



**5/20/2025**  
**Public Hearing + Monthly Regular Board Meeting**  
**Online Packet**  
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## Nephthar Watchtower

### Rezoning Request and Project Overview

Nephthar Watchtower is requesting rezoning of approximately 14.3 acres located along the west side of Coble Road from A-1 Agriculture to A-2 Agriculture with a Residential Planned Development Overlay (RPDO) to enable a subdivision creating six residential lots.

Nephthar Watchtower owns a contiguous 225-acre tract along Coble Road and Hale School Road that abuts the western boundary of the Wisconsin Department of Natural Resources (WDNR) Peshtigo Harbor Wildlife Area. The tract encompasses approximately:

- 75 acres of upland (part wooded, part cultivated, part fallow)
- 150± acres of wetlands (both wooded and open/brushy habitat)
  - Inclusive of 78 acres that are permanently protected/restored wetlands re-established by the Wisconsin Department of Transportation (WisDOT) and managed by the WDNR.

In keeping with conservation subdivision design principles, the proposed subdivision clusters six modestly sized rural residential lots onto a 14-acre open upland area in the northern part of the Nephthar tract. This location is intentional as it maintains the integrity and functionality of the balance of the tract (201 acres) as a vital wildlife habitat. The proposed lotting, street design, and RPDO standards have been purposefully designed to be consistent with the Town of Peshtigo's Comprehensive Plan. The future Land Use Plan designates the site and vicinity for Recreation Residential land uses with a general overall planned density guideline of 20 acres of open space set aside per dwelling unit. This density guideline is intended to reflect and maintain a desired "rural" character in the southern portion of the Town. Upon completion of the proposed conservation subdivision, the overall open space within the Nephthar tract will be well above this target standard.

The residential development area within the proposed subdivision will occupy approximately 12.7 acres and be organized around a 1.6-acre recreation amenity (with a pond and open play area) for residents. It is accessed from a private looped street connecting to Coble Road. The western 24.5 acres of the subdivision encompasses a portion of the 78-acre WisDOT Coble Road Wetland Mitigation site, which is permanent open space managed by WisDOT and the WDNR. The private street will be designed and constructed to the Town of Peshtigo's standards and each lot will have its own well and private on-site wastewater treatment system.

Nephthar is strongly committed to creating and sustaining the natural environment in the area and will be collaborating with the WDNR to implement sound forestry, wetland, and wildlife habitat management practices within their entire property.

Table 1 -- Summary Description

**Nephthar Watchtower Residential Planned Development Overlay  
and  
Adjoining Property**

| Description                                                               |                                   | Proposed<br>Plat<br>Acres | Adjoining<br>Lands<br>Acres | Total<br>Acres      | %   | Notes                                                                                                    |
|---------------------------------------------------------------------------|-----------------------------------|---------------------------|-----------------------------|---------------------|-----|----------------------------------------------------------------------------------------------------------|
| <b>Planned Development Overlay Area</b>                                   |                                   |                           |                             |                     |     |                                                                                                          |
| Residential                                                               | 6 Lots                            | 10.4                      |                             |                     | 27% | 1.5 acre minimum lot size                                                                                |
| Neighborhood Infrastructure                                               |                                   |                           |                             |                     |     |                                                                                                          |
| Private Street                                                            | OL1                               | 1.2                       |                             |                     | 3%  |                                                                                                          |
| Neighborhood Amenity Picnic/Pond                                          | OL2                               | 1.6                       |                             |                     | 4%  |                                                                                                          |
| Plat Conservancy                                                          |                                   | 25.6                      |                             |                     | 66% |                                                                                                          |
| WDoT wetland easement                                                     | OL4                               | 24.6                      |                             |                     |     |                                                                                                          |
| Existing Drainageway                                                      | OL3                               | 1.0                       |                             |                     |     |                                                                                                          |
| Subtotal                                                                  |                                   |                           |                             | 38.8                |     |                                                                                                          |
| <b>Adjoining Lands</b>                                                    |                                   |                           |                             |                     |     |                                                                                                          |
| Private Access                                                            |                                   |                           | 1.6                         |                     |     | Easement extension of Coble Road for access to farmstead and ag fields                                   |
| Conservancy (lands)                                                       |                                   |                           |                             |                     |     |                                                                                                          |
| 24-168.(pt)                                                               |                                   |                           | 21.4                        |                     |     | Cultivated                                                                                               |
| 24-171 WDoT wetland easement                                              |                                   |                           | 19.8                        |                     |     |                                                                                                          |
| 24-173 WDoT wetland easement                                              |                                   |                           | 20.4                        |                     |     |                                                                                                          |
| 24-175 (pt) WDoT wetland easement                                         |                                   |                           | 13.9                        |                     |     |                                                                                                          |
| 24-175 (pt)                                                               |                                   |                           | 26.4                        |                     |     | Wooded, outbuildings                                                                                     |
| 24-180                                                                    |                                   |                           | 41.4                        |                     |     | Wooded, adjoins Peshtigo Harbor Wildlife Area                                                            |
| 24-181                                                                    |                                   |                           | 41.3                        |                     |     | 60/40 Wooded/Cultivated                                                                                  |
| Subtotal                                                                  |                                   |                           |                             | 186.2               |     |                                                                                                          |
| <b>Total</b>                                                              |                                   |                           |                             | <b><u>225.0</u></b> |     |                                                                                                          |
| <b>Overall Density</b>                                                    |                                   |                           |                             |                     |     |                                                                                                          |
| General Gross Density<br>(Plan area per unit)                             | 37.5 acres of open space per unit |                           |                             |                     |     | Comprehensive Plan policy guidelines recommend 20 acres/unit gross density and 17 Acres/unit net density |
| General Net Density<br>(Plan area less street ROW and res lots, per unit) | 35.3 acres of open space per unit |                           |                             |                     |     |                                                                                                          |
| <b>Total Open Space</b>                                                   | 213.4 acres                       |                           |                             |                     | 95% |                                                                                                          |

# Nephthar Watchtower Planned Development Overlay

## Development Standards

### Density

|                  |     |                                                 |
|------------------|-----|-------------------------------------------------|
| Minimum Lot Area | 1.5 | Acres, not inclusive of private street easement |
|------------------|-----|-------------------------------------------------|

### Lot Dimensions

Per approved land division

### Principal Building Setbacks (min. distance to bldg foundation)

|                                        |                              |      |
|----------------------------------------|------------------------------|------|
| Hale School Road                       | 100                          | Feet |
| Coble Road                             | 42                           | Feet |
| Private Street (easement/outlot)       | As depicted on Land Division |      |
| Outlot 3 (drainageway)                 | 50                           | Feet |
| Outlot 4 (wetland mitigation easement) | 50                           | Feet |
| Side lot lines                         | 15                           | Feet |

### Accessory Use and Building Setbacks

|                                        |    |                                                                                          |
|----------------------------------------|----|------------------------------------------------------------------------------------------|
| Hale School Road                       | 42 | Feet                                                                                     |
| Coble Road                             | 42 | Feet                                                                                     |
| Private Street (easement/outlot)       | 42 | Feet                                                                                     |
| Outlot 3 (drainageway)                 | 50 | Feet                                                                                     |
| Outlot 4 (wetland mitigation easement) | 50 | Feet                                                                                     |
| Side lot lines                         | 15 | Feet                                                                                     |
| Exception:                             |    |                                                                                          |
| Driveway Pavement                      | 5  | Feet                                                                                     |
| Vehicle Storage                        | 5  | Feet, and not within "front" yard depicted on Land Division or within Coble Road Setback |

### Lot Coverage

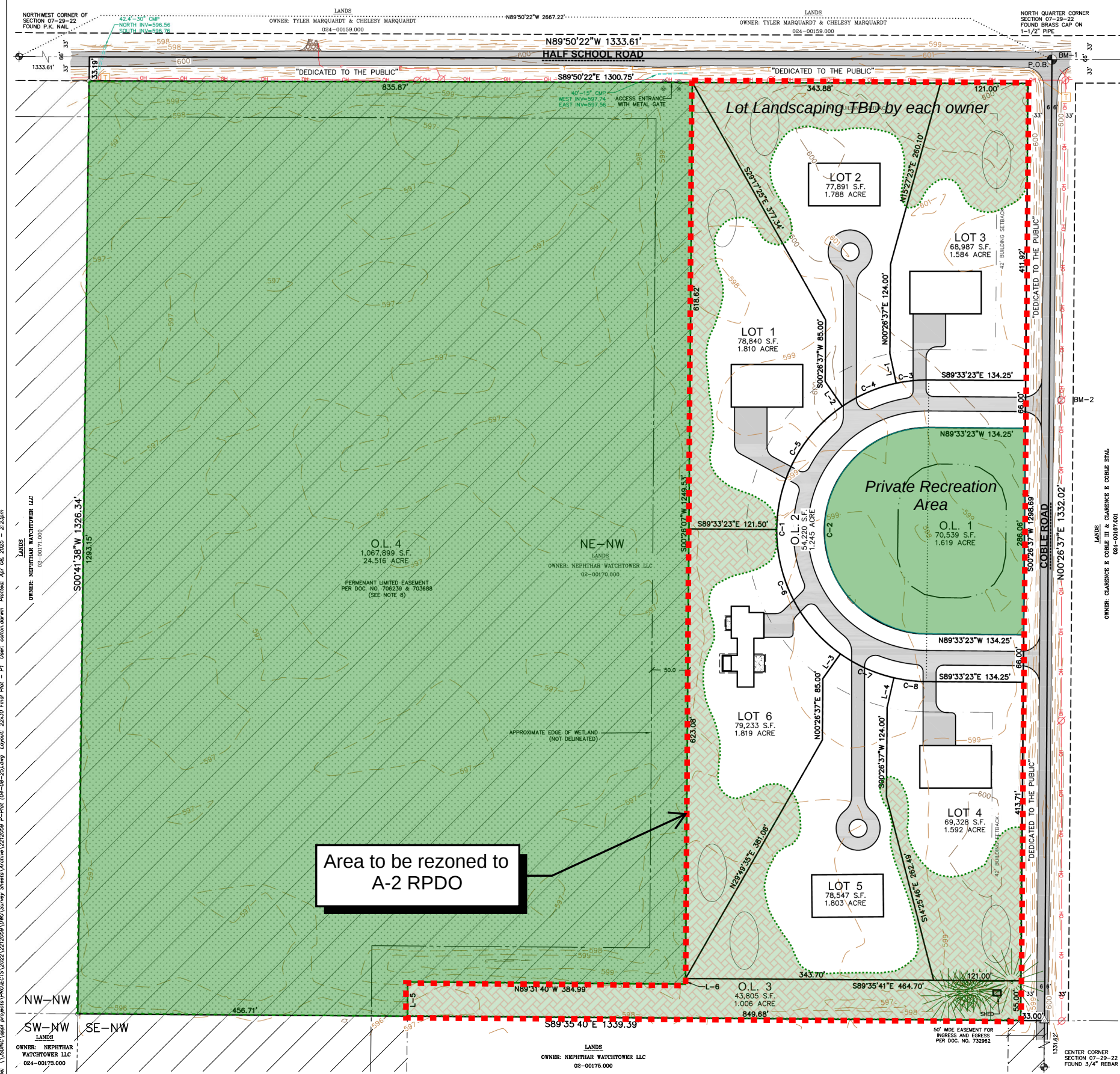
|                                        |     |                     |
|----------------------------------------|-----|---------------------|
| All Structures and Impervious Surfaces | 20% | of lot area maximum |
| Conventional Landscaping and Gardens   | 80% | of lot area minimum |
| Naturalized Landscaping encouraged     | 20% | of lot landscaping  |

### Building Size

|                      |                  |
|----------------------|------------------|
| Principal Building   | Per A-2 District |
| Accessory Structures | Per A-2 District |

PRELIMINARY PLAT OF NEPHTHAR WATCHTOWER

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 07, TOWNSHIP 29 NORTH, RANGE 23 EAST, TOWN OF PESHTIGO, MARINETTE COUNTY, WISCONSIN.

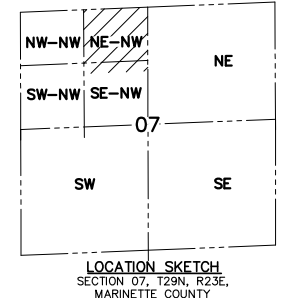


LEGEND

- GOVERNMENT CORNER
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PK/MAG NAIL FOUND
- POWER POLE W/GUY
- TELEPHONE PEDESTAL
- CONIFEROUS TREE
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- OVERHEAD LINE
- UNDERGROUND ELECTRIC
- EDGE OF GRAVEL
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- BUILDING
- BITUMINOUS PAVEMENT
- GRAVEL
- EASEMENT AREA

0 40 80 160  
SCALE: 1"=80

north



OUTLOT SUMMARY TABLE

| OUTLOT   | TYPE                         | ACREAGE |
|----------|------------------------------|---------|
| OUTLOT 1 | PRIVATE, ONSITE STORMWATER   | 1.619   |
| OUTLOT 2 | PRIVATE, ROADWAY ACCESS      | 1.245   |
| OUTLOT 3 | STORMWATER DRAINAGE          | 1.006   |
| OUTLOT 4 | MITIGATION SITE (SEE NOTE 8) | 24.516  |

BENCHMARKS

| BENCH MARK | ELEVATION | DESCRIPTION                                                                     |
|------------|-----------|---------------------------------------------------------------------------------|
| BM-1       | 602.14    | BRASS CAP ON 1-1/2" PIPE, NORTH QUARTER CORNER 07-29-22                         |
| BM-2       | 600.71    | NAIL IN UTILITY POLE, EAST SIDE OF COBLE ROAD, 472 FEET SOUTH OF SECTION CORNER |

LINE TABLE

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L-1  | N12°00'28"W | 42.00'   |
| L-2  | S34°24'49"E | 42.00'   |
| L-3  | N35°18'02"E | 42.00'   |
| L-4  | S12°53'41"W | 42.00'   |
| L-5  | S0°26'00"W  | 47.62'   |
| L-6  | S0°26'07"W  | 7.83'    |

LOT SUMMARY TABLE

| LOT   | TYPE          | ACREAGE |
|-------|---------------|---------|
| LOT 1 | SINGLE FAMILY | 1.810   |
| LOT 2 | SINGLE FAMILY | 1.788   |
| LOT 3 | SINGLE FAMILY | 1.584   |
| LOT 4 | SINGLE FAMILY | 1.592   |
| LOT 5 | SINGLE FAMILY | 1.803   |
| LOT 6 | SINGLE FAMILY | 1.816   |

CURVE TABLE

| CURVE | RADIUS  | DELTA      | CHORD BEARING | CHORD   | ARC LENGTH | TANGENT IN  | TANGENT OUT |
|-------|---------|------------|---------------|---------|------------|-------------|-------------|
| C-1   | 209.03' | 90°00'32"  | S44°33'08"E   | 295.64' | 328.38'    | S00°27'08"W | S89°33'23"E |
| C-2   | 143.03' | 180°00'00" | S00°26'37"W   | 286.06' | 449.35'    | N89°33'23"W | S89°33'23"E |
| C-3   | 209.03' | 12°27'04"  | S84°13'04"W   | 45.34'  | 45.43'     | N89°33'23"W | S77°59'32"W |
| C-4   | 209.03' | 22°24'22"  | S66°47'22"W   | 81.22'  | 81.74'     | S77°59'32"W | S55°35'11"W |
| C-5   | 209.03' | 55°08'02"  | S28°01'09"W   | 193.47' | 201.14'    | S55°35'11"W | S00°27'08"W |
| C-6   | 209.03' | 55°09'06"  | S27°07'25"E   | 193.53' | 201.21'    | S00°27'08"W | S54°41'58"E |
| C-7   | 209.03' | 22°24'22"  | S65°54'08"E   | 81.22'  | 81.74'     | S54°41'58"E | S77°06'19"E |
| C-8   | 209.03' | 12°27'04"  | S83°19'51"E   | 45.34'  | 45.43'     | S77°06'19"E | S89°33'23"E |

NOTES

- FIELD WORK PERFORMED ON DECEMBER 4 AND 5, 2023.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, MARINETTE COUNTY. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 07, TOWNSHIP 29 NORTH, RANGE 23 EAST, BEARS N89°50'22"W.
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No.'s 20234516853, 20234516875, 20234517014, AND 20234517015, WITH A CLEAR DATE OF NOVEMBER 14, 2023.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE: BRIGHTSPED, WISCONSIN PUBLIC SERVICE CORPORATION
- OUTLOT 1 SHALL BE EQUALLY OWNED AND MAINTAINED BY OWNERS OF LOTS 1-6 FOR PRIVATE ONSITE STORMWATER MANAGEMENT.
- OUTLOT 2 SHALL BE EQUALLY OWNED AND MAINTAINED BY OWNERS OF LOTS 1-6 FOR PRIVATE ROADWAY ACCESS.
- OUTLOT 3 IS RESERVED FOR STORMWATER DRAINAGE PURPOSES.
- PART OF OUTLOT 4 IS SUBJECT TO A PORTION OF PERMANENT LIMITED EASEMENT, (PARCEL 75), FOR THE RIGHT TO CONSTRUCT AND MAINTAIN A MITIGATION SITE, INCLUDING FOR SUCH PURPOSE THE RIGHT TO OPERATE THE NECESSARY EQUIPMENT THEREON AND THE RIGHT OF INGRESS AND EGRESS AS LONG AS REQUIRED FOR SUCH WISDOT PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM NECESSARY PER DOCUMENT NO. 706239 AND DOCUMENT NO. 703688.

