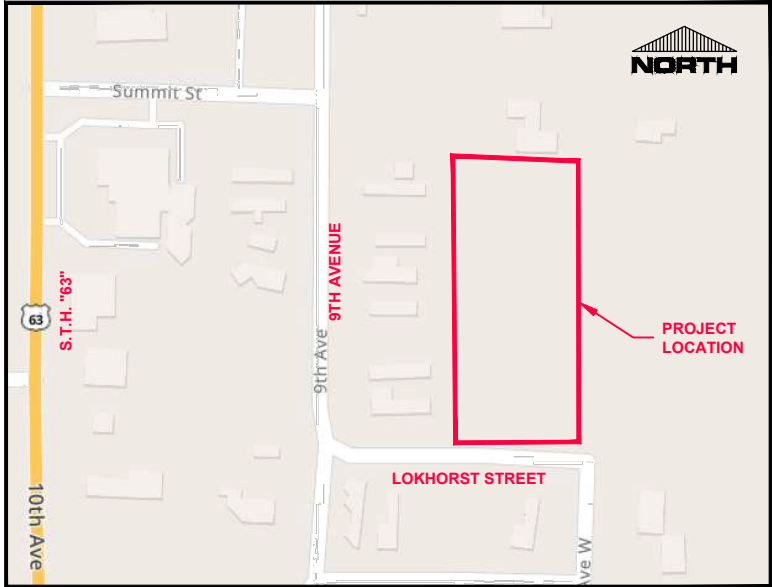
- LOCAL COMMERCIAL, C-1
- HIGHWAY COMMERCIAL, C-1-H
- GENERAL COMMERCIAL, C-2
- INDUSTRIAL, I-1
- MIXED USE MEDICAL DISTRICT, M-1
- PARKS / CONSERVANCY, OC
- SINGLE FAMILY (LOW DENSITY) - R-1
- SINGLE FAMILY - (MEDIUM DENSITY), R-1-M
- RESIDENTIAL (1 & 2 FAMILY), R-2
- RESIDENTIAL (2 - 4 FAMILY), R-3
- RESIDENTIAL (> 4 FAMILY), R-4
- WHP-WELLHEAD PROTECTOIN
- FLOOD PLAIN LINE



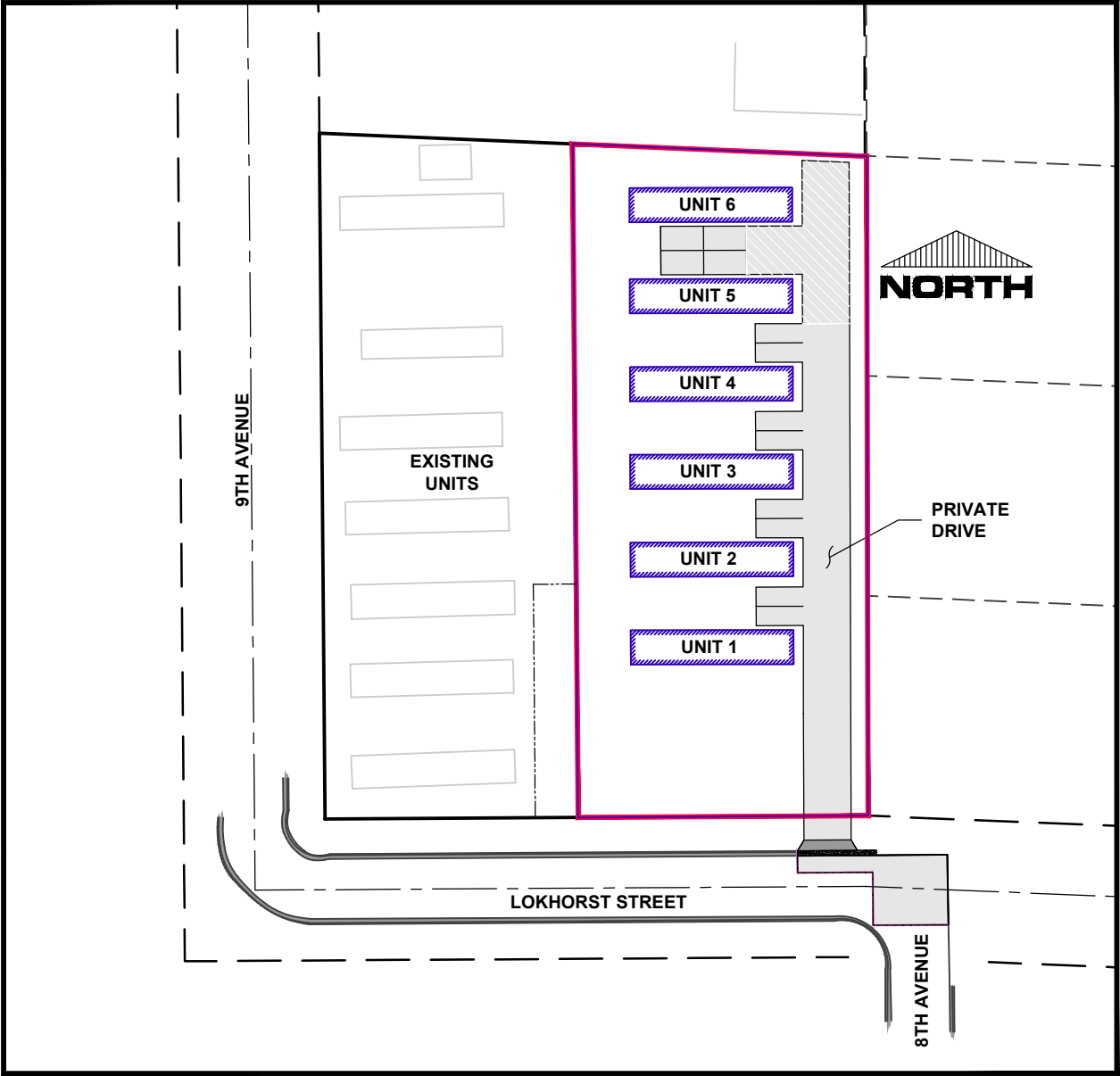
BLAZE MOBILE HOME PARK

RESIDENTIAL DEVELOPMENT

VILLAGE OF BALDWIN, ST. CROIX COUNTY



VICINITY MAP
(N.T.S.)



PROJECT SITE
FRANKLIN STREET AND 9TH AVENUE
VILLAGE OF BALDWIN
(N.T.S.)

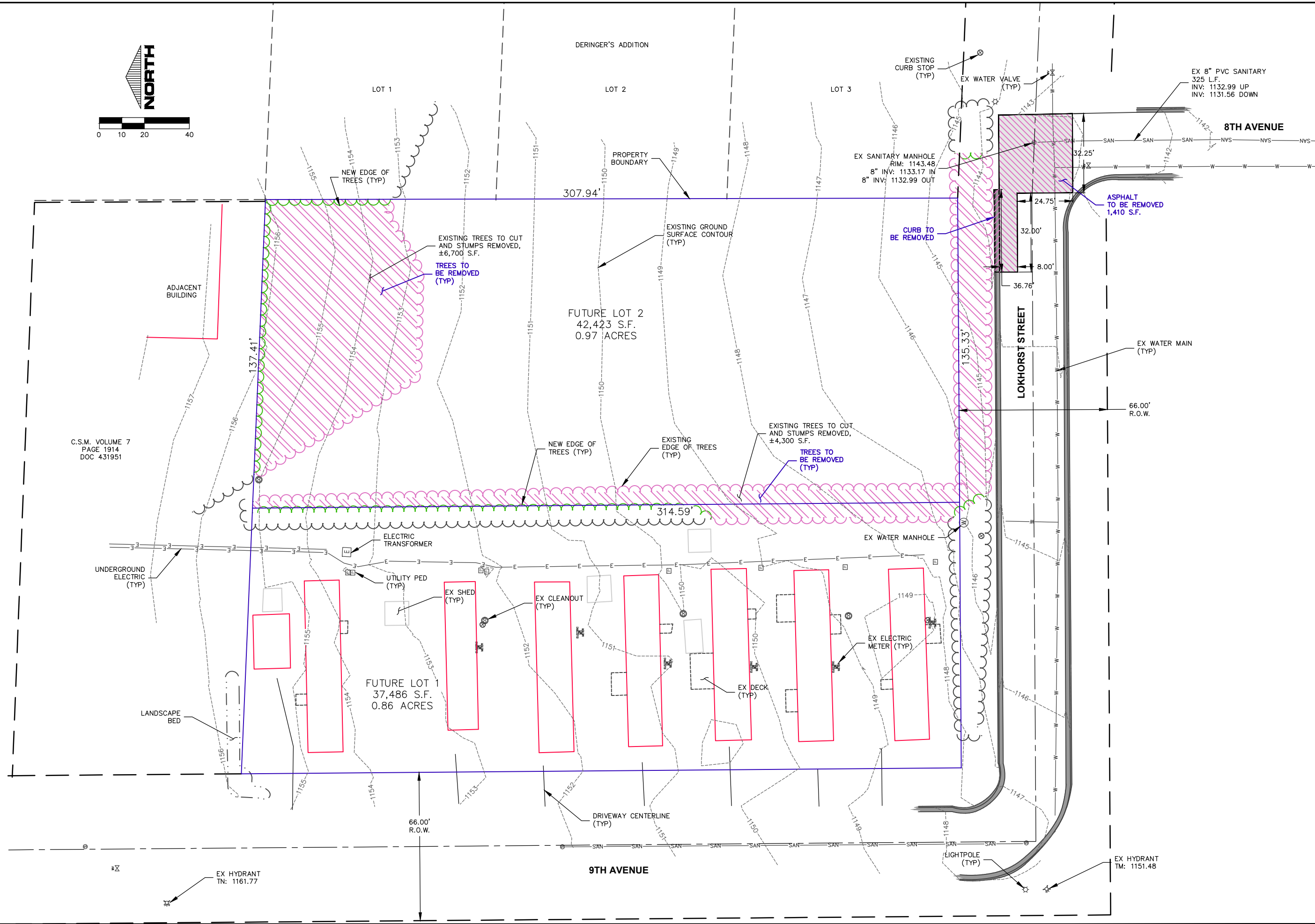
OWNER:
BALDWIN MHC, LLC
MR. DUSTIN WISKES
P.O. BOX 5663
DE PERE, WI 54115
EMAIL: DUSTIN@BLAZEMHC.COM
PHONE: 608-772-3878

ENGINEER:
EVERYDAY SURVEYING & ENGINEERING, LLC
MR. MARK ERICKSON, P.E.
711 S. HILLCREST PARKWAY
ALTOONA, WI 54720
EMAIL: MARK@ESELLC.CO
PHONE: 715-831-0654

SHEET INDEX:	
C100	TITLE SHEET
C101	EXISTING CONDITIONS AND DEMO PLAN
C102	SITE PLAN
C103	GRADING PLAN
C104	EROSION CONTROL PLAN
C105	PRIVATE DRIVE PLAN & PROFILE
C106	LANDSCAPE PLAN
C500	CONSTRUCTION DETAILS
C501	CONSTRUCTION DETAILS

ESE PROJECT #: 25195
DATE: 03-13-26
REVISED: 07-09-2026

FILE PATH: L:\CIVIL 3D PROJECTS\25195 BLAZE MHP - CSM CUP & SITE PLAN\3 PRODUCTION DRAWINGS\C101 EXISTING CONDITIONS AND DEMO PLAN.DWG



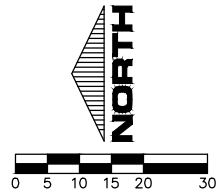
EVERYDAY SURVEYING & ENGINEERING
711 S. HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 851-0654 • EMAIL: INFO@ELLCCO

DR BY: DHK	JOB NO: 25195
CHK BY: MAE	DWG NAME: EX COND
DATE: 07-09-26	APPROV: XX-XX-XX

BLAZE MOBILE HOME PARK
EXISTING CONDITIONS AND DEMO PLAN
VILLAGE OF BALDWIN, ST. CROIX COUNTY, WI

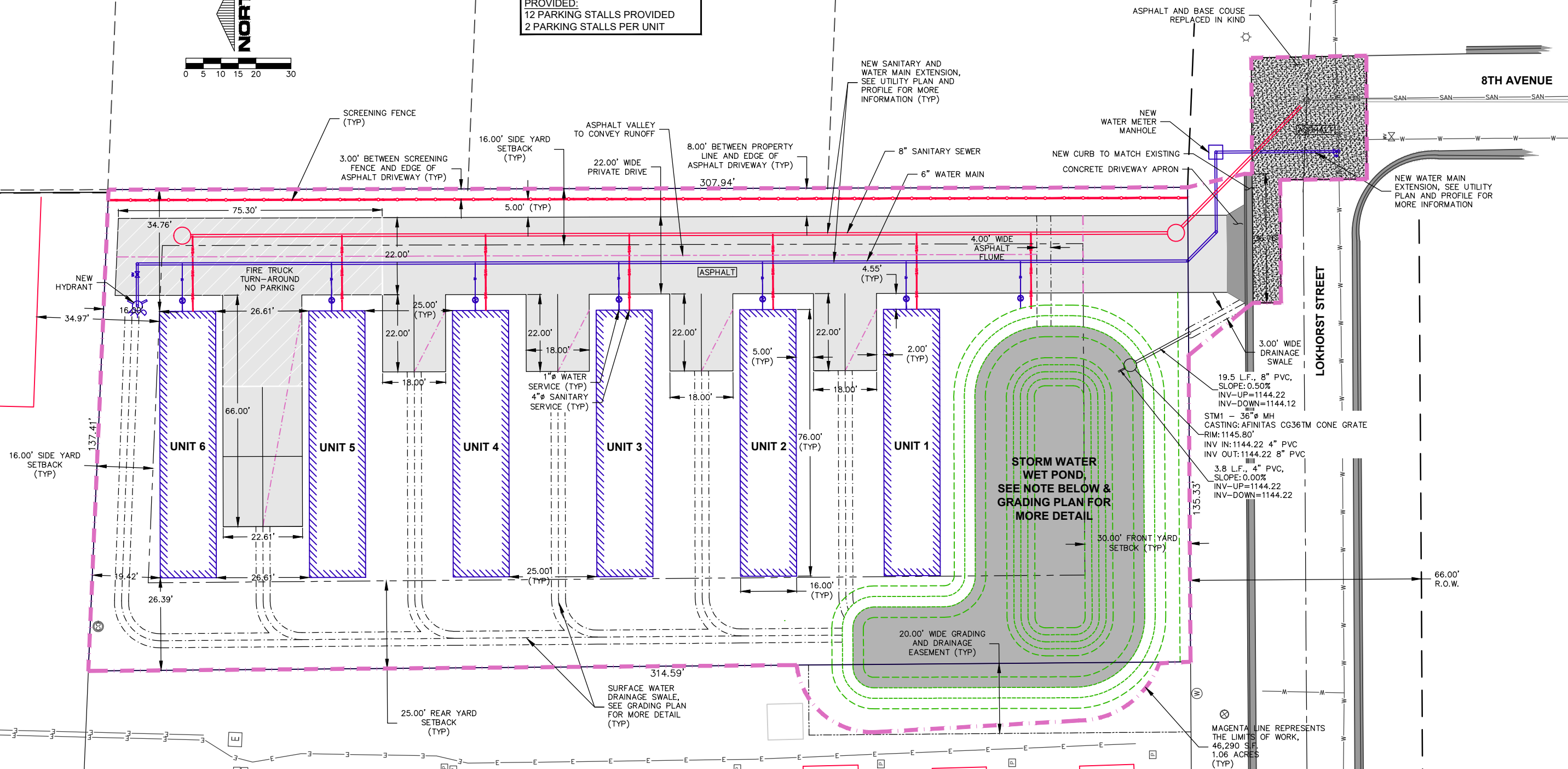
SHEET NO:
C101

FILE PATH: L:\CIVIL 3D PROJECTS\25195 BLAZE MHP - CSM CUP & SITE PLAN\3 PRODUCTION DRAWINGS\C102 SITE PLAN.DWG



ON-SITE PARKING:
PARKING ORD.: 635-47(G)(1)(B)
MOBILE HOMES = 2 PARKING STALL
PER UNIT.

PROVIDED:
12 PARKING STALLS PROVIDED
2 PARKING STALLS PER UNIT



POND LINER NOTES:
-POND LINER TO ENCOMPASS THE INTERIOR OF THE WET POND UP TO ELEVATION= 1,145.00' (THE HIGH WATER ELEVATION OF THE 2-YEAR RAIN EVENT).
-POND LINER SHALL CONSIST OF THE FOLLOWING:
1) COMPACTED TOPSOIL WITH A MINIMUM THICKNESS OF TWO FEET.
TOPSOIL LINER SHALL COMPLY WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES "WET DETENTION POND" (1001) CONSERVATION PRACTICE STANDARD APPENDIX D - POND LINER DESIGN TYPE C LINER.

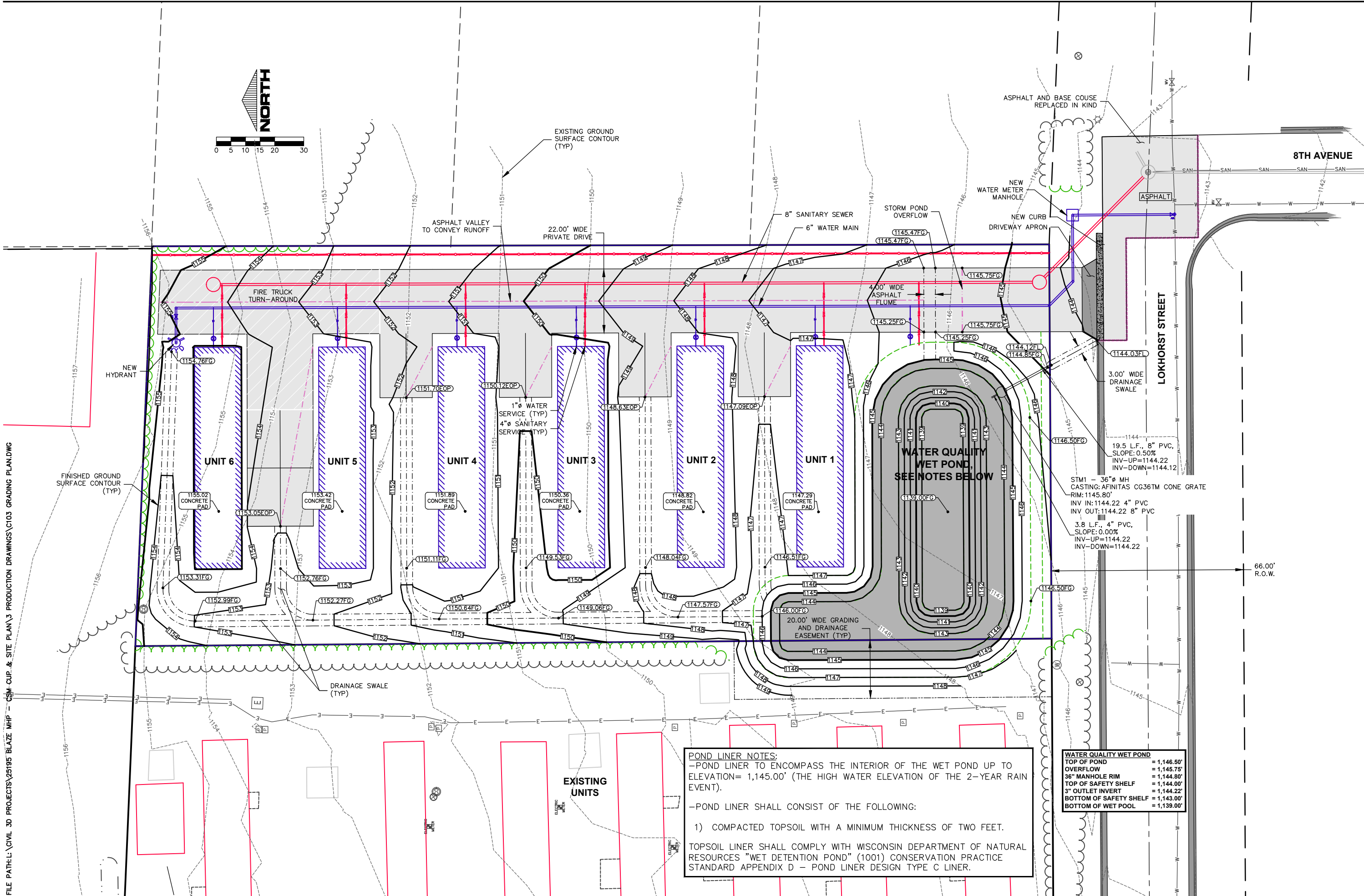
EVERYDAY SURVEYING & ENGINEERING
711 S. HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 851-0654 • EMAIL: INFO@ESELLCCO

DR BY: DHK	JOB NO: 25195	DWG NAME: SITE PLAN
CHK BY: MAE	DATE: 07-09-26	APPROV: XX-XX-XX

BLAZE MOBILE HOME PARK
SITE PLAN
VILLAGE OF BALDWIN, ST. CROIX COUNTY, WI

SHEET NO: C102

FILE PATH: L:\CIVIL 3D PROJECTS\25195 BLAZE MHP -- CSM CUP & SITE PLAN\3 PRODUCTION DRAWINGS\C103 GRADING PLAN.DWG



POND LINER NOTES:
-POND LINER TO ENCOMPASS THE INTERIOR OF THE WET POND UP TO ELEVATION = 1,145.00' (THE HIGH WATER ELEVATION OF THE 2-YEAR RAIN EVENT).
-POND LINER SHALL CONSIST OF THE FOLLOWING:

1) COMPACTED TOPSOIL WITH A MINIMUM THICKNESS OF TWO FEET.

TOPSOIL LINER SHALL COMPLY WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES "WET DETENTION POND" (1001) CONSERVATION PRACTICE STANDARD APPENDIX D - POND LINER DESIGN TYPE C LINER.

WATER QUALITY WET POND	
TOP OF POND	= 1,146.50'
OVERFLOW	= 1,145.75'
36" MANHOLE RIM	= 1,144.80'
TOP OF SAFETY SHELF	= 1,144.00'
3" OUTLET INVERT	= 1,144.22'
BOTTOM OF SAFETY SHELF	= 1,143.00'
BOTTOM OF WET POOL	= 1,139.00'

EVERYDAY SURVEYING & ENGINEERING
711 S. HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 851-0654 • EMAIL: INFO@ELLCCO

BLAZE MOBILE HOME PARK
GRADING PLAN
VILLAGE OF BALDWIN, ST. CROIX COUNTY, WI

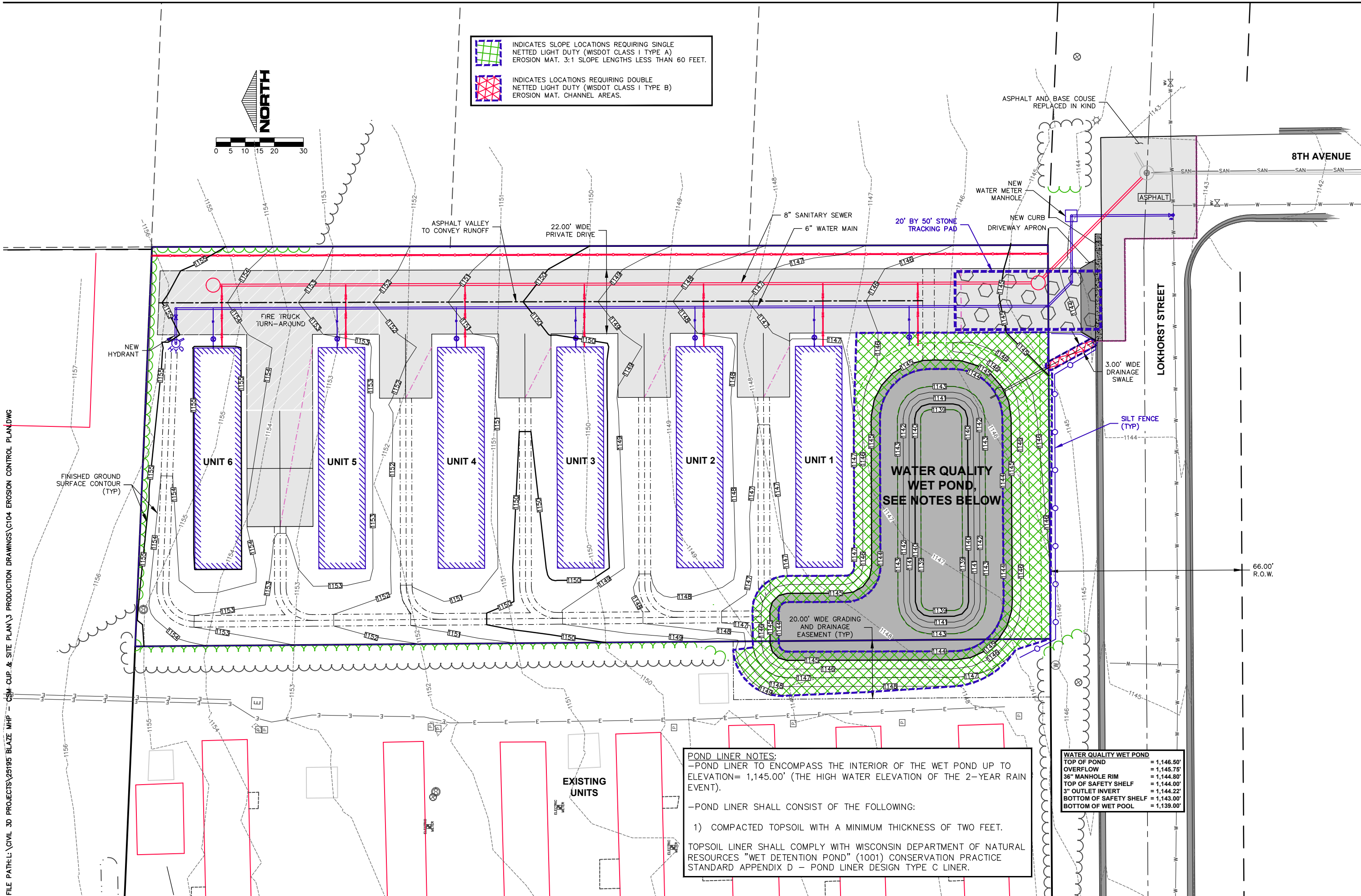
JOB NO: 25195
DWG NAME: GRADING PLAN
APPROVED: XX-XX-XX

DR BY: DHK
CHK BY: MAE
DATE: 07-09-26

SHEET NO:
C103

Page 30 of 89

FILE PATH: L:\CIVIL 3D PROJECTS\25195 BLAZE MHP -- CSM CUP & SITE PLAN\3 PRODUCTION DRAWINGS\C104 EROSION CONTROL PLAN.DWG



