PLAN COMMISSION

City of Kaukauna
Council Chambers
Municipal Services Building
144 W. Second Street, Kaukauna

Thursday, October 23, 2025 at 4:00 PM

AGENDA

In-Person in Common Council Chambers, City of Kaukauna

1. Roll Call.

2. Approval of Minutes.
   a. Approve Minutes from October 9, 2025

3. Old Business.

4. New Business.
   a. CSM Review - Greg Lauer CSM
   b. site plan review-Lauer Subdivision/Oak Hills Ct

5. Other Business.

6. Adjourn.

NOTICES

IF REQUESTED THREE (3) DAYS PRIOR TO THE MEETING, A SIGN LANGUAGE INTERPRETER WILL BE MADE AVAILABLE AT NO CHARGE.

PLAN COMMISSION
City of Kaukauna
Council Chambers
Municipal Services Building
144 W. Second Street, Kaukauna

Thursday, October 9, 2025 at 4:00 PM

MINUTES

In-Person in Council Chambers

Mayor Penterman called the meeting to order at 4:00 p.m.

1. Roll Call

   Members Present: Brett Jensen, Giovanna Feller, John Neumeier, John Moore, Michael Avanzi, Pennie Thiele, Mayor Tony Penterman

   Absent: Ken Schoenike

   Other(s) Present: Planning and Community Development Director Dave Kittel, Associate Planner Adrienne Nelson

   Moore made a motion to excuse the absent member. Seconded by Jensen. The motion passed unanimously.

2. Approval of Minutes
   a. Approve Minutes from September 18, 2025

      Feller made a motion to approve the minutes from September 18, 2025. Seconded by Avanzi. The motion passed unanimously.

3. Old Business
   a. None

4. New Business
   a. Extraterritorial CSM Review – Hoelzel CSM Hollandtown

   Director Kittel presented the extraterritorial certified survey map (CSM) for review. He explained that, per state statue, the City of Kaukauna has review authority for all land divisions and new plats in townships located within three miles of the city border. This review authority allows the City of Kaukauna to make sure that these land divisions and plats are substantially compliant with city ordinances in the event that they are

annexed into the municipality in the future. This CSM would create an additional parcel by separating out the existing barn structure. This CSM does not interfere with any long-term city plans, and it's far enough away from city borders that it's not a point of concern. Staff is recommending approval of the CSM as presented.

Thiele asked if the CSM would be going before the Town Board as well.

Kittel confirmed that, although the city has first review, it would also be going before both the county and township for review.

Avanzi asked for more information on the city's extraterritorial review authority. If the Plan Commission were to deny a land division or plat located within the city's extraterritorial review jurisdiction, would the process stop?

Kittel explained that, although it's uncommon, the Plan Commission could halt the process. There are several factors that play into stopping the process, however, and it would usually only be stopped if the area in question was set to be annexed in the near future or should already be in the city. He gave an example of a development that occurred in the Town of Vandenbroek that was halted because of some concerns raised by the city. Once solutions to those concerns were found, the development was allowed to move forward. The city would only deny a land division or plat if it would cause problems. The closer the land in question is, the more applicable the review process is.

Thiele made a motion to approve the extraterritorial certified survey map creating three lots as presented. Seconded by Moore. The motion passed unanimously.

b. Discussion to Update Zoning Ordinance to Include Data Centers in Industrial District

Director Kittel began the discussion on updating the city's zoning ordinance to include data centers in the Industrial District (IND). This change would help the city to stay relevant by providing for new industry

and new opportunities, but there are many items to consider when it comes to data centers, both good and bad. The state of Wisconsin has taken the stance that we are promoting them. Wisconsin is ideal for these developments because we have ample water for cooling, our cold weather reduces the amount of cooling days, and we have the space to facilitate larger developments. Some of the benefits that could come from allowing data centers include the addition of support industries for these centers, such as HVAC businesses or maintenance staff. There are also secondary economic benefits, as the buildings themselves have a decent assessed value and would help distribute the tax burden. This conversation is being brought forth in order to make the process clear, as there is a high probability a data center could come to the area, and the city wants to be ready and not reactive. This discussion has already gone forth to the Common Council, and staff has been directed to research data centers further. More information will be available at the next Plan Commission meeting, but right now staff is looking to see what information commission members want and if there are any initial points of concern. Some cons for data centers already noted by staff are their high energy draw and high water usage, although there are some ways to mitigate these effects. Additionally, although these centers typically add about fifty jobs, these jobs are often remote work opportunities. One thought is that data centers could be allowed, but only up to a certain size. Any data center over that size would require a special exception and a more intense review process. Although there would be energy and water challengers, the centers themselves operate quietly and with no smell, and their warehouse-like appearance would allow them to blend in seamlessly with the rest of the Industrial District. In summary, the city wants to be prepared instead of reactionary, and there may be positives for the community if data centers are allowed in a way and in an area that makes sense.

Moore commented that, if a data center were to be placed in another zoning district such as the Commercial Highway District (CHD), there would need to be extra consideration taken in regards to size and proximity to residential areas. The CHD might be appealing to some groups because this zoning district is very closer to needed resources of water and power.

Kittel stated that the city could require a conditional use or special exception for data centers that wanted to locate to the CHD. There is tremendous variation in the size, form, and use of data centers. Staff is also gathering information from Wisconsin communities that have already had experience with data centers, such as Wisconsin Rapids, Beaver Dam, Port Washington, Caledonia, and Port Washington (former location of FoxConn).

Moore commented that Caledonia had denied the construction of a data center in their community.

Mayor Penterman added that data centers create many jobs during construction and the creation of infrastructure, but once work is complete the numbers drop and eventually stabilize.

Moore asked how a data center would impact the tax base of the city.

Kittel explained that, although the data center buildings themselves are good for the tax base, items such as the computers needed to run the data center would be exempted. A data center would be helpful for the tax base, but it would not be a top taxpayer and would likely be on par or higher than the average industrial group. There is, however, a benefit they provide in the diversification of industry. This diversification ensures that if a certain industry were to leave Kaukauna or close, there would still be plenty of other industries operating.

Neumeier commented that he would prefer to see a data center allowed as a special exception. This would allow the city to address infrastructure and environmental concerns. He asked if Kaukauna Utilities had any guidance on how large of a data center they could realistically support.

Avanzi stated that data centers had been discussed extensively among energy providers in the state. A data center would need to be isolated from the rest of the customer base, with infrastructure built just to serve it. Risk mitigation measures would need to be taken in contracts with data centers to ensure that they wouldn’t pull out and leave stranded assets. For context, Kaukauna Utilities’ largest customer requires 20 megawatts. A

data center of the size that are currently being built would require 3 to 4 thousand megawatts. The entire load of energy for Kaukauna and the other communities served by Kaukauna Utilities is 110 megawatts. Realistically, Kaukauna Utilities can't serve a FoxConn-sized site. They could maybe serve a 200 megawatt facility. It would be a big challenge, but he would love to see a data center in the Electric City. It would be great for the utility and the city and would help create and attract tech jobs. He is all for it and is supportive of being proactive.

Penterman commented that the Port Washington data center will require 1 gigawatt, enough to power the City of Milwaukee.

Jensen asked what the power reserve is for Kaukauna Utilities. How much capacity is there?

Avanzi explained that Kaukauna Utilities doesn't have the capacity yet. It would need to be built and would take a number of years. This would require a partnership with WPPI Energy but could be done without putting taxpayers at risk.

Penterman commented that it would need to be hooked into ATC.

Kittel added that, even if construction on a data center started today, it would take about three years to be fully built out. The whole process would need to be planned out and done in phases. The key is to have it done in a way that's attuned to the city. The city could set a size limit on data centers and have a process in place for data centers that exceed that limit to allow for more municipal control. Developers want to know the process going in. Staff appreciates the guidance from the Plan Commission and will continue to research data centers and plan to bring back more information at a later date.

c. Park Donation Application Review – Little Free Library

Associate Planner Nelson presented the donation application for a "little free library" that was submitted by Mary Brennan in memory of her son. The library would be constructed out of recycled plastic and would not

include a plaque. It would be installed on the eastern side of Pool Hill near the parking lot entrance.

Jensen asked if there would be any concern about access during the winter months.

Neumeier explained that the location had already been discussed with the Public Works Department, and that it shouldn't cause any issues.

Avanzi asked who would own it and maintain it.

Director Kittel explained that it would be on city property but would be maintained by the donor.

Avanzi made a motion to approve the little free library donation from Mary Brennan to be installed at Pool Hill at the location as presented. Seconded by Moore. The motion passed unanimously.

d. Park Donation Application Review – Bench

Associate Planner Nelson presented the donation application for a park bench by John and Colette Kieffer to be installed at Riverside Park in memory of Clyde Kieffer. The bench would be in the City of Kaukauna's standard bench style and would include a plaque. It would replace an old wooden bench at the same location.

Moore asked for clarification on the location. Would it be replacing one of the benches overlooking the ball diamond?

Neumeier explained that it would be replacing a bench down by the boat launch.

Moore asked when the bench would be installed.

Nelson explained that it would be installed in the spring or summer of 2026. Staff bulk orders the benches in early spring.

Moore asked if there would be any concerns with the location in regards to road improvements.

Neumeier stated that the Engineering Department did not have any concerns.

Thiele asked about the red maple mentioned in the plaque. Would a tree be donated as well?

Neumeier explained that John and Colette Kieffer had originally donated a tree which unfortunately had to be removed during the construction of the boat launch. A new tree will be planted by the city using the forestry budget next to the location of the bench.

Thiele made a motion to approve the park bench donation for John and Colette Kieffer to be installed at Riverside Park at the location as presented. Seconded by Moore. The motion passed unanimously.

5. Other Business
    a. None

6. Adjourn
   Avanzi made a motion to adjourn the meeting. Seconded by Moore. Motion passed unanimously. The meeting adjourned at 4:31 p.m.

MEMO

PLANNING AND COMMUNITY DEVELOPMENT

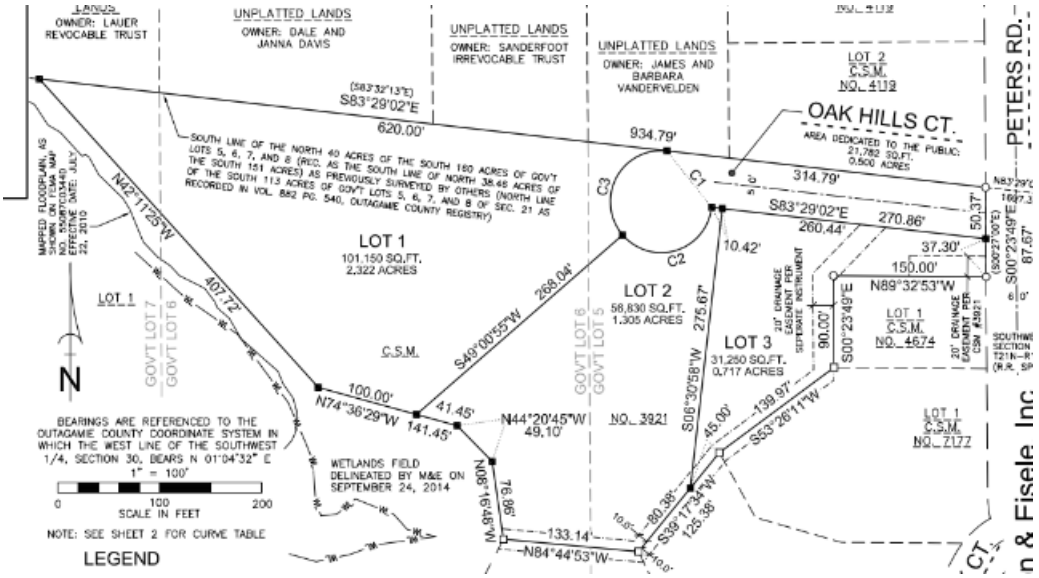
To: Plan Commission

From: Dave Kittel Director

Date: 10/15/2025

Re: CSM Review – Peters Rd (Laures Subdivision)

Garrett Smith, agent, has submitted a certified survey map for Gregory Lauer, owner, for their property located on Peters Road (parcel 030032306). The property has recently been annexed into the City and is pending an updated parcel number. The submitted CSM creates, essentially, four lots. One would be land locked and abuts the Kankapot river, this lot has some topography items and floodplain that would make development difficult. Three lots would be created near Peters Road with a small access road with cul-du-sac at the end. Below is an image of the existing property and of the proposed new lots with access road:



A draft of the CSM, the submitted application, are attached to this memo.

The new access road and cul-du-sac meet municipal requirements per Section 18 and staff is reviewing the plans for the stormwater aspects to this development. It is important to note that frontage is created along the proposed road, and at least one property along a private drive to the north of this development. Something needs to be added to address this in regard to this creating a situation of additional special assessments onto those properties that do not have a benefit from this road. This could be addressed in a few ways but needs to be accounted for before final action is taken on this property.

Recommendation:

To recommend approval of this CSM to the Common Council with the following conditions:

-The special assessment issue is addressed with either language added to the CSM, a deed restriction or other form of recorded document for the properties affected by this.

SITE PLAN REVIEW APPLICATION

PROPERTY OWNER	APPLICANT (IF DIFFERENT PARTY THAN OWNER)
Name: Greg Lauer	Name: Richard Perschon
Mailing Address: W1470 Peters Road, Kaukauna WI 54130	Mailing Address: 1377 Midway Road Menasha WI 54952
Phone: 920-475-8071	Phone: 920-731-0381
Email:	Email: richardp@martenson-eisele.com

PROPERTY INFORMATION	
Described the Proposed Project in Detail: Putting in a street for the 4-lot subdivision and a biofilter to treat runoff from the new road.	
Property Parcel (#): 030032306	
Site Address/Location: Oak Hills Court	
Current Zoning and Use: None	
Proposed Zoning and Use: Residential Single-Family (RSF)	
Existing Gross Floor Area of Building:	Proposed Gross Floor Area of Building:
Existing Building Height:	Proposed Building Height:
Existing Number of Off-Street Parking Spaces:	Proposed Number of Off-Street Parking Spaces:
Existing Impervious Surface Coverage Percentage:	Proposed Impervious Surface Coverage Percentage:

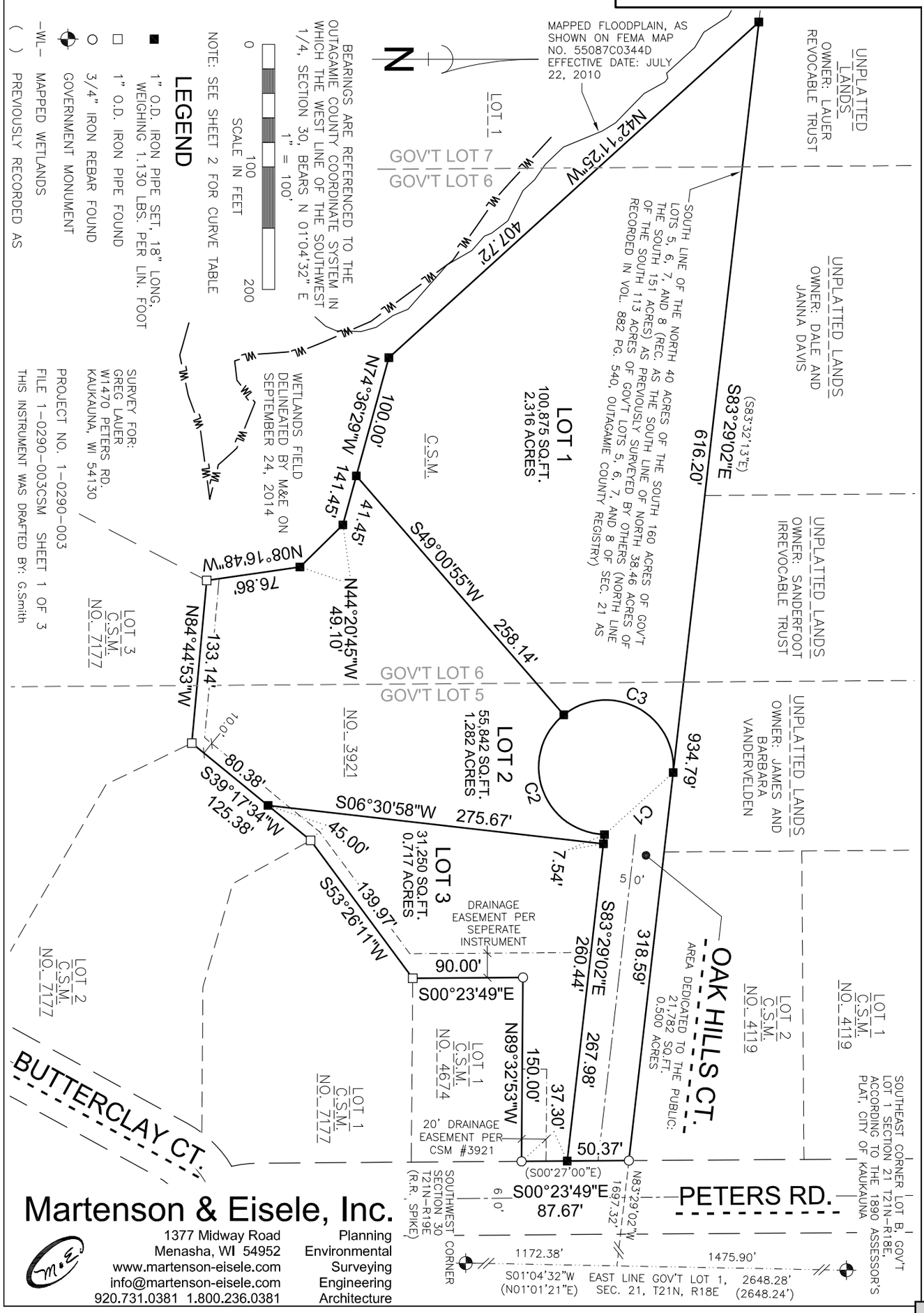
I certify that the attached drawings are, to the best of my knowledge, complete and drawn in accordance with all City of Kaukauna codes.

