

Community Development Department Memorandum 

February 25, 2010

TO: Janesville Plan Commission

FROM: Vicky Miller, Development Specialist *VM*

SUBJECT: Public Hearing, SSI Technologies Inc. request for the reduction of a plant screening requirement (from 80 feet to 40 feet) on property located at 3330 Palmer Drive.

I. RECOMMENDATION

The Community Development Department recommends that the Plan Commission forward a positive recommendation to the City Council to approve a reduction in the plant screening requirement (from 80 feet to 40 feet) along the north property line at 3330 Palmer Drive (SSI Technologies Inc.), subject to the following conditions:

1. That the site plan review letter dated February 23, 2010 be adhered to.
2. That a copy of the recorded affidavit for the screening requirement reduction be submitted to Staff prior to issuance of a final occupancy permit for the building addition.

II. REQUEST

Excel Engineering, on behalf of SSI Technologies Inc. is requesting a reduction in the plant screening requirement adjacent to the north property line at 3330 Palmer Drive from 80 feet to 40 feet in order that there may be parking spaces constructed in front of the building. SSI will be constructing a building addition on the north (front) elevation of the building which will displace the existing parking in that location.

III. ANALYSIS

- A. The subject property is approximately 6.57 acres and is located at 3330 Palmer Drive. SSI also owns approximately 1 ½ acres southwest of the property which is referred to as a "satellite site" for reserved parking should the business operations require the need for more parking than what can be accommodated on site. Both properties are zoned M1, Light Industrial District. Surrounding properties include industrial uses to the east, west and south and residential uses to the north.
- B. SSI has operated at this location since 1978 and currently manufactures powdered metal components. Production is approximately 80 percent automotive, globally providing parts such as anti-lock brake parts and exhaust flanges. SSI also performs non-automotive applications in many other industries such as military, food processing, and HVAC equipment.
- C. An 80 foot wide plant screening strip was established on a certified survey map recorded in 1977 along the north property line (parallel to Palmer Drive) in order to

buffer the residential neighbors across the street from business and trucking traffic generated at 3330 Palmer Drive. An 80 foot screening requirement was also established along the west property line; however, it was reduced in 1983 to twenty feet when SSI expanded operations onto the adjacent lot at 3200 Palmer Drive (SSI no longer owns this lot).