EVERYDAY SURVEYING & ENGINEERING

711 S. HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 851-0654 • EMAIL: INFO@ELLCCO

DR BY: DHK	JOB NO: 25195
CHK BY: MAE	DWG NAME: EROSION
DATE: 07-09-26	APPV: XX-XX-XX

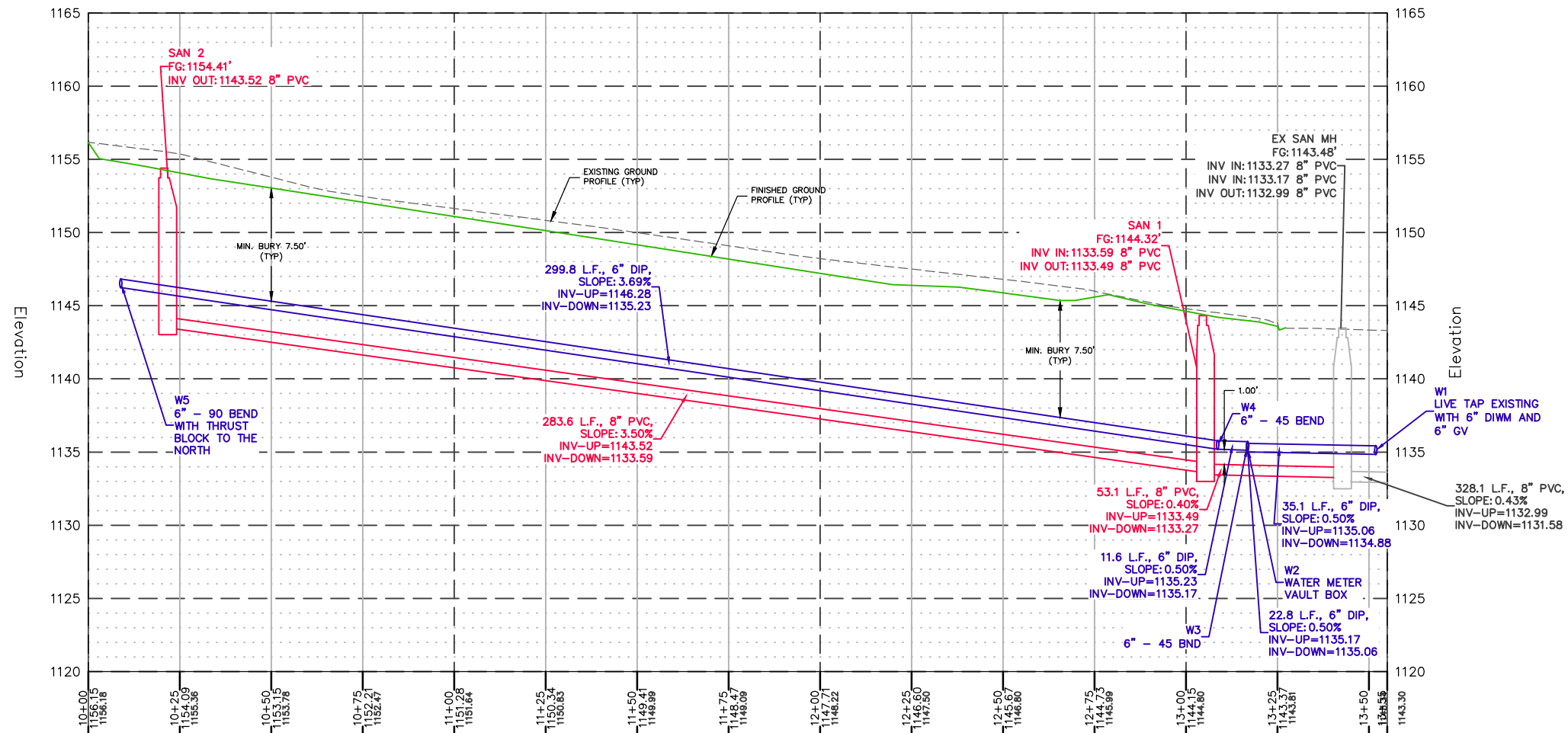
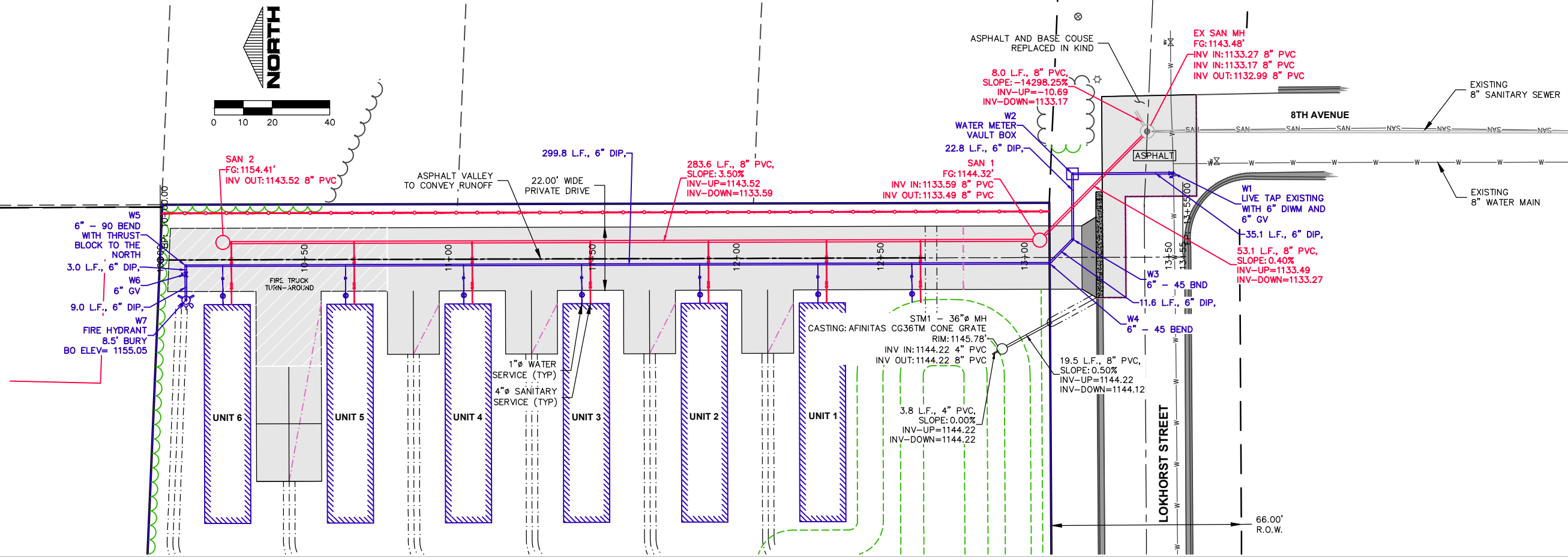
BLAZE MOBILE HOME PARK

EROSION CONTROL PLAN

VILLAGE OF BALDWIN, ST. CROIX COUNTY, WI

SHEET NO:
C104

FILE PATH: L:\CIVIL 3D PROJECTS\25195 BLAZE MHP - CSM CUP & SITE PLAN\3 PRODUCTION DRAWINGS\C105 PRIVATE DRIVE PLAN AND PROFILE.DWG

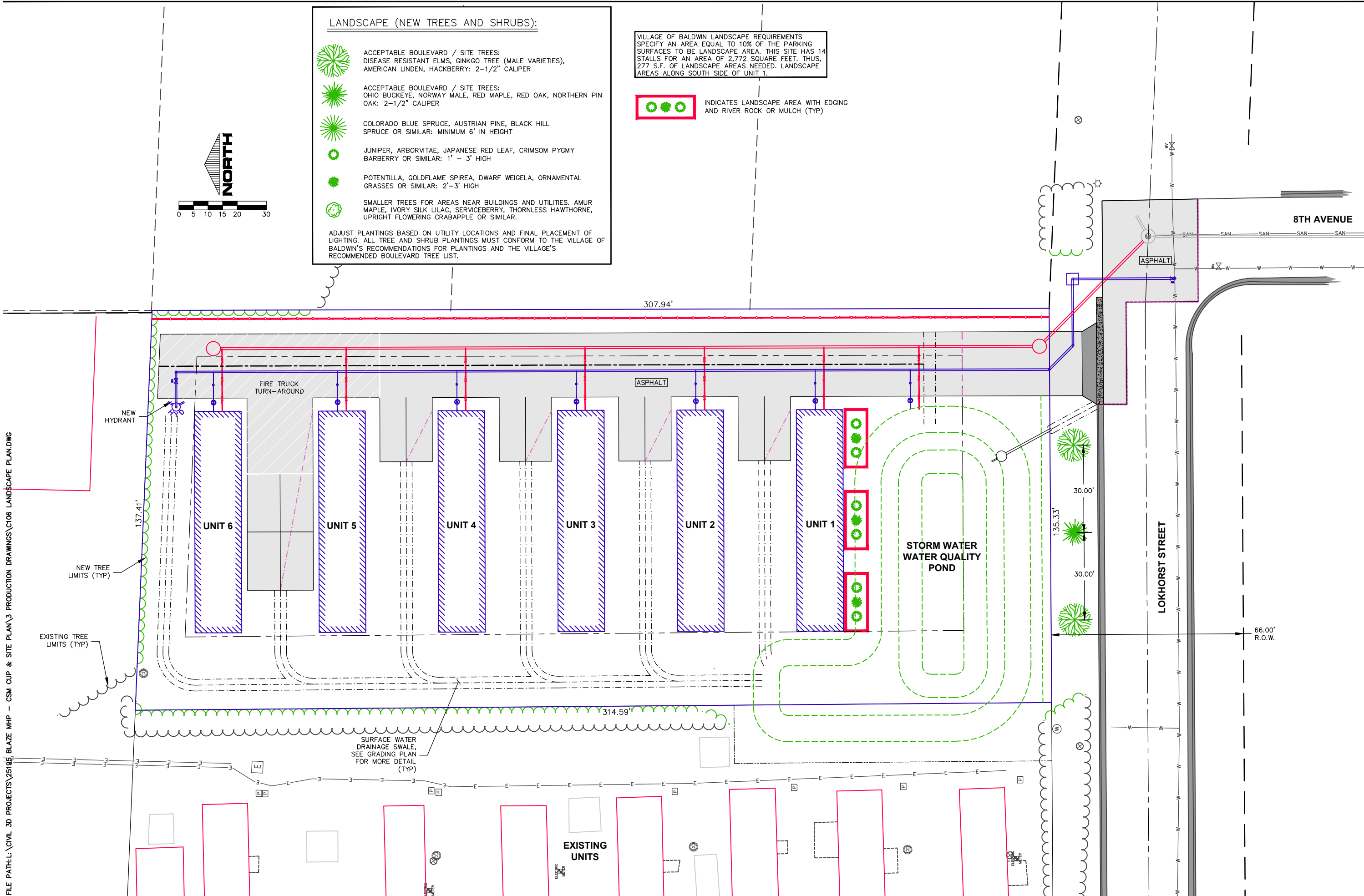


EVERYDAY SURVEYING & ENGINEERING
711 S. HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 851-0654 • EMAIL: INFO@ELLCCO

DR BY: DHK	JOB NO: 25195	SHEET NO: C105
CHK BY: MAE	DWG NAME: P-P1	
DATE: 07-09-26	APPROV: XX-XX-XX	

BLAZE MOBILE HOME PARK
PLAN AND PROFILE PLAN
VILLAGE OF BALDWIN, ST. CROIX COUNTY, WI

FILE PATH: L:\CIVIL 3D PROJECTS\25195\BLAZE MHP - CSM CUP & SITE PLAN\3 PRODUCTION DRAWINGS\C106 LANDSCAPE PLAN.DWG



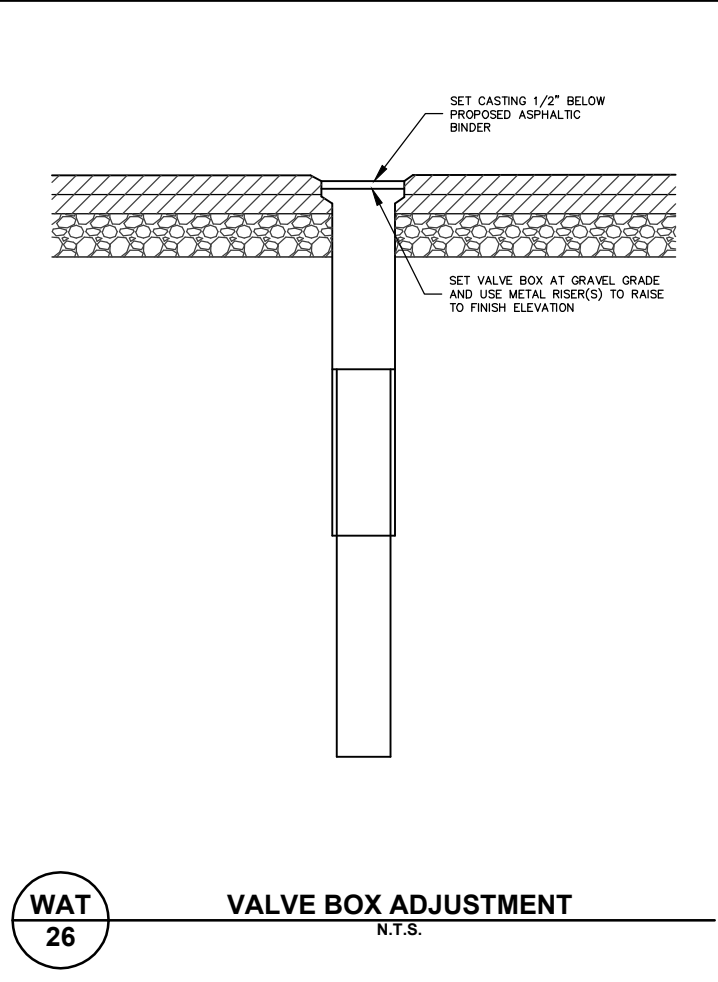
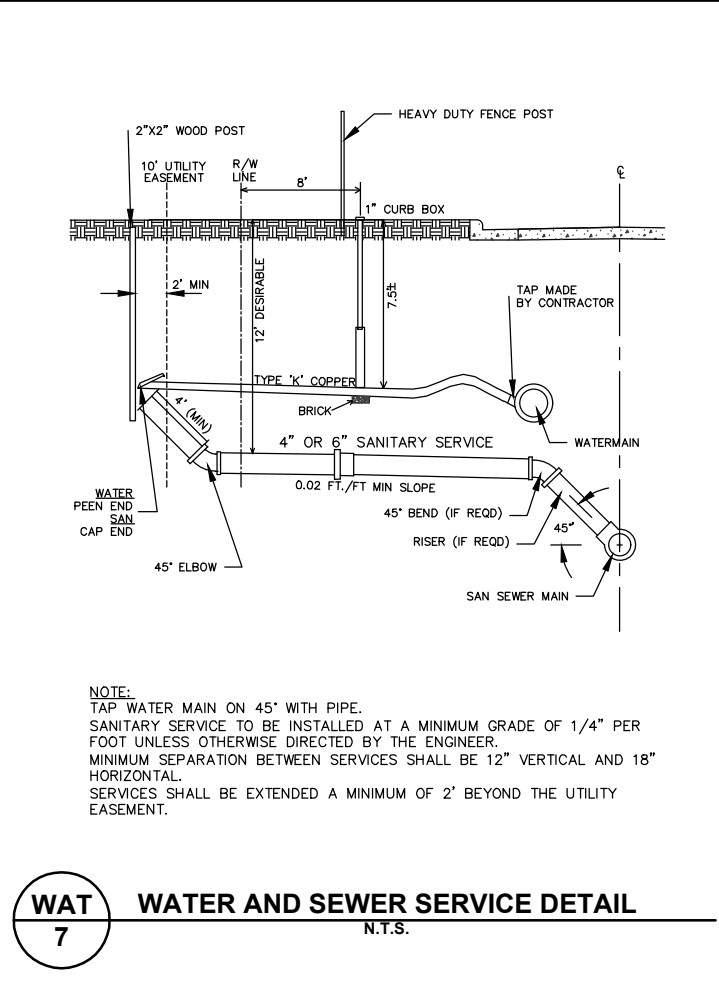
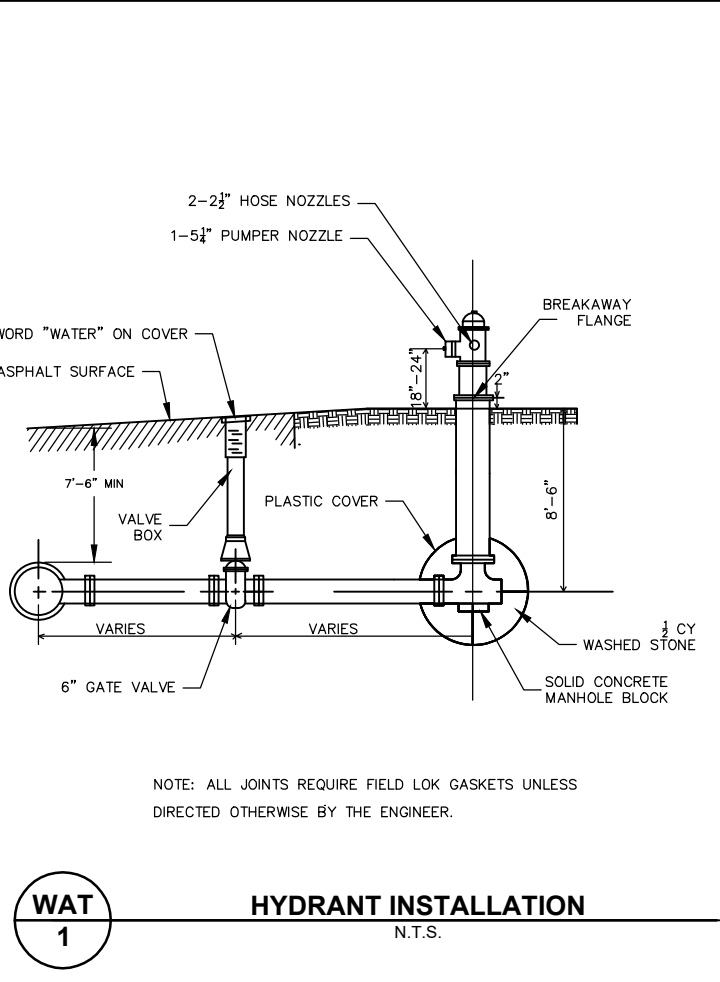
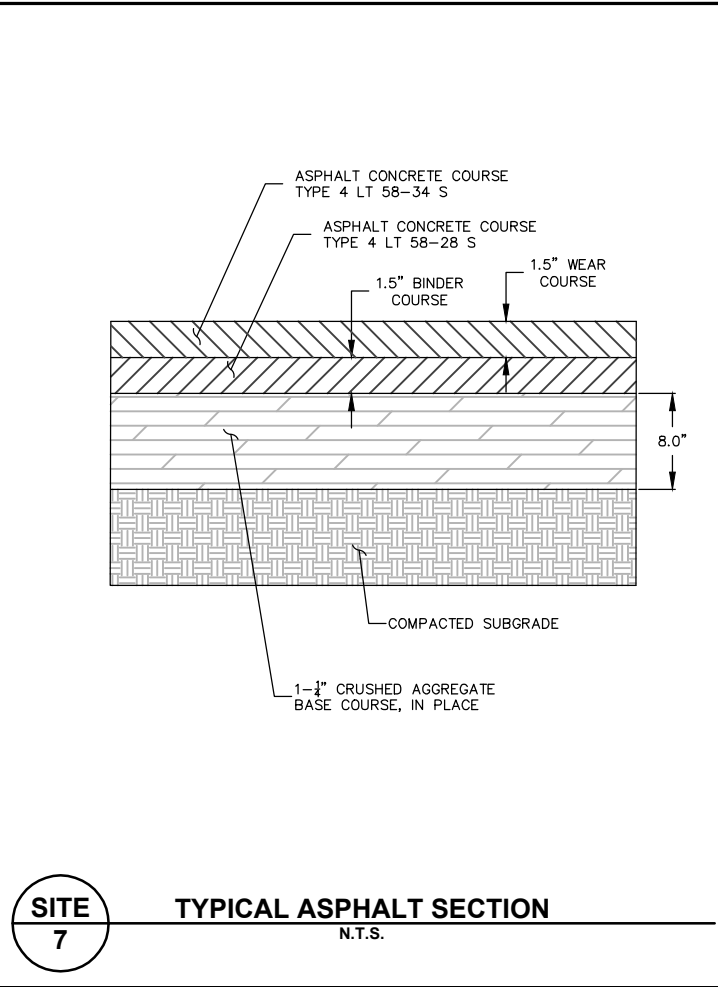
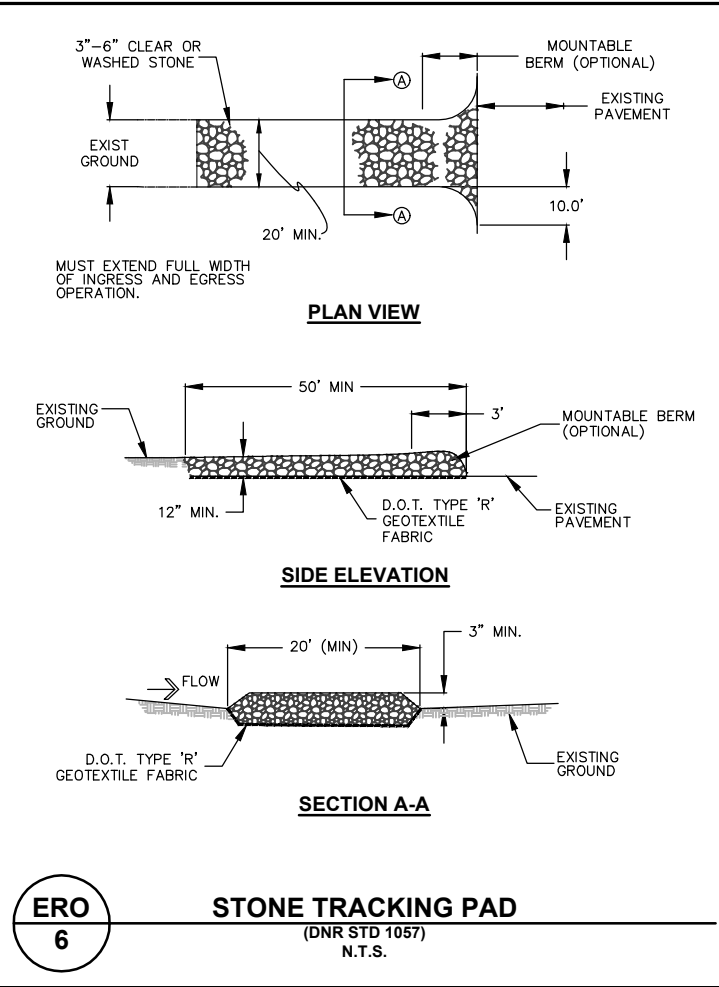
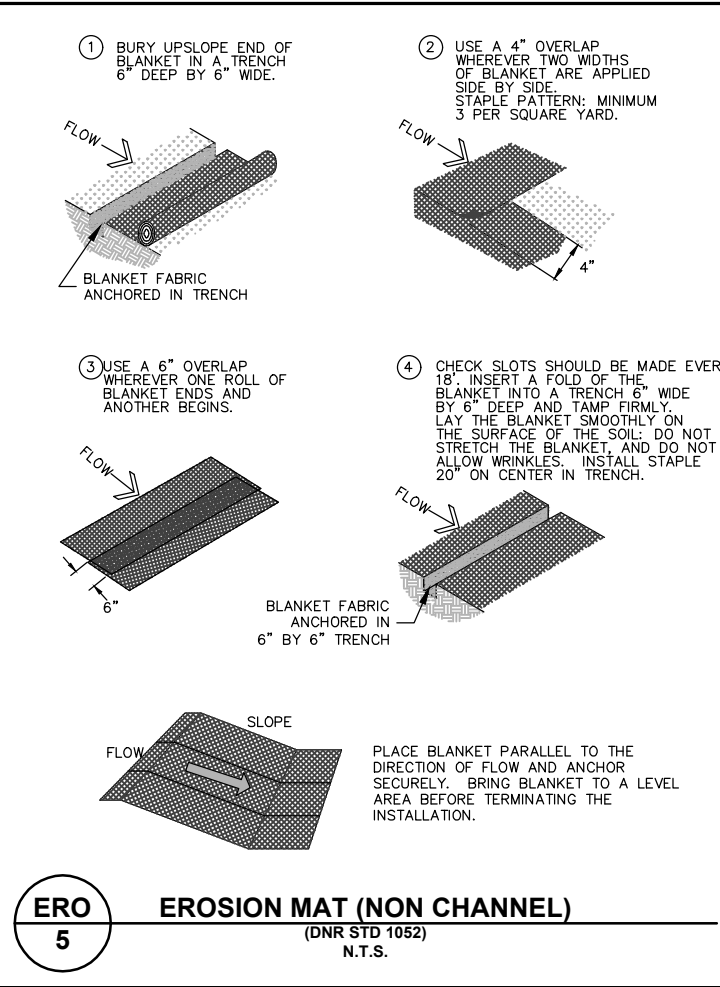
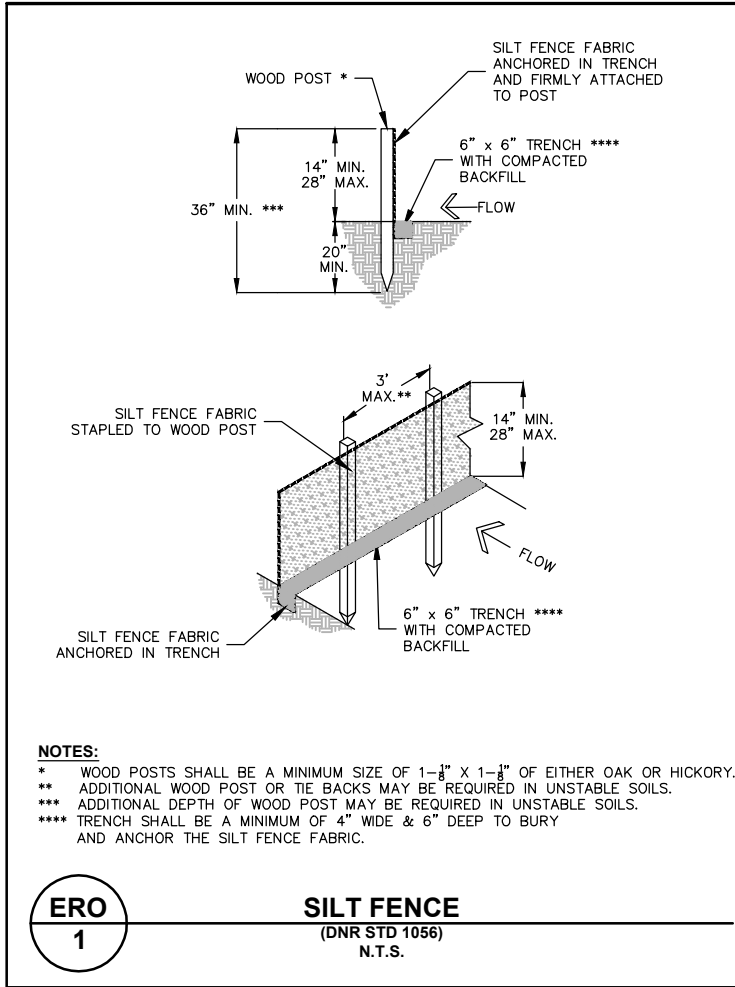
EVERYDAY SURVEYING & ENGINEERING

711 S. HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 851-0654 • EMAIL: INFO@ESELLCO

DR BY: DHK	JOB NO: 25195
CHK BY: MAE	DWG NAME: LANDSCAPE
DATE: 07-09-26	APPROV: XX-XX-XX

BLAZE MOBILE HOME PARK
LANDSCAPE PLAN
VILLAGE OF BALDWIN, ST. CROIX COUNTY, WI

SHEET NO:
C106





Building a Better World
for All of Us®

MEMORANDUM

TO: Planning Commission

FROM: Erik Henningsgard, PE | SEH Inc. | Baldwin Village Engineer (Lic. MN, WI)

DATE: July 28, 2026

RE: Blaze Mobile Home Park - Site Plan Review
SEH No. BALDW 146223

Blaze MHC, LLC has provided submittal documents for the expansion of the mobile home park on 9th Avenue to add six (6) homes, accessing off of Lokhorst Street. The submittal documents are updated from a previous submittal to address comments provided by staff and the Planning Commission. The submittal also includes a certified survey map for creation of a new lot for the proposed expansion of homes.

The following information has been submitted for review.

- Project Plans, revised 7/9/26, file name: *_25195 Blaze MHC - Site Plan Package - 13 Pages - 07-09-26*
- Preliminary Certified Survey Map (CSM), not dated, file name: *Blaze HHP CSM 3-26*
- Stormwater Management Plan, dated July 2026 (submitted 7/27/26), file name: *__25195 Blaze - SWMP Report - 53 Pages*

The following comments have been provided for the Planning Commission's consideration of the proposed site plan and CSM. Items noted in **bold** should be addressed by the applicant.