Owner/Agent Signature: Richard Perschon

Owner/Agent Name (printed): Richard Perschon

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3921; BEING PART OF GOVERNMENT LOTS 5, 6, AND 7 IN SECTION 21, TOWNSHIP 21 NORTH, RANGE 19 EAST, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.



Martenson & Eisele, Inc.
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381
Planning
Environmental
Surveying
Engineering
Architecture

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3921; BEING PART OF GOVERNMENT LOTS 5, 6, AND 7 IN SECTION 21, TOWNSHIP 21 NORTH, RANGE 19 EAST, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
1	55.00'	086°47'52"	83.32'	N 42°03'52.0" W	75.58'	N 01°20'04" E	N 85°27'48" W
2	55.00'	139°43'12"	134.12'	N 71°11'40.0" E	103.27'	S 38°56'44" E	N 01°20'04" E
3	55.00'	133°28'56"	128.13'	S 27°47'44.0" W	101.06'	N 85°27'48" W	S 38°56'44" E

SURVEYOR'S CERTIFICATE
I, GARY A. ZAHRINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED AND DIVIDED AT THE DIRECTION OF GREG LAUER, PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3921; BEING PART OF GOVERNMENT LOTS 5, 6, AND 7 IN SECTION 21, TOWNSHIP 21 NORTH, RANGE 19 EAST, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN. MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER LOT B, GOVERNMENT LOT 1 OF SAID SECTION 21; THENCE SOUTH 01 DEGREE 04 SECONDS 32 MINUTES WEST, ALONG THE EAST LINE OF GOVERNMENT LOT 1, A DISTANCE OF 1475.90 FEET; THENCE NORTH 83 DEGREES 29 MINUTES 02 SECONDS WEST, A DISTANCE OF 1697.32 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF PETERS RD., ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 23 MINUTES 49 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY OF PETERS RD., A DISTANCE OF 87.67 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 53 SECONDS WEST, ALONG THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4674, A DISTANCE OF 150.00 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 49 SECONDS EAST, ALONG THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4674, A DISTANCE OF 90.00 FEET; THENCE SOUTH 53 DEGREES 26 MINUTES 11 SECONDS WEST, ALONG A WESTERLY LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7177, A DISTANCE OF 139.97 FEET; THENCE SOUTH 39 DEGREES 17 MINUTES 34 SECONDS WEST, ALONG THE NORTHWEST LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7177, A DISTANCE OF 125.38 FEET; THENCE NORTH 84 DEGREES 44 MINUTES 53 SECONDS WEST, ALONG THE NORTH LINE OF LOT 3 OF CERTIFIED SURVEY MAP NO. 7177, A DISTANCE OF 133.14 FEET; THENCE NORTH 08 DEGREES 16 MINUTES 48 SECONDS WEST, A DISTANCE OF 76.86 FEET; THENCE NORTH 44 DEGREES 20 MINUTES 45 SECONDS WEST, A DISTANCE OF 49.10 FEET; THENCE NORTH 74 DEGREES 36 MINUTES 29 SECONDS WEST, A DISTANCE OF 141.45 FEET; THENCE NORTH 42 DEGREES 11 MINUTES 25 SECONDS WEST, A DISTANCE OF 407.72 FEET; THENCE SOUTH 83 DEGREES 29 MINUTES 02 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTH 40 ACERS OF THE SOUTH 160 ACRES OF GOVERNMENT LOTS 5, 6, 7, AND 8 (RECORDED AS THE SOUTH LINE OF THE NORTH 38.46 ACRES OF THE SOUTH 151 ACRES) AND (RECORDED AS THE NORTH LINE OF THE SOUTH 113 ACRES OF GOVERNMENT LOTS 5, 6, 7, AND 8 OF SECTION 21 AS RECORDED IN VOLUME 882 OF DEEDS ON PAGE 540, OUTAGAMIE COUNTY REGISTRY) AS PREVIOUSLY SURVEYED BY OTHERS, A DISTANCE OF 934.79 FEET TO THE POINT OF BEGINNING. CONTAINING 211,353 SQUARE FEET [4.852 ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE CITY OF KAUKAUNA SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING AND MAPPING THE SAME.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

GIVEN UNDER MY HAND THIS 10TH DAY OF JULY, 2025.

_____
GARY A. ZAHRINGER, PROFESSIONAL LAND SURVEYOR S-2098

THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS

OWNERS OF RECORD:	RECORDING INFORMATION:	PARCEL NUMBER:
GREG LAUER REVOCABLE TRUST	DOCUMENT NO. 2249415	03-0-0323-06

CITY OF KAUKAUNA COMMON COUNCIL APPROVAL:
RESOLVED BY THE COMMON COUNCIL OF THE CITY OF KAUKAUNA, THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED.

DATED THIS _____DAY OF _____, 2025.

_____
ANTHONY J. PENTERMAN, MAYOR

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE RESOLUTION ADOPTED BY THE COMMON COUNCIL.

DATED THIS _____DAY OF _____, 2025.

_____
KAYLA NESSMANN, CITY CLERK

PROJECT NO. 1-0290-003
SHEET 2 OF 3

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3921; BEING PART OF GOVERNMENT LOTS 5, 6, AND 7 IN SECTION 21, TOWNSHIP 21 NORTH, RANGE 19 EAST, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

TREASURER'S CERTIFICATE:
I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS SHOWN INCLUDED IN THIS CERTIFIED SURVEY MAP.

_____ _____ _____
WILLIAM VAN ROSSUM, TREASURER DATE COUNTY TREASURER DATE

GREGORY R. LAUER IRREVOCABLE TRUST OWNERS CERTIFICATE:
AS OWNER, I THE UNDERSIGNED, HEREBY CERTIFY THAT WE CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED AS SHOWN AND REPRESENTED ON THIS MAP.

I ALSO FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF KAUKAUNA

DATED THIS _____ DAY OF _____, 2025

_____
TRUSTEE SIGNATURE

_____
PRINT NAME

STATE OF WISCONSIN)
)SS
OUTAGAMIE COUNTY)

PERSONALLY CAME BEFORE ME ON THE _____ DAY OF _____, 2025, THE ABOVE OWNERS TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

_____
NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION (IS PERMANENT)
(EXPIRES:_____)

PROJECT NO. 1-0290-003
SHEET 3 OF 3

RESOLUTION 2025-_____

RESOLUTION APPROVING A CERTIFIED SURVEY MAP TO DIVIDE ONE LOT INTO FOUR LOTS FOR PARCEL 030032306

WHEREAS, Greg Lauer as owner of Parcel 030032306 has presented a Certified Survey Map to the City of Kaukauna Common Council as prepared by Gary A. Zahringer, a registered Land Surveyor; and

WHEREAS, a Certified Survey Map of the following described parcel of land has been presented to and recommended for approval by the Plan Commission:

COMMENCING AT THE SOUTHEAST CORNER LOT B, GOVERNMENT LOT 1 OF SAID SECTION 21; THENCE SOUTH 01 DEGREE 04 SECONDS 32 MINUTES WEST, ALONG THE EAST LINE OF GOVERNMENT LOT 1, A DISTANCE OF 1475.90 FEET; THENCE NORTH 83 DEGREES 29 MINUTES 02 SECONDS WEST, A DISTANCE OF 1697.32 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF PETERS RD., ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 23 MINUTES 49 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY OF PETERS RD., A DISTANCE OF 87.67 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 53 SECONDS WEST, ALONG THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4674, A DISTANCE OF 150.00 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 49 SECONDS EAST, ALONG THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4674, A DISTANCE OF 90.00 FEET; THENCE SOUTH 53 DEGREES 26 MINUTES 11 SECONDS WEST, ALONG A WESTERLY LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7177, A DISTANCE OF 139.97 FEET; THENCE SOUTH 39 DEGREES 17 MINUTES 34 SECONDS WEST, ALONG THE NORTHWEST LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7177, A DISTANCE OF 125.38 FEET; THENCE NORTH 84 DEGREES 44 MINUTES 53 SECONDS WEST, ALONG THE NORTH LINE OF LOT 3 OF CERTIFIED SURVEY MAP NO. 7177, A DISTANCE OF 133.14 FEET; THENCE NORTH 08 DEGREES 16 MINUTES 48 SECONDS WEST, A DISTANCE OF 76.86 FEET; THENCE NORTH 44 DEGREES 20 MINUTES 45 SECONDS WEST, A DISTANCE OF 49.10 FEET; THENCE NORTH 74 DEGREES 36 MINUTES 29 SECONDS WEST, A DISTANCE OF 141.45 FEET; THENCE NORTH 42 DEGREES 11 MINUTES 25 SECONDS WEST, A DISTANCE OF 407.72 FEET; THENCE SOUTH 83 DEGREES 29 MINUTES 02 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTH 40 ACERS OF THE SOUTH 160 ACRES OF GOVERNMENT LOTS 5, 6, 7, AND 8 (RECORDED AS THE SOUTH LINE OF THE NORTH 38.46 ACRES OF THE SOUTH 151 ACRES) AND (RECORDED AS THE NORTH LINE OF THE SOUTH 113 ACRES OF GOVERNMENT LOTS 5, 6, 7, AND 8 OF SECTION 21 AS RECORDED IN VOLUME 882 OF DEEDS ON PAGE 540, OUTAGAMIE COUNTY REGISTRY) AS PREVIOUSLY SURVEYED BY OTHERS, A DISTANCE OF 934.79 FEET TO THE POINT OF BEGINNING. CONTAINING 211, 353 SQUARE FEET [4.852 ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Kaukauna, Wisconsin that the said Certified Survey Map attached and made a part hereof is hereby accepted and approved.

Adopted by the Common Council of the City of Kaukauna, Wisconsin, on this 4 day of November, 2025.

APPROVED: _____
Anthony J. Penterman, Mayor

ATTEST: _____
Kayla Nessman, City Clerk

MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission

From: Dave Kittel, Director of Planning and Community Development

Date: 10/17/2025

Re: site plan review-Lauer Subdivision/Oak Hills Ct

Background information:
This site plan review is associated with the CSM for Gregory Lauer. That CSM creates three new single-family lots. To accommodate that development a road is needed and stormwater provisions established to be compliant with City ordinances. The one item that needs to be addressed before final approval is the special assessment situation that is created with existing properties that do not benefit from this new road. The plan set and additional documentation is attached for review by the plan commission.

Recommendation:
To recommend approval of this site plan to the Common Council with the following conditions:

-The special assessment issue is addressed with either language added to the CSM, a deed restriction or other form of recorded document for the properties affected by this.

EROSION CONTROL AND STORMWATER MANAGEMENT PERMIT APPLICATION

Applicant Information			
Applicant Name (Indiv., Org. or Entity): Jack Richeson	Authorized Representative	Title: Project Engineer IV	
Mailing Address: 1377 Midway Road	City: Menasha	State: WI	Postal Code: 54952
E-mail Address: jackr@martenson-eisele.com	Telephone (include area code): 920-731-0381	Fax (include area code)	
Landowner Information (if different than Applicant)			
Name (Organization or Entity): Greg Lauer	Contact Person	Title	
Mailing Address: W1470 Peters Road	City: Kaukauna	State: WI	Postal Code: 54130
E-mail Address	Telephone (include area code): 920-475-8071	Fax (include area code)	
Other Contact Information (check one): ☐ Engineer / Consultant ☐ Contractor / Builder ☐ Agent / Other			
Name (Organization or Entity)	Contact Person	Telephone (include area code)	
Mailing Address	City	State	Postal Code

Project or Site Location	
Site Name (Project): Greg Lauer Subdivision	Parcel Numbers: 030032306
Address / Location:	Plat / CSM / Lot No.:

Permit Type & Fees (check all that apply)

- ☒ Erosion Control < 1 acre or 43,560 sq.ft. Disturbed Area (EC1)
- ☐ Erosion Control ≥ 1 acre or 43,560 sq.ft. Disturbed Area (EC2)
- ☒ Stormwater Management < 20,000 sq.ft. Impervious Area (SM1)
- ☐ Stormwater Management ≥ 20,000 sq.ft. Impervious Area (SM2)

Total Disturbed Area 36,000 Sq.Ft. _____ sq.ft. x $0.0002 / sq.ft. (EC2) = $ _____

New Impervious Area 18,200 Sq.Ft. _____ sq.ft. x $0.0025 / sq.ft. (SM2) = $ _____

Base Fee: $200 (EC1), $250 (EC2), $200 (SM1), $500 (SM2) = $ 400

Total Application Fee = $

Duration of Land Disturbance ……. _____ weeks x $25 / week (EC1, EC2) = $ _____

Start Date…… _____ Base Fee: $250 (EC2), $500 (SM2) = $ _____

End Date……. _____ **Total Inspection Fee** = $ _____

TOTAL PERMIT FEE (Application Fee + Inspection Fee) = $

Certification & Permission

Certification: I hereby certify that I am the landowner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I understand that failure to comply with any or all of the provisions of the ordinances and/or permit may result in notices, fines / forfeitures, stop work orders, permit revocation, and cease & desist orders.

Permission: As landowner of the property, I hereby give the Director of Public Works or designee, permission to enter and inspect the property to evaluate this permit application, determine compliance with ordinances, and perform corrective actions after issuing proper notice to the landowner.

Applicant Signature	Date Signed
Landowner Signature (required)	Date Signed

LEAVE BLANK – FOR MUNICIPAL USE ONLY

Date Application Received:	Fee Received $	Receipt No:
Construction Site ID / Permit No:	Date Issued:	Issued By:

PLEASE CONTACT CITY OF KAUKAUNA ENGINEERING DEPARTMENT AT 920-766-6305 WITH QUESTIONS.

CITY OF KAUKAUNA

OAK HILLS CT.

PETERS ROAD

OAK HILLS COURT

SHED

LOT 1
WOODS
00,875 SQ.FT.
2.316 ACRES

LOT 2
55,842 SQ.FT.
1.282 ACRES

LOT 3

WOODS

CONC. SIDEWALK

SAN — 1

HOUSE

DECK

CONCRETE

MAIN

60'

1+00 2+00 3+00

PC: 0+65.05

L-PC: 0+21.50

PT: 1+65.54

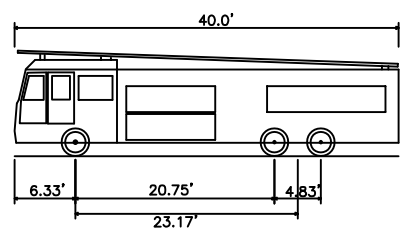
PT: 3+82.07

PT: 4+65.45

PT: 4+50.01

AUTOTURN LEGEND

- VEHICLE TIRES/CHASSIS ENVELOPE
- VEHICLE BODY ENVELOPE



E-ONE HP105 Aerial

Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

N

0 20 40

SCALE IN FEET

Martenson & Eisele, Inc.
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381
Planning
Environmental
Surveying
Engineering
Architecture

DRAWN BY	CHECKED	APPROVED	FIELDWORK
CRC	RPP	JJR	

NO.	DATE	NO.	DATE	NO.	DATE
**	REFER TO COVER SHEET FOR REVISION DESCRIPTIONS **				

AUTOTURN ANALYSIS

OAK HILLS COURT

CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
1" = 20'	04-23-2025

COMPUTER FILE
Autoturn/1-0290-003_ATurn

DRAWING NO.
A-0290-003

Stormwater Management Plan
Greg Lauer Subdivision
City of Kaukauna
Outagamie County, Wisconsin

May 5, 2025

Prepared by:
Jack Richeson, P.E.
Richard Perschon, E.I.T.
Martenson & Eisele, Inc.
1377 Midway Road
Menasha, WI 54952
M&E Project No. 1-0290-003

Stormwater Management Plan
Greg Lauer Subdivision
City of Kaukauna, Outagamie County, Wisconsin

Table of Contents **Section**

Section 1:
Applications & Obtained Permits

Section 2:
Narrative Stormwater Management Plan

Stormwater Management Plan
Greg Lauer Subdivision
City of Kaukauna, Outagamie County, Wisconsin

Section 1 Project Overview

1.1 Project Description

Developer Greg Lauer is proposing building a new street in the city of Kaukauna. It will consist of a short street with a cul-de-sac, curb and gutter, and a sidewalk. This street will provide access to four newly created lots. All the lots are very hilly and make stormwater management difficult. All the existing runoff flows down into a natural trench that flows into a nearby river.