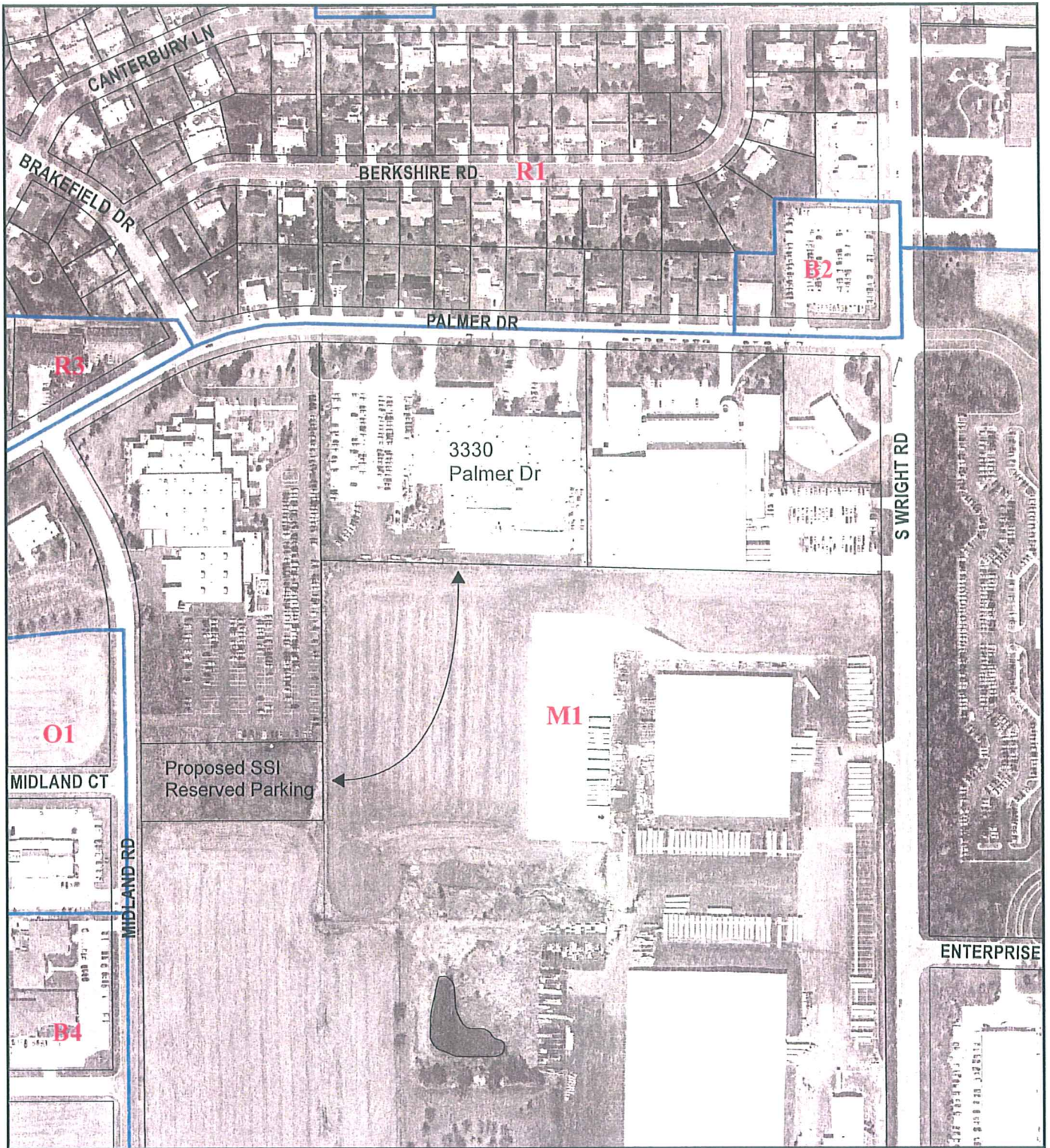
- D. SSI added onto the southwest corner of the facility in 2009 and is in the process of applying for permits to expand again on the northeast corner with a 10,350 square foot addition. The addition will be constructed in an area where there is currently customer parking. Since the addition will be located outside of the existing 80 foot screening strip, the building review is being conducted by Staff and no Plan Commission review is required for this element. However, the Plan Commission must review the proposed site plan (see attached) since SSI is requesting to reduce the screening requirement to 40 feet. The reduction would allow replacement of the existing parking which will be eliminated when the building addition is constructed.
- E. Attached is a copy of the proposed affidavit which would reduce the screening requirement from 80 feet to 40 feet. That requirement was recorded as a restriction on the original survey. Staff has included a condition in this recommendation that would require the petitioner to provide Staff with a recorded copy of the affidavit prior to issuance of an occupancy permit for the building addition.
- F. Staff recommends approval of the proposal, subject to the conditions of the site plan review letter dated February 23, 2010 (see attached). The conditions of the letter are premised on an approval of the reduction to a 40 foot wide plant screening strip. (Staff's recommended changes are outlined on the attached revised site plan.) Highlights of the letter include:
 - 1. The project meets the zoning ordinance requirements for parking and greenspace. Parking requirements will be met by showing 64 reserved stalls on the satellite site. The ordinance requires that greenspace requirements be satisfied on the subject parcel and in this case, they are; however, any future expansion of the building or pavement area would likely cause a deficiency.
 - 2. The drive aisle in front of the building must be marked as a one-way path with painted pavement markings and a "Do Not Enter" sign from the east exit point. In addition, this drive aisle narrows to 17 feet wide at one point and the Fire Department Inspector emphasized that this area must be kept free of obstructions and any snow build-up along the edges at all times.
 - 3. The current parking lot is in need of repair and maintenance which Staff believes should be completed along with this project.
 - 4. Landscaping in front of the new parking stalls must include taller and more dense screening than what is proposed. Staff is requiring evergreen plantings (to be a minimum of 42 inches in height at time of planting) which would remain "full" on a year-round basis. Staff is also requiring that the landscaping around the electric transformer in this area be modified to provide better screening on the north, east and west sides of the unit.
- G. The current zoning ordinance requires a 10 foot wide landscape green area screen opposite or adjoining a residence district. In addition, in new city industrial parks, the City has implemented restrictive covenants to require the establishment of a 50 foot green area screen opposite a residential district. The 80 foot screen planting area at SSI was placed as a restriction on a certified survey map approved in the

late 1970's to screen the industrial uses from the residential area on the north side of Palmer Drive. Since that time, a well established landscape buffer screen has been created. The development of the parking will have a minimum impact on this existing landscaping. Staff supports the reduction of the 80 foot screen at this time because the applicant is willing to install additional landscaping to further screen the parking area and building. In addition, establishing a loop parking area in front of the building will provide a better layout for the facility. A similar reduction was approved for 3430 Palmer Drive (Lab Safety) in 1985 when that 80 foot screening requirement was reduced to 67 feet to facilitate a building expansion.