SITE PLAN COMMENTS

1. The existing zoning is Residential, R-3, which allows mobile home parks by conditional use.
2. The public hearing for the conditional use permit was held on April 6, 2026.
3. The existing parcel to the west contains seven (7) mobile homes that access from 9th Avenue.
4. Setbacks between mobile homes are not outlined in the Village Code but the proposed spacing is generally consistent with the existing homes on 9th Ave.
5. Setbacks:
 - a. The street setback in R-3 is 30', which is met on the current plan.
 - b. The applicant has noted the side of the lot as the northern property line and the rear as the western property line. It is understood why the setbacks could be noted with this configuration as the homes are accessed from the east, which could be noted as the front and therefore the sides and rear are noted correctly and meet the setback requirement of the rear at 25' and the side at an 8' minimum. This is also consistent with the current homes fronting on 9th Avenue.
 - c. If a new lot wasn't created and the rear was still on the east side, the buildings meet the 25' rear setback requirement.
 - d. If it is determined that Lokhorst Street is the front then the side yard setback would be on the east and west property lines and the rear on the north, which would then not meet the 25' rear setback, along the north property line.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 156 High Street, Suite 300, New Richmond, WI 54017-1128
SEH is 100% employee-owned | **sehinc.com** | 715.246.9906 | 888.881.4281 | 888.908.8166 fax

6. Private water and sewer mains are proposed to connect to Village utilities at the north end of 8th Avenue. **A note should be added to the plans to the effect of: any work within the right-of-way and connection to Village utilities to be completed in the presence of a Village representative.**
7. A water meter manhole is proposed to provide one meter to serve the six homes, consistent with other mobile home parks in the Village. **A detail or description of the manhole should be provided for Village staff review. The manhole should include two shutoffs, either side of the meter, to be able to isolate the meter for repairs. (The Village has a manhole base for a 2-inch line that could be utilized for the project.)**
8. **A 6-inch line and meter are expensive and not likely needed to provide service to the proposed six units. It is suggested that the water line be changed to a smaller size, to be determined by the developer, but other lines within the Village are 2-inch. If the line size is reduced it would also be suggested that the hydrant be installed on an existing water main stub in the boulevard, east of Lokhorst St and not at the end of the private drive.**
9. A private 22' wide asphalt driveway on Lokhorst Street is provided for access to all six homes.
10. Per the recent revisions to §271-5, a residential driveway is to be no closer than 5' to the adjacent property line, which is met with the site plan.
11. The driveway is proposed with an inverted crown to collect stormwater runoff and convey to the wet pond along Lokhorst Street.
12. Two parking stalls are required for each unit per § 635-47G(1)(b), and provided on the plan. The parking stalls for units 5 and 6 are located between the homes and also a fire truck turn-around is noted on the plans.
13. Parking is not permitted closer than 5' per § 635-47C(1), which pertains to parking lots and may not be applicable in the current proposal but is met with the proposed plan.
14. **A "screening fence" is proposed along the eastern property line but no details on the fence were provided. Details on the fence height and material type should be provided.**
15. Due to infiltration rates of the existing soils on site, a wet pond has been proposed with the updated submittal in replacement of the previous bioretention basins.
16. An 8" PVC pipe is the primary discharge from the pond and daylight at the property line.
17. **The 4" PVC pond outlet pipe should be submerged below the water line or other measures provided to discourage the clogging of the outlet.**
18. Stormwater design document review:
 - a. **HydroCAD modeling for the pond has a rim elevation of 1,144.80' and the plans include a rim elevation of 1,145.80' and 1,145.78'. Update the plans or the modeling to be consistent.**
 - b. **The notes for the wet pond include a 3" outlet of the pond and the labeling indicates a 4" PVC. Rim elevation is also inconsistent.**
 - c. **WinSLAMM the Initial Stage Elevation should match the lowest opening elevation of the 4" PVC.**
 - d. **The offsite run-on from the north and west should be accounted for in the stormwater calculations.**
19. **The stormwater maintenance agreement should be updated to include required cleaning of the basin sediment when the water depth is less than 3-feet.**
20. As part of the site plan review per § 635-88D(4) the Plan Commission may impose conditions upon issuance of site plan approval to address:

The landscaping and appearance of the completed site. The Plan Commission may require that those portions of all front, rear and side yards not used for off-street parking shall be attractively planted with trees, shrubs, plants or grass lawns and that the site be effectively screened so as not to impair the value of adjacent properties nor impair the intent or purposes of this section. Lighting shall not unduly project onto adjacent properties or excessively project skyward.
21. Three boulevard trees are proposed along Lokhorst St and landscaping areas proposed along the southern side of Unit 1.
22. Impact fees will be required for the proposed development.

CSM COMMENTS

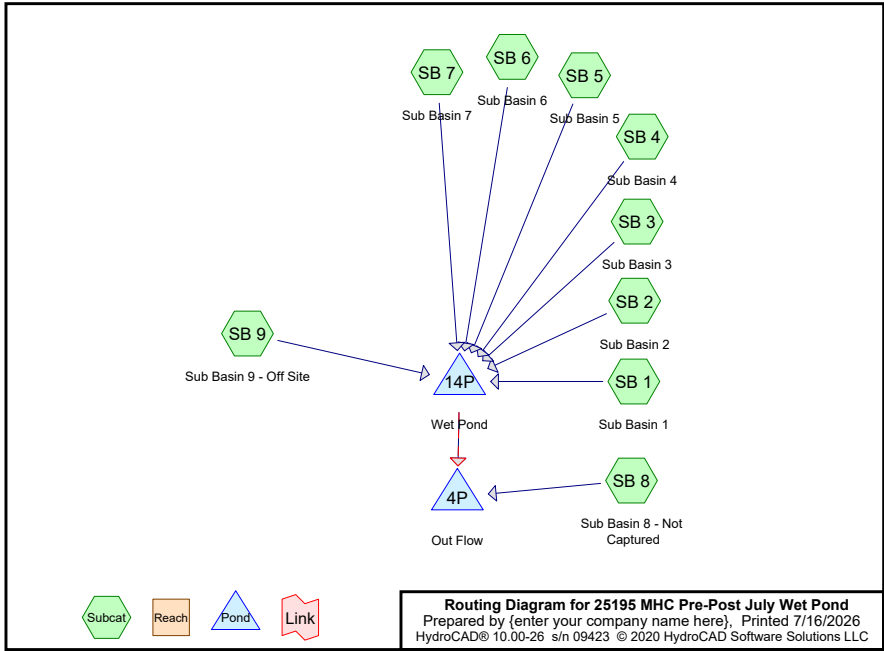
23. A CSM providing a separate lot for this development was determined by staff as the approach required, such that a new Conditional Use Permit (CUP) could be processed with new conditions from the original CUP issued for the development.
- 24. The setback lines on the CSM are not consistent with the setback lines indicated on the plans. Setback lines should be updated to be consistent on all documents.**
- 25. The current Village Treasurer position is vacant and signatory of the CSM will be provided by the Administrator. Remove "Kim Larson" from the CSM.**
26. Code § 620-17B also requires contours and the entire area contiguous to the proposed CSM be included but can be waived by the PC or Board, which could be appropriate for the submittal.

POTENTIAL PLANNING COMMISSION POTENTIAL ACTIONS

- Motion to recommend approval of the Site Plan, Conditional Use Permit, and CSM as presented.
- Motion to recommend approval of the Site Plan, Conditional Use Permit, and CSM conditioned on the submittal of stormwater management documentation and additional plan detail to the satisfaction of staff.
- Motion to table review of the Site Plan, Conditional Use Permit, and CSM until additional information is provided to address staff comments.

c: Mark Vahlsing, Administrator
Jodi Peterson, Clerk
Graham Gausman, Director of Public Works
Dustin Wiskes, Blaze MHC LLC
Mark Erickson, Everyday Surveying and Engineering, LLC

x:\ae\b\baldw\146223\address file - numbered streets\10th ave_670 - baldwin mhc llc\20260728 baldwin mhc - pc memo.docx



Project Notes

Rainfall events imported from "NRCS-Rain.txt" for 9200 WI St. Croix

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.537	80	>75% Grass cover, Good, HSG D (SB 1, SB 2, SB 3, SB 4, SB 5, SB 6, SB 7, SB 8, SB 9)
0.225	98	Paved parking, HSG D (SB 1, SB 2, SB 3, SB 4, SB 5, SB 6, SB 8)
0.167	98	Roofs, HSG D (SB 1, SB 2, SB 3, SB 4, SB 5, SB 6, SB 7)
0.083	98	Water Surface, HSG D (SB 1)
1.013	88	TOTAL AREA

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
1.013	HSG D	SB 1, SB 2, SB 3, SB 4, SB 5, SB 6, SB 7, SB 8, SB 9
0.000	Other	
1.013		TOTAL AREA

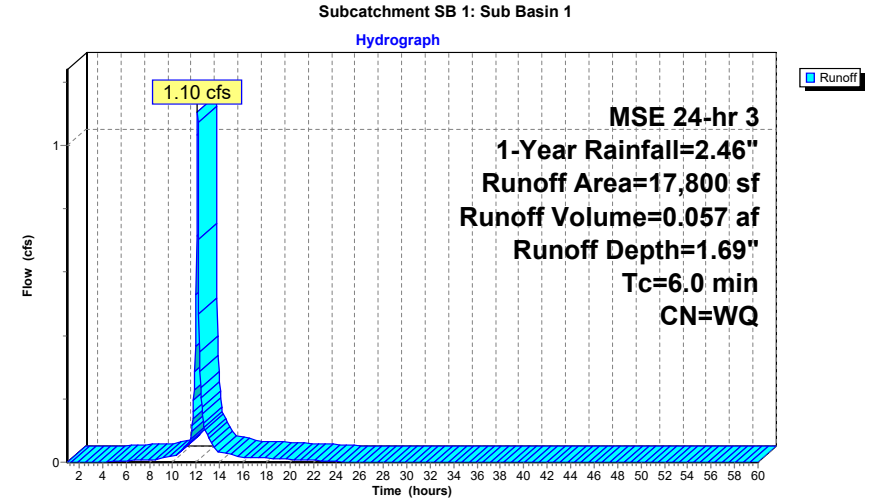
Ground Covers (all nodes)								
HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers	
0.000	0.000	0.000	0.537	0.000	0.537	>75% Grass cover, Good	SB 1, SB 2, SB 3, SB 4, SB 5, SB 6, SB 7, SB 8, SB 9	
0.000	0.000	0.000	0.225	0.000	0.225	Paved parking	SB 1, SB 2, SB 3, SB 4, SB 5, SB 6, SB 8	
0.000	0.000	0.000	0.167	0.000	0.167	Roofs	SB 1, SB 2, SB 3, SB 4, SB 5, SB 6, SB 7	
0.000	0.000	0.000	0.083	0.000	0.083	Water Surface	SB 1	
0.000	0.000	0.000	1.013	0.000	1.013	TOTAL AREA		

Pipe Listing (all nodes)									
Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	14P	1,144.22	1,144.12	19.5	0.0051	0.010	8.0	0.0	0.0

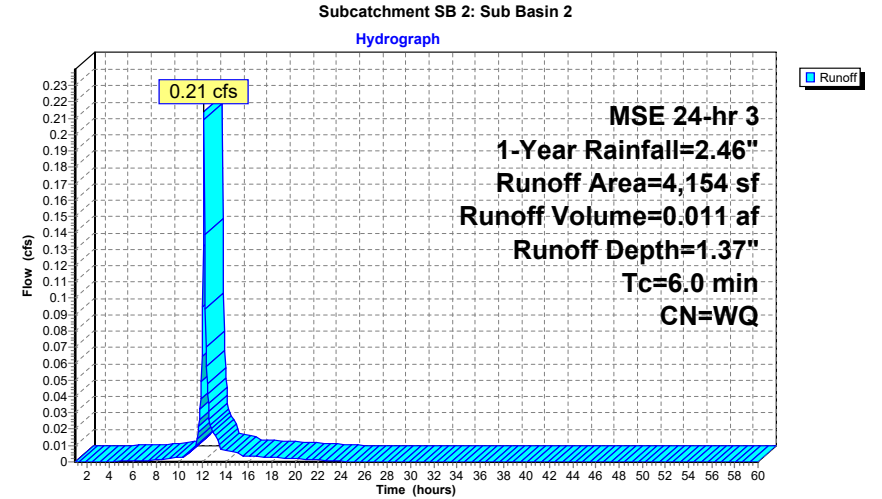
Time span=1.00-60.00 hrs, dt=0.05 hrs, 1181 points	
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q	
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method	
Subcatchment SB 1: Sub Basin 1	Runoff Area=17,800 sf 60.33% Impervious Runoff Depth=1.69" Tc=6.0 min CN=WQ Runoff=1.10 cfs 0.057 af
Subcatchment SB 2: Sub Basin 2	Runoff Area=4,154 sf 36.83% Impervious Runoff Depth=1.37" Tc=6.0 min CN=WQ Runoff=0.21 cfs 0.011 af
Subcatchment SB 3: Sub Basin 3	Runoff Area=4,164 sf 36.74% Impervious Runoff Depth=1.36" Tc=6.0 min CN=WQ Runoff=0.21 cfs 0.011 af
Subcatchment SB 4: Sub Basin 4	Runoff Area=4,173 sf 36.66% Impervious Runoff Depth=1.36" Tc=6.0 min CN=WQ Runoff=0.21 cfs 0.011 af
Subcatchment SB 5: Sub Basin 5	Runoff Area=4,182 sf 36.59% Impervious Runoff Depth=1.36" Tc=6.0 min CN=WQ Runoff=0.22 cfs 0.011 af
Subcatchment SB 6: Sub Basin 6	Runoff Area=4,355 sf 59.82% Impervious Runoff Depth=1.68" Tc=6.0 min CN=WQ Runoff=0.27 cfs 0.014 af
Subcatchment SB 7: Sub Basin 7	Runoff Area=2,696 sf 22.55% Impervious Runoff Depth=1.17" Tc=6.0 min CN=WQ Runoff=0.12 cfs 0.006 af
Subcatchment SB 8: Sub Basin 8 - Not Captured	Runoff Area=899 sf 73.30% Impervious Runoff Depth=1.87" Tc=6.0 min CN=WQ Runoff=0.06 cfs 0.003 af
Subcatchment SB 9: Sub Basin 9 - Off Site	Runoff Area=1,692 sf 0.00% Impervious Runoff Depth=0.86" Tc=6.0 min CN=80 Runoff=0.06 cfs 0.003 af
Pond 4P: Out Flow	Inflow=0.23 cfs 0.102 af Primary=0.23 cfs 0.102 af
Pond 14P: Wet Pond	Peak Elev=1,144.67' Storage=3,278 cf Inflow=2.41 cfs 0.124 af Primary=0.23 cfs 0.099 af Secondary=0.00 cfs 0.000 af Outflow=0.23 cfs 0.099 af

Total Runoff Area = 1.013 ac	Runoff Volume = 0.127 af	Average Runoff Depth = 1.50"
53.01% Pervious = 0.537 ac	46.99% Impervious = 0.476 ac	

Summary for Subcatchment SB 1: Sub Basin 1						
Runoff	=	1.10 cfs @	12.13 hrs,	Volume=	0.057 af,	Depth= 1.69"
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs MSE 24-hr 3 1-Year Rainfall=2.46"						
Area (sf)	CN	Description				
6,498	98	Paved parking, HSG D				
3,633	98	Water Surface, HSG D				
608	98	Roofs, HSG D				
7,061	80	>75% Grass cover, Good, HSG D				
17,800		Weighted Average				
7,061		39.67% Pervious Area				
10,739		60.33% Impervious Area				
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description	
6.0					Direct Entry,	



Summary for Subcatchment SB 2: Sub Basin 2						
Runoff	=	0.21 cfs @	12.13 hrs,	Volume=	0.011 af,	Depth= 1.37"
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs MSE 24-hr 3 1-Year Rainfall=2.46"						
Area (sf)	CN	Description				
314	98	Paved parking, HSG D				
1,216	98	Roofs, HSG D				
2,624	80	>75% Grass cover, Good, HSG D				
4,154		Weighted Average				
2,624		63.17% Pervious Area				
1,530		36.83% Impervious Area				
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description	
6.0					Direct Entry,	



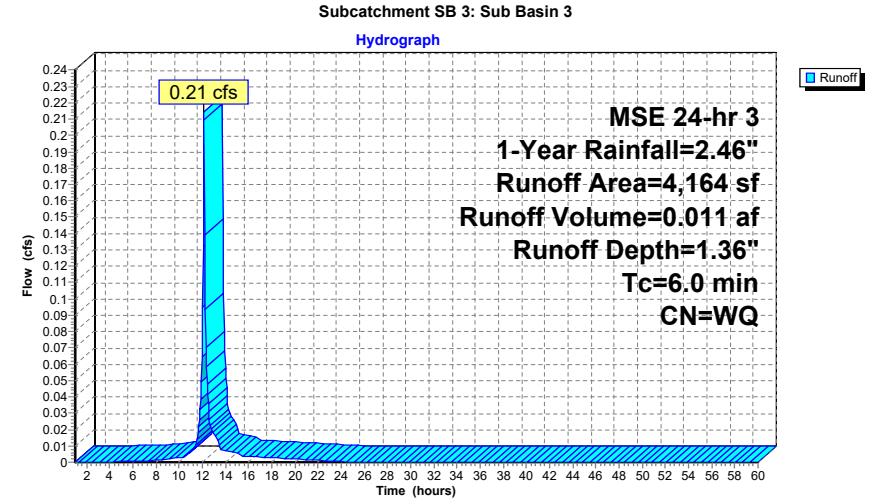
Summary for Subcatchment SB 3: Sub Basin 3

Runoff = 0.21 cfs @ 12.13 hrs, Volume= 0.011 af, Depth= 1.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.46"

Area (sf)	CN	Description
314	98	Paved parking, HSG D
1,216	98	Roofs, HSG D
2,634	80	>75% Grass cover, Good, HSG D
4,164		Weighted Average
2,634		63.26% Pervious Area
1,530		36.74% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,



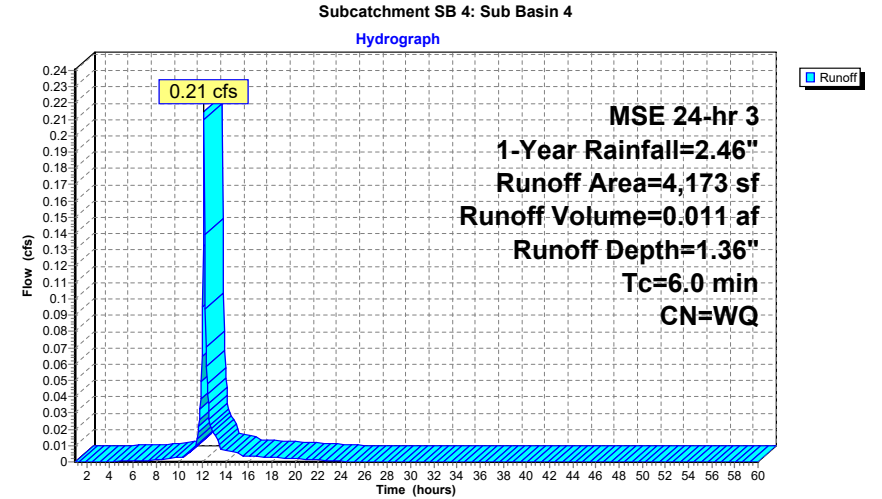
Summary for Subcatchment SB 4: Sub Basin 4

Runoff = 0.21 cfs @ 12.13 hrs, Volume= 0.011 af, Depth= 1.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.46"

Area (sf)	CN	Description
314	98	Paved parking, HSG D
1,216	98	Roofs, HSG D
2,643	80	>75% Grass cover, Good, HSG D
4,173		Weighted Average
2,643		63.34% Pervious Area
1,530		36.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,



Summary for Subcatchment SB 5: Sub Basin 5

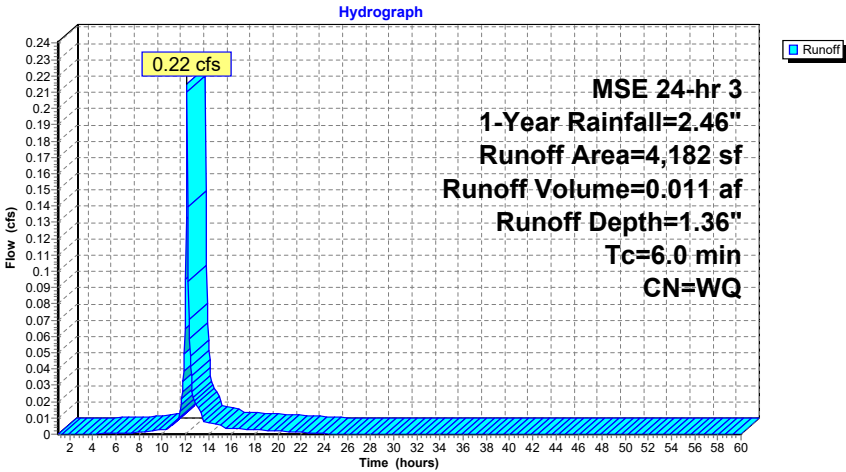
Runoff = 0.22 cfs @ 12.13 hrs, Volume= 0.011 af, Depth= 1.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.46"

Area (sf)	CN	Description
314	98	Paved parking, HSG D
1,216	98	Roofs, HSG D
2,652	80	>75% Grass cover, Good, HSG D
4,182		Weighted Average
2,652		63.41% Pervious Area
1,530		36.59% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment SB 5: Sub Basin 5



Summary for Subcatchment SB 6: Sub Basin 6

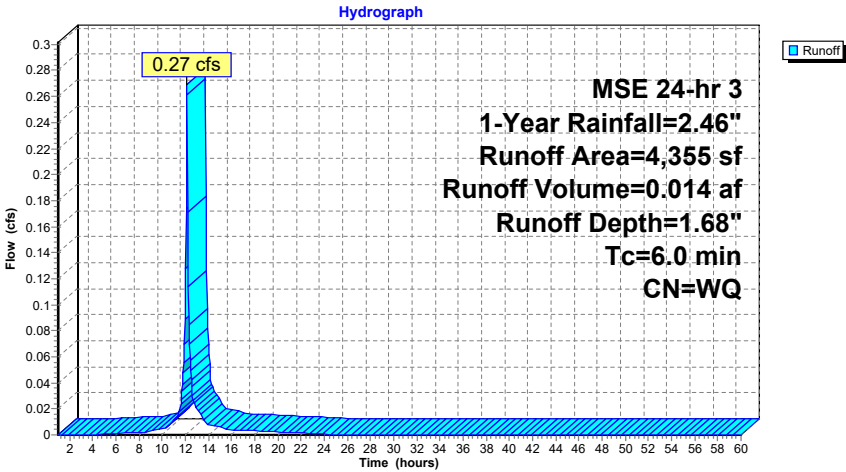
Runoff = 0.27 cfs @ 12.13 hrs, Volume= 0.014 af, Depth= 1.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.46"

Area (sf)	CN	Description
1,389	98	Paved parking, HSG D
1,216	98	Roofs, HSG D
1,750	80	>75% Grass cover, Good, HSG D
4,355		Weighted Average
1,750		40.18% Pervious Area
2,605		59.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment SB 6: Sub Basin 6



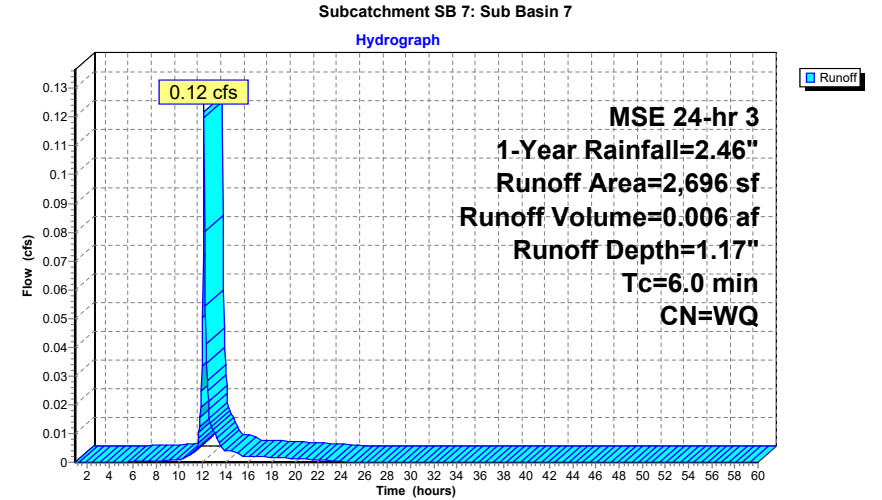
Summary for Subcatchment SB 7: Sub Basin 7

Runoff = 0.12 cfs @ 12.13 hrs, Volume= 0.006 af, Depth= 1.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.46"

Area (sf)	CN	Description
608	98	Roofs, HSG D
2,088	80	>75% Grass cover, Good, HSG D
2,696		Weighted Average
2,088		77.45% Pervious Area
608		22.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,



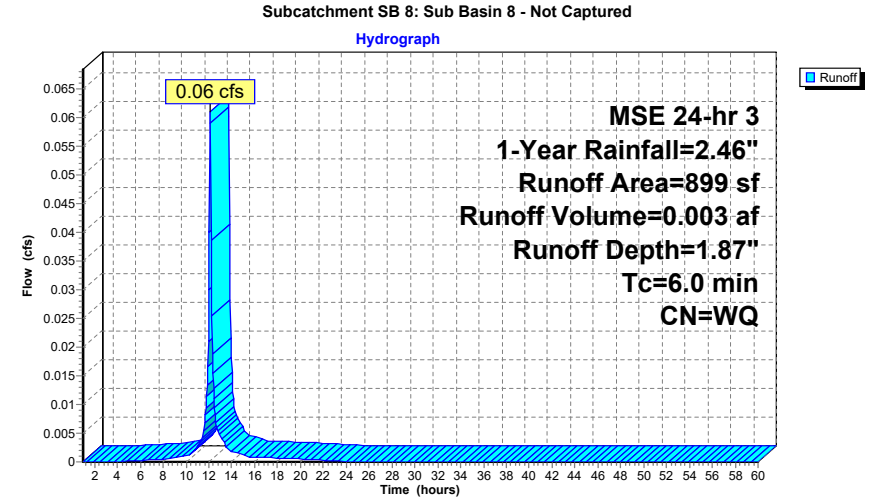
Summary for Subcatchment SB 8: Sub Basin 8 - Not Captured

Runoff = 0.06 cfs @ 12.13 hrs, Volume= 0.003 af, Depth= 1.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.46"

Area (sf)	CN	Description
659	98	Paved parking, HSG D
240	80	>75% Grass cover, Good, HSG D
899		Weighted Average
240		26.70% Pervious Area
659		73.30% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,



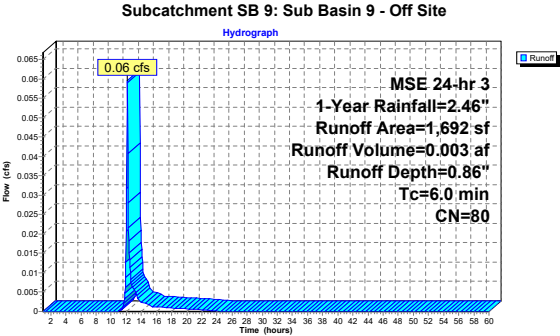
Summary for Subcatchment SB 9: Sub Basin 9 - Off Site

Runoff = 0.06 cfs @ 12.14 hrs, Volume= 0.003 af, Depth= 0.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.46"

Area (sf)	CN	Description
1,692	80	>75% Grass cover, Good, HSG D
1,692		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,



Summary for Pond 14P: Wet Pond

Inflow Area = 0.992 ac, 46.45% Impervious, Inflow Depth = 1.50" for 1-Year event
Inflow = 2.41 cfs @ 12.13 hrs, Volume= 0.124 af
Outflow = 0.23 cfs @ 12.75 hrs, Volume= 0.099 af, Atten= 91%, Lag= 37.2 min
Primary = 0.23 cfs @ 12.75 hrs, Volume= 0.099 af
Secondary = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
Peak Elev= 1,144.67' @ 12.75 hrs Surf.Area= 5,194 sf Storage= 3,278 cf

Plug-Flow detention time= 304.0 min calculated for 0.099 af (80% of inflow)
Center-of-Mass det. time= 242.7 min (1,020.2 - 777.5)

Volume	Invert	Avail.Storage	Storage Description
#1	1,144.00'	18,165 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,144.00	4,531	0	0
1,145.00	5,515	5,023	5,023
1,146.00	6,557	6,036	11,059
1,147.00	7,654	7,106	18,165