A new biofilter installed on a nearby empty lot will provide some quantity and quality control for the street and sidewalk. There is 15,500 sq. ft. of street pavement and 2,720 sq. ft. of sidewalk that will flow into the proposed biofilter.

1.2 Objectives and Requirements

State: A WDNR stormwater permit is not required for this project because land disturbance is less than 1 acre.

County: The City of Kaukauna has adopted and enforces a storm water management ordinance; therefore, the Outagamie County Storm water ordinance does not apply.

Municipal: The City of Kaukauna has adopted storm water management under the code of ordinance, Chapter 22 Stormwater Management. For a post-construction site with 20,000 square feet or greater of impervious surface disturbance, the City of Kaukauna requires peak flow shaving for the 1-year, 2-year, 10-year, and 100-year storms to achieve site discharge equal to that prior to construction. Sites are also required to achieve 80% TSS reduction and 60% TP reduction for sites in the Kankapot Creek watershed. Due to site constraints, these goals were not met but are very close to being met. The proposed treatment system provides treatment to the maximum extent practicable.

1.3 Approach Methodology

As required by the WDNR, the method outlined by U.S. Department of Agriculture (USDA) Soil Conservation Services (SCS) Technical Release 55 (TR-55) “Urban Hydrology for Small Watersheds” was used to estimate the amount of runoff that would be generated at the proposed site. In doing so, the HydroCAD Version 10.20-5b computer model was used to generate runoff results. The runoff calculations were completed to ensure the proposed stormwater device functions safely.

The City of Kaukauna requires the analysis of the 1-year, 2-year, 10-year, and 100-year events.

Table 1.1 Rainfall Data				
Storm Frequency	1-year	2-year	10-year	100-year
24-hr Rainfall Depth (in.)	2.11	2.42	3.48	5.62

The rainfall information above for the 1-year, 2-year, 10-year, and 100-year, Atlas 14, 24-hour storms were obtained from the City of Kaukauna Stormwater Management Ordinance.

Section 2 Existing Site Description

2.1 Existing Site Conditions

The current site consists of a flatter area at the top and steep slopes to the south and west. The entire area is wooded. All the runoff flows down the steep slopes and into a wetland area that is connected to Kankapot Creek. Due to the high slopes present on the site, areas for a treatment system were limited.

2.2 Soil Types

Bc (Bellevue silt loam, 0-2% slopes): The Bc soil type is deep, moderately well drained in stratified loamy alluvium. Infiltration rates are moderately high (0.20 in/hr to 0.60 in/hr). Depth to water table is 24 to 48 inches and the available water supply is high. Hydrologic soil type C.

WnB (Winneconne silty clay loam, 2-6% slopes): The WnB soil type is deep, well drained in calcareous clayey lacustrine deposits. Infiltration rates are very low (0.00 in/hr). Depth to water table is 60 to 80 inches and the available water supply is moderate. Hydrologic soil type D.

2.3 Legal Description

The site is located north of CTH CE, east of Kankapot Creek, south and west of Peters Road. This project is located on a 17.45-acre parcel in the City of Kaukauna, Outagamie County, Wisconsin. The legal description of the parcel is as follows:

PRT LOT 1 CSM 3921 LESS CSM 7178 & 7177

2.4 Depth to Groundwater

The depth to groundwater varies both seasonally and annually. For soils on this site, groundwater depth varies from 24 to 80 inches per the USGS soil report.

2.5 Wetlands

WDNR Surface Water Data Viewer shows one mapped wetland and no indicator soils

located within the parcel.

Section 3 Pre-Development Runoff

3.1 Land Cover

The site currently consists of full wooded cover.

3.2 Pre-Development Runoff Modeling

As the site is currently all wooded, a wooded curve number was used. The existing site was modeled as one subbasin. The maximum curve number for woodland was taken from the Kaukauna Stormwater Ordinance.

- **Subbasin 1S (Pre-development)** models all runoff for the expected area of disturbance for the new road section.

Table 3.1 displays the time of concentration, runoff curve number (RCN), and total drainage area for this subbasin.

Table 3.1: Pre-Development Subbasin Data

Subbasin	Time of Concentration (min)	Composite RCN	Total Drainage Area (ac.)
1S (Pre-Development)	21.9	77	0.803

The Pre-Development subbasin delineation and time of concentration flow path is shown in the Pre-Development Runoff Analysis (Section 3) of this report.

Pre-Development results were then calculated using the HydroCAD 10.20 modeling software. The associated hydrographs and model run statistics are available in the Pre-Development section (Section 3) of this Storm Water Management Report. Results are shown in Table 3.2.

Table 3.2: Pre-Development Peak Runoff Results

Frequency	yr.	1	2	10	100
Rainfall, P (24-hr.)	**in.**	2.11	2.42	3.48	5.62
Subbasin 1S	**cfs**	0.33	0.47	1.03	2.33

Section 4 Post-Development Runoff

4.1 Land Cover

The proposed land development consists of a short street with a cul-de-sac, curb and gutter, and a sidewalk. The remaining area is grass landscaping. Future driveways and roof areas are not modeled. As the site had high slopes, the area that the biofilter will be built is the only reasonable location to build the device. It will still provide treatment for the road to the maximum extent practicable.

4.2 Post-Development Runoff Modeling

For the proposed condition, the site was modelled as one subbasin. The entire area drains down the hill into Kankapot Creek, either directly or through the outflow from the biofilter.

- **Subbasin 2S (Pavement)** models all runoff for the for the new road section, sidewalk, and surrounding grassy areas.

Table 4.1 provides the time of concentration, RCN value, and acreage for this subbasin. The storm water control devices are described in the next section.

Table 4.1: Post-Development Subbasin Data

Subbasin	Time of Concentration (min)	Composite RCN	Total Drainage Area (ac.)
2S (Post Uncapt.)	6.0*	91	0.803

*TR-55 required minimum.

The Post-Development basin delineation and time of concentration flow path is shown in the Post-Development Runoff Analysis in Section 4 of this report. Weighted average RCN values were referenced from the internal tables provided through the HydroCAD 10.20 modeling software.

4.3 Proposed Treatment

To meet the peak flow and total suspended solids (TSS) requirements of the City of Manitowoc ordinance, Chapter 28 Stormwater Management and WDNR NR 151, a biofilter will be installed. The biofilter will be constructed in accordance with WDNR Technical Standard 1004.

Biofilter Device (1P)

This device will treat captured flows from the proposed building addition and redeveloped parking lot.

- Soil Interface Elevation (bottom of device) = 716.50’
- Top of Underdrain Stone = 718.00’
- Ground Surface of Device (Top of Eng. Media) = 721.00’
- 3” of Surface Mulch = 721.25’
- Active Device Area = 1,943 square feet
- Top of Detention Area = 2,996 square feet
- Spillway Invert = 722.00’
- 6.0” PVC Perforated Underdrain Pipe w/ rock fill at Invert = 716.92’
- 24” Diameter Drop Inlet Catch Basin Rim = 721.67’

Storm water outlet flows will be conveyed via a 12” pipe south into the existing gulley, which flows into the wetlands and into Kankapot Creek.

4.4 Post-Development Runoff Results

Table 4.2 provides the runoff results from HydroCAD for the proposed biofilter. Table 4.3 provides the total peak discharge from the site of the combined captured and uncaptured hydrographs. The post flow for the 100-year storm is slightly higher than the pre-flow, but this level of flow reduction is the maximum extent practicable.

Table 4.2: Elevation and Peak Flow Results

Storm Event	1-yr	2-yr	10-yr	100-yr
Post-Construction	2.20	2.40	3.70	5.00
Biofilter (1P)				
Peak Discharge into Device (cfs)	1.57	1.90	3.03	5.31
Peak Discharge from Device (cfs)	0.29	0.33	0.40	2.48
Peak Storm Water Elevation (ft)	719.12	719.69	721.23	721.88
Storage Provided (cubic feet)	1,507	1,869	3,218	4,992

Table 4.3: Total Combined Peak Flow Results Comparison (Pre and Post)

Storm Event	1-yr	2-yr	10-yr	100-yr
Pre-Development	**(cfs)**	**(cfs)**	**(cfs)**	**(cfs)**
Total	0.33	0.47	1.03	2.33
Post-Construction	**(cfs)**	**(cfs)**	**(cfs)**	**(cfs)**
Total	0.29	0.33	0.40	2.48

Section 5 WinSLAMM Analysis

The water quality target from the City of Kaukauna ordinance, Chapter 22 Stormwater Management is to achieve 80% TSS reduction and 60% TP reduction for sites in the Kankapot Creek watershed. The WinSLAMM version 10.5 modeling program was used to predict pollutant removal. The goal of 80% TSS removal is not quite accomplished, but this level of treatment is the maximum extent practicable.

Table 5.1 WinSLAMM Analysis

Pollutant	Pollutant Load Without Controls (lbs)	Pollutant Load with Controls (lbs)	Reduction	Area Modeled (acres)
Total Suspended Solids	435.0	89.52	**79.42%**	0.803
Total Phosphorus	1.316	0.4551	**65.42%**	0.803

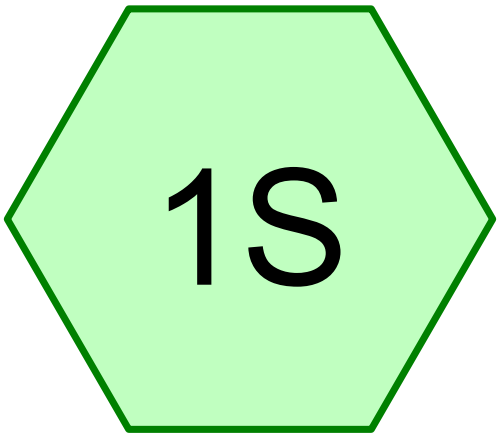
Section 6 Infiltration Analysis

Previously, soil analysis was done to the south for a previous project. Native clay soils were found in this area, and therefore no infiltration is modeled or expected for this biofilter. The biofilter will not need a clay liner installed as the native clay soils will act as the liner for this biofilter.

Section 7 Long Term Management Practices

Proper maintenance is essential in sustaining the efficient, safe operation and longevity of the proposed best management practice (BMP). Debris and litter should be removed and properly disposed of monthly to maintain treatment device design and aesthetic appearance. At a minimum, the grass should be mowed to a height of 6 inches once a summer and all undesirable woody vegetation should be removed each year. Vegetation should be inspected for the presence of invasive species such as Reed Canary Grass. If invasive species are incurred, a qualified individual should be contacted to investigate any possible problems. All slopes, inlets and outlets should be inspected for erosion on a bi-annual basis and after large storm events. Any erosion should be repaired using topsoil, seed, fertilizer, and mulch. An erosion mat may also be used if additional protection is needed. The underdrain cleanout should be inspected biannually and used to clear out the under drain if water is not drawing down within 72 hours after a rainfall event.

Section 3:
Pre-Development Runoff Analysis



Pre-development

Subcat Reach Pond Link

Routing Diagram for 1-0290-003 HydroCAD
Prepared by Martenson & Eisele, Inc, Printed 5/5/2025
HydroCAD® 10.20-5b s/n 03767 © 2023 HydroCAD Software Solutions LLC

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.803	77	Woods, HSG D, Ch 22 7(c)(2)(A)(b) (1S)

Summary for Subcatchment 1S: Pre-development

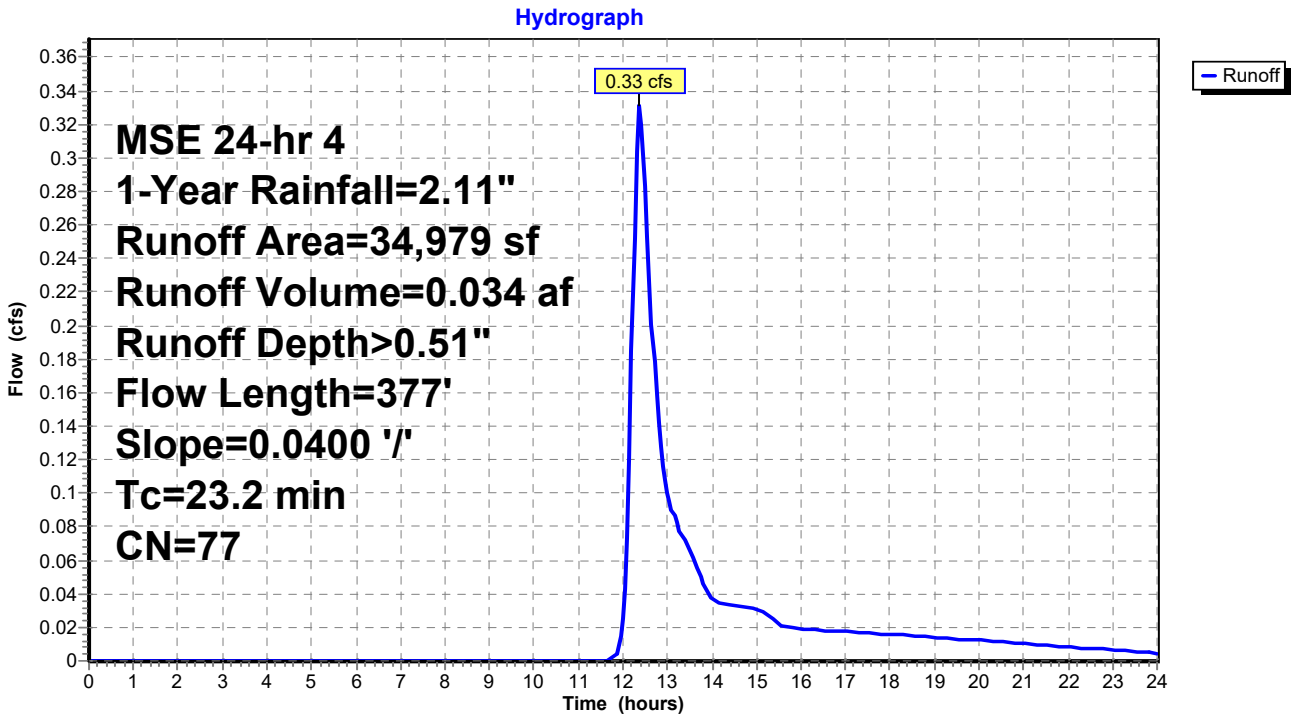
Runoff = 0.33 cfs @ 12.38 hrs, Volume= 0.034 af, Depth> 0.51"
Routed to nonexistent node 4L

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-Year Rainfall=2.11"

	Area (sf)	CN	Description
*	34,979	77	Woods, HSG D, Ch 22 7(c)(2)(A)(b)
	34,979		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.6	100	0.0400	0.09		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 2.45"
4.6	277	0.0400	1.00		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
23.2	377	Total			

Subcatchment 1S: Pre-development



Summary for Subcatchment 1S: Pre-development

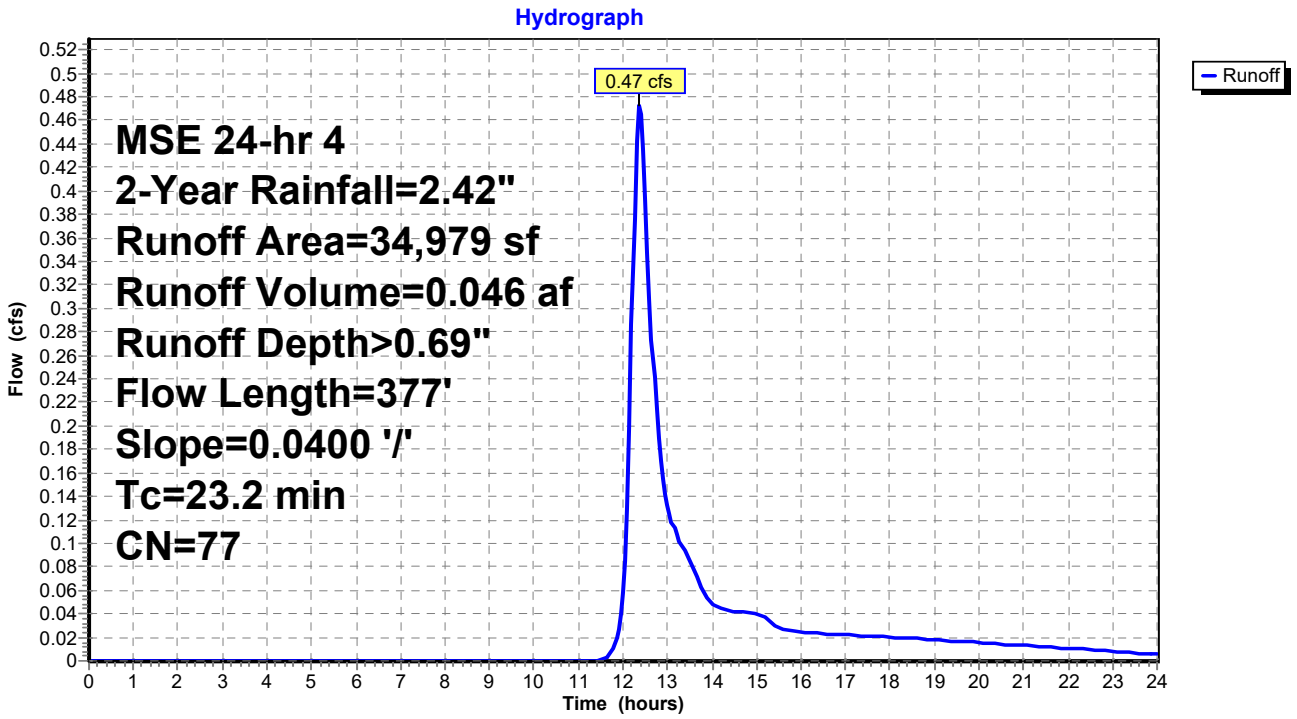
Runoff = 0.47 cfs @ 12.37 hrs, Volume= 0.046 af, Depth> 0.69"
Routed to nonexistent node 4L