Staff's role in this matter is to balance the needs of the neighbors while facilitating growth of the business. Staff believes that the request to provide customer parking in front of the building with the expansion of SSI is reasonable and that the increase in density and height of the landscaping to the remaining screening area will create a balance to the residential needs across Palmer Drive.

cc: Brad Cantrell

A handwritten signature in blue ink, appearing to be 'BRAD', is written over the name 'Brad Cantrell' in the distribution list.



Legend — Zone District Boundary

R1 Single-Family & Two Family Residence District	O3 Neighborhood Office District	M1 Light Industrial District
R1D Two Family Residence District	B1 Neighborhood Convenience District	M2 General Industrial District
R2 Limited General Residence District	B2 Community Shopping District	M3 Central Light Industrial District
R3 General Residence District	B3 General Commercial District	M4 Central General Industrial District
R3M Medium Density Residence District	B4 Business Highway District	A Agricultural District
R4 Central Residence District	B5 Central Business District	M Mining District
O1 Office / Residence District	B6 Central Service District	C Conservancy District
O2 Central Office / Residence District	BT Business Technology District	

Date: 2/23/10
 Scale: 1" = 300'
 Map Coordinate: Q-14

LOCATION / ZONING MAP
Reduction of Plant Screening Requirement
3330 Palmer Drive

MAP 1





CITY OF JANESVILLE

Wisconsin's Park Place

February 23, 2010

SUBJECT: Review of a site plan for a building addition to be constructed on the north side (front) of the existing building, SSI Technologies, Inc., 3330 Palmer, Janesville, Wisconsin

Applicant:
Excel Engineering, Inc.
Eric Drazkowski, PE
100 Camelot Drive,
Fond du Lac, WI 54935

Owner:
SSI Technologies, Inc.
Mike Geske
3330 Palmer Drive
Janesville, WI 53546

The site plan dated February 23, 2010 for the above noted use has been reviewed subject to the conditions listed below. A revised landscaping plan must be submitted, reviewed and approved prior to issuance of an occupancy permit for the building addition. Should you have questions or require additional information, please contact me at (608) 755-3098. Thank you for your time and consideration in complying with this request.

Site plan approval is intended to determine compliance with zoning regulations and to give general guidance on obtaining building permits. Site plan approval does not include approval of building permits, utility plans or connections to municipal utilities as plans for those improvements are reviewed as part of the building permit process through the Community Development Department and/or John Eagon of Premium Planview.

1. There is an 80 foot wide plant screening strip restriction along the north property line in which no improvement other than the curb openings/approaches may be placed. The proposed building addition would be setback 80.3 feet from the front property line; therefore, upon building plan review and approval, a permit for the addition may be issued. However, the site plan shows encroachments (parking/paving) in the 80 foot strip which is not allowable and a reduction in the requirement must be approved in order to go forward with your proposal for the parking in front of the building. The proposed affidavit instrument to reduce the requirement from 80 feet to 40 feet has been submitted and the Plan Commission will review your request at the March 1st meeting. The Plan Commission will forward a recommendation to the City Council which will be reviewed at the following City Council meeting on March 8th.

If the easement reduction is not approved by both the Plan Commission and the City Council, then no encroachments may be placed in the 80 foot easement and the site plan must be revised accordingly and resubmitted for review by Staff.

2. Staff will support the request described in number 1, subject to the following conditions:
 - That the conditions of this letter be adhered to.
 - That a copy of the recorded affidavit which reduces the plant screening area from 80 feet to 40 feet be provided to Staff prior to issuance of a final occupancy permit for the building addition.

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING & DEVELOPMENT SERVICES (608) 755-3060 • PLANNING SERVICES (608) 755-3085
MUNICIPAL BUILDING • 18 N. JACKSON ST., P.O. BOX 5005 • JANESVILLE, WI 53547-5005
WEBSITE: <http://www.ci.janesville.wi.us>



3. The existing building area (109,225 square feet) combined with the proposed addition (10,350 square feet) totals 119,575 square feet. The parking ordinance standard for this use requires one parking stall for every 500 feet of building area or in this case, 239 parking stalls must be shown on the site plan. The parking ordinance also requires that the number of stalls that must be improved is equal to one half of the number of employees working on the largest shift. You've indicated this shift currently includes 180 employees and the building addition would create an additional 40 jobs, totaling 220 persons; therefore, 110 parking spaces must to be improved with paving/striping.

Your site plan proposes 176 improved parking stalls on the site located at 3330 Palmer Drive and 64 future reserved stalls on a satellite site located at 429 Midland Drive which is also owned by SSI Technologies. Since the reserved parking is located within 1,000 feet of the Palmer Drive property, the ordinance allows the satellite site to be used and this requirement is met.