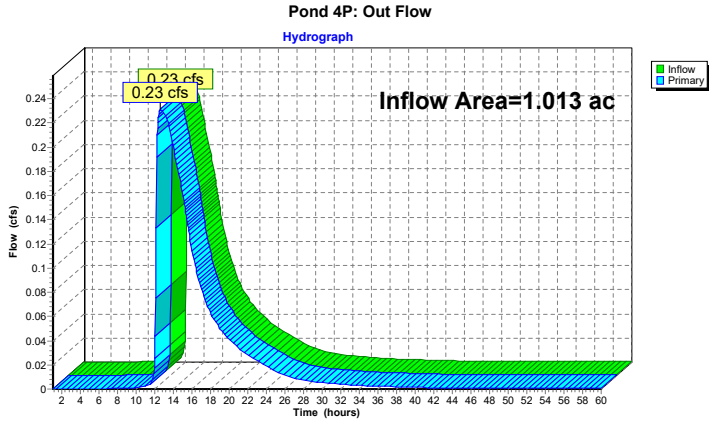
Device	Routing	Invert	Outlet Devices
#1	Primary	1,144.22'	8.0" Round Culvert L= 19.5' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 1,144.22' / 1,144.12' S= 0.0051' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf
#2	Device 1	1,144.22'	4.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	1,144.80'	36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Secondary	1,145.75'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Summary for Pond 4P: Out Flow

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.013 ac, 46.99% Impervious, Inflow Depth > 1.21" for 1-Year event
Inflow = 0.23 cfs @ 12.56 hrs, Volume= 0.102 af
Primary = 0.23 cfs @ 12.56 hrs, Volume= 0.102 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs



Primary OutFlow Max=0.23 cfs @ 12.75 hrs HW=1,144.67' (Free Discharge)

1=Culvert (Passes 0.23 cfs of 0.44 cfs potential flow)
2=Orifice/Grate (Orifice Controls 0.23 cfs @ 2.58 fps)
3=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 1.00 hrs HW=1,144.00' (Free Discharge)

4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 14P: Wet Pond

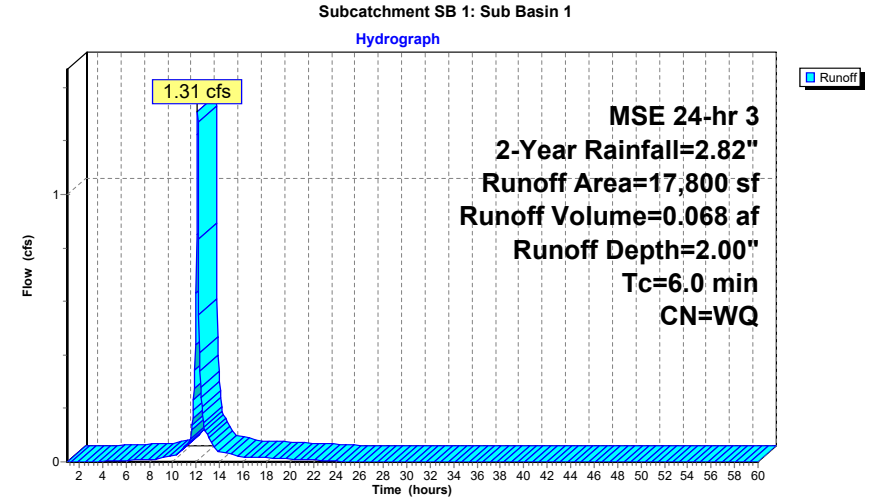
Hydrograph

Inflow Area=0.992 ac
Peak Elev=1,144.67'
Storage=3,278 cf

Time span=1.00-60.00 hrs, dt=0.05 hrs, 1181 points Runoff by SCS TR-20 method, UH=SCS, Weighted-Q Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method	
Subcatchment SB 1: Sub Basin 1	Runoff Area=17,800 sf 60.33% Impervious Runoff Depth=2.00" Tc=6.0 min CN=WQ Runoff=1.31 cfs 0.068 af
Subcatchment SB 2: Sub Basin 2	Runoff Area=4,154 sf 36.83% Impervious Runoff Depth=1.66" Tc=6.0 min CN=WQ Runoff=0.26 cfs 0.013 af
Subcatchment SB 3: Sub Basin 3	Runoff Area=4,164 sf 36.74% Impervious Runoff Depth=1.66" Tc=6.0 min CN=WQ Runoff=0.26 cfs 0.013 af
Subcatchment SB 4: Sub Basin 4	Runoff Area=4,173 sf 36.66% Impervious Runoff Depth=1.66" Tc=6.0 min CN=WQ Runoff=0.26 cfs 0.013 af
Subcatchment SB 5: Sub Basin 5	Runoff Area=4,182 sf 36.59% Impervious Runoff Depth=1.66" Tc=6.0 min CN=WQ Runoff=0.26 cfs 0.013 af
Subcatchment SB 6: Sub Basin 6	Runoff Area=4,355 sf 59.82% Impervious Runoff Depth=2.00" Tc=6.0 min CN=WQ Runoff=0.32 cfs 0.017 af
Subcatchment SB 7: Sub Basin 7	Runoff Area=2,696 sf 22.55% Impervious Runoff Depth=1.45" Tc=6.0 min CN=WQ Runoff=0.15 cfs 0.007 af
Subcatchment SB 8: Sub Basin 8 - Not Captured	Runoff Area=899 sf 73.30% Impervious Runoff Depth=2.20" Tc=6.0 min CN=WQ Runoff=0.07 cfs 0.004 af
Subcatchment SB 9: Sub Basin 9 - Off Site	Runoff Area=1,692 sf 0.00% Impervious Runoff Depth=1.12" Tc=6.0 min CN=80 Runoff=0.08 cfs 0.004 af
Pond 4P: Out Flow	Inflow=0.28 cfs 0.128 af Primary=0.28 cfs 0.128 af
Pond 14P: Wet Pond	Peak Elev=1,144.80' Storage=3,935 cf Inflow=2.90 cfs 0.149 af Primary=0.27 cfs 0.124 af Secondary=0.00 cfs 0.000 af Outflow=0.27 cfs 0.124 af

Total Runoff Area = 1.013 ac Runoff Volume = 0.153 af Average Runoff Depth = 1.81"
53.01% Pervious = 0.537 ac 46.99% Impervious = 0.476 ac

Summary for Subcatchment SB 1: Sub Basin 1					
Runoff = 1.31 cfs @ 12.13 hrs, Volume= 0.068 af, Depth= 2.00"					
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs MSE 24-hr 3 2-Year Rainfall=2.82"					
Area (sf)	CN	Description			
6,498	98	Paved parking, HSG D			
3,633	98	Water Surface, HSG D			
608	98	Roofs, HSG D			
7,061	80	>75% Grass cover, Good, HSG D			
17,800		Weighted Average			
7,061		39.67% Pervious Area			
10,739		60.33% Impervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,



Summary for Subcatchment SB 2: Sub Basin 2

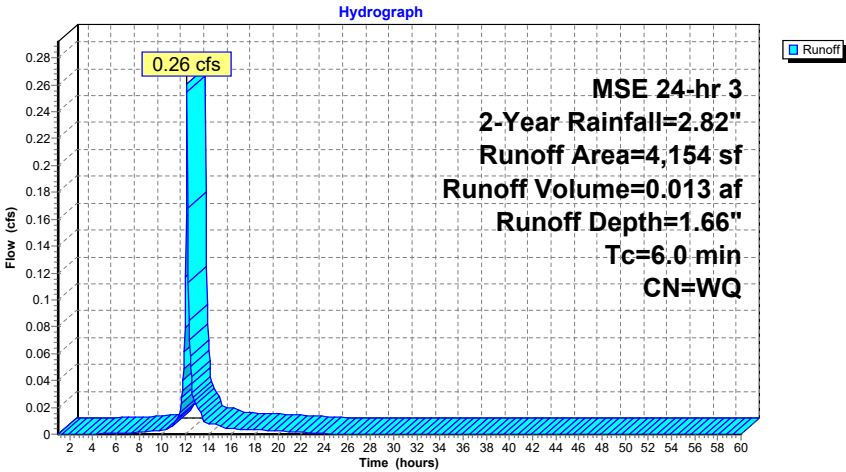
Runoff = 0.26 cfs @ 12.13 hrs, Volume= 0.013 af, Depth= 1.66"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.82"

Area (sf)	CN	Description
314	98	Paved parking, HSG D
1,216	98	Roofs, HSG D
2,624	80	>75% Grass cover, Good, HSG D
4,154		Weighted Average
2,624		63.17% Pervious Area
1,530		36.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment SB 2: Sub Basin 2



Summary for Subcatchment SB 3: Sub Basin 3

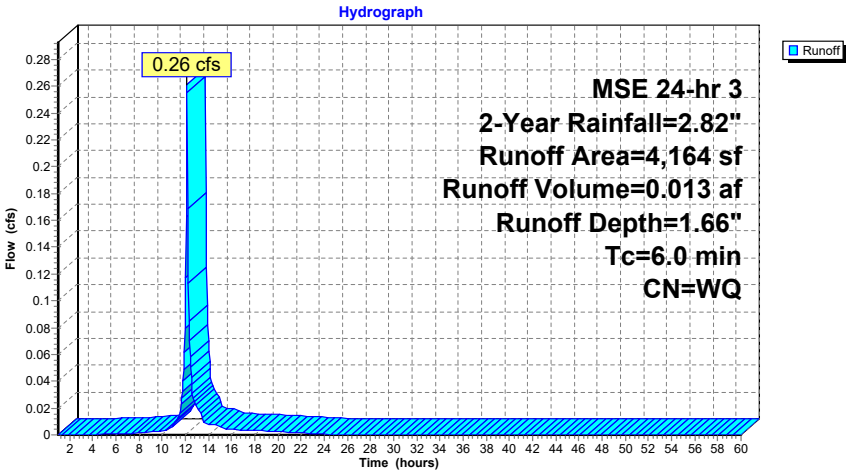
Runoff = 0.26 cfs @ 12.13 hrs, Volume= 0.013 af, Depth= 1.66"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.82"

Area (sf)	CN	Description
314	98	Paved parking, HSG D
1,216	98	Roofs, HSG D
2,634	80	>75% Grass cover, Good, HSG D
4,164		Weighted Average
2,634		63.26% Pervious Area
1,530		36.74% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment SB 3: Sub Basin 3



Summary for Subcatchment SB 4: Sub Basin 4

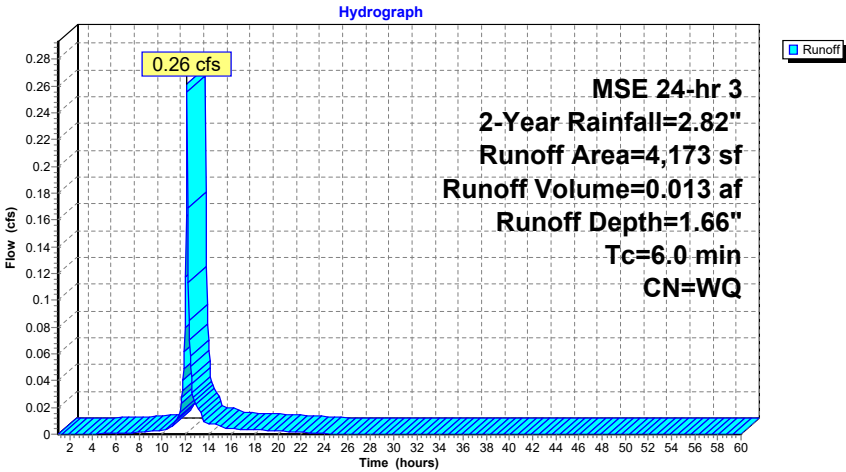
Runoff = 0.26 cfs @ 12.13 hrs, Volume= 0.013 af, Depth= 1.66"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.82"

Area (sf)	CN	Description
314	98	Paved parking, HSG D
1,216	98	Roofs, HSG D
2,643	80	>75% Grass cover, Good, HSG D
4,173		Weighted Average
2,643		63.34% Pervious Area
1,530		36.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment SB 4: Sub Basin 4



Summary for Subcatchment SB 5: Sub Basin 5

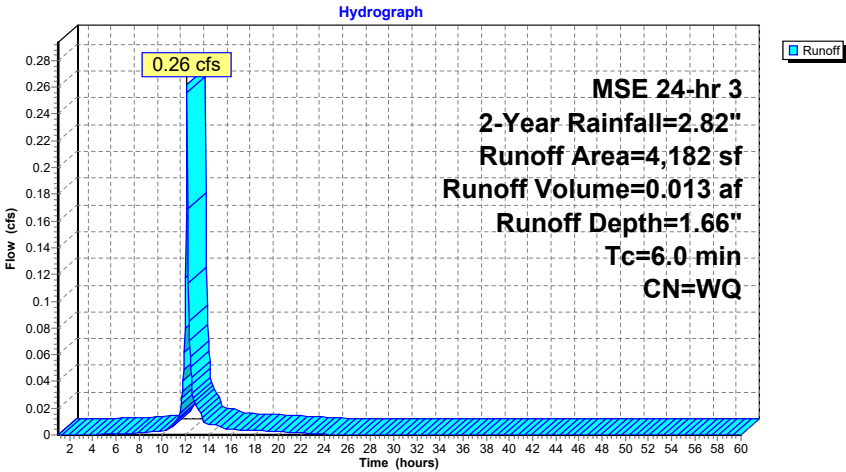
Runoff = 0.26 cfs @ 12.13 hrs, Volume= 0.013 af, Depth= 1.66"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.82"

Area (sf)	CN	Description
314	98	Paved parking, HSG D
1,216	98	Roofs, HSG D
2,652	80	>75% Grass cover, Good, HSG D
4,182		Weighted Average
2,652		63.41% Pervious Area
1,530		36.59% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment SB 5: Sub Basin 5



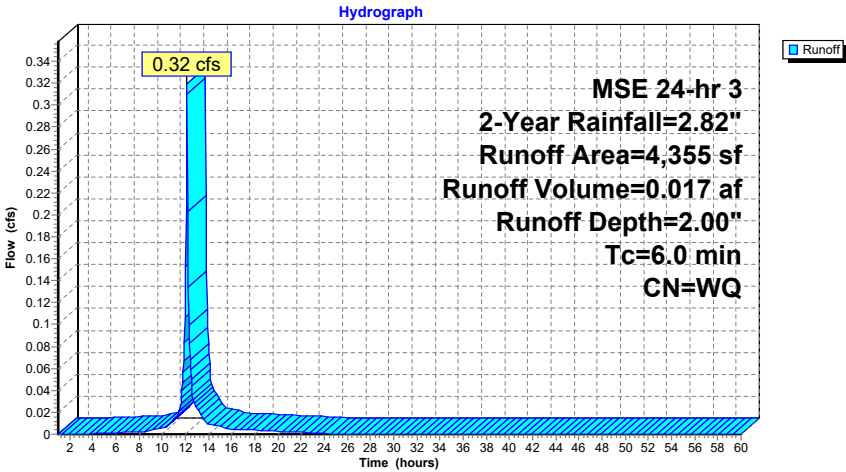
Summary for Subcatchment SB 6: Sub Basin 6

Runoff = 0.32 cfs @ 12.13 hrs, Volume= 0.017 af, Depth= 2.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.82"

Area (sf)	CN	Description			
1,389	98	Paved parking, HSG D			
1,216	98	Roofs, HSG D			
1,750	80	>75% Grass cover, Good, HSG D			
4,355		Weighted Average			
1,750		40.18% Pervious Area			
2,605		59.82% Impervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment SB 6: Sub Basin 6



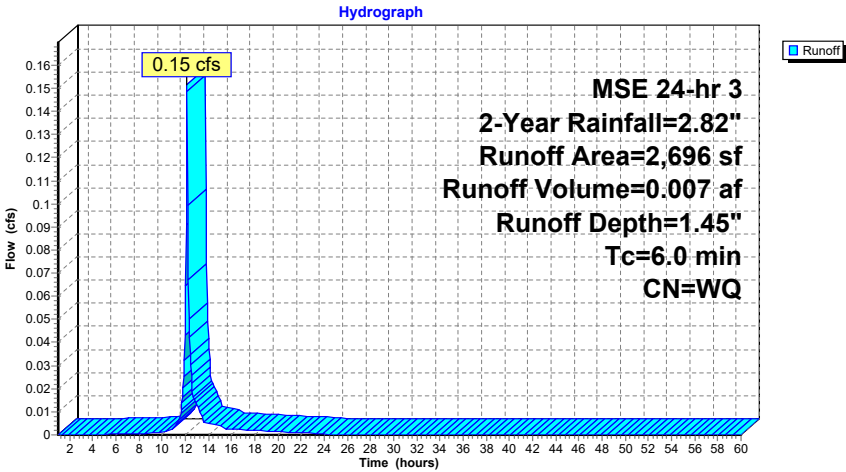
Summary for Subcatchment SB 7: Sub Basin 7

Runoff = 0.15 cfs @ 12.13 hrs, Volume= 0.007 af, Depth= 1.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.82"

Area (sf)	CN	Description			
608	98	Roofs, HSG D			
2,088	80	>75% Grass cover, Good, HSG D			
2,696		Weighted Average			
2,088		77.45% Pervious Area			
608		22.55% Impervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment SB 7: Sub Basin 7



Summary for Subcatchment SB 8: Sub Basin 8 - Not Captured

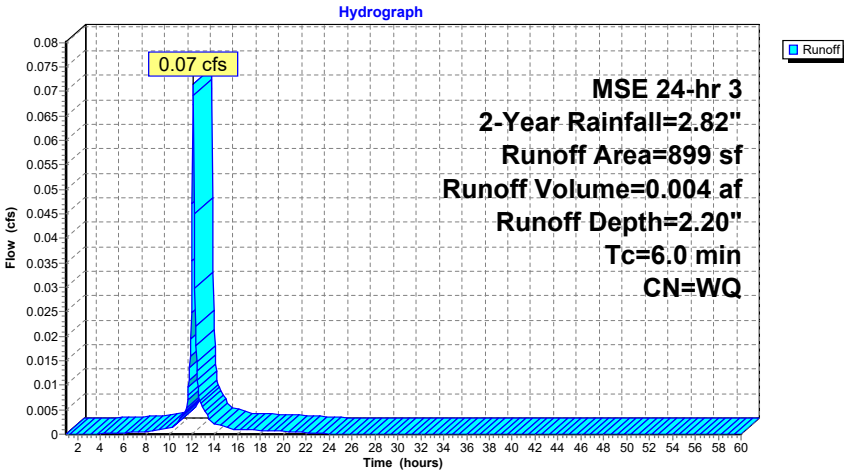
Runoff = 0.07 cfs @ 12.13 hrs, Volume= 0.004 af, Depth= 2.20"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.82"

Area (sf)	CN	Description
659	98	Paved parking, HSG D
240	80	>75% Grass cover, Good, HSG D
899		Weighted Average
240		26.70% Pervious Area
659		73.30% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment SB 8: Sub Basin 8 - Not Captured



Summary for Subcatchment SB 9: Sub Basin 9 - Off Site

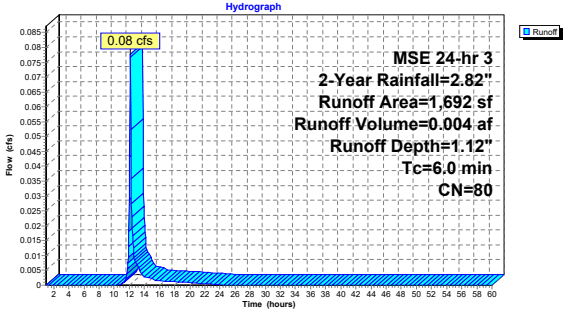
Runoff = 0.08 cfs @ 12.14 hrs, Volume= 0.004 af, Depth= 1.12"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.82"

Area (sf)	CN	Description
1,692	80	>75% Grass cover, Good, HSG D
1,692		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment SB 9: Sub Basin 9 - Off Site



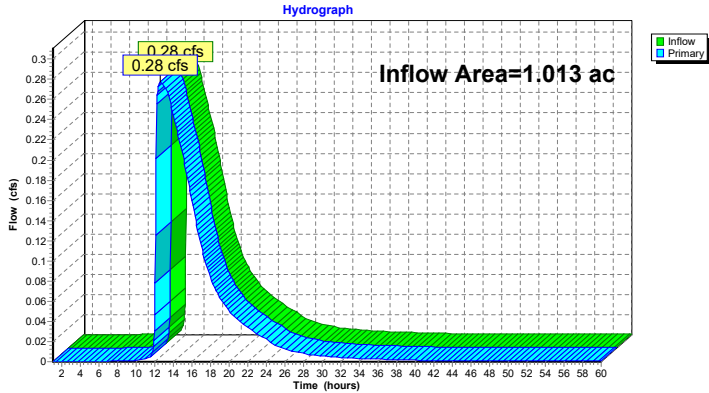
Summary for Pond 4P: Out Flow

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.013 ac, 46.99% Impervious, Inflow Depth > 1.52" for 2-Year event
Inflow = 0.28 cfs @ 12.55 hrs, Volume= 0.128 af
Primary = 0.28 cfs @ 12.55 hrs, Volume= 0.128 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs

Pond 4P: Out Flow



25195 MHC Pre-Post July Wet Pond

Prepared by {enter your company name here}
HydroCAD® 10.00-26 s/n 09423 © 2020 HydroCAD Software Solutions LLC

MSE 24-hr 3 2-Year Rainfall=2.82"

Printed 7/16/2026
Page 49

Summary for Pond 14P: Wet Pond

Inflow Area = 0.992 ac, 46.45% Impervious, Inflow Depth = 1.80" for 2-Year event
Inflow = 2.90 cfs @ 12.13 hrs, Volume= 0.149 af
Outflow = 0.27 cfs @ 12.74 hrs, Volume= 0.124 af, Atten= 91%, Lag= 36.6 min
Primary = 0.27 cfs @ 12.74 hrs, Volume= 0.124 af
Secondary = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
Peak Elev= 1,144.80' @ 12.74 hrs Surf.Area= 5,317 sf Storage= 3,935 cf

Plug-Flow detention time= 290.4 min calculated for 0.124 af (83% of inflow)
Center-of-Mass det. time= 232.7 min (1,008.3 - 775.6)

Volume	Invert	Avail.Storage	Storage Description
#1	1,144.00'	18,165 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,144.00	4,531	0	0
1,145.00	5,515	5,023	5,023
1,146.00	6,557	6,036	11,059
1,147.00	7,654	7,106	18,165

Device	Routing	Invert	Outlet Devices
#1	Primary	1,144.22'	8.0" Round Culvert L= 19.5' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 1,144.22' / 1,144.12' S= 0.0051' /' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf
#2	Device 1	1,144.22'	4.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	1,144.80'	36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Secondary	1,145.75'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

25195 MHC Pre-Post July Wet Pond

Prepared by {enter your company name here}
HydroCAD® 10.00-26 s/n 09423 © 2020 HydroCAD Software Solutions LLC

MSE 24-hr 3 2-Year Rainfall=2.82"

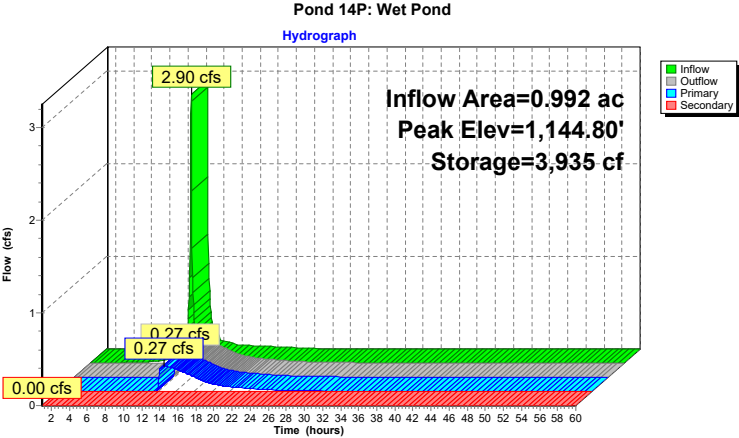
Printed 7/16/2026
Page 50

Primary OutFlow Max=0.27 cfs @ 12.74 hrs HW=1,144.80' (Free Discharge)

- 1=Culvert (Passes 0.27 cfs of 0.64 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 0.27 cfs @ 3.09 fps)
- 3=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 1.00 hrs HW=1,144.00' (Free Discharge)

- 4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)



25195 MHC Pre-Post July Wet Pond

Prepared by {enter your company name here}
HydroCAD® 10.00-26 s/n 09423 © 2020 HydroCAD Software Solutions LLC

MSE 24-hr 3 10-Year Rainfall=4.12"

Printed 7/16/2026
Page 51

Time span=1.00-60.00 hrs, dt=0.05 hrs, 1181 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment SB 1: Sub Basin 1	Runoff Area=17,800 sf 60.33% Impervious Runoff Depth=3.19" Tc=6.0 min CN=WQ Runoff=2.07 cfs 0.109 af
Subcatchment SB 2: Sub Basin 2	Runoff Area=4,154 sf 36.83% Impervious Runoff Depth=2.78" Tc=6.0 min CN=WQ Runoff=0.44 cfs 0.022 af
Subcatchment SB 3: Sub Basin 3	Runoff Area=4,164 sf 36.74% Impervious Runoff Depth=2.78" Tc=6.0 min CN=WQ Runoff=0.44 cfs 0.022 af
Subcatchment SB 4: Sub Basin 4	Runoff Area=4,173 sf 36.66% Impervious Runoff Depth=2.78" Tc=6.0 min CN=WQ Runoff=0.44 cfs 0.022 af
Subcatchment SB 5: Sub Basin 5	Runoff Area=4,182 sf 36.59% Impervious Runoff Depth=2.78" Tc=6.0 min CN=WQ Runoff=0.44 cfs 0.022 af
Subcatchment SB 6: Sub Basin 6	Runoff Area=4,355 sf 59.82% Impervious Runoff Depth=3.18" Tc=6.0 min CN=WQ Runoff=0.51 cfs 0.027 af
Subcatchment SB 7: Sub Basin 7	Runoff Area=2,696 sf 22.55% Impervious Runoff Depth=2.53" Tc=6.0 min CN=WQ Runoff=0.27 cfs 0.013 af
Subcatchment SB 8: Sub Basin 8 - Not Captured	Runoff Area=899 sf 73.30% Impervious Runoff Depth=3.42" Tc=6.0 min CN=WQ Runoff=0.11 cfs 0.006 af
Subcatchment SB 9: Sub Basin 9 - Off Site	Runoff Area=1,692 sf 0.00% Impervious Runoff Depth=2.14" Tc=6.0 min CN=80 Runoff=0.15 cfs 0.007 af
Pond 4P: Out Flow	Inflow=1.08 cfs 0.225 af Primary=1.08 cfs 0.225 af
Pond 14P: Wet Pond	Peak Elev=1,145.10' Storage=5,574 cf Inflow=4.75 cfs 0.244 af Primary=1.04 cfs 0.219 af Secondary=0.00 cfs 0.000 af Outflow=1.04 cfs 0.219 af

25195 MHC Pre-Post July Wet Pond

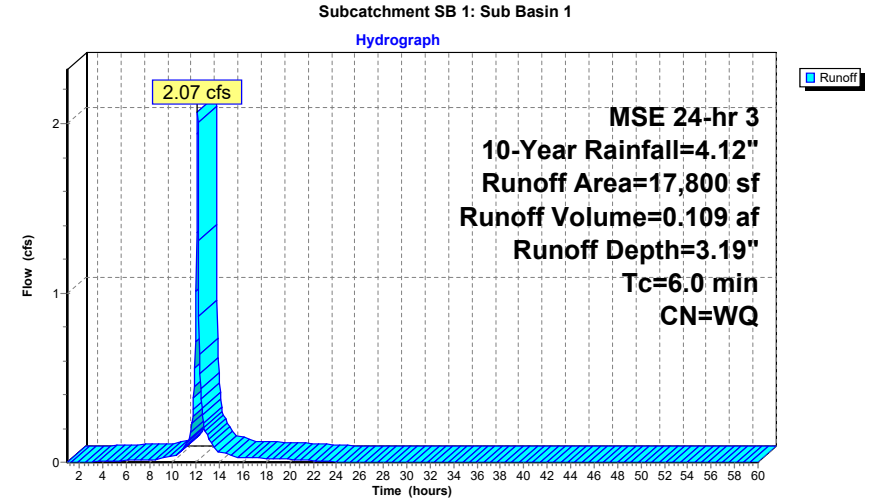
Prepared by {enter your company name here}
HydroCAD® 10.00-26 s/n 09423 © 2020 HydroCAD Software Solutions LLC