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=2.42"

	Area (sf)	CN	Description
*	34,979	77	Woods, HSG D, Ch 22 7(c)(2)(A)(b)
	34,979		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.6	100	0.0400	0.09		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 2.45"
4.6	277	0.0400	1.00		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
23.2	377	Total			

Subcatchment 1S: Pre-development



Summary for Subcatchment 1S: Pre-development

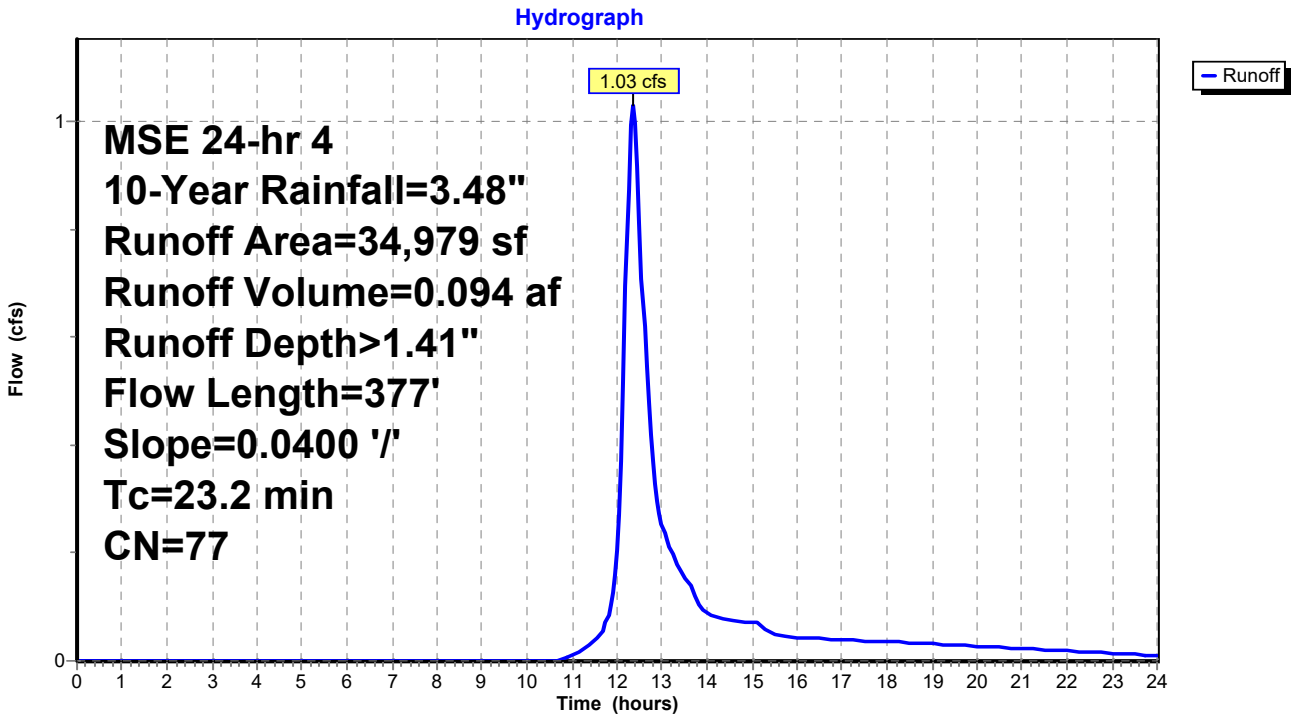
Runoff = 1.03 cfs @ 12.35 hrs, Volume= 0.094 af, Depth> 1.41"
Routed to nonexistent node 4L

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=3.48"

	Area (sf)	CN	Description
*	34,979	77	Woods, HSG D, Ch 22 7(c)(2)(A)(b)
	34,979		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.6	100	0.0400	0.09		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 2.45"
4.6	277	0.0400	1.00		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
23.2	377	Total			

Subcatchment 1S: Pre-development



Summary for Subcatchment 1S: Pre-development

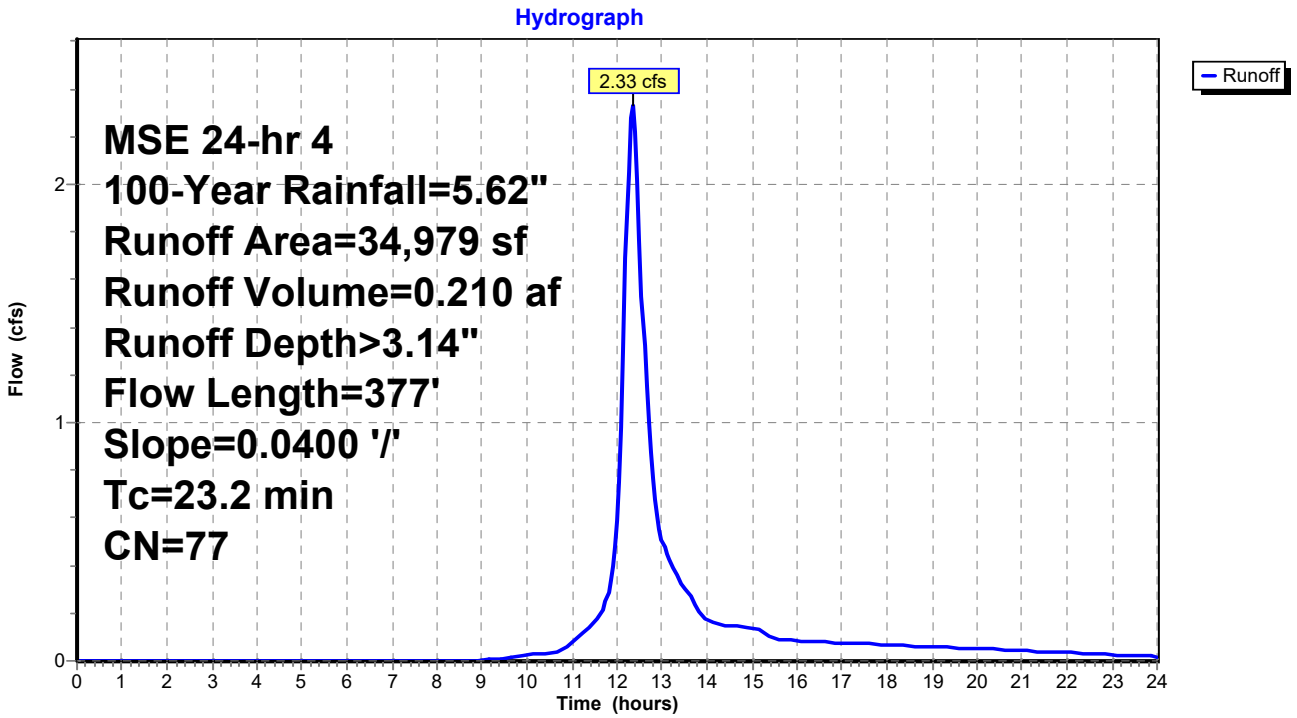
Runoff = 2.33 cfs @ 12.34 hrs, Volume= 0.210 af, Depth> 3.14"
Routed to nonexistent node 4L

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=5.62"

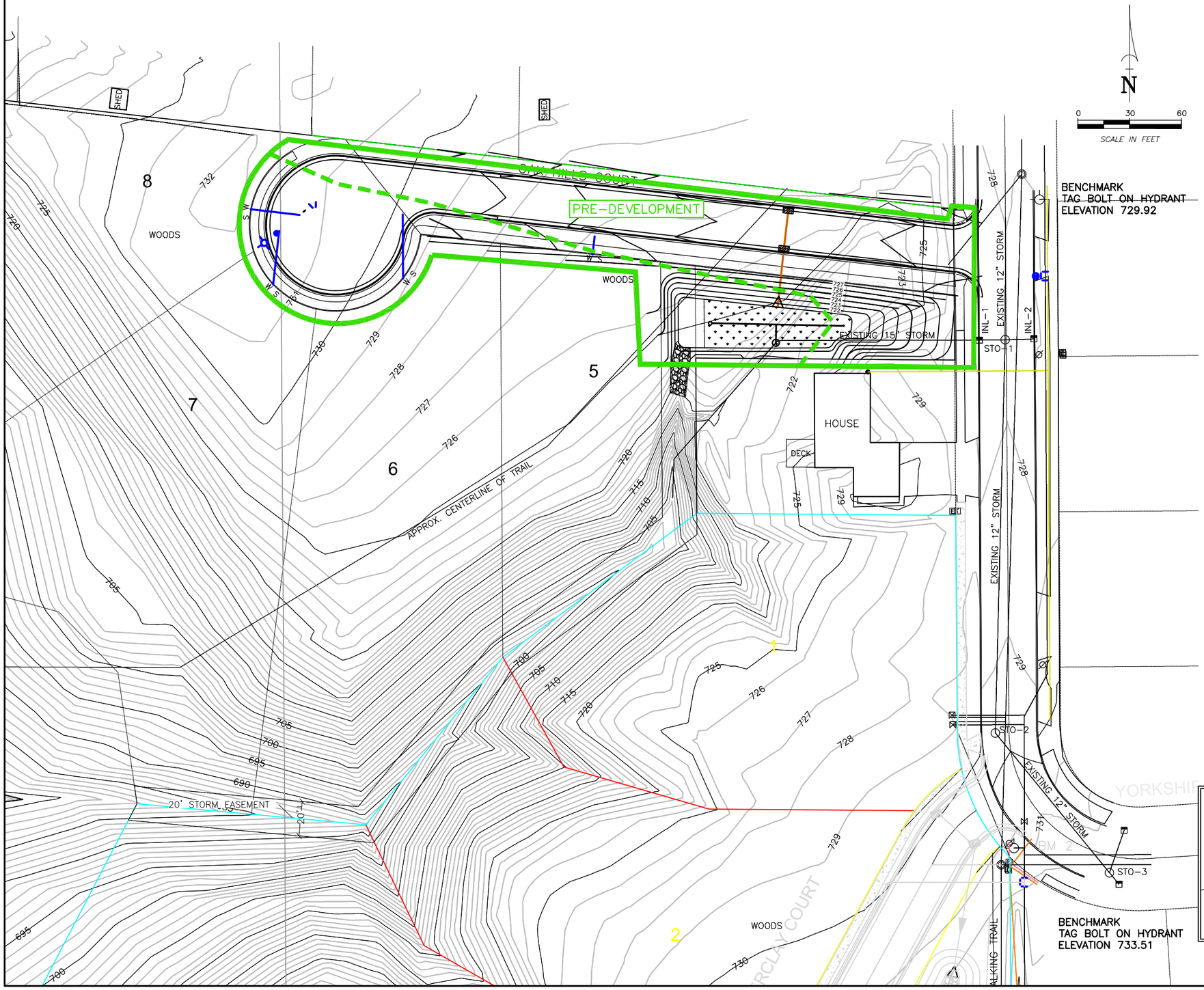
	Area (sf)	CN	Description
*	34,979	77	Woods, HSG D, Ch 22 7(c)(2)(A)(b)
	34,979		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.6	100	0.0400	0.09		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 2.45"
4.6	277	0.0400	1.00		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
23.2	377	Total			

Subcatchment 1S: Pre-development



PRE-DEVELOPMENT



Martenson & Eisele, Inc.
Planning
Environmental
Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

DRAWN BY RPP | FIELDWORK JFS | APPROVED JJR

NO.	DATE	REVISION

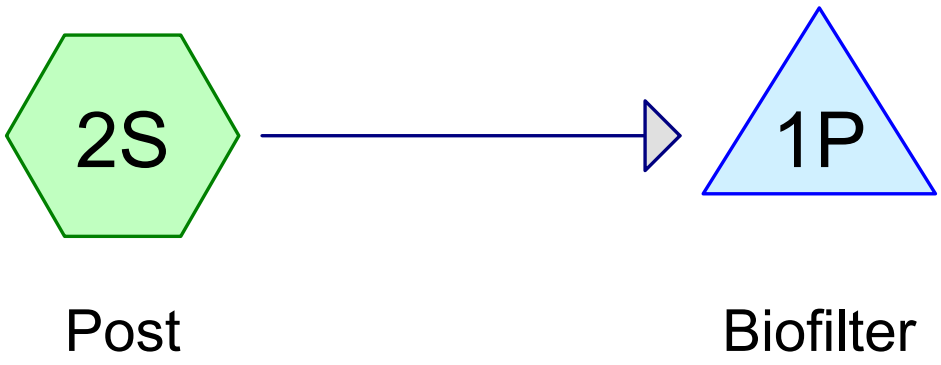
PRE-DEVELOPMENT
GREG LAUER SUBDIVISION
CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	3/27/2025

COMPUTER FILE
C:\Vil3D\Eng\1-0290-003de.dwg

DRAWING NO.
C3.1

Section 4:
Post-Development Runoff Analysis



Subcat Reach Pond Link

Routing Diagram for 1-0290-003 HydroCAD
Prepared by Martenson & Eisele, Inc, Printed 5/5/2025

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.316	80	>75% Grass cover, Good, HSG D (2S)
0.069	100	Biofilter (2S)
0.356	98	Pavement (2S)
0.062	98	Sidewalk (2S)

Summary for Subcatchment 2S: Post

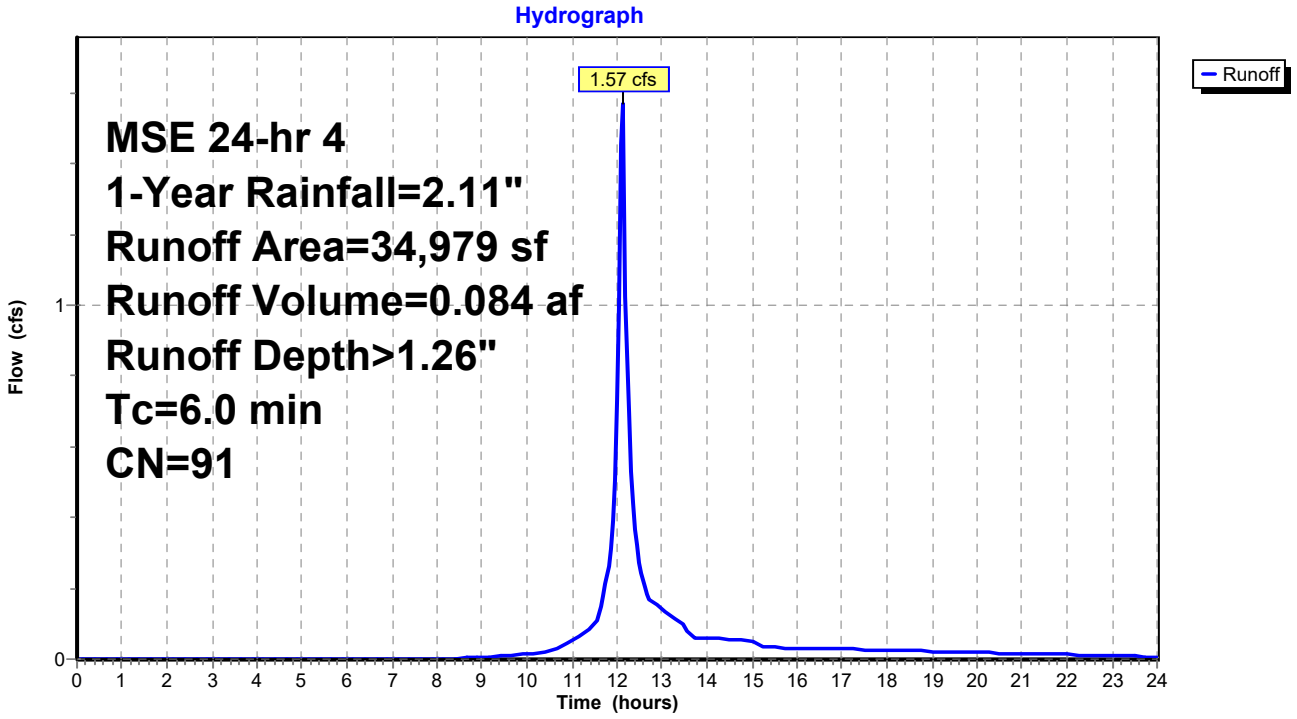
Runoff = 1.57 cfs @ 12.13 hrs, Volume= 0.084 af, Depth> 1.26"
Routed to Pond 1P : Biofilter