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE LAND DIVISION AND SUBDIVISION REGULATION OF THE MARINETTE COUNTY CODE OF ORDINANCES, AND BY THE DIRECTION OF REVISION ARCHITECTURE I HAVE SURVEYED, DIVIDED, MAPPED, AND DEDICATED THE PLAT OF COX IN THE TOWN OF PESHTIGO, MARINETTE COUNTY, WISCONSIN, AND THAT SUCH PLAT IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF, DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 OF NW 1/4) OF SECTION 07, TOWNSHIP 29 NORTH, RANGE 23 EAST, TOWN OF PESHTIGO, MARINETTE COUNTY, WISCONSIN; EXCEPTING THEREFROM THAT PART, IF ANY, CONVEYED OR USED FOR PUBLIC ROADWAY PURPOSES, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 07; THENCE ALONG THE EAST LINE OF THE SAID NORTHWEST QUARTER, ALSO BEING THE CENTERLINE OF COBLE ROAD, N00°26'37"E, 1332.02 FEET TO A FOUND MAG NAIL AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SAID NORTHWEST QUARTER; THENCE ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER-QUARTER, S89°35'40"W, FEET TO A SET 3/4" REBAR AT THE SOUTHWEST CORNER OF THE SAID NORTHEAST QUARTER-QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER-QUARTER, N00°41'38"E, 1326.34 FEET, TO THE NORTH LINE OF THE SAID NORTHWEST QUARTER, ALSO BEING THE CENTERLINE OF HALF SCHOOL ROAD; THENCE ALONG SAID NORTH LINE AND CENTERLINE OF HALF SCHOOL ROAD, S89°50'22"E, 1333.61 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS:  
1,776,411 SQUARE FEET OR 40.781 ACRES (INCLUDING RIGHT OF WAY)  
1,689,289 SQUARE FEET OR 38.781 ACRES (EXCLUDING RIGHT OF WAY)

TODD J. BUHR, S-2614  
PROFESSIONAL LAND SURVEYOR

SURVEYED BY:  
JSD PROFESSIONAL SERVICES, INC.  
3215 W LAWRENCE STREET, STE 6  
APPLETON, WISCONSIN 54914  
(920) 733-2800

SURVEYED FOR:  
REVISION ARCHITECTURE  
133 GRAPE STREET  
PHILADELPHIA, PA 19127  
(215) 482-1133

DATE

PROJECT LOCATION:  
SECTION 07  
TOWNSHIP 29 NORTH  
RANGE 23 EAST  
TOWN OF PESHTIGO  
MARINETTE COUNTY, WI

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PRELIMINARY PLAT OF NEPHTHAR WATCHTOWER

|                      |                  |                                           |
|----------------------|------------------|-------------------------------------------|
| PROJECT NO: 22-12059 | SURVEYED BY: RAC | INITIAL SUBMITTAL DATE: FEBRUARY 17, 2025 |
| FIELDBOOK/PG: 414/51 | DRAWN BY: CMD    | REVISION RESUBMITTAL DATE: -              |
|                      |                  | REVISION RESUBMITTAL DATE: -              |
|                      |                  | REVISION RESUBMITTAL DATE: -              |

SHEET 1 OF 1

File: JSD\MC 1991 projects\PROJECTS\2022\2212059 DME Survey Sheets\Version 1212059 P-Plat (04-08-23).dwg Layout: 22x30 Plat Plat - P1 User: colton.darwin Printed: Apr 08, 2025 - 2:23pm

# NEPHTHAR WATCHTOWER DEVELOPMENT

## TOWN OF PESHTIGO - WISCONSIN

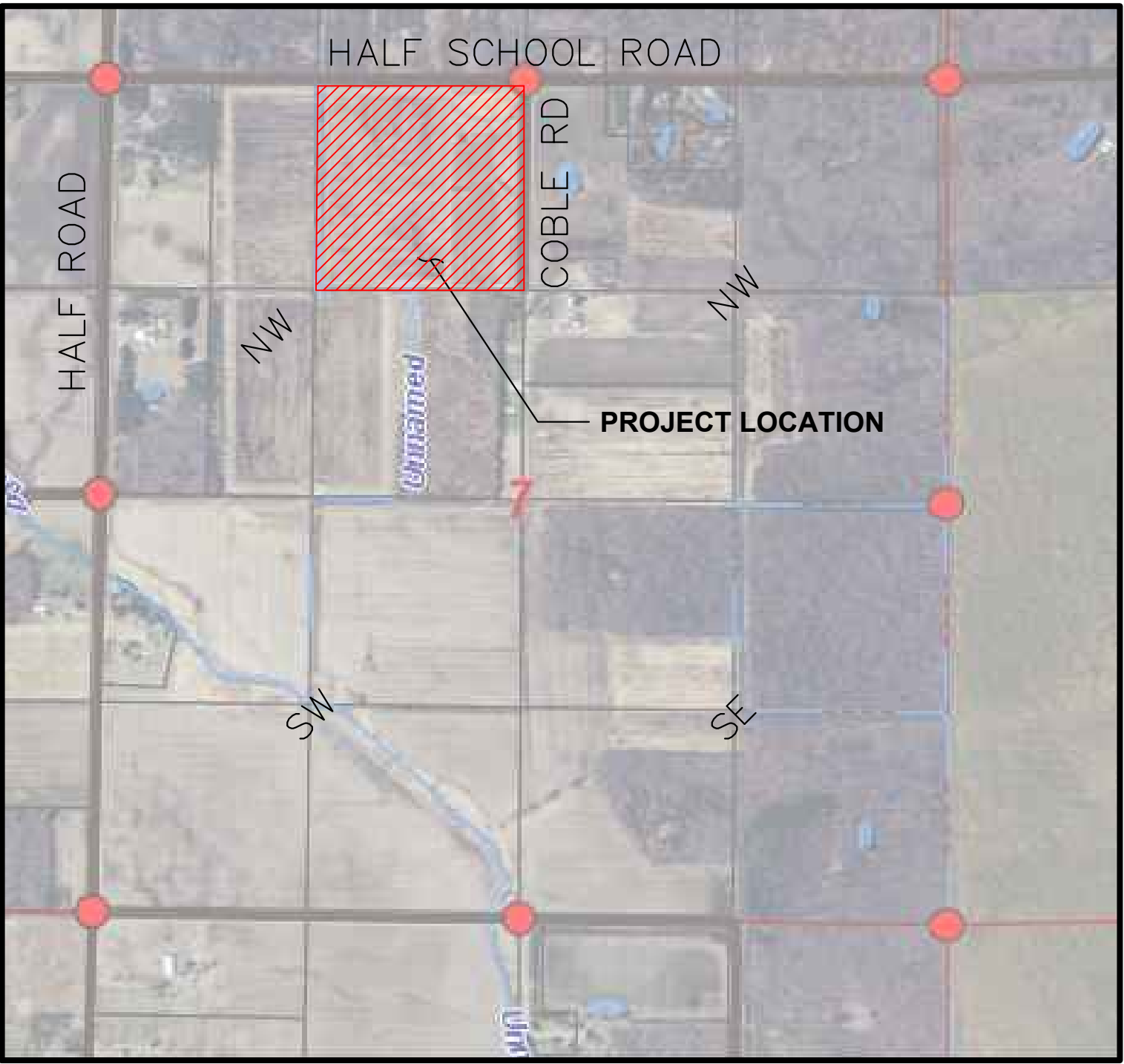
NE 1/4, NW 1/4, SECTION 07, TOWNSHIP 29 NORTH, RANGE 23 EAST

### DRAWING INDEX

|      |                      |
|------|----------------------|
| C0.0 | TITLE SHEET          |
| C0.1 | CONSTRUCTION NOTES   |
| C1.0 | DEMOLITION PLAN      |
| C2.0 | SITE PLAN            |
| C3.0 | GRADING PLAN         |
| C4.0 | CONSTRUCTION DETAILS |

### ATTACHMENTS

|        |                             |
|--------|-----------------------------|
| 1 OF 1 | TOPOGRAPHIC AND UTILITY MAP |
|--------|-----------------------------|



### PROJECT AREA

NOT TO SCALE



### PROJECT INFORMATION

|                                                                                                                                                                                                |                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>OWNER</b><br>CONTACT: JARED COX<br>(Address)<br>P:<br>C:<br>(Email)                                                                                                                         | <b>GENERAL CONTRACTOR</b><br>CONTACT: (Name)<br>(Address)<br>P:<br>C:<br>(Email)                                                                                                   |
| <b>CIVIL CONSULTANT</b><br>JSD PROFESSIONAL SERVICES, INC.<br>CONTACT: PAUL PHILLIPS P.E.<br>3215 W LAWERNCE AVE, SUITE 6<br>APPLETON, WI 54914<br>P: 920.733.2800<br>paul.phillips@jsdinc.com | <b>ARCHITECT / INTERIOR DESIGN</b><br>REVISION ARCHITECTURE<br>CONTACT: ROBYN OLIVER<br>133 GRAPE STREET<br>PHILIDELPHIA, PA 19127<br>P: 215.482.1133<br>r.oliver@revisionarch.com |



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**APPLETON REGIONAL OFFICE**  
3215 WEST LAWRENCE STREET, SUITE 6  
APPLETON, WI 54914  
P. 920.733.2800

CLIENT:  
**REVISION ARCHITECTURE**

CLIENT ADDRESS:  
**133 GRAPE STREET  
PHILADELPHIA, PA 19127**

**REVIEW DRAWING**  
NOT TO BE USED FOR CONSTRUCTION  
DATE OF ISSUE 04-08-2025

PROJECT:  
**NEPHTHAR  
WATCHTOWER  
DEVELOPMENT**

PROJECT LOCATION:  
**COBLE ROAD  
PESHTIGO, WI 54157  
MARINETTE COUNTY**

| PLAN MODIFICATIONS: |       |              |
|---------------------|-------|--------------|
| #                   | Date: | Description: |
| 1                   |       |              |
| 2                   |       |              |
| 3                   |       |              |
| 4                   |       |              |
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| 12                  |       |              |
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Designed By: APM/KJM  
Reviewed By: APM  
Approved By: PMP

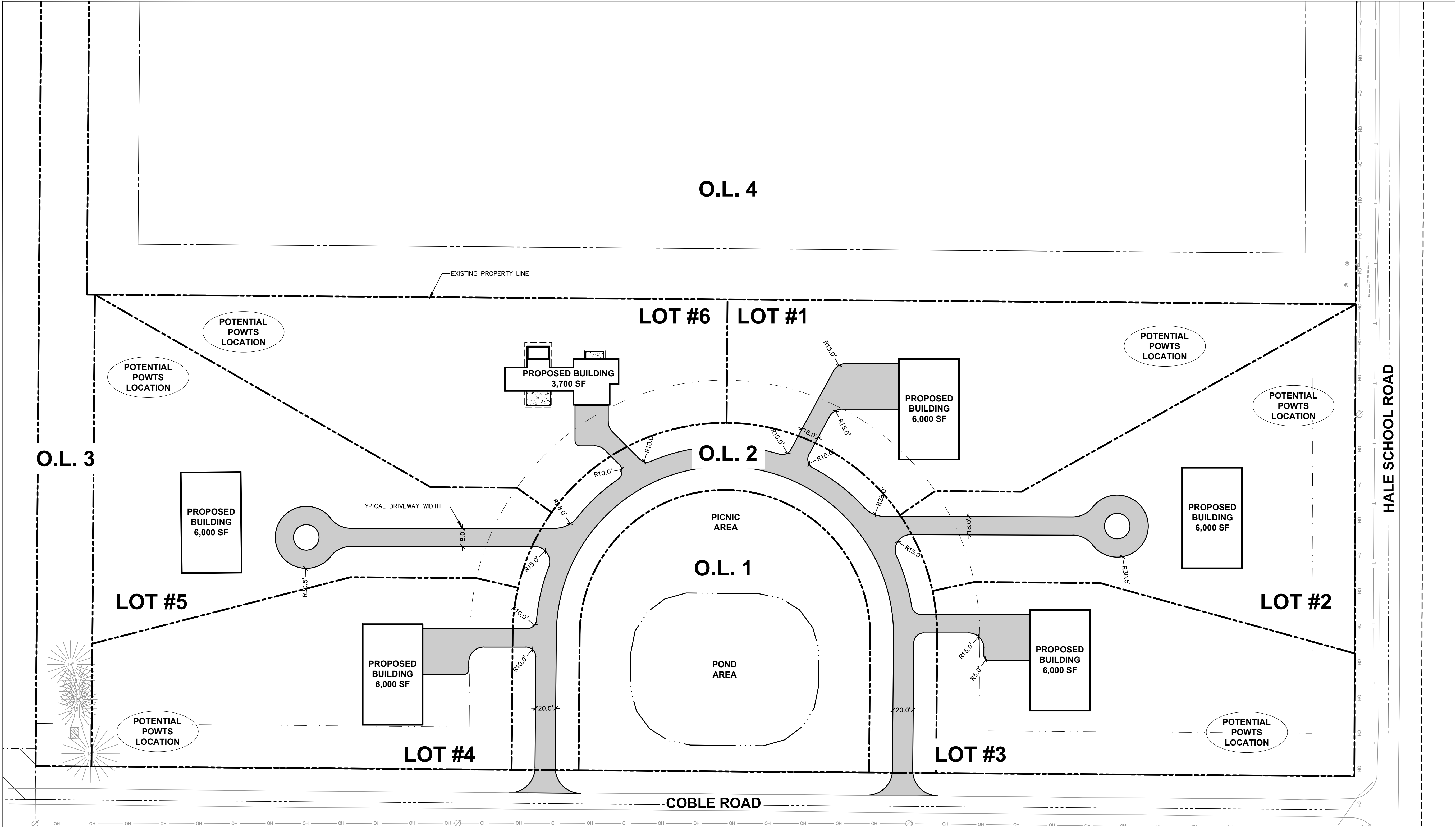
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**TITLE SHEET**

