

VILLAGE OF OREGON

URBAN SERVICE AREA AMENDMENT REQUEST: FEATHERWOOD TRAIL

JULY 13, 2026

VILLAGE OF OREGON

VANDEWALLE & ASSOCIATES

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ELISE CRUZ, AICP

DIRECTOR OF COMMUNITY DEVELOPMENT

Cover Letter

The Village of Oregon is requesting an 80.5-acre addition to its Urban Service Area to provide sanitary sewer, potable water, and other urban services to properties immediately north of the Village's municipal boundary. As depicted on Map 1, this would include six total parcels consisting of 78.6 acres currently within the Town of Oregon and 1.9 acres of Netherwood Road right-of-way, immediately adjacent to the Village's current USA boundary.

The existing land use of the area that comprises the proposed Urban Service Area Amendment request includes:

- Agricultural row cropping: 75.4-acres
- Rural residential: 3.2 acres
- Right-of-way: 1.9 Acres

Veridian Homes has an offer to purchase four of the parcels that make up the USAA area. Their proposed development includes a residential neighborhood called "Featherwood Trails" that will comprise of approximately 260 new housing units, stormwater management areas, and open space. The four parcels proposed for development are anticipated to be annexed into the Village later this summer.

On March 16, 2026, the Village of Oregon Village Board adopted a Resolution to initiate an Urban Service Area Amendment for the area and that the proposed development within the Urban Service Area Amendment is consistent with the Village's Comprehensive Plan.

Thank you,

Elise, Cruz, AICP

Village of Oregon Director of Community Development

Consistency with Local and Regional Plans

1.1. Consistency with Local Plans

Village of Oregon Comprehensive Plan (2023)

The Village of Oregon Comprehensive Plan depicts the proposed USAA area as Planned Neighborhood on the Future Land Use Map (Map 3). This land use category is defined within the plan as, “a carefully planned mix of single dwelling unit detached or attached, two-dwelling, multi-dwelling, small scale business, community facilities, and parks, recreation, and conservancy uses consistent with Traditional Neighborhood Design principles and forms of development.”

Guiding policies associated with the Planned Neighborhood land use category include the following:

- Incorporate Traditional Neighborhood Design principles for new neighborhood development. See detailed descriptions of this concept in the Housing Chapter.
- Follow the policies listed above for Low-Scale and Mid-Scale Neighborhood land use categories for residential development within Planned Neighborhoods. For commercial and office development in Planned Neighborhoods, follow the policies for the Neighborhood Mixed Use land use category.
- Require compact growth, provide efficient services, and minimize farmland conversion by preventing Planned Neighborhoods outside the Village limits and establishing Planned Neighborhood areas following annexation.
- Use natural features to act as buffers between different land uses, when necessary.
- Plan for interconnected road, trail, and open space networks within and between new, existing, and future neighborhoods.
- Require a Neighborhood Plan in advance of development proposals.
- Prohibit the use of cul-de-sacs except where topography or similar barrier dictates the need.
- Encourage the construction of narrower local streets and alley-loaded lots in new neighborhoods, where possible, and require sidewalks along all streets. This increases the safety of neighborhoods for pedestrians and children.

The concept plan for the amendment area (Map 1a and 3a) is consistent with this description. The proposed development is expected to include primarily single-family residential (front and rear alley-loaded formats), some two-family residential, stormwater management areas, and public recreation facilities. It further includes a variety of multi-modal transportation connections including multiple roadway connections to Netherwood Road and multi-use trail connections to the Highlands of Netherwood Park (south) and Swan Pond Waterfowl Protection Area and Lake Barney (north).

The planned land use is a logical continuation of the residential neighborhood directly south of the proposed USAA area. It is also consistent with the single-family residential uses in the Town of Oregon to the east of the proposed amendment area. In total, the proposed development serves as a form of infill development between existing Village neighborhoods and utilities (to the south), existing Town neighborhoods (to the east), and permanently protected natural areas (to the north).

Overall, throughout the Comprehensive Plan, a wide variety of goals, strategies, and recommendations align with the proposed development related to transportation, housing, land use, utilities, and community character.

Village of Oregon Comprehensive Outdoor Recreation Plan (2023)

- A new Community Park was established directly south of the proposed amendment area in 2021 with the development of the Highlands of Netherwood residential neighborhood. This 13.7-acre park features an open-air shelter, restrooms, playgrounds, playfields, paved walking paths, and parking.
- The plan identifies a proposed new public open space area within the proposed amendment area to serve the new residents. It is yet to be determined what potential park improvements may be included within the open space area.
- The plan identifies a proposed off-road trail connection within the proposed amendment area between the Highlands of Netherwood Park and the Swan Pond Waterfowl Protection Area and Lake Barney.
- Overall, the proposed development aligns with the plan's goals and implements the recommendations for future open space and trail locations within this area.

Town of Oregon Comprehensive Plan (2023)

The proposed amendment area is currently located within the Town of Oregon and the Village of Oregon's Extraterritorial Jurisdiction. On the Town's Comprehensive Plan Future Land Use Map, the area is identified as Agriculture Transition. This land use category is defined as areas planned for urban expansion by the Village of Oregon.

1.2 Consistency with Regional Development Framework

The table below aims to illustrate the proposed amendment area's consistency with the 2050 Regional Development Framework priorities.

Reduce greenhouse gas emissions and increase climate resilience.	
Increase compact, mixed, walkable, and transit supportive development.	Development of 3,100-14,461 sf lot sizes, front and rear alley-loaded configurations, single- and two-family formats, sidewalks and trail connections
Increase the tree canopy.	Inclusion of street terrace plantings, stormwater management area plantings, and future residential lot plantings
Increase infiltration of precipitation and reduce stormwater runoff.	Inclusion of stormwater management best practices for quantity and quality of runoff
Decrease the urban heat island effect.	Creation of 14 acres of proposed stormwater management and open space areas
Increase access to jobs, housing, and services for all people.	
Increase compact, mixed, walkable, and transit supportive development.	See above
Decrease racial disparities.	Inclusion of varying lot sizes, configurations, and price points associated with new residential units
Generate housing supply to meet demand.	Development of approximately 260 new residential units
Grow business and jobs in targeted sectors.	N/A
Increase physical access of residents to jobs and services.	Site is less than 1 mile from the Oregon Business Park and less than 2 miles from downtown Oregon

Conserve important natural, agricultural, and fiscal resources.	
Increase compact, mixed, walkable, and transit supportive development.	See above
Enhance stewardship and natural resource areas.	Creation of 14 acres of new environmental corridor and new connection to the permanently protected Swan Pond Waterfowl Protection Area and Lake Barney
Designate and protect regional farmland preservation areas.	Site is not identified as a farmland preservation area
Increase density and ensure good connectivity among developments.	Approximately 3.25 gross dwelling units per acre with multi-modal transportation connections

Intergovernmental Cooperation

2.1. Notification

Village staff informed the Town of Oregon of the proposed USA Amendment application and provided the proposed development concept plan via email on May 11, 2026. See Appendix A.

Village staff also invited the Town to the Neighborhood Meeting that was held for the proposed project on June 8, 2026. Several Town residents attended the Neighborhood Meeting. However, no Town staff, Plan Commissioners, or Board members were in attendance.

2.2. Responses

At this time, no official Town feedback has been provided. Any documented letter of support, neutrality, or opposition from the Town will be provided to CARPC.

2.3 Supporting Resolution (SSA Amendment)

The Village Board approved Resolution No. 26-05 on March 16, 2026. See Appendix B.

2.4 Supporting Resolution (Nonpoint Pollution)

The Village adopted its resolution prior to CARPC's new policy adoption and did not specify the required language at that time. As such, within this application, the Village acknowledges its obligation to enforce nonpoint source pollution control. Also, see Section 7.5.

2.5 Supporting Resolution (Environmental Corridors)

The Village adopted its resolution prior to CARPC's new policy adoption and did not specify the required language at that time. As such, within this application, the Village acknowledges its enforcement role in the protection of designed environmental corridors. Also, see Section 4.3.

2.6 Statement of Capacity (Wastewater Treatment)

The Village adopted its resolution prior to CARPC's new policy adoption and did not specify the required language at that time. As such, within this application, the Village acknowledges its ability to serve the proposed amendment area with wastewater treatment capacity, facilities, and infrastructure. Also, see Section 5.4.

2.7 Statement of Capacity (Wastewater Collection)

The Village adopted its resolution prior to CARPC's new policy adoption and did not specify the required language at that time. As such, within this application, the Village acknowledges its ability to serve the proposed amendment area with wastewater treatment capacity, facilities, and infrastructure. Also, see Section 5.1-5.4.

Land Use and Geography

3.1 Existing Map and USAA Boundary

See Map 1.

3.2 Proposed Map and USAA Boundary

See Map 1a, 2, 3, 3a, and 3b.

3.3. Plat/Concept Layout

See Appendix C for the developer's zoning and preliminary plat submittal.

3.4 Land Use Tables

Existing Land Use		
Land Use	Total Area (Acres)	Housing Units (Count)
Agricultural	75.3	1
Cemetery		
Commercial		
Extractive		
Government/Institutional		
Manufacturing		
Military		
Open Land		
Parks and Recreation		
Residential		
• Single-Unit		
• Multi-Unit		
• Rural	3.2	2
• Group Quarters		
• Mixed-Use		
Road Rights-of-Way (ROW)	1.9	
Stormwater Management		
Water and Wetlands	0.1	
Woodland		
Totals	80.5	3

Proposed Land Use

Land Use	Total Area (Acres)	Existing Development (Acres)	New Development (Acres)	Housing Units (Count)
Agricultural	9.5	9.5	0	1
Cemetery				
Commercial				
Extractive				
Government/Institutional	0.1	0	0.1	0
Manufacturing				
Military				
Open Land				
Parks and Recreation	0.6	0	0.6	0
Residential				
• Single-Unit	31.4	0	31.4	227
• Multi-Unit	2.8	0	2.8	34
• Rural	3.2	3.2	0	2
• Group Quarters				
• Mixed-Use				
Road Rights-of-Way (ROW)	20	1.9	18.1	0
Stormwater Management	13.0	0	13.0	0
Water and Wetlands				
Woodland				
Totals	80.6	14.6	66.0	261-263

3.5 Proposed Land Uses

The proposed amendment area includes a total of approximately 260 new residential dwelling units. This includes:

- 117 front-loaded single-family units on lots ranging from 6,000-14,797 sf
- 110 rear alley-loaded single-family units on lots ranging from 3,100-9,879 sf
- 34 two-family units ranging from 3,187-4,642 sf.

Other proposed land uses include:

- 13.0 acres of stormwater management area
- 20 acres of right-of-way
- 3.2 acres of residential rural (existing lots and houses)
- 9.5 acres of Agricultural (existing)
- 0.1 acres of Government/Institutional land (for a lift station)
- 0.6 acres of Parks and Recreation land.

3.6 Phasing

The proposed amendment is under 100 developable acres and thus does not require a phasing plan. However, a proposed phasing plan has been provided by the developer as shown within the zoning submittal in Appendix C.

Ecosystem Resources and Environmental Corridors

4.1. Ecosystem Resource Features

There are no existing floodplains, woodlands, unique flora or fauna, or surface water on the site. Two locations within the area include potentially restorable wetlands as identified by CARPC. A Wetland Delineation was performed on the site in May 2026 (See Appendix D). This found one 0.13-acre isolated wetland area. The U.S. Army Corp of Engineers issued a letter on June 16, 2026 stating that the wetland was not waters regulated by the federal government (See Appendix D). The Wisconsin Department of Natural Resources also issued a letter on July 7, 2026 stating that the isolated wetland area meets the exemption eligibility criteria to be filled under WisDNR jurisdiction (See Appendix D). Additionally, there is one area of steep slopes above 12% running through the northeast corner of the property. Finally, there are also some areas of “Highly Erodible Soils” as defined by the USDA on the site in the along the northern boundary. Also, see Map 4, 4a, and 4b.

Site grading during the construction process will ensure a safe transition and gentle slope between future development and stormwater management areas. Detailed site grading plans will be reviewed during the required Village Site Plan, Zoning, and Subdivision processes.

The entire proposed amendment area is located within CARPC’s Voluntary Environmental Corridor, which recognizes the important benefits the undeveloped land provides to the region, but does not require legal protection from development or disturbance.

Directly to the north of the proposed amendment area includes several significant natural features including wetlands, floodplain, woodlands, unique flora or fauna, and surface water. These areas are not proposed to change as part of the amendment nor be altered by the proposed development of the amendment area.

The Wisconsin DNR Bureau of Natural Heritage Conservation for Endangered Resources Review Preliminary Assessment (completed April 15, 2026) indicates that a formal Endangered Resources Review letter is not needed (Appendix E). However, the location of the proposed amendment area is within 1 mile of a documented eagle nest. The [National Bald Eagle Management Guidelines](#) published by the U.S. Fish and Wildlife Service provides recommendations for measures that can be taken to mitigate impacts on such nests. The Village recognizes the recommendations of these guidelines and any applicable measures required will be taken associated with the development project.

4.2 Map of Proposed Environmental Corridors

See Map 4, 4a, and 4b.

4.3 Proposed Environmental Corridors

Within the proposed USA amendment area, there are a total of 13.6 acres proposed as Environmental Corridor, which comprise the planned stormwater management areas. The entire proposed amendment area is located within CARPC’s Voluntary Environmental Corridor. The proposed corridor contains approximately 16.9% of the total amendment area, a significant increase from no existing environmental corridor areas today. Exact locations of stormwater areas and open spaces may be refined through the platting process, and the corridor may need to be adjusted accordingly prior to plat approval.

The proposed corridor achieves the intended goals outlined for Environmental Corridors in the Dane County Water Quality Plan. It protects water quality and public health by including the groundwater recharge area as part of the corridor, as well as an additional planned stormwater

retention area. It also provides and encourages outdoor recreation options by including planned open space with trail connections.

4.4 Protection of Environmental Corridors

The Village's Comprehensive Plan identifies and provides policy guidance regarding Environmental Corridors. Existing corridors have been mapped on the Future Land Use Map. Guiding policies associated with the Environmental Corridor land use category include the following:

- In general, prohibit new development in mapped environmental corridor areas.
- If development is proposed in areas where environmental corridors have been mapped, require developers or landowners to determine the exact boundaries of the environmental corridor based on the shoreland, wetland, floodplain, steep slope, or other natural feature(s) that comprise the corridor.
- Continue to allow existing agricultural uses (cropping, grazing, or other preexisting agricultural uses) and passive recreation within environmental corridors, subject to the ongoing use of water quality and stormwater best practices.
- Encourage projects and management activities that restore native landscapes and protect watersheds.

Additionally, the Village utilizes the Rural Holding/Conservation zoning district for most permanently protected green spaces such as parks, stormwater management areas, and greenways. This zoning district provides very limited opportunities for disturbance and development.

Overall, both the Village's planning policies and zoning standards align with the policies for Environmental Corridors in the Dane County Water Quality Plan.

4.5. Major Change

No Major Change to the Policies & Criteria for Environmental Corridors is proposed with the amendment.

4.6 Supporting Documentation

See Appendix D for the Wetland Delineation Report.

Utilities (Sanitary Sewer)

5.1. Proposed Sanitary Sewer

No new interceptor will be installed to facilitate the proposed development. Instead, wastewater will be handled by existing sanitary sewer mains in the area. Sanitary sewer infrastructure in the USAA will flow via 8-inch PVC gravity sewers to a new pumping station, which will be connected to the existing gravity sewers in Peterson Trail. Previous studies and recent analysis confirmed that there is sufficient downstream capacity for the entire contemplated development of approximately 280 units. The downstream sanitary sewer is 8-inch PVC which progressively flows into larger diameter sewers.

Sanitary sewer for the site will be routed to the northeast corner of the site where a temporary Lift Station will be installed. The Lift Station discharge force main will go generally south through the neighborhood and tie into the existing sanitary sewer on Peterson Trail just south of Netherwood Road. The temporary Lift Station to be constructed with the Featherwood Trails neighborhood is intended to be removed in the future when downstream lands extend gravity sanitary sewer to this location from the interceptor on Netherwood Road near Cusick Parkway.

A 10" sanitary sewer is being extended to the western side of the neighborhood to collect potential future drainage areas to the west and south. The temporary Lift Station will be sized for lands gravity draining to the station. This includes the Featherwood Trails and adjoining lands plus Future Area A as shown in Appendix F.

5.2 Proposed Loading

Calculations for the proposed sewer flow are based on data from the Village of Oregon and the developer's engineer. The average sewer use for the Village from the Facilities Plan was 43 GPCD (2012 – 2017) annual average and 50 GPCD (2012 – 2017) maximum month. It was then assumed an average of 3 houses per acre, 2.5 people per household, 50 gallons per capita per day, and a 4 times peaking factor:

- Featherwood Trails and Adjoining Lands = 280 units
- Population = $280 * 2.5 \text{ people/house} = 700 \text{ people}$
- Consumption = $700 \text{ people} * 50 \text{ gal/cap/day} = 35,000 \text{ gal/day} = 24.3 \text{ gpm}$
- Peaking factor of 4 = 97.2 gpm

All wastewater will flow via gravity to a new sewage pumping station, which will pump at approximately 160 gpm. Downstream sewers are shown to have a current available capacity of 323 gpm (0.72 cfs).

5.3 Existing Loading

Per the 2020 Facilities Plan for the Village of Oregon Wastewater Treatment Plant (Appendix G), the average daily flow is 1.32 million gallons per day.

Per Appendix H, the downstream sewer capacity was analyzed from the treatment plant to the proposed development site. This analysis found that there was sufficient remaining capacity within the infrastructure to support the projected new load. Thus, no new interceptor will be installed to facilitate the proposed development. Instead, wastewater will be handled by existing sanitary sewer mains in the area. The immediately receiving downstream sanitary sewer is 8-inch PVC to match the proposed main size within the USA amendment area. Sanitary sewer infrastructure will be connected to the existing sanitary sewers in Peterson Trail and eventually connect to the sewer infrastructure within the CTH CC right-of-way that then connects to the treatment plant.

The Village's wastewater treatment plant is currently undergoing a project to replace aging equipment and increase capacity to 8 million gpd. The design report for the new plant confirmed that there is sufficient downstream capacity for the contemplated development. See Appendix H.

5.4 Capacity Evaluation

Per the 2020 Facilities Plan (Appendix G), the existing Village wastewater treatment plant's rated capacity is 1.8 million gallons per day (currently being expanded to 8 million gallons per day), with a current reserve capacity of 0.48 million gallons per day. Sewer flows from these areas travel to the Jefferson Street interceptor prior to being discharged into the pumping station at the Wastewater Treatment Plant. A map of this flow path, analysis, and capacity can all be found in Appendix H.

As noted above, current remaining daily flow capacity for the downstream sewer were 465,000 gpd and a peak flow of 323 gpm. Sufficient capacity is confirmed for the anticipated 160 gpm pumping rates attributed to the proposed development. Additionally, the average daily flow expected at build-out for the total project area is approximately 35,000 gallons per day, with a peak load of approximately 140,000 gallons per day, indicating the Village's treatment plant has ample capacity to support the planned development.

5.5 Existing Utilities Map

See Appendix H.

Utilities (Water Supply)

6.1 Proposed Water Supply

The Village of Oregon's Water System Master Plan (January 2015) proposes a 12" water main to be extended from south of Netherwood Road to the northeast corner of this neighborhood to allow for a future connection to the North Standpipe and to eventually complete a loop. The amendment area is proposed to connect to the Village's water system in two locations. This includes an 8" water main connection at the intersection of Netherwood Road and Peterson Trail and a 12" water main connection that will extend under Netherwood Road approximately equidistance between the new Welcome Way and Featherwood Road. The majority of the watermain network that will eventually be looped within the proposed amendment area will be 8" watermain.

See Appendix C for the preliminary engineering plans with the preliminary plat submittal.

6.2 Proposed Demand

At build out, the 280 anticipated housing units would be expected to use an average water total of 70,000 gallons per day, with a peak daily demand of 238,000 gallons per day. Peak hourly demand is estimated at 165 gallons per minute.

These totals assume 100 gallons per person per day, 2.5 persons per housing unit, 280 housing units, 15% water loss, and a peaking factor of 4 (70,000 gallons per day x 85% accounting for water loss x 4 peaking factor).

6.3 Existing Demand

Based on usage records since 2020 (see Appendix I), average daily water demand is approximately 855,000 gallons (594 gpm), and the average peak hourly demand is 2,307 gpm.

6.4 Capacity Evaluation

The Village currently operates four groundwater wells (3, 4, 5, and 6) for water supply. Each well yields between 850 and 1,000 gallons per minute (gpm). The current well pumping capacity with all four wells operating simultaneously is 3,550 gpm. Firm capacity (assuming the largest well is out of service) is 2,550 gpm. Additionally, the Village also has an existing 1.268 million gallons of water storage capacity in standpipes, ground storage reservoirs, and water towers.

This translates to a capacity of 2.38 million gallons per day and an estimated unused capacity of 1.39 million gpd with all 4 wells in operation. If one of the Village's largest wells is out of service (1,000 gpm), the firm capacity is 2,550 gpm or 3.672 million gallons per day. The Village utilizes its existing water storage capacity daily to fluctuate with demand and keep water in the storage system fresh. The additional estimated total demand from the proposed project is 70,000 gpd, with peak demand of 238,000 gpd, well within the Water System's capacity.

Stormwater Management

7.1 Map of BMPs

See the Preliminary Stormwater Management Report in Appendix J Exhibits 5, 6, and 7.

7.2 Map of Existing Watersheds

See the Preliminary Stormwater Management Report in Appendix J Exhibit 4.

7.3 Map of Proposed Watersheds

See the Preliminary Stormwater Management Report in Appendix J Exhibit 5.

7.4 Proposed BMPs

A combination of dry infiltration beds, detention ponds, and a greenway make up the stormwater management areas planned within the amendment area as depicted and described within the Preliminary Stormwater Management Report (Appendix J).

Under proposed conditions, the existing drainage divides and discharge points associated with the northern drainage area to Lake Barney and the eastern drainage area to Cusick Parkway will generally be maintained. However, a substantial portion of the southern drainage area currently draining toward Netherwood Road will be rerouted to discharge north, toward Lake Barney, rather than discharging to the existing depression along Netherwood Road.

Stormwater management facilities will be constructed throughout the development to treat and attenuate runoff from the developed site. A summary of the main stormwater management facilities is provided below:

- **Northwest Infiltration Basin** – A small infiltration basin will be constructed within Outlot 16 at the northwest corner of the development. The tributary drainage area is relatively small and consists primarily of single-family residential lots with low overall imperviousness. Discharge from the basin will flow north toward Lake Barney.
- **Northeast Wet Pond & Infiltration Basin** – The wet pond located within Outlot 17 will receive runoff from the storm sewer systems along Homestead Lane, Mikeri Street, and Waypoint Drive, in addition to direct runoff from surrounding single-family lots. The wet pond will provide pretreatment prior to discharging to the adjacent infiltration basin located within Outlot 17. The infiltration basin will be hydraulically equalized with a second infiltration cell located south of Mikeri Street within Outlot 7. Discharge from the infiltration basin system will flow east toward Cusick Parkway.
- **East Infiltration Basin** – An additional infiltration basin will be constructed within Outlot 7 to provide supplemental peak flow attenuation and infiltration, only receiving rear-lot runoff from properties along Waypoint Drive. Discharge from the east infiltration basin will outlet to the northeast infiltration basin system and ultimately discharge at the same location as the other northeast basins.
- **Central Wet Pond** – A centrally located wet pond bounded by Featherwood Road, Willow Bend Road, and Milestone Drive will receive runoff from approximately 26 acres of the development. The 4.03-acre-foot wet pond will provide peak flow attenuation and total suspended solids reduction prior to discharging through two large outlet pipes that convey flow west along Milestone Drive toward the southern stormwater management facilities.
- **South Wet Pond & Infiltration Basin** – The south wet pond and infiltration basin will be located near the southwest corner of the plat within Outlot 5. In addition to receiving discharge from the central wet pond, the south wet pond will receive runoff from an approximately 26-acre

drainage area. This drainage area includes off-site runoff from an existing single-family residence and driveway west of the plat, as well as runoff from the northern half of the Netherwood Road right-of-way associated with the proposed urban reconstruction of the roadway. The south wet pond will discharge to the adjacent infiltration basin, which will include extended dry detention storage to provide additional peak flow attenuation for large storm events. Discharge from the infiltration basin will be conveyed north toward Lake Barney and will discharge at the same location as the northwest bioretention basin.

The Village ultimately assumes ownership and maintenance of stormwater detention ponds and collection systems. Prior to taking over the facilities, the developer must demonstrate that the systems are clean, built as designed, operating satisfactorily, and have full capacity for sediment retention. This typically does not occur until 80+% of homes are built in the development. Overall, prior to any activity occurring, Dane County will have to review and approve any stormwater plans.

Runoff Rate Control

For new development sites, storm water management practices shall be designed and implemented to maintain post-development peak runoff discharge rates at pre-settlement rates for the 1, 2, 10, 100, and 200-year 24-hour design storms. Per the Village of Oregon Ordinances, the post-development 10-year 24-hour design storm peak rates shall be reduced to the pre-development 2-year peak rate and reduce the 100-year design storm peak rates to the pre-development 10-year peak rates.

The stormwater facilities will provide detention for the 1, 2, 10, 100 and 200- year 24-hour storm events. Areas without stormwater facilities will be compensated by over-detaining runoff in the controlled watersheds. The overall site post-development runoff rates are less than pre-settlement rates as shown in Table 6. The post-development HydroCAD output summaries and a model with no stormwater controls is included in the Preliminary Stormwater Management Report in Appendix J.

Sediment Control

The Village's standard is to reduce, to the maximum extent practicable, total suspended solids load leaving the site by eighty percent (80%) based on the average annual rainfall.

The proposed stormwater management facilities will provide TSS reductions through settlement in wet detention ponds, infiltration basins, and filtration through the engineered soil in the bioretention facilities. WinSLAMM modeling has been completed showing the removal is estimated to be over 80% for the overall site. The sediment control calculations and calculations for TSS are provided within the Preliminary Stormwater Management Report in Appendix J.

Infiltration

For new developments, design practices to infiltrate sufficient runoff volume so the post-development infiltration volume shall be at least 90% of the pre-development infiltration volume, per Village standards. Additionally, per Dane County standards, no exemptions shall be granted to the 90% stay-on standards for sites within a closed basin watershed. During preliminary stakeholder meetings, the Technical Advisory Committee (TAC) recommended that this development should exceed the 90% requirement and target a post-development infiltration volume that is 100% of the predevelopment infiltration volume.

Infiltration will be accomplished using the proposed infiltration basins: the NW infiltration basin, NE infiltration basin, East infiltration basin, and South infiltration basin. The WinSLAMM model

output shows post-development stay-on of 28.64 inches, which is 100.3% of the predevelopment stay-on in inches.

A multi-step process was used to determine the infiltration rate for each of the proposed basins. First, a QGIS map was developed showing the soil boring locations overlaid on the proposed site plan. Next, a nearest-neighbor analysis using the Thiessen polygon method was completed to delineate areas where each location within a polygon was assigned the infiltration rate associated with the nearest soil boring. Finally, the representative infiltration rate for each basin was calculated as an area-weighted average of all the infiltration rates within the contributing polygons. See the Preliminary Stormwater Management Report in Appendix J.

7.5 Performance Standards

In 1998-99, the Village conducted a comprehensive stormwater management study. The study divided the Village in sub-watersheds, and modeled stormwater runoff, and conveyance capacities for each system. Where capacity problems were identified, the study analyzed alternative management approaches and provided recommended solutions. An implementation plan prioritized the recommendations and established a schedule. Since that time, the Village has invested significantly in roadway storm sewer expansion and standalone stormwater management projects.

The Village enforces a policy of stormwater management on all new development and redevelopment. The requirements of the policy address both stormwater quantity and quality. [Chapter 22 \(Stormwater Management & Erosion Control\)](#) of the Village of Oregon Municipal Code of Ordinances includes all Village stormwater requirements, including those adopted by reference from Dane County Ordinances. A summary of the Village's peak runoff rate requirements in excess of Dane County requirements is included below:

Except for redevelopment projects, all stormwater management facilities shall be designed, installed, and maintained to effectively accomplish the following under post—development conditions:

- Maintain pre—development peak runoff rates for the 2-year, 24-hour storm event.
- Reduce the peak runoff rates for the 10-year, 24-hour storm event to pre-development peak runoff rates for the 2- year, 24-hour storm event (2.85 inches over 24-hour duration).
- Reduce the peak runoff rates for the 100-year, 24-hour storm event to pre-development peak runoff rates for the 10-year, 24-hour storm event (4.10 inches over 24-hour duration).

In addition to the above, due to the presence of internally drained areas in the proposed Featherwood Trails development, the Village and CARPC requested that the developer's engineer provide peak runoff rate analysis for both the 500- and back-to-back 100-year storm events. These results are included with the Preliminary Stormwater Management Report (Appendix J).

7.6 Maintenance

The proposed stormwater management facilities will be maintained by the developer until build-out of the contributing areas nears completion. At that time, they will be dedicated to and maintained by the Village. This process is consistent with similar neighborhood development projects in the Village of Oregon.

7.7 Supporting Documentation

See the Preliminary Stormwater Management Report in Appendix J.