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-Year Rainfall=2.11"

	Area (sf)	CN	Description
*	15,507	98	Pavement
*	2,701	98	Sidewalk
*	3,006	100	Biofilter
	13,765	80	>75% Grass cover, Good, HSG D
	34,979	91	Weighted Average
	13,765		39.35% Pervious Area
	21,214		60.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, TR-55**

Subcatchment 2S: Post



Summary for Pond 1P: Biofilter

Inflow Area = 0.803 ac, 60.65% Impervious, Inflow Depth > 1.26" for 1-Year event
Inflow = 1.57 cfs @ 12.13 hrs, Volume= 0.084 af
Outflow = 0.29 cfs @ 12.48 hrs, Volume= 0.079 af, Atten= 81%, Lag= 20.9 min
Primary = 0.29 cfs @ 12.48 hrs, Volume= 0.079 af
Routed to nonexistent node 5L
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to nonexistent node 5L

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 719.12' @ 12.48 hrs Surf.Area= 1,943 sf Storage= 1,507 cf

Plug-Flow detention time= 87.9 min calculated for 0.079 af (93% of inflow)
Center-of-Mass det. time= 54.8 min (861.7 - 806.9)

Volume	Invert	Avail.Storage	Storage Description
#1	716.50'	9,081 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

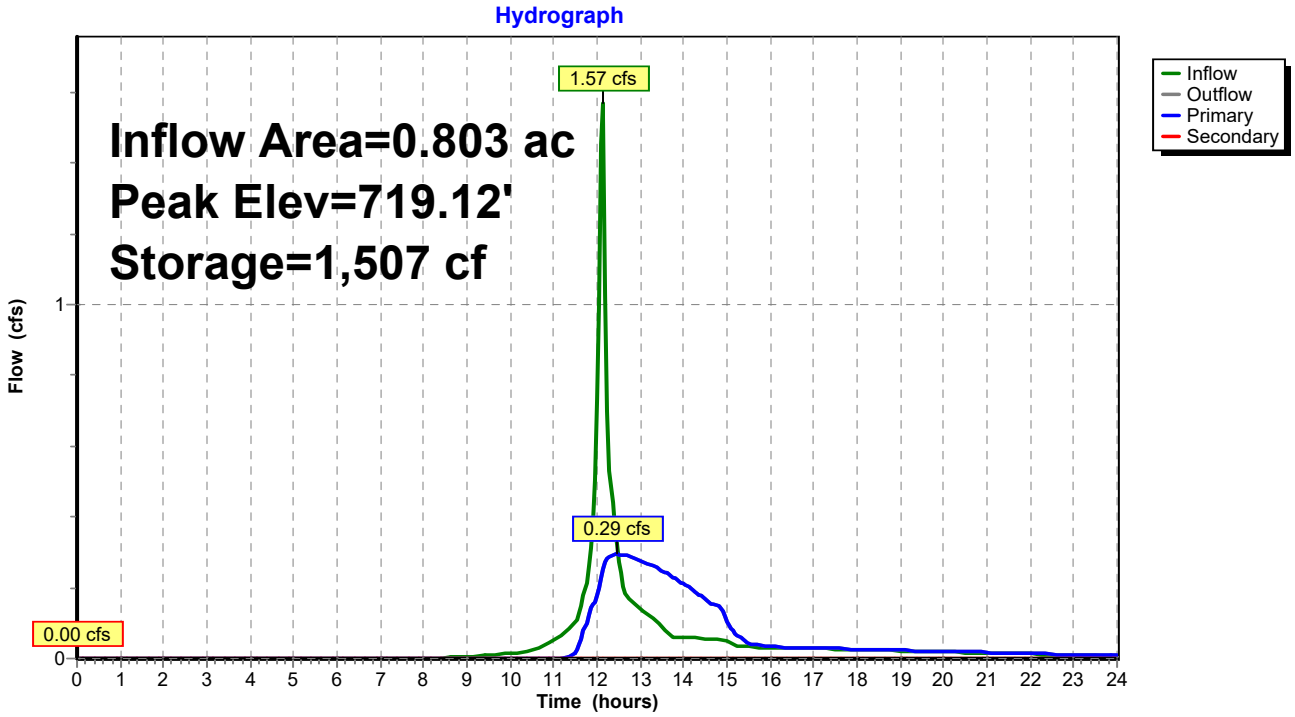
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
716.50	1,943	0.0	0	0
718.00	1,943	27.0	787	787
721.00	1,943	33.0	1,924	2,710
721.25	2,513	100.0	557	3,267
722.00	2,996	100.0	2,066	5,333
723.00	4,500	100.0	3,748	9,081

Device	Routing	Invert	Outlet Devices
#1	Primary	716.50'	**12.0" Round Culvert** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 716.50' / 706.00' S= 0.5250 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.79 sf
#2	Device 1	716.92'	**3.5" Round Dewatering Orifice** L= 50.0' Ke= 0.100 Inlet / Outlet Invert= 716.92' / 716.42' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.07 sf
#3	Device 1	721.67'	**24.0" Horiz. Drop grate** C= 0.600 Limited to weir flow at low heads
#4	Secondary	722.00'	**10.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=0.29 cfs @ 12.48 hrs HW=719.12' (Free Discharge)
↑—**1=Culvert** (Passes 0.29 cfs of 5.51 cfs potential flow)
↑—**2=Dewatering Orifice** (Barrel Controls 0.29 cfs @ 4.40 fps)
—**3=Drop grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=716.50' (Free Discharge)
↑—**4=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1P: Biofilter



Summary for Subcatchment 2S: Post

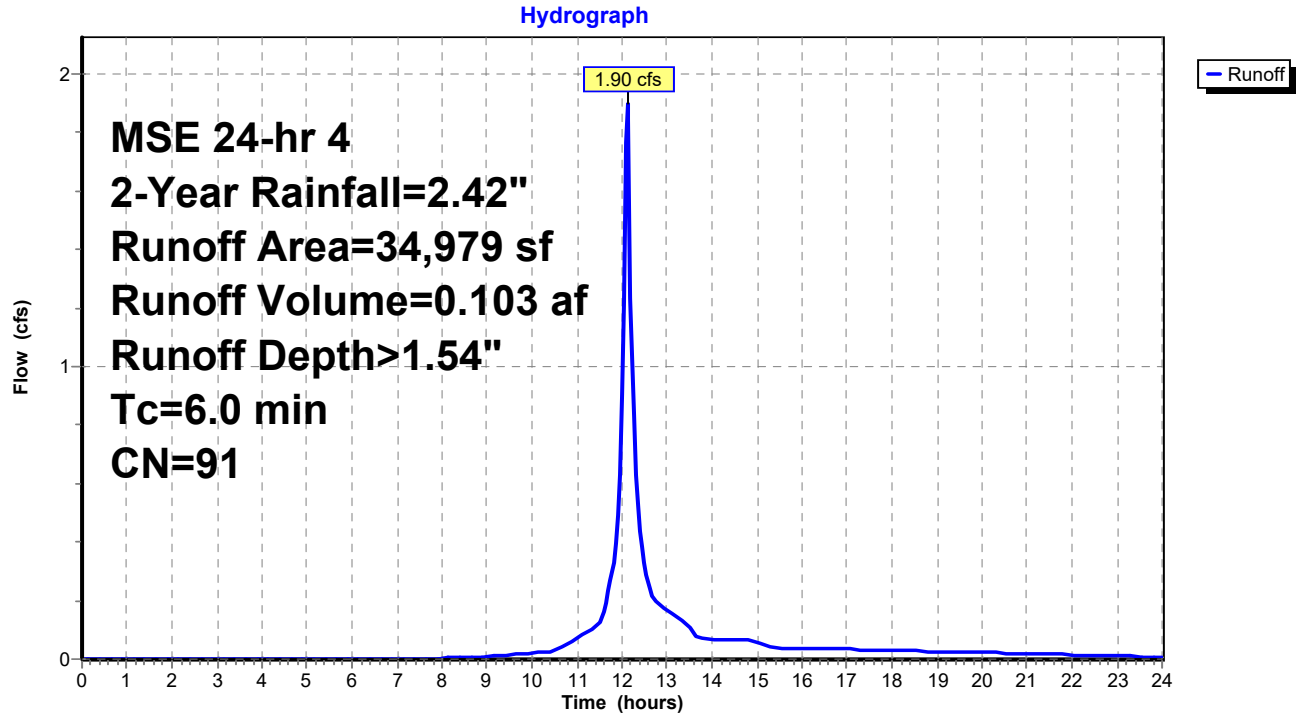
Runoff = 1.90 cfs @ 12.13 hrs, Volume= 0.103 af, Depth> 1.54"
Routed to Pond 1P : Biofilter

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=2.42"

	Area (sf)	CN	Description
*	15,507	98	Pavement
*	2,701	98	Sidewalk
*	3,006	100	Biofilter
	13,765	80	>75% Grass cover, Good, HSG D
	34,979	91	Weighted Average
	13,765		39.35% Pervious Area
	21,214		60.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, TR-55**

Subcatchment 2S: Post



Summary for Pond 1P: Biofilter

Inflow Area = 0.803 ac, 60.65% Impervious, Inflow Depth > 1.54" for 2-Year event
Inflow = 1.90 cfs @ 12.13 hrs, Volume= 0.103 af
Outflow = 0.33 cfs @ 12.50 hrs, Volume= 0.097 af, Atten= 83%, Lag= 22.4 min
Primary = 0.33 cfs @ 12.50 hrs, Volume= 0.097 af
Routed to nonexistent node 5L
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to nonexistent node 5L

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 719.69' @ 12.50 hrs Surf.Area= 1,943 sf Storage= 1,869 cf

Plug-Flow detention time= 88.4 min calculated for 0.097 af (94% of inflow)
Center-of-Mass det. time= 60.1 min (862.4 - 802.2)

Volume	Invert	Avail.Storage	Storage Description
#1	716.50'	9,081 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

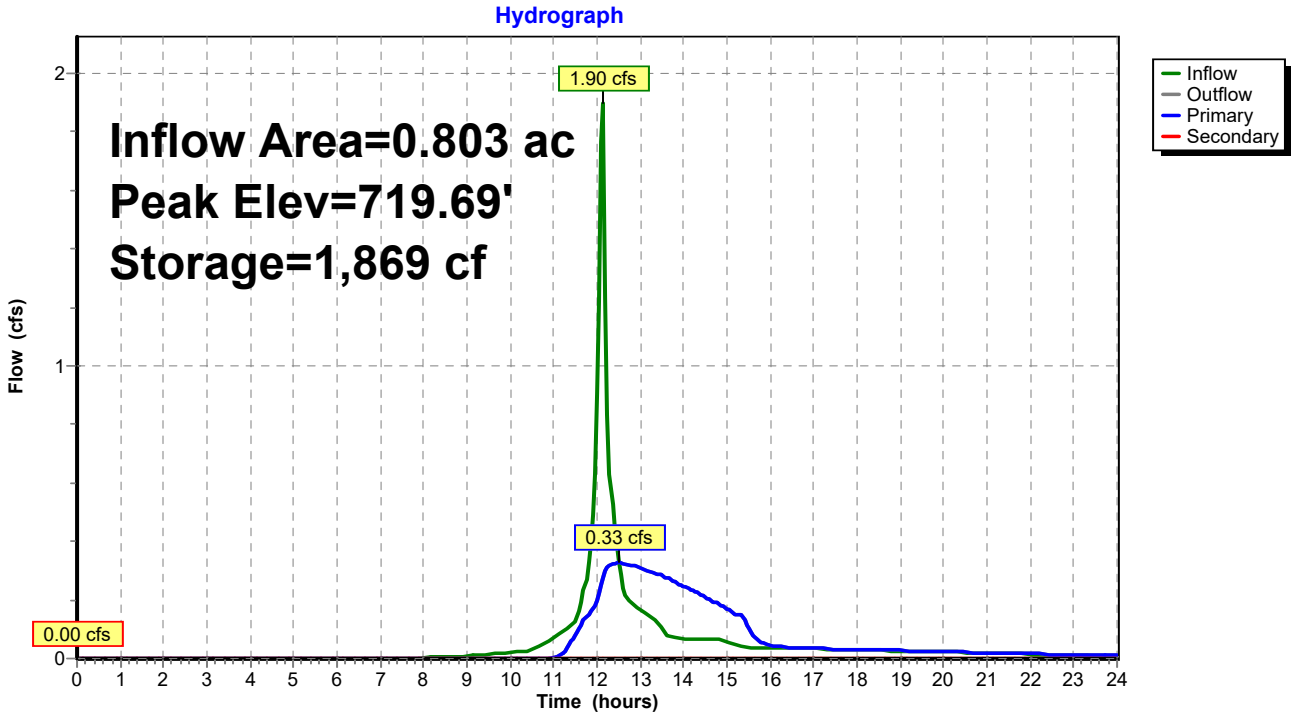
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
716.50	1,943	0.0	0	0
718.00	1,943	27.0	787	787
721.00	1,943	33.0	1,924	2,710
721.25	2,513	100.0	557	3,267
722.00	2,996	100.0	2,066	5,333
723.00	4,500	100.0	3,748	9,081

Device	Routing	Invert	Outlet Devices
#1	Primary	716.50'	**12.0" Round Culvert** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 716.50' / 706.00' S= 0.5250 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.79 sf
#2	Device 1	716.92'	**3.5" Round Dewatering Orifice** L= 50.0' Ke= 0.100 Inlet / Outlet Invert= 716.92' / 716.42' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.07 sf
#3	Device 1	721.67'	**24.0" Horiz. Drop grate** C= 0.600 Limited to weir flow at low heads
#4	Secondary	722.00'	**10.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=0.33 cfs @ 12.50 hrs HW=719.69' (Free Discharge)
└**1=Culvert** (Passes 0.33 cfs of 6.20 cfs potential flow)
└**2=Dewatering Orifice** (Barrel Controls 0.33 cfs @ 4.89 fps)
└**3=Drop grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=716.50' (Free Discharge)
└**4=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1P: Biofilter



Summary for Subcatchment 2S: Post

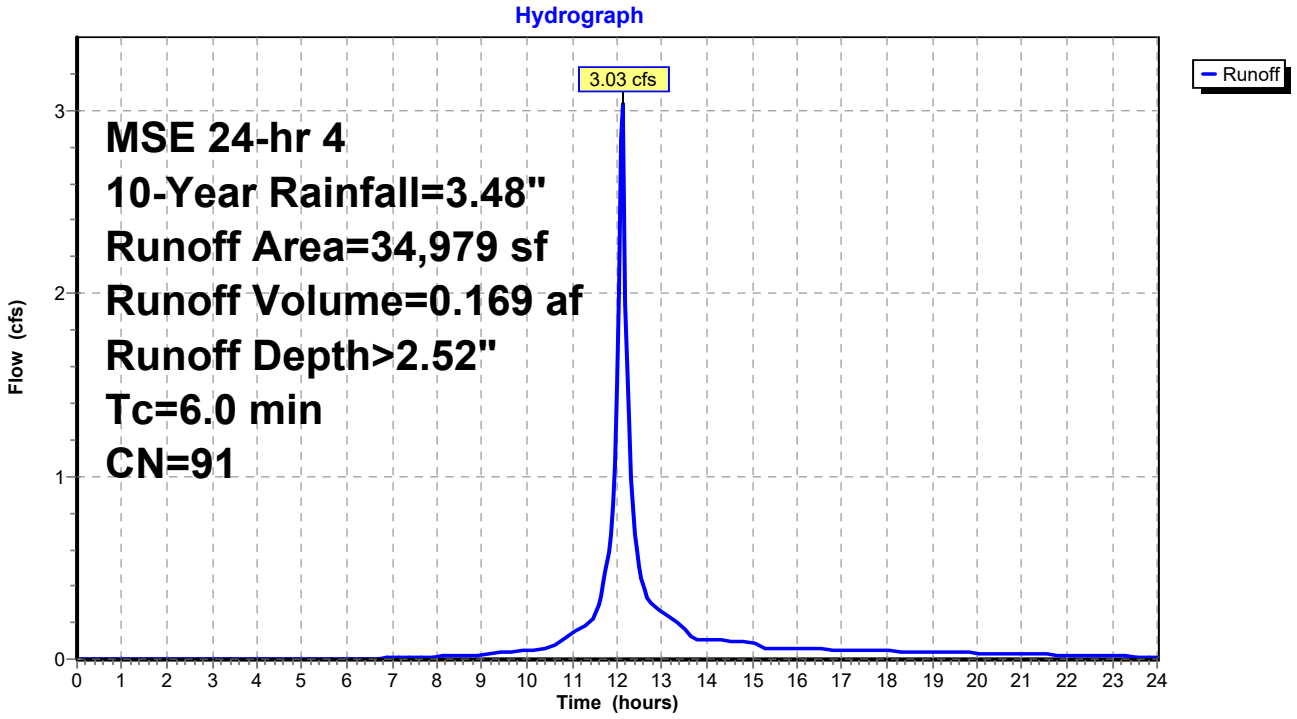
Runoff = 3.03 cfs @ 12.13 hrs, Volume= 0.169 af, Depth> 2.52"
Routed to Pond 1P : Biofilter