4. The satellite site designated for reserved parking would need to be improved/paved at the direction of the Building and Development Services Division of the Community Development Department only if an ongoing parking shortage is observed. You could also at a time of your choosing and for no specific cause improve the reserve parking. Please note that this parking lot would require a separate site plan review at the time of improvement to include a revision to show a 24 foot drive aisle continuous through the parking lot and a connection to the storm sewer which is available in Midland Road.
5. When provided parking exceeds 151 stalls, six Barrier free parking stalls are required. Please note that the two new handicap stalls and loading zoning proposed at the front of the building must meet the applicable standards and be properly signed prior to an occupancy permit being issued for the addition. If the screening reduction is not approved, these stalls must be relocated within the existing parking lot.
6. The one-way drive aisle proposed for the front of the building must be appropriately signed and provided with pavement markings in order to ensure that traffic travels through this lane in a one-way eastward pattern. A "Do Not Enter" sign must be installed as designated in the attached drawing.

Larry Hainstock, Fire Inspector has approved the one point in the drive aisle where it narrows to 17 feet; however, please note that the drive aisle does not meet standard fire lane widths and it must be kept completely clear of obstacles at all times (ex: snow cannot be allowed to build up along the curbs).

7. The existing parking lot is in need of maintenance and repair. Local ordinance requires that the paving be maintained. We assume that you will be making those repairs along with the new asphalt work which will be done in front of the building. If this is not the case, please let us know. Please note that should you decide to replace the base under the parking lot, the ordinance also requires storm sewer connection which is available in Palmer Drive.
8. The site plan as proposed meets the requirements for greenspace area; however, any decrease or future building expansion would probably place the site below the allowable greenspace limits. Any deficiency below ordinance standards would require variance approval by the Zoning Board of Appeals.
9. The proposed landscaping in front of the new parking stalls (parallel to the 40 foot screening border) is not adequate to screen vehicle headlights from the residential neighbors to the north.

Please submit a revised landscaping plan which provides a solid combination of yews and arbutus (at least 42 inches tall at time of planting) in front of the new parking spaces. Dogwoods or burning bushes may be intermingled to add color to these areas. In addition, please revise the plan to more adequately screen the electric transformer from view.

10. Please provide for review: an exterior lighting plan and the cut sheets for each new exterior light. Regulations allow a maximum average lighting level of 20 footcandles (except for certain land uses). Note that open face wall-packs are not allowed. Modifications to the lighting may be required based on the review of the above information. All exterior lighting must utilize full cut-off fixtures and be directed away from residences.
11. Building plans and applications for the addition must be submitted for reviews and permits. Please contact Community Development at 608-755-3060 for more information.
12. It appears the existing ground sign will be moved if the screening reduction is granted. This does not require a permit; however, any new signage installation (with the exception of directional signage less than 16 square feet) for the property requires a separate sign permit which must be obtained through the Community Development Department by a City of Janesville licensed sign installer. For more information, please contact me.
13. Since your submittal proposes to add impervious area to the site, the stormwater utility requires an application for stormwater utility service be completed. The application is required to be signed by the owner and to include a calculation of the total impervious area of the site. This may be submitted after completion of the approval process.
14. The site plan shows the relocation of the gas meter and electric transformer from the existing building; however, there is no provision shown for the relocation of the fire hose (siamese) connection which is only shown on the demolition page of the plan. Please revise the site plan to show where this will be relocated and its distance from the nearest fire hydrant (150 feet or less). Separate plan review is required. Please contact Fire Inspector Larry Hainstock at 755-3056 for additional information.

Sincerely,



Vicky Miller, Development Specialist
Site Plan Review Coordinator

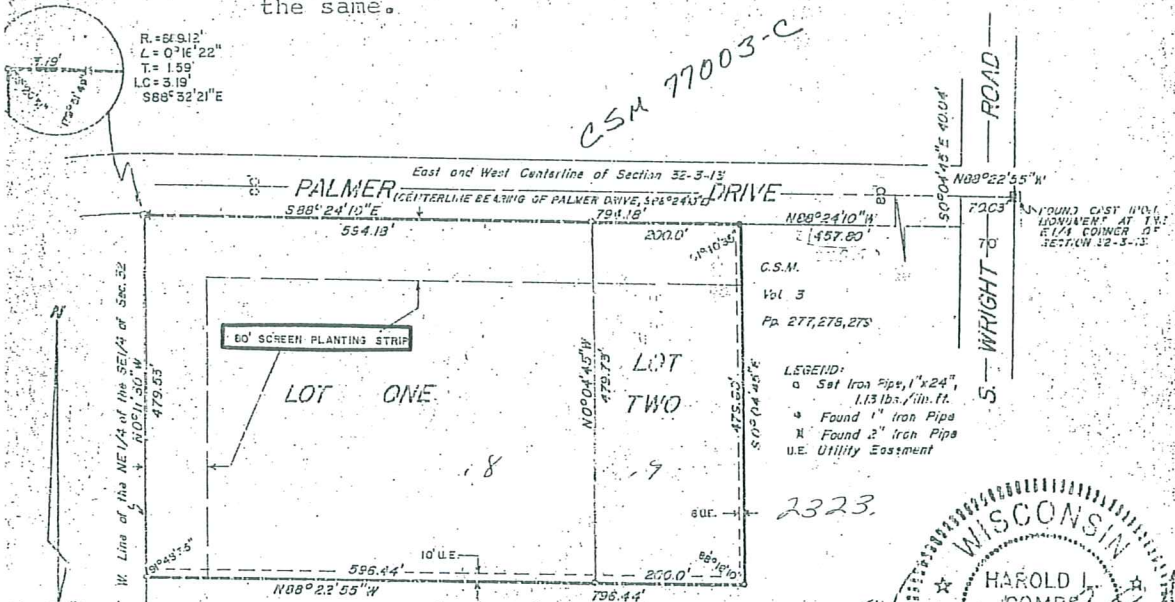
c: Manager of Building & Development Services
 Director of Community Development
 Fire Inspector
 File
 Richard Haviza
 Laura Doherty-Riley
 Vic Grassman