SHEET NUMBER:  
**C0.0**

JSD PROJECT NO: 22-12059

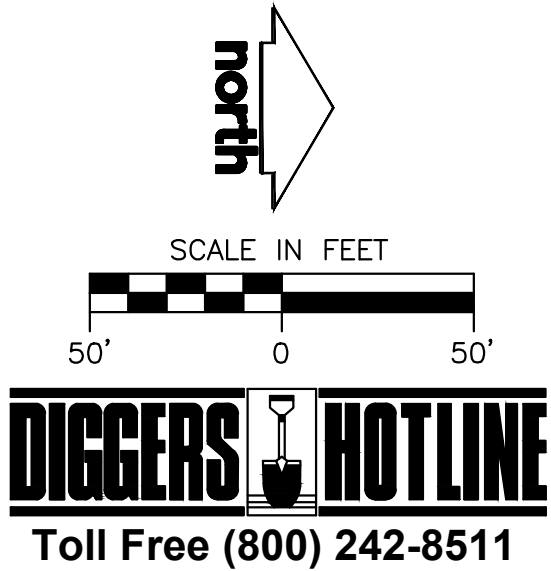


File: \JSD\InCapp\projects\PROJECTS\2022\2212059\DWG\Civil Sheets\2212059 Con Docs.dwg Layout: C2.0 - SITE PLAN User: alex.mayou Plotted: Apr 06, 2025 - 4:09pm Xref's:



| LEGEND |                            |
|--------|----------------------------|
|        | PROPERTY LINE              |
|        | RIGHT-OF-WAY               |
|        | EASEMENT LINE              |
|        | BUILDING OUTLINE           |
|        | BUILDING OVERHANG          |
|        | BUILDING SETBACK LINE      |
|        | EDGE OF PAVEMENT           |
|        | ASPHALT PAVEMENT           |
|        | CONCRETE PAVEMENT          |
|        | STORMWATER MANAGEMENT AREA |

| SITE INFORMATION BLOCK                 |             |
|----------------------------------------|-------------|
| SITE ADDRESS                           | COBLE ROAD  |
| PROPERTY ACREAGE                       | 13.78 ACRES |
| NUMBER OF BUILDING STORIES             | 2 (TYP)     |
| TOTAL BUILDING SQUARE FOOTAGE          | 3,700-6,000 |
| EXISTING VS. PROPOSED SITE COVERAGE    |             |
| EXISTING IMPERVIOUS SURFACE AREA       | 0 SF        |
| EXISTING PERVIOUS SURFACE AREA         | 600,203 SF  |
| EXISTING IMPERVIOUS SURFACE AREA RATIO | 0.0         |
| PROPOSED IMPERVIOUS SURFACE AREA       | 80,922 SF   |
| PROPOSED PERVIOUS SURFACE AREA         | 519,281 SF  |
| PROPOSED IMPERVIOUS SURFACE AREA RATIO | 0.14        |



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APPLETON REGIONAL OFFICE  
3215 WEST LAWRENCE STREET, SUITE 6  
APPLETON, WI 54914  
P. 920.733.2800

CLIENT:  
REVISION ARCHITECTURE

CLIENT ADDRESS:  
133 GRAPE STREET  
PHILADELPHIA, PA 19127

**REVIEW DRAWING**  
NOT TO BE USED FOR CONSTRUCTION  
DATE OF ISSUE 04-08-2025

PROJECT:  
NEPHTHAR  
WATCHTOWER  
DEVELOPMENT

PROJECT LOCATION:  
COBLE ROAD  
PESHTIGO, WI 54157  
MARINETTE COUNTY

| PLAN MODIFICATIONS: |       |              |
|---------------------|-------|--------------|
| #                   | Date: | Description: |
| 1                   |       |              |
| 2                   |       |              |
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| 14                  |       |              |
| 15                  |       |              |

Designed By: APM/KJM  
Reviewed By: APM  
Approved By: PMP

SHEET TITLE:

SITE PLAN

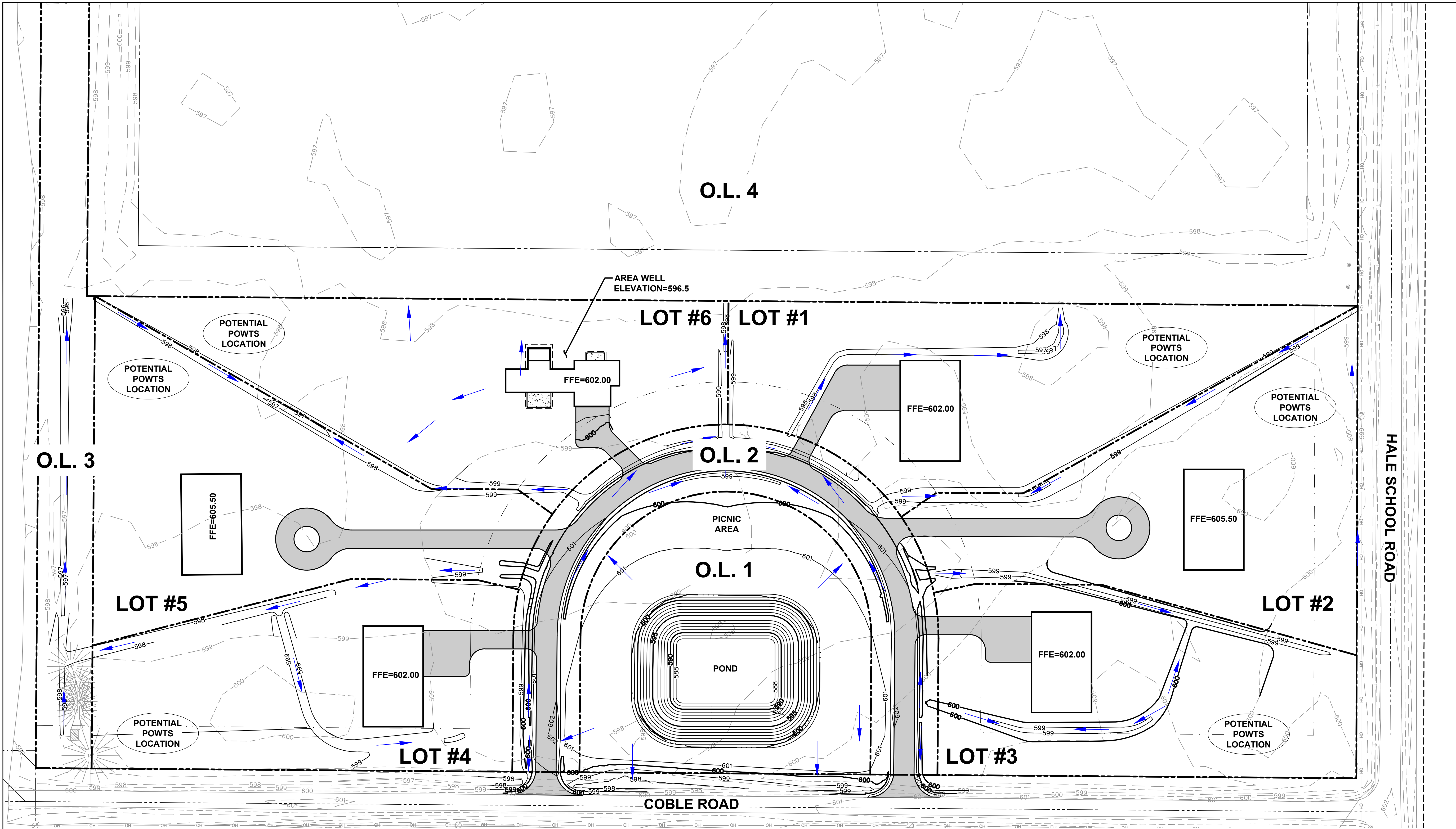
SHEET NUMBER:

C2.0

JSD PROJECT NO: 22-12059

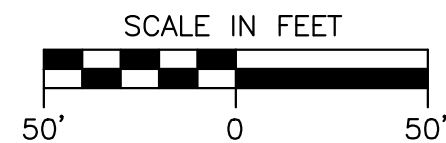
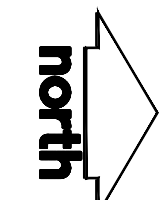
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#### LEGEND

|  |                            |  |                         |  |                              |
|--|----------------------------|--|-------------------------|--|------------------------------|
|  | PROPERTY LINE              |  | PROPOSED 1 FOOT CONTOUR |  | EROSION MATTING              |
|  | RIGHT-OF-WAY               |  | PROPOSED 5 FOOT CONTOUR |  | SPOT ELEVATION               |
|  | EASEMENT LINE              |  | EXISTING 1 FOOT CONTOUR |  | EP - EDGE OF PAVEMENT        |
|  | BUILDING OUTLINE           |  | EXISTING 5 FOOT CONTOUR |  | FG - FINISH GRADE            |
|  | BUILDING OVERHANG          |  | DRAINAGE DIRECTION      |  | EC - EDGE OF CONCRETE        |
|  | BUILDING SETBACK LINE      |  | GRADE BREAK             |  | BOC - BACK OF CURB           |
|  | EDGE OF PAVEMENT           |  | SILT FENCE              |  | MATCH - MATCH EXISTING GRADE |
|  | ASPHALT PAVEMENT           |  | RIP-RAP                 |  | HP - HIGH POINT              |
|  | CONCRETE PAVEMENT          |  | CONSTRUCTION ENTRANCE   |  | SW - SIDEWALK                |
|  | STORMWATER MANAGEMENT AREA |  |                         |  |                              |



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**REVISION ARCHITECTURE**

CLIENT ADDRESS:  
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PHILADELPHIA, PA 19127

**REVIEW DRAWING**  
NOT TO BE USED FOR CONSTRUCTION  
DATE OF ISSUE 04-08-2025

PROJECT:  
**NEPHTHAR  
WATCHTOWER  
DEVELOPMENT**

PROJECT LOCATION:  
COBLE ROAD  
PESHTIGO, WI 54157  
MARINETTE COUNTY

#### PLAN MODIFICATIONS:

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Designed By: APM/KJM  
Reviewed By: APM  
Approved By: PMP

SHEET TITLE:  
**OVERALL GRADING &  
EROSION CONTROL PLAN**

SHEET NUMBER:

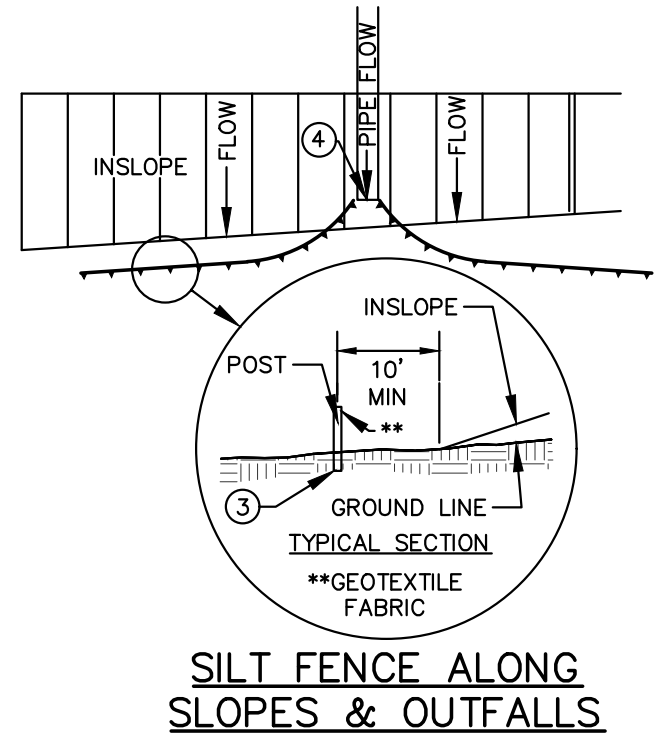
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JSD PROJECT NO: 22-12059

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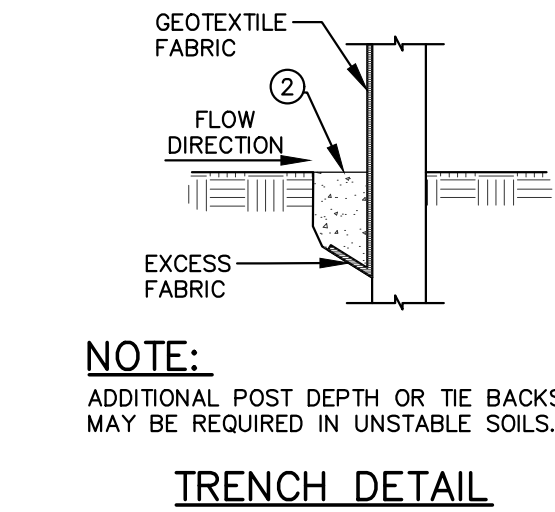
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### DITCH CHECK (STRAW BALES)

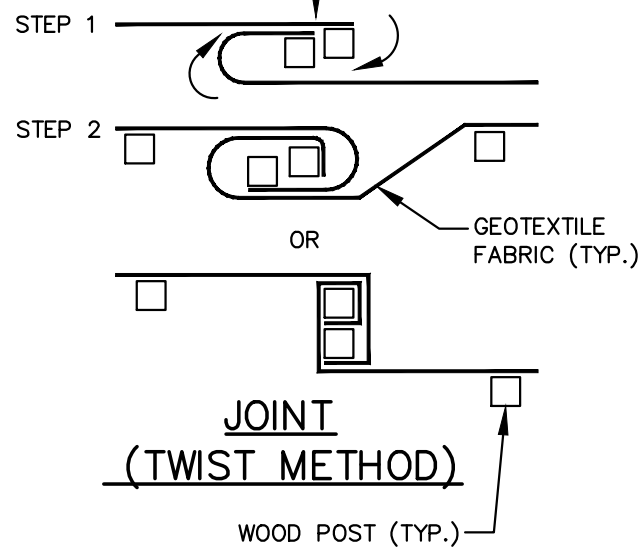
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### EROSION MATTING

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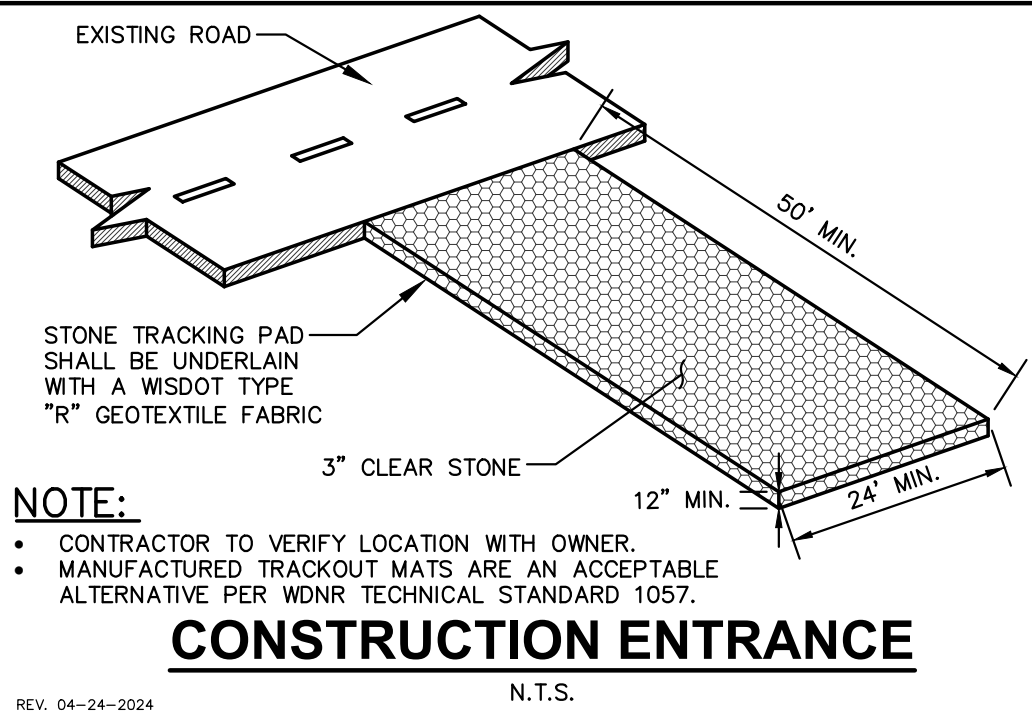
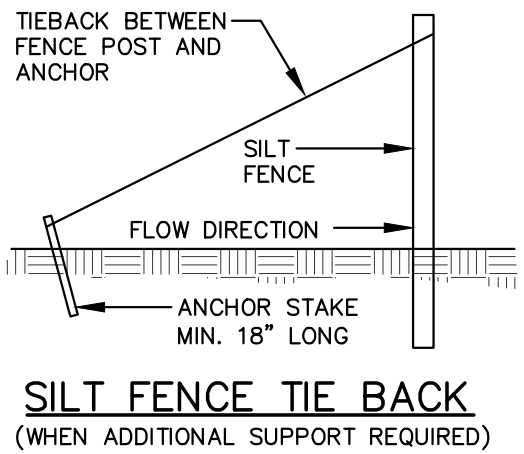


### GENERAL NOTES:

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNr TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8- FEET FOR WOVEN & 3- FEET FOR NON- WOVEN)

### SILT FENCE

N.T.S.