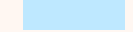
Map 1: Proposed Amendment Area



Town of Oregon

Village of Oregon

Village of Oregon Urban Service Area Amendment
Map 1: Proposed Urban Service Amendment Area

-  Proposed Urban Service Area Addition
-  Proposed Urban Service Area Addition Parcels
-  Existing Urban Service Area
-  Village of Oregon
-  Water

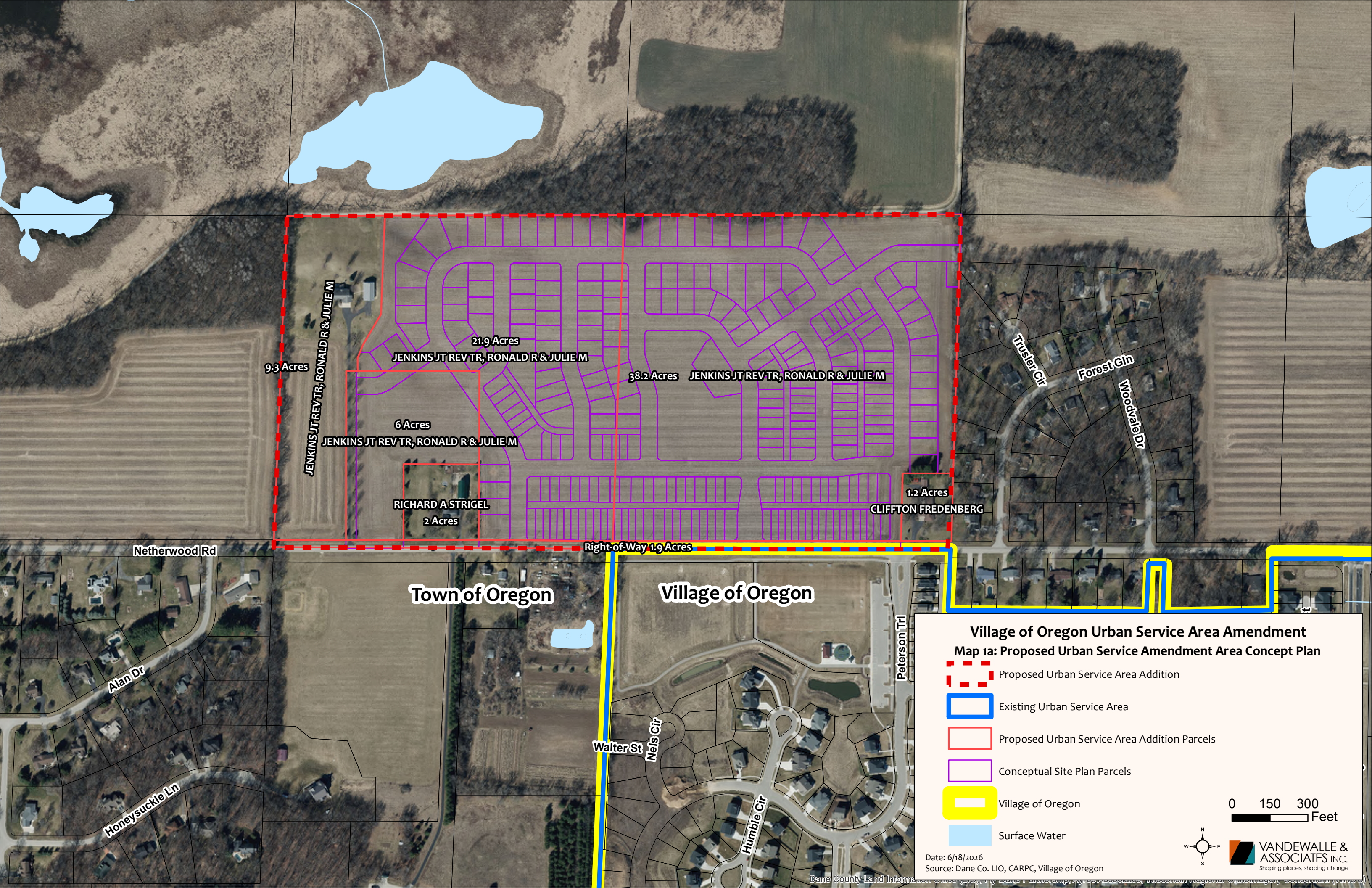
0 150 300
Feet



VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Date: 4/2/2026
Source: Dane Co. LIO, CARPC, Village of Oregon

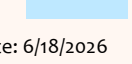
Map 1a: Proposed Amendment Area Concept Plans



Town of Oregon

Village of Oregon

Village of Oregon Urban Service Area Amendment
Map 1a: Proposed Urban Service Amendment Area Concept Plan

-  Proposed Urban Service Area Addition
-  Existing Urban Service Area
-  Proposed Urban Service Area Addition Parcels
-  Conceptual Site Plan Parcels
-  Village of Oregon
-  Surface Water

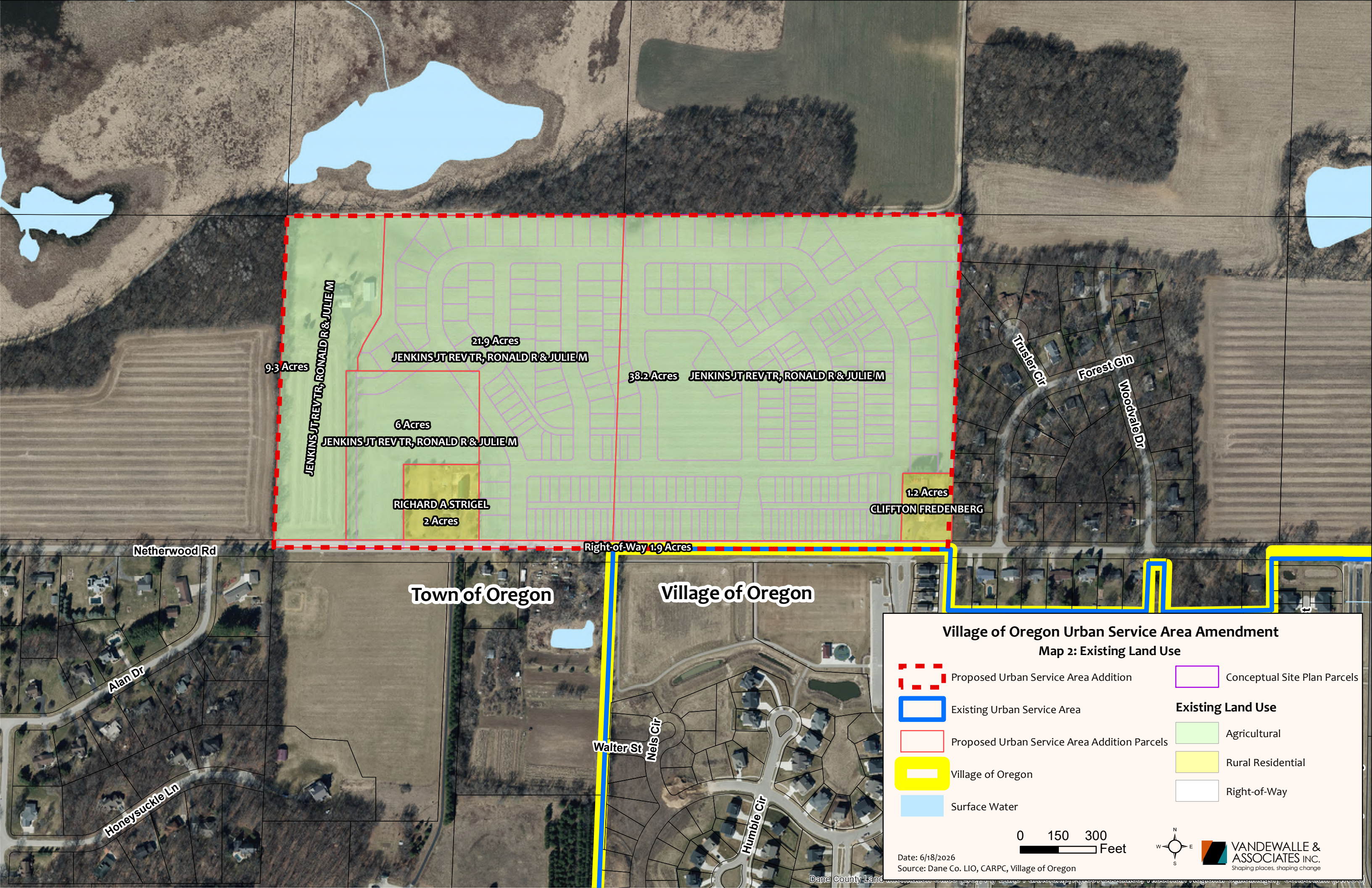
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Feet



VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Date: 6/18/2026
Source: Dane Co. LIO, CARPC, Village of Oregon

Map 2: Existing Land Use



JENKINS JT REV TR, RONALD R & JULIE M
9.3 Acres

21.9 Acres
JENKINS JT REV TR, RONALD R & JULIE M

6 Acres
JENKINS JT REV TR, RONALD R & JULIE M

RICHARD A STRIGEL
2 Acres

38.2 Acres JENKINS JT REV TR, RONALD R & JULIE M

1.2 Acres
CLIFFTON FREDENBERG

Right-of-Way 1.9 Acres

Town of Oregon

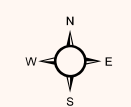
Village of Oregon

Village of Oregon Urban Service Area Amendment Map 2: Existing Land Use

- | | | | |
|---|--|---|------------------------------|
|  | Proposed Urban Service Area Addition |  | Conceptual Site Plan Parcels |
|  | Existing Urban Service Area | Existing Land Use | |
|  | Proposed Urban Service Area Addition Parcels |  | Agricultural |
|  | Village of Oregon |  | Rural Residential |
|  | Surface Water |  | Right-of-Way |

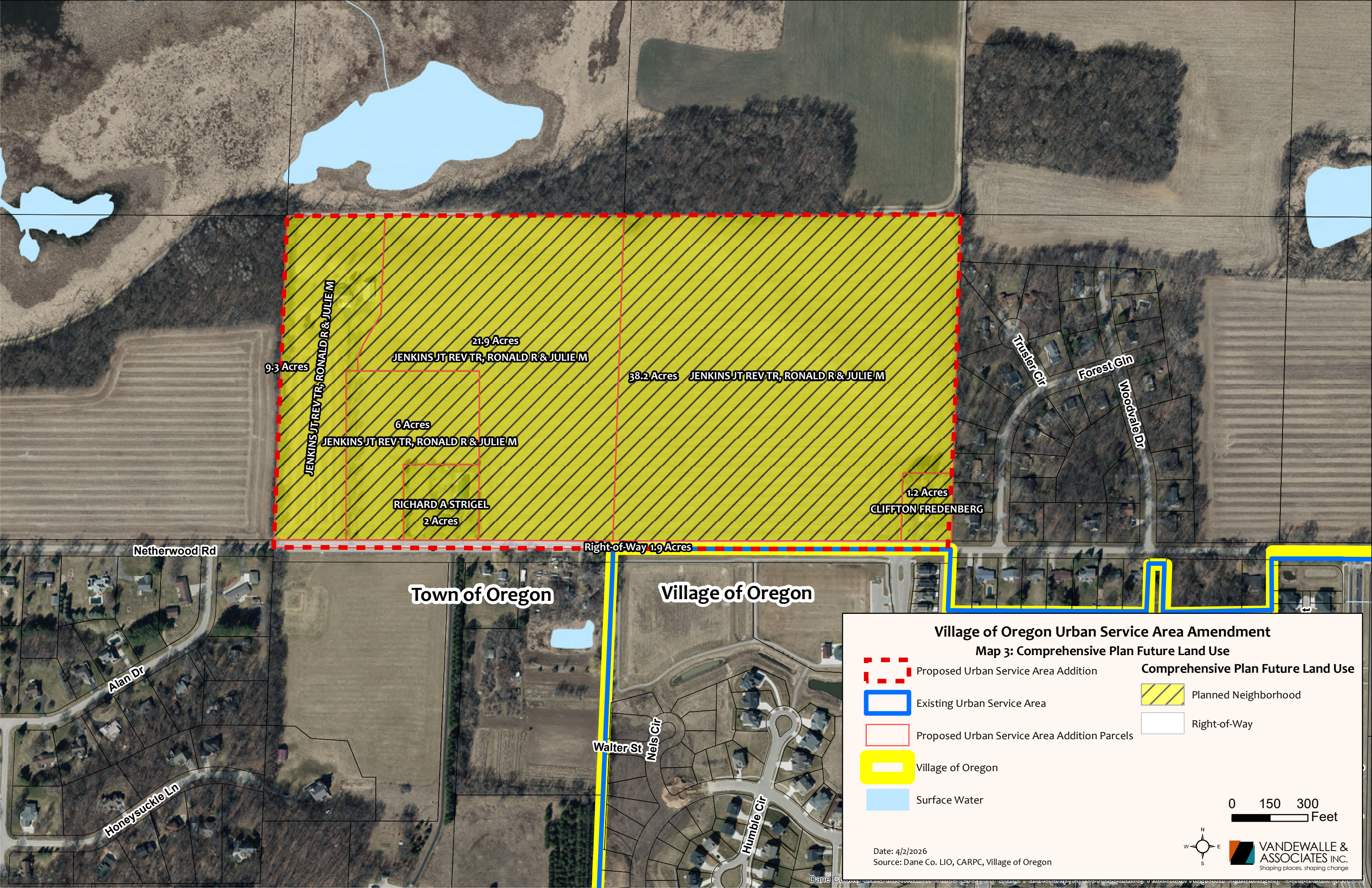
0 150 300 Feet

Date: 6/18/2026
Source: Dane Co. LIO, CARPC, Village of Oregon



VANDERWALLE & ASSOCIATES INC.
Shaping places, shaping change

Map 3: Comprehensive Plan Planned Land Use

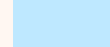


Town of Oregon

Village of Oregon

Village of Oregon Urban Service Area Amendment

Map 3: Comprehensive Plan Future Land Use

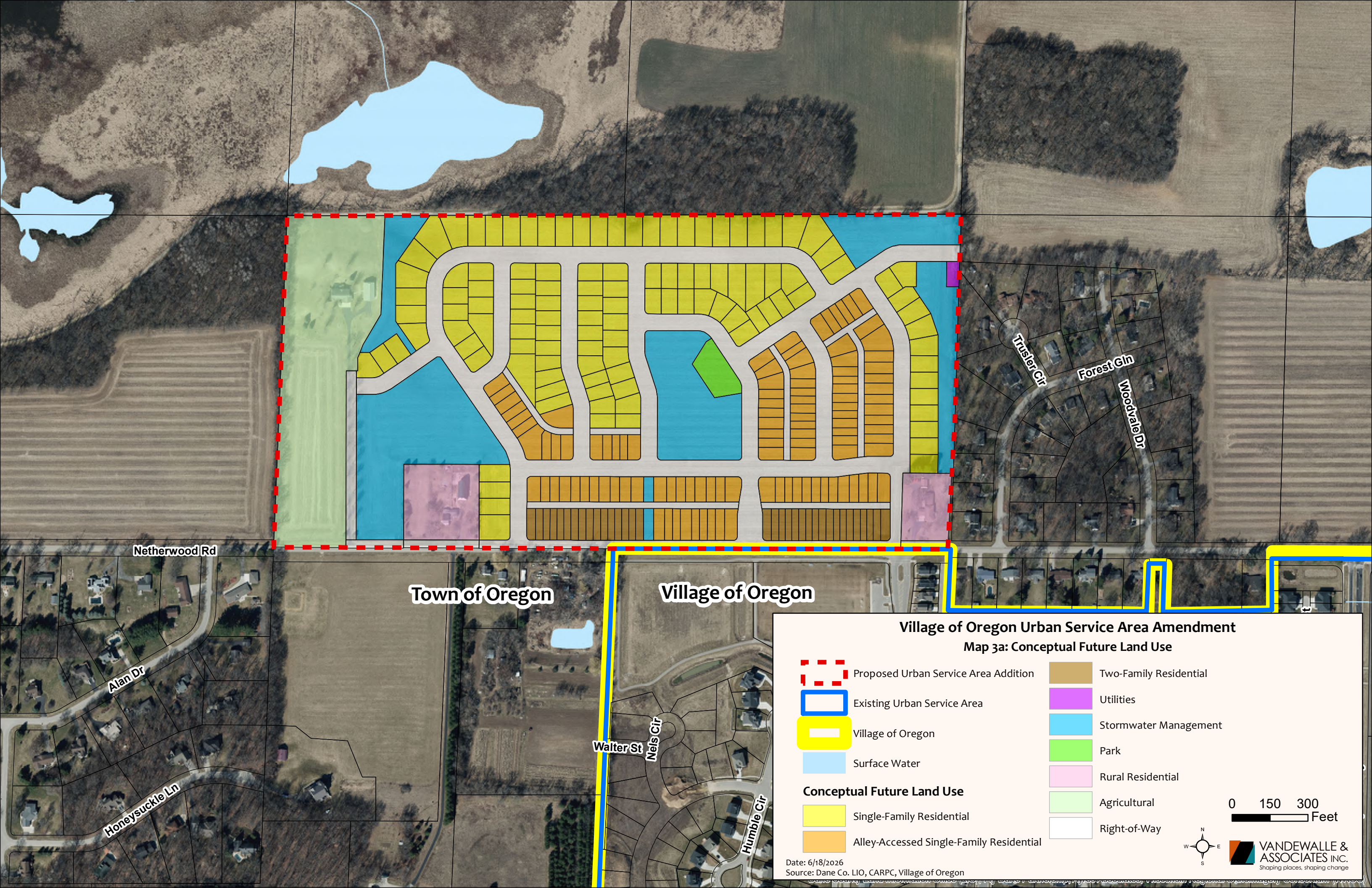
- | | | | |
|---|--|---|----------------------|
|  | Proposed Urban Service Area Addition |  | Planned Neighborhood |
|  | Existing Urban Service Area |  | Right-of-Way |
|  | Proposed Urban Service Area Addition Parcels | | |
|  | Village of Oregon | | |
|  | Surface Water | | |

Date: 4/2/2026
Source: Dane Co. LIO, CARPC, Village of Oregon



VANDEWALLE & ASSOCIATES INC.
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Map 3a: Planned Land Use with Concept Plans



Town of Oregon

Village of Oregon

Village of Oregon Urban Service Area Amendment
Map 3a: Conceptual Future Land Use

- | | | | |
|---|--|---|------------------------|
|  | Proposed Urban Service Area Addition |  | Two-Family Residential |
|  | Existing Urban Service Area |  | Utilities |
|  | Village of Oregon |  | Stormwater Management |
|  | Surface Water |  | Park |
| Conceptual Future Land Use | |  | Rural Residential |
|  | Single-Family Residential |  | Agricultural |
|  | Alley-Accessed Single-Family Residential |  | Right-of-Way |

Date: 6/18/2026
Source: Dane Co. LIO, CARPC, Village of Oregon

0 150 300
Feet



VANDEWALLE & ASSOCIATES INC.
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Map 3b: Comprehensive Plan Planned Land Use – Village ETJ Extent

Village of Oregon
Featherwood Trails

Proposed USA Amendment Area

Note: Where necessary features on this map have been updated to reflect newer data available since this map was originally adopted as part of the Village's 2023 Comprehensive Plan.

Village of Oregon
Comprehensive Plan



Map 3b
Village-wide Comprehensive Plan
Future Land Use

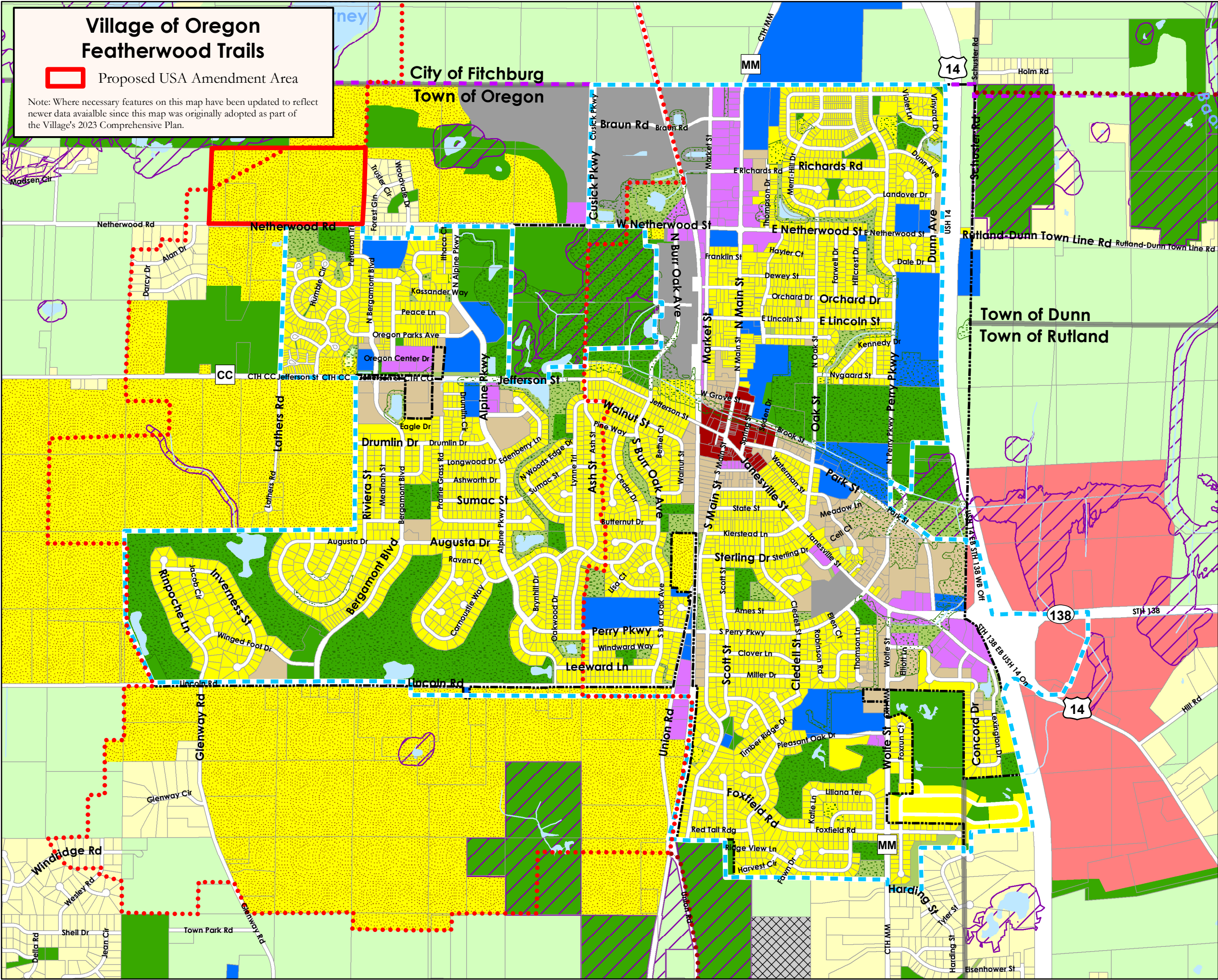
- Agricultural
- Rural Residential
- Low-Scale Neighborhood
- Mid-Scale Neighborhood
- Mobile Home Residential
- Planned Neighborhood
- Long-Term Growth Area
- Neighborhood Mixed Use
- Central Mixed Use
- Planned Mixed Use**
- Interchange Mixed Use
- General Industrial
- Heavy Industrial and Extraction
- Institutional
- Stormwater Management
- Parks & Open Space
- Environmental Corridor
- CARPC Estimated Environmental Corridor
- Current Urban Service Area
- West Side Potential Urban Service Area Expansion Boundary
- East Side Potential Urban Service Area Expansion Boundary
- Village of Oregon
- Other Municipal Boundary
- Village of Oregon Extraterritorial Jurisdiction
- Surface Water

**Each "Planned Mixed Use" area may include a mix of:
1. Planned Business
2. Planned Office
3. Planned Industrial
4. Institutional
5. Mixed Residential

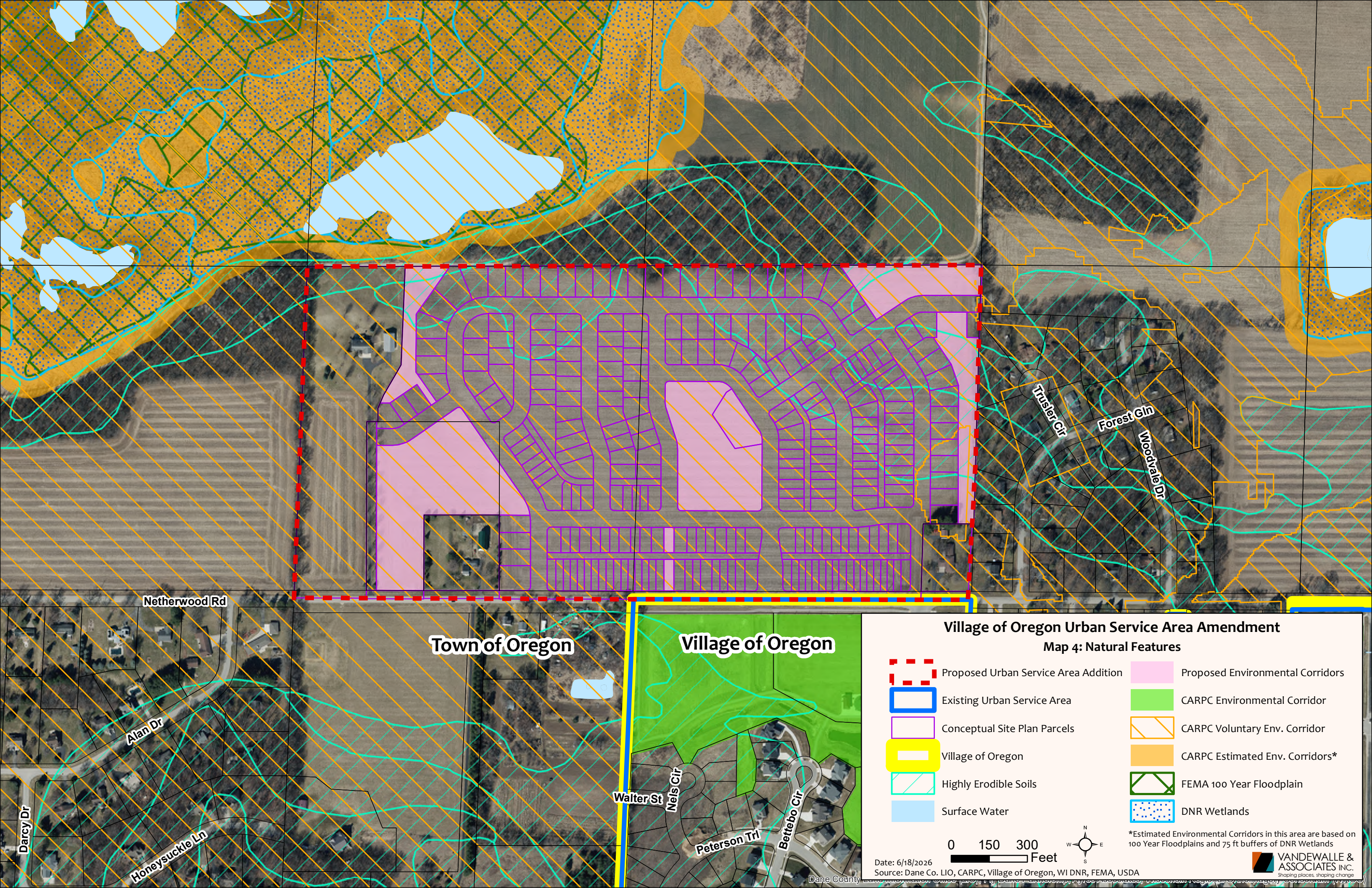


March 23, 2026
Source: Dane Co. LIO; CARPC;
WI-DNR; Madison MPO; V&A

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ASSOCIATES INC.
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Map 4: Natural Features



Town of Oregon

Village of Oregon

Village of Oregon Urban Service Area Amendment Map 4: Natural Features

- | | | | |
|--|--------------------------------------|--|----------------------------------|
| | Proposed Urban Service Area Addition | | Proposed Environmental Corridors |
| | Existing Urban Service Area | | CARPC Environmental Corridor |
| | Conceptual Site Plan Parcels | | CARPC Voluntary Env. Corridor |
| | Village of Oregon | | CARPC Estimated Env. Corridors* |
| | Highly Erodible Soils | | FEMA 100 Year Floodplain |
| | Surface Water | | DNR Wetlands |

Map 4a: Natural Features From Comprehensive Plan

Village of Oregon
Featherwood Trails

Proposed USA Amendment Area

Note: Where necessary features on this map have been updated to reflect newer data available since this map was originally adopted as part of the Village's 2023 Comprehensive Plan.

Village of Oregon
Comprehensive Plan



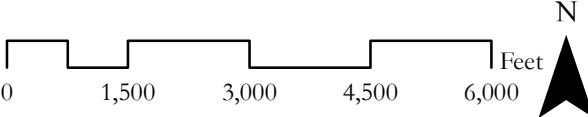
Map 4a
Comprehensive Plan Natural Features

- Village, Town, or County Parks and Open Space
- Private Parks, Open Space, and Golf Courses
- Other Public Open Space
- Village Stormwater Area
- School Open Space
- Woodlands
- Watershed Boundary
- Wetlands
- 100 Year Floodplain

- Steep Slopes
- Greater than 20 Percent
 - 12 to 20 Percent

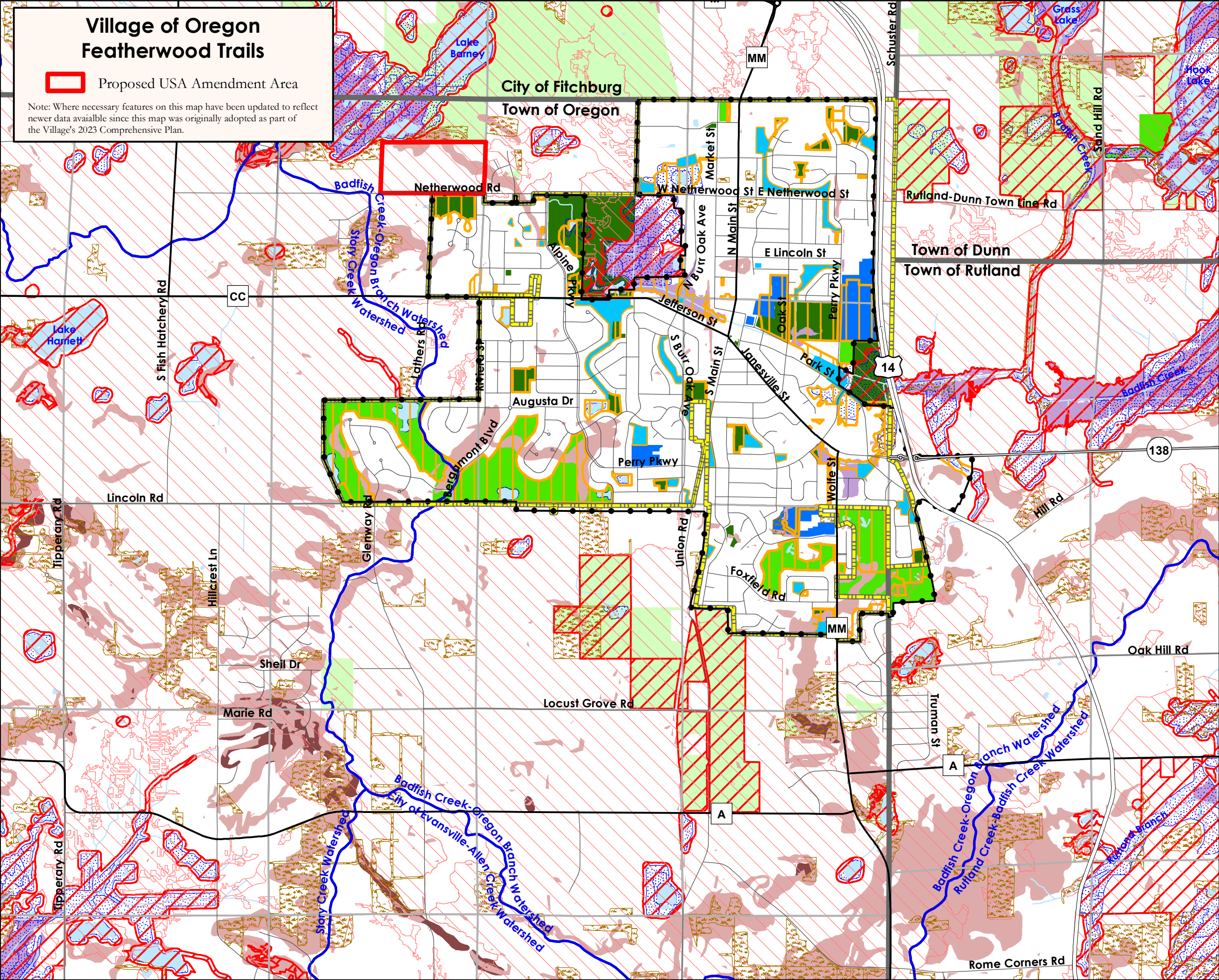
- Urban Service Area
- CARPC Environmental Corridor
- CARPC Estimated Future Env. Corridors
- CARPC Voluntary Future Env. Corridors

- Village of Oregon
- Other Municipal Boundary
- U.S. Highway
- State Highway
- County Highway
- Local Road
- Surface Water