MSE 24-hr 3 10-Year Rainfall=4.12"

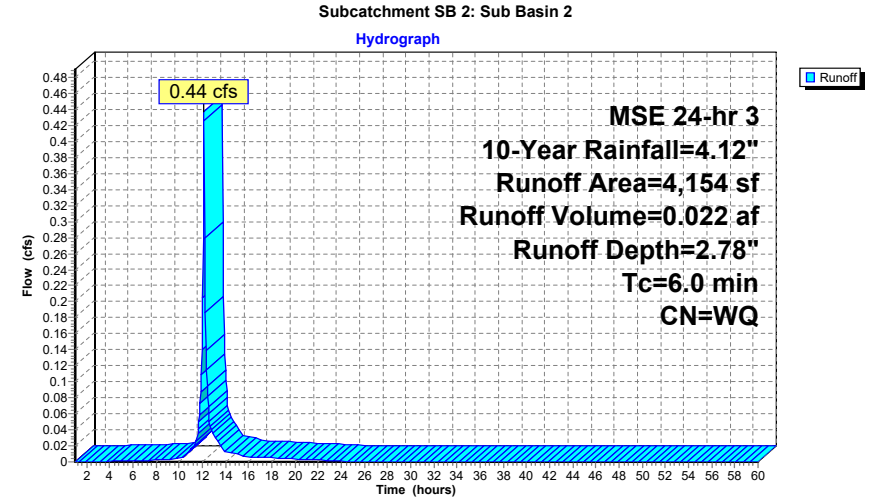
Printed 7/16/2026
Page 52

Total Runoff Area = 1.013 ac Runoff Volume = 0.250 af Average Runoff Depth = 2.96"
53.01% Pervious = 0.537 ac 46.99% Impervious = 0.476 ac

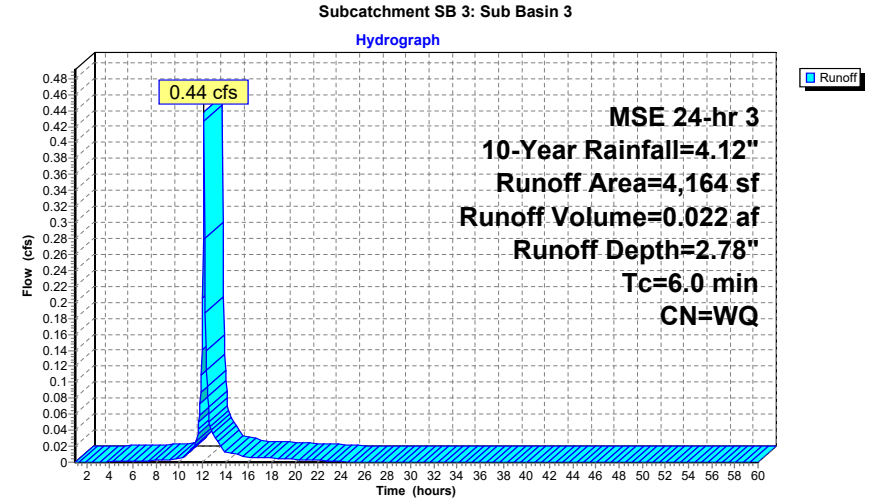
Summary for Subcatchment SB 1: Sub Basin 1						
Runoff	=	2.07 cfs @ 12.13 hrs,	Volume=	0.109 af,	Depth=	3.19"
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs MSE 24-hr 3 10-Year Rainfall=4.12"						
Area (sf)	CN	Description				
6,498	98	Paved parking, HSG D				
3,633	98	Water Surface, HSG D				
608	98	Roofs, HSG D				
7,061	80	>75% Grass cover, Good, HSG D				
17,800		Weighted Average				
7,061		39.67% Pervious Area				
10,739		60.33% Impervious Area				
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description	
6.0					Direct Entry,	



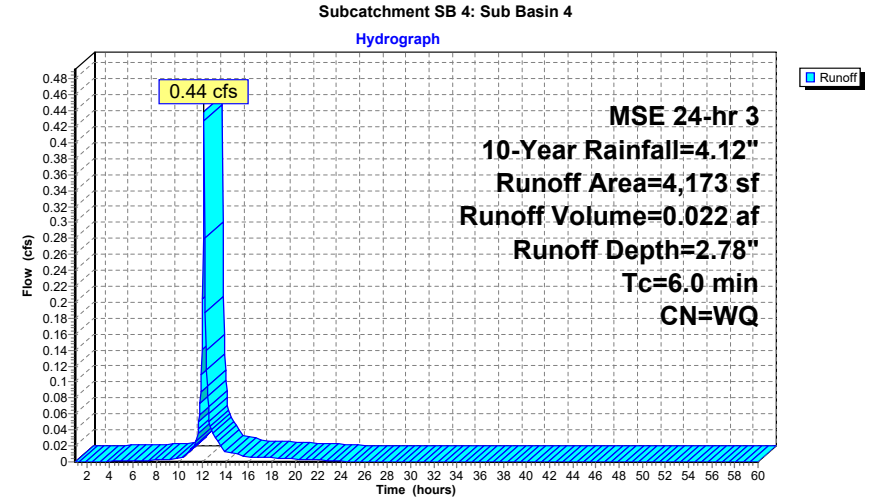
Summary for Subcatchment SB 2: Sub Basin 2						
Runoff	=	0.44 cfs @ 12.13 hrs,	Volume=	0.022 af,	Depth=	2.78"
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs MSE 24-hr 3 10-Year Rainfall=4.12"						
Area (sf)	CN	Description				
314	98	Paved parking, HSG D				
1,216	98	Roofs, HSG D				
2,624	80	>75% Grass cover, Good, HSG D				
4,154		Weighted Average				
2,624		63.17% Pervious Area				
1,530		36.83% Impervious Area				
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description	
6.0					Direct Entry,	



Summary for Subcatchment SB 3: Sub Basin 3					
Runoff	=	0.44 cfs @	12.13 hrs,	Volume=	0.022 af, Depth= 2.78"
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs MSE 24-hr 3 10-Year Rainfall=4.12"					
Area (sf)	CN	Description			
314	98	Paved parking, HSG D			
1,216	98	Roofs, HSG D			
2,634	80	>75% Grass cover, Good, HSG D			
4,164		Weighted Average			
2,634		63.26% Pervious Area			
1,530		36.74% Impervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,



Summary for Subcatchment SB 4: Sub Basin 4					
Runoff	=	0.44 cfs @	12.13 hrs,	Volume=	0.022 af, Depth= 2.78"
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs MSE 24-hr 3 10-Year Rainfall=4.12"					
Area (sf)	CN	Description			
314	98	Paved parking, HSG D			
1,216	98	Roofs, HSG D			
2,643	80	>75% Grass cover, Good, HSG D			
4,173		Weighted Average			
2,643		63.34% Pervious Area			
1,530		36.66% Impervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,



Summary for Subcatchment SB 5: Sub Basin 5

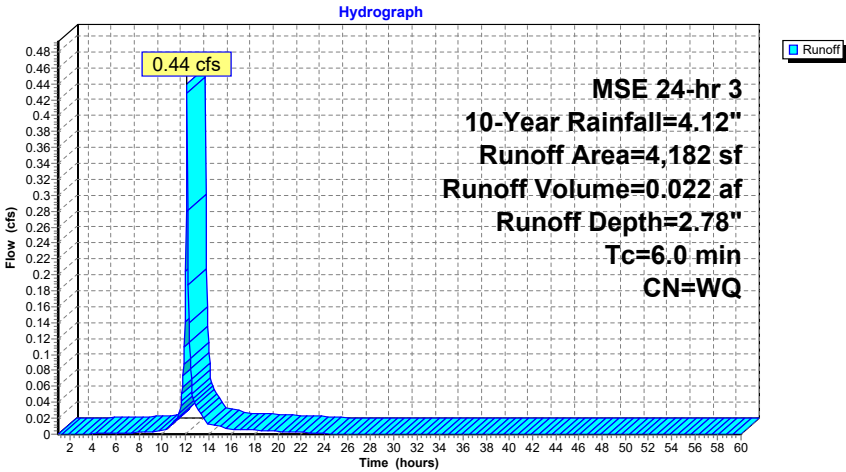
Runoff = 0.44 cfs @ 12.13 hrs, Volume= 0.022 af, Depth= 2.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.12"

Area (sf)	CN	Description
314	98	Paved parking, HSG D
1,216	98	Roofs, HSG D
2,652	80	>75% Grass cover, Good, HSG D
4,182		Weighted Average
2,652		63.41% Pervious Area
1,530		36.59% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment SB 5: Sub Basin 5



Summary for Subcatchment SB 6: Sub Basin 6

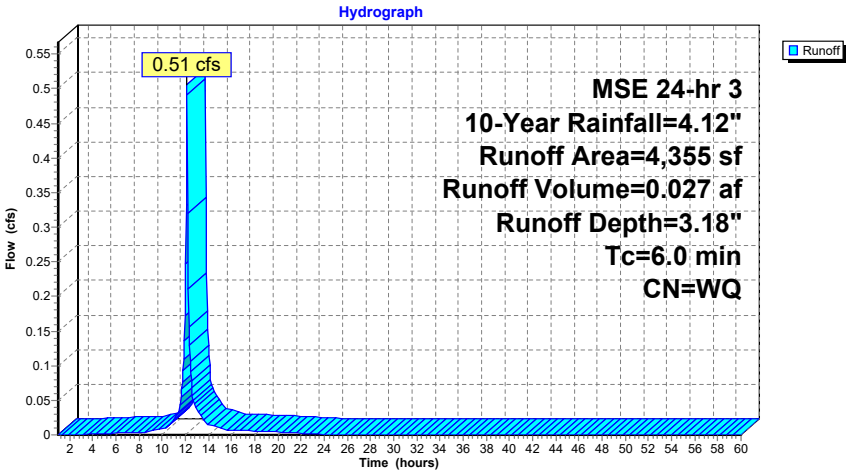
Runoff = 0.51 cfs @ 12.13 hrs, Volume= 0.027 af, Depth= 3.18"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.12"

Area (sf)	CN	Description
1,389	98	Paved parking, HSG D
1,216	98	Roofs, HSG D
1,750	80	>75% Grass cover, Good, HSG D
4,355		Weighted Average
1,750		40.18% Pervious Area
2,605		59.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment SB 6: Sub Basin 6



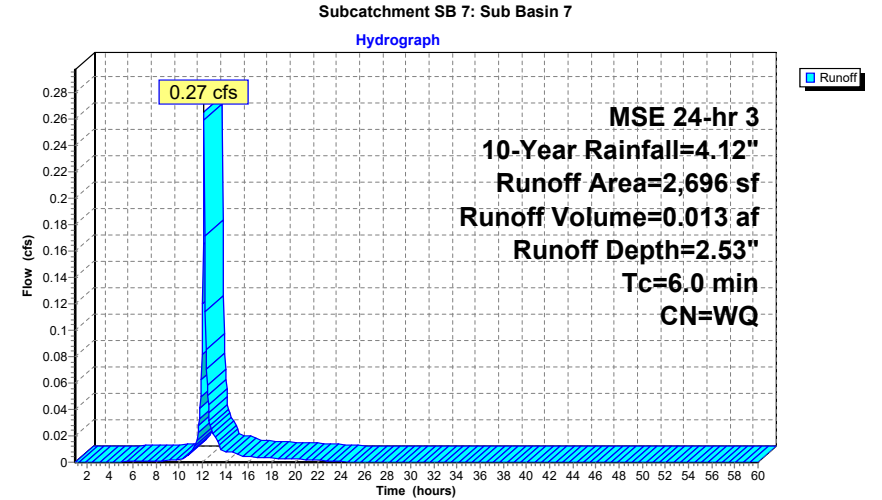
Summary for Subcatchment SB 7: Sub Basin 7

Runoff = 0.27 cfs @ 12.13 hrs, Volume= 0.013 af, Depth= 2.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.12"

Area (sf)	CN	Description
608	98	Roofs, HSG D
2,088	80	>75% Grass cover, Good, HSG D
2,696		Weighted Average
2,088		77.45% Pervious Area
608		22.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,



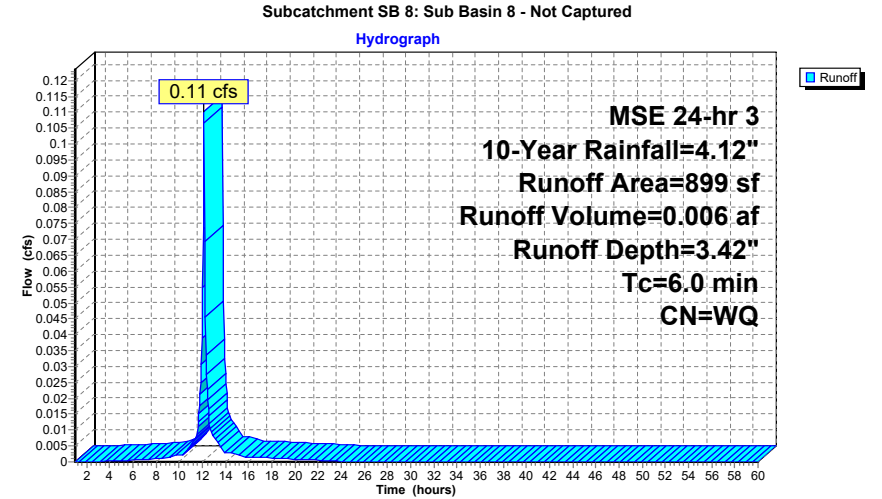
Summary for Subcatchment SB 8: Sub Basin 8 - Not Captured

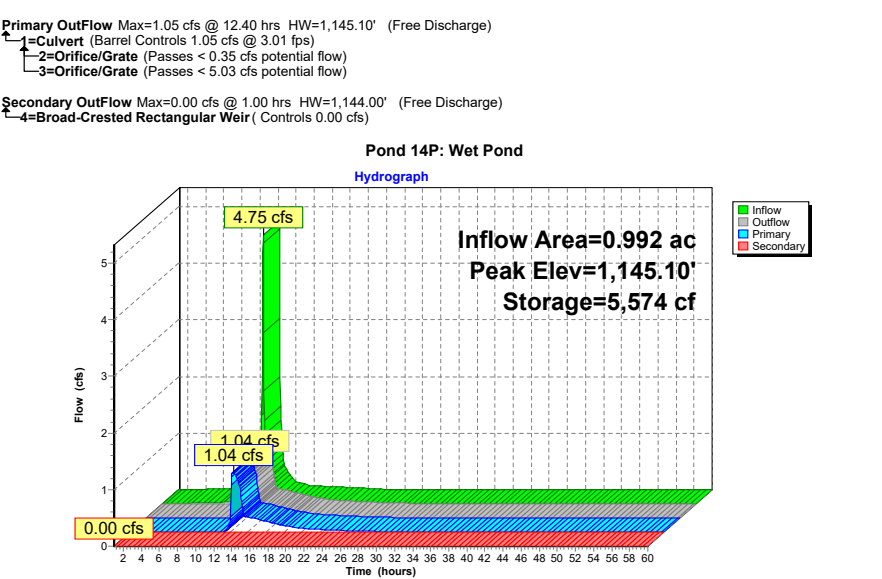
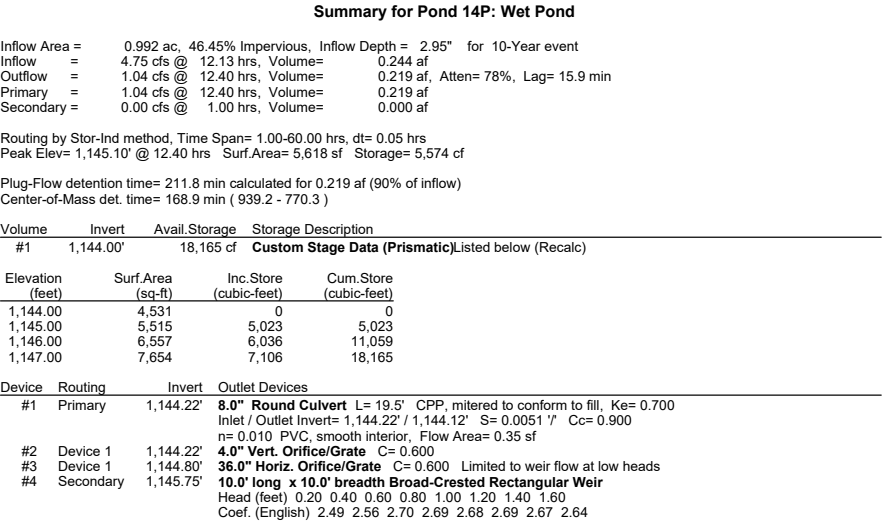
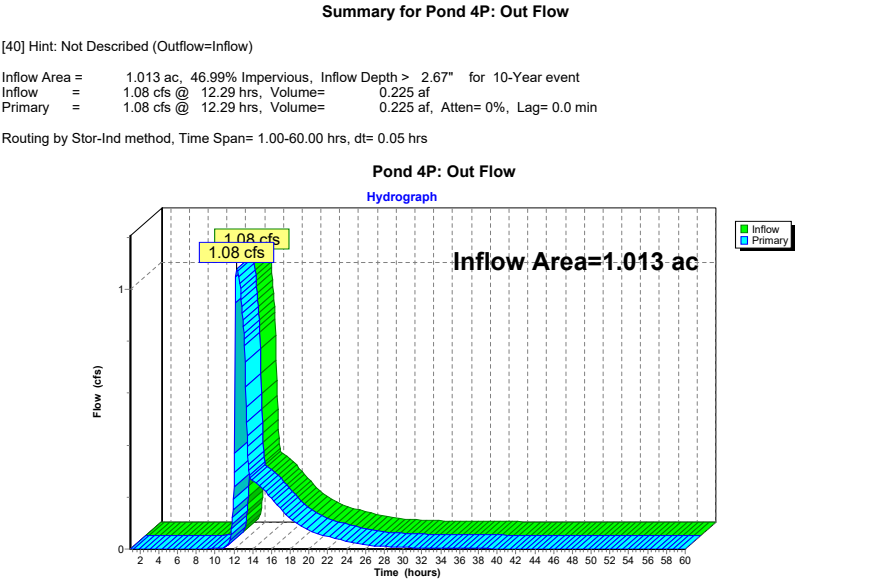
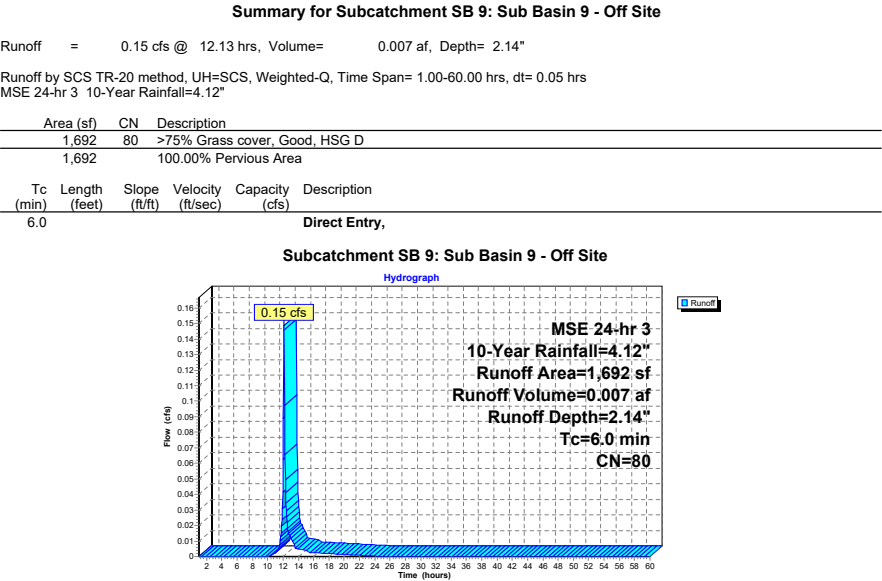
Runoff = 0.11 cfs @ 12.13 hrs, Volume= 0.006 af, Depth= 3.42"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.12"

Area (sf)	CN	Description
659	98	Paved parking, HSG D
240	80	>75% Grass cover, Good, HSG D
899		Weighted Average
240		26.70% Pervious Area
659		73.30% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

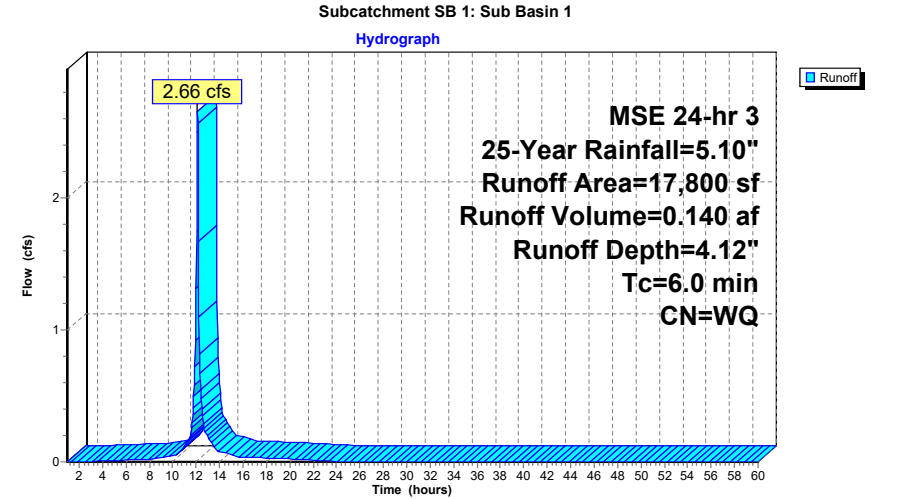




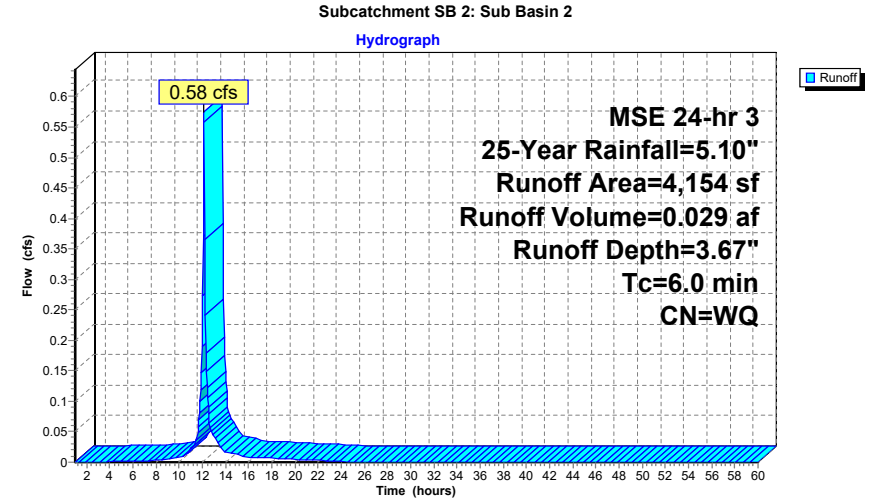
Time span=1.00-60.00 hrs, dt=0.05 hrs, 1181 points Runoff by SCS TR-20 method, UH=SCS, Weighted-Q Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method	
Subcatchment SB 1: Sub Basin 1	Runoff Area=17,800 sf 60.33% Impervious Runoff Depth=4.12" Tc=6.0 min CN=WQ Runoff=2.66 cfs 0.140 af
Subcatchment SB 2: Sub Basin 2	Runoff Area=4,154 sf 36.83% Impervious Runoff Depth=3.67" Tc=6.0 min CN=WQ Runoff=0.58 cfs 0.029 af
Subcatchment SB 3: Sub Basin 3	Runoff Area=4,164 sf 36.74% Impervious Runoff Depth=3.67" Tc=6.0 min CN=WQ Runoff=0.58 cfs 0.029 af
Subcatchment SB 4: Sub Basin 4	Runoff Area=4,173 sf 36.66% Impervious Runoff Depth=3.67" Tc=6.0 min CN=WQ Runoff=0.58 cfs 0.029 af
Subcatchment SB 5: Sub Basin 5	Runoff Area=4,182 sf 36.59% Impervious Runoff Depth=3.67" Tc=6.0 min CN=WQ Runoff=0.58 cfs 0.029 af
Subcatchment SB 6: Sub Basin 6	Runoff Area=4,355 sf 59.82% Impervious Runoff Depth=4.11" Tc=6.0 min CN=WQ Runoff=0.65 cfs 0.034 af
Subcatchment SB 7: Sub Basin 7	Runoff Area=2,696 sf 22.55% Impervious Runoff Depth=3.40" Tc=6.0 min CN=WQ Runoff=0.36 cfs 0.018 af
Subcatchment SB 8: Sub Basin 8 - Not Captured	Runoff Area=899 sf 73.30% Impervious Runoff Depth=4.36" Tc=6.0 min CN=WQ Runoff=0.14 cfs 0.007 af
Subcatchment SB 9: Sub Basin 9 - Off Site	Runoff Area=1,692 sf 0.00% Impervious Runoff Depth=2.98" Tc=6.0 min CN=80 Runoff=0.21 cfs 0.010 af
Pond 4P: Out Flow	Inflow=1.37 cfs 0.302 af Primary=1.37 cfs 0.302 af
Pond 14P: Wet Pond	Peak Elev=1,145.37' Storage=7,114 cf Inflow=6.18 cfs 0.319 af Primary=1.34 cfs 0.294 af Secondary=0.00 cfs 0.000 af Outflow=1.34 cfs 0.294 af

Total Runoff Area = 1.013 ac Runoff Volume = 0.326 af Average Runoff Depth = 3.87"
53.01% Pervious = 0.537 ac 46.99% Impervious = 0.476 ac

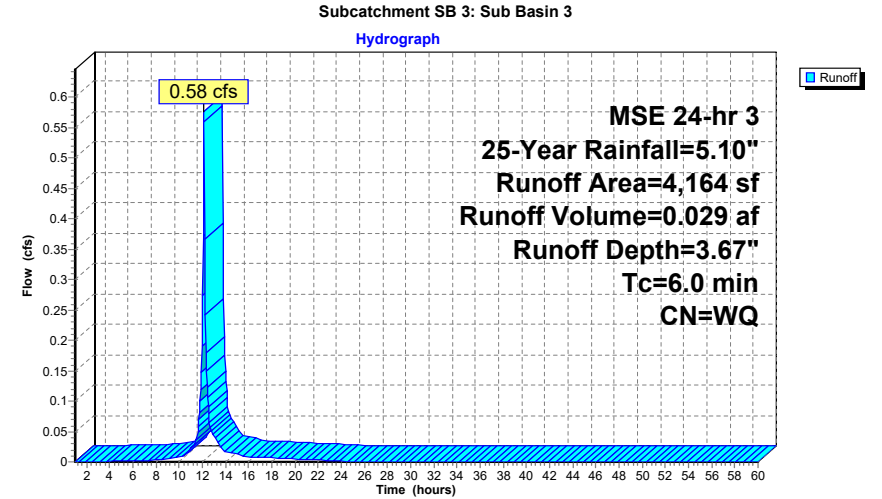
Summary for Subcatchment SB 1: Sub Basin 1					
Runoff = 2.66 cfs @ 12.13 hrs, Volume= 0.140 af, Depth= 4.12"					
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs MSE 24-hr 3 25-Year Rainfall=5.10"					
Area (sf)	CN	Description			
6,498	98	Paved parking, HSG D			
3,633	98	Water Surface, HSG D			
608	98	Roofs, HSG D			
7,061	80	>75% Grass cover, Good, HSG D			
17,800		Weighted Average			
7,061		39.67% Pervious Area			
10,739		60.33% Impervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,