### CONSTRUCTION ENTRANCE

N.T.S.



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PROJECT:

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WATCHTOWER  
DEVELOPMENT

PROJECT LOCATION:

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PESHTIGO, WI 54157  
MARINETTE COUNTY

PLAN MODIFICATIONS:

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Designed By: APM/KJM  
Reviewed By: APM  
Approved By: PMP

SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

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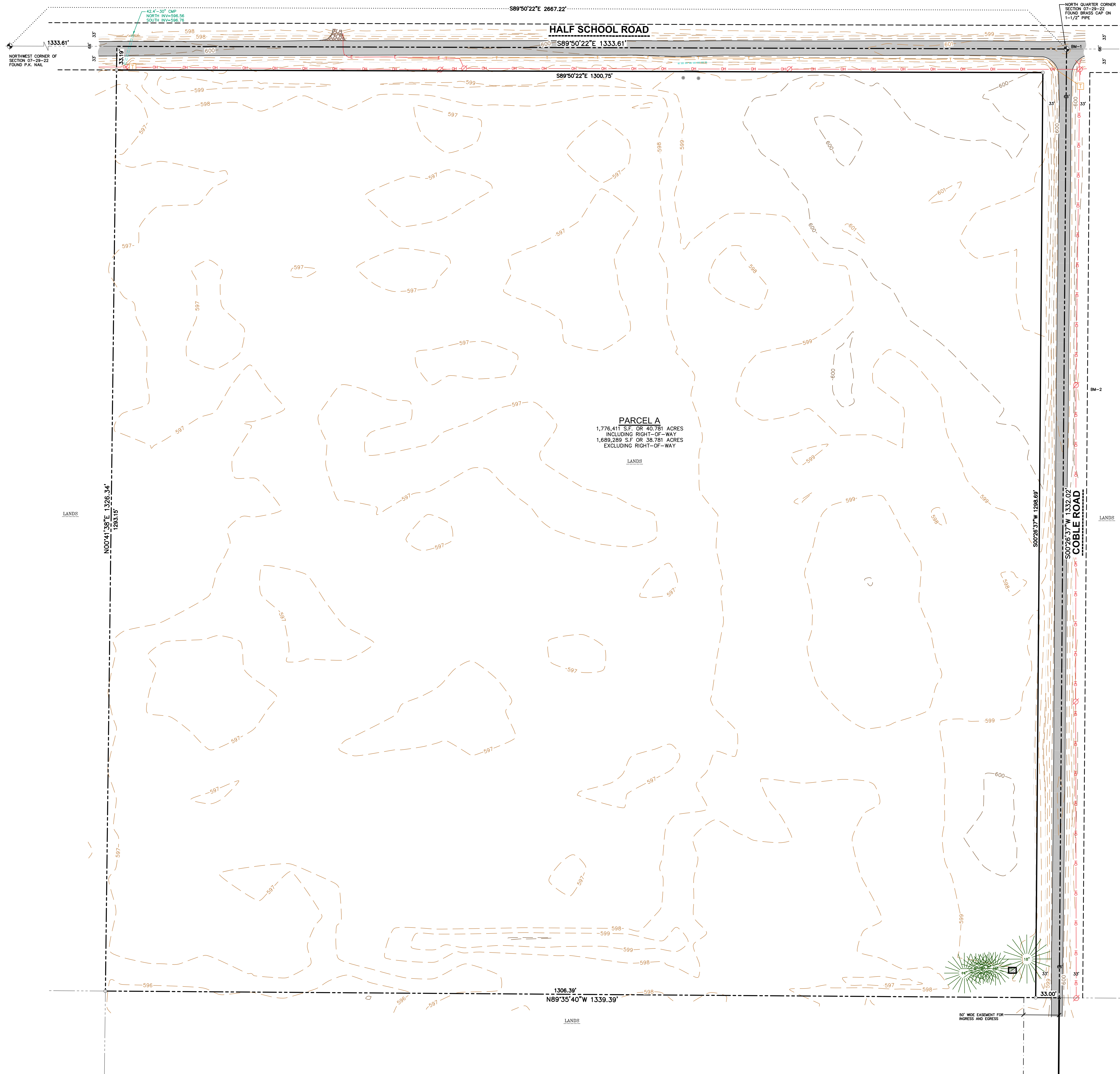
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## TOPOGRAPHIC AND UTILITY MAP

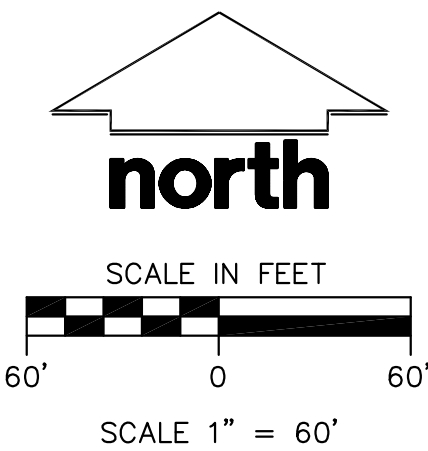
THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 07, TOWNSHIP 29 NORTH, RANGE 23 EAST, TOWN OF PESHTIGO, MARINETTE COUNTY, WISCONSIN.



- LEGEND**
- GOVERNMENT CORNER
  - 3/4" x 24" REBAR SET (1.50 LBS/LF)
  - PK/MAG NAIL FOUND
  - POWER POLE W/GUY
  - TELEPHONE PEDESTAL
  - CONIFEROUS TREE
  - PARCEL BOUNDARY
  - RIGHT-OF-WAY LINE
  - RIGHT-OF-WAY LINE
  - SECTION LINE
  - EASEMENT LINE
  - OVERHEAD LINE
  - UNDERGROUND ELECTRIC
  - BUILDING
  - EDGE OF GRAVEL
  - INDEX CONTOUR
  - INTERMEDIATE CONTOUR
  - BITUMINOUS PAVEMENT
  - GRAVEL
- NOTES**
- FIELD WORK PERFORMED BY ON DECEMBER 4 AND 5, 2023.
  - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  - CONTOUR INTERVAL IS ONE FOOT.
  - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES. LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No.'s 20234516875, 20234517014, AND 20234517015, WITH A CLEAR DATE OF NOVEMBER 14, 2023.
  - UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:  
BRIGHTSPEED  
WISCONSIN PUBLIC SERVICE CORPORATION
  - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED, FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.

| BENCHMARKS |           |                                                                                 |
|------------|-----------|---------------------------------------------------------------------------------|
| BENCH MARK | ELEVATION | DESCRIPTION                                                                     |
| BM-1       | 602.14    | BRASS CAP ON 1-1/2" PIPE, NORTH QUARTER CORNER 07-29-22                         |
| BM-2       | 600.71    | NAIL IN UTILITY POLE, EAST SIDE OF COBLE ROAD, 472 FEET SOUTH OF SECTION CORNER |

\*JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.



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ARCHITECTURE**

CLIENT ADDRESS:  
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PHILADELPHIA, PA 19127**

PROJECT:  
**COX FAMILY  
DEVELOPMENT**

PROJECT LOCATION:  
**COBLE ROAD  
PESHTIGO, WI  
MARINETTE COUNTY**

| MODIFICATIONS: |       |              |
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Prepared By: JK 12/14/23

SHEET TITLE:  
**TOPOGRAPHIC  
AND UTILITY MAP**

SHEET NUMBER:  
**1 OF 1**

PROJECT NO: 22-12059

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# **[DRAFT]** Stormwater Management Plan Report

## Nephthar Watchtower Development

### Town of Peshtigo, WI

Report Date: April 8, 2025



Prepared for:

**Cox Family**  
Coble Road  
Peshtigo, Wisconsin 54157

Prepared by:

**JSD Professional Services, Inc.**  
7402 Stone Ridge Drive, Suite 4  
Weston, WI 54476

JSD Project No. 22-12059

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## APPENDICES

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APPENDIX 2 – PROPOSED CONSTRUCTION PLANS

APPENDIX 3 – EXISTING & PROPOSED WATERSHED MAPS

APPENDIX 4 – INFILTRATION CALCULATIONS (IN PROGRESS)

APPENDIX 5 – TOTAL SUSPENDED SOLIDS CALCULATIONS (IN PROGRESS)

APPENDIX 6 – PEAK DISCHARGE CALCULATIONS (IN PROGRESS)

APPENDIX 7 – STORM SEWER SIZING CALCULATIONS (IN PROGRESS)

APPENDIX 8 – DRAFT STORMWATER MANAGEMENT MAINTENANCE AGREEMENT (IN PROGRESS)

Future questions and comments can be directed to:

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## 1.0 INTRODUCTION

This technical report shall serve as the stormwater management design report to support the Nephthar Watchtower residential development in the Town of Peshtigo, Marinette County, Wisconsin. The proposed residential development is a 13.78-acre project located at Cobble Road and Hale School Road.

The project scope includes the land division and development of a six (6) residential single-family lots and two access points to Cobble Road. The proposed stormwater management facilities have been designed to meet all applicable stormwater management regulations for the proposed new development.

The Nephthar Watchtower development will have approximately 78,656 square feet (SF) of impervious area or a 14% impervious ratio consisting of asphalt parking, driveways, and building footprints. Additional improvements include subgrade improvements, stormwater treatment facilities, and finishing grading. The anticipated construction start date of the Nephthar Watchtower Development is Summer of 2025.

## 2.0 EXISTING CONDITIONS

Currently, the site consists of woods and cleared land with limited dirt piles. The site is bordered to the east by Cobble Road right-of-way and Hale School Road to the north. The site is bordered to the west by lands that have been dedicated as a wetland mitigation site for use by the Wisconsin Department of Transportation (WisDOT). This site is bordered to the south by woods and undeveloped lands. The Topographic and Utility Map can be found in the Construction Plans in **Appendix 2**.

According to the USDA Web Soil Survey, the predominant soil types within the development are very fine and fine sands, with Wainola fine sand (49A) covering 51.9%, Deford and Cormant soils (DeCo) covering 47.7%, Shawano loamy fine sand (SfB) covering 0.50% of the site. Wainola fine sand has a hydrologic soil group (HSG) classification A/D, Deford and Cormant soils have a HSG classification of A/D, and Shawano loamy fine sand has a HSG classification A.

The general soil profiles were summarized in the NCRS Web Soil Survey and can be found in **Appendix 1**.

## 3.0 DESIGN CRITERIA

### 3.1 Wisconsin Administrative Code

WDNR – Technical Standards (NR 151 and NR 216)

The Nephthar Watchtower development project will need to meet the criteria for new development under all the design codes. The project is within the Town of Peshtigo. The most stringent of the codes will be followed. Therefore, the requirements for this site include:

- Reduce the total suspended solids (TSS) by 80 percent of load based on average annual rainfall assuming no re-suspension.
- Maintain or reduce the 1-year and 2-year 24-hour pre-development peak runoff discharge rates respectively, or to the maximum extent practicable.
- For development up to 40 percent connected imperviousness infiltrate sufficient runoff volume so that the post-development infiltration volume shall be at least 90 percent of the pre-development infiltration volume, based on average annual rainfall.
- Prior to infiltration, 60% TSS reduction required for residential.

## 4.0 ANALYSIS & DESIGN

The Nephthar Watchtower development stormwater facility has been designed to meet the performance standards for the WDNR. The existing site is to be cleared and grubbed prior to the installation of the stormwater facility.

The proposed site stormwater facilities consist of conveyance grass lined swales. The stormwater facility is designed to meet peak discharge, TSS removal, and infiltration requirements. The storm system and swales will collect a majority of the site and will discharge into the grass lined swales and will satisfy most of the stormwater requirements for the entire site. The overflow for the bioretention basin will swale to the property to the west. Refer to **Appendix 2** for construction plans.

Some areas on the exterior of the site will not be draining to the bioretention basin or infiltration basin. Refer to the proposed watershed map in **Appendix 3** and proposed construction drawings in **Appendix 2** for further details.

### 4.1 Total Suspended Solids (TSS)

Wisconsin Administrative Code NR151.122(1) Total suspended solids performance standard  
BMPs shall be designed, installed and maintained to control total suspended solids carried in runoff from the post-construction site. BMPs shall be designed in accordance with Table 1., or to the maximum extent practicable as provided in sub. (3). The design shall be based on an average annual rainfall, as compared to no runoff management controls.

| Table 1. TSS Reduction Standards              |                                                 |
|-----------------------------------------------|-------------------------------------------------|
| Development Type                              | TSS Reduction                                   |
| New Development                               | 80 percent                                      |
| In-fill $\geq 5$ acres                        | 80 percent                                      |
| In-fill < 5 acres on or after October 1, 2012 | 80 percent                                      |
| Redevelopment                                 | 40 percent of load from parking areas and roads |
| In-fill < 5 acres and before October 1, 2012  | 40 percent                                      |

Sediment control calculations have been performed to demonstrate the Bioretention basin, Grassed Lined Swales, and Filter Strips provides **TBD%** TSS reduction for the entire site. Prior to the infiltration basin, the filter strips and grassed swale pre-treats the runoff **TBD%**. Refer to **Appendix 5** for WinSLAMM calculations.

### 4.2 Runoff Rate Control

Wisconsin Administrative Code NR151.123(1) Peak discharge performance standard  
By design, BMPs shall be employed to maintain or reduce the 1-year, 24-hour and the 2-year, 24-hour post-construction peak runoff discharge rates to the 1-year, 24-hour and the 2-year, 24-hour pre-development peak runoff discharge rates respectively, or to the maximum extent practicable. The runoff curve numbers in Table 2. Shall be used to represent the actual pre-development condition.

| <b>Table 2. Maximum Pre-Development Runoff Curve Numbers</b> |                              |          |          |          |
|--------------------------------------------------------------|------------------------------|----------|----------|----------|
| <b>Runoff Curve Number</b>                                   | <b>Hydrologic Soil Group</b> |          |          |          |
|                                                              | <b>A</b>                     | <b>B</b> | <b>C</b> | <b>D</b> |
| Woodland                                                     | 30                           | 55       | 70       | 77       |
| Grassland                                                    | 39                           | 61       | 71       | 78       |
| Cropland                                                     | 55                           | 69       | 78       | 83       |

**Note:** Where the pre-development condition is a combination of woodland, grassland, or cropland, the runoff curve number should be pro-rated by area.