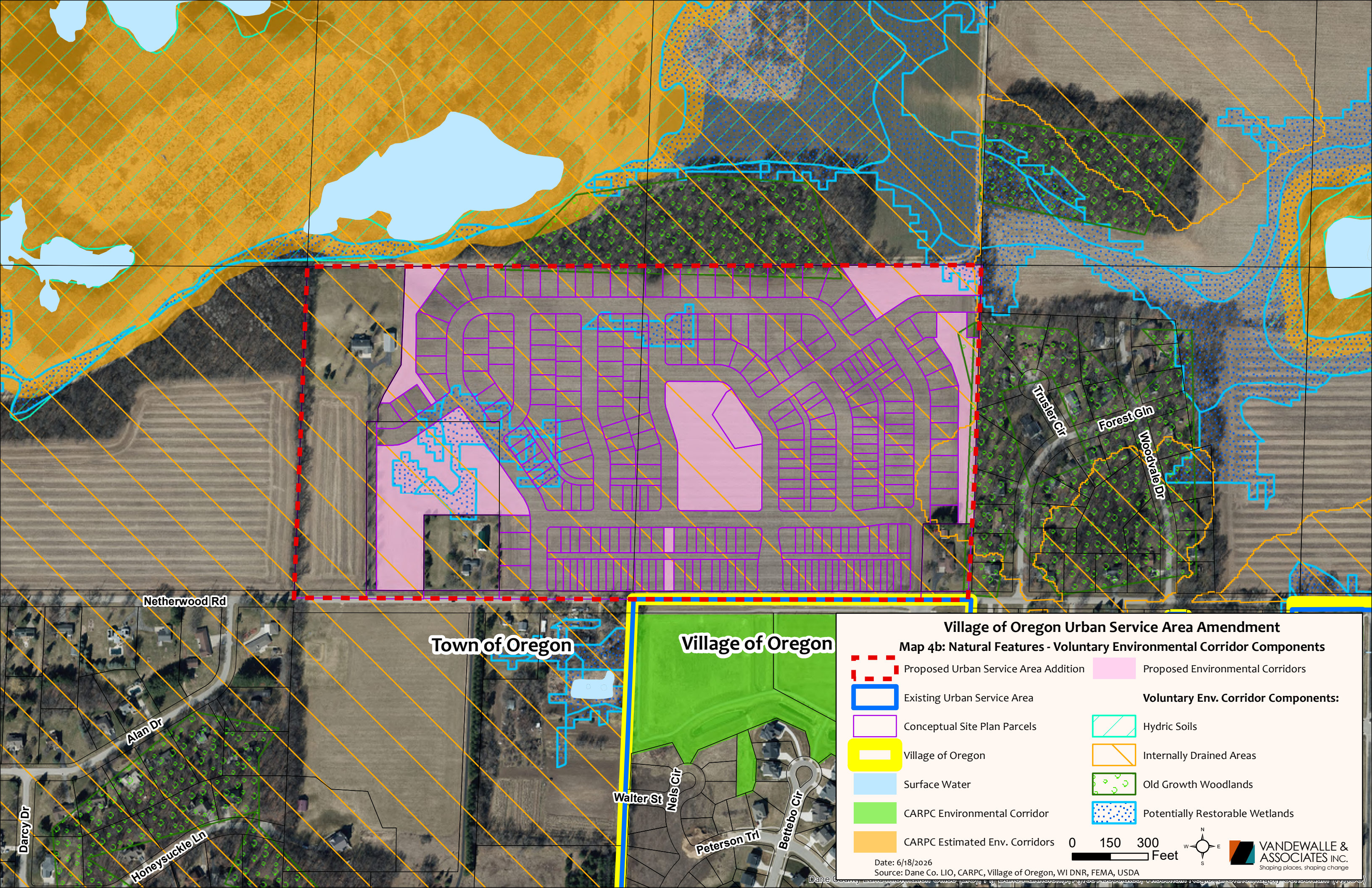


March 23, 2026
Source: Dane Co. LIO,
WI DNR; FEMA,
Village of Oregon

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ASSOCIATES INC.
Shaping places, shaping change

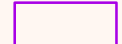
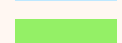
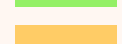


Map 4b: Natural Features Voluntary Corridor Components



Village of Oregon Urban Service Area Amendment

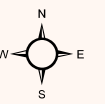
Map 4b: Natural Features - Voluntary Environmental Corridor Components

- | | | | |
|---|--------------------------------------|---|----------------------------------|
|  | Proposed Urban Service Area Addition |  | Proposed Environmental Corridors |
|  | Existing Urban Service Area | Voluntary Env. Corridor Components: | |
|  | Conceptual Site Plan Parcels |  | Hydric Soils |
|  | Village of Oregon |  | Internally Drained Areas |
|  | Surface Water |  | Old Growth Woodlands |
|  | CARPC Environmental Corridor |  | Potentially Restorable Wetlands |
|  | CARPC Estimated Env. Corridors | | |

Date: 6/18/2026

Source: Dane Co. LIO, CARPC, Village of Oregon, WI DNR, FEMA, USDA

0 150 300 Feet



VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Table of Attachments

Appendix A: Town of Oregon Notification	1
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Appendix C: Developer’s Zoning and Plat Submittal.....	3
Appendix D: Wetland Delineation.....	4
Appendix E: DNR Endangered Resources Preliminary Assessment	5
Appendix F: Planned Sewer	6
Appendix G: Village of Oregon Facilities Plan.....	7
Appendix H: Sewer Capacity	8
Appendix I: Existing Water Demand Calculations.....	9
Appendix J: Preliminary Stormwater Report.....	10

Appendix A: Town of Oregon Notification



Outlook

FW: Village of Oregon- Urban Service Area Amendment (USAA)- Jenkins/Conner Property for proposed Veridian neighborhood

From Sonja Kruesel <skruesel@vandewalle.com>**Date** Wed 5/13/2026 8:41 AM**To** Benjamin Rohr <brohr@vandewalle.com> 1 attachment (6 MB)

Map 1a Amendment Area Concept Plan - Oregon Featherwood Trails USAA Application 2026.pdf;

Sonja Kruesel, AICP

Associate Planner

Vandewalle & Associates, Inc.

Cell 920-988-2327

From: Elise Cruz <ECruz@oregonwi.gov>**Sent:** Monday, May 11, 2026 12:20 PM**To:** Jennifer Hanson <jhanson@townoforegonwi.gov>; Stephanie Goth (SGoth@town.oregon.wi.us) <SGoth@town.oregon.wi.us>**Cc:** Sonja Kruesel <skruesel@vandewalle.com>**Subject:** Village of Oregon- Urban Service Area Amendment (USAA)- Jenkins/Conner Property for proposed Veridian neighborhood

Good afternoon, Jennifer,

I wanted to reach out and make you aware that an Urban Service Area (USA) Amendment is being proposed for property located north of Netherwood Trail and immediately south of the current Village boundary with Fitchburg, generally along the west side of the Village. The amendment is associated with a proposed residential development by Veridian.

Attached is a boundary map showing the location of the proposed amendment area with the proposed development concept map overlaid.

Please feel free to reach out with any questions or comments as the project moves forward. We also intend to share a draft of the USA Amendment application with you prior to submittal to CARPC for review.

Thank you,



Elise Cruz, AICP (She/Her/Hers)

Director of Community Development

Email: ecruz@oregonwi.gov

Phone: 608-835-6291

101 Alpine Pkwy. Oregon, WI 53575

www.oregonwi.gov

Appendix B: Village Board USA Amendment Resolution

**VILLAGE OF OREGON
DANE COUNTY, WISCONSIN**

RESOLUTION NO. 26-05

**AUTHORIZING THE SUBMITTAL OF AN URBAN SERVICE AREA AMENDMENT TO THE
CAPITAL AREA REGIONAL PLANNING COMMISSION FOR APPROXIMATELY 66 ACRES
OF LAND LOCATED NORTH OF NETHERWOOD ROAD AND WEST OF PETERSON TRAIL**

WHEREAS, the Village of Oregon has received a conceptual development proposal from Veridian Homes (the "Developer") for a residential neighborhood consisting of approximately 250 single-family homes; and

WHEREAS, the subject property, current owned by Ronald R. & Julie M. Jenkins Joint Revocable Trust and Susan K. and Brian T. Connor ("Jenkins/Conner Property"), currently located in the Town of Oregon, encompasses approximately 66 acres generally located north of Netherwood Road, west of Peterson Trail, south of the Rotary Trail, and directly north of the Highlands of Netherwood Park; and

WHEREAS the proposed development is consistent with the "Planned Neighborhood" designation in the Village's Comprehensive Plan Future Land Use Map; and

WHEREAS, the provision of public sanitary sewer and water services is necessary to support this development, requiring an amendment to the state's Dane County Water Quality Management Plan to expand the Village's Urban Service Area boundaries; and

WHEREAS, pursuant to Wis. Stat. § 283.83(1m) and NR 121, the Capital Area Regional Planning Commission (CARPC) is responsible for reviewing such amendments and making recommendations to the Wisconsin Department of Natural Resources (DNR); and

WHEREAS, the Village of Oregon must serve as the official applicant for the amendment, and

WHEREAS the Village of Oregon Plan Commission reviewed the conceptual development proposal and adopted Resolution #26-03 at its March 5, 2026, meeting, formally recommending that the Village Board initiate an amendment to the Oregon Urban Service Area to include these parcels; and

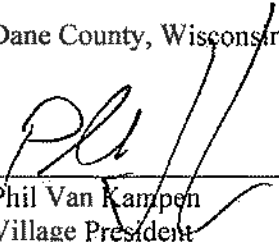
WHEREAS, the Village and Developer executed a Cost Reimbursement Agreement on February 2, 2026, under which the Developer will cover all Village administrative, engineering, and planning costs related to this application.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Oregon, Dane County, Wisconsin, as follows:

- 1. Authorization.** Village staff and consultants are hereby authorized to prepare and submit an application for an Urban Service Area Amendment to CARPC for the Jenkins/Conner property. It is recognized by the Village Board that as detailed engineering, stormwater management planning, and intergovernmental considerations evolve, the final boundaries of the requested amendment may require minor adjustments or the inclusion of adjacent areas to ensure logical service extension and resource protection. The Village Director of Community Development is hereby authorized to define the final boundaries of the Urban Service Area Amendment

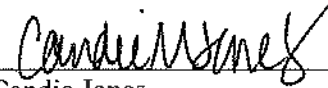
application as necessary to satisfy technical requirements or planning objectives without further Village Board action.

Adopted by the Village Board of the Village of Oregon, Dane County, Wisconsin, this 16th day of March 2026.



Phil Van Kampen
Village President

ATTEST:



Candie Jones
Village Clerk

Appendix C: Developer's Zoning and Plat Submittal

Appendix D: Wetland Delineation



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, ST. PAUL DISTRICT
ST. PAUL DISTRICT OFFICE
332 MINNESOTA STREET SUITE E1500
ST. PAUL MINNESOTA 55101

June 16, 2026

Regulatory File No. MVP-2026-00540

Soleil Bieniek
Heartland Ecological Group, Inc.
506 Springdale Street
Mount Horeb, WI 53572
soleil@heartlandecological.com

Dear Soleil Bieniek,

This letter contains an Approved Jurisdictional Determination (AJD) for the area(s) identified below, located on the Featherwood Trails Site in Section 3, Township 05N, Range 09E, Dane County, Wisconsin (Latitude 42.941002, Longitude -89.406410). The review area for this determination is identified on the enclosed figure labeled: MVP-2026-00540, AJD Figure 1.

Non-Jurisdictional Area(s):

We have determined that the following area(s) are not waters of the United States subject to Corps of Engineers (Corps) jurisdiction under Section 404 of the Clean Water Act or Sections 9 or 10 of the Rivers and Harbors Act:

- Wetland 1 (W-1), (0.11 acre)

You are not required to obtain Corps authorization within the area(s) listed above. This determination only applies to the area(s) identified above and is based on a reasonable approximation of their location and boundaries. The basis for this determination is provided in the enclosed Memorandum for Record.

Agricultural Lands Information:

This determination has been conducted to identify the location and extent of the aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of an NRCS Certified Wetland Determination with the local USDA service center, prior to starting work.

Appeal Process:

If you object to this approved jurisdictional determination, you may request an administrative appeal under Corps regulations at 33 CFR 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination, you must submit a completed RFA form to the Mississippi Valley Division Office at the address shown on the form. In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR 331.5, and that it has been received by the Division Office within 60 days of the date of the enclosed NAP.

It is not necessary to submit an RFA form to the division office if you do not object to the determination in this letter.

AJD Expiration:

This AJD may be relied upon for five years from the date of this letter. However, the Corps reserves the right to review and revise the determination in response to information that was not considered during our initial review.

Contact Information:

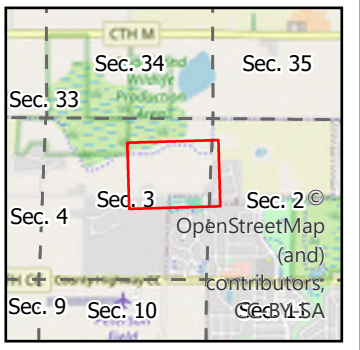
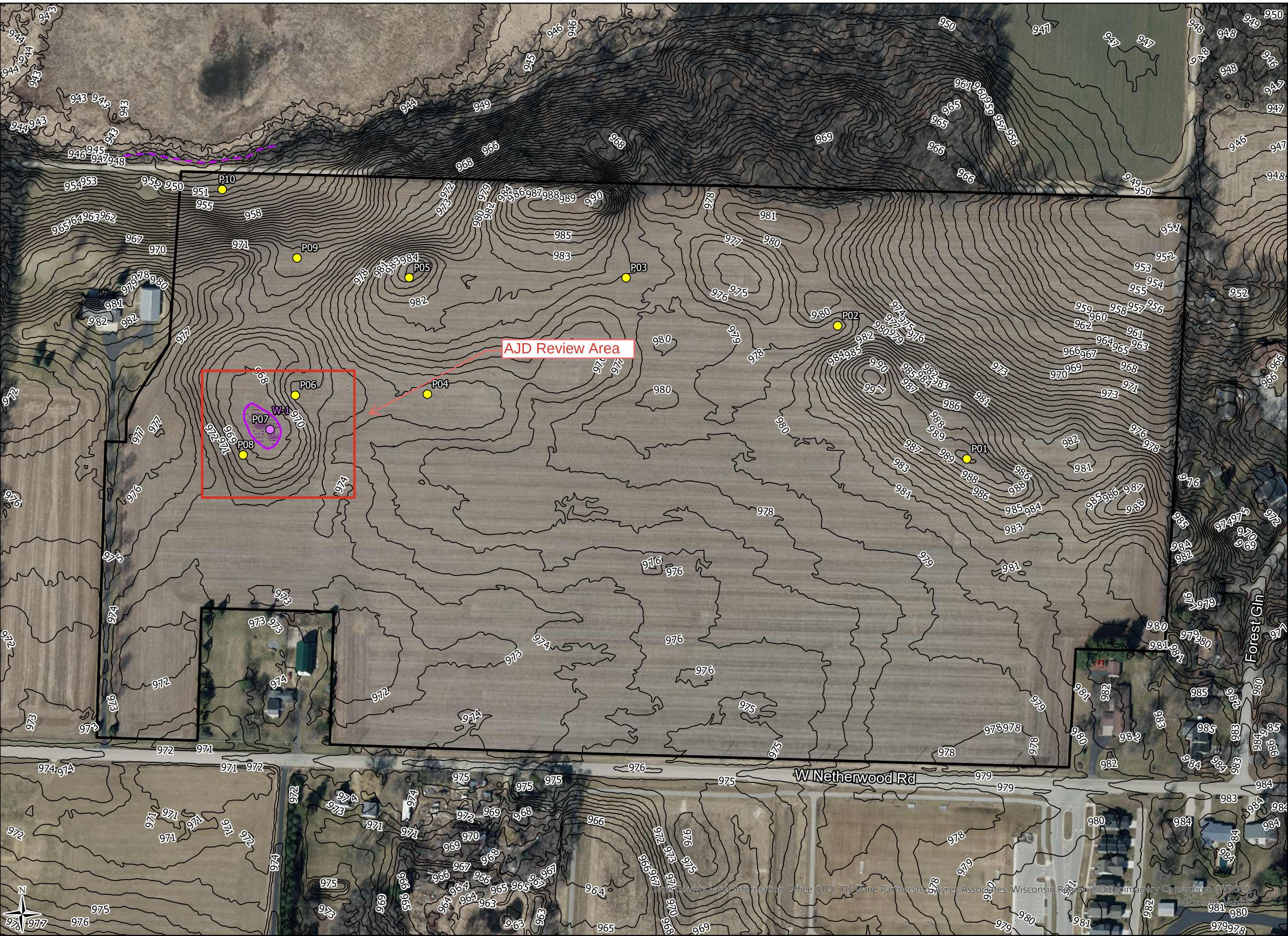
If you have any questions, please contact me in our Stevens Point office at (715) 931-8716 or kyle.d.zibung@usace.army.mil. In any correspondence or inquiries, please refer to the Regulatory file number shown above.

Sincerely,

Kyle Zibung

Kyle Zibung
Lead Project Manager

Enclosures
AJD MFR, Appeals Form



- Study Area (66.12 ac)
- Dane Co 1' Contours
- Field Delineated Wetlands (0.13 ac)
- Approx. Offsite Wetland Boundaries
- Sample Points
 - Upland
 - Wetland



Heartland
ECOLOGICAL GROUP INC

Figure 7. Field Delineated Wetlands
Jenkins-Connors Site
Project # 20261736
T5N, R9E, S3
T Oregon, Dane Co

2024 Orthophoto
Dane County, HEG

LRR: NCNE

Figure Created: 5/4/2026

U.S. Army Corps of Engineers (USACE) NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL For use of this form, see Section 404 of the Clean Water Act, Section 10 of the Rivers and Harbors Act of 1899, and Section 103 of the Marine Protection, Research, and Sanctuaries Act; the proponent agency is CECW-COR.		<i>Form Approved –</i> OMB No. 0710-0003 <i>Expires 2027-10-31</i>
DATA REQUIRED BY THE PRIVACY ACT OF 1974		
Authority	The authorities for requesting this information are Sections 9, 10, 13, and 14, Rivers and Harbors Act of March 3, 1899; Section 404, Clean Water Act; and Section 103 Marine Protection Research and Sanctuaries Act of 1972.	
Principal Purpose	This information serves as notification to affected parties regarding the USACE administrative appeal options and process, as well as to facilitate requests for appeal of USACE decisions with which they disagree.	
Routine Uses	Routine uses will include: (a) To serve as notification to affected parties of the Corps administrative appeal options and process and to facilitate requests for appeal of Corps decisions with which they disagree. (b) Records may be referred to the Department of Justice for possible criminal prosecution. (c) Records may be referred to other Federal, State, and local agencies for evaluation and enforcement purposes.	
Disclosure	Disclosure of this information is voluntary on your part. However, failure of individual to provide requested information could result in inability to determine all pertinent information regarding a Department of the Army permit matter.	
The Agency Disclosure Notice (ADN)		
The Public reporting burden for this collection of information, 0710-0003, is estimated to average 1 hour per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil . Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.		
PURPOSE: This form is used to facilitate the initiation of the administrative appeals process. The appeals process allows an affected party to pursue an administrative appeal of certain Corps of Engineers decisions with which they disagree.		
Upon release, this form will also be available on the Corps website https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/		
Applicant : Soleil Bieniek	File Number: MVP-2026-00540	Date: 6/16/2026
Documents Attached (<i>select all that apply</i>):		Form Reference Section:
☐	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
☐	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
☐	PERMIT DENIAL WITHOUT PREJUDICE	C
☐	PERMIT DENIAL WITH PREJUDICE	D
☒	APPROVED JURISDICTIONAL DETERMINATION	E
☐	PRELIMINARY JURISDICTIONAL DETERMINATION	F
SECTION I		
The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/appeals/ or Corps regulations at 33 CFR Part 331.		
A: INITIAL PROFFERED PERMIT: You may accept or object to the permit		
• ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit. • OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.		

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C. PERMIT DENIAL WITHOUT PREJUDICE: Not appealable

You received a permit denial without prejudice because a required Federal, state, and/or local authorization and/or certification has been denied for activities which also require a Department of the Army permit before final action has been taken on the Army permit application. The permit denial without prejudice is not appealable. There is no prejudice to the right of the applicant to reinstate processing of the Army permit application if subsequent approval is received from the appropriate Federal, state, and/or local agency on a previously denied authorization and/or certification.

D: PERMIT DENIAL WITH PREJUDICE: You may appeal the permit denial

You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information for reconsideration

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice means that you accept the approved JD in its entirety and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.
- **RECONSIDERATION:** You may request that the district engineer reconsider the approved JD by submitting new information or data to the district engineer within 60 days of the date of this notice. The district will determine whether the information submitted qualifies as new information or data that justifies reconsideration of the approved JD. A reconsideration request does not initiate the appeal process. You may submit a request for appeal to the division engineer to preserve your appeal rights while the district is determining whether the submitted information qualifies for a reconsideration.

F: PRELIMINARY JURISDICTIONAL DETERMINATION: Not appealable

You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also, you may provide new information for further consideration by the Corps to reevaluate the JD.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision you may contact:	If you have questions regarding the appeal process, or to submit your request for appeal, you may contact:
Name: Kyle Zibung	Name: Brian Oberlies, Regulatory Appeals Review Officer
Street Address, City, State: 2926 Post Road Stevens Point, WI 54481	Street Address, City, State: 1400 Walnut Street Vicksburg, Mississippi 39180
Phone: 715-931-8716	Phone: 601-634-5820
Email: kyle.d.zibung@usace.army.mil	Email: brian.m.oberlies@usace.army.mil

SECTION II – REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. Use additional pages as necessary. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation and will have the opportunity to participate in all site investigations.

Email address of appellant and/or agent

Telephone number

Signature of appellant or agent

Date



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, ST. PAUL DISTRICT
ST. PAUL DISTRICT OFFICE
332 MINNESOTA STREET SUITE E1500
ST. PAUL MINNESOTA 55101

MVP-RD

MEMORANDUM FOR RECORD

16 June 2026

SUBJECT: US Army Corps of Engineers (Corps) Approved Jurisdictional Determination in accordance with the "Revised Definition of 'Waters of the United States'"; (88 FR 3004 (January 18, 2023) as amended by the "Revised Definition of 'Waters of the United States'; Conforming" (8 September 2023) ,¹ MVP-2026-00540, MFR 1 of 1²

BACKGROUND. An Approved Jurisdictional Determination (AJD) is a Corps document stating the presence or absence of waters of the United States on a parcel or a written statement and map identifying the limits of waters of the United States on a parcel. AJDs are clearly designated appealable actions and will include a basis of JD with the document.³ AJDs are case-specific and are typically made in response to a request. AJDs are valid for a period of five years unless new information warrants revision of the determination before the expiration date or a District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.⁴

On January 18, 2023, the Environmental Protection Agency (EPA) and the Department of the Army ("the agencies") published the "Revised Definition of 'Waters of the United States,'" 88 FR 3004 (January 18, 2023) ("2023 Rule"). On September 8, 2023, the agencies published the "Revised Definition of 'Waters of the United States'; Conforming", which amended the 2023 Rule to conform to the 2023 Supreme Court decision in *Sackett v. EPA*, 598 U.S., 143 S. Ct. 1322 (2023) ("*Sackett*").

This Memorandum for Record (MFR) constitutes the basis of jurisdiction for a Corps AJD as defined in 33 CFR §331.2. For the purposes of this AJD, we have relied on Section 10 of the Rivers and Harbors Act of 1899 (RHA),⁵ the 2023 Rule as amended,

¹ While the Revised Definition of "Waters of the United States"; Conforming had no effect on some categories of waters covered under the CWA, and no effect on any waters covered under RHA, all categories are included in this Memorandum for Record for efficiency.

² When documenting aquatic resources within the review area that are jurisdictional under the Clean Water Act (CWA), use an additional MFR and group the aquatic resources on each MFR based on the TNW, the territorial seas, or interstate water that they are connected to. Be sure to provide an identifier to indicate when there are multiple MFRs associated with a single AJD request (i.e., number them 1, 2, 3, etc.).

³ 33 CFR 331.2.

⁴ Regulatory Guidance Letter 05-02.

⁵ USACE has authority under both Section 9 and Section 10 of the Rivers and Harbors Act of 1899 but for convenience, in this MFR, jurisdiction under RHA will be referred to as Section 10.

MVP-RD

SUBJECT: 2023 Rule, as amended, Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), MVP-2026-00540

as well as other applicable guidance, relevant case law, and longstanding practice in evaluating jurisdiction.

1. SUMMARY OF CONCLUSIONS.

- a. Provide a list of each individual feature within the review area and the jurisdictional status of each one (i.e., identify whether each feature is/is not a water of the United States and/or a navigable water of the United States).

- i. Wetland 1 (0.11 acre), non-jurisdictional

2. REFERENCES.

- a. "Revised Definition of 'Waters of the United States,'" 88 FR 3004 (January 18, 2023) ("2023 Rule")
- b. "Revised Definition of 'Waters of the United States'; Conforming" 88 FR 61964 (September 8, 2023))
- c. *Sackett v. EPA*, 598 U.S. 651, 143 S. Ct. 1322 (2023)
- d. Memorandum To the Field Between the U.S. Department Of The Army, U.S. Army Corps Of Engineers And The U.S. Environmental Protection Agency Concerning The Proper Implementation Of 'Continuous Surface Connection' Under The Definition Of "Waters Of The United States" Under The Clean Water Act" (March 12, 2025)

3. REVIEW AREA.

- a. Project Are Size (in acres): 66.12 acres
- b. Location Description: The project/review area is located in Section 3, Township 05N, Range 09E, Dane County, Wisconsin.
- c. Center Coordinates of the Project Site (in decimal degrees)
Latitude: 42.941002 Longitude: -89.406410
- d. Nearest City or Town: Oregon
- e. County: Dane
- f. State: Wisconsin
- g. Other associated Jurisdictional Determinations (including outcomes):N/A

4. NEAREST TRADITIONAL NAVIGABLE WATER (TNW), THE TERRITORIAL SEAS, OR INTERSTATE WATER TO WHICH THE AQUATIC RESOURCE IS CONNECTED. N/A

5. FLOWPATH FROM THE SUBJECT AQUATIC RESOURCES TO A TNW, THE TERRITORIAL SEAS, OR INTERSTATE WATER. N/A
6. SECTION 10 JURISDICTIONAL WATERS⁶: Describe aquatic resources or other features within the review area determined to be jurisdictional in accordance with Section 10 of the Rivers and Harbors Act of 1899. Include the size of each aquatic resource or other feature within the review area and how it was determined to be jurisdictional in accordance with Section 10.⁷
N/A
7. SECTION 404 JURISDICTIONAL WATERS: Describe the aquatic resources within the review area that were found to meet the definition of waters of the United States in accordance with the 2023 Rule as amended, consistent with the Supreme Court's decision in *Sackett*. List each aquatic resource separately, by name, consistent with the naming convention used in section 1, above. Include a rationale for each aquatic resource, supporting that the aquatic resource meets the relevant category of "waters of the United States" in the 2023 Rule as amended. The rationale should also include a written description of, or reference to a map in the administrative record that shows, the lateral limits of jurisdiction for each aquatic resource, including how that limit was determined, and incorporate relevant references used. Include the size of each aquatic resource in acres or linear feet and attach and reference related figures as needed.
 - a. Traditional Navigable Waters (TNWs) (a)(1)(i): N/A
 - b. The Territorial Seas (a)(1)(ii): N/A
 - c. Interstate Waters (a)(1)(iii): N/A
 - d. Impoundments (a)(2): N/A
 - e. Tributaries (a)(3): N/A

⁶ 33 CFR 329.9(a) A waterbody which was navigable in its natural or improved state, or which was susceptible of reasonable improvement (as discussed in § 329.8(b) of this part) retains its character as "navigable in law" even though it is not presently used for commerce, or is presently incapable of such use because of changed conditions or the presence of obstructions.

⁷ This MFR is not to be used to make a report of findings to support a determination that the water is a navigable water of the United States. The district must follow the procedures outlined in 33 CFR part 329.14 to make a determination that water is a navigable water of the United States subject to Section 10 of the RHA.

- f. Adjacent Wetlands (a)(4): N/A
- g. Additional Waters (a)(5): N/A

8. NON-JURISDICTIONAL AQUATIC RESOURCES AND FEATURES

- a. Describe aquatic resources and other features within the review area identified in the 2023 Rule as amended as not “waters of the United States” even where they otherwise meet the terms of paragraphs (a)(2) through (5). Include the type of excluded aquatic resource or feature, the size of the aquatic resource or feature within the review area and describe how it was determined to meet one of the exclusions listed in 33 CFR 328.3(b).⁸ N/A
- b. Describe aquatic resources and features within the review area that were determined to be non-jurisdictional because they do not meet one or more categories of waters of the United States under the 2023 Rule as amended (e.g., tributaries that are non-relatively permanent waters; non-tidal wetlands that do not have a continuous surface connection to a jurisdictional water).

This AJD review area includes Wetland 1 (W-1) in the Heartland Ecological Group, Inc. wetland delineation report. W-1 is not a TNW, territorial sea, or interstate water and therefore is not an (a)(1) water. Based on a review of the National Hydrography Dataset (NHD) the nearest waterway and potential RPW is Lake Barney located approximately 0.46-mile north of the review area. The WDNR 2ft LiDAR Viewer contours map shows that W-1 is a concave feature with no surface connection to the nearest RPW or TNW. W-1 does not physically abut a relatively permanent paragraph (a)(2) impoundment or a jurisdictional (a)(3) tributary. W-1 is a non-tidal wetlands that lack a continuous surface connection to a relatively permanent water and as such does not meet the definition of adjacent and cannot be evaluated as (a)(4) an adjacent wetland; therefore, W-1 is not jurisdictional under the 2023 Revised Definition of ‘Waters of the United States’; Conforming” 88 FR 61964 Final Rule.

- 9. DATA SOURCES. List sources of data/information used in making determination. Include titles and dates of sources used and ensure that information referenced is available in the administrative record.
 - a. USACE Regulatory Viewer Accessed: June 16, 2026.
 - b. WDNR - Surface Water Data Viewer Accessed: June 16, 2026.

⁸ 88 FR 3004 (January 18, 2023)

MVP-RD

SUBJECT: 2023 Rule, as amended, Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), MVP-2026-00540

- c. Google Earth Imagery Accessed: June 16, 2026.
- d. Wisconsin Wetland Inventory, USDA Web Soil Survey, and USGS NHD and Topographic Maps Accessed: June 16, 2026, for Dane County, WI.
- e. USGS 1:24K Quad Name: Oregon.
- f. Office evaluation conducted on June 16, 2026.

10. OTHER SUPPORTING INFORMATION.

11. NOTE: The structure and format of this MFR were developed in coordination with the EPA and Department of the Army. The MFR's structure and format may be subject to future modification or may be rescinded as needed to implement additional guidance from the agencies; however, the approved jurisdictional determination described herein is a final agency action.

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
2984 Shawano Ave.
Green Bay, WI 54313

Tony Evers, Governor
Karen Hyun, Ph.D., Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



07/06/2026

EXE-SC-2026-13-02080

Ron Jenkins
5400 Netherwood Road
Oregon, WI 53575

RE: Nonfederal Wetland Exemption Determination for W-1 in the Town of Oregon,
Dane County

Dear Ron Jenkins,

The Department has completed your request for a nonfederal wetland exemption determination for W-1.