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=3.48"

	Area (sf)	CN	Description
*	15,507	98	Pavement
*	2,701	98	Sidewalk
*	3,006	100	Biofilter
	13,765	80	>75% Grass cover, Good, HSG D
	34,979	91	Weighted Average
	13,765		39.35% Pervious Area
	21,214		60.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, TR-55**

Subcatchment 2S: Post



Summary for Pond 1P: Biofilter

Inflow Area = 0.803 ac, 60.65% Impervious, Inflow Depth > 2.52" for 10-Year event
Inflow = 3.03 cfs @ 12.13 hrs, Volume= 0.169 af
Outflow = 0.40 cfs @ 12.58 hrs, Volume= 0.163 af, Atten= 87%, Lag= 27.0 min
Primary = 0.40 cfs @ 12.58 hrs, Volume= 0.163 af
Routed to nonexistent node 5L
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to nonexistent node 5L

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 721.23' @ 12.58 hrs Surf.Area= 2,467 sf Storage= 3,218 cf

Plug-Flow detention time= 98.4 min calculated for 0.163 af (96% of inflow)
Center-of-Mass det. time= 79.2 min (869.8 - 790.6)

Volume	Invert	Avail.Storage	Storage Description
#1	716.50'	9,081 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

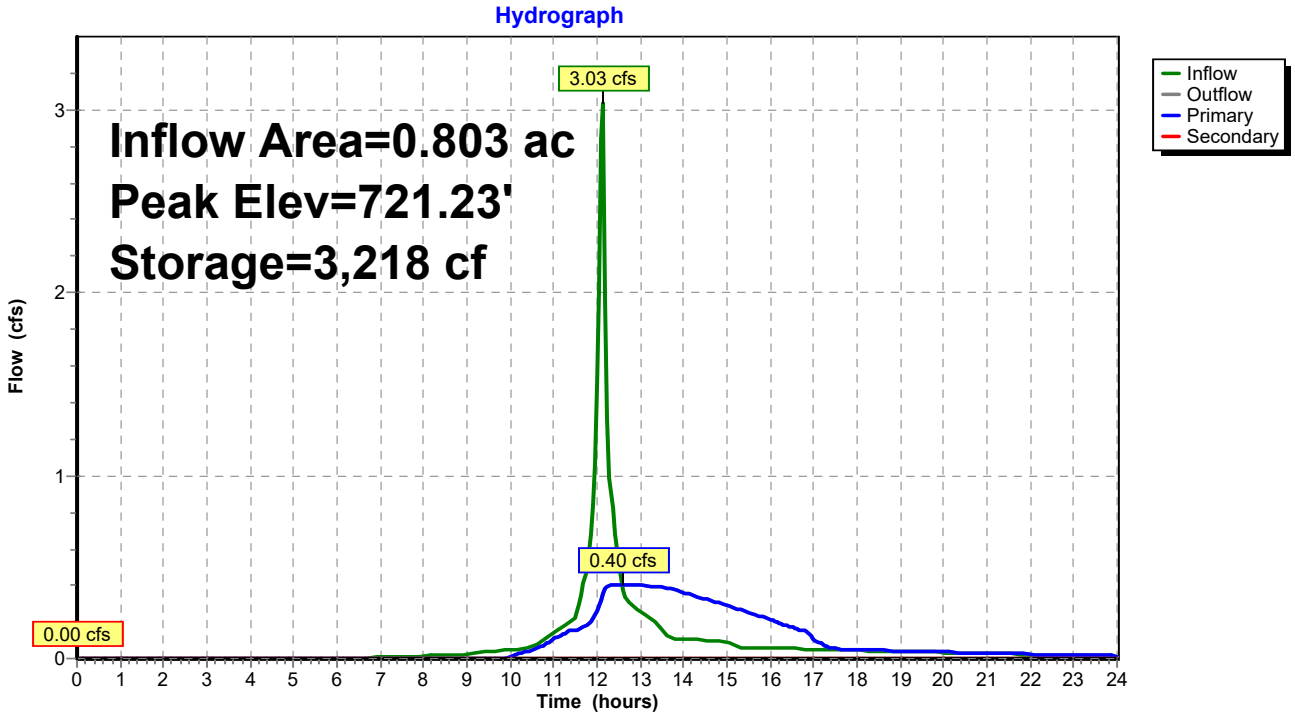
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
716.50	1,943	0.0	0	0
718.00	1,943	27.0	787	787
721.00	1,943	33.0	1,924	2,710
721.25	2,513	100.0	557	3,267
722.00	2,996	100.0	2,066	5,333
723.00	4,500	100.0	3,748	9,081

Device	Routing	Invert	Outlet Devices
#1	Primary	716.50'	**12.0" Round Culvert** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 716.50' / 706.00' S= 0.5250 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.79 sf
#2	Device 1	716.92'	**3.5" Round Dewatering Orifice** L= 50.0' Ke= 0.100 Inlet / Outlet Invert= 716.92' / 716.42' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.07 sf
#3	Device 1	721.67'	**24.0" Horiz. Drop grate** C= 0.600 Limited to weir flow at low heads
#4	Secondary	722.00'	**10.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=0.40 cfs @ 12.58 hrs HW=721.23' (Free Discharge)
└**1=Culvert** (Passes 0.40 cfs of 7.78 cfs potential flow)
└**2=Dewatering Orifice** (Barrel Controls 0.40 cfs @ 6.03 fps)
└**3=Drop grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=716.50' (Free Discharge)
└**4=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1P: Biofilter



Summary for Subcatchment 2S: Post

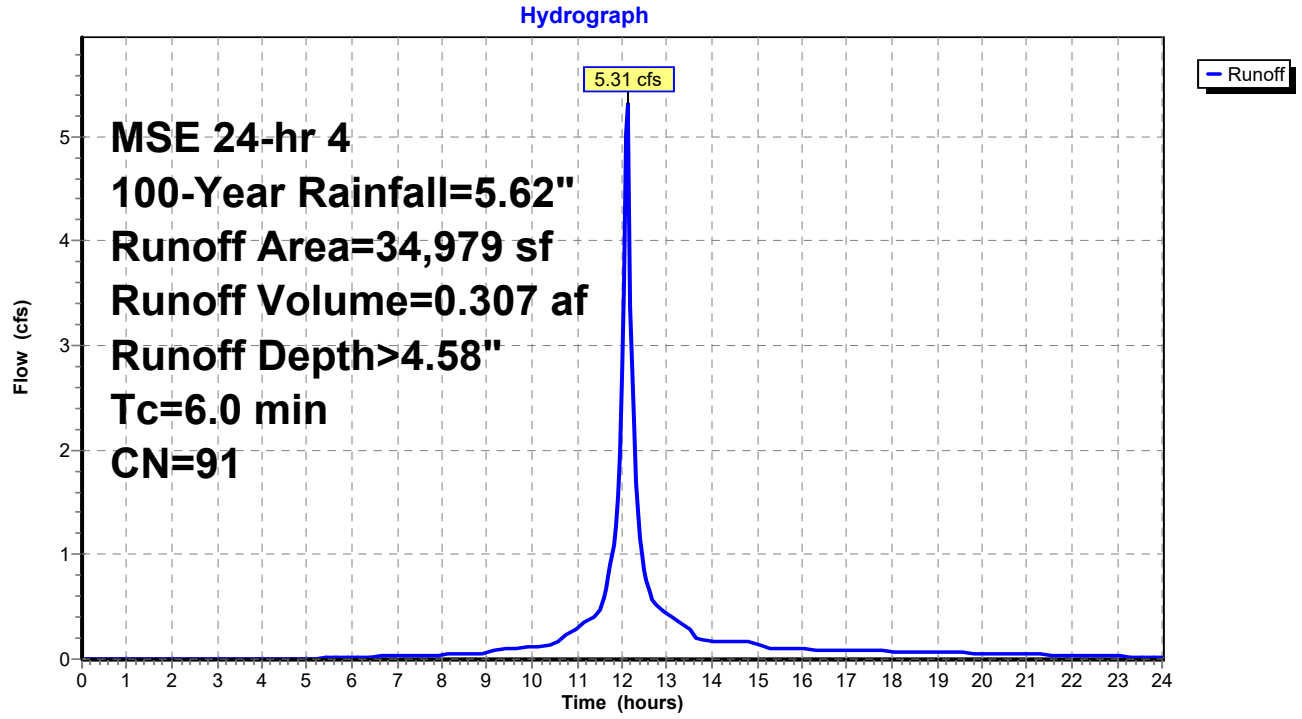
Runoff = 5.31 cfs @ 12.13 hrs, Volume= 0.307 af, Depth> 4.58"
Routed to Pond 1P : Biofilter

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=5.62"

	Area (sf)	CN	Description
*	15,507	98	Pavement
*	2,701	98	Sidewalk
*	3,006	100	Biofilter
	13,765	80	>75% Grass cover, Good, HSG D
	34,979	91	Weighted Average
	13,765		39.35% Pervious Area
	21,214		60.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, TR-55**

Subcatchment 2S: Post



Summary for Pond 1P: Biofilter

Inflow Area = 0.803 ac, 60.65% Impervious, Inflow Depth > 4.58" for 100-Year event
Inflow = 5.31 cfs @ 12.13 hrs, Volume= 0.307 af
Outflow = 2.48 cfs @ 12.26 hrs, Volume= 0.301 af, Atten= 53%, Lag= 7.7 min
Primary = 2.48 cfs @ 12.26 hrs, Volume= 0.301 af
Routed to nonexistent node 5L
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to nonexistent node 5L

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 721.88' @ 12.26 hrs Surf.Area= 2,922 sf Storage= 4,992 cf

Plug-Flow detention time= 96.8 min calculated for 0.301 af (98% of inflow)
Center-of-Mass det. time= 85.0 min (861.8 - 776.8)

Volume	Invert	Avail.Storage	Storage Description
#1	716.50'	9,081 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

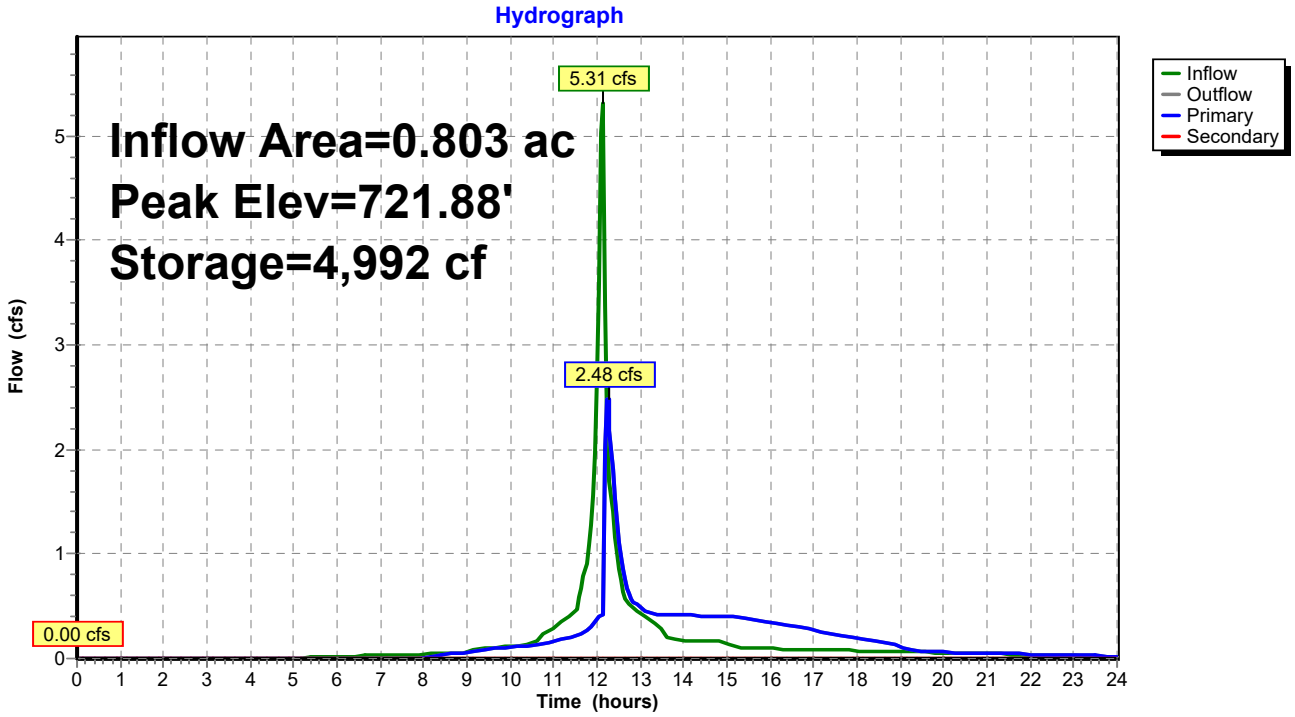
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
716.50	1,943	0.0	0	0
718.00	1,943	27.0	787	787
721.00	1,943	33.0	1,924	2,710
721.25	2,513	100.0	557	3,267
722.00	2,996	100.0	2,066	5,333
723.00	4,500	100.0	3,748	9,081

Device	Routing	Invert	Outlet Devices
#1	Primary	716.50'	**12.0" Round Culvert** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 716.50' / 706.00' S= 0.5250 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.79 sf
#2	Device 1	716.92'	**3.5" Round Dewatering Orifice** L= 50.0' Ke= 0.100 Inlet / Outlet Invert= 716.92' / 716.42' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.07 sf
#3	Device 1	721.67'	**24.0" Horiz. Drop grate** C= 0.600 Limited to weir flow at low heads
#4	Secondary	722.00'	**10.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

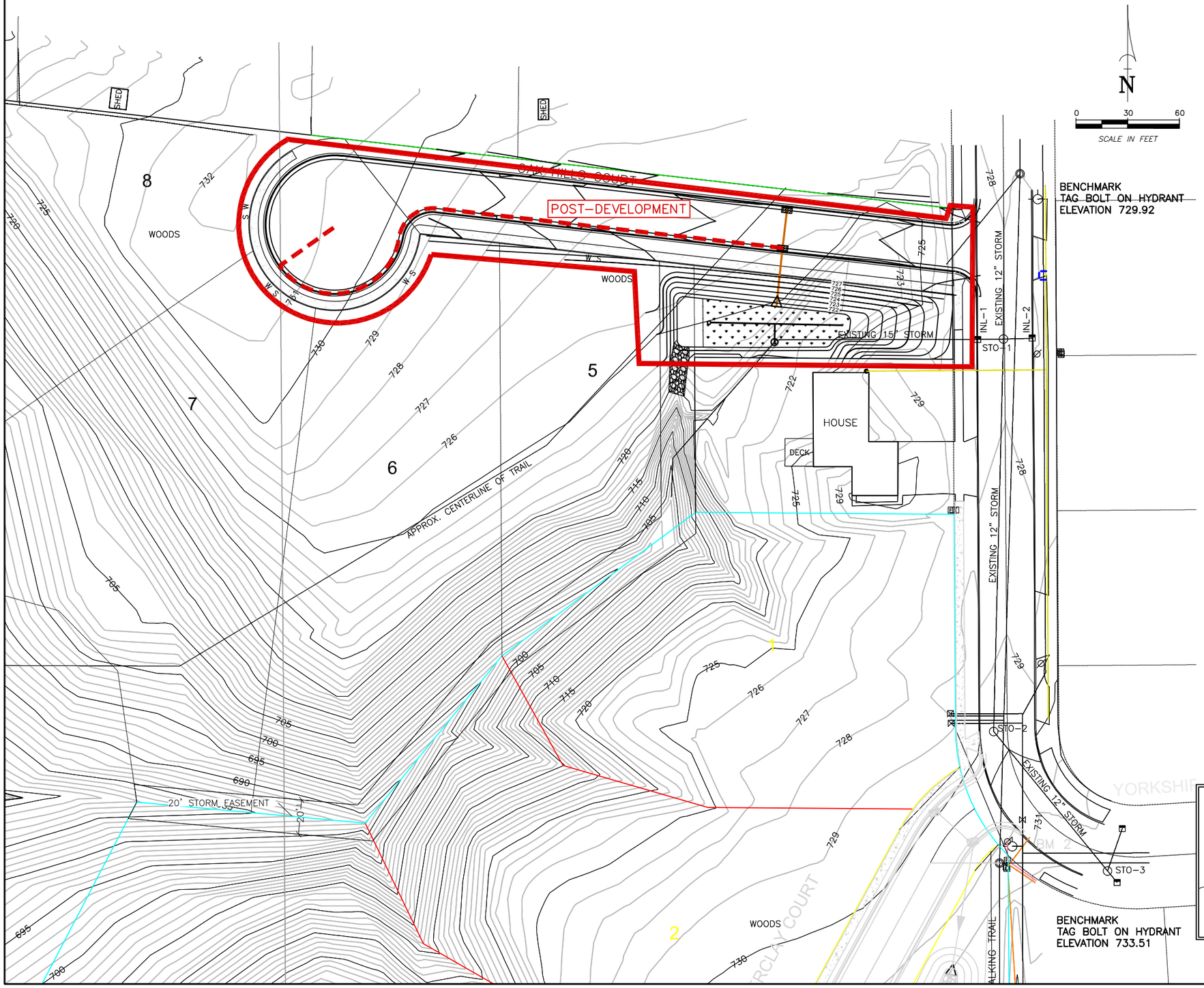
Primary OutFlow Max=2.43 cfs @ 12.26 hrs HW=721.88' (Free Discharge)
└**1=Culvert** (Passes 2.43 cfs of 8.36 cfs potential flow)
└**2=Dewatering Orifice** (Barrel Controls 0.43 cfs @ 6.45 fps)
└**3=Drop grate** (Weir Controls 2.00 cfs @ 1.50 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=716.50' (Free Discharge)
└**4=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1P: Biofilter