Peak discharge calculations used HydroCAD Version 10.00-3h to account for peak discharge for the site. The HydroCAD model contained the full buildout for the project. The development is required to maintain or reduce the 1-year and 2-year 24-hour pre-development peak runoff discharge rates respectively.

The stormwater management facilities have been designed to maintain the pre-development peak discharge rates for the overall site. **Table 2** below shows a comparison of the pre-development peak discharge rate and post-development peak discharge rate. HydroCAD outputs for existing and proposed conditions can be found in **Appendix 6**.

| <b>TABLE 2: PRE-DEVELOPMENT VERSUS POST-DEVELOPMENT PEAK RUNOFF RATES AT WATERSHED OUTFALL</b>                        |               |               |                 |
|-----------------------------------------------------------------------------------------------------------------------|---------------|---------------|-----------------|
|                                                                                                                       | <b>1-year</b> | <b>2-year</b> | <b>100-year</b> |
| <b>Rainfall for each 24-hour storm event (inches)</b>                                                                 | 2.09          | 2.38          | 5.22            |
| <b>Overall Site</b>                                                                                                   |               |               |                 |
| <b>Pre-development peak discharge rate (cfs)</b>                                                                      | 0.00          | 0.02          | 1.20            |
| <b>Post-development peak discharge rate with detention (cfs)</b>                                                      | <b>TBD</b>    | <b>TBD</b>    | <b>TBD</b>      |
| <b>Difference: Post-development peak discharge rates with detention vs. Pre-development peak discharge rate (cfs)</b> | <b>TBD</b>    | <b>TBD</b>    | <b>TBD</b>      |

#### **4.3 Infiltration**

##### Wisconsin Administrative Code NR151.124(b) Infiltration

*For development with more than 40 percent and up to 80 percent connected imperviousness, such as medium and high density residential, multi-family development, industrial and institutional development, and office parks, infiltrate sufficient runoff volume so that the post-development infiltration volume shall be at least 75 percent of the pre-development infiltration volume, based on an average annual rainfall. However, when designing appropriate infiltration systems to meet this requirement, no more than 2 percent of the post-construction site is required as an effective infiltration area.*

Infiltration calculations used WinSLAMM Version 10.5 to determine total losses on-site. The TSS WinSLAMM model contained the full buildout of the project. The development will be required to meet 90% of the existing infiltration volume onsite.

Prior to infiltrating, the water on site flows over filter strips and a grass lined swales to achieve the required 60% TSS reduction. See infiltration calculations in **Appendix 4**.

The existing pre-development infiltration volume is **TBD** inches per year. The development through the use of an infiltration basin achieves a post-development stay-on volume of **TBD** inches per year. This results in **TBD%** stay-on infiltration.

Infiltration Calculations and WinSLAMM outputs can be found in **Appendix 4**.

## 5.0 EROSION CONTROL

Erosion control measures onsite will conform to the Wisconsin Department of Natural Resources Technical Standards, and Town of Peshtigo Ordinances. These measures include, but are not limited to; construction entrances, silt fencing, erosion matting, grading, seeding, and mulching.

Preliminary construction sequencing is proposed as follows:

1. Install erosion control measures prior to any construction activities.
2. Install stone construction entrances and inlet protection on existing inlets.
3. Strip topsoil.
4. Rough grade bioretention basin and infiltration basin and install basin outlet.
5. Conduct rough grading efforts and install check dams within drainage ditches as needed.
6. Construct storm sewer.
7. Install inlet protection and any additional permanent erosion control measures.
8. Install aggregate base course and paving in parking areas.
9. Complete exterior building work.
10. Place topsoil.
11. Seed and mulch.
12. Remove temporary erosion control practices.

Final construction sequencing and detailed erosion control will be submitted for review during the final plan submittal.

## 6.0 CONCLUSION

Stormwater management facilities for the Nephthar Watchtower development site have been designed in accordance with WDNR standards. The development features a bioretention basin and infiltration basin to address peak rate at maximum extent practicable, sediment control requirements, and infiltration requirements applicable to this project. Erosion control practices will be in compliance with NR151.



United States  
Department of  
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Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for **Marinette County, Wisconsin**



# Preface

---

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

## Custom Soil Resource Report

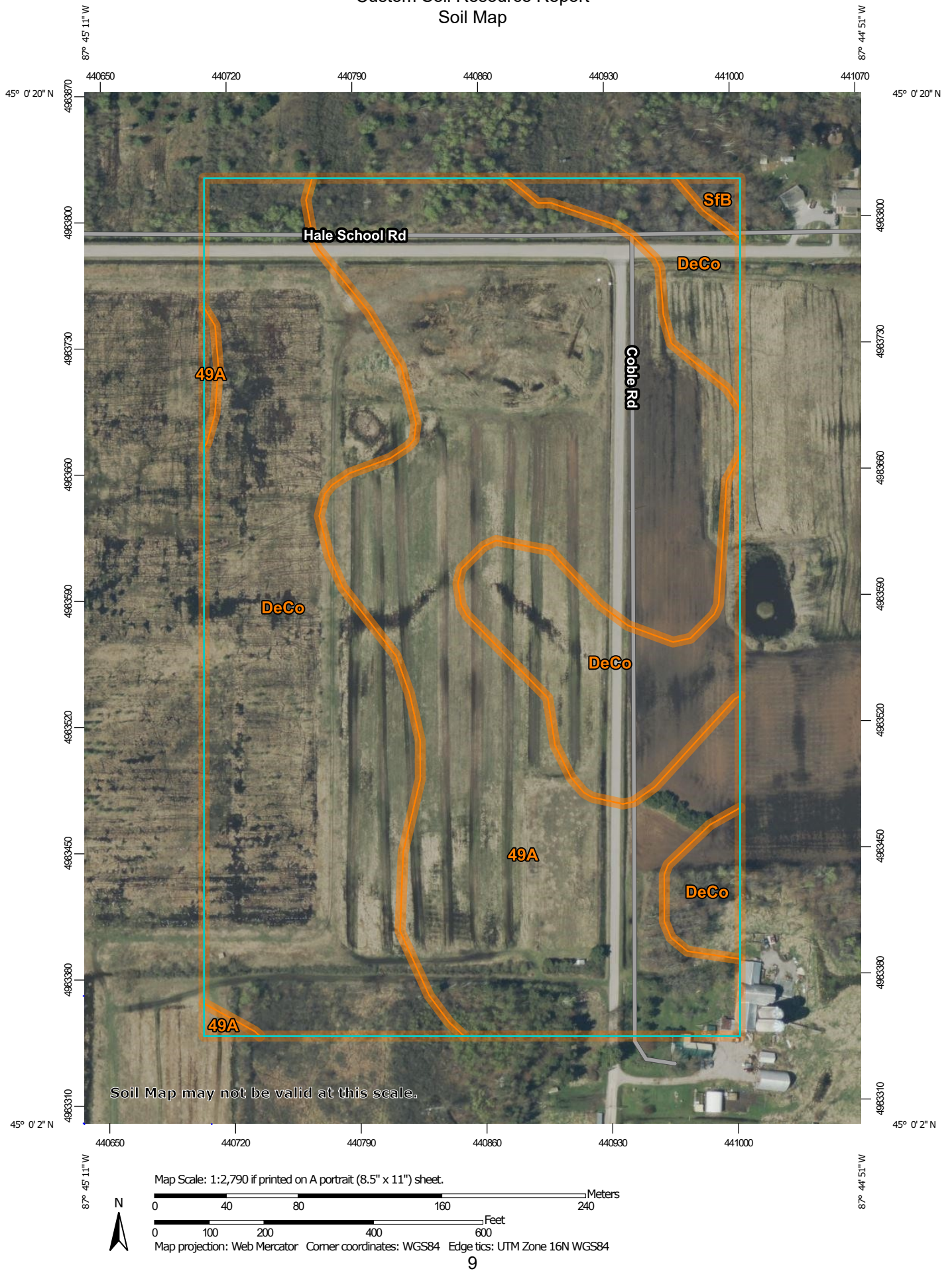
identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

### Water Features

 Streams and Canals

### Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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

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

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

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

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

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

Soil Survey Area: Marinette County, Wisconsin  
Survey Area Data: Version 20, Sep 8, 2023

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

Date(s) aerial images were photographed: May 20, 2020—May 21, 2020

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

## Map Unit Legend

| Map Unit Symbol                    | Map Unit Name                                   | Acres in AOI | Percent of AOI |
|------------------------------------|-------------------------------------------------|--------------|----------------|
| 49A                                | Wainola fine sand, 0 to 3 percent slopes        | 18.3         | 51.9%          |
| DeCo                               | Deford and Cormant soils, 0 to 2 percent slopes | 16.8         | 47.7%          |
| SfB                                | Shawano loamy fine sand, 2 to 6 percent slopes  | 0.2          | 0.5%           |
| <b>Totals for Area of Interest</b> |                                                 | <b>35.2</b>  | <b>100.0%</b>  |

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Marinette County, Wisconsin

### 49A—Wainola fine sand, 0 to 3 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2zytr

*Elevation:* 570 to 890 feet

*Mean annual precipitation:* 28 to 37 inches

*Mean annual air temperature:* 39 to 45 degrees F

*Frost-free period:* 80 to 160 days

*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Wainola and similar soils:* 90 percent

*Minor components:* 10 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Wainola

##### Setting

*Landform:* Flats

*Landform position (three-dimensional):* Talf

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Sandy glaciolacustrine deposits

##### Typical profile

*Oa - 0 to 2 inches:* highly decomposed plant material

*E - 2 to 12 inches:* fine sand

*Bs1 - 12 to 18 inches:* fine sand

*Bs2 - 18 to 27 inches:* fine sand

*BC - 27 to 36 inches:* fine sand

*C - 36 to 79 inches:* very fine sand

##### Properties and qualities

*Slope:* 0 to 3 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Somewhat poorly drained

*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (5.95 to 19.98 in/hr)

*Depth to water table:* About 6 to 18 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

*Available water supply, 0 to 60 inches:* Low (about 5.2 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 4w

*Hydrologic Soil Group:* A/D

*Ecological site:* F094BY006MI - Moist Sandy Lowland

*Forage suitability group:* Low AWC, high water table (G095AY001WI)

*Other vegetative classification:* Low AWC, high water table (G095AY001WI),

*Tsuga-Maianthemum-Coptis (TMC), Acer rubrum - Abies balsamea /*

## Custom Soil Resource Report

Vaccinium angustifolium - Coptis groenlandica , Red Maple Balsam Fir/ Low  
Sweet Blueberry - Goldthread (ArAbVC)  
*Hydric soil rating:* No

### Minor Components

#### Neconish

*Percent of map unit:* 4 percent  
*Landform:* Flats  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Ecological site:* F094BY008MI - Sandy Upland  
*Other vegetative classification:* Pinus strobus - Acer rubrum / Vaccinium  
angustifolium - Polygonatum pubescens , Eastern White Pine - Red Maple /  
Low Sweet Blueberry - Hairy Solomon's Seal (PARVPo), Tsuga-Maianthemum-  
Vaccinium (TMV), Low AWC, adequately drained (G095AY002WI)  
*Hydric soil rating:* No

#### Deford

*Percent of map unit:* 3 percent  
*Landform:* Flats, depressions, drainageways  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Linear, concave  
*Across-slope shape:* Linear, concave  
*Ecological site:* F094BY004MI - Wet Sandy Lowland  
*Other vegetative classification:* Low AWC, high water table (G095AY001WI), Not  
Assigned (wet mineral soils) (Nmin)  
*Hydric soil rating:* Yes

#### Rousseau

*Percent of map unit:* 2 percent  
*Landform:* Flats  
*Landform position (three-dimensional):* Rise  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Ecological site:* F094BY008MI - Sandy Upland  
*Other vegetative classification:* Low AWC, adequately drained (G095AY002WI),  
Tsuga-Maianthemum-Vaccinium (TMV), Pinus strobus - Acer rubrum /  
Vaccinium angustifolium - Apocynum androsaemifolium , Eastern White Pine -  
Red Maple / Low Sweet Blueberry - Spreading Dogbane (PARVAo)  
*Hydric soil rating:* No

#### Ingalls

*Percent of map unit:* 1 percent  
*Landform:* Flats  
*Landform position (two-dimensional):* Footslope  
*Landform position (three-dimensional):* Base slope  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Ecological site:* F094BY006MI - Moist Sandy Lowland  
*Other vegetative classification:* Low AWC, high water table (G095AY001WI),  
Tsuga-Maianthemum-Coptis (TMC), Pinus strobus - Acer rubrum / Vaccinium  
angustifolium - Polygonatum pubescens , Eastern White Pine - Red Maple /  
Low Sweet Blueberry - Hairy Solomon's Seal (PARVPo)  
*Hydric soil rating:* No

## DeCo—Deford and Cormant soils, 0 to 2 percent slopes

### Map Unit Setting

*National map unit symbol:* 2xxj0  
*Elevation:* 570 to 900 feet  
*Mean annual precipitation:* 28 to 37 inches  
*Mean annual air temperature:* 39 to 45 degrees F  
*Frost-free period:* 80 to 160 days  
*Farmland classification:* Not prime farmland

### Map Unit Composition

*Deford and similar soils:* 60 percent  
*Cormant and similar soils:* 30 percent  
*Minor components:* 10 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Deford

#### Setting

*Landform:* Depressions, drainageways, flats  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Concave, linear  
*Across-slope shape:* Concave, linear  
*Parent material:* Sandy glaciolacustrine deposits

#### Typical profile

*Oa - 0 to 4 inches:* muck  
*A - 4 to 6 inches:* mucky fine sand  
*C1 - 6 to 14 inches:* fine sand  
*C2 - 14 to 51 inches:* fine sand  
*Cg - 51 to 79 inches:* fine sand

#### Properties and qualities

*Slope:* 0 to 2 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
(0.20 to 6.00 in/hr)  
*Depth to water table:* About 0 to 6 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* Frequent  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Available water supply, 0 to 60 inches:* Low (about 5.1 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 6w  
*Hydrologic Soil Group:* A/D  
*Ecological site:* F094BY004MI - Wet Sandy Lowland  
*Forage suitability group:* Low AWC, high water table (G095AY001WI)

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*Other vegetative classification:* Low AWC, high water table (G095AY001WI), Not Assigned (wet mineral soils) (Nmin)  
*Hydric soil rating:* Yes

### Description of Cormant

#### Setting

*Landform:* Drainageways, depressions, flats  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Linear, concave  
*Across-slope shape:* Concave, linear  
*Parent material:* Sandy glaciolacustrine deposits

#### Typical profile

*A - 0 to 9 inches:* mucky fine sand  
*C1 - 9 to 18 inches:* fine sand  
*C2 - 18 to 35 inches:* fine sand  
*Cg - 35 to 79 inches:* fine sand

#### Properties and qualities

*Slope:* 0 to 2 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.60 to 6.00 in/hr)  
*Depth to water table:* About 0 to 6 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* Occasional  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Available water supply, 0 to 60 inches:* Low (about 4.3 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 6w  
*Hydrologic Soil Group:* A/D  
*Ecological site:* F090AY005WI - Wet Sandy Lowland  
*Forage suitability group:* Low AWC, high water table (G095AY001WI)  
*Other vegetative classification:* Low AWC, high water table (G095AY001WI), Not Assigned (wet mineral soils) (Nmin)  
*Hydric soil rating:* Yes

### Minor Components

#### Wainola

*Percent of map unit:* 5 percent  
*Landform:* Flats  
*Landform position (three-dimensional):* Rise  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Ecological site:* F094BY006MI - Moist Sandy Lowland  
*Other vegetative classification:* Tsuga Maianthemum Coptis - Vaccinium (TMC-Vac\_1), Low AWC, high water table (G095AY001WI)  
*Hydric soil rating:* No