According to s. 281.36 (4n), Wis. Stats., a nonfederal wetland is a wetland that is not federally jurisdictional. Projects impacting nonfederal wetlands in urban areas must be less than one acre of total impact per parcel. Mitigation is required for impacts greater than 10,000 square feet up to one acre. The applicant has submitted a nonfederal jurisdictional determination from the US Army Corps of Engineers and a map of the wetlands requested. The Department has evaluated whether the nonfederal wetland is a rare and high quality wetland as defined in s 281.36(4n), Wis. Stats.

The Department reviewed the following materials during its exemption determination and the results of the review are explained below:

1. The request narrative including scope and purpose
2. Site location map and photos showing various viewpoints in the wetlands
3. Botanical survey
4. Wetland delineation
5. Stormwater compliance

REQUEST NARRATIVE

According to the request narrative the total wetland impacts will be 0.13 acres. The purpose of this project is residential development.

SITE LOCATION MAP AND PHOTOS

The site location confirms that the wetland is located in an urban area. Photos show farmed wet meadow dominated by row crops.

BOTANICAL SURVEY

The botanical survey demonstrates that the wetland is not a rare and high quality wetland.

WETLAND DELINEATION

The wetland delineation shows that W-1 would not meet the requirements to be classified as rare and high quality wetland vegetation community.

STORMWATER COMPLIANCE

The documentation demonstrated that the project will be completed in compliance with applicable WPDES stormwater permits and stormwater ordinances adopted under s. 59.693, 60.627, 61.354, or 62.234, Wis. Stats.

Based on this review, the Department has made the following determination:

ELIGIBLE

The wetlands meet the exemption eligibility criteria pursuant to s. 281.36 (4n), Wis. Stats. You are able to proceed with the project. If you have any questions or would like to schedule a meeting to discuss this approval, please contact me at (920) 366-7528 or at megane.struble@wisconsin.gov.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Megan Struble', written in a cursive style.

Megan Struble
Water Management Specialist

Email CC:

Kyle Zibung, USACE Project Manager
Hans Hilbert, Dane County Zoning Administrator
Scott Fuchs, Heartland Ecological Group



Assured Wetland Delineation Report

Featherwood Trails

Town of Oregon, Dane County, Wisconsin

May 26, 2026

Project Number: 20261736

Featherwood Trails

Town of Oregon, Dane County, Wisconsin

May 26, 2026

Prepared for:

Mr. Matt Brink

VH Acquisitions, LLC

6801 South Towne Drive

Madison, WI 53713

Prepared by:

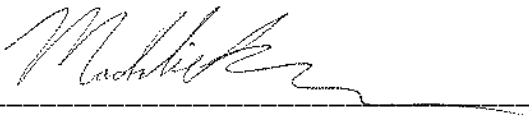
Heartland Ecological Group, Inc.

506 Springdale Street

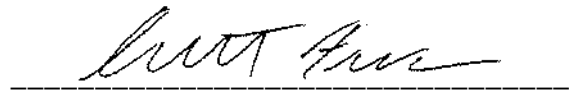
Mount Horeb, WI 53572

608-490-2450

www.heartlandecological.com



Preparation Assistant: Maddie Kraemer,
Environmental Technician



Lead Investigator: Scott Fuchs, Senior
Scientist

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Appendix D | Site Photographs

Appendix E | Delineator Qualifications

Appendix F | NAIP Imagery / Off-Site Analysis



1.0 Introduction

Heartland Ecological Group, Inc. (“Heartland”) completed an assured wetland determination and delineation on the Featherwood Trails site on April 21st, 2026 at the request of VH Acquisitions, LLC. Fieldwork was completed by Scott Fuchs, Senior Scientist, an assured delineator qualified via the Wisconsin Department of Natural Resources’ (WDNR’s) Wetland Delineation Assurance Program (Appendix E, Qualifications). The 66.12-acre site (the “Study Area”) is northwest of the intersection of West Netherwood Road and Peterson Trail, in the northeast ¼ of Section 3, T5N, R9E, Town of Oregon, Dane County, WI (Figure 1, Appendix A). The purpose of the wetland delineation was to determine the location and extent of wetlands within the Study Area and to identify and approximately map observed watercourses, waterways, and waterbodies.

One (1) wetland area measuring approximately 0.13 acre was delineated and mapped within the Study Area (Figure 7, Appendix A).

Wetlands, waterways, watercourses, and waterbodies discussed in this report may be subject to federal regulation under the jurisdiction of the U.S. Army Corps of Engineers (USACE), state regulation under the jurisdiction of the WDNR, and local zoning authorities. Heartland recommends this report be submitted to local authorities, the WDNR, and USACE for final jurisdictional review and concurrence.



2.0 Methods

2.1 Wetlands

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

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

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

Atypical conditions were encountered within the Study Area due to the presence of agricultural fields. Therefore, procedures for managed plant communities in the *Problematic hydrophytic vegetation* section described in Chapter 5 of the Regional Supplement were used. NAIP imagery was reviewed for evidence of crop stress, saturation, or inundation signatures. Sample point placements for the wetland delineation were partially determined based on such signatures.



In actively farmed areas within the Study Area, methods described in Chapter 5 (Difficult Wetland Situations) of the Regional Supplement were followed. Available aerial imagery was analyzed using procedures described in the *Guidance for Offsite Hydrology/Wetland Determinations* (USACE and Minnesota Board of Water and Soil Resources, July 2016 – “July 2016 Guidance”). An off-site aerial imagery analysis (Off-Site Analysis) was completed to document the presence or absence of wetland signatures and assist in the wetland determination. A wetland signature is evidence, recorded by aerial imagery, of ponding, flooding, or impacts of saturation for sufficient duration to meet wetland hydrology and possibly wetland vegetation criteria. Wetland signatures often vary based on the type and seasonal date of the aerial imagery. For example, there are seven (7) standardized signature types in actively farmed settings described in the July 2016 Guidance. To assist in interpretations of wetland signatures, a WETS analysis was used to compare antecedent precipitation in the three (3) months leading up to each aerial image to the long-term (30-year) precipitation averages and standard deviation to determine if antecedent precipitation conditions for each image was normal, wet, or dry. Areas within agricultural fields are typically determined to be wetland if hydric soils and wetland hydrology indicators are present and aerial images taken in the five (5) (or more) most recent normal antecedent precipitation images show at least one (1) of the wetland signatures per the July 2016 Guidance. Although the Off-Site Analysis concentrates on imagery taken under normal antecedent precipitation conditions, the images determined to be taken under wet and dry antecedent precipitation conditions were also analyzed and considered. Determinations and delineation of wetlands in agricultural areas are typically based on an outline of the largest wetland signature on an image taken under “normal” antecedent conditions and based on the consistency of the signatures (USDA, NRCS 1998).

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



normal, wet, or dry. Recent precipitation events in the weeks prior to the investigation were also considered while interpreting wetland hydrology indicators. Additionally, the Palmer Drought Severity Index was checked for long-term drought or moist conditions (NOAA, 2018).

The uppermost wetland boundary and sample points were located with a Global Navigation Satellite System (GNSS) receiver capable of sub-meter accuracy. Wetland flagging was not used due to the agricultural land use. The GNSS data was then used to map the wetlands using ESRI ArcGIS Pro™ software.

3.0 Results and Discussion

3.1 Desktop Review

Climatic Conditions

According to the APT analysis using the previous 90 days of precipitation data, conditions encountered at the time of the fieldwork were expected to be wetter than normal for the time of year (Appendix B). The month of April featured 6.08 inches of precipitation prior to the field investigation, which is well above average. The Palmer Drought Severity Index was checked as part of the APT analysis, and the long-term conditions at the time of the fieldwork were in the incipient drought range. Fieldwork was completed outside the dry-season based on long-term regional hydrology data utilized in the WebWIMP Climatic Water Balance and computed as part of the APT analysis. The growing season was determined to be underway based on black cherry (*Prunus serotina*), garlic mustard (*Alliaria petiolata*), box elder (*Acer negundo*), gooseberries (*Ribes cynosbati*), raspberries (*Rubus spp.*), and reed canary grass (*Phalaris arundinacea*) featuring emergent growth, leafing-out, and/or blooming.

General Topography and Land Use

The topography within the Study Area is rolling. A linear ridge and hills/knolls are present in the northeastern and northcentral portions, respectively. A topographic high of approximately 991 feet above mean sea level is present on a ridge in the northeastern portion of the Study Area, and a topographic low of approximately 952 feet above mean sea level is present in the northeast corner (Figures 2, 6, and 7, Appendix A). Land use within



the Study Area is agricultural row cropping, with additional agricultural, residential, and wooded lands present in the surrounding area. The Swan Pond Waterfowl Production Area is also located north and west of the Study Area.

Soil Mapping

Soils mapped by the NRCS Soil Survey within the Study Area and their hydric status are summarized in Table 1. Wetlands identified during the field investigation are located within mapped non-hydric soils (Figures 3 and 4, Appendix A).

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

Soil symbol: Soil Unit Name	Soil Unit Component	Soil Unit Component Percentage	Landform	Hydric status
7105A: Batavia silt loam, gravelly substratum, 0 to 2 percent slopes	Batavia-Gravelly substratum	90	Outwash plains	No
	Virgil-Gravelly substratum	5	Outwash plains	No
	Port Byron-Moderately well drained	3	Valley sides	No
	Plano-Gravelly substratum	2	Outwash plains	No
7105B: Batavia silt loam, gravelly substratum, 2 to 6 percent slopes	Batavia-Gravelly substratum	90	Outwash plains	No
	Kegonsa	5	Outwash plains	No
	Virgil-Gravelly substratum	3	Outwash plains	No
	Port Byron-Moderately well drained	2	Valley sides	No
7105C2: Batavia silt loam, gravelly substratum, 6 to 12 percent slopes, eroded	Batavia-Gravelly substratum	90	Outwash plains	No
	Kegonsa	5	Outwash plains	No



VH Acquisitions, LLC
Featherwood Trails
Project #: 20261736
May 26, 2026

Soil symbol: Soil Unit Name	Soil Unit Component	Soil Unit Component Percentage	Landform	Hydric status
	Dresden-Silt loam	3	Outwash plains	No
	Virgil-Gravelly substratum	2	Outwash plains	No
7197A: Troxel silt loam, 0 to 3 percent slopes	Troxel-Wet substratum	80-90	Depressions, moraines	No
	Elburn	5-11	Drainageways	No
	Plano	5-9	Till plains	No
7310D2: McHenry silt loam, 12 to 20 percent slopes, eroded	McHenry-Eroded	85-95	Moraines	No
	Dodge-Eroded	3-6	Moraines	No
	Wyocena	1-5	Moraines	No
	Lapeer	1-4	Moraines	No
7325C2: Dresden silt loam, 6 to 12 percent slopes, eroded	Dresden-Eroded	85-95	Plains	No
	Casco-Eroded	3-8	Moraines	No
	Kegonsa	2-7	Plains	No
7771A: Hayfield silt loam, 0 to 3 percent slopes	Hayfield	90	Outwash plains	No
	Dresden-Silt loam	5	Outwash plains	No
	Kegonsa	3	Outwash plains	No
	Marshan	2	Depressions on stream terraces	Yes

Wetland Mapping

The Wisconsin Wetlands Inventory (WWI) mapping (Figure 5, Appendix A) does not depict any wetlands within the Study Area.

Waterway/Watercourse and Waterbody Mapping

No waterways, watercourses, or waterbodies are mapped within the Study Area (Figure 5, Appendix A).



Aerial Photography

Available NAIP imagery of the Study Area from the period of 2004-2024 (Appendix F) was reviewed for evidence of wetland signatures and to gain insight into the site's recent history. The Study Area has been consistently farmed, and no visible land use changes were observed during the NAIP imagery review.

Off-Site Analysis

Agricultural fields within the Study Area were the focus of the Off-Site Analysis (OSA) (Appendix F). During the OSA, the secondary wetland hydrology indicator of "Stunted or Stressed Plants" (D1) was noted in five (5) areas.

A total of 21 aerial images were selected and reviewed based on the availability and quality of the imagery. Of these images, 13 were taken under normal antecedent precipitation conditions. Signatures were noted in five (5) areas within the Study Area, which were the focus of the OSA. At least one (1) of the seven (7) described wetland signatures per the July 2016 Guidance were noted in all five (5) of these areas on imagery taken under normal antecedent precipitation conditions. However, four (4) of the five (5) signature areas were on ridges or knolls and featured poor, sandy, gravelly, and/or cobbly soils during the field investigation. During the field investigation only one (1) signature area met wetland criteria.

3.2 Field Review

One (1) wetland was identified and delineated within the Study Area. Wetland determination data sheets (Appendix C) were completed at ten (10) sample points that were representative of the wetland and upland conditions near the boundary and where potential wetlands may be present based on the desktop review and field reconnaissance. Appendix D provides photographs, typically at the sample point locations of the wetlands and adjacent uplands. Photographs providing evidence of growing season are also included. The wetland boundary and sample point locations are shown on Figure 7 (Appendix A) and the wetland is summarized in Table 2 and detailed in the following sections.



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Table 2. Summary of Wetlands Identified within the Study Area

Wetland ID	Wetland Description	*Surface Water Connections	*NR151 Protective Area	Acreage (on-site)
W-1	Farmed Wet Meadow	Isolated	Less susceptible, 10-30 feet	0.13
<i>*Classification based on Heartland's professional opinion. Jurisdictional authority of wetland and waterway protective areas under NR 151 lies with the WDNR. Local zoning authorities may have additional restrictions. USACE has authority for determining federal jurisdiction of wetlands and waterways.</i>				0.13

Wetland 1 (W-1)

Wetland 1 (W-1) is a 0.13-acre, isolated, farmed wet meadow depression in the western portion of the Study Area.

No vegetation was present within W-1 due to the early growing season timing of the field investigation and the agricultural land use. Professional judgement was used to determine that hydrophytic vegetation would be present if the vegetation was not manipulated based on the observation of hydric soil indicators, wetland hydrology indicators, and the consistency of wetland hydrology signatures observed during the OSA.

The Depleted Matrix (F3) hydric soil indicator was observed at the sample point completed within W-1 (sample point P07). Thus, the hydric soil parameter was met.

The primary wetland hydrology indicators of High Water Table (A2), Saturation (A3), and Sediment Deposits (B2) were observed within W-1. The secondary indicators of Stunted or Stressed Plants (D1, via the OSA) and Geomorphic Position (D2) were also observed. Therefore, the wetland hydrology parameter was met.

Waterways/Watercourses and Waterbodies

No waterways, watercourses, or waterbodies were observed within the Study Area.

3.3 Other Considerations

This report is limited to the identification and delineation of wetlands within the Study Area. Other regulated environmental resources that could result in land use restrictions may be present within the Study Area that were not evaluated by Heartland (e.g., navigable



waterways, watercourses, floodplains, cultural resources, and threatened or endangered species).

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

Wis. Adm. Code NR 151 ("NR 151") requires that a "protective area" (buffer) be determined from the Ordinary High-Water Mark (OHWM) of lakes, navigable waterways such as streams and rivers, or at the delineated boundary of wetlands. Per NR 151.12, the protective area width for "less susceptible" wetlands (dominated by invasive or non-native plant species) is determined by using 10% of the average wetland width, no less than 10 feet or more than 30 feet. "Moderately susceptible" wetlands, lakes, and perennial and intermittent navigable waterways have mostly native species dominating and require a protective area width of 50 feet; while "highly susceptible wetlands" have significant native species dominating and may be associated with outstanding or exceptional resource waters in areas of special natural resource interest and require protective area width of 75 feet. Table 2 in Section 3.2 above lists the potential wetland buffers per NR 151 for each wetland identified based on Heartland's professional opinion. Please note that jurisdictional authority on wetland and waterway protective areas under NR 151 lies with the WDNR. Local zoning authorities and regional planning organizations may have additional land use restrictions within or adjacent to wetlands.



4.0 Conclusion

Heartland completed an assured wetland determination and delineation within the Featherwood Trails site on April 21st, 2026 at the request of VH Acquisitions, LLC. Fieldwork was completed by Scott Fuchs, Senior Scientist, an assured delineator qualified via the WDNR's Wetland Delineation Assurance Program (Appendix E). The Study Area lies in Section 3, T5N, R9E, Town of Oregon, Dane County, WI (Figure 1, Appendix A).

One (1) wetland area was delineated and mapped within the 66.12-acre Study Area (Figure 7, Appendix A). The wetland, which may be classified as a farmed wet meadow, measures approximately 0.13 acre within the Study Area. No waterways, watercourses, or waterbodies were observed.

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

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

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



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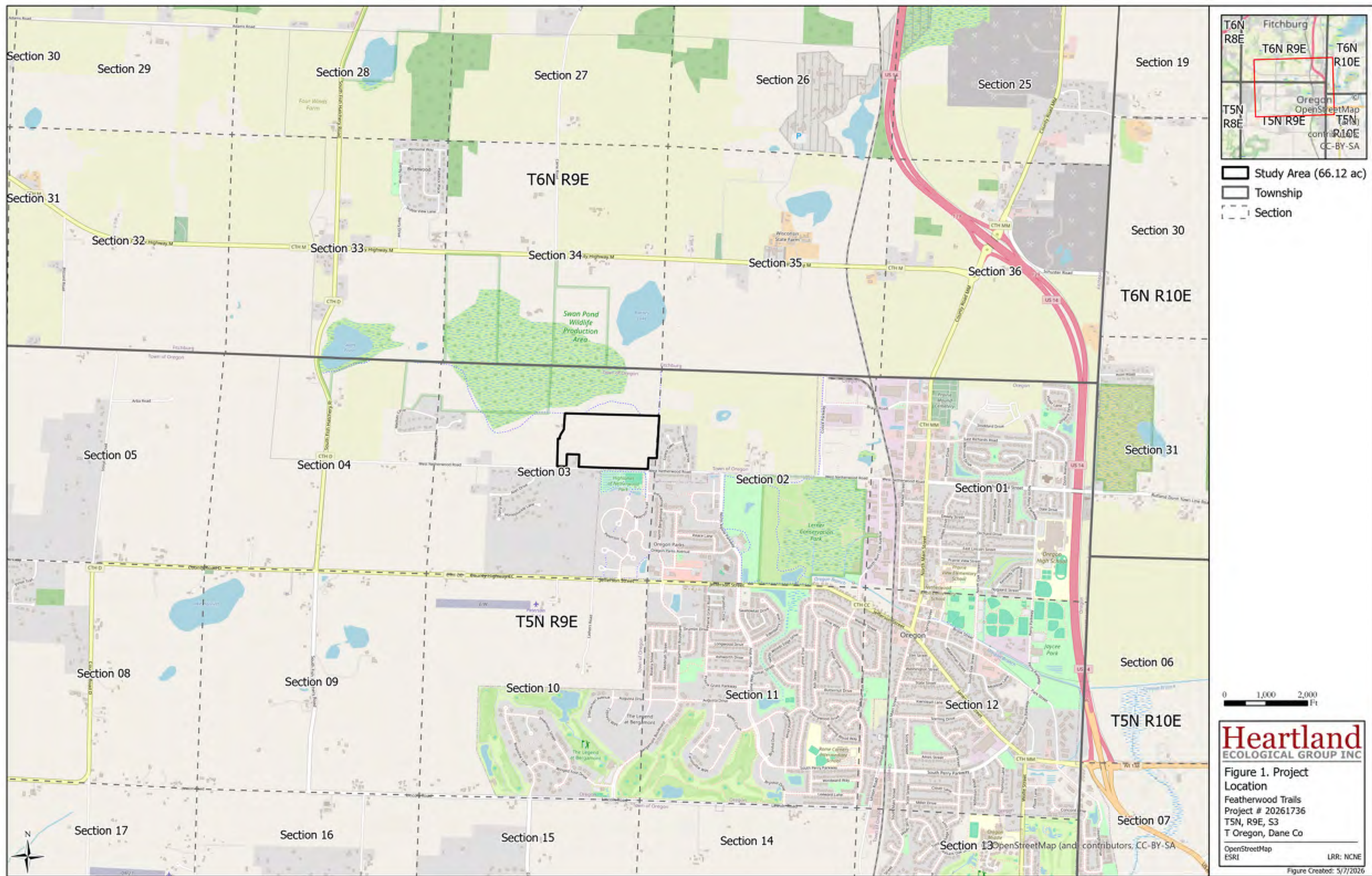
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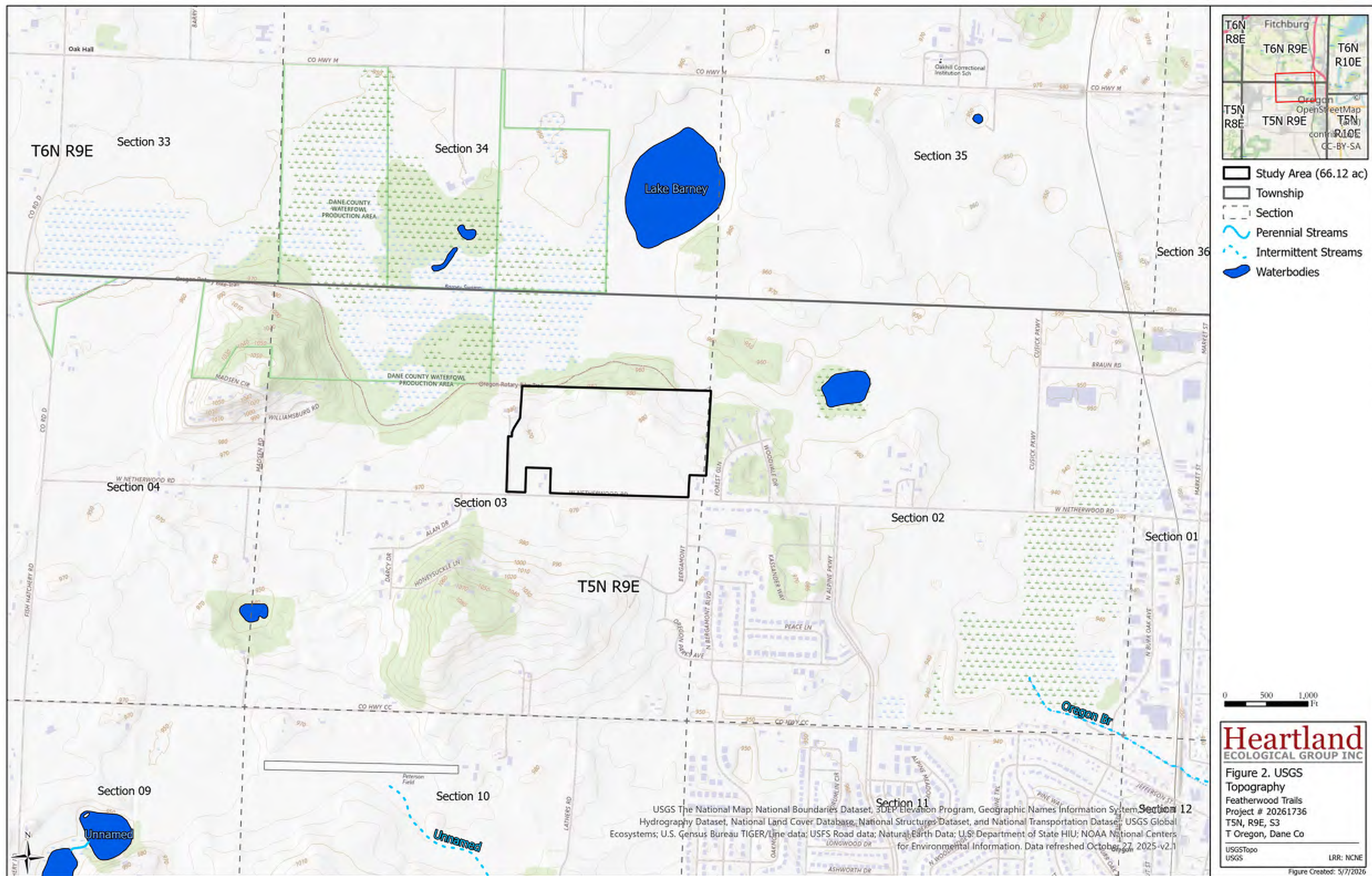
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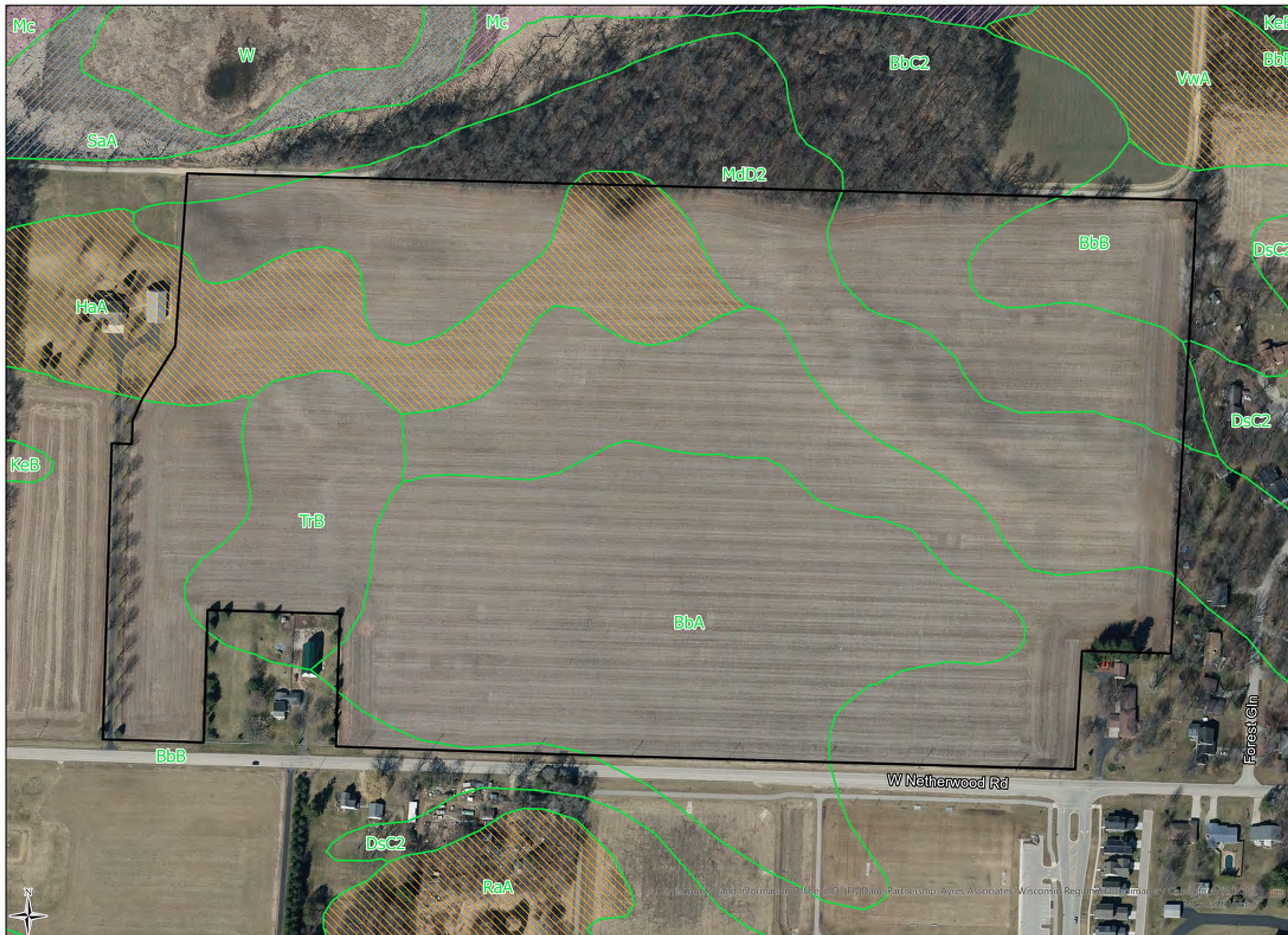


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Appendix A | Figures







Study Area (66.12 ac)

NRCS Soil Survey Data

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

0 100 200
Feet

Heartland
ECOLOGICAL GROUP INC

Figure 3. NRCS
Hydric Soils
Featherwood Trails
Project # 20261736
T5N, R9E, S3
T Oregon, Dane Co

2024 Orthophoto
NRCS

LRR: NCNE

Figure Created: 5/7/2026



Study Area (66.12 ac)
 SWDV Wetland Indicators

0 100 200
Feet

Heartland
ECOLOGICAL GROUP INC

Figure 4. SWDV
Wetland Indicators
Featherwood Trails
Project # 20261736
T5N, R9E, S3
T Oregon, Dane Co

2024 Orthophoto
WDNR

LRR: NCNE

Figure Created: 5/7/2026



- Study Area (56.12 ac)
- WWI Polygons
- WWI Points
- Perennial Streams (none in map extent)
- Intermittent Streams (none in map extent)
- Waterbodies (none in map extent)

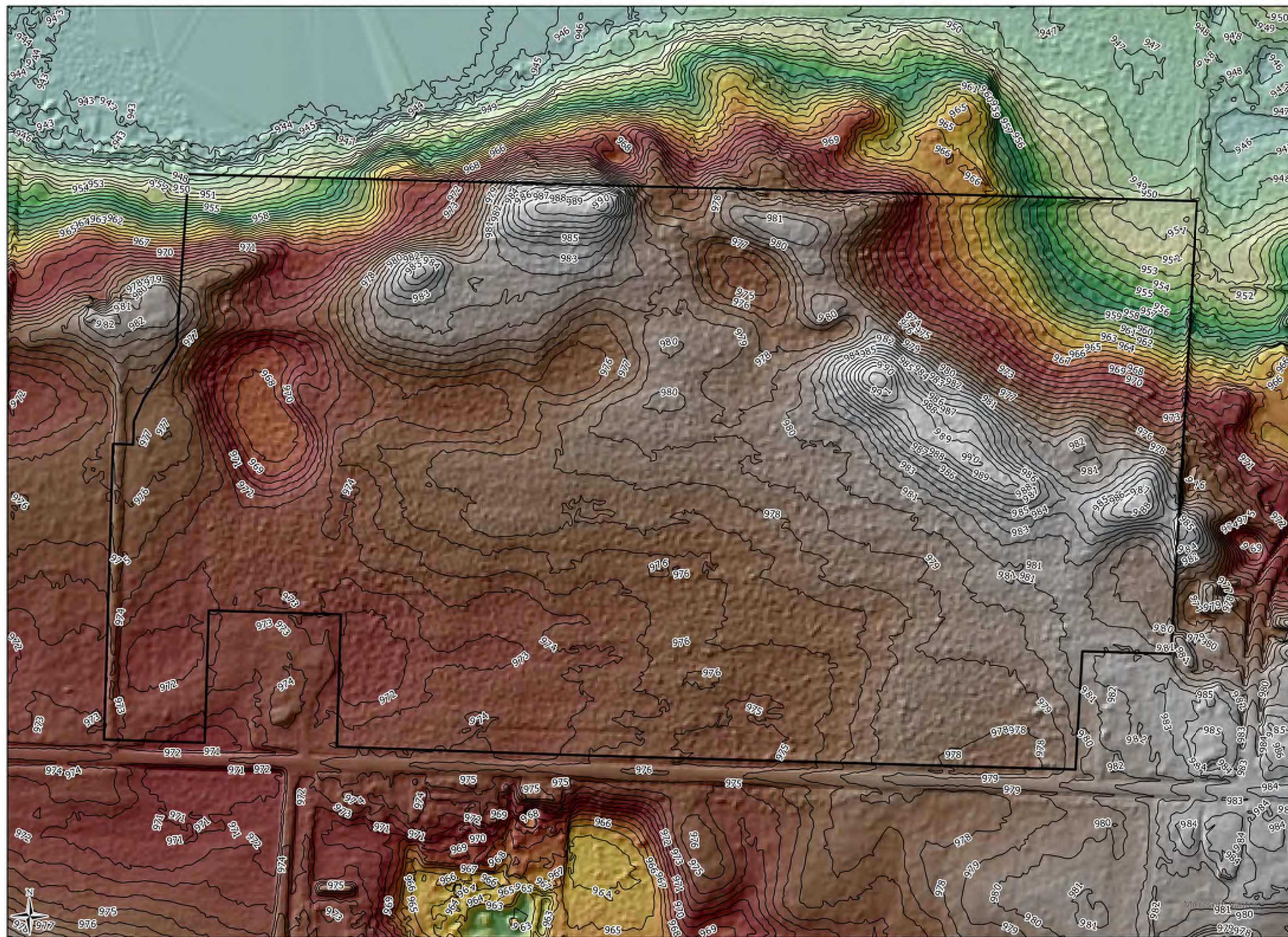
0 100 200
Feet

Heartland
ECOLOGICAL GROUP INC

Figure 5. Wisconsin
Wetland Inventory
Featherwood Trails
Project # 20261736
T5N, R9E, S3
T Oregon, Dane Co