CERTIFIED SURVEY MAP OF

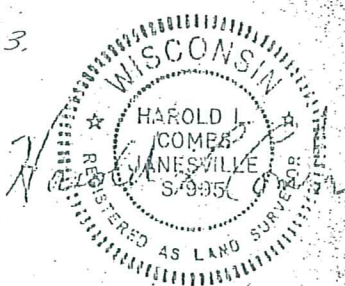
PART OF THE NE. 1/4 OF THE SE. 1/4 OF SECTION 32, T.3N., R.13E. OF THE 4th P.M., CITY OF JANESVILLE, ROCK COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

State of Wisconsin ss. I, Harold L. Combs, a Registered Land Surveyor, do hereby certify that I have surveyed and mapped part of the NE. 1/4 of the SE. 1/4 of Section 32, T.3N., R.13E. of the 4th P.M., City of Janesville, Rock County, Wisconsin, described as follows: Commencing at the East 1/4 corner of said Section 32; thence N.88°24'10"W. along the East and West centerline of said Section, 70.03 feet; thence S.0°04'45"E. 40.04 feet to the South line of Palmer Drive; thence N.88°24'10"W. along said South line, 457.80 feet to the place of beginning for the land to be herein described; thence S.0°04'45"E. along the West line of a Certified Survey Map as recorded in Volume 3, pages 277, 278 and 279; a distance of 479.80 feet; thence N.88°22'55"W. 796.44 feet to the West line of the NE. 1/4 of the SE. 1/4 of said Section; thence N.0°11'30"W. along said West line, 479.53 feet to the southerly curving line of said Palmer Drive; thence Southeasterly, along a curve convexed Northwesterly, 3.19 feet; having a radius of 669.12 feet and a chord bearing S.88°32'21"E. 3.19 feet to a point of tangency; thence S.88°24'10"E. along said South line of Palmer Drive, 794.18 feet to the place of beginning. Containing 8.77 acres. That I have made such survey and mapped by the directions of Janesville Industrial Development Corporation, and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying, dividing, and mapping the same.



Given under my hand and seal this 3rd day of June, 1977 at Janesville, Wisconsin.



ROCK COUNTY REGISTER OF DEEDS
 No. 868243 Received for Record this 7 day

of July, 1977, at 11:15 o'clock A.M., and recorded in Volume 6 pages 331 and 332 of Certified Survey Maps of Rock County, Wisconsin.

Register Emmett W. Murphy

RECEIVED
 JUL 13 1977

THERE ARE NO OBJECTIONS TO THIS PLAT WITH RESPECT TO SECTION 236.12(2) (B) OF THE WISCONSIN STATUTES
 Certified this 7 day of July, 1977
Harold L. Combs Secretary
 Rock County Planning and Zoning Committee

CITY PLANNING DEPARTMENT

Order No. 1725-for Janesville Industrial Development-by Alan Duawiddie
 SHEET ONE OF TWO SHEETS