#### Markey

*Percent of map unit:* 3 percent  
*Landform:* Depressions

## Custom Soil Resource Report

*Down-slope shape:* Concave

*Across-slope shape:* Concave

*Ecological site:* F090AY002WI - Mucky Swamp

*Other vegetative classification:* Not Assigned (non-acid organic soils) (Nnor), Not suited, flooded or organics (G095AY010WI)

*Hydric soil rating:* Yes

### **Brevort**

*Percent of map unit:* 2 percent

*Landform:* Drainageways, drainageways, depressions, depressions

*Down-slope shape:* Linear, concave

*Across-slope shape:* Concave

*Ecological site:* F094BY004MI - Wet Sandy Lowland

*Other vegetative classification:* Not Assigned (wet mineral soils) (Nmin), Mod AWC, high water table (G095AY004WI)

*Hydric soil rating:* Yes

## **SfB—Shawano loamy fine sand, 2 to 6 percent slopes**

### **Map Unit Setting**

*National map unit symbol:* g5lc

*Elevation:* 600 to 1,400 feet

*Mean annual precipitation:* 28 to 37 inches

*Mean annual air temperature:* 39 to 45 degrees F

*Frost-free period:* 80 to 160 days

*Farmland classification:* Not prime farmland

### **Map Unit Composition**

*Shawano and similar soils:* 96 percent

*Minor components:* 4 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Shawano**

#### **Setting**

*Landform:* Lake plains, outwash plains

*Landform position (two-dimensional):* Summit

*Down-slope shape:* Convex

*Across-slope shape:* Convex

*Parent material:* Predominantly fine sandy drift

#### **Typical profile**

*A - 0 to 2 inches:* loamy fine sand

*BA,Bw1,Bw2 - 2 to 26 inches:* fine sand

*C - 26 to 60 inches:* fine sand

#### **Properties and qualities**

*Slope:* 2 to 6 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Excessively drained

## Custom Soil Resource Report

*Runoff class:* Very low

*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (5.95 to 19.98 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water supply, 0 to 60 inches:* Low (about 4.5 inches)

### **Interpretive groups**

*Land capability classification (irrigated):* 3e

*Land capability classification (nonirrigated):* 4s

*Hydrologic Soil Group:* A

*Ecological site:* F094BY011MI - Dry Upland

*Forage suitability group:* Low AWC, adequately drained (G095AY002WI)

*Other vegetative classification:* Acer rubrum-Quercus/Vaccinium (ArQV), Pinus/Maianthemum-Vaccinium (PMV), Low AWC, adequately drained (G095AY002WI)

*Hydric soil rating:* No

### **Minor Components**

#### **Wainola**

*Percent of map unit:* 1 percent

*Ecological site:* F094BY006MI - Moist Sandy Lowland

*Hydric soil rating:* No

#### **Menahga**

*Percent of map unit:* 1 percent

*Ecological site:* F094BY011MI - Dry Upland

*Hydric soil rating:* No

#### **Urban land**

*Percent of map unit:* 1 percent

*Hydric soil rating:* No

#### **Rousseau**

*Percent of map unit:* 1 percent

*Ecological site:* F094BY008MI - Sandy Upland

*Hydric soil rating:* No

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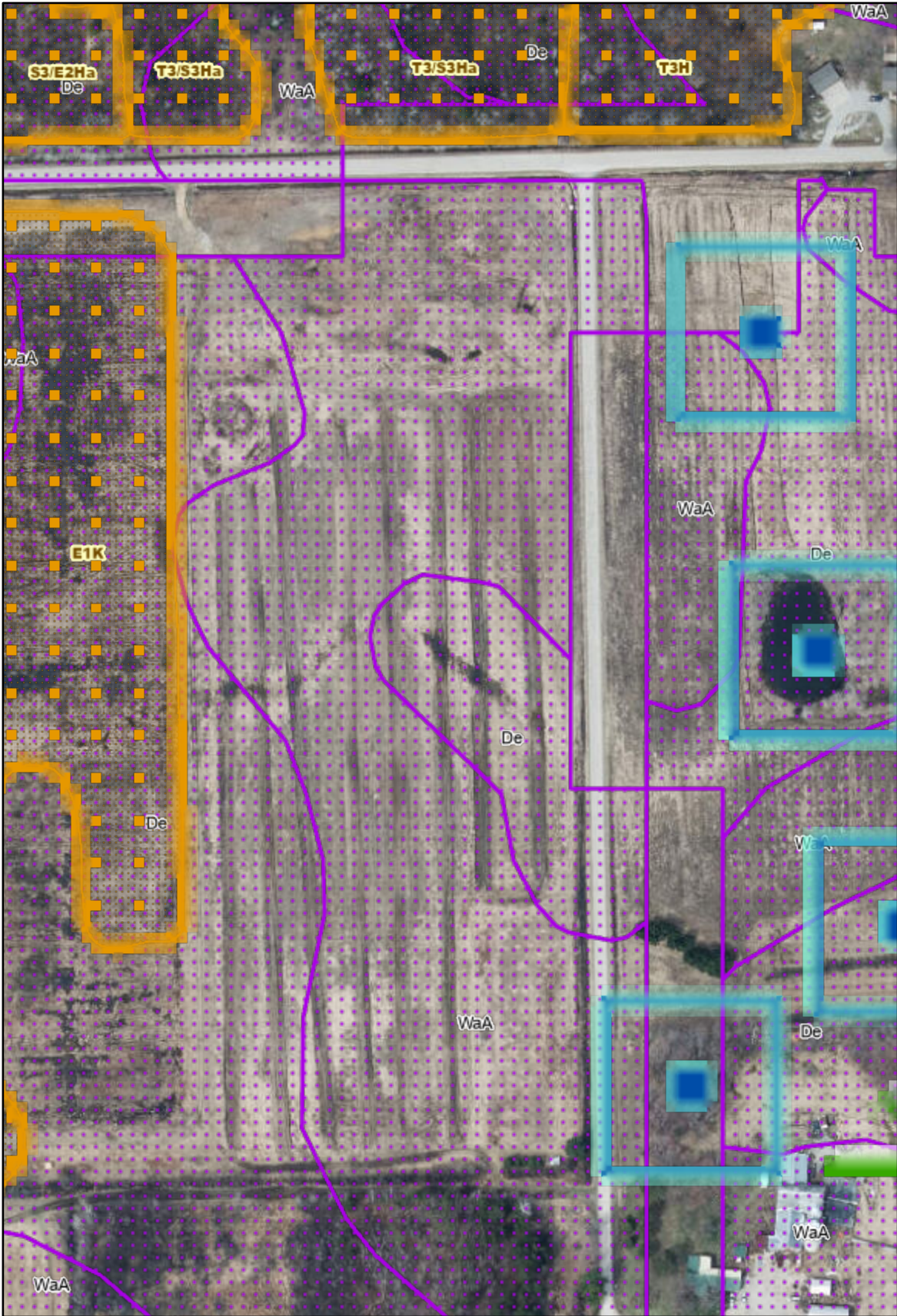
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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

## Custom Soil Resource Report

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United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053624](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624)

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. [http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/nrcs142p2\\_052290.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf)



**Legend:** (some map layers may not be displayed)

- Wetland Class Points
- Excavated pond
- Wetland Class Areas
- Wetland Indicators
- Latest Leaf Off Imagery
- County Boundaries
- County and Local Roads
- Local Road

**Notes:**

Service Layer Credits:  
Wisconsin Wetland Inventory NWI (cached): ,  
Wetland Indicators & Soils: Surface Water Data  
Viewer Team, EN Basic Basemap WTM Ext: , 2020  
Leaf Off: , Permits & Determinations: WI DNR  
Bureau of Watershed Management, Wisconsin  
Wetland Inventory NWI (Dynamic): Calvin  
Lawrence, Dennis Weise, Nina Rihn



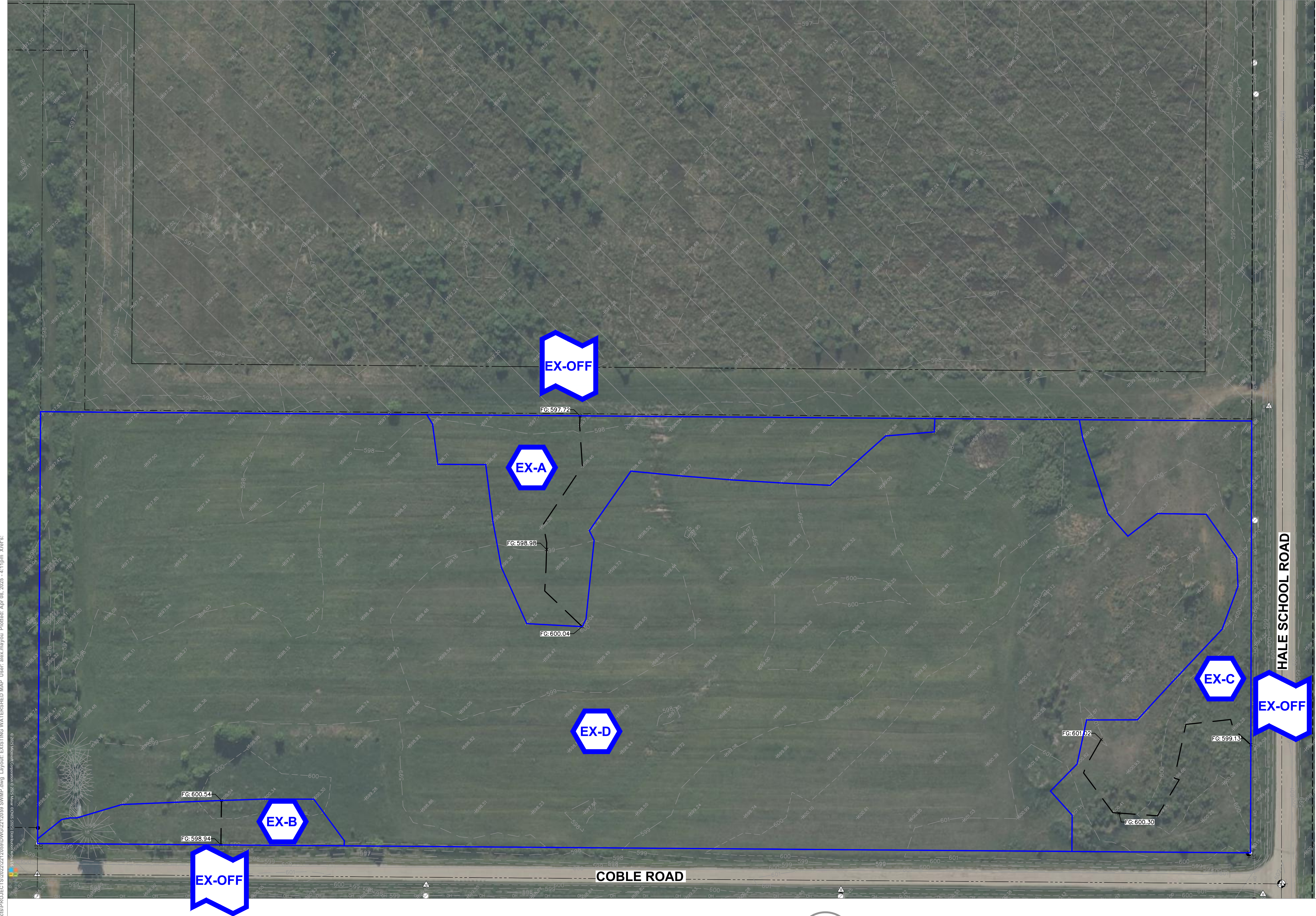
Map: 0 200 400 Feet  
0 50 100 Meters

Map projection: NAD 1983 HARN Wisconsin TM

This map is a product generated by a DNR web mapping application.  
This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>

Date Printed: 2/17/2025 4:24 PM

| WATERSHED INFORMATION BLOCK            |             |
|----------------------------------------|-------------|
| SITE ADDRESS                           | COBLE ROAD  |
| PROPERTY ACREAGE                       | 13.78 ACRES |
| EXISTING SITE COVERAGE                 |             |
| EXISTING IMPERVIOUS SURFACE AREA       | 0 SF        |
| WOODLAND                               | 17,973 SF   |
| GRASSLAND                              | 117,273 SF  |
| CROPLAND                               | 464,957 SF  |
| EXISTING PERVIOUS SURFACE AREA         | 600,203 SF  |
| EXISTING IMPERVIOUS SURFACE AREA RATIO | 0.00        |



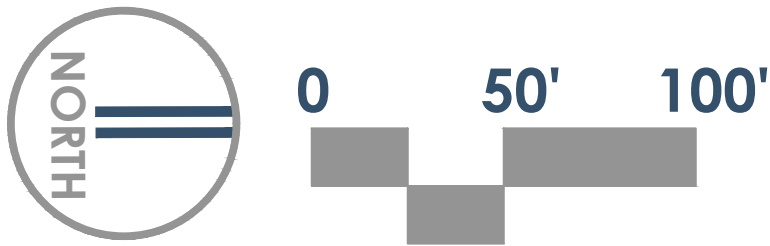
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COX FAMILY DEVELOPMENT