2024 Orthophoto
WDNR, USGS LRR: NCNE

Figure Created: 5/7/2026



Study Area (66.12 ac)
~ Dane Co 1' Contours

0 100 200
Feet

Heartland
ECOLOGICAL GROUP INC

Figure 6. Color-Stretch
 Digital Elevation Model
 Featherwood Trails
 Project # 20261736
 T5N, R9E, S3
 T Oregon, Dane Co

DNR Lidar Service
 Dane County, WDNR
 LRR: NCNE

Figure Created: 5/7/2026



- Study Area (66.12 ac)
- Dane Co 1' Contours
- Field Delineated Wetlands (0.13 ac)
- Approx. Offsite Wetland Boundaries

Sample Points

- Upland
- Wetland

0 100 200
Feet

Heartland
ECOLOGICAL GROUP INC

Figure 7. Field Delineated Wetlands

Featherwood Trails
Project # 20261736
T5N, R9E, S3
T Oregon, Dane Co

2024 Orthophoto
Dane County, HEG

LRR: NCNE

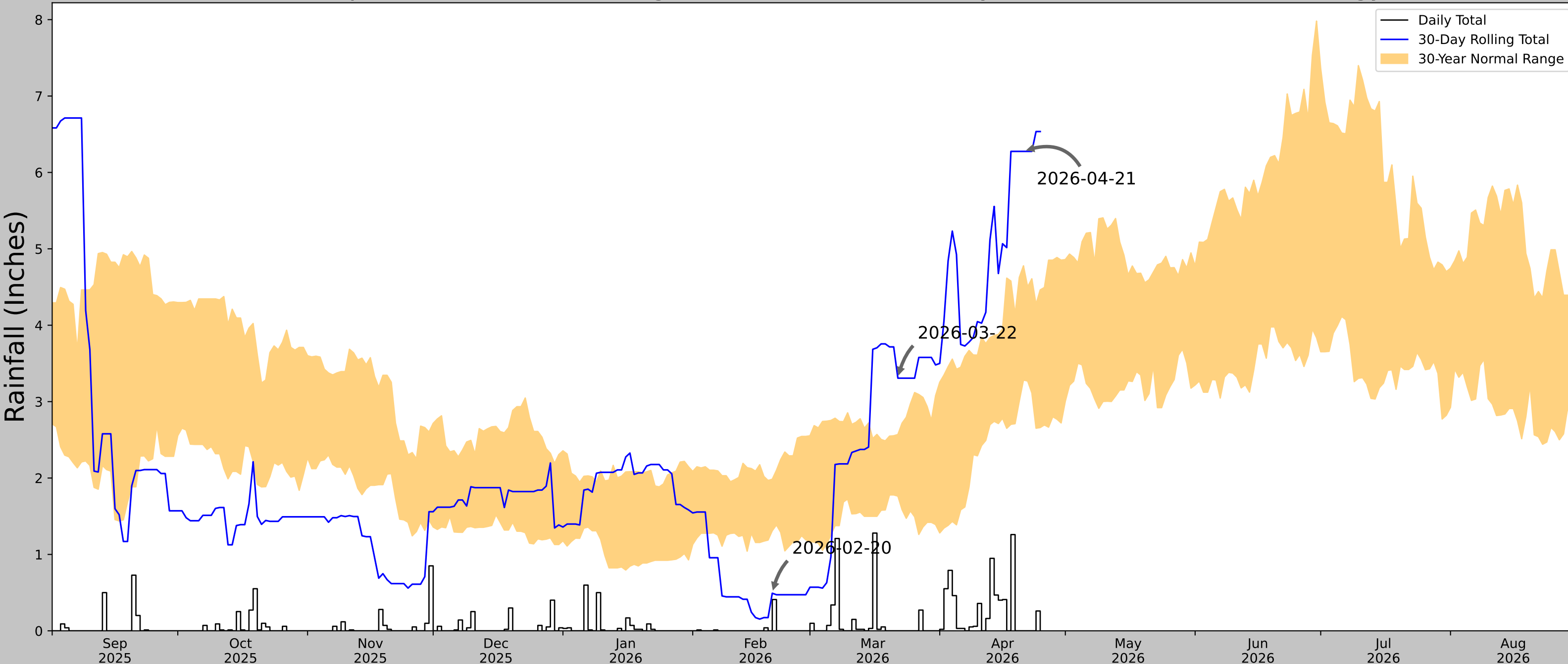
Figure Created: 5/7/2026



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Appendix B | APT Analysis

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



Coordinates	42.93829, -89.41356
Observation Date	2026-04-21
Elevation (ft)	976.386
Drought Index (PDSI)	Incipient drought (2026-03)
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2026-04-21	3.282677	4.778347	6.275591	Wet	3	3	9
2026-03-22	1.763386	2.569685	3.307087	Wet	3	2	6
2026-02-20	1.310236	1.984646	0.492126	Dry	1	1	1
Result							Wetter than Normal - 16

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
UW ARBORETUM - MADISON	43.0411, -89.4286	870.079	7.144	106.307	3.974	11069	86
MADISON 4.0 SW	43.038, -89.4436	994.095	0.787	124.016	0.452	3	0
MADISON 4.4 SSW	43.0255, -89.4319	970.144	1.091	100.065	0.6	19	0
MADISON 3.7 SW	43.0494, -89.4482	977.034	1.144	106.955	0.637	1	0
MADISON 1.7 WSW	43.0685, -89.4165	895.997	1.989	25.918	0.947	0	1
MADISON 2.1 WSW	43.0669, -89.4255	958.005	1.789	87.926	0.962	0	1
MADISON 3.7 WSW	43.0623, -89.4565	935.039	2.032	64.96	1.046	30	0
MADISON 3.1 WSW	43.0642, -89.4474	999.016	1.857	128.937	1.075	5	0
CHARMANY FARM	43.0597, -89.4819	1045.932	2.982	175.853	1.866	220	2
MADISON DANE CO RGNL AP	43.1406, -89.3453	858.924	8.058	11.155	3.716	6	0



US Army Corps
of Engineers



ERDC
Engineering Research and Development Center

Figures and tables made by the
Antecedent Precipitation Tool
Version 3.0

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



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Appendix C | Wetland Determination Data Sheets

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 20261736 Featherwood Trails City/County: Dane County Sampling Date: 2026-04-21
Applicant/Owner: VH Acquisitions, LLC State: Wisconsin Sampling Point: P01
Investigator(s): Scott Fuchs Section, Township, Range: sec 03 T005N R009E
Landform (hillslope, terrace, etc.): Ridge Local relief (concave, convex, none): Convex Slope (%): 3-7
Subregion (LRR or MLRA): LRR L, MLRA 95 Lat: 42.938327 Long: -89.409495 Datum: WGS84
Soil Map Unit Name: McHenry silt loam, 12 to 20 percent slopes, eroded NWI classification: None (WWI)

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

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

Hydrophytic Vegetation Present? Yes _____ No <u>✓</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>✓</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>✓</u>	
Wetland Hydrology Present? Yes _____ No <u>✓</u>	
Remarks: (Explain alternative procedures here or in a separate report.) Sample point recorded on a linear convex ridge in the eastern portion of the study area. Agricultural field that has not yet been planted this season, not normal circumstances. An analysis of antecedent precipitation was performed with the USACE APT tool, which indicates that conditions are wetter than normal for the time of year.	

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		_____ Surface Soil Cracks (B6)
_____ Surface Water (A1)	_____ Water-Stained Leaves (B9)	_____ Drainage Patterns (B10)
_____ High Water Table (A2)	_____ Aquatic Fauna (B13)	_____ Moss Trim Lines (B16)
_____ Saturation (A3)	_____ Marl Deposits (B15)	_____ Dry-Season Water Table (C2)
_____ Water Marks (B1)	_____ Hydrogen Sulfide Odor (C1)	_____ Crayfish Burrows (C8)
_____ Sediment Deposits (B2)	_____ Oxidized Rhizospheres on Living Roots (C3)	_____ Saturation Visible on Aerial Imagery (C9)
_____ Drift Deposits (B3)	_____ Presence of Reduced Iron (C4)	_____ Stunted or Stressed Plants (D1)
_____ Algal Mat or Crust (B4)	_____ Recent Iron Reduction in Tilled Soils (C6)	_____ Geomorphic Position (D2)
_____ Iron Deposits (B5)	_____ Thin Muck Surface (C7)	_____ Shallow Aquitard (D3)
_____ Inundation Visible on Aerial Imagery (B7)	_____ Other (Explain in Remarks)	_____ Microtopographic Relief (D4)
_____ Sparsely Vegetated Concave Surface (B8)		_____ FAC-Neutral Test (D5)
Field Observations:		Wetland Hydrology Present? Yes _____ No <u>✓</u>
Surface Water Present? Yes _____ No <u>✓</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>✓</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>✓</u> Depth (inches): _____ (includes capillary fringe)		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Potential wetland hydrology signatures observed in 38% of normal antecedent precipitation years.		
Remarks: Potential wetland hydrology signatures observed during the OSA appear to be due to poor soils/droughty conditions rather than wetland hydrology.		

VEGETATION – Use scientific names of plants.

 Sampling Point: P01

Tree Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>0</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
<u>0</u> = Total Cover				Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>1</u></td> <td>x 4 = <u>4</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>1</u> (A)</td> <td><u>4.00</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>4.0</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>1</u>	x 4 = <u>4</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>1</u> (A)	<u>4.00</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>0</u>	x 2 = <u>0</u>																	
FAC species <u>0</u>	x 3 = <u>0</u>																	
FACU species <u>1</u>	x 4 = <u>4</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>1</u> (A)	<u>4.00</u> (B)																	
<u>0</u> = Total Cover																		
Sapling/Shrub Stratum (Plot size: <u>15' radius</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
<u>0</u> = Total Cover																		
Herb Stratum (Plot size: <u>5' radius</u>)																		
1. <u>Taraxacum officinale</u>	<u>1</u>	<u>N</u>	<u>FACU</u>	Hydrophytic Vegetation Indicators: ☐ 1 - Rapid Test for Hydrophytic Vegetation ☐ 2 - Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
<u>1.0</u> = Total Cover																		
Woody Vine Stratum (Plot size: <u>30' radius</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
<u>0</u> = Total Cover																		
Hydrophytic Vegetation Present? Yes _____ No ☒																		
Remarks: (Include photo numbers here or on a separate sheet.) Little vegetation due to early growing season and agricultural land use.																		

SOIL

Sampling Point: P01

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

[illegible]

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

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

☐ Histosol (A1)	☐ Polyvalue Below Surface (S8) (LRR R,
☐ Histic Epipedon (A2)	MLRA 149B)
☐ Black Histic (A3)	☐ Thin Dark Surface (S9) (LRR R, MLRA 149B)
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1) (LRR K, L)
☐ Stratified Layers (A5)	☐ Loamy Gleyed Matrix (F2)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)
☐ Sandy Redox (S5)	
☐ Stripped Matrix (S6)	
☐ Dark Surface (S7) (LRR R, MLRA 149B)	

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
☐ Coast Prairie Redox (A16) (**LRR K, L, R**)
☐ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
☐ Dark Surface (S7) (**LRR K, L**)
☐ Polyvalue Below Surface (S8) (**LRR K, L**)
☐ Thin Dark Surface (S9) (**LRR K, L**)
☐ Iron-Manganese Masses (F12) (**LRR K, L, R**)
☐ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
☐ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: _____

Depth (inches):

Hydric Soil Present? Yes _____ No ☒

Remarks:

Soils could not be fully sample due to dense gravel/cobble (natural). Attempted several samples in the vicinity. No hydric soil indicators possible given 3/3 to 12 inches.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 20261736 Featherwood Trails City/County: Dane County Sampling Date: 2026-04-21
Applicant/Owner: VH Acquisitions, LLC State: Wisconsin Sampling Point: P02
Investigator(s): Scott Fuchs Section, Township, Range: sec 03 T005N R009E
Landform (hillslope, terrace, etc.): Saddle Local relief (concave, convex, none): Concave Slope (%): 0-2
Subregion (LRR or MLRA): LRR L, MLRA 95 Lat: 42.939127 Long: -89.410615 Datum: WGS84
Soil Map Unit Name: McHenry silt loam, 12 to 20 percent slopes, eroded NWI classification: None (WWI)

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

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

Hydrophytic Vegetation Present? Yes _____ No <u>✓</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>✓</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>✓</u>	
Wetland Hydrology Present? Yes _____ No <u>✓</u>	
Remarks: (Explain alternative procedures here or in a separate report.) Sample point recorded within a small saddle/depression between two ridges in an agricultural field that has not yet been planted this year, not normal circumstances. An analysis of antecedent precipitation was performed with the USACE APT tool, which indicates that conditions are wetter than normal for the time of year.	

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		_____ Surface Soil Cracks (B6)
_____ Surface Water (A1)	_____ Water-Stained Leaves (B9)	_____ Drainage Patterns (B10)
_____ High Water Table (A2)	_____ Aquatic Fauna (B13)	_____ Moss Trim Lines (B16)
_____ Saturation (A3)	_____ Marl Deposits (B15)	_____ Dry-Season Water Table (C2)
_____ Water Marks (B1)	_____ Hydrogen Sulfide Odor (C1)	_____ Crayfish Burrows (C8)
_____ Sediment Deposits (B2)	_____ Oxidized Rhizospheres on Living Roots (C3)	_____ Saturation Visible on Aerial Imagery (C9)
_____ Drift Deposits (B3)	_____ Presence of Reduced Iron (C4)	_____ Stunted or Stressed Plants (D1)
_____ Algal Mat or Crust (B4)	_____ Recent Iron Reduction in Tilled Soils (C6)	_____ Geomorphic Position (D2)
_____ Iron Deposits (B5)	_____ Thin Muck Surface (C7)	_____ Shallow Aquitard (D3)
_____ Inundation Visible on Aerial Imagery (B7)	_____ Other (Explain in Remarks)	_____ Microtopographic Relief (D4)
_____ Sparsely Vegetated Concave Surface (B8)		_____ FAC-Neutral Test (D5)
Field Observations:		Wetland Hydrology Present? Yes _____ No <u>✓</u>
Surface Water Present? Yes _____ No <u>✓</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>✓</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>✓</u> Depth (inches): _____ (includes capillary fringe)		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: This area featured wetland hydrology signatures in 38% of normal antecedent precipitation years.		
Remarks: No wetland hydrology indicators observed. Wetland hydrology signatures on neighboring ridges observed during the OSA appear to be due to sandy/gravelly/cobbley soils rather than wetland hydrology.		

VEGETATION – Use scientific names of plants.

 Sampling Point: P02

Tree Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>0</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
<u>0</u> = Total Cover				Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>0</u> (A)</td> <td><u>0.00</u> (B)</td> </tr> </table> Prevalence Index = B/A = _____	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>0</u> (A)	<u>0.00</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>0</u>	x 2 = <u>0</u>																	
FAC species <u>0</u>	x 3 = <u>0</u>																	
FACU species <u>0</u>	x 4 = <u>0</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>0</u> (A)	<u>0.00</u> (B)																	
<u>0</u> = Total Cover																		
<u>0</u> = Total Cover				Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.														
Sapling/Shrub Stratum (Plot size: <u>15' radius</u>)																		
1. _____																		
2. _____																		
3. _____																		
4. _____																		
5. _____																		
6. _____																		
7. _____																		
<u>0</u> = Total Cover				Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.														
<u>0</u> = Total Cover																		
<u>0</u> = Total Cover																		
<u>0</u> = Total Cover																		
<u>0</u> = Total Cover																		
<u>0</u> = Total Cover																		
<u>0</u> = Total Cover																		
<u>0</u> = Total Cover				Hydrophytic Vegetation Present? Yes _____ No <u>✓</u>														
Woody Vine Stratum (Plot size: <u>30' radius</u>)																		
1. _____																		
2. _____																		
3. _____																		
4. _____																		
<u>0</u> = Total Cover																		

Remarks: (Include photo numbers here or on a separate sheet.)
 No vegetation present due to early growing season and agricultural land use.

SOIL

Sampling Point: P02

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

[illegible]¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

☐ Histosol (A1)	☐ Polyvalue Below Surface (S8) (LRR R,
☐ Histic Epipedon (A2)	MLRA 149B)
☐ Black Histic (A3)	☐ Thin Dark Surface (S9) (LRR R, MLRA 149B)
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1) (LRR K, L)
☐ Stratified Layers (A5)	☐ Loamy Gleyed Matrix (F2)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)
☐ Sandy Redox (S5)	
☐ Stripped Matrix (S6)	
☐ Dark Surface (S7) (LRR R, MLRA 149B)	

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
☐ Coast Prairie Redox (A16) (**LRR K, L, R**)
☐ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
☐ Dark Surface (S7) (**LRR K, L**)
☐ Polyvalue Below Surface (S8) (**LRR K, L**)
☐ Thin Dark Surface (S9) (**LRR K, L**)
☐ Iron-Manganese Masses (F12) (**LRR K, L, R**)
☐ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
☐ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ☒

Remarks:

No hydric soil indicators observed.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 20261736 Featherwood Trails City/County: Dane County Sampling Date: 2026-04-21
Applicant/Owner: VH Acquisitions, LLC State: Wisconsin Sampling Point: P03
Investigator(s): Scott Fuchs Section, Township, Range: sec 03 T005N R009E
Landform (hillslope, terrace, etc.): Sideslope Local relief (concave, convex, none): None Slope (%): 0-2
Subregion (LRR or MLRA): LRR L, MLRA 95 Lat: 42.939386 Long: -89.412408 Datum: WGS84
Soil Map Unit Name: Hayfield silt loam, 0 to 3 percent slopes NWI classification: None (WWI)

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

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

Hydrophytic Vegetation Present? Yes _____ No <u>✓</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>✓</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>✓</u>	
Wetland Hydrology Present? Yes _____ No <u>✓</u>	
Remarks: (Explain alternative procedures here or in a separate report.) Sample point recorded in the location of SWDV mapped wetland indicators in the northcentral portion of the study area. Agricultural field not yet planted this season, not normal circumstances. An analysis of antecedent precipitation was performed with the USACE APT tool, which indicates that conditions are wetter than normal for the time of year.	

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		_____ Surface Soil Cracks (B6)
_____ Surface Water (A1)	_____ Water-Stained Leaves (B9)	_____ Drainage Patterns (B10)
_____ High Water Table (A2)	_____ Aquatic Fauna (B13)	_____ Moss Trim Lines (B16)
_____ Saturation (A3)	_____ Marl Deposits (B15)	_____ Dry-Season Water Table (C2)
_____ Water Marks (B1)	_____ Hydrogen Sulfide Odor (C1)	_____ Crayfish Burrows (C8)
_____ Sediment Deposits (B2)	_____ Oxidized Rhizospheres on Living Roots (C3)	_____ Saturation Visible on Aerial Imagery (C9)
_____ Drift Deposits (B3)	_____ Presence of Reduced Iron (C4)	_____ Stunted or Stressed Plants (D1)
_____ Algal Mat or Crust (B4)	_____ Recent Iron Reduction in Tilled Soils (C6)	_____ Geomorphic Position (D2)
_____ Iron Deposits (B5)	_____ Thin Muck Surface (C7)	_____ Shallow Aquitard (D3)
_____ Inundation Visible on Aerial Imagery (B7)	_____ Other (Explain in Remarks)	_____ Microtopographic Relief (D4)
_____ Sparsely Vegetated Concave Surface (B8)		_____ FAC-Neutral Test (D5)
Field Observations:		Wetland Hydrology Present? Yes _____ No <u>✓</u>
Surface Water Present? Yes _____ No <u>✓</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>✓</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>✓</u> Depth (inches): _____ (includes capillary fringe)		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: No wetland hydrology signatures observed in this area during the OSA.		
Remarks: No wetland hydrology indicators observed.		

VEGETATION – Use scientific names of plants.

 Sampling Point: P03

Tree Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>0</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
<u>0</u> = Total Cover				Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>0</u> (A)</td> <td><u>0.00</u> (B)</td> </tr> </table> Prevalence Index = B/A = _____	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>0</u> (A)	<u>0.00</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>0</u>	x 2 = <u>0</u>																	
FAC species <u>0</u>	x 3 = <u>0</u>																	
FACU species <u>0</u>	x 4 = <u>0</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>0</u> (A)	<u>0.00</u> (B)																	
Sapling/Shrub Stratum (Plot size: <u>15' radius</u>)				Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.														
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
<u>0</u> = Total Cover				Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.														
Herb Stratum (Plot size: <u>5' radius</u>)					Hydrophytic Vegetation Present? Yes _____ No <u>✓</u>													
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
<u>0</u> = Total Cover																		
Woody Vine Stratum (Plot size: <u>30' radius</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
<u>0</u> = Total Cover																		

Remarks: (Include photo numbers here or on a separate sheet.)
 No vegetation present due to early growing season and agricultural land use.

SOIL

Sampling Point: P03

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

[illegible]

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

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

☐ Histosol (A1)	☐ Polyvalue Below Surface (S8) (LRR R,
☐ Histic Epipedon (A2)	MLRA 149B)
☐ Black Histic (A3)	☐ Thin Dark Surface (S9) (LRR R, MLRA 149B)
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1) (LRR K, L)
☐ Stratified Layers (A5)	☐ Loamy Gleyed Matrix (F2)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)
☐ Sandy Redox (S5)	
☐ Stripped Matrix (S6)	
☐ Dark Surface (S7) (LRR R, MLRA 149B)	

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
☐ Coast Prairie Redox (A16) (**LRR K, L, R**)
☐ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
☐ Dark Surface (S7) (**LRR K, L**)
☐ Polyvalue Below Surface (S8) (**LRR K, L**)
☐ Thin Dark Surface (S9) (**LRR K, L**)
☐ Iron-Manganese Masses (F12) (**LRR K, L, R**)
☐ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
☐ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ☒

Remarks:

No hydric soil indicators observed.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 20261736 Featherwood Trails City/County: Dane County Sampling Date: 2026-04-21
Applicant/Owner: VH Acquisitions, LLC State: Wisconsin Sampling Point: P04
Investigator(s): Scott Fuchs Section, Township, Range: sec 03 T005N R009E
Landform (hillslope, terrace, etc.): Plain Local relief (concave, convex, none): None Slope (%): 0-2
Subregion (LRR or MLRA): LRR L, MLRA 95 Lat: 42.938630 Long: -89.414048 Datum: WGS84
Soil Map Unit Name: Hayfield silt loam, 0 to 3 percent slopes NWI classification: None (WWI)

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

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

Hydrophytic Vegetation Present? Yes _____ No <u>✓</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>✓</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>✓</u>	
Wetland Hydrology Present? Yes _____ No <u>✓</u>	
Remarks: (Explain alternative procedures here or in a separate report.) Sample point recorded within flat, low-elevation portion of study area where there are mapped SWDV wetland indicators. Agricultural field not yet planted this year, not normal circumstances. An analysis of antecedent precipitation was performed with the USACE APT tool, which indicates that conditions are wetter than normal for the time of year.	

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		_____ Surface Soil Cracks (B6)
_____ Surface Water (A1)	_____ Water-Stained Leaves (B9)	_____ Drainage Patterns (B10)
_____ High Water Table (A2)	_____ Aquatic Fauna (B13)	_____ Moss Trim Lines (B16)
_____ Saturation (A3)	_____ Marl Deposits (B15)	_____ Dry-Season Water Table (C2)
_____ Water Marks (B1)	_____ Hydrogen Sulfide Odor (C1)	_____ Crayfish Burrows (C8)
_____ Sediment Deposits (B2)	_____ Oxidized Rhizospheres on Living Roots (C3)	_____ Saturation Visible on Aerial Imagery (C9)
_____ Drift Deposits (B3)	_____ Presence of Reduced Iron (C4)	_____ Stunted or Stressed Plants (D1)
_____ Algal Mat or Crust (B4)	_____ Recent Iron Reduction in Tilled Soils (C6)	_____ Geomorphic Position (D2)
_____ Iron Deposits (B5)	_____ Thin Muck Surface (C7)	_____ Shallow Aquitard (D3)
_____ Inundation Visible on Aerial Imagery (B7)	_____ Other (Explain in Remarks)	_____ Microtopographic Relief (D4)
_____ Sparsely Vegetated Concave Surface (B8)		_____ FAC-Neutral Test (D5)
Field Observations:		Wetland Hydrology Present? Yes _____ No <u>✓</u>
Surface Water Present? Yes _____ No <u>✓</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>✓</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>✓</u> Depth (inches): _____ (includes capillary fringe)		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: No wetland hydrology signatures observed in this location during the OSA.		
Remarks: Soil moist at 12 inches and onwards due to recent above average precipitation. No true saturation/WT observed.		

VEGETATION – Use scientific names of plants.

 Sampling Point: P04

Tree Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>0</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
<u>0</u> = Total Cover				Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>0</u> (A)</td> <td><u>0.00</u> (B)</td> </tr> </table> Prevalence Index = B/A = _____	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>0</u> (A)	<u>0.00</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>0</u>	x 2 = <u>0</u>																	
FAC species <u>0</u>	x 3 = <u>0</u>																	
FACU species <u>0</u>	x 4 = <u>0</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>0</u> (A)	<u>0.00</u> (B)																	
Sapling/Shrub Stratum (Plot size: <u>15' radius</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
<u>0</u> = Total Cover																		
Herb Stratum (Plot size: <u>5' radius</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
<u>0</u> = Total Cover																		
Woody Vine Stratum (Plot size: <u>30' radius</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
<u>0</u> = Total Cover																		
Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																		
Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.																		
Hydrophytic Vegetation Present? Yes _____ No <u>✓</u>																		
Remarks: (Include photo numbers here or on a separate sheet.) No vegetation present due to early growing season and agricultural land use.																		

SOIL

Sampling Point: P04

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

[illegible]

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

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

___ Histosol (A1)	___ Polyvalue Below Surface (S8) (LRR R,
___ Histic Epipedon (A2)	MLRA 149B)
___ Black Histic (A3)	___ Thin Dark Surface (S9) (LRR R, MLRA 149B)
___ Hydrogen Sulfide (A4)	___ Loamy Mucky Mineral (F1) (LRR K, L)
___ Stratified Layers (A5)	___ Loamy Gleyed Matrix (F2)
___ Depleted Below Dark Surface (A11)	___ Depleted Matrix (F3)
___ Thick Dark Surface (A12)	___ Redox Dark Surface (F6)
___ Sandy Mucky Mineral (S1)	___ Depleted Dark Surface (F7)
___ Sandy Gleyed Matrix (S4)	___ Redox Depressions (F8)
___ Sandy Redox (S5)	
___ Stripped Matrix (S6)	
___ Dark Surface (S7) (LRR R, MLRA 149B)	

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
☐ Coast Prairie Redox (A16) (**LRR K, L, R**)
☐ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
☐ Dark Surface (S7) (**LRR K, L**)
☐ Polyvalue Below Surface (S8) (**LRR K, L**)
☐ Thin Dark Surface (S9) (**LRR K, L**)
☐ Iron-Manganese Masses (F12) (**LRR K, L, R**)
☐ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
☐ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ☒

Remarks:

No hydric soil indicators observed.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 20261736 Featherwood Trails City/County: Dane County Sampling Date: 2026-04-21
Applicant/Owner: VH Acquisitions, LLC State: Wisconsin Sampling Point: P05
Investigator(s): Scott Fuchs Section, Township, Range: sec 03 T005N R009E
Landform (hillslope, terrace, etc.): Knoll Local relief (concave, convex, none): Convex Slope (%): 3-7
Subregion (LRR or MLRA): LRR L, MLRA 95 Lat: 42.939348 Long: -89.414228 Datum: WGS84
Soil Map Unit Name: McHenry silt loam, 12 to 20 percent slopes, eroded NWI classification: None (WWI)

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

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

Hydrophytic Vegetation Present? Yes _____ No <u>✓</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>✓</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>✓</u>	
Wetland Hydrology Present? Yes _____ No <u>✓</u>	
Remarks: (Explain alternative procedures here or in a separate report.) Sample point recorded on a convex knoll in the northwestern portion of the study area. Agricultural field not yet planted this year, not normal circumstances. An analysis of antecedent precipitation was performed with the USACE APT tool, which indicates that conditions are wetter than normal for the time of year.	

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		_____ Surface Soil Cracks (B6)
_____ Surface Water (A1)	_____ Water-Stained Leaves (B9)	_____ Drainage Patterns (B10)
_____ High Water Table (A2)	_____ Aquatic Fauna (B13)	_____ Moss Trim Lines (B16)
_____ Saturation (A3)	_____ Marl Deposits (B15)	_____ Dry-Season Water Table (C2)
_____ Water Marks (B1)	_____ Hydrogen Sulfide Odor (C1)	_____ Crayfish Burrows (C8)
_____ Sediment Deposits (B2)	_____ Oxidized Rhizospheres on Living Roots (C3)	_____ Saturation Visible on Aerial Imagery (C9)
_____ Drift Deposits (B3)	_____ Presence of Reduced Iron (C4)	_____ Stunted or Stressed Plants (D1)
_____ Algal Mat or Crust (B4)	_____ Recent Iron Reduction in Tilled Soils (C6)	_____ Geomorphic Position (D2)
_____ Iron Deposits (B5)	_____ Thin Muck Surface (C7)	_____ Shallow Aquitard (D3)
_____ Inundation Visible on Aerial Imagery (B7)	_____ Other (Explain in Remarks)	_____ Microtopographic Relief (D4)
_____ Sparsely Vegetated Concave Surface (B8)		_____ FAC-Neutral Test (D5)
Field Observations:		Wetland Hydrology Present? Yes _____ No <u>✓</u>
Surface Water Present? Yes _____ No <u>✓</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>✓</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>✓</u> Depth (inches): _____ (includes capillary fringe)		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Potential wetland hydrology signatures observed in 31% of normal antecedent precipitation years reviewed during the OSA.		
Remarks: Wetland hydrology signatures observed during OSA appear to be due to poor sandy/gravelly/cobbley soils rather than wetland hydrology.		

VEGETATION – Use scientific names of plants.