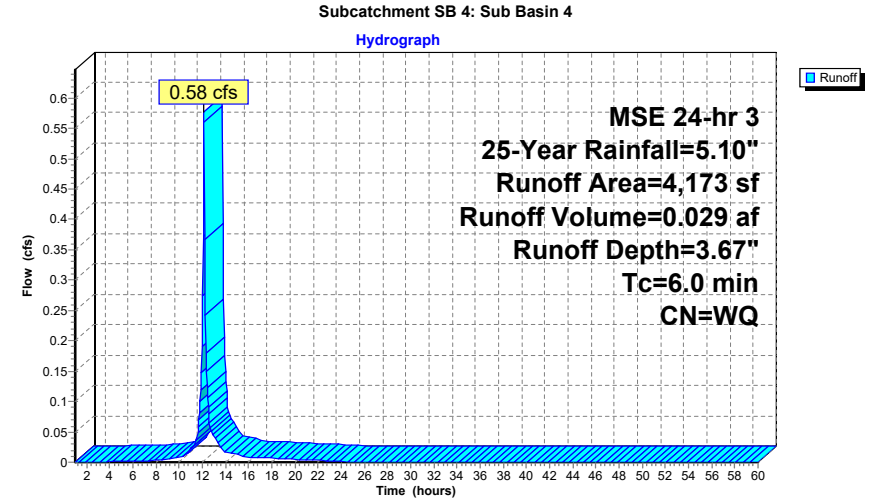
Summary for Subcatchment SB 2: Sub Basin 2						
Runoff	=	0.58 cfs @	12.13 hrs,	Volume=	0.029 af,	Depth= 3.67"
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs MSE 24-hr 3 25-Year Rainfall=5.10"						
Area (sf)	CN	Description				
314	98	Paved parking, HSG D				
1,216	98	Roofs, HSG D				
2,624	80	>75% Grass cover, Good, HSG D				
4,154		Weighted Average				
2,624		63.17% Pervious Area				
1,530		36.83% Impervious Area				
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description	
6.0					Direct Entry,	



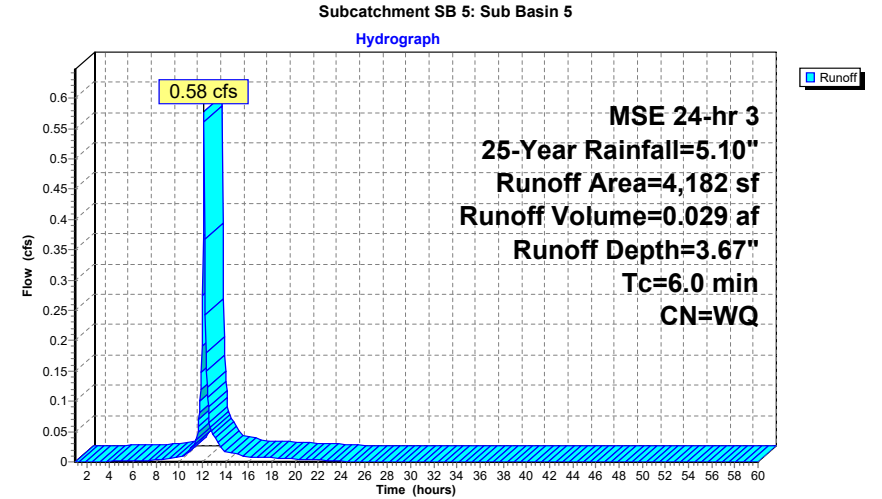
Summary for Subcatchment SB 3: Sub Basin 3						
Runoff	=	0.58 cfs @	12.13 hrs,	Volume=	0.029 af,	Depth= 3.67"
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs MSE 24-hr 3 25-Year Rainfall=5.10"						
Area (sf)	CN	Description				
314	98	Paved parking, HSG D				
1,216	98	Roofs, HSG D				
2,634	80	>75% Grass cover, Good, HSG D				
4,164		Weighted Average				
2,634		63.26% Pervious Area				
1,530		36.74% Impervious Area				
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description	
6.0					Direct Entry,	



Summary for Subcatchment SB 4: Sub Basin 4						
Runoff	=	0.58 cfs @	12.13 hrs,	Volume=	0.029 af,	Depth= 3.67"
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs MSE 24-hr 3 25-Year Rainfall=5.10"						
Area (sf)	CN	Description				
314	98	Paved parking, HSG D				
1,216	98	Roofs, HSG D				
2,643	80	>75% Grass cover, Good, HSG D				
4,173		Weighted Average				
2,643		63.34% Pervious Area				
1,530		36.66% Impervious Area				
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description	
6.0					Direct Entry,	



Summary for Subcatchment SB 5: Sub Basin 5						
Runoff	=	0.58 cfs @	12.13 hrs,	Volume=	0.029 af,	Depth= 3.67"
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs MSE 24-hr 3 25-Year Rainfall=5.10"						
Area (sf)	CN	Description				
314	98	Paved parking, HSG D				
1,216	98	Roofs, HSG D				
2,652	80	>75% Grass cover, Good, HSG D				
4,182		Weighted Average				
2,652		63.41% Pervious Area				
1,530		36.59% Impervious Area				
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description	
6.0					Direct Entry,	



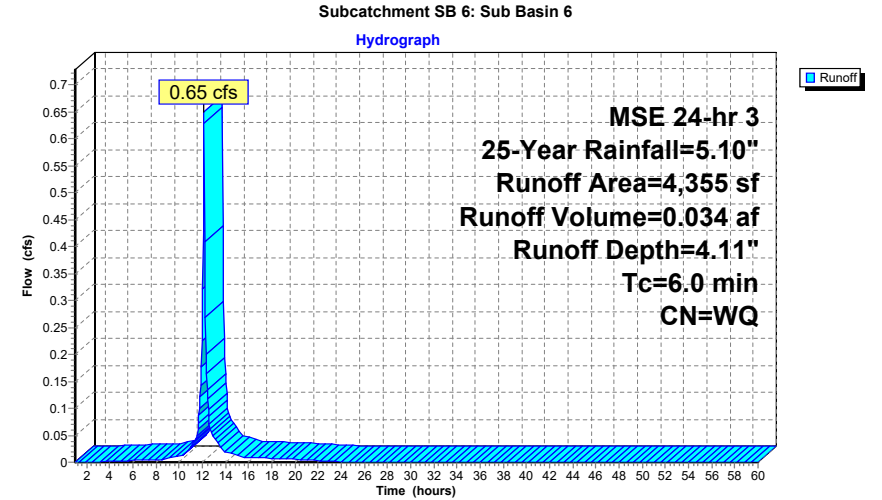
Summary for Subcatchment SB 6: Sub Basin 6

Runoff = 0.65 cfs @ 12.13 hrs, Volume= 0.034 af, Depth= 4.11"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 25-Year Rainfall=5.10"

Area (sf)	CN	Description
1,389	98	Paved parking, HSG D
1,216	98	Roofs, HSG D
1,750	80	>75% Grass cover, Good, HSG D
4,355		Weighted Average
1,750		40.18% Pervious Area
2,605		59.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,



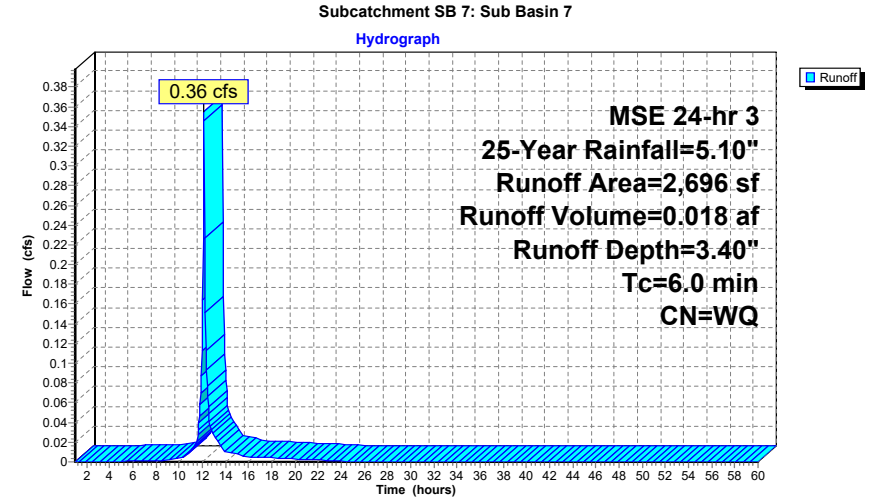
Summary for Subcatchment SB 7: Sub Basin 7

Runoff = 0.36 cfs @ 12.13 hrs, Volume= 0.018 af, Depth= 3.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 25-Year Rainfall=5.10"

Area (sf)	CN	Description
608	98	Roofs, HSG D
2,088	80	>75% Grass cover, Good, HSG D
2,696		Weighted Average
2,088		77.45% Pervious Area
608		22.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,



Summary for Subcatchment SB 8: Sub Basin 8 - Not Captured

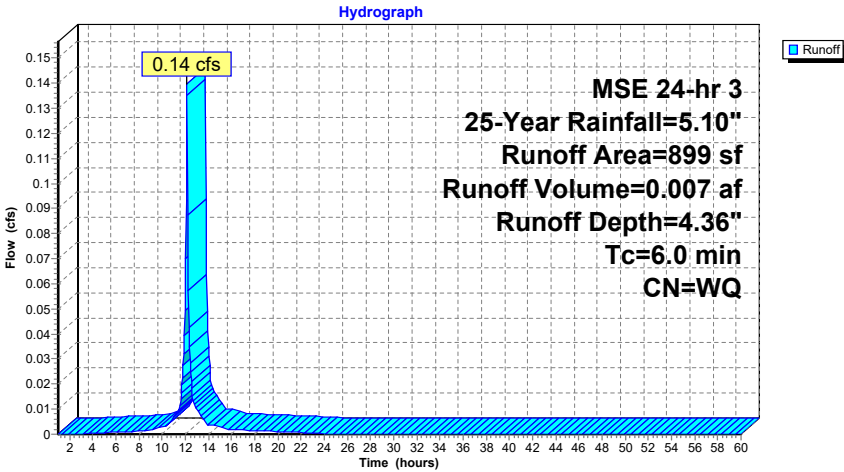
Runoff = 0.14 cfs @ 12.13 hrs, Volume= 0.007 af, Depth= 4.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 25-Year Rainfall=5.10"

Area (sf)	CN	Description
659	98	Paved parking, HSG D
240	80	>75% Grass cover, Good, HSG D
899		Weighted Average
240		26.70% Pervious Area
659		73.30% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment SB 8: Sub Basin 8 - Not Captured



Summary for Subcatchment SB 9: Sub Basin 9 - Off Site

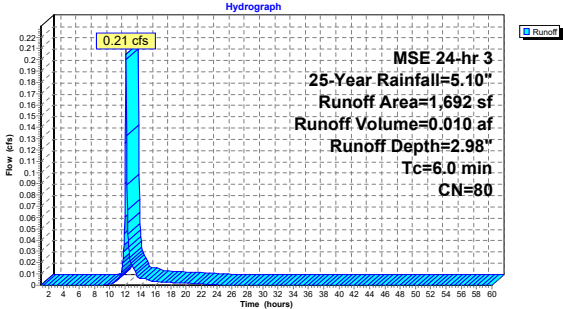
Runoff = 0.21 cfs @ 12.13 hrs, Volume= 0.010 af, Depth= 2.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 25-Year Rainfall=5.10"

Area (sf)	CN	Description
1,692	80	>75% Grass cover, Good, HSG D
1,692		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment SB 9: Sub Basin 9 - Off Site



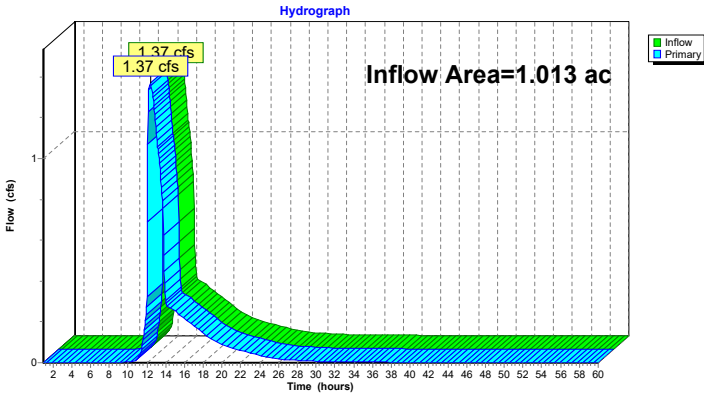
Summary for Pond 4P: Out Flow

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.013 ac, 46.99% Impervious, Inflow Depth > 3.57" for 25-Year event
Inflow = 1.37 cfs @ 12.35 hrs, Volume= 0.302 af
Primary = 1.37 cfs @ 12.35 hrs, Volume= 0.302 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs

Pond 4P: Out Flow



25195 MHC Pre-Post July Wet Pond

Prepared by {enter your company name here}
HydroCAD® 10.00-26 s/n 09423 © 2020 HydroCAD Software Solutions LLC

MSE 24-hr 3 25-Year Rainfall=5.10"
Printed 7/16/2026
Page 93

Summary for Pond 14P: Wet Pond

Inflow Area = 0.992 ac, 46.45% Impervious, Inflow Depth = 3.85" for 25-Year event
Inflow = 6.18 cfs @ 12.13 hrs, Volume= 0.319 af
Outflow = 1.34 cfs @ 12.40 hrs, Volume= 0.294 af, Atten= 78%, Lag= 16.0 min
Primary = 1.34 cfs @ 12.40 hrs, Volume= 0.294 af
Secondary = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
Peak Elev= 1,145.37' @ 12.40 hrs Surf.Area= 5,897 sf Storage= 7,114 cf

Plug-Flow detention time= 186.1 min calculated for 0.294 af (92% of inflow)
Center-of-Mass det. time= 150.5 min (917.8 - 767.3)

Volume	Invert	Avail.Storage	Storage Description
#1	1,144.00'	18,165 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,144.00	4,531	0	0
1,145.00	5,515	5,023	5,023
1,146.00	6,557	6,036	11,059
1,147.00	7,654	7,106	18,165

Device	Routing	Invert	Outlet Devices
#1	Primary	1,144.22'	8.0" Round Culvert L= 19.5' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 1,144.22' / 1,144.12' S= 0.0051 ' S= 0.0051 ' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf
#2	Device 1	1,144.22'	4.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	1,144.80'	36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Secondary	1,145.75'	10.0" long x 10.0" breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

25195 MHC Pre-Post July Wet Pond

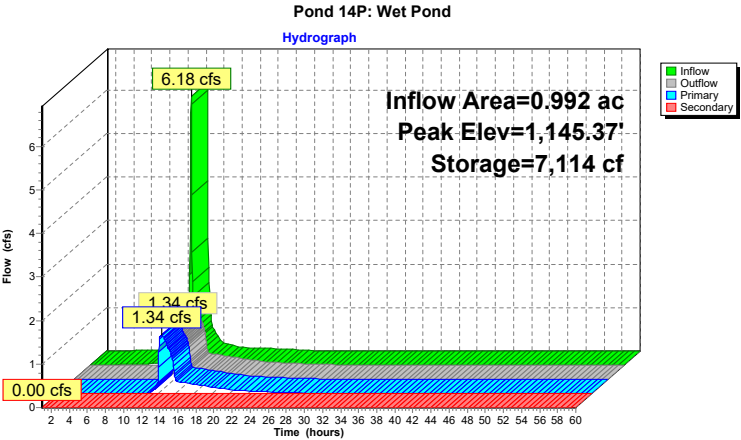
Prepared by {enter your company name here}
HydroCAD® 10.00-26 s/n 09423 © 2020 HydroCAD Software Solutions LLC

MSE 24-hr 3 25-Year Rainfall=5.10"
Printed 7/16/2026
Page 94

Primary OutFlow Max=1.34 cfs @ 12.40 hrs HW=1,145.37' (Free Discharge)

- 1=Culvert (Inlet Controls 1.34 cfs @ 3.83 fps)
- 2=Orifice/Grate (Passes < 0.42 cfs potential flow)
- 3=Orifice/Grate (Passes < 13.13 cfs potential flow)

Secondary OutFlow Max=0.00 cfs @ 1.00 hrs HW=1,144.00' (Free Discharge)
4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)



25195 MHC Pre-Post July Wet Pond

Prepared by {enter your company name here}
HydroCAD® 10.00-26 s/n 09423 © 2020 HydroCAD Software Solutions LLC

MSE 24-hr 3 100-Year Rainfall=6.89"
Printed 7/16/2026
Page 95

Time span=1.00-60.00 hrs, dt=0.05 hrs, 1181 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment SB 1: Sub Basin 1	Runoff Area=17,800 sf 60.33% Impervious Runoff Depth=5.83" Tc=6.0 min CN=WQ Runoff=3.74 cfs 0.199 af
Subcatchment SB 2: Sub Basin 2	Runoff Area=4,154 sf 36.83% Impervious Runoff Depth=5.35" Tc=6.0 min CN=WQ Runoff=0.83 cfs 0.043 af
Subcatchment SB 3: Sub Basin 3	Runoff Area=4,164 sf 36.74% Impervious Runoff Depth=5.35" Tc=6.0 min CN=WQ Runoff=0.83 cfs 0.043 af
Subcatchment SB 4: Sub Basin 4	Runoff Area=4,173 sf 36.66% Impervious Runoff Depth=5.35" Tc=6.0 min CN=WQ Runoff=0.83 cfs 0.043 af
Subcatchment SB 5: Sub Basin 5	Runoff Area=4,182 sf 36.59% Impervious Runoff Depth=5.35" Tc=6.0 min CN=WQ Runoff=0.83 cfs 0.043 af
Subcatchment SB 6: Sub Basin 6	Runoff Area=4,355 sf 59.82% Impervious Runoff Depth=5.82" Tc=6.0 min CN=WQ Runoff=0.91 cfs 0.049 af
Subcatchment SB 7: Sub Basin 7	Runoff Area=2,696 sf 22.55% Impervious Runoff Depth=5.06" Tc=6.0 min CN=WQ Runoff=0.52 cfs 0.026 af
Subcatchment SB 8: Sub Basin 8 - Not Captured	Runoff Area=899 sf 73.30% Impervious Runoff Depth=6.10" Tc=6.0 min CN=WQ Runoff=0.19 cfs 0.010 af
Subcatchment SB 9: Sub Basin 9 - Off Site	Runoff Area=1,692 sf 0.00% Impervious Runoff Depth=4.59" Tc=6.0 min CN=80 Runoff=0.31 cfs 0.015 af
Pond 4P: Out Flow	Inflow=2.19 cfs 0.445 af Primary=2.19 cfs 0.445 af
Pond 14P: Wet Pond	Peak Elev=1,145.82' Storage=9,898 cf Inflow=8.81 cfs 0.459 af Primary=1.67 cfs 0.425 af Secondary=0.47 cfs 0.009 af Outflow=2.14 cfs 0.434 af

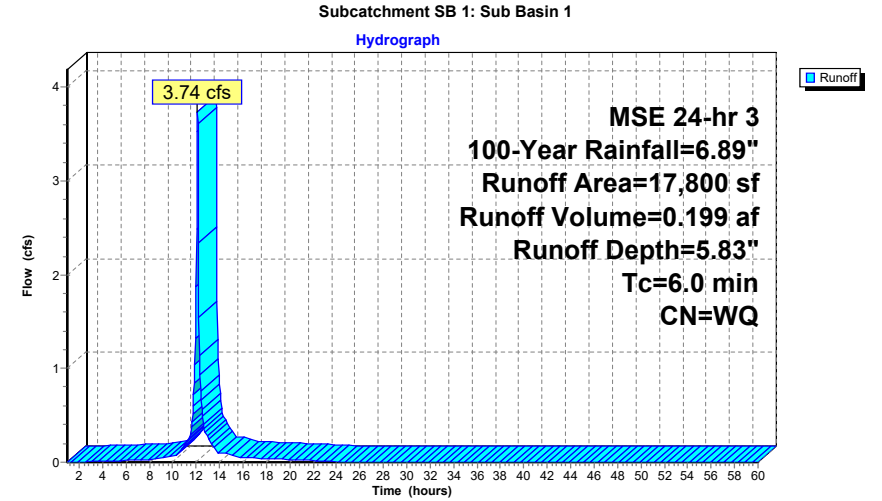
25195 MHC Pre-Post July Wet Pond

Prepared by {enter your company name here}
HydroCAD® 10.00-26 s/n 09423 © 2020 HydroCAD Software Solutions LLC

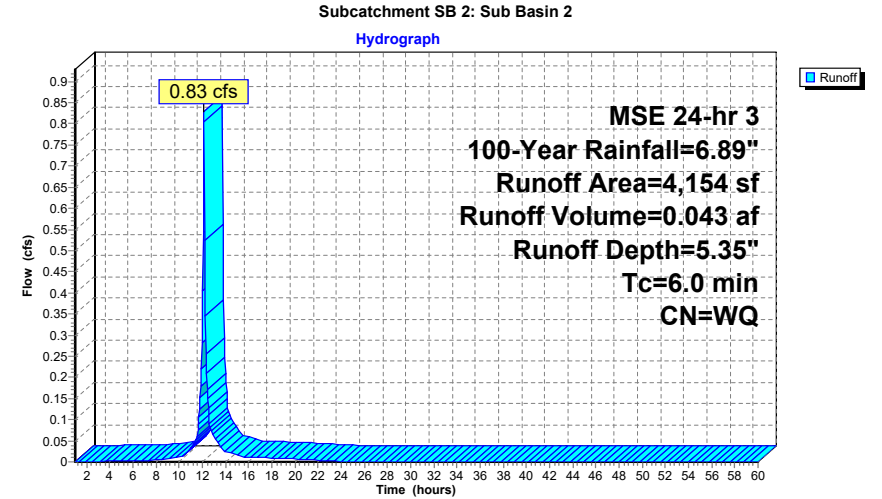
MSE 24-hr 3 100-Year Rainfall=6.89"
Printed 7/16/2026
Page 96

Total Runoff Area = 1.013 ac Runoff Volume = 0.469 af Average Runoff Depth = 5.56"
53.01% Pervious = 0.537 ac 46.99% Impervious = 0.476 ac

Summary for Subcatchment SB 1: Sub Basin 1						
Runoff	=	3.74 cfs @	12.13 hrs,	Volume=	0.199 af,	Depth= 5.83"
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs MSE 24-hr 3 100-Year Rainfall=6.89"						
Area (sf)	CN	Description				
6,498	98	Paved parking, HSG D				
3,633	98	Water Surface, HSG D				
608	98	Roofs, HSG D				
7,061	80	>75% Grass cover, Good, HSG D				
17,800		Weighted Average				
7,061		39.67% Pervious Area				
10,739		60.33% Impervious Area				
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description	
6.0					Direct Entry,	



Summary for Subcatchment SB 2: Sub Basin 2						
Runoff	=	0.83 cfs @	12.13 hrs,	Volume=	0.043 af,	Depth= 5.35"
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs MSE 24-hr 3 100-Year Rainfall=6.89"						
Area (sf)	CN	Description				
314	98	Paved parking, HSG D				
1,216	98	Roofs, HSG D				
2,624	80	>75% Grass cover, Good, HSG D				
4,154		Weighted Average				
2,624		63.17% Pervious Area				
1,530		36.83% Impervious Area				
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description	
6.0					Direct Entry,	



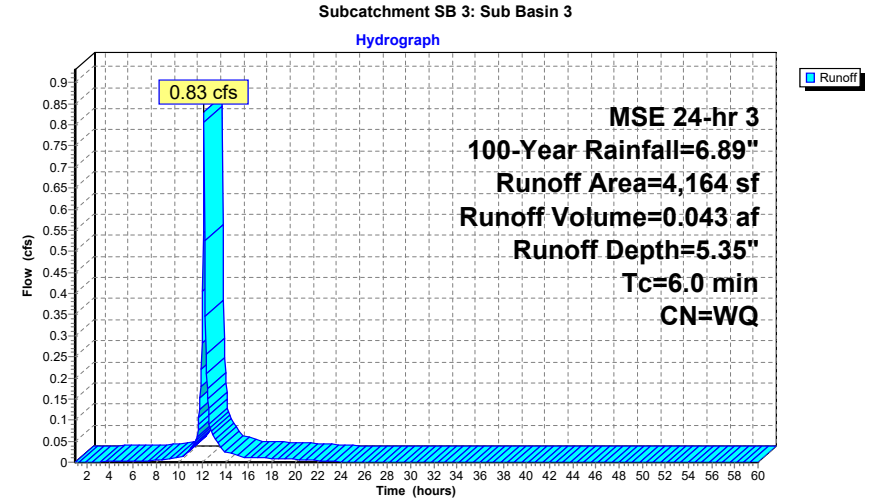
Summary for Subcatchment SB 3: Sub Basin 3

Runoff = 0.83 cfs @ 12.13 hrs, Volume= 0.043 af, Depth= 5.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.89"

Area (sf)	CN	Description
314	98	Paved parking, HSG D
1,216	98	Roofs, HSG D
2,634	80	>75% Grass cover, Good, HSG D
4,164		Weighted Average
2,634		63.26% Pervious Area
1,530		36.74% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,



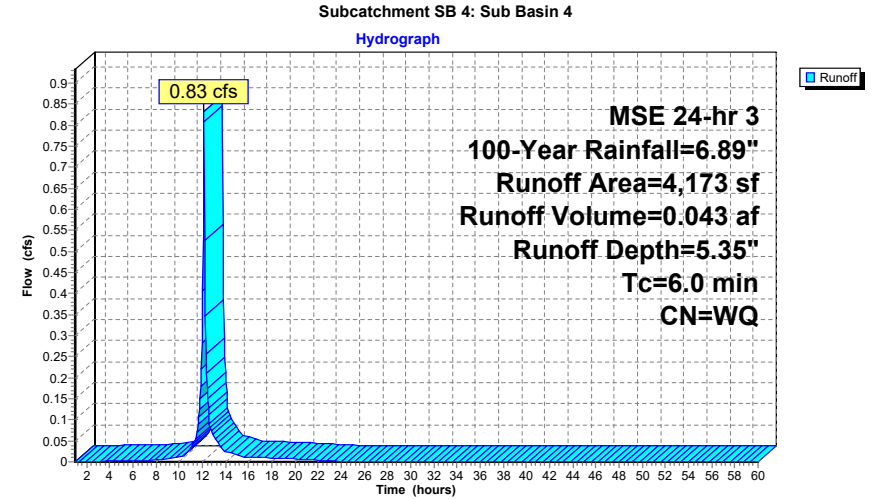
Summary for Subcatchment SB 4: Sub Basin 4

Runoff = 0.83 cfs @ 12.13 hrs, Volume= 0.043 af, Depth= 5.35"

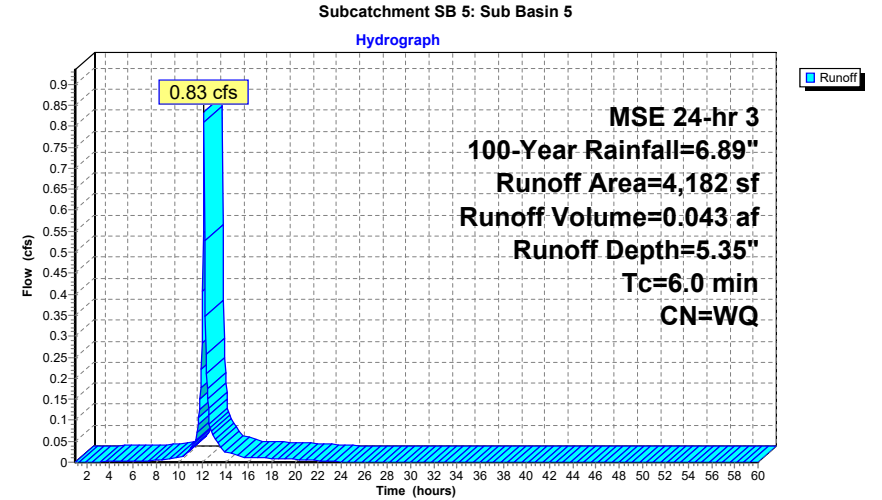
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.89"