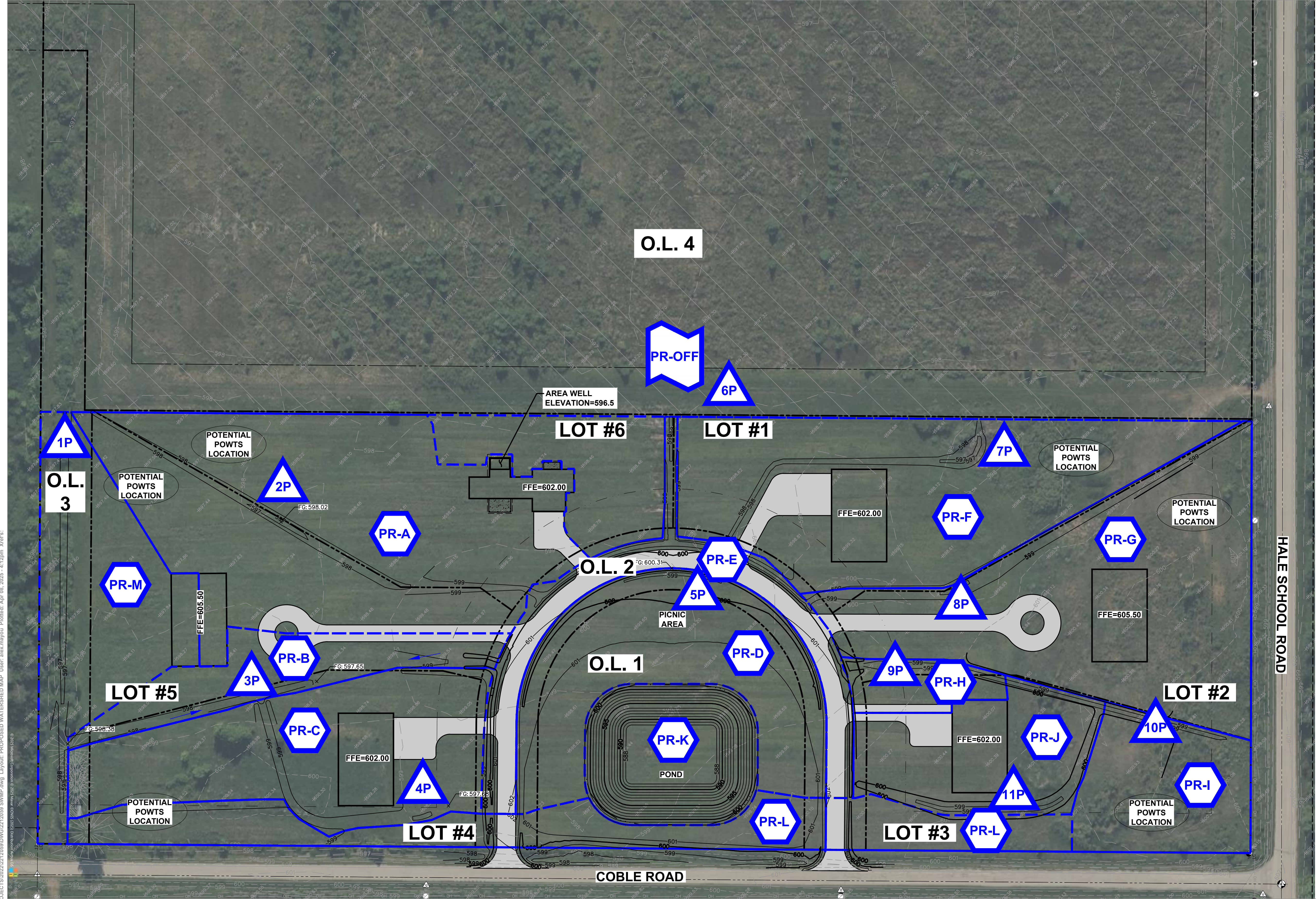
PESHTIGO, WI

DATE: 04.08.2025

EXISTING WATERSHED MAP

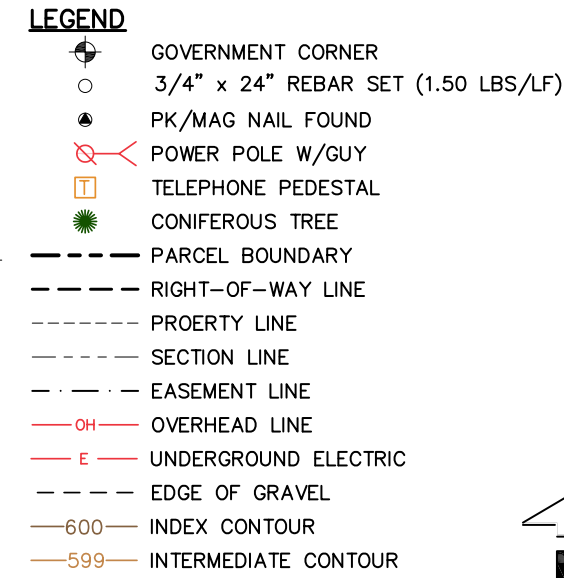
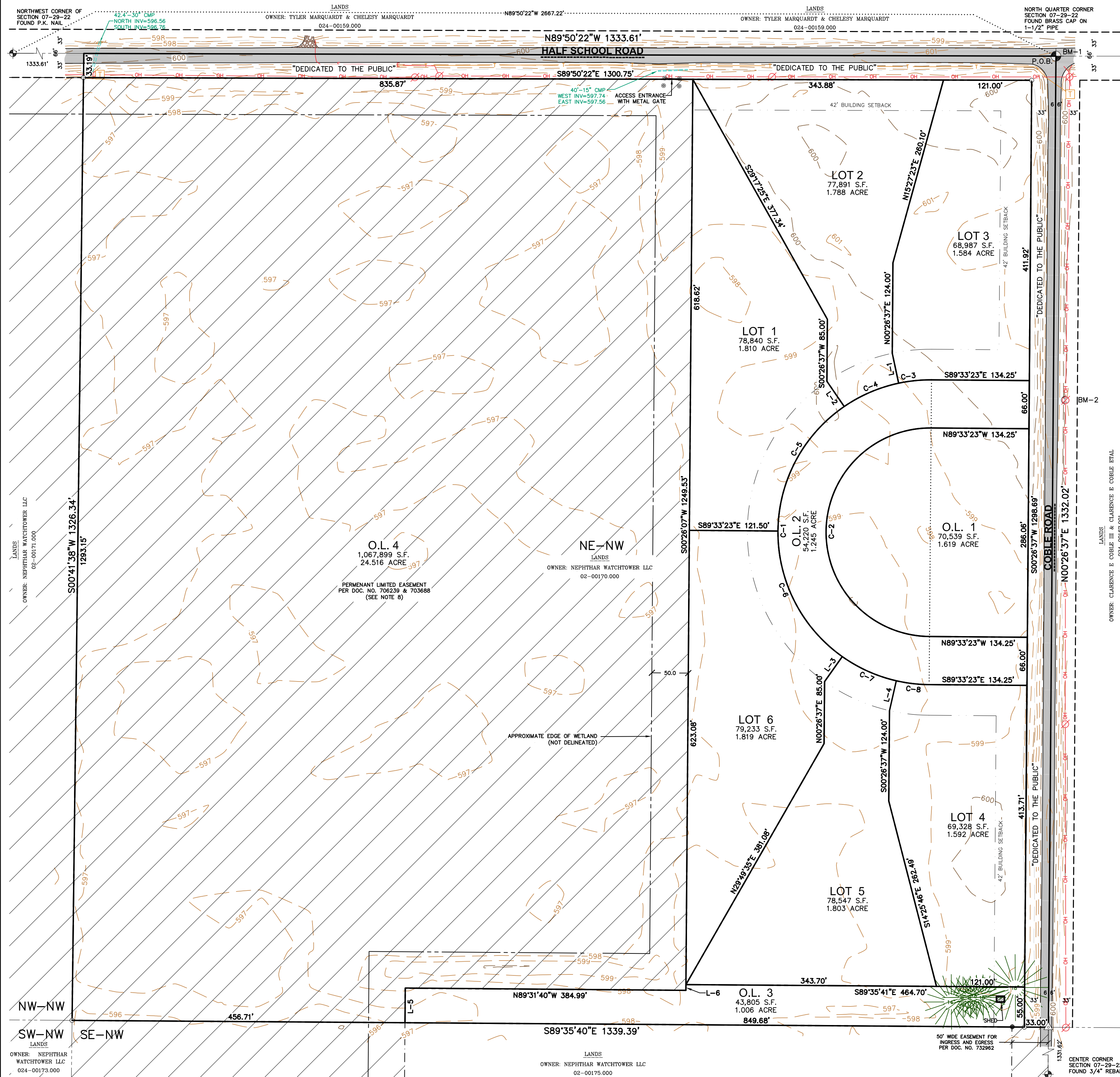


| WATERSHED INFORMATION BLOCK            |             |
|----------------------------------------|-------------|
| SITE ADDRESS                           | COBLE ROAD  |
| PROPERTY ACREAGE                       | 13.78 ACRES |
| PROPOSED SITE COVERAGE                 |             |
| PROPOSED IMPERVIOUS SURFACE AREA       | 0 SF        |
| ASPHALT                                | 19,575 SF   |
| ROOF                                   | 35,532 SF   |
| GRASSLAND                              | 519,281 SF  |
| WATER SURFACE                          | 25,815 SF   |
| PROPOSED PERVIOUS SURFACE AREA         | 519,281 SF  |
| PROPOSED IMPERVIOUS SURFACE AREA RATIO | 0.14        |



# PRELIMINARY PLAT OF NEPTHAR WATCHTOWER

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 07, TOWNSHIP 29 NORTH,  
RANGE 23 EAST, TOWN OF PESHTIGO, MARINETTE COUNTY, WISCONSIN.



| OUTLOT SUMMARY TABLE |                              |         |
|----------------------|------------------------------|---------|
| OUTLOT               | TYPE                         | ACREAGE |
| OUTLOT 1             | PRIVATE ONSITE STORMWATER    | 1.619   |
| OUTLOT 2             | PRIVATE ROADWAY ACCESS       | 1.245   |
| OUTLOT 3             | STORMWATER DRAINAGE          | 1.006   |
| OUTLOT 4             | MITIGATION SITE (SEE NOTE 8) | 24.516  |

| BENCHMARKS |           |                                                                                 |
|------------|-----------|---------------------------------------------------------------------------------|
| BENCH MARK | ELEVATION | DESCRIPTION                                                                     |
| BM-1       | 602.14    | BRASS CAP ON 1-1/2" PIPE, NORTH QUARTER CORNER 07-29-22                         |
| BM-2       | 600.71    | NAIL IN UTILITY POLE, EAST SIDE OF COBLE ROAD, 472 FEET SOUTH OF SECTION CORNER |

| CURVE TABLE |         |            |               |         |            |             |             |
|-------------|---------|------------|---------------|---------|------------|-------------|-------------|
| CURVE       | RADIUS  | DELTA      | CHORD BEARING | CHORD   | ARC LENGTH | TANGENT IN  | TANGENT OUT |
| C-1         | 209.03' | 90°00'32"  | S44°33'08"E   | 295.64' | 328.38'    | S00°27'08"W | S89°33'23"E |
| C-2         | 143.03' | 180°00'00" | S00°26'37"W   | 286.06' | 449.35'    | N89°33'23"W | S89°33'23"E |
| C-3         | 209.03' | 12°27'04"  | S84°13'04"W   | 45.34'  | 45.43'     | N89°33'23"W | S77°59'32"W |
| C-4         | 209.03' | 22°24'22"  | S66°47'22"W   | 81.22'  | 81.74'     | S77°59'32"W | S55°35'11"W |
| C-5         | 209.03' | 55°08'02"  | S28°01'09"W   | 193.47' | 201.14'    | S55°35'11"W | S00°27'08"W |
| C-6         | 209.03' | 55°09'06"  | S27°07'25"E   | 193.53' | 201.21'    | S00°27'08"W | S54°41'58"E |
| C-7         | 209.03' | 22°24'22"  | S65°54'08"E   | 81.22'  | 81.74'     | S54°41'58"E | S77°06'19"E |
| C-8         | 209.03' | 12°27'04"  | S83°19'51"E   | 45.34'  | 45.43'     | S77°06'19"E | S89°33'23"E |

- NOTES**
- FIELD WORK PERFORMED ON DECEMBER 4 AND 5, 2023.
  - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  - BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, MARINETTE COUNTY. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 07, TOWNSHIP 23 NORTH, RANGE 29 EAST, BEARS N89°50'22"W.
  - CONTOUR INTERVAL IS ONE FOOT.
  - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No.'s 20234516853, 20234516875, 20234517014, AND 20234517015, WITH A CLEAR DATE OF NOVEMBER 14, 2023.
  - UTILITY COMPANIES CONTACTED THRU DIGGER'S HOTLINE:  
BRIGHTSPEED  
WISCONSIN PUBLIC SERVICE CORPORATION
  - OUTLOT 1 SHALL BE EQUALLY OWNED AND MAINTAINED BY OWNERS OF LOTS 1-6 FOR PRIVATE ONSITE STORMWATER MANAGEMENT.
  - OUTLOT 2 SHALL BE EQUALLY OWNED AND MAINTAINED BY OWNERS OF LOTS 1-6 FOR PRIVATE ROADWAY ACCESS.
  - OUTLOT 3 IS RESERVED FOR STORMWATER DRAINAGE PURPOSES.
  - PART OF OUTLOT 4 IS SUBJECT TO A PORTION OF PERMANENT LIMITED EASEMENT, (PARCEL 75), FOR THE RIGHT TO CONSTRUCT AND MAINTAIN A MITIGATION SITE, INCLUDING FOR SUCH PURPOSE THE RIGHT TO OPERATE THE NECESSARY EQUIPMENT THEREON AND THE RIGHT OF INGRESS AND EGRESS AS LONG AS REQUIRED FOR SUCH WISDOT PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM NECESSARY PER DOCUMENT NO. 706239 AND DOCUMENT NO. 703688.

**SURVEYOR'S CERTIFICATE**  
I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE LAND DIVISION AND SUBDIVISION REGULATION OF THE MARINETTE COUNTY CODE OF ORDINANCES, AND BY THE DIRECTION OF NEPTHAR WATCHTOWER, LLC I HAVE SURVEYED, DIVIDED MAPPED, AND DEDICATED THE PLAT OF COX IN THE TOWN OF PESHTIGO, MARINETTE COUNTY, WISCONSIN, AND THAT SUCH PLAT IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF, DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 OF NW 1/4) OF SECTION 07, TOWNSHIP 29 NORTH, RANGE 23 EAST, TOWN OF PESHTIGO, MARINETTE COUNTY, WISCONSIN: EXCEPTING THEREFROM THAT PART, IF ANY, CONVEYED OR USED FOR PUBLIC ROADWAY PURPOSES, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 07; THENCE ALONG THE EAST LINE OF THE SAID NORTHWEST QUARTER, ALSO BEING THE CENTERLINE OF COBLE ROAD, N00°26'37"E, 1332.02 FEET TO A FOUND MAG NAIL AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SAID NORTHWEST QUARTER; THENCE ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER-QUARTER, S89°35'40"W, FEET TO A SET 3/4" REBAR AT THE SOUTHWEST CORNER OF THE SAID NORTHEAST QUARTER-QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER-QUARTER, N00°41'38"E, 1326.34 FEET, TO THE NORTH LINE OF THE SAID NORTHWEST QUARTER, ALSO BEING THE CENTERLINE OF HALF SCHOOL ROAD; THENCE ALONG SAID NORTH LINE AND CENTERLINE OF HALF SCHOOL ROAD, S89°50'22"E, 1333.61 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS:

1,776,411 SQUARE FEET OR 40.781 ACRES (INCLUDING RIGHT OF WAY)  
1,689,289 SQUARE FEET OR 38.781 ACRES (EXCLUDING RIGHT OF WAY)

TODD J. BUHR, S-2614  
PROFESSIONAL LAND SURVEYOR

**SURVEYED BY:**  
JSD PROFESSIONAL SERVICES, INC.  
3215 W LAWRENCE STREET, STE 6  
APPLETON, WISCONSIN 54914  
(920) 733-2800

**SURVEYED FOR:**  
NEPTHAR WATCHTOWER, LLC  
3199 OLD HICKORY PL  
WEST BEND, WI 53095-8322

DATE

|                                                                                                                   |                  |                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROJECT LOCATION:<br>SECTION 07<br>TOWNSHIP 29 NORTH<br>RANGE 23 EAST<br>TOWN OF PESHTIGO<br>MARINETTE COUNTY, WI |                  |  <div>CREATE THE VISION » TELL THE STORY</div> <div>jsdinc.com</div> |
| PRELIMINARY PLAT OF NEPTHAR WATCHTOWER                                                                            |                  |                                                                                                                                                           |
| PROJECT NO: 22-12059                                                                                              | SURVEYED BY: RAC | INITIAL SUBMITTAL DATE: FEBRUARY 17, 2025                                                                                                                 |
| FIELDBOOK/Pg: 414/51                                                                                              | DRAWN BY: CMD    | REVISION RESUBMITTAL DATE: —                                                                                                                              |
|                                                                                                                   |                  | REVISION RESUBMITTAL DATE: —                                                                                                                              |
|                                                                                                                   |                  | REVISION RESUBMITTAL DATE: —                                                                                                                              |

SHEET 1 OF 1

## Sec. 60-63. A-2 Agricultural/Rural Residential District.

### (c) *Permitted accessory structures and uses.*

- (1) Two accessory buildings, such as gardening, tool and storage sheds, utility buildings, detached garage, etc., incidental to the residential use. Accessory buildings shall adhere to the following table:

~~Up to~~ Under 1.5 acre parcel: 1,500 square feet combined total for 2 buildings, ~~shall not occupy more than 30 percent of the area of the required rear, side or front yard,~~ maximum height 20 feet, side and rear yard setback minimum 15 feet from property line.

1.5 acre – 1.99 acre parcel: 2,000 square feet combined for 2 buildings, maximum height 20 feet, side and rear yard setback minimum 15 feet from property line.