 Sampling Point: P05

Tree Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>0</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
<u>0</u> = Total Cover				Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>2</u></td> <td>x 4 = <u>8</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>2</u> (A)</td> <td><u>8.00</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>4.0</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>2</u>	x 4 = <u>8</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>2</u> (A)	<u>8.00</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>0</u>	x 2 = <u>0</u>																	
FAC species <u>0</u>	x 3 = <u>0</u>																	
FACU species <u>2</u>	x 4 = <u>8</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>2</u> (A)	<u>8.00</u> (B)																	
<u>0</u> = Total Cover																		
Sapling/Shrub Stratum (Plot size: <u>15' radius</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
<u>0</u> = Total Cover																		
Herb Stratum (Plot size: <u>5' radius</u>)																		
1. <u>Plantago lanceolata</u>	<u>1</u>	<u>N</u>	<u>FACU</u>															
2. <u>Taraxacum officinale</u>	<u>1</u>	<u>N</u>	<u>FACU</u>															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
<u>2.0</u> = Total Cover																		
Woody Vine Stratum (Plot size: <u>30' radius</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
<u>0</u> = Total Cover																		
Remarks: (Include photo numbers here or on a separate sheet.) Little vegetation present due to early growing season and agricultural land use.																		

Hydrophytic Vegetation Indicators:
 ___ 1 - Rapid Test for Hydrophytic Vegetation
 ___ 2 - Dominance Test is >50%
 ___ 3 - Prevalence Index is ≤3.0¹
 ___ 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 ___ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes _____ No ✓

SOIL

Sampling Point: P05

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

[illegible]

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

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

___ Histosol (A1)	___ Polyvalue Below Surface (S8) (LRR R,
___ Histic Epipedon (A2)	MLRA 149B)
___ Black Histic (A3)	___ Thin Dark Surface (S9) (LRR R, MLRA 149B)
___ Hydrogen Sulfide (A4)	___ Loamy Mucky Mineral (F1) (LRR K, L)
___ Stratified Layers (A5)	___ Loamy Gleyed Matrix (F2)
___ Depleted Below Dark Surface (A11)	___ Depleted Matrix (F3)
___ Thick Dark Surface (A12)	___ Redox Dark Surface (F6)
___ Sandy Mucky Mineral (S1)	___ Depleted Dark Surface (F7)
___ Sandy Gleyed Matrix (S4)	___ Redox Depressions (F8)
___ Sandy Redox (S5)	
___ Stripped Matrix (S6)	
___ Dark Surface (S7) (LRR R, MLRA 149B)	

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
☐ Coast Prairie Redox (A16) (**LRR K, L, R**)
☐ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
☐ Dark Surface (S7) (**LRR K, L**)
☐ Polyvalue Below Surface (S8) (**LRR K, L**)
☐ Thin Dark Surface (S9) (**LRR K, L**)
☐ Iron-Manganese Masses (F12) (**LRR K, L, R**)
☐ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
☐ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: _____

Depth (inches):

Hydric Soil Present? Yes _____ No ☒

Remarks:

Could not fully sample soils due to dense gravel/cobble. Attempted several samples in the vicinity. No hydric soil indicators possible with 4/3 to 11 inches

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 20261736 Featherwood Trails City/County: Dane County Sampling Date: 2026-04-21
Applicant/Owner: VH Acquisitions, LLC State: Wisconsin Sampling Point: P06
Investigator(s): Scott Fuchs Section, Township, Range: sec 03 T005N R009E
Landform (hillslope, terrace, etc.): Sideslope Local relief (concave, convex, none): None Slope (%): 3-7
Subregion (LRR or MLRA): LRR L, MLRA 95 Lat: 42.938596 Long: -89.415157 Datum: WGS84
Soil Map Unit Name: Troxel silt loam, 0 to 3 percent slopes NWI classification: None (WWI)

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

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

Hydrophytic Vegetation Present? Yes _____ No ☒	Is the Sampled Area within a Wetland? Yes _____ No ☒ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No ☒	
Wetland Hydrology Present? Yes _____ No ☒	
Remarks: (Explain alternative procedures here or in a separate report.) Sample point recorded within an agricultural field that has not yet been planted this season, not normal circumstances. An analysis of antecedent precipitation was performed with the USACE APT tool, which indicates that conditions are wetter than normal for the time of year.	

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		___ Surface Soil Cracks (B6)
___ Surface Water (A1)	___ Water-Stained Leaves (B9)	___ Drainage Patterns (B10)
___ High Water Table (A2)	___ Aquatic Fauna (B13)	___ Moss Trim Lines (B16)
___ Saturation (A3)	___ Marl Deposits (B15)	___ Dry-Season Water Table (C2)
___ Water Marks (B1)	___ Hydrogen Sulfide Odor (C1)	___ Crayfish Burrows (C8)
___ Sediment Deposits (B2)	___ Oxidized Rhizospheres on Living Roots (C3)	___ Saturation Visible on Aerial Imagery (C9)
___ Drift Deposits (B3)	___ Presence of Reduced Iron (C4)	___ Stunted or Stressed Plants (D1)
___ Algal Mat or Crust (B4)	___ Recent Iron Reduction in Tilled Soils (C6)	___ Geomorphic Position (D2)
___ Iron Deposits (B5)	___ Thin Muck Surface (C7)	___ Shallow Aquitard (D3)
___ Inundation Visible on Aerial Imagery (B7)	___ Other (Explain in Remarks)	___ Microtopographic Relief (D4)
___ Sparsely Vegetated Concave Surface (B8)		___ FAC-Neutral Test (D5)
Field Observations:		Wetland Hydrology Present? Yes _____ No ☒
Surface Water Present? Yes _____ No ☒ Depth (inches): _____ Water Table Present? Yes _____ No ☒ Depth (inches): _____ Saturation Present? Yes _____ No ☒ Depth (inches): _____ (includes capillary fringe)		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Potential wetland hydrology signatures observed in 31% of normal antecedent precipitation years reviewed during the OSA.		
Remarks: Wetland hydrology signature area observed during the OSA. Signatures appear to be due to poor, sandy, gravelly soils rather than wetland hydrology. No wetland hydrology indicators observed.		

VEGETATION – Use scientific names of plants.

 Sampling Point: P06

Tree Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>0</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
<u>0</u> = Total Cover				Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>0</u> (A)</td> <td><u>0.00</u> (B)</td> </tr> </table> Prevalence Index = B/A = _____	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>0</u> (A)	<u>0.00</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>0</u>	x 2 = <u>0</u>																	
FAC species <u>0</u>	x 3 = <u>0</u>																	
FACU species <u>0</u>	x 4 = <u>0</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>0</u> (A)	<u>0.00</u> (B)																	
Sapling/Shrub Stratum (Plot size: <u>15' radius</u>)				Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.														
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
<u>0</u> = Total Cover				Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.														
Herb Stratum (Plot size: <u>5' radius</u>)					Hydrophytic Vegetation Present? Yes _____ No <u>✓</u>													
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
<u>0</u> = Total Cover																		
Woody Vine Stratum (Plot size: <u>30' radius</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
<u>0</u> = Total Cover																		

Remarks: (Include photo numbers here or on a separate sheet.)
 No vegetation present due to early growing season and agricultural land use.

SOIL

Sampling Point: P06

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

[illegible]

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

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

☐ Histosol (A1)	☐ Polyvalue Below Surface (S8) (LRR R,
☐ Histic Epipedon (A2)	MLRA 149B)
☐ Black Histic (A3)	☐ Thin Dark Surface (S9) (LRR R, MLRA 149B)
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1) (LRR K, L)
☐ Stratified Layers (A5)	☐ Loamy Gleyed Matrix (F2)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)
☐ Sandy Redox (S5)	
☐ Stripped Matrix (S6)	
☐ Dark Surface (S7) (LRR R, MLRA 149B)	

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
☐ Coast Prairie Redox (A16) (**LRR K, L, R**)
☐ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
☐ Dark Surface (S7) (**LRR K, L**)
☐ Polyvalue Below Surface (S8) (**LRR K, L**)
☐ Thin Dark Surface (S9) (**LRR K, L**)
☐ Iron-Manganese Masses (F12) (**LRR K, L, R**)
☐ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
☐ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: _____

Depth (inches):

Hydric Soil Present? Yes _____ No ☒

Remarks:

Could not sample below 12 inches due to dense gravel/cobble. No hydric soil indicators possible with 3/3 surface layer.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 20261736 Featherwood Trails City/County: Dane County Sampling Date: 2026-04-21
Applicant/Owner: VH Acquisitions, LLC State: Wisconsin Sampling Point: P07
Investigator(s): Scott Fuchs Section, Township, Range: sec 03 T005N R009E
Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 0-2
Subregion (LRR or MLRA): LRR L, MLRA 95 Lat: 42.938387 Long: -89.415365 Datum: WGS84
Soil Map Unit Name: Troxel silt loam, 0 to 3 percent slopes NWI classification: None (WWI)

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

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

Hydrophytic Vegetation Present? Yes ☒ No _____	Is the Sampled Area within a Wetland? Yes ☒ No _____ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes ☒ No _____	
Wetland Hydrology Present? Yes ☒ No _____	
Remarks: (Explain alternative procedures here or in a separate report.) Sample point recorded within an isolated depression in the western portion of the study area. An analysis of antecedent precipitation was performed with the USACE APT tool, which indicates that conditions are wetter than normal for the time of year.	

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		_____ Surface Soil Cracks (B6)
_____ Surface Water (A1)	_____ Water-Stained Leaves (B9)	_____ Drainage Patterns (B10)
☒ High Water Table (A2)	_____ Aquatic Fauna (B13)	_____ Moss Trim Lines (B16)
☒ Saturation (A3)	_____ Marl Deposits (B15)	_____ Dry-Season Water Table (C2)
_____ Water Marks (B1)	_____ Hydrogen Sulfide Odor (C1)	_____ Crayfish Burrows (C8)
☒ Sediment Deposits (B2)	_____ Oxidized Rhizospheres on Living Roots (C3)	_____ Saturation Visible on Aerial Imagery (C9)
_____ Drift Deposits (B3)	_____ Presence of Reduced Iron (C4)	☒ Stunted or Stressed Plants (D1)
_____ Algal Mat or Crust (B4)	_____ Recent Iron Reduction in Tilled Soils (C6)	☒ Geomorphic Position (D2)
_____ Iron Deposits (B5)	_____ Thin Muck Surface (C7)	_____ Shallow Aquitard (D3)
_____ Inundation Visible on Aerial Imagery (B7)	_____ Other (Explain in Remarks)	_____ Microtopographic Relief (D4)
_____ Sparsely Vegetated Concave Surface (B8)		_____ FAC-Neutral Test (D5)
Field Observations:		Wetland Hydrology Present? Yes ☒ No _____
Surface Water Present? Yes _____ No ☒ Depth (inches): _____ Water Table Present? Yes ☒ No _____ Depth (inches): <u>10</u> Saturation Present? Yes ☒ No _____ Depth (inches): <u>0</u> (includes capillary fringe)		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Wetland hydrology indicators observed in 43% of normal antecedent precipitation years.		
Remarks: Saturated at surface, water table at 10. D1 indicator observed during OSA.		

VEGETATION – Use scientific names of plants.

 Sampling Point: P07

Tree Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>0</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
<u>0</u> = Total Cover				Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>0</u> (A)</td> <td><u>0.00</u> (B)</td> </tr> </table> Prevalence Index = B/A = _____	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>0</u> (A)	<u>0.00</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>0</u>	x 2 = <u>0</u>																	
FAC species <u>0</u>	x 3 = <u>0</u>																	
FACU species <u>0</u>	x 4 = <u>0</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>0</u> (A)	<u>0.00</u> (B)																	
Sapling/Shrub Stratum (Plot size: <u>15' radius</u>)				Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.														
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
<u>0</u> = Total Cover				Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.														
Herb Stratum (Plot size: <u>5' radius</u>)					Hydrophytic Vegetation Present? Yes <u>✓</u> No _____													
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
<u>0</u> = Total Cover				Woody Vine Stratum (Plot size: <u>30' radius</u>)														
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
<u>0</u> = Total Cover				Remarks: (Include photo numbers here or on a separate sheet.) No vegetation present due to early growing season and agricultural land use. Professional judgement used to determine that hydrophytic vegetation would be present if not for agricultural manipulation based on shallow water table, hydric soils, and consistency of crop stress/drown out observed in this location on aerial imagery.														

SOIL

Sampling Point: P07

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

[illegible]¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

☐ Histosol (A1)	☐ Polyvalue Below Surface (S8) (LRR R,
☐ Histic Epipedon (A2)	MLRA 149B)
☐ Black Histic (A3)	☐ Thin Dark Surface (S9) (LRR R, MLRA 149B)
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1) (LRR K, L)
☐ Stratified Layers (A5)	☐ Loamy Gleyed Matrix (F2)
☐ Depleted Below Dark Surface (A11)	☒ Depleted Matrix (F3)
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)
☐ Sandy Redox (S5)	
☐ Stripped Matrix (S6)	
☐ Dark Surface (S7) (LRR R, MLRA 149B)	

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
☐ Coast Prairie Redox (A16) (**LRR K, L, R**)
☐ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
☐ Dark Surface (S7) (**LRR K, L**)
☐ Polyvalue Below Surface (S8) (**LRR K, L**)
☐ Thin Dark Surface (S9) (**LRR K, L**)
☐ Iron-Manganese Masses (F12) (**LRR K, L, R**)
☐ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
☐ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ✓ No

Remarks:

Shallow depleted matrix.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 20261736 Featherwood Trails City/County: Dane County Sampling Date: 2026-04-21
Applicant/Owner: VH Acquisitions, LLC State: Wisconsin Sampling Point: P08
Investigator(s): Scott Fuchs Section, Township, Range: sec 03 T005N R009E
Landform (hillslope, terrace, etc.): Sideslope Local relief (concave, convex, none): None Slope (%): 3-7
Subregion (LRR or MLRA): LRR L, MLRA 95 Lat: 42.938226 Long: -89.415584 Datum: WGS84
Soil Map Unit Name: Troxel silt loam, 0 to 3 percent slopes NWI classification: None (WWI)

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

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

Hydrophytic Vegetation Present? Yes _____ No <u>✓</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>✓</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>✓</u>	
Wetland Hydrology Present? Yes _____ No <u>✓</u>	
Remarks: (Explain alternative procedures here or in a separate report.) Sample point recorded southwest of small wetland depression in the western portion of the study area. Agricultural field not yet planted this year, not normal circumstances. An analysis of antecedent precipitation was performed with the USACE APT tool, which indicates that conditions are wetter than normal for the time of year.	

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		_____ Surface Soil Cracks (B6)
_____ Surface Water (A1)	_____ Water-Stained Leaves (B9)	_____ Drainage Patterns (B10)
_____ High Water Table (A2)	_____ Aquatic Fauna (B13)	_____ Moss Trim Lines (B16)
_____ Saturation (A3)	_____ Marl Deposits (B15)	_____ Dry-Season Water Table (C2)
_____ Water Marks (B1)	_____ Hydrogen Sulfide Odor (C1)	_____ Crayfish Burrows (C8)
_____ Sediment Deposits (B2)	_____ Oxidized Rhizospheres on Living Roots (C3)	_____ Saturation Visible on Aerial Imagery (C9)
_____ Drift Deposits (B3)	_____ Presence of Reduced Iron (C4)	_____ Stunted or Stressed Plants (D1)
_____ Algal Mat or Crust (B4)	_____ Recent Iron Reduction in Tilled Soils (C6)	_____ Geomorphic Position (D2)
_____ Iron Deposits (B5)	_____ Thin Muck Surface (C7)	_____ Shallow Aquitard (D3)
_____ Inundation Visible on Aerial Imagery (B7)	_____ Other (Explain in Remarks)	_____ Microtopographic Relief (D4)
_____ Sparsely Vegetated Concave Surface (B8)		_____ FAC-Neutral Test (D5)
Field Observations:		Wetland Hydrology Present? Yes _____ No <u>✓</u>
Surface Water Present? Yes _____ No <u>✓</u> Depth (inches): _____		
Water Table Present? Yes <u>✓</u> No _____ Depth (inches): <u>20</u>		
Saturation Present? Yes <u>✓</u> No _____ Depth (inches): <u>19</u> (includes capillary fringe)		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: No wetland hydrology indicators observed in this location during the OSA.		
Remarks:		

VEGETATION – Use scientific names of plants.

 Sampling Point: P08

Tree Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>0</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
<u>0</u> = Total Cover				Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>0</u> (A)</td> <td><u>0.00</u> (B)</td> </tr> </table> Prevalence Index = B/A = _____	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>0</u> (A)	<u>0.00</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>0</u>	x 2 = <u>0</u>																	
FAC species <u>0</u>	x 3 = <u>0</u>																	
FACU species <u>0</u>	x 4 = <u>0</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>0</u> (A)	<u>0.00</u> (B)																	
Sapling/Shrub Stratum (Plot size: <u>15' radius</u>)				Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.														
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
<u>0</u> = Total Cover				Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.														
Herb Stratum (Plot size: <u>5' radius</u>)					Hydrophytic Vegetation Present? Yes _____ No <u>✓</u>													
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
<u>0</u> = Total Cover																		
Woody Vine Stratum (Plot size: <u>30' radius</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
<u>0</u> = Total Cover																		

Remarks: (Include photo numbers here or on a separate sheet.)
 No vegetation present due to agricultural land use and early growing season.

SOIL

Sampling Point: P08

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

[illegible]

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

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

☐ Histosol (A1)	☐ Polyvalue Below Surface (S8) (LRR R,
☐ Histic Epipedon (A2)	MLRA 149B)
☐ Black Histic (A3)	☐ Thin Dark Surface (S9) (LRR R, MLRA 149B)
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1) (LRR K, L)
☐ Stratified Layers (A5)	☐ Loamy Gleyed Matrix (F2)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)
☐ Sandy Redox (S5)	
☐ Stripped Matrix (S6)	
☐ Dark Surface (S7) (LRR R, MLRA 149B)	

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
☐ Coast Prairie Redox (A16) (**LRR K, L, R**)
☐ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
☐ Dark Surface (S7) (**LRR K, L**)
☐ Polyvalue Below Surface (S8) (**LRR K, L**)
☐ Thin Dark Surface (S9) (**LRR K, L**)
☐ Iron-Manganese Masses (F12) (**LRR K, L, R**)
☐ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
☐ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ☒

Remarks:

No hydric soil indicators observed.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 20261736 Featherwood Trails City/County: Dane County Sampling Date: 2026-04-21
Applicant/Owner: VH Acquisitions, LLC State: Wisconsin Sampling Point: P09
Investigator(s): Scott Fuchs Section, Township, Range: sec 03 T005N R009E
Landform (hillslope, terrace, etc.): Sideslope Local relief (concave, convex, none): None Slope (%): 3-7
Subregion (LRR or MLRA): LRR L, MLRA 95 Lat: 42.939450 Long: -89.415174 Datum: WGS84
Soil Map Unit Name: Hayfield silt loam, 0 to 3 percent slopes NWI classification: None (WWI)

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

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

Hydrophytic Vegetation Present? Yes _____ No <u>✓</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>✓</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>✓</u>	
Wetland Hydrology Present? Yes _____ No <u>✓</u>	
Remarks: (Explain alternative procedures here or in a separate report.) Sample point recorded within low elevation portion of SWDV mapped wetland indicators present in the northwestern portion of the site. Agricultural field, not normal circumstances. An analysis of antecedent precipitation was performed with the USACE APT tool, which indicates that conditions are wetter than normal for the time of year.	

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		_____ Surface Soil Cracks (B6)
_____ Surface Water (A1)	_____ Water-Stained Leaves (B9)	_____ Drainage Patterns (B10)
_____ High Water Table (A2)	_____ Aquatic Fauna (B13)	_____ Moss Trim Lines (B16)
_____ Saturation (A3)	_____ Marl Deposits (B15)	_____ Dry-Season Water Table (C2)
_____ Water Marks (B1)	_____ Hydrogen Sulfide Odor (C1)	_____ Crayfish Burrows (C8)
_____ Sediment Deposits (B2)	_____ Oxidized Rhizospheres on Living Roots (C3)	_____ Saturation Visible on Aerial Imagery (C9)
_____ Drift Deposits (B3)	_____ Presence of Reduced Iron (C4)	_____ Stunted or Stressed Plants (D1)
_____ Algal Mat or Crust (B4)	_____ Recent Iron Reduction in Tilled Soils (C6)	_____ Geomorphic Position (D2)
_____ Iron Deposits (B5)	_____ Thin Muck Surface (C7)	_____ Shallow Aquitard (D3)
_____ Inundation Visible on Aerial Imagery (B7)	_____ Other (Explain in Remarks)	_____ Microtopographic Relief (D4)
_____ Sparsely Vegetated Concave Surface (B8)		_____ FAC-Neutral Test (D5)
Field Observations:		Wetland Hydrology Present? Yes _____ No <u>✓</u>
Surface Water Present? Yes _____ No <u>✓</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>✓</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>✓</u> Depth (inches): _____ (includes capillary fringe)		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: No wetland hydrology indicators observed in this location during the OSA.		
Remarks: No wetland hydrology indicators observed.		

VEGETATION – Use scientific names of plants.

 Sampling Point: P09

Tree Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>0</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
<u>0</u> = Total Cover				Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>0</u> (A)</td> <td><u>0.00</u> (B)</td> </tr> </table> Prevalence Index = B/A = _____	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>0</u> (A)	<u>0.00</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>0</u>	x 2 = <u>0</u>																	
FAC species <u>0</u>	x 3 = <u>0</u>																	
FACU species <u>0</u>	x 4 = <u>0</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>0</u> (A)	<u>0.00</u> (B)																	
Sapling/Shrub Stratum (Plot size: <u>15' radius</u>)				Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.														
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
<u>0</u> = Total Cover				Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.														
Herb Stratum (Plot size: <u>5' radius</u>)					Hydrophytic Vegetation Present? Yes _____ No <u>✓</u>													
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
<u>0</u> = Total Cover																		
Woody Vine Stratum (Plot size: <u>30' radius</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
<u>0</u> = Total Cover																		

Remarks: (Include photo numbers here or on a separate sheet.)
 No vegetation present due to early growing season and agricultural land use.

SOIL

Sampling Point: P09

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

[illegible]

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

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

☐ Histosol (A1)	☐ Polyvalue Below Surface (S8) (LRR R,
☐ Histic Epipedon (A2)	MLRA 149B)
☐ Black Histic (A3)	☐ Thin Dark Surface (S9) (LRR R, MLRA 149B)
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1) (LRR K, L)
☐ Stratified Layers (A5)	☐ Loamy Gleyed Matrix (F2)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)
☐ Sandy Redox (S5)	
☐ Stripped Matrix (S6)	
☐ Dark Surface (S7) (LRR R, MLRA 149B)	

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
☐ Coast Prairie Redox (A16) (**LRR K, L, R**)
☐ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
☐ Dark Surface (S7) (**LRR K, L**)
☐ Polyvalue Below Surface (S8) (**LRR K, L**)
☐ Thin Dark Surface (S9) (**LRR K, L**)
☐ Iron-Manganese Masses (F12) (**LRR K, L, R**)
☐ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
☐ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks:

No hydric soil indicators met.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 20261736 Featherwood Trails City/County: Dane County Sampling Date: 2026-04-21
Applicant/Owner: VH Acquisitions, LLC State: Wisconsin Sampling Point: P10
Investigator(s): Scott Fuchs Section, Township, Range: sec 03 T005N R009E
Landform (hillslope, terrace, etc.): Gentle Sideslope Local relief (concave, convex, none): None Slope (%): 3-7
Subregion (LRR or MLRA): LRR L, MLRA 95 Lat: 42.939862 Long: -89.415829 Datum: WGS84
Soil Map Unit Name: Batavia silt loam, gravelly substratum, 6 to 12 percent slopes, eroded NWI classification: None (WWI)
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☐ No ☒ (If no, explain in Remarks.)
Are Vegetation ☒, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☐ No ☒
Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soil Present? Yes ☐ No ☒	If yes, optional Wetland Site ID: _____
Wetland Hydrology Present? Yes ☐ No ☒	

Remarks: (Explain alternative procedures here or in a separate report.)
Sample point recorded in the northwestern corner of the study area. Agricultural field that has not yet been planted this season, not normal circumstances. An analysis of antecedent precipitation was performed with the USACE APT tool, which indicates that conditions are wetter than normal for the time of year.

HYDROLOGY

Wetland Hydrology Indicators:	Secondary Indicators (minimum of two required)
<u>Primary Indicators (minimum of one is required; check all that apply)</u>	☐ Surface Soil Cracks (B6)
☐ Surface Water (A1)	☐ Drainage Patterns (B10)
☐ High Water Table (A2)	☐ Moss Trim Lines (B16)
☐ Saturation (A3)	☐ Dry-Season Water Table (C2)
☐ Water Marks (B1)	☐ Crayfish Burrows (C8)
☐ Sediment Deposits (B2)	☐ Saturation Visible on Aerial Imagery (C9)
☐ Drift Deposits (B3)	☐ Stunted or Stressed Plants (D1)
☐ Algal Mat or Crust (B4)	☐ Geomorphic Position (D2)
☐ Iron Deposits (B5)	☐ Shallow Aquitard (D3)
☐ Inundation Visible on Aerial Imagery (B7)	☐ Microtopographic Relief (D4)
☐ Sparsely Vegetated Concave Surface (B8)	☐ FAC-Neutral Test (D5)
Field Observations:	
Surface Water Present? Yes ☐ No ☒ Depth (inches): _____	
Water Table Present? Yes ☒ No ☐ Depth (inches): <u>22</u>	
Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): <u>20</u>	
	Wetland Hydrology Present? Yes ☐ No ☒
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Potential wetland hydrology signatures observed in 31% of normal antecedent precipitation years reviewed during OSA.	
Remarks: Wetland hydrology indicators observed in this area in only a handful of years, given slope present, signatures likely due to other factors than wetland hydrology. Soil moist from 16 inches onwards.	

VEGETATION – Use scientific names of plants.

 Sampling Point: P10

Tree Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>0</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
<u>0</u> = Total Cover				Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>1</u></td> <td>x 3 = <u>3</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>1</u> (A)</td> <td><u>3.00</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>3.0</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>1</u>	x 3 = <u>3</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>1</u> (A)	<u>3.00</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>0</u>	x 2 = <u>0</u>																	
FAC species <u>1</u>	x 3 = <u>3</u>																	
FACU species <u>0</u>	x 4 = <u>0</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>1</u> (A)	<u>3.00</u> (B)																	
<u>0</u> = Total Cover																		
Sapling/Shrub Stratum (Plot size: <u>15' radius</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
<u>0</u> = Total Cover																		
Herb Stratum (Plot size: <u>5' radius</u>)																		
1. <u>Acer negundo</u>	<u>1</u>	<u>N</u>	<u>FAC</u>															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
<u>1.0</u> = Total Cover																		
Woody Vine Stratum (Plot size: <u>30' radius</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
<u>0</u> = Total Cover																		
Remarks: (Include photo numbers here or on a separate sheet.) Little vegetation present due to agricultural land use and early growing season, just a couple of box elder seedlings.																		

Hydrophytic Vegetation Indicators:
 ___ 1 - Rapid Test for Hydrophytic Vegetation
 ___ 2 - Dominance Test is >50%
 ___ 3 - Prevalence Index is ≤3.0¹
 ___ 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 ___ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ✓ No _____

SOIL

Sampling Point: P10

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

[illegible]

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

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

☐ Histosol (A1)	☐ Polyvalue Below Surface (S8) (LRR R,
☐ Histic Epipedon (A2)	MLRA 149B)
☐ Black Histic (A3)	☐ Thin Dark Surface (S9) (LRR R, MLRA 149B)
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1) (LRR K, L)
☐ Stratified Layers (A5)	☐ Loamy Gleyed Matrix (F2)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)
☐ Sandy Redox (S5)	
☐ Stripped Matrix (S6)	
☐ Dark Surface (S7) (LRR R, MLRA 149B)	

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
☐ Coast Prairie Redox (A16) (**LRR K, L, R**)
☐ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
☐ Dark Surface (S7) (**LRR K, L**)
☐ Polyvalue Below Surface (S8) (**LRR K, L**)
☐ Thin Dark Surface (S9) (**LRR K, L**)
☐ Iron-Manganese Masses (F12) (**LRR K, L, R**)
☐ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
☐ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ☒

Remarks:

No hydric soil indicators observed. Poorer gravelly/sandy/cobbly soils present upslope to the south.