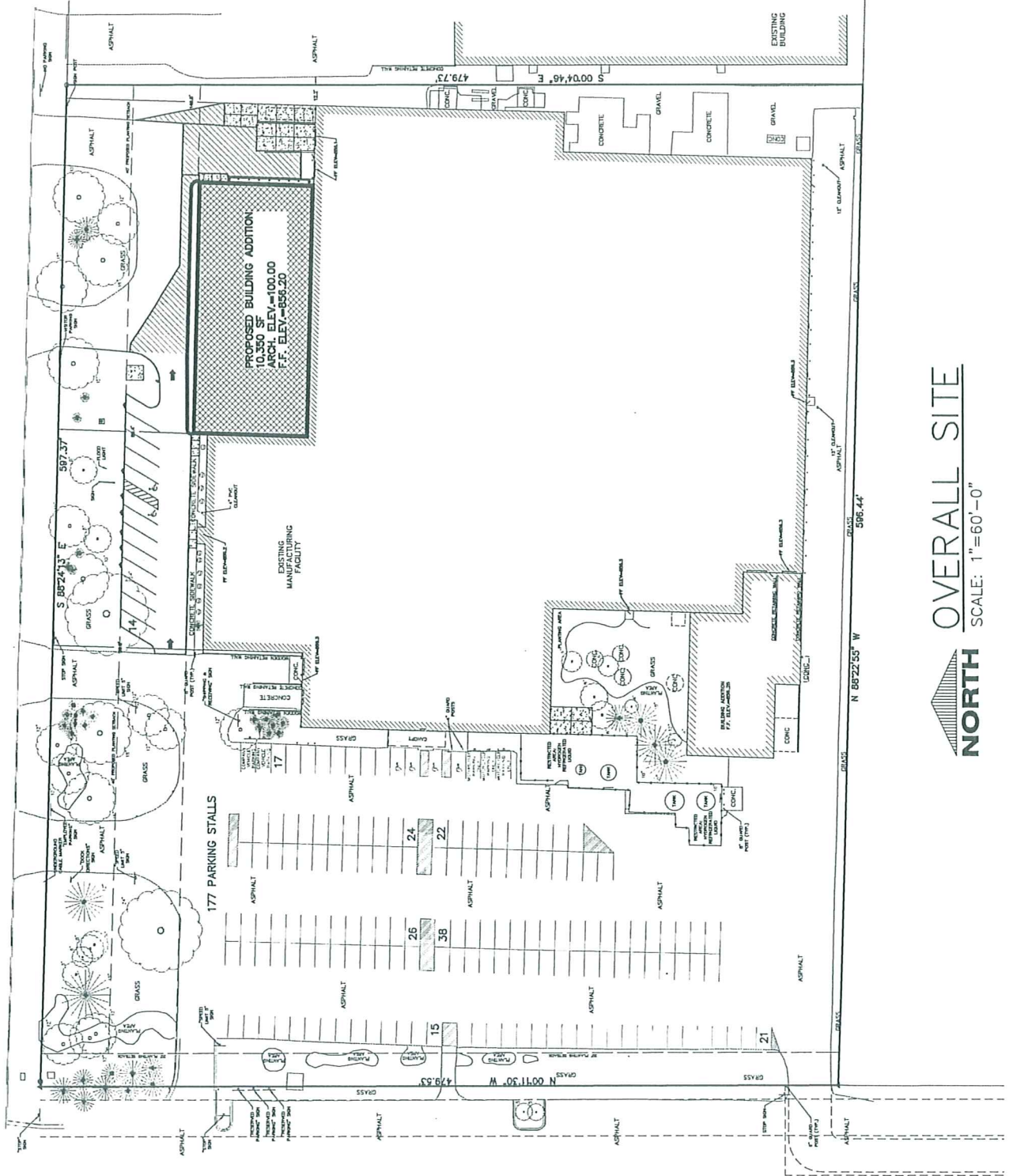
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9000
FAX: (920) 926-9001