POST-DEVELOPMENT



Martenson & Eisele, Inc.
Planning
Environmental
Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

DRAWN BY RPP | FIELDWORK JFS | APPROVED JJR

NO. | DATE | REVISION

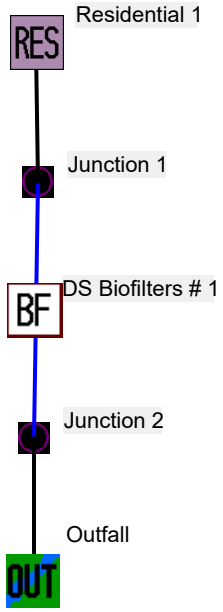
POST-DEVELOPMENT
GREG LAUER SUBDIVISION
CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

SCALE: BAR SCALE | DATE: 3/27/2025

COMPUTER FILE: Civil3D\Eng\1-0290-003de.dwg

DRAWING NO. C3.1

Section 5:
Water Quality Analysis/WinSLAMM


Residential 1
RES
Junction 1
DS Biofilters # 1
BF
Junction 2
Outfall
OUT

Data file name: Q:\1-0290-003 Lauer peters road kaukauna\WinSLAMM\1-0290-003 Model.mdb
WinSLAMM Version 10.5.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Green Bay WI 1969.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Study period starting date: 01/02/69 Study period ending date: 12/28/69
Start of Winter Season: 11/25 End of Winter Season: 03/29
Date: 05-05-2025 Time: 13:19:12
Site information:

LU# 1 - Residential: Residential 1 Total area (ac): 0.803
31 - Sidewalks 1: 0.062 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
37 - Streets 1: 0.356 ac. Smooth Street Length = 0.113 mi Street Width = 25.99115 ft Street Edges = 2
Default St. Dirt Accum. Annual Winter Load = 2500 lbs PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
51 - Small Landscaped Areas 1: 0.316 ac. Normal Clayey PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
70 - Water Body Areas: 0.069 ac. PSD File: Source Area PSD File:

Control Practice 1: Biofilter CP# 1 (DS) - DS Biofilters # 1

1. Top area (square feet) = 2996
2. Bottom aea (square feet) = 1943
3. Depth (ft): 6.5
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 0
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 1
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 1.5
10. Porosity of rock filled volume = 0.6
11. Engineered soil infiltration rate: 3.7
12. Engineered soil depth (ft) = 3
13. Engineered soil porosity = 0.6
14. Percent solids reduction due to flow through engineered soil = 0
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data	Soil Type Fraction in Eng. Soil
Sand	1.000

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 10
2. Weir crest width (ft): 10
3. Height of datum to bottom of weir opening: 5.5

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 2
2. Stand pipe height above datum (ft): 5

Outlet type: Drain Tile/Underdrain

1. Underdrain outlet diameter (ft): 0.29
2. Invert elevation above datum (ft): 0.42
3. Number of underdrain outlets: 1

Outlet type: Evapotranspiration

Month Number	Month	Evapotranspiration (in/day)	Evaporation (in/day)
1	January	.01	.
2	February	.02	.
3	March	.05	.
4	April	.14	.
5	May	.16	.
6	June	.24	.
7	July	.25	.
8	August	.16	.
9	September	.13	.
10	October	.06	.
11	November	.02	.
12	December	.01	.

1. Saturated Soil Moisture Content: 0.6
2. Soil Field Moisture Capacity (% of Soil Dry Weight): 0.2
3. Permanent Wilting Point (% of Soil Dry Weight): 0.08
4. Supplemental Irrigation Used= False

4a. Fraction of available capacity when irrigation starts = 0
4b. Fraction of available capacity when irrigation stops = 0
5a. First area of biofilter that is vegetated (fraction): 1
5b. Second area of biofilter that is vegetated (fraction): 0
5c. Third area of biofilter that is vegetated (fraction): 0
5d. Fourth area of biofilter that is vegetated (fraction): 0
6a. First plant type: 4
6b. Second plant type: 0
6c. Third plant type: 0
6d. Fourth plant type: 0
7a. First root depth (ft): 1
7b. Second root depth (ft): 0
7c. Third root depth (ft): 0
7d. Fourth root depth (ft): 0
8a. First ET adjustment factor for actual crop (decimal): 0.65
8b. Second ET adjustment factor for actual crop (decimal): 0
8c. Third ET adjustment factor for actual crop (decimal): 0
8e. Fourth ET adjustment factor for actual crop (decimal): 0

Data file name: Q:\1-0290-003 Lauer peters road kaukauna\WinSLAMM\1-0290-003 Model.mdb
WinSLAMM Version 10.5.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Green Bay WI 1969.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Study period starting date: 01/02/69 Study period ending date: 12/28/69
Start of Winter Season: 11/25 End of Winter Season: 03/29
Model Run Start Date: 01/02/69 Model Run End Date: 12/28/69
Date of run: 05-05-2025 Time of run: 13:20:44
Total Area Modeled (acres): 0.803
Years in Model Run: 0.99

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	34638	-	201.2	435.0	-
Outfall Total with Controls:	30466	12.04%	47.07	89.52	79.42%
Annualized Total After Outfall Controls:	30889			90.77	

Pollutant	Conc. No Controls	Conc. With Controls	Conc. Units	Pollutant Yield No Controls	Pollutant Yield With Controls	Pol. Yield Units	Percent Reduction
Particulate Solids	201.2	47.07	mg/L	435.0	89.52	lbs	79.42 %
Total Phosphorus	0.6086	0.2393	mg/L	1.316	0.4551	lbs	65.42 %

Biofilter # 1: Never. Percent Solids Reduction due to Engineered Media Not Used

Section 6:
Erosion Control Plan

CONSTRUCTION SITE EROSION CONTROL PLAN

Project: St Francis of Assisi Parish, City of Manitowoc, Manitowoc County
Project Number: 1-1961-001
Date: March 18, 2025
Prepared By: Richard Perschon, E.I.T.

Site Description and Nature of the Construction Activity:

Developer Greg Lauer is proposing building a new street in the city of Kaukauna. It will consist of a short street with a cul-de-sac, curb and gutter, and a sidewalk. This street will provide access to four newly created lots. All the lots are very hilly and make stormwater management difficult. All the existing runoff flows down into a natural trench that flows into a nearby river.

A new biofilter installed on a nearby empty lot will provide some quantity and quality control for the street and sidewalk. There is 15,500 sq. ft. of street pavement and 2,720 sq. ft. of sidewalk that will flow into the proposed biofilter.

The current site consists of a flatter area at the top and steep slopes to the south and west. The entire area is wooded. All the runoff flows down the steep slopes and into a wetland area that is connected to Kankapot Creek.

The site is located north of CTH CE, east of Kankapot Creek, south and west of Peters Road. This project is located on a 17.45-acre parcel in the City of Kaukauna, Outagamie County, Wisconsin. The legal description of the parcel is as follows:

PRT LOT 1 CSM 3921 LESS CSM 7178 & 7177

(The sequence of major soil disturbing activities is on the following page.)

Sequence of Major Soil Disturbing Activities: This sequence is approximate. Construction items listed may be done concurrently.

Construction Date	Construction Item
July 2025	1. Pre-Construction Meeting
July 2025	2. Installation of Silt Fence
July 2025	3. Installation of Rock Tracking Pad
July 2025	4. Installation of Inlet Protection
July 2025	5. Tree Removal, Grubbing, and Topsoil Stripping
August 2025	6. Install Biofilter and Additional Inlet Protection
August 2025	7. Install Sanitary and Water Mains
August 2025	8. Rough Grading
August 2025	9. Base Course Placement & Fine Grading
September 2025	10. Paving of Roadway
September 2025	11. Provide Restoration for All Disturbed Areas
November 2025	12. Removal of Temporary Erosion Control Measures
Ongoing	13. Maintenance Plan

Estimate of total site area and total area of site that is expected to be disturbed during construction:

Approximately 0.95 acres are expected to be disturbed to subgrade (soil exposed) during construction.

Site Characteristics:

The current site consists of a flatter area at the top and steep slopes to the south and west. The entire area is wooded. All the runoff flows down the steep slopes and into a wetland area that is connected to Kankapot Creek.

Existing soil data:

Bc (Bellevue silt loam, 0-2% slopes): The Bc soil type is deep, moderately well drained in stratified loamy alluvium. Infiltration rates are moderately high (0.20 in/hr to 0.60 in/hr). Depth to water table is 24 to 48 inches and the available water supply is high. Hydrologic soil type C.

WnB (Winneconne silty clay loam, 2-6% slopes): The WnB soil type is deep, well drained in calcareous clayey lacustrine deposits. Infiltration rates are very low (0.00 in/hr). Depth to water table is 60 to 80 inches and the available water supply is moderate. Hydrologic soil type D.

Name of immediate named receiving water from the United States Geological Service 7.5 minute series topographic maps or other appropriate sources.

All water from this site will flow into Kankapot Creek. This creek discharges north into the Fox River.

The sequences of major activities which disturb soils for major portions of the site are:

1. Pre-Construction Meeting

The Contractor will call a pre-construction conference with the Owner, Owner's representative, and appropriate municipal officials to coordinate the schedule and activities.

Erosion barriers must be installed before any work begins, as per the erosion control plan, to prevent sediment from leaving the site. These barriers include buffer zones, soil stabilization, silt fences, sandbag culvert checks, and straw bale barriers, as shown on the plan. Remaining vegetation will filter much of the disturbed area. Any sediment leaving the site due to the Contractor's negligence, including mud tracked by construction vehicles, must be cleaned up daily. Topsoil piles left inactive for 7 or more days must be seeded, mulched, and surrounded by silt fences or other approved BMPs. All BMPs must remain in place and be maintained until final stabilization is achieved.

2. Installation of Silt Fence

Silt fences must be installed before land disturbance begins and maintained until disturbed upslope areas are stabilized by permanent BMPs. Installation must follow WDNR technical standard 1056, including specifications for shape, height, support, attaching, entrenching, fabric, spacing, and maintenance. Silt fences must be WisDOT approved with upper cord reinforcement.

3. Installation of Rock Tracking Drive

The Contractor shall construct and maintain two gravel entrances to control sediment tracking, constructed per WDNR code 1057. These entrances must be maintained throughout construction. The temporary stone tracking pad shall be placed as shown on the erosion control plan. Sediment must not be tracked over non-construction areas.

4. Installation of Inlet Protection

Inlet protection shall be installed on existing storm sewer inlets. Inlet protection shall be installed per WDNR code 1060. Type of inlet protection should match inlet casting as indicated on the plan sheets. The contractor is responsible for changing inlet protection if they become damaged.

5. Tree Removal, Grubbing, and Topsoil Stripping

Before constructing sewers and water mains, the driveway to be constructed must be cleared of trees and vegetation, and the topsoil stripped and stockpiled for later restoration. Erosion barriers must be installed before any work begins, as per the erosion control plan, to prevent sediment from leaving the site. These barriers include buffer zones, soil stabilization, silt fences, sandbag culvert checks, and straw bale barriers, as shown on the plan. Remaining vegetation will filter much of the disturbed area.

Any sediment leaving the site due to the Contractor's negligence, including mud tracked by construction vehicles, must be cleaned up daily. Topsoil piles left inactive for 7 or more days must be seeded, mulched, and surrounded by silt fences or other approved BMPs. All BMPs must remain in place and be maintained until final stabilization is achieved.

6. Install Biofilter and Additional Inlet Protection

The biofilter will be constructed according to WDNR Technical Standard 1004 and applicable state and local specifications. Any sediment leaving the site due to the Contractor's negligence, including mud tracked by construction vehicles, must be cleaned up promptly. Trench dewatering, if necessary, must follow DNR Technical Standard 1061.

Inlet protection shall be installed on the new storm sewer inlets. Inlet protection shall be installed per WDNR code 1060. Type of inlet protection should match inlet casting as indicated on the plan sheets. The contractor is responsible for changing inlet protection if they become damaged.

7. Install Sanitary and Water Mains

Sewer and structure/pipe installation will follow state and local specifications. Any sediment leaving the site due to the Contractor's negligence, including mud tracked by construction vehicles, must be cleaned up promptly. Trench dewatering, if necessary, must follow DNR Technical Standard 1061.

8. Rough grading

The exiting clayey soils shall be graded in preparation for base course addition. Excess dust must be controlled per WDNR Technical Standard 1068.

9. Base Course Placement & Fine Grading

The road area will be graveled per the typical cross-section. Excess dust must be controlled per WDNR Technical Standard 1068. Any sediment leaving the site due to the Contractor's negligence, including mud tracked by construction vehicles, must be cleaned up daily.

10. Paving of Roadway

The road will be paved per the typical cross-section.

11. Provide Restoration for All Disturbed Areas

The contractor must seed, fertilize, and mulch grassed and landscaped areas within 7 days, as shown on the plans. After vegetation stabilizes, all temporary silt fences must be removed. Permanent seeding must be completed by September 15th, with grass and legume mixtures seeded before July 15th. Mulch must be anchored in place by an approved method (crimping, tackifier, etc.). Dormant seeding is prohibited from September 15th to November 15th and on slopes greater than 6% or near streams, lakes, or channels. Dormant seeded areas will be re-seeded as necessary for dense coverage. All seeding must follow WDNR Technical Standards 1058 and 1059.

12. Remove Temporary Erosion Control After Grass is Established

Once vegetation stabilizes, the contractor must remove all temporary erosion control measures.

13. Maintenance Plan

The contractor must designate an individual responsible for the maintenance plan and maintain all BMPs on site. The permit and Erosion Control and Storm Water Management Plan must be kept on site. Inspections are required weekly and within 24 hours after a ½" rainfall or any land disturbance activities. The responsible person must maintain BMPs and inspection reports, keeping all reports on site in a disclosed location. Ultimately, the owner is responsible for ensuring BMPs are maintained, and inspections are performed.

The site will be protected from erosion by the following practices:

Throughout the duration of the project any sediment found to have left the site due to Contractor's negligence, including tracking of mud from construction vehicles, shall be promptly cleaned up by the **Contractor**.

1. Silt Fence: Install silt fence at all locations as shown on the plans. Fence shall be installed prior to any soil disturbance, including clearing and grubbing of trees. Silt fence shall be WisDOT approved for use on silty soils and installed in accordance with WDNR Technical Standard 1056. Silt fence shall have upper cord reinforcement.

2. Stone Tracking Pad: Stone tracking pads shall be constructed per WDNR Technical Standard 1057 at each construction entrance/exit to the development. Tracking pads shall be a minimum of 12" thick and 50' long constructed of 3"-6" washed/clear crushed aggregate. Flushing of sediment into storm inlets or road ditches is not permitted.

3. Stockpiling: Stockpile locations shall be approved by the project engineer in writing prior to placement. The following provisions shall be followed for all stockpiles:

    a. All storage piles shall be placed a minimum of 25 feet from a protected inlet or drainage ditches. Planned inlets must be taken into consideration when placing stockpiles.

    b. Stockpiles shall be stabilized by temporary seeding/mulching immediately following placement if they are to be existence for 7 days or more. Stockpiles expected to be in place for more than 1 year shall be seeded with a permanent seed mix.

    c. Silt fence shall be placed on the down slope side of all piles as directed by the project engineer.

    d. Any disturbed soil remaining after removal of stockpiles shall be permanently seeded/mulched.

4. Temporary Seeding: Sediment basins, soil stockpiles and all other areas out of the day-to-day construction area that are disturbed and to be left inactive for more than 7 days shall be temporarily seeded and mulched. Temporary seeding and mulching shall be per WDNR Technical Standards 1059 and 1058.

5. Erosion Control Mat: Install and maintain erosion control mat at locations shown on the Erosion Control Plan or as the Engineer/Erosion Control Inspector directs. Erosion control mat placed outside of channel areas shall be WisDOT Type I, Class

A. These erosion control mats shall be installed per WDNR Technical Standard 1052. Erosion control mat located within channel areas shall be WisDOT Type I, Class B unless otherwise stated on the Erosion Control Plan or by the Project Engineer. These erosion control mats shall be installed per WDNR Technical Standard 1053.