VH Acquisitions, LLC
Featherwood Trails
Project #: 20261736
May 26, 2026

Appendix D | Site Photographs



Photo #1 Sample point P01



Photo #2 Sample point P01



Photo #3 Sample point P01



Photo #4 Sample point P01



Photo #5 Sample point P02

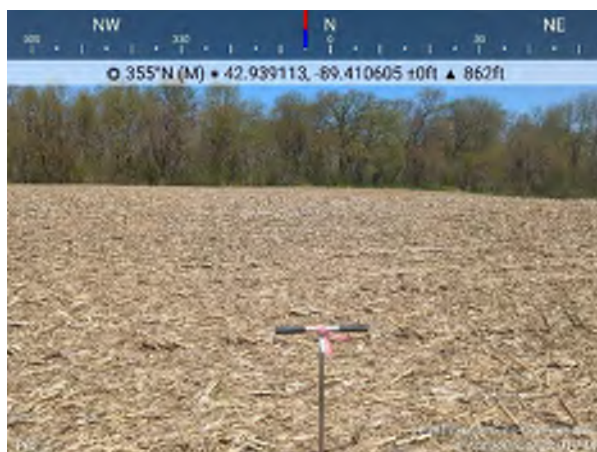


Photo #6 Sample point P02



Photo #7 Sample point P02



Photo #8 Sample point P02



Photo #9 Sample point P03



Photo #10 Sample point P03



Photo #11 Sample point P03



Photo #12 Sample point P03



Photo #13 Sample point P04



Photo #14 Sample point P04



Photo #15 Sample point P04



Photo #16 Sample point P04



Photo #17 Sample point P05



Photo #18 Sample point P05



Photo #19 Sample point P05



Photo #20 Sample point P05

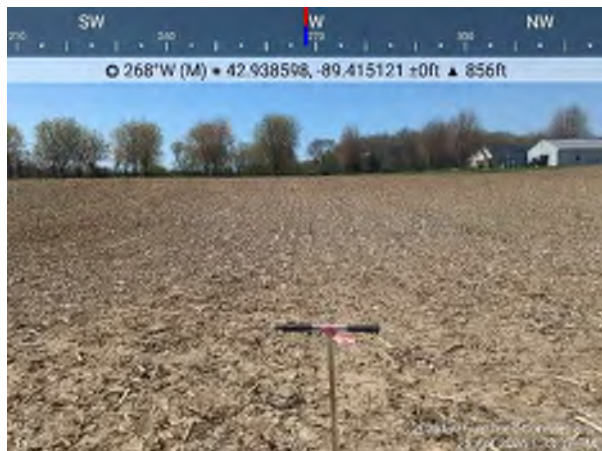


Photo #21 Sample point P06



Photo #22 Sample point P06



Photo #23 Sample point P06

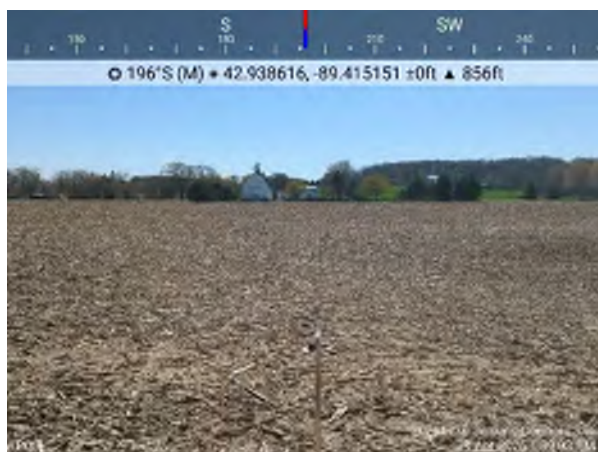


Photo #24 Sample point P06



Photo #25 Sample point P07



Photo #26 Sample point P07



Photo #27 Sample point P07



Photo #28 Sample point P07



Photo #29 Sample point P08



Photo #30 Sample point P08



Photo #31 Sample point P08



Photo #32 Sample point P08



Photo #33 Sample point P09



Photo #34 Sample point P09



Photo #35 Sample point P09



Photo #36 Sample point P09



Photo #37 Sample point P10



Photo #38 Sample point P10



Photo #39 Sample point P10



Photo #40 Gravelly/cobbley soils at P01



Photo #41 Gravelly/cobbley soils at P01



Photo #42 Gravelly/cobbley soils at P05



Photo #43 Gravelly/cobblely soils at P06



Photo #44 Offsite wetlands northwest of site



Photo #45 Offsite wetlands northwest of site



Photo #46 Offsite wetlands northwest of site



Photo #47 Evidence of growing season:
Prunus serotina leaf-out and flower
development



Photo #48 Evidence of growing season: garlic
mustard flowerin



Photo #49 Evidence of growing season: box elder leaf-out/blooming



Photo #50 Evidence of growing season: *Ribes* leaf-out



Photo #51 Evidence of growing season: *Rubus* leaf-out



VH Acquisitions, LLC
Featherwood Trails
Project #: 20261736
May 26, 2026

Appendix E | Delineator Qualifications

SCOTT FUCHS

Senior Scientist

506 Springdale Street, Mount Horeb, WI 53572

scott@heartlandecological.com

262-903-1156



Education

BS, Biology (emphasis in Ecology), University of Wisconsin - Whitewater, Whitewater, WI, 2015

Certifications & Professional Appointments

Professionally Assured Wetland Delineator, Wisconsin Department of Natural Resources, 2022 - present

Wildlife Fire Fighter Type 2, National Wildlife Coordinating Group, Incident Management Specialists, LLC, Madison, WI, 2017

Level One Chainsaw Safety Training, Forest Industry Safety & Training Alliance, Eau Claire, WI, 2016

Certified Pesticide Applicator (Category 6), Wisconsin Department of Trade and Consumer Protection, Madison, WI, 2016

Professional Development

Critical Methods in Wetland Delineation, Continuing Education and Extension, University of Wisconsin – La Crosse, WI, 2019 - 2025

Carex of Wisconsin, Waukesha County Land Conservancy Workshop, Brookfield, WI 2025

Sedges: Identification and Ecology, University of Wisconsin – Milwaukee Field Station Workshop, Cedarburg, WI 2022

Advanced Wetland Delineation Training, Continuing Education and Extension, University of Wisconsin – La Crosse, La Crosse, WI, 2019

Basic Wetland Delineation Training, Continuing Education and Extension, University of Wisconsin – La Crosse, La Crosse, WI, 2019

Professional Summary

Scott is a WDNR-assured wetland delineator and environmental scientist with expertise in wetland assessment and delineation, wetland mitigation, native plant communities of Wisconsin, botany, geographic information systems (GIS), and state/federal wetland regulations, permitting, and exemptions. Scott has worked in the environmental consulting and ecological conservation field professionally for 10 years as a wetland delineator, environmental consultant, field restoration ecologist and crew leader, ecology research assistant, and GIS administrator. Scott has completed over 100 wetland delineations throughout Wisconsin, prepared wetland and waterway permit applications and obtained approval from the DNR and USACE, and performed vegetation and hydrology monitoring for wetland mitigation projects. Scott also provides technical support by assisting with natural area restoration planning, monitoring and management, developing GIS-based project mapping, collecting and interpreting historic aerial imagery, and performing analysis of GIS data sets. Scott implemented Heartland's current GIS workflow, which utilizes ArcGIS Pro, ArcGIS Online (Fieldmaps), EOS Arrow GNSS receivers, and mobile devices to accurately record and view environmental data in the field. Scott achieved his professionally assured wetland delineator certification from the DNR in February 2022.

His experience includes: wetland determination and delineation, long-term vegetation and wildlife monitoring and reporting, collecting and processing monitoring well hydrology data, wetland mitigation bank viability analysis and planning, preparing state artificial and non-federal wetland exemption requests, preparing wetland and waterway permit applications, writing wetland delineation reports, rare species surveys, invasive species control, conducting prescribed burns, and invasive herbaceous, shrub, and tree removal.



Solutions for people, projects, and ecological resources.

Project Examples

Energy Sector

OneEnergy, Solar Site Evaluations, Northwestern WI, 2025

Managed a team of three assured wetland delineators and two assistant delineators to perform wetland delineations and desktop assessments on 12 prospective solar sites in Barron, Clark, Jackson, and Pepin Counties totaling 775 acres.

Alliant Energy, Columbia County Wind Farm Project, Columbia County, WI, 2025

Performed wetland delineations on 10 prospective wind turbine sites totaling 260 acres located in southeastern Columbia County.

Madison Gas and Electric, Morey Solar Field Wetland Delineation and Restoration, Dane County, WI, 2021

Assisted in the delineation of wetlands present on a 104-acre airport property, which was a proposed site for a solar field on the west side of Madison, WI. Following construction of the solar field, assisted in creating a native species planting and management plan.

SCS Engineers, Mallard Ridge and Glacier Ridge Landfill Pipelines, Walworth and Dodge Counties, WI, 2018

Performed wetland delineation along separate 1.5-mile and 3.6-mile corridors passing through savanna, upland prairie, wet prairie, hardwood swamps, agricultural fields, stream crossings, and highway right-of-way. Wetland delineation was necessary for construction of methane pipelines linking to nearby regional pipelines.

Private Sector

KSW Construction Corporation, Pink Elephant Renovation, Dane County, WI, 2023

Performed a wetland delineation, prepared an application for and obtained a general wetland disturbance permit from the WDNR for wetland impacts associated with the modernization and expansion of an existing gas station. Assisted in obtaining local project approval through annexation into the neighboring Village.

Capital Growth Buchalter, Inc., Readstown Dollar General, Vernon County, WI, 2023

Performed a wetland delineation and obtained a general wetland disturbance permit from the WDNR for construction of a Dollar General located near Readstown, WI

Harmony Valley Real Estate, Harmony Valley Farm, Vernon County, WI, 2022

Performed a wetland delineation within a 161-acre property containing organic vegetable farms fields, the Bad Axe River floodplain, old fields, woodlands, and coulees within Wisconsin's picturesque driftless area.

Nuemann Developments, Port Washington Road Subdivision, Ozaukee County, WI

Performed a wetland determination and delineation within a 50-acre agricultural field. Compiled historic information to support an approved WI Act 183 artificial wetland exemption for wetlands located on site.

1520 LLC, Port Washington Road Commercial Development, Ozaukee County, WI, 2018

Performed a wetland determination and delineation within a highly disturbed 3-acre parcel containing clayey soils that was subsequently confirmed by WI DNR wetland regulatory staff. Compiled historic information to support an approved WI Act 183 artificial wetland exemption for wetlands located on site.

TPC Wisconsin (Formerly Cherokee Country Club), TPC Wisconsin Golf Course Improvements, Dane County, WI, 2020

Performed a wetland delineation throughout the 153-acre golf course. Assisted senior Heartland staff in preparing and obtaining an individual permit application for wetland and waterway disturbance associated with course improvements. Assisted the Heartland team in planning ecological restoration of the course's 36 acres of wetland. Prepared GIS tools to guide ecological restoration crews in the field.

KL Engineering / Dane County Parks, Phase 2 Lower Yahara River Trail, Dane County, WI

Assisted senior Heartland staff in performing a wetland delineation along an unimproved recreational trail on the northern shore of Lake Kegonsa. Supported KL Engineering in their design of a boardwalk built on the footprint of the unimproved trail by recommending efforts to reduce impacts to wetlands. Drafted an individual wetland disturbance permit application for temporary and minor permanent impacts involved with the project. Facilitated the purchase of mitigation credits required by the permit approval to offset wetland impacts.



D'Onofrio, Kottke & Associates, Creek Crossing Development, Dane County, WI, 2021

Assisted residential developer and engineering firm by writing an application for, and obtaining, an individual permit needed for road crossings, culvert placement, and pedestrian bridge associated with a 32-acre residential development.

Epic, Epic Campus Expansion, Dane County, WI

Assisted in writing application materials for, and obtaining an individual permit for impacts to wetlands associated with an expansion of the Epic campus. Developed practicable alternatives analysis to minimize wetland impacts to the greatest extent practicable.

Bear Development, Barnes Prairie Mitigation Bank Site, Kenosha County, WI, 2018

Performed collection and processing of data from 46 hydrology monitoring wells located throughout a 230-acre agricultural field. Analyzed data to determine if wetland hydrology was present in the location of the sampling wells. Produced graphical representations of precipitation and ground water level data.

Spartan Land Investments, Kreyer Creek Compensatory Wetland Mitigation Bank Site, Monroe County, WI, 2019

Conducted quantitative vegetation monitoring of this 200+ acre compensatory wetland mitigation site. Vegetation monitoring was completed to assess progression of the site towards meeting regulatory performance standards. Vegetation monitoring including sample plot surveys and timed meander surveys. The results were summarized to assess the various performance metrics including florist quality assessments and diversity, invasive and noninvasive species relative cover, and prevalence indices of hydrophytic vegetation.

The vegetation data and results were incorporated into the annual monitoring report required by the U.S. Army Corps of Engineers and Interagency Review Team.

Black Bear Enterprises, Big Hollow Compensatory Wetland Mitigation Bank, Sauk County, WI, 2019

Assisted with the development of a Compensation Site Plan (CSP) for a nearly 200-acre compensatory wetland mitigation bank site as part of the Mitigation Banking Instrument (MBI). Completed various technical components of the CSP including assessment of the overall site characteristics and history, vegetation restoration plan, development of regulatory performance standards, and monitoring and management plan. Completed all site mapping and plans utilizing GIS.

Government Sector

Wisconsin Department of Transportation, Lower Wisconsin Mitigation Bank Site Search, West-Central WI, 2024-present

Performed a GIS-based assessment of the 7,000 square mile Lower Wisconsin Mitigation Bank Service Area to identify prospective wetland mitigation sites to offset wetland impacts incurred by WisDOT transportation projects. Contacted landowners to discuss wetland mitigation and their interest in selling properties for this purpose. Performed field evaluations to further assess candidate sites for wetland mitigation feasibility. Refined WisDOT's site search methodology to identify additional high-quality sites and to reduce the number of low-quality sites that are ultimately not feasible for wetland restoration projects.

Wisconsin Department of Natural Resources, Soik ILF Mitigation Site, Portage County, WI, 2019-present

Performed collection and processing of data from 14 monitoring wells present on a 60-acre ILF mitigation site. Performed analysis of hydrology data to determine if the site's wetland hydrology standard was met. Summarized results and created graphical representations of hydrology monitoring for end-of-year reporting to the WDNR and USACE.

Established quantitative vegetation monitoring plots and performed vegetation monitoring of a 60-acre wetland mitigation bank in Wisconsin's central sands region. Vegetation monitoring was completed to assess progression of the site towards meeting regulatory performance standards. Vegetation monitoring including sample plot surveys and timed meander surveys. The results were summarized to assess the various performance metrics across a variety of wetland vegetative community and compensation types.

Wisconsin Department of Natural Resources, Evansville ILF Mitigation Site, Rock County, WI, 2020-present

Performed baseline hydrology monitoring of a proposed wetland mitigation site to guide restoration activities. Performed analysis of historic aerial imagery to determine the location and extent of drain tile within the proposed mitigation site. Following ditch filling and tile breaking associated with the restoration project, performed monitoring and analysis of hydrology data collected from 12 on-site hydrology monitoring wells. Summarized results and created graphical representations of hydrology monitoring for end-of-year reporting to the WDNR and USACE.

Performed collection and processing of data from 9 hydrology monitoring wells within agricultural fields, disturbed wet meadow, and shrub-carr communities across a 40-acre site. Analyzed data to determine if wetland hydrology was



present in the location of the sampling wells and to compile baseline information prior to wetland restoration work. Produced graphical representations of precipitation and ground water level data.

Town of Westport, Westport Road Project, Dane County, WI, 2024-2025

Performed a wetland delineation along a 1-mile length of Westport Road in Westport/Madison, WI to support a project proposing to widen Westport Road and add bicycle lanes. Further assisted project proponents by obtaining an artificial wetland exemption for a constructed stormwater basin and obtained a general wetland disturbance permit for additional unavoidable wetland impacts associated with the project.

Transportation Sector

DAAR Engineering, State Trunk Highway 67, Dodge County, WI, 2025

Led a team of two assured wetland delineators and two assistant delineators in performing a wetland delineation within the right-of-way along a 4-mile length of State Trunk Highway 67 in the vicinity of Neosho, Wisconsin.

TEAM Engineering, N. Reedsburg Rd. Resurfacing and Rural Bridge Replacement Projects, Sauk County, WI, 2024

Performed wetland delineations along a ½ mile length of N. Reedsburg Rd. and adjacent to rural bridge crossings of Plum Creek and the Little Baraboo River.

Lynch & Associates, South 76th Street Improvement (CTH U), Milwaukee County, WI, 2023

Performed a wetland delineation along a 1.5-mile length of the South 76th Street right-of-way. Documented wetland communities in the field, created wetland delineation and community map figures, quantified wetland community impacts suitable for WisDOT mitigation purposes.

Lynch & Associates, N. Teutonia Ave. and N. Sherman Blvd. Improvement, Milwaukee County, WI, 2023

Performed a wetland delineation along a 3/4-mile length of N. Teutonia Ave. and N. Sherman Blvd. in a dense urban setting. Documented wetland communities and created wetland delineation and community map figures for mitigation purposes.

City of Verona/Epic/AECOM, U.S. Highway 18/151 Improvement, Dane County, WI, 2023

Performed rare species surveys for both state and federally listed threatened/endangered plant species along the right-of-way of USH 18/151, Dairy Ridge Road, and Country View Road adjacent to Epic's Verona campus. Performed wetland community and vegetative quality field assessments within wetlands adjacent to the Sugar River to support permitting efforts associated with the construction of a new access road to the Epic campus off of USH 18/151. Produced map figures and other GIS products to quantify proposed wetland impacts to different wetland communities. Provided wetland permitting support to the project engineer, AECOM.

Dane County Highway Department, County Highway J Improvement, Dane County, WI, 2023

Performed a wetland delineation along a 4.5-mile length of County Highway G, from its intersection with CTH A to STH 92, southwest of Mount Vernon, WI.

Dane County Highway Department, County Highway A Improvement, Dane County, WI, 2022

Performed a wetland delineation along a 6.6-mile length of the County Highway A right-of-way between Oregon and Stoughton, WI.

Dane County Highway Department, County Highway J Improvement, Dane County, WI, 2022

Performed a wetland delineation along a 1.2-mile length of the County Highway J right-of-way near Pine Bluff, WI.

Non-Profit Organizations

Nantucket Conservation Foundation, Head of the Plains, Nantucket County, MA

Conducted vegetation monitoring, small mammal live-trapping, and insect pitfall trapping to collect data that is being used in a longitudinal study exploring the viability of different ecological management and restoration techniques in sandplain grassland habitat, a globally rare ecological community.

Installed acoustic bat monitoring devices and regularly downloaded the recorded data to determine the presence of different bat species. Assisted in mist-netting and radio telemetry tracking of federally threatened northern long-eared bats. Performed emergence counts of bat roosting locations discovered via radio telemetry tracking.

Nantucket Conservation Foundation, Coatue, Nantucket County, MA

Conducted vegetation monitoring for a graduate level study investigating the effects of cormorant nesting on plant communities in remote sand dune/shoal habitats.



Nantucket Conservation Foundation, Head of the Plains, Sanford Farm / Ram Pasture, Madequecham Valley, Nantucket County, MA

Performed cut-and-treat management of invasive Phragmites in salt marsh habitats.





April 1, 2026

Scott Fuchs
Heartland Ecological Group, Inc.
506 Springdale Street
Mt. Horeb, WI 53572

Subject: 2026 Assured Wetland Delineator Confirmation

Dear Scott Fuchs:

This letter provides Wisconsin Department of Natural Resources (WDNR) confirmation for the wetland delineations you conduct during the 2026 growing season. You and your clients will not need to wait for the WDNR to review your wetland delineations before moving forward with project planning. This will help expedite the review process for WDNR's wetland regulatory program. Your name and contact information will continue to be listed on our website at: <http://dnr.wi.gov/topic/wetlands/assurance.html>.

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

To comply with Chapter 23.321, State Statutes, please supply the department with a polygon shapefile of the wetland boundaries delineated within the project area. Please do not include data such as parcel boundaries, project limits, wetland graphic representation symbols, etc. If internal upland polygons are found within a wetland polygon, then please label as UPLAND. The shapefile should utilize a State Plane Projection and be overlain onto recent aerial photography. If a different projection system is used, please indicate in which system the data are projected. In the correspondence sent with the shapefile, please supply a brief description of each wetland's plant community (eg: wet meadow, floodplain forest, etc.). Please send these data to Calvin Lawrence (608-266-0756 or email at calvin.lawrence@wisconsin.gov).

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

Sincerely,

Kara Brooks
Wetland Identification Coordinator
Bureau of Watershed Management



VH Acquisitions, LLC
Featherwood Trails
Project #: 20261736
May 26, 2026

Appendix F | NAIP Imagery / Off-Site Analysis

TABLE A1
Wetland Hydrology from Aerial Imagery - Recording Form*

Project Name: Featherwood Trails
Investigator: Scott Fuchs

Date: 2/10/2026
Legal Description (T, R, S): T5N

County: Dane
R9E S03

Summary Table

Date Image Taken*	Image Source	Climate Condition (wet, dry, normal)	Image Interpretation(s)				
			See Offsite Analysis Signature Areas figure for outlines of Areas 1-5				
			Area 1	Area 2	Area 3	Area 4	Area 5
Sep 1995	FSA Slide	Normal	NV	NV	CS	NV	CS-
Oct 1996	FSA Slide	Dry	NV	NV	NV	NV	NV
July 1997	FSA Slide	Normal	CS-	CS-	NV	CS-	CS-
July 1998	FSA Slide	Wet	NV/NSS	NV/NSS	NV/NSS	NV/NSS	NV/NSS
July 1999	FSA Slide	Normal	NV	DO	NV	NV	NV
July 2000	FSA Slide	Wet	CS	CS-	CS	CS	CS
July 2001	FSA Slide	Normal	NV/NSS	NV/NSS	NV/NSS	NV/NSS	NV/NSS
July 2002	FSA Slide	Normal	NV/NSS	NV/NSS	NV/NSS	NV/NSS	NV/NSS
July 2003	FSA Slide	Normal	NSS	NSS	NSS	NSS	NSS
2004-07-28	NAIP	Normal	CS-	NV	CS	CS	CS
2005-06-23	NAIP	Dry	NSS	NSS	NSS	NSS	NSS
2006-07-15	NAIP	Normal	CS-	NV	CS	CS	CS
2008-07-09	NAIP	Normal	NV	WS	NV	NV	NV
2010-07-02	NAIP	Wet	NV	DO	NV	NV	NV
2013-07-04	NAIP	Wet	NV	CS-	NV	CS-	CS-
2015-10-11	NAIP	Wet	NV	NV	NV	NV	NV
2017-09-22	NAIP	Normal	NV	CS/DO	NV	NV	NV
2018-10-04	NAIP	Wet	NV	NV	NV	NV	NV
2020-08-04	NAIP	Normal	DO/NC	DO	CS-	CS-	CS-
2022-06-26	NAIP	Normal	NV	NV	NV	NV	NV
2024-10-09	NAIP	Normal	NV	DO	NV	NV	NV
Normal Climate Condition			Area 1	Area 2	Area 3	Area 4	Area 5
Number			13	13	13	13	13
Number with wet signatures			4	6	4	4	5
Percent with wet signatures			31%	46%	31%	31%	38%

Key		
WS - Wetland Signature	SS - Soil Wetness Signature	CS - Crop Stress
NC - Not Cropped	AP - Altered Pattern	NV - Normal Vegetative Cover
DO - Drowned Out	SW - Standing Water	NSS - No Soil Wetness Signature
Other labels or comments:		

* Images that were taken after the 20th of their respective month were evaluated under the following month's table to account for otherwise missing precipitation data from the start of the month to the date the image was recorded.

- Use above key to label image interpretations. It is imperative that the reviewer read and understand the guidance associated with the use of these labels. If alternate labels are used, indicate in box above.
- If less than five (5) images taken during normal climate conditions are available, use an equal number of images taken during wet and dry climate conditions and use as many images as you have available. Describe the results using this methodology in your report.

Wetland Determination from Aerial Imagery - Recording Form*

Project Name: Featherwood Trails

Date: 2/10/2026

County: Dane

Investigator: Scott Fuchs

Legal Description (T, R, S): T5N R9E S03

Use the decision matrix below to create Table A2

Hydric Soils Present? ¹	Identified on NWI or WWI? ²	Percent with Wet Signatures from TABLE A1	Field Verification Required? ³	Wetland?
Yes	Yes	>50%	No	Yes
Yes	Yes	30-50%	No	Yes
Yes	Yes	<30%	Yes	Yes, if other hydrology indicators are present
Yes	No	>50%	No	Yes
Yes	No	30-50%	Yes	Yes, if other hydrology indicators are present
Yes	No	<30%	No	No
No	Yes	>50%	No	Yes
No	Yes	30-50%	No	Yes
No	Yes	<30%	No	No
No	No	>50%	Yes	Yes, if other hydrology indicators are present
No	No	30-50%	Yes	Yes, if other hydrology indicators are present
No	No	<30%	No	No

¹ The presence of hydric soils can be determined from the "Hydric Rating by Map Unit Feature" under "Land Classifications" from the Web Soil Survey. "Not Hydric" is the only category considered to not have hydric soils. Field sampling for the presence/absence of hydric soil indicators can be used in lieu of the hydric rating if appropriately documented by providing completed field data sheets.

² At minimum, the most updated NWI data available for the area must be reviewed for this step. Any and all other local or regional wetland maps that are publicly available should be reviewed.

³ Area should be reviewed in the field for the presence/absence of wetland hydrology indicators per the applicable 87 Manual Regional Supplement, including the D2

TABLE A2

Area	Hydric Soils Present? ¹	Identified on NWI or WWI?	Percent with Wet Signatures from TABLE A1	Other Hydrology Indicators Present? ¹	Wetland?
1	No (Mapped) No (Field)	No	31%	No	No
2	No (Mapped) Yes (Field)	No	46%	Yes	Yes
3	No (Mapped) No (Field)	No	31%	No	No
4	No (Mapped) No (Field)	No	31%	No	No
5	No (Mapped) No (Field)	No	38%	No	No

¹ Answer "N/A" if field verification is not required and was not conducted.

* Source: [http://www.bwsr.state.mn.us/wetlands/delineation/Guidance for Offsite Hydrology and Wetland Determinations.pdf](http://www.bwsr.state.mn.us/wetlands/delineation/Guidance%20for%20Offsite%20Hydrology%20and%20Wetland%20Determinations.pdf)



July Analysis

Date	Monthly Rainfall in Inches ¹						Weighted Sum	Relative Wetness
	April	Weighted Precip	May	Weighted Precip	June	Weighted Precip		
1997	1.81	1	3.85	4	5.83	6	11	Normal
1998	5.25	3	4.78	4	8.12	9	16	Wet
1999	7.85	3	4.29	4	4.67	6	13	Normal
2000	3.75	2	7.16	6	9.61	9	17	Wet
2001	3.35	2	4.63	4	5.86	6	12	Normal
2002	4.27	2	2.91	2	5.18	6	10	Normal
2003	2.77	1	6.97	6	3.61	6	13	Normal
2005-06-23	1.92	1	3.71	4	1.76	3	8	Dry
2006-07-15	6.34	3	5.04	4	2.16	3	10	Normal
2008-07-09	7.64	3	2.54	2	9.56	9	14	Normal
2010-07-02	4.52	2	4.19	4	8.64	9	15	Wet
2013-07-04	6.55	3	7.09	6	11.73	9	18	Wet
2022-06-26	3.35	2	3.38	4	3.67	6	12	Normal
30% chance less than**	2.95		3.34		3.42			
30 Year Average**	4.04		4.57		5.86			
30% chance more than**	4.75		5.37		7.12			

UW Arboretum - Madison, WI Weather Station

30-Year Precipitation Data (1995-2024) from NOAA Website

<http://agacis.rcc-acis.org/>

August Analysis

Date	Monthly Rainfall in Inches ¹						Weighted Sum	Relative Wetness
	May	Weighted Precip	June	Weighted Precip	July	Weighted Precip		
2004-07-28	11.13	3	4.26	4	4.18	6	13	Normal
2020-08-04	5.48	3	6.48	4	4.91	6	13	Normal
30% chance less than**	3.34		3.42		3.18			
30 Year Average**	4.57		5.86		4.54			
30% chance more than**	5.37		7.12		5.40			

UW Arboretum - Madison, WI Weather Station

30-Year Precipitation Data (1995-2024) from NOAA Website

<http://agacis.rcc-acis.org/>

September Analysis

Date	Monthly Rainfall in Inches ¹						Weighted Sum	Relative Wetness
	June	Weighted Precip	July	Weighted Precip	August	Weighted Precip		
1995	1.43	1	4.41	4	3.40	6	11	Normal
30% chance less than**	3.42		3.18		2.49			
30 Year Average**	5.86		4.54		4.10			
30% chance more than**	7.12		5.40		4.97			

UW Arboretum - Madison, WI Weather Station

30-Year Precipitation Data (1995-2024) from NOAA Website

<http://agacis.rcc-acis.org/>

October Analysis

Date	Monthly Rainfall in Inches ¹						Weighted Sum	Relative Wetness
	July	Weighted Precip	August	Weighted Precip	September	Weighted Precip		
1996	4.38	2	1.49	2	1.43	3	7	Dry
2015-10-11	4.68	2	4.30	4	6.11	9	15	Wet
2017-09-22	10.49	3	2.70	4	0.85	3	10	Normal
2018-10-04	3.73	2	11.38	6	7.76	9	17	Wet
2024-10-09	7.25	3	2.70	4	3.28	6	13	Normal
30% chance less than**	3.18		2.49		2.38			
30 Year Average**	4.54		4.10		3.62			
30% chance more than**	5.40		4.97		4.35			

UW Arboretum - Madison, WI Weather Station

30-Year Precipitation Data (1995-2024) from NOAA Website

<http://agacis.rcc-acis.org/>



Study Area (66.12 ac)
Offsite Analysis Signature Areas

0 100 200
Feet

Heartland
ECOLOGICAL GROUP INC

Offsite Analysis Signature
Areas

Featherwood Trails
Project # 20261736
T5N, R9E, S3
T Oregon, Dane Co

2020 NAIP
USDA

Figure Created: 5/7/2026



September 1995: Normal





Offsite Analysis FSA Slides
Featherwood Trails
Project #:20261736

October 1996: Dry



Solutions for people, projects, and ecological resources.



July 1997: Normal





Offsite Analysis FSA Slides
Featherwood Trails
Project #:20261736

July 1998: Wet





Offsite Analysis FSA Slides
Featherwood Trails
Project #:20261736

July 1999: Normal



Solutions for people, projects, and ecological resources.



Offsite Analysis FSA Slides
Featherwood Trails
Project #:20261736

July 2000: Wet



Solutions for people, projects, and ecological resources.



July 2001: Normal





Offsite Analysis FSA Slides
Featherwood Trails
Project #:20261736

July 2002: Normal



Solutions for people, projects, and ecological resources.



July 2003: Normal





Study Area (66.12 ac)

0 100 200
Ft

Heartland
ECOLOGICAL GROUP INC

2004-07-28 NAIP Aerial
Imagery
Featherwood Trails
Project # 20261736
T5N, R9E, S3
T Oregon, Dane Co

2004 NAIP
USDA

Figure Created: 5/7/2026



Study Area (66.12 ac)



Heartland
ECOLOGICAL GROUP INC
2005-06-23 NAIP Aerial
Imagery
Featherwood Trails
Project # 20261736
T5N, R9E, S3
T Oregon, Dane Co
2005 NAIP
USDA



Study Area (66.12 ac)



Heartland
ECOLOGICAL GROUP INC
2006-07-15 NAIP Aerial
Imagery
Featherwood Trails
Project # 20261736
T5N, R9E, S3
T Oregon, Dane Co
2006 NAIP
USDA



Study Area (66.12 ac)



Heartland
ECOLOGICAL GROUP INC

2010-07-02 NAIP Aerial
Imagery
Featherwood Trails
Project # 20261736
T5N, R9E, S3
T Oregon, Dane Co

2010 NAIP
USDA



Study Area (66.12 ac)

0 100 200
Ft

Heartland
ECOLOGICAL GROUP INC

2013-07-04 NAIP Aerial
Imagery
Featherwood Trails
Project # 20261736
T5N, R9E, S3
T Oregon, Dane Co

2013 NAIP
USDA

Figure Created: 5/7/2026



Study Area (66.12 ac)



Heartland
 ECOLOGICAL GROUP INC
 2015-10-11 NAIP Aerial
 Imagery
 Featherwood Trails
 Project # 20261736
 T5N, R9E, S3
 T Oregon, Dane Co
 2015 NAIP
 USDA



Study Area (66.12 ac)



Heartland
ECOLOGICAL GROUP INC
2017-09-22 NAIP Aerial
Imagery
Featherwood Trails
Project # 20261736
T5N, R9E, S3
T Oregon, Dane Co
2017 NAIP
USDA



Study Area (66.12 ac)



Heartland
ECOLOGICAL GROUP INC

2018-10-04 NAIP Aerial Imagery
Featherwood Trails
Project # 20261736
T5N, R9E, S3
T Oregon, Dane Co

2018 NAIP
USDA



Study Area (66.12 ac)

0 100 200
Ft

Heartland
ECOLOGICAL GROUP INC

2020-08-04 NAIP Aerial
Imagery
Featherwood Trails
Project # 20261736
T5N, R9E, S3
T Oregon, Dane Co

2020 NAIP
USDA

Figure Created: 5/7/2026



Study Area (66.12 ac)

0 100 200
Ft

Heartland
ECOLOGICAL GROUP INC

2022-06-26 NAIP Aerial
Imagery
Featherwood Trails
Project # 20261736
T5N, R9E, S3
T Oregon, Dane Co

2022 NAIP
USDA

Figure Created: 5/7/2026



Study Area (66.12 ac)

0 100 200
Ft

Heartland
ECOLOGICAL GROUP INC

2024-10-09 NAIP Aerial
Imagery
Featherwood Trails
Project # 20261736
T5N, R9E, S3
T Oregon, Dane Co

2024 NAIP
USDA

Figure Created: 5/7/2026

Appendix E: DNR Endangered Resources Preliminary Assessment



Endangered Resources Preliminary Assessment

Created on 4/15/2026. This report is good for one year after the created date.

DNR staff will be reviewing the ER Preliminary Assessments to verify the results provided by the Public Portal. ER Preliminary Assessments are only valid if the project habitat and waterway-related questions are answered accurately based on current site conditions. If an assessment is deemed invalid, a full ER review may be required even if the assessment indicated otherwise.

Results

A search was conducted of the NHI Portal within a 1-mile buffer (for terrestrial and wetland species) and a 2-mile buffer (for aquatic species) of the project area. Based on these search results, below are your follow-up actions.