Always a Better Plan

OWNER:
SSI - SINTERED SPECIALTIES
3330 PALMER DRIVE
JANESVILLE, WI 53546

PALMER DRIVE

PALMER DRIVE



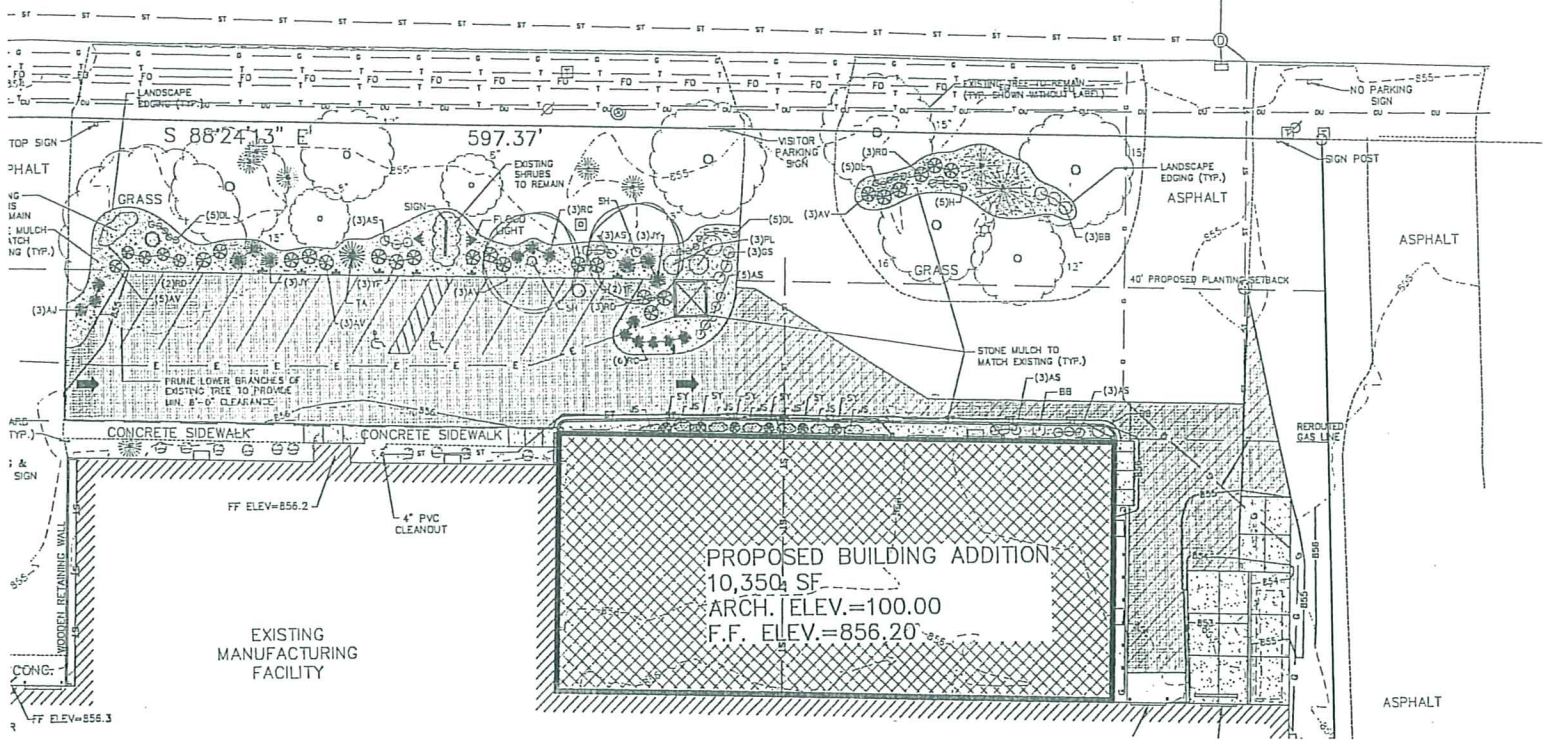
NORTH
OVERALL SITE
SCALE: 1" = 60'-0"

AREA (SF)	RATIO
286,161	41.8%
119,575	40.6%
116,105	82.4%
235,680	17.6%
50,481	

AREA (SF)	RATIO
68,950	21.4%
14,780	78.6%
54,170	

PALMER DRIVE

RIV=854.76
IE E 21°PVC=833.96
IE W 21°PVC=833.67



EXTERIOR PLANTS:

TREES & SHRUBS:
FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS AND DISFIGUREMENT.

TOP SOIL: REUSE SURFACE SOIL STOCKPILED ON-SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF-SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT.

MULCHES:
MINERAL MULCH PROVIDE 3" MINIMUM THICK BLANKET OF 1 1/2" MAXIMUM, 3/4" MINIMUM SIZE CRUSHED DECORATIVE STONE TO MATCH EXISTING. INSTALL OVER NONWOVEN WEED BARRIER FABRIC.

EDGING:
PLASTIC INSTALL VALLEY VIEW INDUSTRIES BLACK DIAMOND LAWN EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE 5 1/2" TALL WITH METAL STAKES INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

INSTALLATION:

- LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6" AND REMOVE STONES LARGER THAN 1" AND ANY STICKS, ROOTS, RUBBISH AND OTHER EXTRANEIOUS MATTER AND LEGALLY DISPOSE OF THEM OFF THE OWNER'S PROPERTY.
- SPREAD TOPSOIL MIX TO A DEPTH OF 4" BUT NOT LESS THAN REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY OR EXCESSIVELY WET.
- APPLY FERTILIZER PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 1/2" OF FINISHED GRADE ELEVATION.
- EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER.
- SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES.
- PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX.
- WATER ALL PLANTS THOROUGHLY.
- PROVIDE TEMPORARY STAKING FOR TREES AS REQUIRED.

MAINTENANCE/WARRANTEE:

- LANDSCAPE CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT.
- PROVIDE 1 YEAR WARRANTEE ON ALL TREES, SHRUBS AND PERENNIALS.