Area (sf)	CN	Description
314	98	Paved parking, HSG D
1,216	98	Roofs, HSG D
2,643	80	>75% Grass cover, Good, HSG D
4,173		Weighted Average
2,643		63.34% Pervious Area
1,530		36.66% Impervious Area

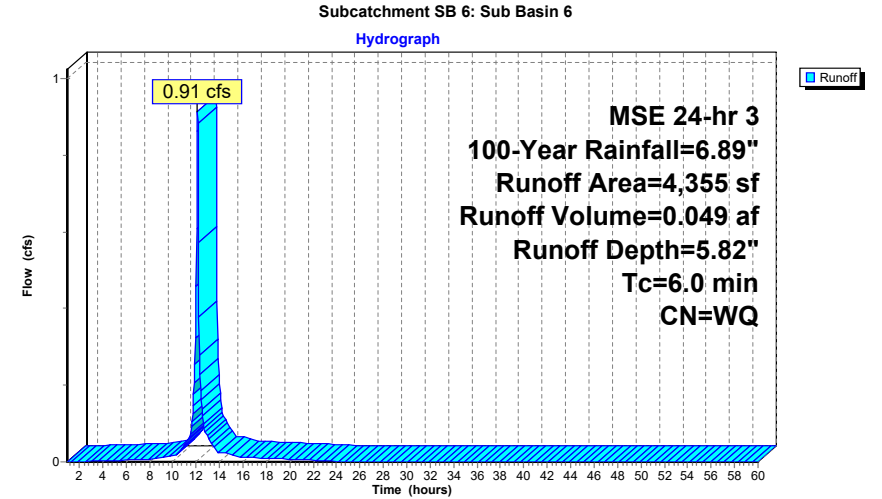
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,



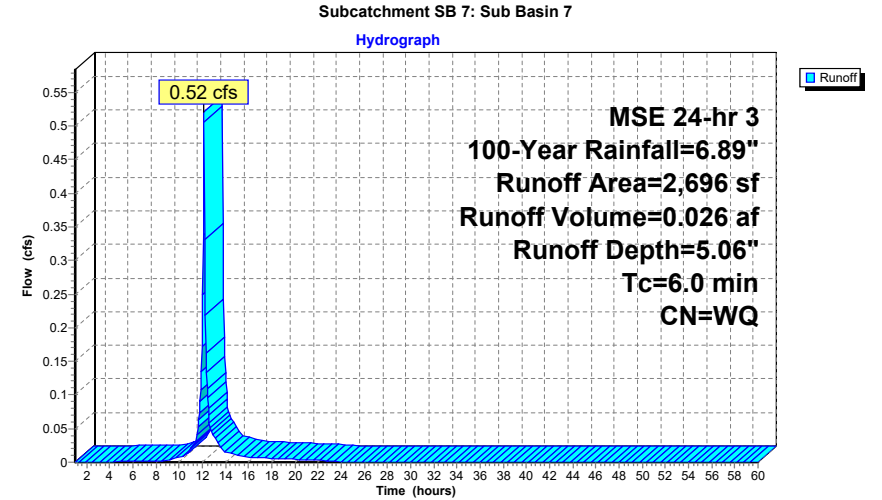
Summary for Subcatchment SB 5: Sub Basin 5					
Runoff	=	0.83 cfs @	12.13 hrs,	Volume=	0.043 af, Depth= 5.35"
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs					
MSE 24-hr 3 100-Year Rainfall=6.89"					
Area (sf)	CN	Description			
314	98	Paved parking, HSG D			
1,216	98	Roofs, HSG D			
2,652	80	>75% Grass cover, Good, HSG D			
4,182		Weighted Average			
2,652		63.41% Pervious Area			
1,530		36.59% Impervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,



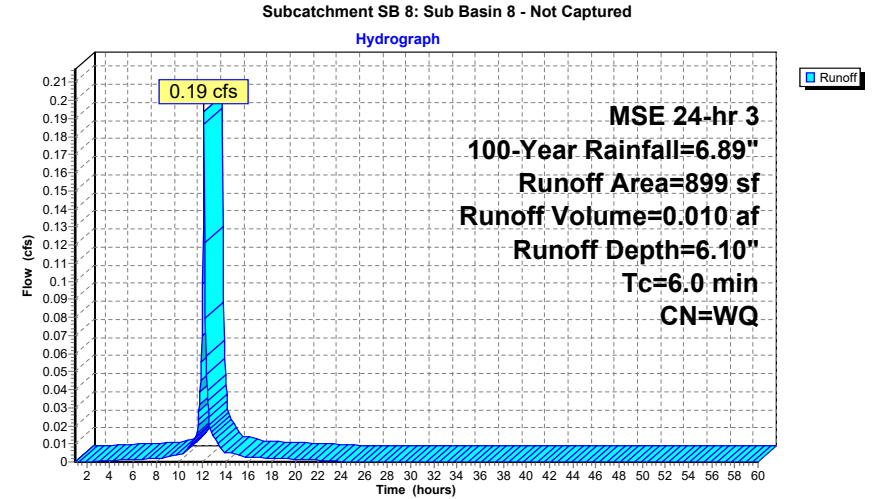
Summary for Subcatchment SB 6: Sub Basin 6					
Runoff	=	0.91 cfs @	12.13 hrs,	Volume=	0.049 af, Depth= 5.82"
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs					
MSE 24-hr 3 100-Year Rainfall=6.89"					
Area (sf)	CN	Description			
1,389	98	Paved parking, HSG D			
1,216	98	Roofs, HSG D			
1,750	80	>75% Grass cover, Good, HSG D			
4,355		Weighted Average			
1,750		40.18% Pervious Area			
2,605		59.82% Impervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

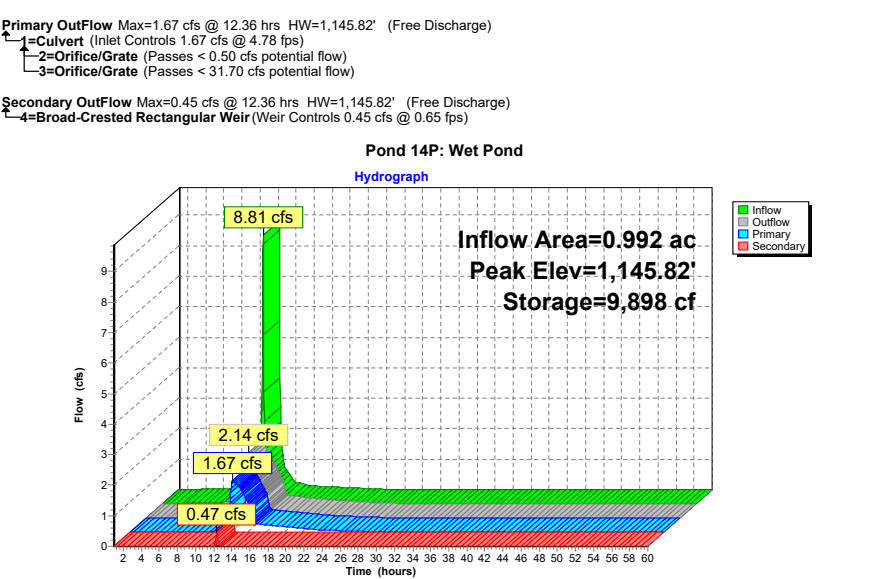
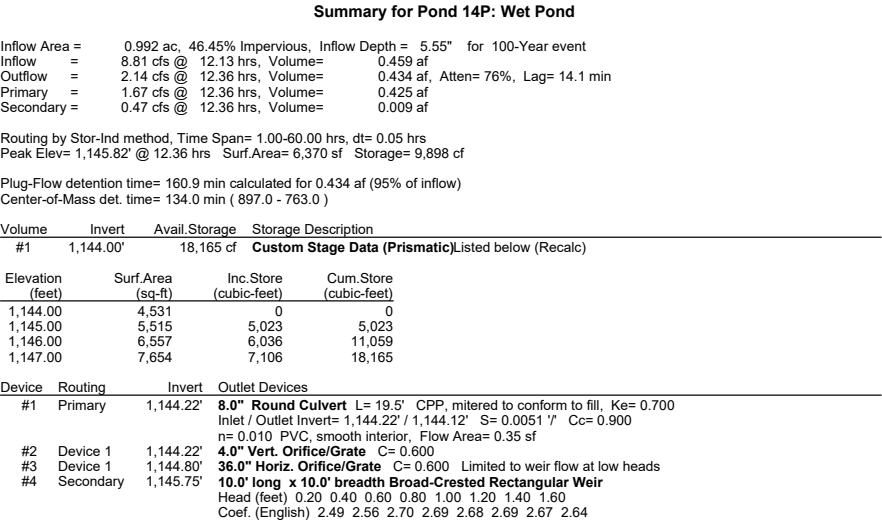
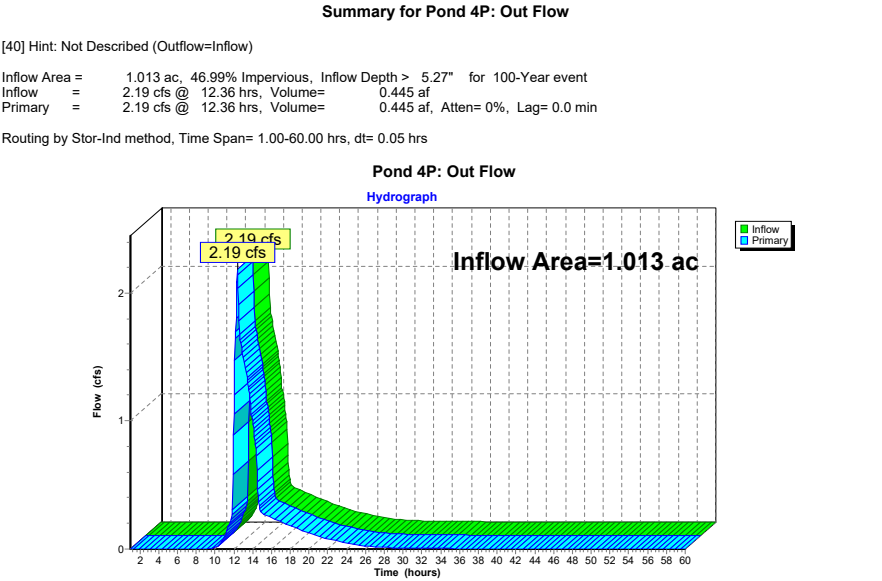
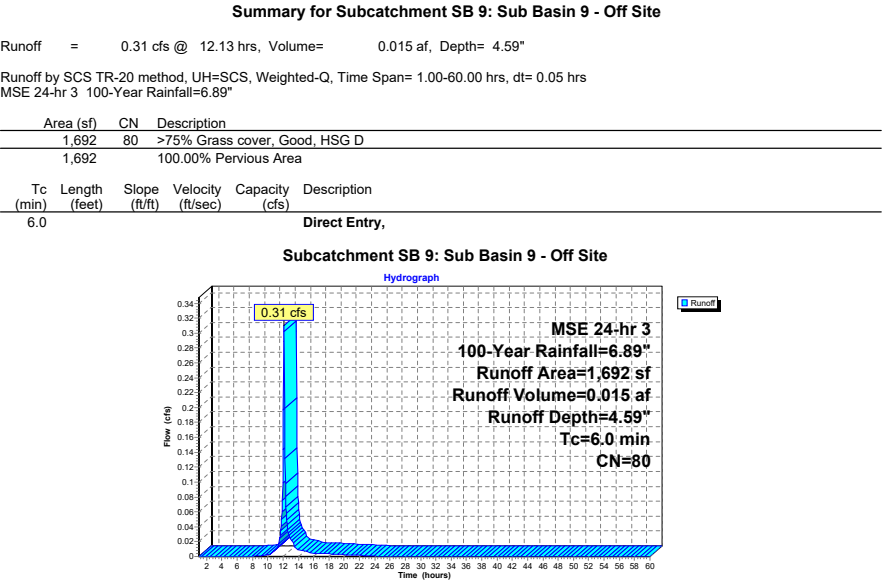


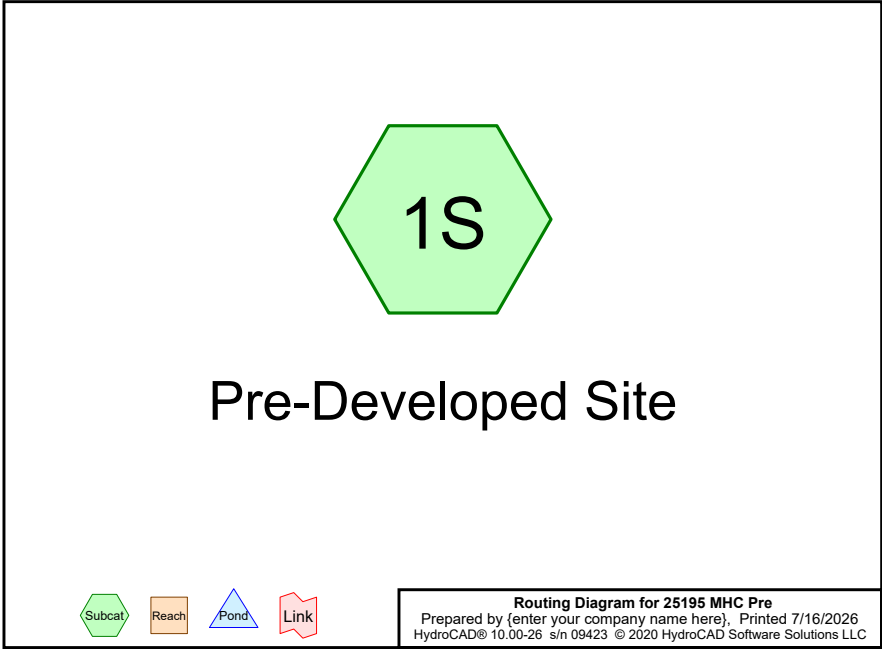
Summary for Subcatchment SB 7: Sub Basin 7						
Runoff	=	0.52 cfs @	12.13 hrs,	Volume=	0.026 af,	Depth= 5.06"
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs MSE 24-hr 3 100-Year Rainfall=6.89"						
Area (sf)	CN	Description				
608	98	Roofs, HSG D				
2,088	80	>75% Grass cover, Good, HSG D				
2,696		Weighted Average				
2,088		77.45% Pervious Area				
608		22.55% Impervious Area				
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description	
6.0					Direct Entry,	



Summary for Subcatchment SB 8: Sub Basin 8 - Not Captured						
Runoff	=	0.19 cfs @	12.13 hrs,	Volume=	0.010 af,	Depth= 6.10"
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs MSE 24-hr 3 100-Year Rainfall=6.89"						
Area (sf)	CN	Description				
659	98	Paved parking, HSG D				
240	80	>75% Grass cover, Good, HSG D				
899		Weighted Average				
240		26.70% Pervious Area				
659		73.30% Impervious Area				
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description	
6.0					Direct Entry,	







Project Notes

Rainfall events imported from "NRCS-Rain.txt" for 9200 WI St. Croix

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.974	82	Woods/grass comb., Fair, HSG D (1S)
0.974	82	TOTAL AREA

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.974	HSG D	1S
0.000	Other	
0.974		TOTAL AREA

Ground Covers (all nodes)							
HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.974	0.000	0.974	Woods/grass comb., Fair	1S
0.000	0.000	0.000	0.974	0.000	0.974	TOTAL AREA	

Time span=1.00-60.00 hrs, dt=0.05 hrs, 1181 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Pre-Developed Site

Runoff Area=42,423 sf 0.00% Impervious Runoff Depth=0.97"
Flow Length=370' Slope=0.0300 '/' Tc=7.8 min CN=82 Runoff=1.58 cfs 0.079 af

Total Runoff Area = 0.974 ac Runoff Volume = 0.079 af Average Runoff Depth = 0.97"
100.00% Pervious = 0.974 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1S: Pre-Developed Site

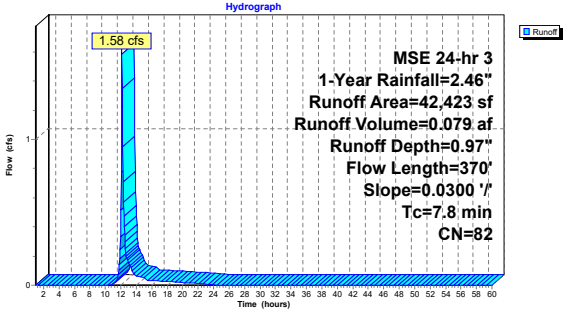
Runoff = 1.58 cfs @ 12.16 hrs, Volume= 0.079 af, Depth= 0.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.46"

Area (sf)	CN	Description
42,423	82	Woods/grass comb., Fair, HSG D
42,423		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.8	370	0.0300	0.79		Lag/CN Method,

Subcatchment 1S: Pre-Developed Site



Time span=1.00-60.00 hrs, dt=0.05 hrs, 1181 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Pre-Developed Site

Runoff Area=42,423 sf 0.00% Impervious Runoff Depth=1.24"
Flow Length=370' Slope=0.0300 '/' Tc=7.8 min CN=82 Runoff=2.03 cfs 0.101 af

Total Runoff Area = 0.974 ac Runoff Volume = 0.101 af Average Runoff Depth = 1.24"
100.00% Pervious = 0.974 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1S: Pre-Developed Site

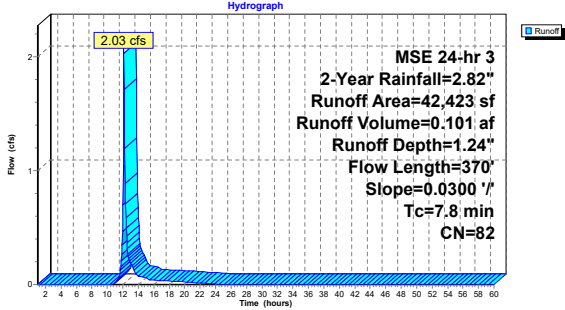
Runoff = 2.03 cfs @ 12.15 hrs, Volume= 0.101 af, Depth= 1.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.82"

Area (sf)	CN	Description
42,423	82	Woods/grass comb., Fair, HSG D
42,423		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.8	370	0.0300	0.79		Lag/CN Method,

Subcatchment 1S: Pre-Developed Site



Summary for Subcatchment 1S: Pre-Developed Site

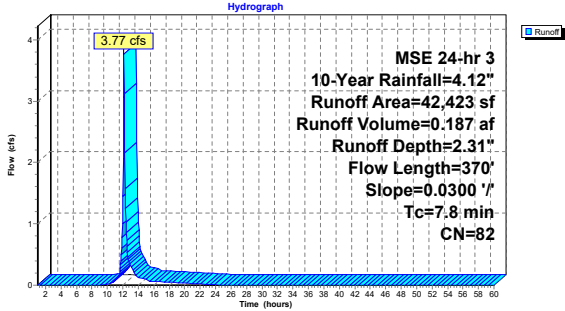
Runoff = 3.77 cfs @ 12.15 hrs, Volume= 0.187 af, Depth= 2.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.12"

Area (sf)	CN	Description
42,423	82	Woods/grass comb., Fair, HSG D
42,423		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.8	370	0.0300	0.79		Lag/CN Method,

Subcatchment 1S: Pre-Developed Site



Time span=1.00-60.00 hrs, dt=0.05 hrs, 1181 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Pre-Developed Site

Runoff Area=42,423 sf 0.00% Impervious Runoff Depth=2.31"
Flow Length=370' Slope=0.0300 '/ Tc=7.8 min CN=82 Runoff=3.77 cfs 0.187 af

Total Runoff Area = 0.974 ac Runoff Volume = 0.187 af Average Runoff Depth = 2.31"
100.00% Pervious = 0.974 ac 0.00% Impervious = 0.000 ac

Time span=1.00-60.00 hrs, dt=0.05 hrs, 1181 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Pre-Developed Site

Runoff Area=42,423 sf 0.00% Impervious Runoff Depth=3.17"
Flow Length=370' Slope=0.0300 '/ Tc=7.8 min CN=82 Runoff=5.13 cfs 0.257 af

Total Runoff Area = 0.974 ac Runoff Volume = 0.257 af Average Runoff Depth = 3.17"
100.00% Pervious = 0.974 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1S: Pre-Developed Site

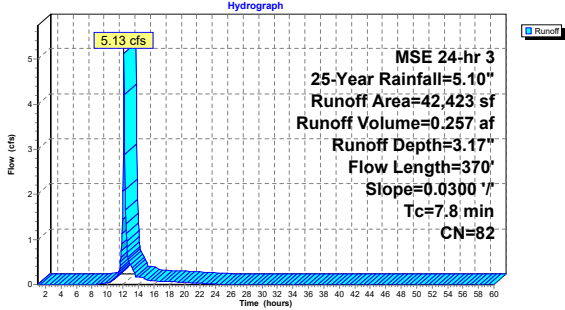
Runoff = 5.13 cfs @ 12.15 hrs, Volume= 0.257 af, Depth= 3.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 25-Year Rainfall=5.10"

Area (sf)	CN	Description
42,423	82	Woods/grass comb., Fair, HSG D
42,423		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.8	370	0.0300	0.79		Lag/CN Method,

Subcatchment 1S: Pre-Developed Site



Time span=1.00-60.00 hrs, dt=0.05 hrs, 1181 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Pre-Developed Site

Runoff Area=42,423 sf 0.00% Impervious Runoff Depth=4.81"
Flow Length=370' Slope=0.0300 '/ Tc=7.8 min CN=82 Runoff=7.65 cfs 0.391 af

Total Runoff Area = 0.974 ac Runoff Volume = 0.391 af Average Runoff Depth = 4.81"
100.00% Pervious = 0.974 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1S: Pre-Developed Site

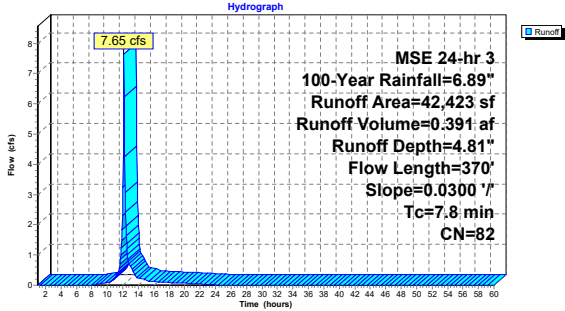
Runoff = 7.65 cfs @ 12.15 hrs, Volume= 0.391 af, Depth= 4.81"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-60.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.89"

Area (sf)	CN	Description
42,423	82	Woods/grass comb., Fair, HSG D
42,423		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.8	370	0.0300	0.79		Lag/CN Method,

Subcatchment 1S: Pre-Developed Site



Blaze Mobile Home Park															
	1 Year			2 Year			10 Year			25 Year			100 Year		
	Storm Event			Storm Event			Storm Event			Storm Event			Storm Event		
Pre-Development	1.58	0.079	3,441.25	2.03	0.101	4,399.58	3.77	0.187	8,145.75	5.13	0.257	11,194.96	7.65	0.391	17,032.03
Post Developed	0.23	0.102	4,443.14	0.28	0.128	5,575.70	1.08	0.225	9,801.04	1.37	0.302	13,155.17	2.19	0.445	19,384.28
Difference Post Minus Pre	-1.35	0.023	1,001.88	-1.75	0.027	1,176.12	-2.69	0.038	1,655.29	-3.76	0.045	1,960.21	-5.46	0.054	2,352.25

Notes:

Negative Numbers = Pre Development is greater than Post Developed

Positive Numbers = Post Development is greater than Pre Developed

Request for Message to be sent on from Village Resident

From Jodi Peterson <jodi@villageofbaldwin.com>

Date Mon 3/30/2026 12:43 PM

To Planning Commission <PlanningCommission@villageofbaldwin.com>

Internal (jodi@villageofbaldwin.com)



[Safe](#) [Spam](#) [Phish](#) [More...](#)

Good afternoon Planning Commission! I hope this note finds you out enjoying this weather today before the weather turns..again!!

Please find below a message I just received from Village Resident Cyndi (and Don) Deringer, former owners of the Mobile Home Park now owned by Baldwin MHC:

Good afternoon, Jodi,

Below are our concerns with the new CSM and conditional use permit application for mobile home park(expansion) requested by owner,Dustin Wiske.

I cannot find email addresses for Planning or Village Board. Can you email them our concerns or let me know how to contact them?

I want to make sure the minutes reflect our concerns.

If we need to be on the agendas, please let me know any additional actions we need to take.

PLANNING COMMISSION MEETING, 4/6/26

Village of Baldwin

To: Planning Commission/Village of Baldwin Board

**From: Donald & Cynthia Deringer, 490 8th Ave.,
PO Box 415, Baldwin, WI 54002**

Re: New CSM and Conditional Use Permit for Mobile. Home Park

The following reflect our concerns.

1.) The platted Deringer Subdivision is located east of the requested conditional use permit plan for (expanded)Mobile Home Park.

As shown on site plan, it would affect future sales of lots due to lack of adequate setback (5.14ft. with a private road)and no screening.

2.)As site currently exists, the rear lot setback would be (at least 25ft)abutting subdivision lots. It appears an attempt is being made to manipulate the existing parcel by splitting the lot into a new CSM

for a Lot 2 in order to avoid the rear setback of at least 25 ft on boundary of platted R-1 &2 family Deringer Subdivision. It is still a mobile home park and closer than the existing buffered area when subdivision plat was approved.

3.) 5.14 ft. setback shown on site plan is not enough.

Boundary line setbacks for mobile home parks abutting 1-2 family zones in WI

Mobile home park boundary setbacks in Wisconsin, particularly when abutting 1–2 family residential zones, commonly require a minimum of 30 to 50 feet

-Screening: Some areas, like the City of Amery, require a 50-foot peripheral setback, often with added screening.

-Private roads are generally considered when calculating setbacks,.....They are treated as structures or, at minimum, as restrictions on building placement

4.) Where will tenants park overflow of vehicles? I am sure they will be parking within the 5 ft setback to the east of private road and most likely will be parking on Subdivision lots, unless there is added landscaped buffers(screening.)

With only a 5.14 ft setback, snow removal is also a concern. There are two options for snow removal: removal by truck or piling it on east side of driveway, which would cause snow/ runoff onto lots.

5.) Another concern is adequate drainage so there is no diverting of runoff water onto Deringer Subdivision land.

Thank you,

Jodi Peterson

Municipal Clerk, WCMC

Village of Baldwin

715-684-3426 x 117

jodi@villageofbaldwin.com

Your smile is your logo, your personality is your business card, and the way you make others feel is your trademark - unknown





CONFIDENTIALITY NOTICE - This email is covered by the Electronic Communications Privacy Act, 18 U. S. C. §§ 2510-2521 and is legally privileged. This electronic message transmission, which includes any files transmitted with it, may contain confidential or privileged information and is only intended for the individual or entity named above. If you are not the intended recipient of this email, please be aware that you have received this email in error and any disclosure, copying, distribution or use of the contents of this information is strictly prohibited. If you have received this email in error, please immediately purge it and all attachments and notify me immediately by electronic mail.

CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____

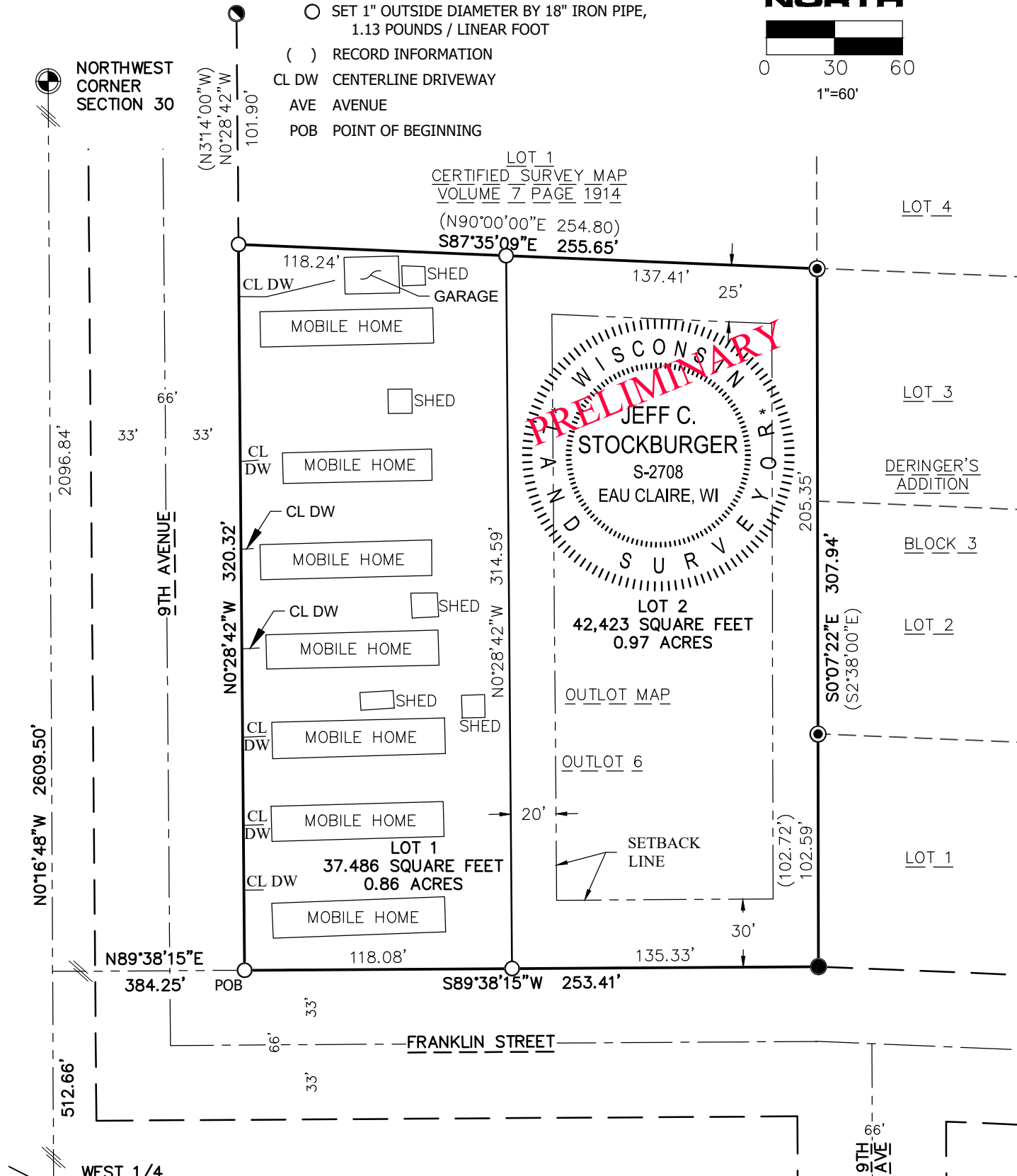
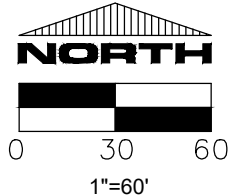
Part of Outlot 6 of the Outlot Map, recorded in Volume 3 of Plats on Page 18 as Document Number 224579, located in the South Half of the Fractional Northwest Quarter, Section 30, Township 29 North, Range 16 West, Village of Baldwin, St. Croix County, Wisconsin.

PRELIMINARY

LEGEND

- SET MAGNAIL
- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- FOUND 1 1/4" OUTSIDE DIAMETER IRON PIPE
- FOUND 2" OUTSIDE DIAMETER IRON PIPE
- SET 1" OUTSIDE DIAMETER BY 18" IRON PIPE, 1.13 POUNDS / LINEAR FOOT
- () RECORD INFORMATION
- CL DW CENTERLINE DRIVEWAY
- AVE AVENUE
- POB POINT OF BEGINNING

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 30, WHICH IS ASSUMED TO BEAR N0°16'48"W.



Owner:
Baldwin MHC, LLC
828 Lone Oak Road
De Pere, WI 54115

Notes:
Fieldwork completion date: 2-18-26
Section corner tie sheets will be completed for the corners shown.
The surveyed lands are zoned R3.

EVERYDAY SURVEYING & ENGINEERING
711 S HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESELCC.CO



CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____

Part of Outlot 6 of the Outlot Map, recorded in Volume 3 of Plats on Page 18 as Document Number 224579, located in the South Half of the Fractional Northwest Quarter, Section 30, Township 29 North, Range 16 West, Village of Baldwin, St. Croix County, Wisconsin.

PRELIMINARY

VILLAGE OF BALDWIN

The Village of Baldwin hereby certifies this Certified Survey Map complies with the Village of Baldwin Municipal Code Subdivision Ordinance and is approved by the Village of Baldwin Village Board pursuant to the subdivision ordinance.

approved this _____ day of _____, 2026

Jodi Peterson - Village Clerk

COUNTY TREASURERS CERTIFICATE

State of Wisconsin

County of St. Croix SS

I, Denise Anderson, being the duly elected, qualified, and acting treasurer of the County of St. Croix, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments on any of the land included in this Certified Survey Map.

Dated this _____ day of _____, 2026.

Denise Anderson, County Treasurer

VILLAGE TREASURERS CERTIFICATE

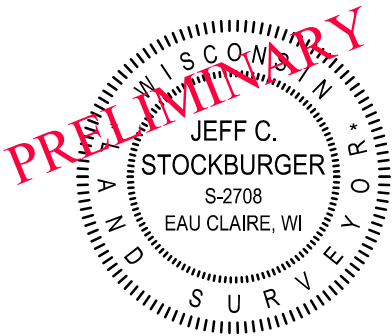
State of Wisconsin

County of St. Croix SS

I, Kim Larson, Village Treasurer, being the duly qualified and acting Village treasurer of Village of Baldwin, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments on any of the land included in this Certified Survey Map.

Dated this _____ day of _____, 2026.

Kim Larson, Village Treasurer



EVERYDAY SURVEYING & ENGINEERING
7115 HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESELLC.CO

CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____

Part of Outlot 6 of the Outlot Map, recorded in Volume 3 of Plats on Page 18 as Document Number 224579, located in the South Half of the Fractional Northwest Quarter, Section 30, Township 29 North, Range 16 West, Village of Baldwin, St. Croix County, Wisconsin.

PRELIMINARY

SURVEYOR'S CERTIFICATE:

I, Jeffrey C. Stockburger, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the order of Baldwin MHC, LLC, I have surveyed part of Outlot 6 of the Outlot Map, recorded in Volume 3 of Plats on Page 18 as Document Number 224579, located in the South Half of the Fractional Northwest Quarter, Section 30, Township 29 North, Range 16 West, Village of Baldwin, St. Croix County, Wisconsin. The parcel is more particularly described as follows:

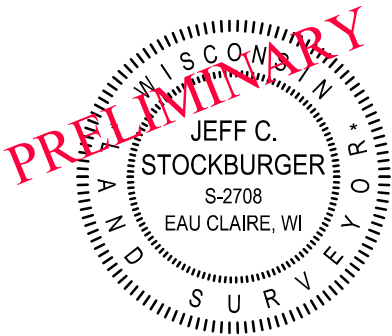
Commencing at the West Quarter corner of said Section 30;
Thence N00°16'48"W, 512.66 feet along the West line of said Northwest Quarter;
Thence N89°38'15"E, 384.25 feet to the East right-of-way line of 9th Avenue, the North right-of-way line of Franklin Street and the **Point of Beginning**;
Thence N00°28'42"W, 320.32 feet to the Southwest corner of Lot 1, Certified Survey Map recorded in Volume 7 of Certified Survey Maps on Page 1914 as Document Number 431951;
Thence S87°35'09"E, 255.65 feet to the Southeast corner of said Lot 1 and the West line of Block 3, Deringer's Addition recorded in Volume 4 of Plats on Page 32 as Document Number 340225;
Thence S00°07'22"E, 307.94 feet to the Southwest corner of said Block 3 and the North right-of-way line of Franklin Street;
Thence S89°38'15"W, 253.41 feet to the **Point of Beginning**.

Said parcel contains 79,909 square feet or 1.83 total acres, more or less.

I also certify that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Wisconsin Administrative Code Chapter AE-7, and the Village of Baldwin Subdivision Ordinance. I further certify to the best of my knowledge and belief that the accompanying map is a true and correct representation of the exterior boundaries of the land surveyed and the division thereof made.

Dated this _____ day of _____, 2026.

Jeffrey C. Stockburger, Wisconsin Professional Land Surveyor, S-2708
Project Number: 25195



EVERYDAY SURVEYING & ENGINEERING

711 S HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESELLC.CO



Office use only

PLANNING COMMISSION APPLICATION

PARTIAL INFORMATION SUBMITTED WILL DELAY REVIEW

Meeting date: 1st Monday of every month, as needed.
Submittal due date: Completed application and materials are due by the **15th of the month**
Filing fee: \$350 non-refundable fee

Additional fees due at submittal:

Preliminary Plat	\$175.00 + \$20.00 for each lot
Preliminary Plat Renewal	\$250.00
Final Plat	\$175.00 + \$20.00 for each lot
Certified Survey Map	\$250.00

Required documents:

At submission, electronic documents are emailed to planning@villageofbaldwin.com. This includes this application and all maps, plans, diagrams, photos etc.

For the Planning Commission meeting, eleven (11) hard copies of final maps, plans, diagrams, photos etc. are delivered to the commission. Hard copies should NOT exceed 11x17.

Supplemental fees charged after submittal:

1). *Developer/applicant agrees to reimburse the Village for any costs related to review of preliminary plat, final plat, CSM or project approval by attorney, engineer, or administration. Additional costs will be invoiced to the developer when received by the Village.*

2). Impact Fees (if applicable) are due prior to issuing a building permit or at the time of plat approval for new development.

CONTACT INFORMATION

Property Owner: Dustin Wiskes **Company Name:** Baldwin MHC LLC

Subject Property Address/Location: 670 10th Avenue

Phone: 715-273-8088 Second Phone: _____

Email: dustin@blazemhc.com

Agent Name: Jeff Stockburger **Company Name:** Everyday Surveying & Engineering LLC

Address: 711 S Hillcrest Parkway City Altoona State WI Zip 54720

Phone: 715-831-0654 Second phone: _____

Email: jeff@esellc.co

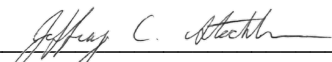
PURPOSE FOR REQUEST (site ordinance reference):

620-16 - Land Divisions and consolidations by Certified Survey Map

FEES DUE AT TIME OF SUBMITTAL

FEE DESCRIPTION	FEE	TOTAL DUE
Filing Fee (<i>required</i>)	\$350	\$350
Preliminary Plat	\$175 +	
_____Number of Lots	\$20.00/ea	
Preliminary Plat Renewal	\$250	
Final Plat	\$175	
_____Number of Lots	\$20.00/ea	
Certified Survey Map	\$250	\$250
TOTAL DUE (at time of application)		\$600

*I certify that the information I have provided in this application is true and accurate and I have submitted **the applicable fees and all necessary maps, plans, diagrams, photos etc.** to the Village of Baldwin. I understand that there may be additional charges depending on the level of review needed.*

Owner/agent signature:  Date: 3-17-26
(Required)

Remit to:
Village of Baldwin
400 Cedar St. P.O. Box 97
Baldwin, WI 54002
715-684-3426
planning@villageofbaldwin.com

CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____

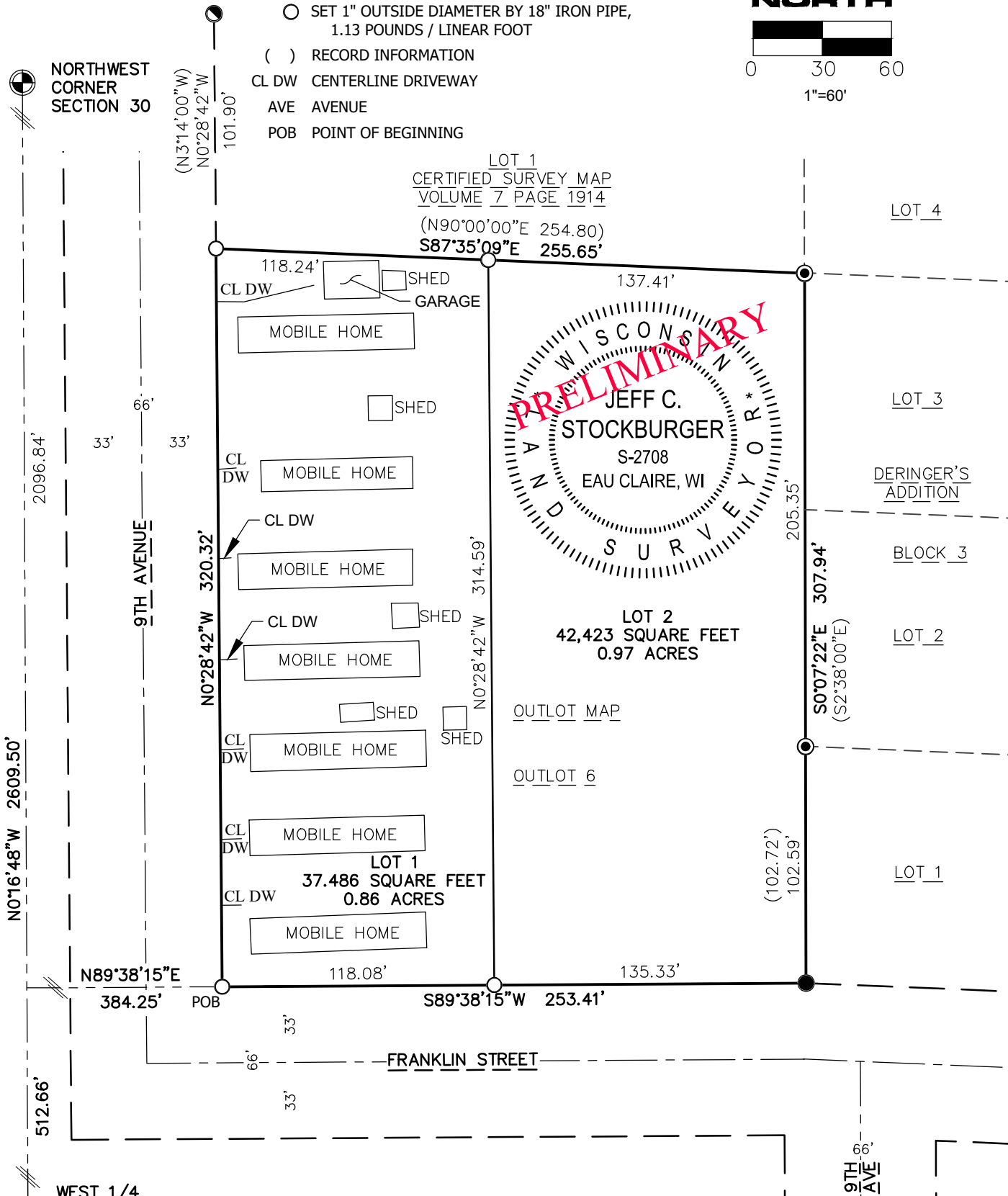
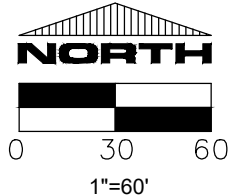
Part of Outlot 6 of the Outlot Map, recorded in Volume 3 of Plats on Page 18 as Document Number 224579, located in the South Half of the Fractional Northwest Quarter, Section 30, Township 29 North, Range 16 West, Village of Baldwin, St. Croix County, Wisconsin.

PRELIMINARY

LEGEND

- SET MAGNAIL
- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- FOUND 1 1/4" OUTSIDE DIAMETER IRON PIPE
- FOUND 2" OUTSIDE DIAMETER IRON PIPE
- SET 1" OUTSIDE DIAMETER BY 18" IRON PIPE, 1.13 POUNDS / LINEAR FOOT
- () RECORD INFORMATION
- CL DW CENTERLINE DRIVEWAY
- AVE AVENUE
- POB POINT OF BEGINNING

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 30, WHICH IS ASSUMED TO BEAR N0°16'48"W.



Owner:
Baldwin MHC, LLC
828 Lone Oak Road
De Pere, WI 54115

SHEET 1 OF 2 SHEETS

Fieldwork completion date: xx-xx-xxxx
Section corner tie sheets will be completed
for the corners shown.

EVERYDAY SURVEYING & ENGINEERING

711 S HILLCREST PARKWAY • ALTOONA, WI 54720

PH: (715) 831-0654 • EMAIL: INFO@ESELCC.CO

CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____

Part of Outlot 6 of the Outlot Map, recorded in Volume 3 of Plats on Page 18 as Document Number 224579, located in the South Half of the Fractional Northwest Quarter, Section 30, Township 29 North, Range 16 West, Village of Baldwin, St. Croix County, Wisconsin.

PRELIMINARY

SURVEYOR'S CERTIFICATE:

I, Jeffrey C. Stockburger, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the order of Baldwin MHC, LLC, I have surveyed part of Outlot 6 of the Outlot Map, recorded in Volume 3 of Plats on Page 18 as Document Number 224579, located in the South Half of the Fractional Northwest Quarter, Section 30, Township 29 North, Range 16 West, Village of Baldwin, St. Croix County, Wisconsin. The parcel is more particularly described as follows:

Commencing at the West Quarter corner of said Section 30;
Thence N00°16'48"W, 512.66 feet along the West line of said Northwest Quarter;
Thence N89°38'15"E, 384.25 feet to the East right-of-way line of 9th Avenue, the North right-of-way line of Franklin Street and the **Point of Beginning**;
Thence N00°28'42"W, 320.32 feet to the Southwest corner of Lot 1, Certified Survey Map recorded in Volume 7 of Certified Survey Maps on Page 1914 as Document Number 431951;
Thence S87°35'09"E, 255.65 feet to the Southeast corner of said Lot 1 and the West line of Block 3, Deringer's Addition recorded in Volume 4 of Plats on Page 32 as Document Number 340225;
Thence S00°07'22"E, 307.94 feet to the Southwest corner of said Block 3 and the North right-of-way line of Franklin Street;
Thence S89°38'15"W, 253.41 feet to the **Point of Beginning**.

Said parcel contains 79,909 square feet or 1.83 total acres, more or less.

I also certify that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Wisconsin Administrative Code Chapter AE-7, and the Village of Baldwin Subdivision Ordinance. I further certify to the best of my knowledge and belief that the accompanying map is a true and correct representation of the exterior boundaries of the land surveyed and the division thereof made.

Dated this _____ day of _____, 2026.

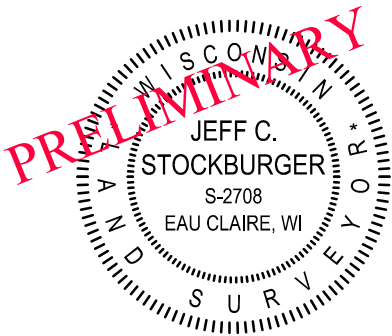
Jeffrey C. Stockburger, Wisconsin Professional Land Surveyor, S-2708
Project Number: 25195

VILLAGE OF BALDWIN

The Village of Baldwin hereby certifies this Certified Survey Map complies with the Village of Baldwin Municipal Code Subdivision Ordinance and is approved by the Village of Baldwin Village Board pursuant to the subdivision ordinance.

approved this _____ day of _____, 2026

Jodi Peterson - Village Clerk



EVERYDAY SURVEYING & ENGINEERING

711 S HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESELLC.CO

Lamar Advertising Digital Idea

From David Curtin <dcurtin@lamar.com>

Date Thu 11/13/2025 9:56 AM

To Mark Vahlsing <Mark@villageofbaldwin.com>

Good morning Mark,

Thank you for meeting with me last week. I appreciate you taking the time to discuss the current off-premise signage within the village. As discussed we would like to convert one of our current signs located at 340 10th Ave, to a more modern digital sign keeping the same size, height and location. The current ordinance does not allow for this. We would like to partner with you and the village to permit this modern upgrade. The new digital would allow for several local businesses to use the sign vs only one at a time. In addition to this we would give the village free advertising opportunities on the board as requested. I am available to answer any questions or attend any future meetings as needed. I look forward to working with you.

Thanks

 Lamar of Central Wisconsin

David Curtin / Real Estate Manager

dcurtin@lamar.com

Lamar of Central Wisconsin

9237 Heritage Drive Marshfield, WI 54449

Office Direct Line 715-486-1389 / Cell 715-305-4578

lamar.com/centralwisconsin

Chapter 635. Zoning

Article VII. Signs, Canopies, Awnings and Billboards

§ 635-60. Prohibited or restricted signs.

- A. Traffic interference. Signs shall not resemble, imitate or approximate the shape, size, form or color of railroad or traffic signs or devices. Signs, canopies and awnings shall not obstruct or interfere with the effectiveness of railroad or traffic signs, signals or devices or the safe flow of traffic. No sign shall be erected, relocated or maintained so as to prevent free ingress to or egress from any door, window or fire escape. No sign, awning or canopy shall be placed so as to obstruct or interfere with traffic visibility.
- B. Moving or flashing signs. No sign shall be erected which has any flashing, rotating or brilliant intermittent parts or lights, bare reflecting-type bulbs, or utilizes a spot or beacon light to illuminate a sign, except those giving public service information such as time, date, temperature, weather or similar information. Public information display signs require approval by the Plan Commission. No signs, billboards or other advertising media which create a hazard or dangerous distraction to vehicular traffic or a nuisance to adjoining residential property shall be permitted in any district.
- C. Signs on public rights-of-way. Signs, including sandwich boards, shall not be permitted on public rights-of-way, except for municipal traffic control, parking and directional signs, sandwich boards in the C-2 Zoning District and as otherwise specified in this article.^[1]

[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).*
- D. Billboards. No new billboards shall be permitted in the Village of Baldwin after the effective date of this article. Billboards located upon property annexed to the Village and existing as of the effective date of this article are permitted to remain unless the owner structurally alters such billboard in any manner. If damaged, or if structural alteration is made/required, such billboard shall be permanently removed. However, any billboards existing as of the effective date of this article must be removed permanently within three years following annexation, and with such removal being agreed to in writing by the owner/lessor/lessee thereof in writing prior to such annexation.^[2]

[2] *Editor's Note: Original Subsection (e), Painted wall and other prohibited signs, which immediately followed this subsection, was repealed at time of adoption of Code (see Ch. 1, General Provisions, Art. II).*
- E. Immoral sign subjects. Signs which bear or contain statements, words, pictures, or symbols of obscene, pornographic or immoral subjects are prohibited.
- F. Roof signs. Roof signs are prohibited in the Village of Baldwin.
- G. Swinging signs. Swinging signs are prohibited.
- H. Third-party signs. Third-party signs and billboards are prohibited, except as provided in § **635-56D(6)**.
- I. Advertising vehicle sign configuration. No persons shall park any vehicle or trailer on a public right-of-way or on private properties so as to be seen from a public right-of-way which has attached thereto or located thereon any sign or advertising device for the basic purpose of providing

advertisement of products or directing people to a business activity located on the same or nearby property or any other premises. Business vehicles containing typical business signage and which are actively used on a daily basis for business purposes are exempt from this prohibition.

- J. Floodlighted and illuminated signs. Signs may be floodlighted or illuminated, subject to the following restrictions:
- (1) Signs which are not effectively shielded so as to prevent beams or rays of light from being directed at any portion of the traveled ways of a public right-of-way and which are of such intensity or brilliance as to cause glare or to impair the vision of the driver of any motor vehicle, or which otherwise interfere with any driver's operations of a motor vehicle, are prohibited.
 - (2) Signs which are not effectively shielded as to prevent beams or rays of light from being directed at any residential property, and which are of such intensity or brilliance as to cause a public nuisance, are prohibited.
 - (3) No sign shall be so floodlighted or illuminated that it interferes with the effectiveness of or obscures an official traffic sign, device, or signal.
 - (4) Spotlights and beacons are restricted under Subsection **B** above.

§ 635-64. Special exceptions.

[Amended 3-13-2013]

- A. Special exceptions to the sign regulations in this article may be granted by the Village Board following a recommendation from the Plan Commission, pursuant to the procedures in Article **IV**, Conditional Uses, of the Village Zoning Code, except that the following standards shall be taken into consideration in addition to the general conditional use standards found in Article **IV** of the Zoning Code and that the property owner shows that an unnecessary hardship (as defined in § **635-52**) exists that would unreasonably prevent compliance with the sign regulations.

[Amended 5-12-2021]

- B. The Village Board, upon application as required, may grant a special exception to the provisions of this article as it relates to the number, size, location and type of signs that any organization or business establishment may erect, affix or display, provided that the Board considers all of the following factors:
- (1) Purpose of signing proposed.
 - (2) Type of signing proposed.
 - (3) Type of signing materials to be used.
 - (4) Type of construction to be employed.
 - (5) Appearance of proposed sign.
 - (6) Location of building or structure in a particular zoning district in which the business is situated where signing is proposed.
 - (7) Size of proposed sign in relation to area facing of the building or structure in which the business of the applicant is located.
 - (8) Effect that the proposed sign will have on the appearance and character of the applicant's property, adjacent and neighboring property, and area in general.
 - (9) Effect that proposed sign will have on the property values of the applicant's property, adjacent and neighboring property, and area in general.
 - (10) Effect that the proposed sign will have on traffic and pedestrian safety.

(11) The legislative intent.

(12) Such other matters that the Board deems relevant and material.

VILLAGE OF BALDWIN, WISCONSIN

**ORDINANCE 2026-_____ AMENDING CHAPTER 635 ARTICLE VII OF THE CODE OF
THE VILLAGE OF BALDWIN**

regarding amending to allow pre-existing billboards to be restored or repurposed.

The Village Board of the Village of Baldwin does ordain as follows:

SECTION I. Amendment.

§ 635.60 of the Code of the Village of Baldwin is hereby amended to read as follows:

- **§ 635-60 Prohibited or restricted signs.**

D. Billboards. No new billboards shall be permitted in the Village of Baldwin after the effective date of this article. Billboards located upon property annexed to the Village and existing as of the effective date of this article are permitted to remain unless the owner structurally alters such billboard in any manner. If damaged, or if structural alteration is made/required, such billboard shall be permanently removed. However, any billboards existing as of the effective date of this article must be removed permanently within three years following annexation, and with such removal being agreed to in writing by the owner/lessor/lessee thereof in writing prior to such annexation.

(1) Notwithstanding anything contained in this Section 635-60, legal nonconforming Billboards lawfully existing as of the effective date of this article located in the Highway Commercial, C-1-H Zoning District, may be improved and converted, to digital billboards and subsequently repaired and maintained, provided the size is not expanded and any such improvement or conversion complies with all applicable Department of Transportation requirements for digital signage including frequency, intensity and motion and shall include in the messages one or more public service type announcements.

SECTION II. SEVERABILITY

If any provisions of this ordinance amendment or any application of this ordinance amendment to any person or circumstance is found to be invalid or unconstitutional, such a finding shall not affect the other provisions or applications of this ordinance amendment which can be given effect without the invalid or unconstitutional provision or applications.

SECTION III. EFFECTIVE DATE

This Ordinance shall take effect as of the date following the date of publication as required by statute.

Adopted this _____ day of _____, 2026.

Lance Van Damme, Village President

Jodi Peterson, Village Clerk

Voted for: _____

Voted against: _____
Abstained: _____
Absent: _____
Date enacted: _____

Village of Baldwin - General Business matter

From Paul H. Mahler <PMahler@bakkenorman.com>

Date Tue 7/7/2026 11:19 AM

To Mark Vahlsing <Mark@villageofbaldwin.com>

 1 attachment (26 KB)

Code amendment Section635.60 - Restricted Signs v.2.docx;

External (pmahler@bakkenorman.com)



[Graymail](#) [Spam](#) [Phish](#) [More...](#)

Hello Mark

Draft amendment to zoning code regarding existing billboards. Since this is part of the zoning code it will need to go through the process like any other zoning code amendment. Please review and let me know if you have any comments.

Paul H. Mahler

Attorney

Bakke Norman, S.C.

Phone: 715.246.3800

Direct: 715.888. 1012

Fax: 815.927.0411

www.bakkenorman.com



This communication and any files transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. If you are not the named addressee you are not authorized to print, save, record, copy, share or distribute this communication or any information contained in it. If you have received this communication in error please notify the sender by replying to this email.

LEAP Email Reference [F:4f0c1182-7679-419e-ba8a-eeab506ca23b|M:bc83f66e-88af-482e-887a-2ac700e1db94|O:b98b087c-b1a1-be40-9591-8def918596cf] (Please do not delete)