This project is covered by the Broad Incidental Take Permit/Authorization for No/Low Impact Activities (No/Low BITP/A) (<https://dnr.wi.gov/topic/ERReview/ITNoLowImpact.html>) provided that the follow-up actions below are implemented. This BITP/A covers projects that the DNR has determined will have no impact or a minimal impact to endangered and threatened species in the state. Due to this coverage under the No/Low BITP/A, a formal review letter is not needed and only the actions listed below need to be followed to comply with state and/or federal endangered species laws, any take that may result from the proposed project is permitted/authorized for state-listed species.

Follow up actions:

The Bald Eagle (*Haliaeetus leucocephalus*) is Federally protected by the Bald & Golden Eagle Protection Act. An eagle nest has been recorded within 1 mile of the project area. Visit the USFWS Bald Eagle Management website (<https://fws.gov/story/do-i-need-eagle-take-permit>) for detailed guidelines and conservation measures for your specific project activity.

Visiting the website and following USFWS guidance will satisfy the project's Endangered Resources requirements.

A copy of this document can be kept on file and submitted with any other necessary DNR permit applications to show that the need for an ER Review has been met. This notice only addresses endangered resources issues. This notice does not constitute DNR authorization of the proposed project and does not exempt the project from securing necessary permits and approvals from the DNR and/or other permitting authorities.

Project Information

Landowner name	JENKINS JT REV TR, RONALD R & JULIE M & SUSAN K CONNER
Project address	5374 NETHERWOOD RD, Oregon, Wisconsin
Project description	New residential neighborhood development with 250 housing units and stormwater management areas

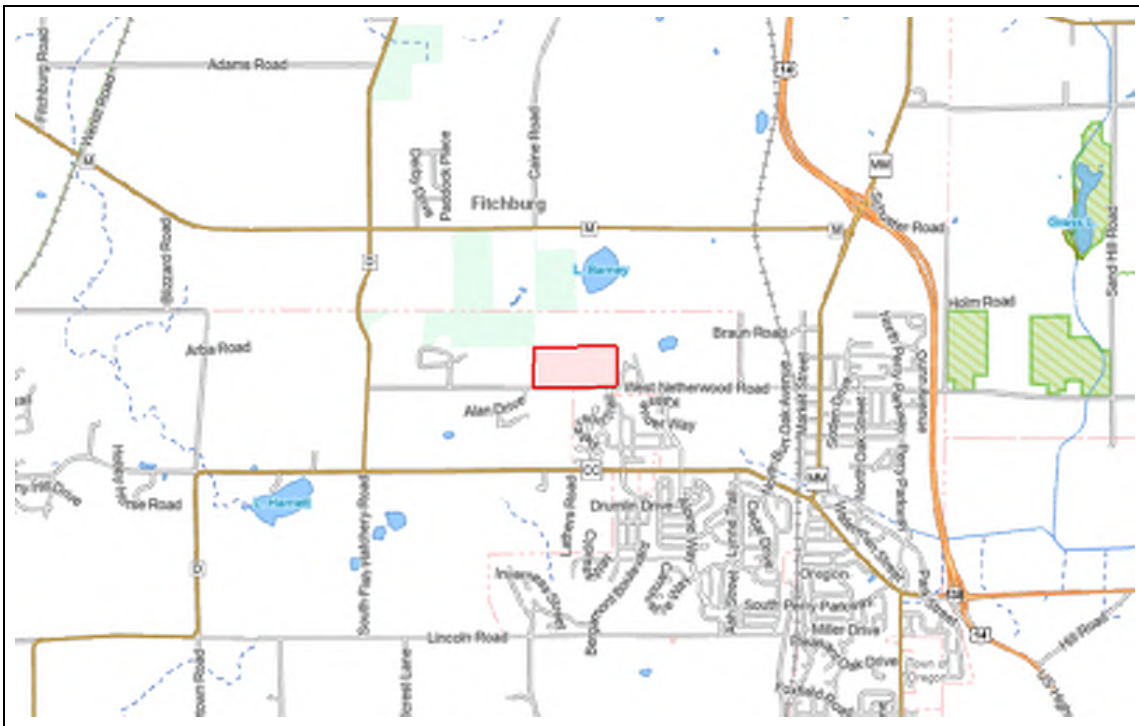
Project Questions

Does the project involve a public property?	No
Is there any federal involvement with the project?	No
Is the project a utility, agricultural, forestry or bulk sampling (associated with mining) project?	No
Is the project property in Managed Forest Law or Managed Forest Tax Law?	No
Project involves tree or shrub removal?	No

Is project near (within 300 ft) a waterbody or a shoreline?	Yes
Is project within a waterbody or along the shoreline?	No

Does the project area (including access routes, staging areas, laydown yards, select sites, source/fill sites, etc.) occur **entirely within** one or more of the following habitats?

Urban/residential	No
Manicured lawn	No
Artificial/paved surface	No
Agricultural land	Yes
Areas covered in crushed stone or gravel	No



The information shown on these maps has been obtained from various sources, and is of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. Users of these maps should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>.

<https://dnr.wisconsin.gov/nhiportal/public>

101 S. Webster Street . PO Box 7921 . Madison, Wisconsin 53707-7921

Appendix F: Planned Sewer

Veridian– Oregon Jenkins Sanitary Sewer Lift Station Design

Capacity Assumptions for ultimate buildout:

- 3 houses per acre
- 2.5 people per household (single family)
- 50 gallons per capita per day
- 4x peaking factor

Sewershed area ~178 acres

Veridian: 260 homes

Lands west of the Veridian development: 90 homes

Existing rural neighborhood: 33 homes

Lands east of existing neighborhood: 126 homes

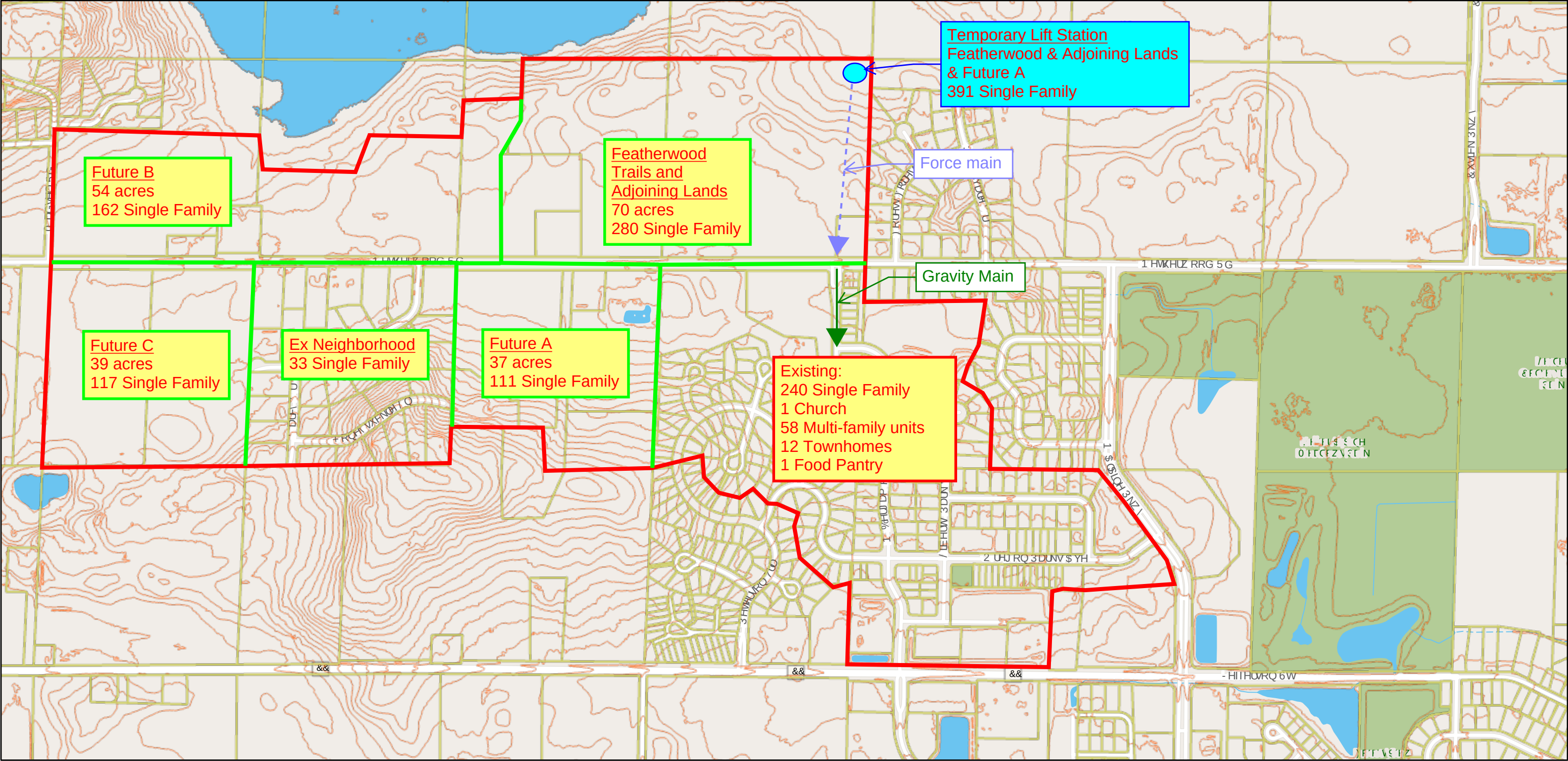
Ultimate proposed single family homes contributing to the lift station = 509

Population: $509 \times 2.5 \text{ people/house} = 1273 \text{ people}$

Consumption: $1273 \text{ people} \times 50 \text{ gal/cap/day} = 63,650 \text{ gal/day} \rightarrow 44.2 \text{ GPM} \rightarrow 0.1 \text{ cfs}$

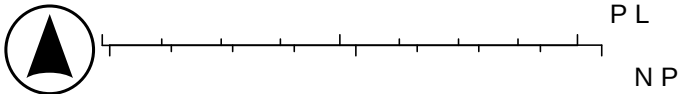
Peaking factor of 4 $\Rightarrow 177 \text{ GPM} \Rightarrow 0.40 \text{ cfs}$

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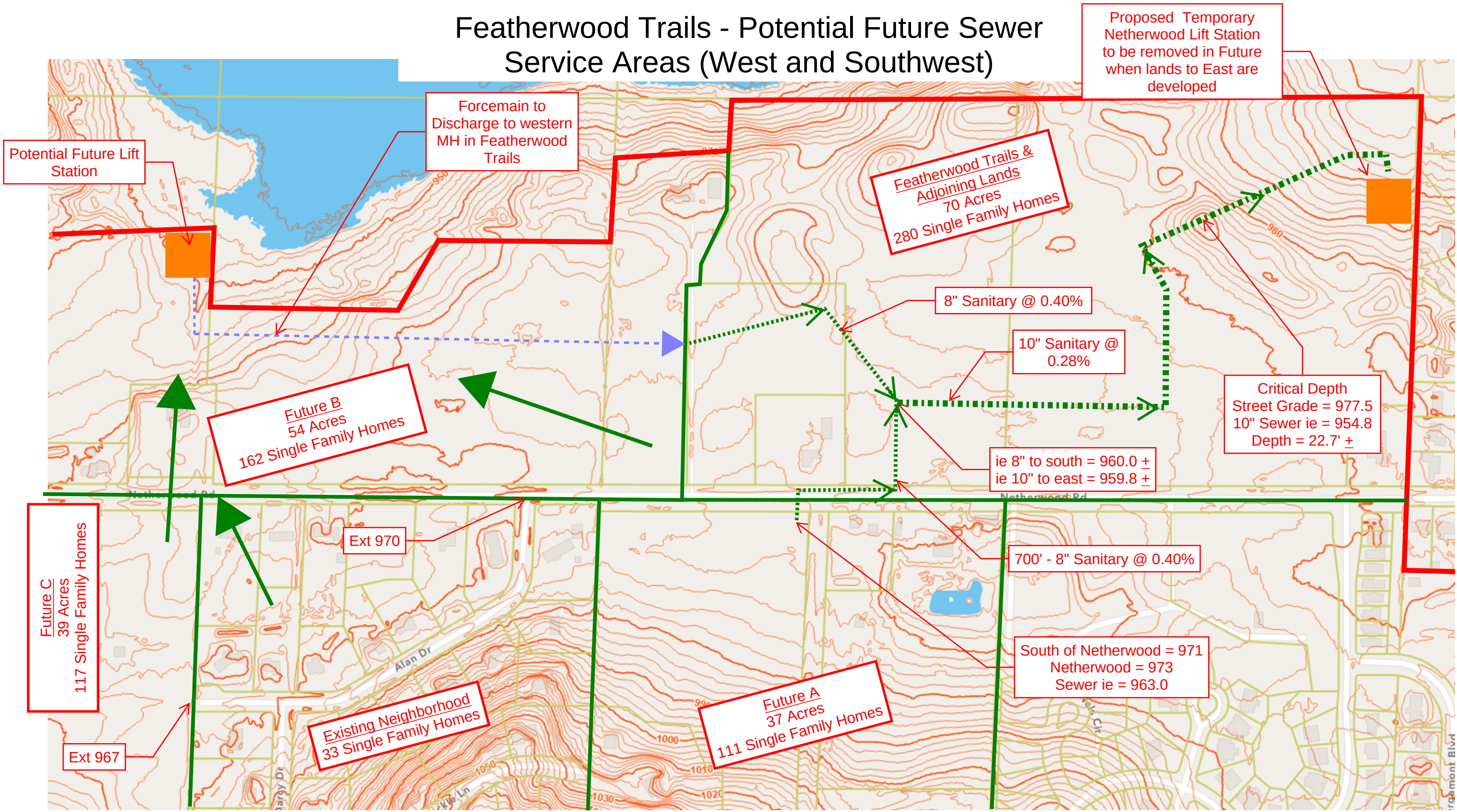
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Featherwood Trails - Potential Future Sewer Service Areas (West and Southwest)



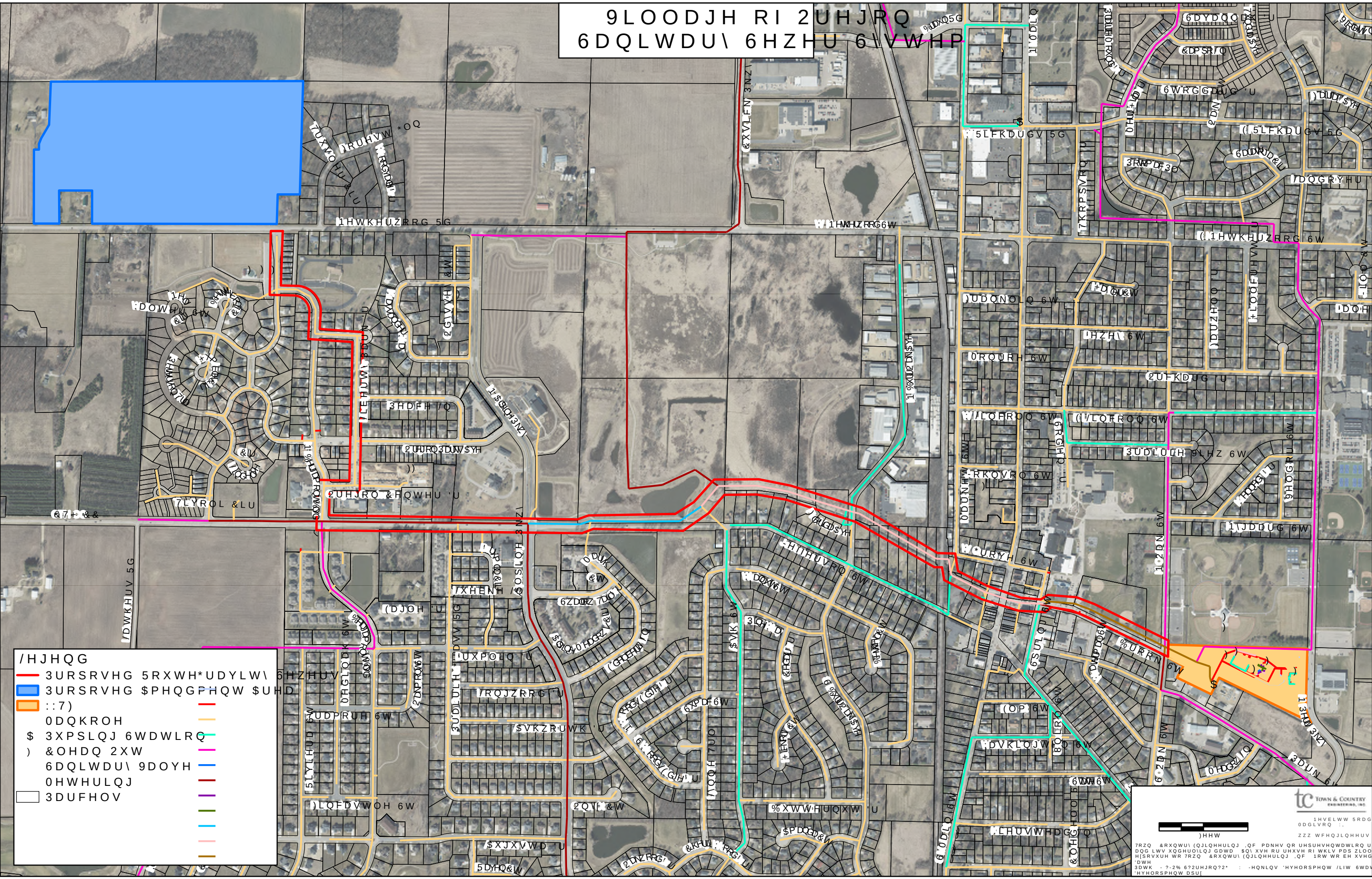
Appendix G: Village of Oregon Facilities Plan

Village of Oregon 2020 Facilities Plan

[https://www.vil.oregon.wi.us/vertical/sites/%7B3631401E-89E6-4B18-B72B-25DC241CC205%7D/uploads/Village of Oregon WWTP Facility Plan\(1\).pdf](https://www.vil.oregon.wi.us/vertical/sites/%7B3631401E-89E6-4B18-B72B-25DC241CC205%7D/uploads/Village%20of%20Oregon%20WWTP%20Facility%20Plan%20(1).pdf)

Appendix H: Sewer Capacity

9LOODJH RI 2UHJRO
6DQLWDUI\ 6HZHU 6VWHP



- /HJHQG
- 3URSRVHG 5RXWH*UDYLW\ 6HZHU
 - 3URSRVHG \$PHQGPHQW \$UHD
 - ::7)
 - 0DQKROH
 - \$ 3XPSLQJ 6WDWLRQ
 -) &OHDQ 2XW
 - 6DQLWDUI\ 9DOYH
 - 0HWHULQJ
 - 3DUFHOV
- Red line
 - Blue line
 - Orange line
 - Green line
 - Purple line
 - Yellow line
 - Cyan line
 - Magenta line
 - Brown line
 - Black line

Hydraflow DOT Report - Pipe Flow Summary

Source: Hydraflow DOT Report.pdf, pages 1-2. Capacity column corresponds to the report's "Capac Full (cfs)" field.

Line	To Line	Line Length (ft)	Total Flow (cfs)	Capacity Full (cfs)	Capacity Remaining (cfs)	% of Capacity	Pipe Size (in)	Pipe Slope (%)
1	Outfall	40.70	6.35	44.34	37.99	14.3%	27	0.98
2	1	95.12	6.35	19.46	13.11	32.6%	27	0.19
3	2	123.86	6.35	8.99	2.64	70.6%	27	0.04
4	3	313.04	6.35	12.64	6.29	50.2%	27	0.08
5	4	49.79	3.24	35.86	32.62	9.0%	27	0.64
6	5	386.98	3.24	18.75	15.51	17.3%	27	0.18
7	6	308.01	3.24	19.07	15.83	17.0%	27	0.18
8	7	141.58	3.24	19.17	15.93	16.9%	27	0.18
9	8	240.30	3.24	18.70	15.46	17.3%	27	0.17
10	9	28.58	3.22	18.72	15.50	17.2%	27	0.18
11	10	228.03	3.22	15.14	11.92	21.3%	24	0.21
12	11	76.31	3.21	16.73	13.52	19.2%	24	0.26
13	12	253.28	3.21	19.26	16.05	16.7%	24	0.35
14	13	321.01	3.17	17.39	14.22	18.2%	24	0.28
15	14	20.82	2.64	17.54	14.90	15.1%	24	0.29
16	15	123.24	2.58	21.22	18.64	12.2%	24	0.42
17	16	110.57	2.58	16.44	13.86	15.7%	24	0.25
18	17	396.92	2.58	15.56	12.98	16.6%	24	0.23
19	18	394.68	2.58	15.51	12.93	16.6%	24	0.23
20	19	120.17	2.58	16.32	13.74	15.8%	24	0.25
21	20	250.55	2.36	16.25	13.89	14.5%	24	0.25
22	21	291.88	2.36	16.56	14.20	14.3%	24	0.26
23	22	283.47	2.36	16.47	14.11	14.3%	24	0.25
24	23	346.00	2.36	15.41	13.05	15.3%	24	0.22
25	24	235.80	2.05	16.48	14.43	12.4%	24	0.25
26	25	233.23	1.68	14.13	12.45	11.9%	21	0.38
27	26	391.00	1.68	14.95	13.27	11.2%	21	0.43
28	27	403.07	1.68	13.04	11.36	12.9%	21	0.33
29	28	97.41	1.53	20.21	18.68	7.6%	21	0.78
30	29	283.33	1.53	11.29	9.76	13.6%	21	0.24
31	30	185.48	1.53	14.06	12.53	10.9%	21	0.38
32	31	376.83	1.12	5.73	4.61	19.5%	15	0.38
33	32	253.70	1.12	5.71	4.59	19.6%	15	0.37
34	33	116.88	0.96	5.72	4.76	16.8%	15	0.38
35	34	370.87	0.96	5.71	4.75	16.8%	15	0.37
36	35	368.48	0.96	5.73	4.77	16.8%	15	0.38
37	36	365.92	0.96	5.73	4.77	16.8%	15	0.38
38	37	317.26	0.27	2.30	2.03	11.7%	8	1.73
39	38	275.20	0.19	1.15	0.96	16.5%	8	0.44
40	39	397.49	0.19	2.15	1.96	8.8%	8	1.52
41	40	392.50	0.12	1.27	1.15	9.4%	8	0.53
42	41	397.19	0.09	1.11	1.02	8.1%	8	0.40

43	42	156.87	0.08	0.80	0.72		10.0%	8	0.21
44	43	380.54	0.07	1.27	1.20		5.5%	8	0.53
45	44	174.31	0.07	1.11	1.04		6.3%	8	0.40
46	45	46.77	0.07	0.88	0.81		8.0%	8	0.11
47	46	123.38	0.07	1.12	1.05		6.3%	8	0.41
48	47	133.50	0.07	1.06	0.99		6.6%	8	0.37
49	48	179.49	0.07	1.10	1.03		6.4%	8	0.40
50	49	399.04	0.00	1.27	1.27		0.0%	8	0.53
51	50	76.55	0.00	1.16	1.16		0.0%	8	0.44
		Minimum remaining peak capacity (cfs)				0.72			

Maximum flow for new development (gpm)

323 gpm

Appendix I: Existing Water Demand Calculations

Village of Oregon
Water Supply Summary
 from PSC Annual Reports, 2020-2024

Total Gallons Entering Distribution System (1000 gal)	2020	2021	2022	2023	2024	Average
January	20,366	21,837	23,066	22,131	23,013	22,083
February	19,120	19,866	20,559	19,743	22,584	20,374
March	20,912	22,613	22,406	21,580	22,030	21,908
April	21,016	22,609	22,510	21,859	22,277	22,054
May	23,684	27,763	26,041	29,852	25,520	26,572
June	27,258	36,659	29,894	42,823	26,579	32,643
July	29,803	33,194	35,145	39,613	29,037	33,358
August	36,243	31,279	33,019	36,824	31,603	33,794
September	25,343	30,570	28,197	29,944	32,457	29,302
October	22,549	24,661	26,729	24,482	27,867	25,258
November	20,825	22,587	23,209	21,960	22,440	22,204
December	22,063	23,166	22,526	22,486	23,159	22,680
Total	289,182	316,804	313,301	333,297	308,566	312,230
Average Gallons per Month (1000 gal)	24,099	26,400	26,108	27,775	25,714	26,019
Average Day Pumpage (1000 gal/day)	792.3	868.0	858.4	913.1	845.4	855.42
Census/DOA Estimated Population	11,179	11,497	11,815	11,940	12,066	11,699
Avg Pumped Gallons per Capita Per Day	70.9	75.5	72.6	76.5	70.1	73.1
Maximum Day Usage (1000 gal)	1,525	1,585	1,442	1,817	1,458	1,565
Max Day Peaking Factor	1.92	1.83	1.68	1.99	1.72	1.83
Max Pumped Gallons per Capita per Day	136	138	122	152	121	134
Metered Water Use (1000 gal)	272,437	280,855	270,919	311,028	284,694	283,987
Non-Revenue Water (1000 gal)	16,745	35,949	42,382	22,269	23,872	28,243
Non-Revenue Water as % of Supplied	6%	11%	14%	7%	8%	9%

Shading indicates maximum per capita rates

Maximum Days Reported:

Total 1000 Gallons Pumped	Date	Cause
1458	9/16/2024	Dry summer and new homes establishing new lawns
1817	6/21/2023	Dry summer and new homes establishing new lawns
1442	8/12/2022	Dry summer homes; extra watering lawn
1585	6/17/2021	Dry summer homes extra watering lawn
1525	8/25/2020	Unknown

Village of Oregon
Water Supply Maximum Days - Statistics
 from PSC Annual Report

Year	Maximum gallons (000s) pumped by all methods in any one day during reporting year	Date of maximum	Cause of maximum	Source of Water Supply - Total Annual Pumpage (000's)	Average Day Demand	MDD/ADD Ratio
2024	1458	9/16/2024	Dry summer and new homes establishing new lawns.	308,566	845,386	1.72
2023	1817	6/21/2023	dry summer and new homes establishing new lawns	333,297	913,142	1.99
2022	1442	8/12/2022	Dry summer homes; extra watering lawn	313,301	858,359	1.68
2021	1585	6/17/2021	Dry summer homes extra watering lawn.	316,804	79,690	1.77
2020	1525	8/25/2020	Unknown	289,182	792,279	1.92
2019	1819	8/9/2019	unknown	272,453	746,447	2.44
2018	1208	7/13/2018	Unknown	283,512	776,745	1.56
2017	1487	6/12/2017	Unknown	281,721	771,838	1.93
2016	1223	6/20/2016	Unknown - most likely main breaks	283,511	776,742	1.57
2015	1292	6/6/2015	Drought conditions during the summer.	281,705	771,795	1.67
2014	1730	6/12/2014	Drought conditions during the summer.	301,839	826,956	2.09
2013	1217	8/19/2013	Drought conditions during the summer.	276,611	757,838	1.61
2012	1836	7/16/2012	Drought conditions during the summer.	302,643	829,159	2.21
2011	1286	7/12/2011		273,118	748,268	1.72
2010	1183	6/1/2010	DRY WEATHER LAWN WATERING	270,490	741,068	1.60
Average						1.83
Number of Years of Data						15
Standard Deviation						0.260
degrees of freedom						14

Confidence Level %	Alpha	Value
80	0.2	1.92
85	0.15	1.93
90	0.1	1.95
95	0.05	1.98
98	0.02	2.01
99	0.01	2.03

Year	Maximum gallons (000s) pumped by all methods in any one day during reporting year	Date of maximum	Cause of maximum	Source of Water Supply - Total Annual Pumpage (000's)	Average Day Demand	MDD/ADD Ratio
2024	1458	9/16/2024	Dry summer and new homes establishing new lawns.	308,566	845,386	1.72
2023	1817	6/21/2023	dry summer and new homes establishing new lawns	333,297	913,142	1.99
2022	1442	8/12/2022	Dry summer homes; extra watering lawn	313,301	79,690	1.77
2021	1585	6/17/2021	Dry summer homes extra watering lawn.	316,804	867,956	1.83
2020	1525	8/25/2020	Unknown	289,182	792,279	1.92
2019	1819	8/9/2019	unknown	272,453	746,447	2.44
2018	1208	7/13/2018	Unknown	283,512	776,745	1.56
2017	1487	6/12/2017	Unknown	281,721	771,838	1.93
Average						1.89
Number of Years of Data						8
Standard Deviation						0.259
degrees of freedom						7

Confidence Level %	Alpha	Value
80	0.2	2.02
85	0.15	2.04
90	0.1	2.07
95	0.05	2.11
98	0.02	2.17
99	0.01	2.21

Village of Oregon

Peak Hour Demand Calculations

Current Max
Year
MDD (gpd) = 1,845,600
MDD Pumping Rate (gpm) = 1282

Time	Percent of Daily Ave. Demand	Calculated Peak Hour Demand (gpm)
Midnight		
1:00 AM	0.18	231
2:00 AM	0.18	231
3:00 AM	0.22	282
4:00 AM	0.34	436
5:00 AM	0.56	718
6:00 AM	0.73	936
7:00 AM	1.00	1,282
8:00 AM	1.25	1,602
9:00 AM	1.40	1,794
10:00 AM	1.42	1,820
11:00 AM	1.35	1,730
Noon	1.21	1,551
1:00 PM	1.18	1,512
2:00 PM	1.20	1,538
3:00 PM	1.25	1,602
4:00 PM	1.33	1,705
5:00 PM	1.60	2,051
6:00 PM	1.80	2,307
7:00 PM	1.60	2,051
8:00 PM	1.45	1,858
9:00 PM	1.13	1,448
10:00 PM	0.82	1,051
11:00 PM	0.52	666
Midnight	0.20	256

1.00

Village of Oregon

Projected Water Demands

Based on Per Capita Pumpage and Population Projections

Water Demand	Avg. Factor	Current Average (2020-2024)	Current Max Year
Population		12,066	12,066
Pumpage in Gallons per Capita per Day		73.1	76.5
Average Daily Demand (ADD) (gal)		882,200	922,800
Additional Future Demand			
Total ADD (gall)			
Maximum Day Demand (MDD) (gal)	2.00	1,764,400	1,845,600
MDD per Capita per Day		146	153
Population Growth			
PPZ % of Growth			
PPZ MDD (gal)			
HLPZ MDD (gal)			

Required Firm Well Capacity Projections

DNR Guidance for Municipal Drinking Water System Source Capacity:

Maximum Day Demand should be provided by firm well capacity pumping less than 18 hours per day.

Average Day Demand should be provided by firm well capacity running less than 12 hours per day.

		Current Average (2020-2024)	Current Max Year
Average Day Demand (ADD)		882,200	922,800
Maximum Day Demand (MDD)		1,764,400	1,845,600
Well Capacity			
Well 3	gpm	1,000	1,000
Well 4	gpm	850	850
Well 5	gpm	850	850
Well 6	gpm	850	850
Total Well Capacity	gpm	3,550	3,550
Firm Well Capacity	gpm	2,550	2,550
Required Firm Well Capacity - ADD 12 hrs	gpm	1,225	1,282
Required Firm Well Capacity - MDD 18 hrs	gpm	1,634	1,709
		Meets Guidance	Meets Guidance
Additional Well Capacity Needed (negative indicates excess capacity)	gpm	-916.3	-841.1

Appendix J: Preliminary Stormwater Report