~~2.5~~ 2.0 acre – 3.49 acre parcel: 2,500 square feet combined total for 2 buildings, maximum height 20 feet, side and rear yard setback minimum 15 feet from property line.

3.5 acre – 4.49 acre parcel: 3,500 square feet combined total for 2 buildings, maximum height 20 feet, side yard and rear setback minimum 15 feet from property line.

4.5 acre & over parcel: may have more than 2 accessory buildings with combined total of 4,500 square feet, maximum height 20 feet, 35-foot maximum height limitation, side and rear yard setback minimum 15 feet from property line.

~~Parcel comprising five or more acres may have multiple accessory buildings and are exempt from the maximum square footage size limitations; however, there is a 35-foot maximum height limitation.~~

## Sec. 60-64. R-1 Single-Family Residential District.

### (b) *Permitted uses.*

- (3) Two accessory buildings, such as gardening, tool and storage sheds, utility buildings, detached garage, etc., incidental to the residential use. Accessory buildings shall adhere to the following table:

~~Up to~~ Under 1.5 acre parcel: 1,500 square feet combined total for 2 buildings, ~~shall not occupy more than 30 percent of the area of the required rear, side or front yard,~~ maximum height 20 feet, side and rear yard setback minimum 15 feet from property line.

1.5 acre – 1.99 acre parcel: 2,000 square feet combined for 2 buildings, maximum height 20 feet, side and rear yard setback minimum 15 feet from property line.

~~2.5~~ 2.0 acre – 3.49 acre parcel: 2,500 square feet combined total for 2 buildings, maximum height 20 feet, side and rear yard setback minimum 15 feet from property line.

3.5 acre – 4.49 acre parcel: 3,500 square feet combined total for 2 buildings, maximum height 20 feet, side yard and rear setback minimum 15 feet from property line.

4.5 acre & over parcel: 4,500 square feet combined total for 2 buildings, maximum height 20 feet, side and rear yard setback minimum 15 feet from property line.

## Sec. 60-65. R-2 Two-Family/Multifamily Residential District.

### (b) *Permitted uses.*

- (4) Per unit, two accessory buildings, such as gardening, tool and storage sheds, detached garage, etc., incidental to the residential use. Accessory buildings shall adhere to the following table:

~~Up to~~ Under 1.5 acre parcel: 1,500 square feet combined total for 2 buildings, shall not occupy more than 30 percent of the area of the required rear, side or front yard, maximum height 20 feet, side and rear yard setback minimum 15 feet from property line.

1.5 acre – 1.99 acre parcel: 2,000 square feet combined for 2 buildings, maximum height 20 feet, side and rear yard setback minimum 15 feet from property line.

~~2.5~~ 2.0 acre – 3.49 acre parcel: 2,500 square feet combined total for 2 buildings, maximum height 20 feet, side and rear yard setback minimum 15 feet from property line.

3.5 acre – 4.49 acre parcel: 3,500 square feet combined total for 2 buildings, maximum height 20 feet, side yard and rear setback minimum 15 feet from property line.

4.5 acre & over parcel: 4,500 square feet combined total for 2 buildings, maximum height 20 feet, side and rear yard setback minimum 15 feet from property line.



**MEETING MINUTES**  
**Town of Peshtigo Regular Board Meeting**  
**Tuesday, April 15, 2025 at 6pm**

**Meeting in recess from Annual Town Meeting until 7:20pm.**  
**Chairperson Friday called the meeting to order at 7:20pm.**

8) Roll call: **All present.**

**Chairperson Friday, Supervisor Coble, Supervisor Wortner, Supervisor Bergeson, Supervisor Joy.**

9) Verification of public notice: **Chairperson Friday verified.**

10) Approve agenda: **Unanimous consent to approve the agenda.**

11) Public comment, limited to 15 minutes (in-person attendees only, limited to 3 minutes per person with no time donations from others, agenda items only), please be prepared to come forward to the table, speak clearly into the microphone, start by stating name/address & agenda item(s) to be addressed: **None heard.**

12) Announcements

a. **Clerk Okins gave a recap of the April election. No Town positions changed hands, final election numbers were perfect, Badger Books operated smoothly, and she thanked the Chief Election Inspector and all other Election Inspectors.**

b. **Town Hall is closed Thursday, April 17<sup>th</sup> due to construction.**

c. **Bellin run will be held on Saturday, May 3<sup>rd</sup>. TOP Fire Department is assisting with road closures.**

d. **DNR and Tyco updates on the website, under the water tab.**

e. **Chairperson Friday and Supervisor Wortner will be attending Capitol Day on 4/30.**

13) Minute approval – 3/18/2025 Regular Board Meeting: **Unanimous consent to approve.**

14) Reports

a. Fire Department: **Chief Folger gave report.**

i. **New Fire Truck package approval: Clarence motion to approve Chairperson Friday to sign the approval package, if it comes in at or below the presented cost of \$/Second by Joy. Motion carried with 5 yes votes.**

b. Constable: **Chairperson Friday gave report.**

c. Building Inspector: **Chairperson Friday gave report.**

d. Marinette County Board: **No updates.**

15) Treasurer Report/Investment Report/Budget YTD vs Actual/Budget Amendments:  
**Unanimous consent to approve Treasurer Report.**

a. **Approve vouchers & payment of bills: Coble motion to approve/Second by Wortner. Motion carried with 5 yes votes.**

16) Insurance renewal: **Coble motion to approve/Second by Bergeson. Motion carried with 5 yes.**

- 17) Reappointment of Dale Edlbeck & Jim Meyer to Fire Commission for 3-year term ending 4/30/2028: **Chairperson Friday motion to reappoint both members/Second by Joy. Motion carried with 5 yes.**
- 18) Approval of Transfer of Agent - Class "B" Beer and "Class B" Liquor license for Embers 1871, LLC (Kari Bunting) from April 15, 2025 to June 30, 2025: **Joy motion to approve/Second by Coble. Motion carried with 5 yes votes.**
- 19) Capital Improvement Plan update: **Chairperson Friday gave presentation of information obtained from WTA. CIP will be working on how to fund future road projects, timeline, etc.**
- 20) Ad hoc committee updates:
- a. CDBG-CV – Chairperson Friday, Treasurer Maney: **Chairperson Friday gave update that DOA extended the project completion to May 9, 2025. Treasurer Maney stated that Town reimbursement was submitted and should be arriving soon.**
    - i. HVAC update – Supervisors Coble & Joy: **Joy updated that the boiler will be down starting Wednesday, April 16<sup>th</sup> to swap over to new equipment.**
  - b. Ordinance/Policy Review – Chairperson Friday, Vice Chairperson Wortner: **No updates.**
- 21) Standing Committee Updates:
- a. Buildings & Grounds – Chairperson Coble, Vice Chairperson Bergeson: **Coble gave update that the roof project is 99% complete, expected to be completed next week. Town water softener is currently not working properly, but will be repaired this week.**
  - b. Recycling Center – Chairperson Bergeson, Vice Chairperson Coble: **Clerk Okins stated the Recycling RU Grant has been submitted and approved. Payment is expected in May.**
    - i. Waste Management contract renewal: **Bergeson motion to approve/Second by Coble. Motion carried with 5 yes votes.**
  - c. Roads & Ditches – Chairperson Wortner, Vice Chairperson Joy
    - i. 2025 Town road project bid opening with possible award: **Sole bidder. Joy motion to accept Peshtigo Asphalt's bid of \$77,250.00 for completion of all 4 projects/Second by Wortner. Bids are accepted, but not yet awarded. Motion carried with 5 yes votes.**
- 22) Town Board/Committee/Commission structure/restructure: **Chairperson Friday motion to restructure the following/Second by Bergeson. Motion carried with 5 yes votes.:**
- a. **Remove Wortner from Ordinance Review Committee.**
  - b. **Remove Joy from Roads.**
- 23) Upcoming Meetings – Regular Board Meeting, Tuesday, May 20, 2025 at 6 p.m.
- 24) Adjourn: **Unanimous consent to adjourn at 8:11pm.**

Kayla Okins, Clerk 04/17/2025

**Town of Peshtigo Fire Department Report to the Town Board  
May 20, 2025**

13 Calls since the April 15th, 2025 Monthly Town Board meeting:

|         |                                                                   |
|---------|-------------------------------------------------------------------|
| 4/16/25 | W2847 STH 64, Unauthorized Trash Fire - Extinguished              |
| 4/19/25 | N3407 Rehms Rd., EMS Assist                                       |
| 4/23/25 | N2389 Shore Dr., EMS Assist – Canceled Enroute                    |
| 4/23/25 | W2810 County B, Electrical Fire in Garage with Downed Power Lines |
| 4/29/25 | N2756 Wilderness Trail, Fire Alarm Activation                     |
| 4/29/25 | N3407 Rehms Rd., EMS Assist                                       |
| 4/30/25 | N3640 Kozuzek Rd., Grass Fire with Downed Powerlines              |
| 5/2/25  | N3994 County RW, EMS Assist                                       |
| 5/5/25  | W1660 STH 64, Vehicle Crash w/ Fuel Leak                          |
| 5/14/25 | N959 Pond Rd. , Unauthorized Trash Fire                           |
| 5/16/25 | N3407 Rehms Rd., EMS Assist – Canceled Enroute                    |
| 5/16/25 | STH 64 at County RW, Brush Fire – No Incident Found               |
| 5/19/25 | W2848 STH 64, Dumpster and Brush Fire                             |

Apparatus and Equipment Status:

- Vacuum pump on Tender 235 ruptured a main seal at last night's fire. Will need to be repaired.
- Brush 2 sustained minor body damage from backing into a tree while operating off road at a brush fire on April 30<sup>th</sup>. Insurance claim was filed. Currently awaiting repairs.
- Pre-construction conference was attended at Pierce Mfg. on April 17<sup>th</sup> to review drawings and specifications for our new fire engine. Our fire commission then met on May 1<sup>st</sup> to review the final package and recommend approval of the change orders.

Training:

- Annual service testing of all fire hose was conducted on Monday, May 12<sup>th</sup> and 19<sup>th</sup>.<sup>h</sup> Two more evenings will be required to complete this project.

Fire Prevention, Education and Community Involvement:

- Free smoke alarm installation is still available to town residents upon request. Contact the Clerk's office or email [topfire@townofpeshtigo.org](mailto:topfire@townofpeshtigo.org) if interested.

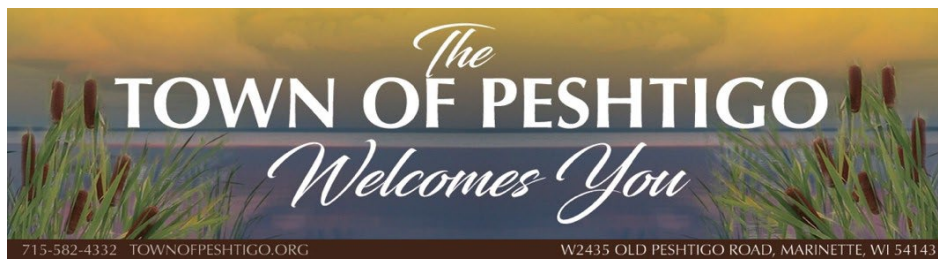
Fund Raising & Donations:

- Our next fund-raising event is on Saturday, July 19<sup>th</sup> at The Forgotten Fire Winery where we will be cooking brats and burgers during their Summer Concert Series.

Other:

- We provided traffic control during the Bellin 5K Heart Run on Saturday, May 3<sup>rd</sup>.
- Fire Commission met on Thursday, May 1<sup>st</sup>. Dave Buechler was elected as the chairperson and Karen Sylvester as vice-chair.
- Our roster stands at 22 volunteer firefighters. We are currently accepting applications.

Mike Folgert  
Fire Chief



### **April 2025 Constable Report**

|       |                        |
|-------|------------------------|
| 04/17 | Loud dirt bike on road |
| 04/19 | Dogs at large          |
| 04/27 | Dogs at large          |



**TREASURER'S REPORT**  
**April 2025**

|                                     |      | Begin               | Deposits/Interest | Withdrawals         | Ending              | Outstanding<br>Receipts | Outstanding<br>Deposits | Register<br>Balance |
|-------------------------------------|------|---------------------|-------------------|---------------------|---------------------|-------------------------|-------------------------|---------------------|
| BMO Checking Account                | 7013 | 61,676.44           | 82,034.05         | (85,735.80)         | 57,974.69           | (23,343.72)             | 27.00                   | 34,657.97           |
| BMO Payroll Checking                | 7734 | 4,953.00            | 21,740.00         | (20,879.65)         | 5,813.35            | (3,132.16)              |                         | 2,681.19            |
| BMO Plantinum MM                    | 6811 | 315,507.13          | 76,933.19         | (65,865.25)         | 326,575.07          |                         |                         | 326,575.07          |
| <b>BANK TOTALS</b>                  |      | <b>382,136.57</b>   | <b>180,707.24</b> | <b>(172,480.70)</b> | <b>390,363.11</b>   | <b>(26,475.88)</b>      | <b>27.00</b>            | <b>363,914.23</b>   |
| <hr/>                               |      |                     |                   |                     |                     |                         |                         |                     |
| <b>PNB Checking - CDBG</b>          |      | <b>8.71</b>         | -                 | -                   | <b>8.71</b>         | -                       | -                       | -                   |
| <hr/>                               |      |                     |                   |                     |                     |                         |                         |                     |
| <b>Change Fund</b>                  |      | <b>215.00</b>       | -                 | -                   | <b>215.00</b>       | -                       | -                       | -                   |
| <hr/>                               |      |                     |                   |                     |                     |                         |                         |                     |
| Fire Dept Equipment                 |      | 274.66              | 0.99              | -                   | 275.65              |                         |                         |                     |
| Fire Truck                          |      | 169,385.02          | 611.03            |                     | 169,996.05          |                         |                         |                     |
| Roads                               |      | 100,370.67          | 362.07            | -                   | 100,732.74          |                         |                         |                     |
| Capital Outlay - Mach & Equip       |      | 254,499.86          | 918.07            |                     | 255,417.93          |                         |                         |                     |
| Recycling                           |      | 12,630.11           | 45.56             |                     | 12,675.67           |                         |                         |                     |
| ARPA                                |      | 85,574.37           | 308.70            |                     | 85,883.07           |                         |                         |                     |
| <b>LGIP TOTAL</b>                   |      | <b>622,734.69</b>   | <b>2,246.42</b>   | -                   | <b>624,981.11</b>   | -                       | -                       | -                   |
| <hr/>                               |      |                     |                   |                     |                     |                         |                         |                     |
| BMO CD                              |      |                     |                   |                     | -                   | -                       | -                       | -                   |
| <hr/>                               |      |                     |                   |                     |                     |                         |                         |                     |
| BMO CD Fire Dept.                   |      | <b>161,995.83</b>   |                   | -                   | <b>161,995.83</b>   | -                       | -                       | -                   |
| <hr/>                               |      |                     |                   |                     |                     |                         |                         |                     |
| <b>TOTAL CASH &amp; INVESTMENTS</b> |      | <b>1,167,090.80</b> | <b>182,953.66</b> | <b>(172,480.70)</b> | <b>1,177,563.76</b> | <b>(26,475.88)</b>      | <b>27.00</b>            | <b>1,151,114.88</b> |

Jodi Maney  
Treasurer  
[toptreasurer@townofpeshtigo.org](mailto:toptreasurer@townofpeshtigo.org)

**Sec. 44-156. Applicability.**

(d) *Private roads.*

- (2) ~~After the original enactment of this section, it is the policy of the town not to allow private roads. However, private roads which provide access to no more than two lots or parcels~~ may be permitted if first approved by the town board, following a prior recommendation from the plan commission. Such private roads shall meet the design requirements for town roads found in this article ~~and must be paved prior to any consideration as a public road.~~