LANDSCAPING NOTES

MARK	COMMON NAME	BOTANICAL NAME	PLANTED SIZE
GROUND COVER			
JS	Japanese Sauge	Pachysandra Terminalis	
EVERGREENS			
JY	Japanese Upright Yew	Taxus Cuspidata 'Capitata'	36"-42"
SY	Taunton Spreading Yew	Taxus x Media 'Tauntoni'	15"-18"
TA	Techy Arborvitae	Thuja Occidentalis	42"-48"
AJ	Andarra Juniper	Juniperus Horizontalis 'Plumosa'	12"-15"
RC	Russian Cypress	Microbiota Decussata	12"-15"
SHRUBS			
AV	Arrowwood Viburnum	Viburnum Dentatum	36"-42"
AS	Anthony Waterer Spirea	Spirea x Bumalda 'Anthony Water'	15"-18"
GS	Goldmound Spirea	Spirea x Bumalda 'Goldmound'	15"-18"
PL	Purple Lilac	Syringa Vulgaris	36"-42"
BB	Dwarf Burning Bush	Evonymus Alatus 'Compactus'	36"-42"
RD	Red Twigg'd Dogwood	Cornus Baileyi	36"-42"
YF	Yellow Forsythia	Forsythia Intermedia 'Lynwood'	36"-42"
PERENNIALS			
DL	Davillies 'Stella de Oro'	Hemerocallis 'Stella de Oro'	1 gal pot
H	Hostas	Hostas 'Royal Standard'	1 gal pot
CANOPY TREE			
SH	Skivine Honeylocust	Gleditsia Triacanthos 'Skivine'	3"

NOTE: CRUSHED GRANITE STONE MULCH TO MATCH EXISTING AT ALL PLANTING AREAS



LANDSCAPE PLAN



MAGILL

CONSTRUCTION COMPANY, INC.
877 KOOPMAN LANE ELKHORN, WI 53121
(262) 723-2283 FAX: (262) 723-3883
WWW.MAGILLCONSTRUCTION.COM

RYAN WILGREEN, BEING FIRST DULY SWORN ON OATH STATES AS FOLLOWS:

1. I, RYAN WILGREEN AM A DULY LICENSED AND PROFESSIONAL LAND SURVEYOR IN THE STATE OF WISCONSIN.

2. A CERTIFIED SURVEY MAP WAS RECORDED IN VOLUME 6, PAGES 331-332 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN AS DOCUMENT NO. 868243 AND IS LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 32, T. 3 N.-R. 13 E., CITY OF JANESVILLE, ROCK COUNTY, WISCONSIN.

3. THE CITY OF JANESVILLE AT IT'S MARCH 1, 2010 PLAN COMMISSION MEETING APPROVED REMOVAL OF THE SOUTHERLY 40 FEET OF AN 80 FOOT WIDE "SCREEN PLANTING STRIP" ALONG THE NORTH PROPERTY LINE AS SHOWN ON SAID CERTIFIED SURVEY MAP AND AS DESCRIBED BELOW:

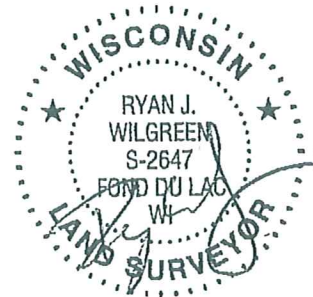
"Commencing at the Northeast corner of said Lot 1; thence South 00°-04'-46" East along the East line of said Lot 1, 40.02 feet to the point of beginning; thence continuing South 00°-04'-46" East along the East line of said Lot 1 40.02 feet to a line 80.00 feet Southerly of and parallel with the North line of said Lot 1; thence North 88°-24'-10" West along said parallel line, 577.21 feet to a line 20.00 feet Easterly of and parallel with the West line of said Lot 1; thence North 00°-11'-30" West along said parallel line, 40.02 feet to a line 40.00 feet Southerly of and parallel with the North line of said Lot 1; thence South 88°-24'-10" East along said parallel line, 577.29 feet to the point of beginning."

RETURN ADDRESS:
Ryan Wilgreen, P.L.S.
Excel Engineering, Inc.
100 Camelot Drive
Fond du Lac, WI 54935

SECRETARY

GIVEN UNDER MY HAND AND SEAL THIS 23rd DAY OF February, 2010.

[Signature]
RYAN WILGREEN, P.L.S. S-2647



STATE OF WISCONSIN)
FOND DU LAC COUNTY) ss

Personally came before me this 23rd day of February 2010 the above named, to me known to be the person who executed the forgoing instrument and acknowledged the same.)

[Signature]
Notary Public, Fond du Lac County, WI
My commission expires 1-29-2012