6. Inlet Protection: All inlets shall be protected throughout the project. See WDNR Code 1060 for product requirements.

Sediment barriers may need to be removed and reinstalled throughout construction to accommodate machinery, etc. When barriers are removed, they shall be reinstalled as soon as construction in that area allows, but in no case shall an inlet be left unprotected at the end of the workday. Protection shall remain in place until the adjacent areas are stabilized with established vegetation.

Note: Any pumping of water from the site at any time shall be done in accordance with WDNR Technical Standard 1061 and require the use of silt bags or alternate methods to prevent silt from leaving the site. Pumping shall be done from the surface down.
General Notes:

1. All waste and unused construction materials shall be properly disposed of and not allowed to be carried by runoff into the storm sewer system.

2. If dewatering is needed, the Contractor shall perform dewatering in accordance with WDNR Technical Standard 1061 and direct the water to a protected inlet, sedimentation areas, or use other measures which the Erosion Control Inspector approves.

3. All off-site sediment deposits occurring as a result of a storm event shall be cleaned up by the end of the next workday. All off-site sediment deposits as a result of construction activities shall be cleaned up by the end of that workday.

4. All activities shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.

5. Disturbed soil outside of the day-to-day construction areas shall be stabilized by mulching, temporary seeding, sodding, covering with tarps, chemical tackifiers or equivalent control measures approved by the Erosion Control Inspector.

6. The Contractor shall be responsible for installation, maintenance, and removal of all erosion control devices that he installs and also assumes responsibility for maintenance of erosion control devices already in place.

7. The Contractor shall repair any siltation or erosion damage to adjoining surfaces and drainage ways resulting from land disturbing activities.

8. The Contractor shall allow the Engineer and Erosion Control Inspector to enter the site for the purpose of inspecting for compliance with the erosion control ordinance or for performing any work necessary to bring the site into compliance with the ordinance.

9. The Erosion Control Inspector may order land-disturbing activity halted if the erosion control plan is not being implemented in a good faith manner. After the Contractor

has been notified of noncompliance, the Erosion Control Inspector may take whatever steps are necessary to enforce the plan, including but not limited to, having the Contractor make corrections or engaging other contractors. The cost of such work by other contractors, plus interest, may be assessed against the Contractor.

Erosion Control Plan Inspection and Monitoring Requirements:

Copies of the Construction Site Erosion Control Plan and General Storm Water Discharge Permit shall be kept on site.

Erosion and sediment control practices shall be inspected weekly, and within 24 hours following a rainfall of 0.5 inches or greater. The contractor is responsible for inspection reporting required by the Town of Lawrence and the Wisconsin Department of Natural Resources.

An erosion and sediment control practice inspection log shall be maintained. Log shall note the time, date and location of inspection, the phase of construction at the site, person doing the inspection, assessment of control practices, and description of erosion and sediment control measures or maintenance done in response to inspection.

Involved Parties:

The contractor will be responsible for weekly and rain event site inspections and reports. This report and associated Erosion Control Plan were prepared by Martenson & Eisele, Inc. The contacts are as follows:

Developer/Owner/Applicant	**City of Kaukauna**
Greg Lauer	Director of Public Works / City Engineer
W1470 Peters Road	John Neumeier.
Kaukauna, WI 54130	144 W 2nd Street
(920) 475-8071	Kaukauna, WI 54130
Engineer	**Contractor**
Martenson & Eisele, Inc.	TBD
Jack Richeson, P.E.	
1377 Midway Road	
Menasha, WI 54952	
(920) 731-0381	

Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.1 (12-05-2024)

YEAR 1

Developer: Greg Lauer

Project: Greg Lauer Subdivision

Date: 05/05/25

County: Outagamie

Version 2.1

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	07/01/25	10/01/25	51.3%	100	Clay	0.32	2.8%	367	0.40	1.00	6.5	0.862	Silt Fence	3.4
End	10/01/25	-----	-----	-----	-------	-----	2.8%	367	0.40	------	-----	0.000		0.0
		-----	-----	-----	-------	-----	2.8%	367	0.40	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	2.8%	367	0.40	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	2.8%	0	-----	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	0.0%	0	-----	-----	-----	0.000		0.0
										TOTAL	6.5		TOTAL	3.4
													% Reduction Required	NONE

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.
The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.
For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

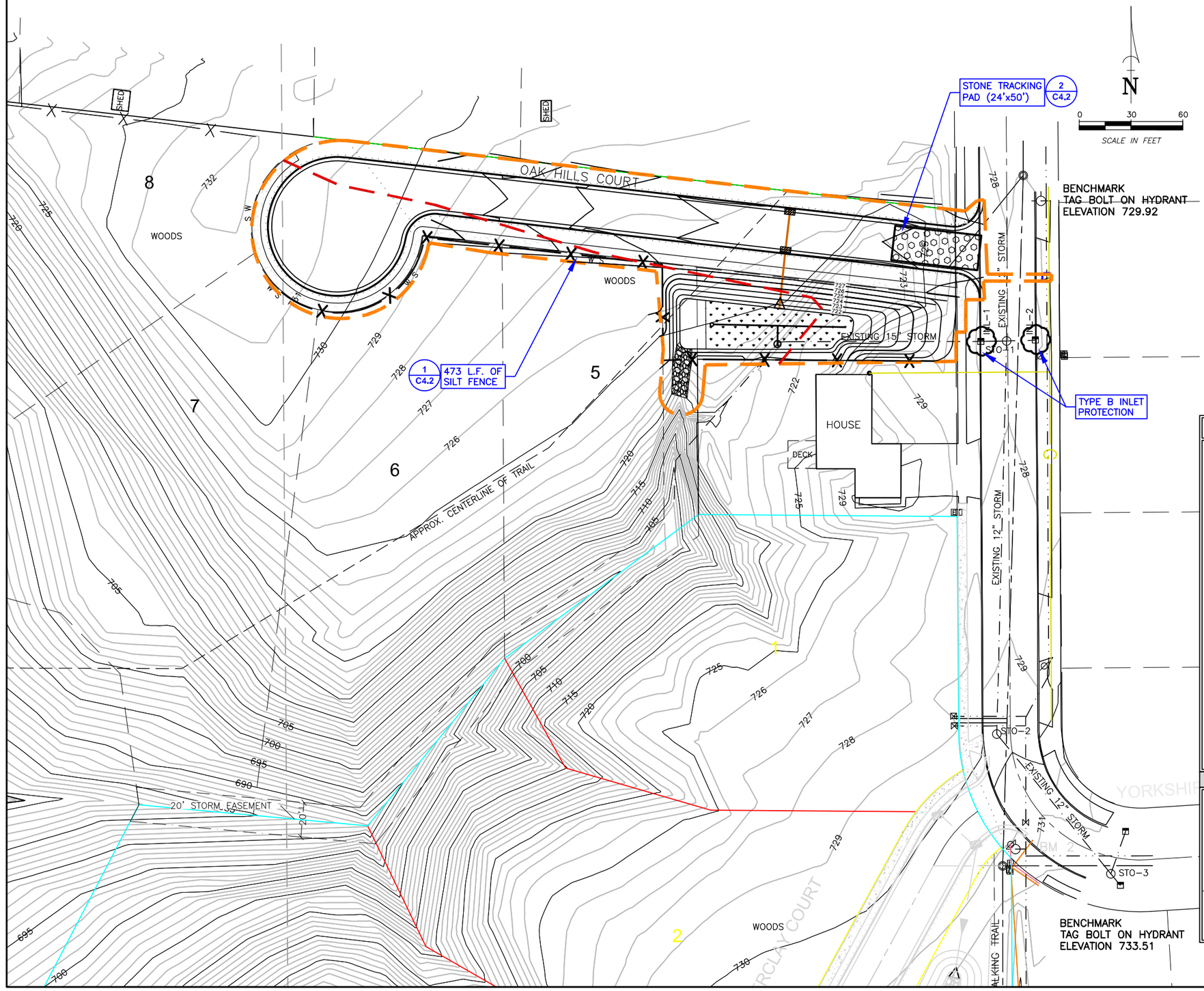
NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:

4/15-6/1	and	8/1-8/21	Turf, introduced grasses and legumes
Thaw-6/30			Native Grasses, forbs, and legumes

Designed By:	
Date	

USLE



EROSION CONTROL PLAN KEY LEGEND

1	SILT FENCE	1 C4.2
2	TRACKING PROTECTION	2 C4.2
3	INLET PROTECTION TYPES A,B,C, & D	3 C4.2
4	INLET PROTECTION TYPE D-M	4 C4.2
5	INLET PROTECTION TYPE D-HR	5 C4.2
6	SANDBAG CULVERT PIPE DITCH CHECK	6 C4.2
7	DEWATERING DETAIL	7 C4.2
8	TEMPORARY CONCRETE WASHOUT	8 C4.2
9	EROSION CONTROL MAT DETAIL (CLASS1, TYPE A)	1 C4.3
10	EROSION CONTROL MAT DETAIL (CLASS1, TYPE B)	2 C4.3
11	12" SEDIMENT LOG INLET PROTECTION	3 C4.3
12	SEDIMENT LOG CHANNEL DITCH CHECK	4 C4.3

■	1" x 18" IRON PIPE SET
▲	1-1/4" x 30" REBAR SET
×	CHISELED "X" SET
○	3/4" REBAR FOUND
□	1" IRON PIPE FOUND
△	1-1/4" REBAR FOUND
◪	2" IRON PIPE FOUND
⊕	CHISELED "X" FOUND
◆	GOVERNMENT CORNER
( )	RECORDED AS
800	CONTOUR W/ ELEVATION
◆	SOIL BORING
◆	INFILTRATION SOIL BORING
◆	TOPSOIL DEPTH
☼	CONIFEROUS TREE

TOPOGRAPHIC LEGEND

☼	DECIDUOUS TREE
	EXIST. WOODS LINE
⸸	MAPPED WETLANDS
—OH—	OVERHEAD POWER LINES
—E—	UNDERGROUND ELECTRIC
—T—	UNDERGROUND TELEPHONE
—G—	UNDERGROUND GAS
—CATV—	UNDERGROUND CABLE TV
—X—	EXIST. FENCE LINE
◈	SIGN
⊹	EXIST. HYDRANT
⌀	POWER POLE
⊡	GUY
⌀	LIGHT POLE
▯	TELEPHONE PEDESTAL
▯	ELECTRIC PEDESTAL
▯	CABLE PEDESTAL
⋈	WATER VALVE
◇◇	GAS VALVE
⋈	WATER STOP BOX
○	EXIST STORM MANHOLE
▯	STORM INLET
▯	YARD DRAIN
○	EXIST SANITARY MANHOLE
	EXIST. SAN. SEWER
	EXIST. STO. SEWER
	EXIST. WATER MAIN
800.00	EXIST. SPOT ELEVATION
FF = 800.00	FIRST FLOOR = 800.00

NOT FOR CONSTRUCTION

Martenson & Eisele, Inc.
Planning
Environmental
Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

NO.	DATE	DRAWN BY
		RPP

REVISION	APPROVED
	JJR

FIELDWORK
JFS

USLE
GREG LAUER SUBDIVISION
CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	3/27/2025

COMPUTER FILE
Civil\3D\Eng\1-0290-003de.dwg

DRAWING NO.
C3.1

Section 7:
Appendix A

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Aerial M

Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 550 1,100 Feet
0 160 320 Meters

Service Layer Credits:
Latest Leaf On: , Cities, Roads & Boundaries: , Surface Water (Cached): WiDNR, USGS, and other data

Legend: (some map layers may not be displayed)

- Rivers and Streams
- Intermittent Streams
- 24K Intermittent Streams
- 24K Streams and Rivers
- City or Village
- County Boundaries

County and Local Roads

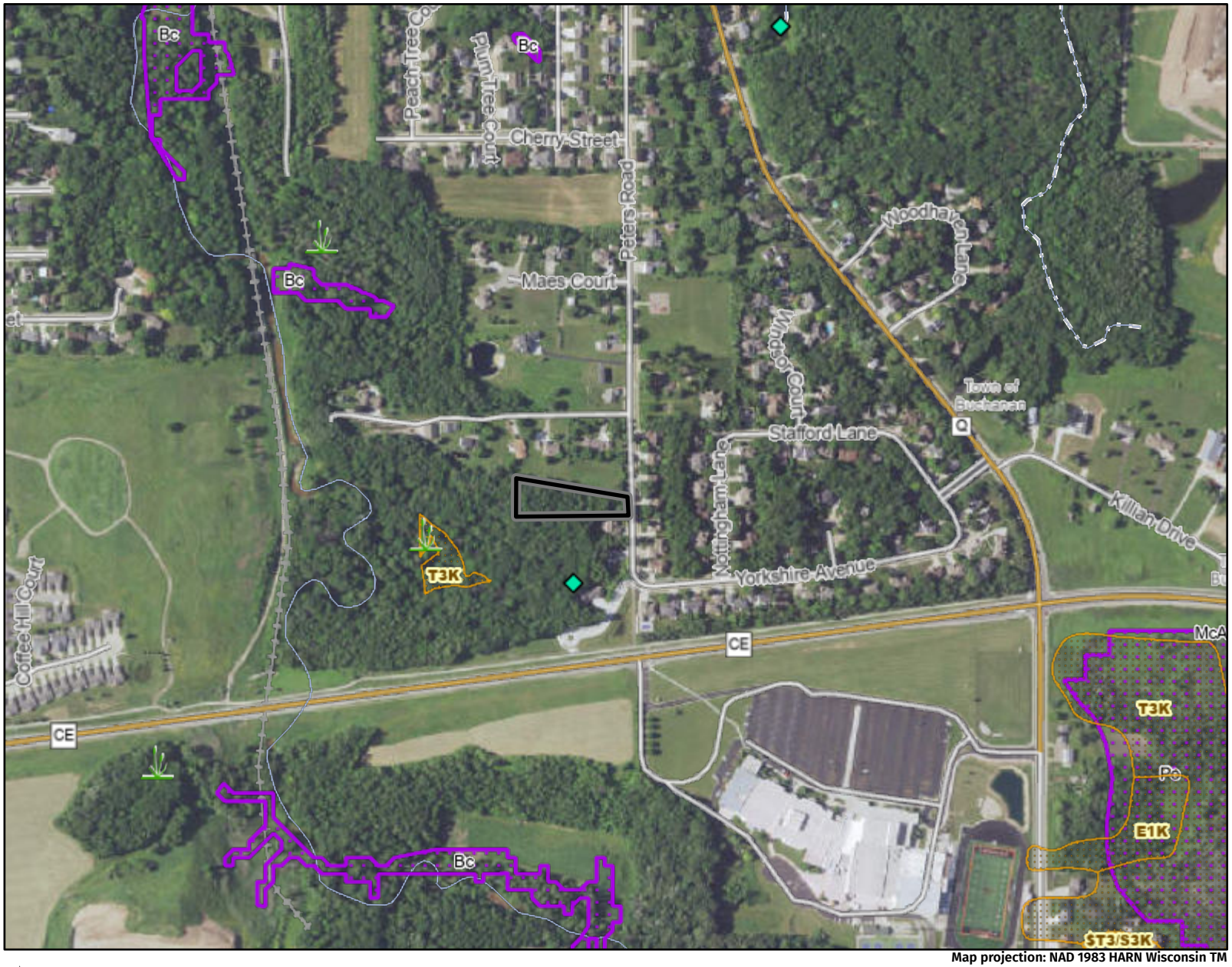
- County HWY
- Local Road
- Railroads
- Latest Leaf On Imagery

Notes:

Date Printed: 5/5/2025 4:01 PM

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Wetland M



Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 550 1,100 Feet
0 160 320 Meters

Service Layer Credits:
Wetland Indicators & Soils: Surface Water Data Viewer Team, Latest Leaf On: , Wisconsin Wetland Inventory NWI (Dynamic): Calvin Lawrence, Dennis Weise, Nina Rihn, Cities, Roads & Boundaries: , Surface Water (Cached): WiDNR, USGS, and other data

Legend: (some map layers may not be displayed)

- Wetland Identifications and Confirmations

Wetland Class Points

- Wetland too small to delineate
- Wetland Class Areas

Filled Areas

- Y
- Wetland Indicators
- Rivers and Streams
- Intermittent Streams
- 24K Intermittent Streams
- 24K Streams and Rivers
- City or Village
- County Boundaries

County and Local Roads

- County HWY
- Local Road
- Railroads
- Latest Leaf On Imagery

Notes:

Date Printed: 5/5/2025 4:05 PM

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Flood M

Legend: (some map layers may not be displayed)

Dams
- Dam

FIRM Panels

Flood Hazard Boundaries
- SFHA / Flood Zone Boundary

Flood Hazard Zones
- 1% Annual Chance Flood Hazard
- Rivers and Streams
- Intermittent Streams
- 24K Intermittent Streams
- 24K Streams and Rivers
- City or Village
- County Boundaries

County and Local Roads
- County HWY
- Local Road
- Railroads
- Latest Leaf On Imagery

Notes:

Map projection: NAD 1983 HARN Wisconsin TM

N

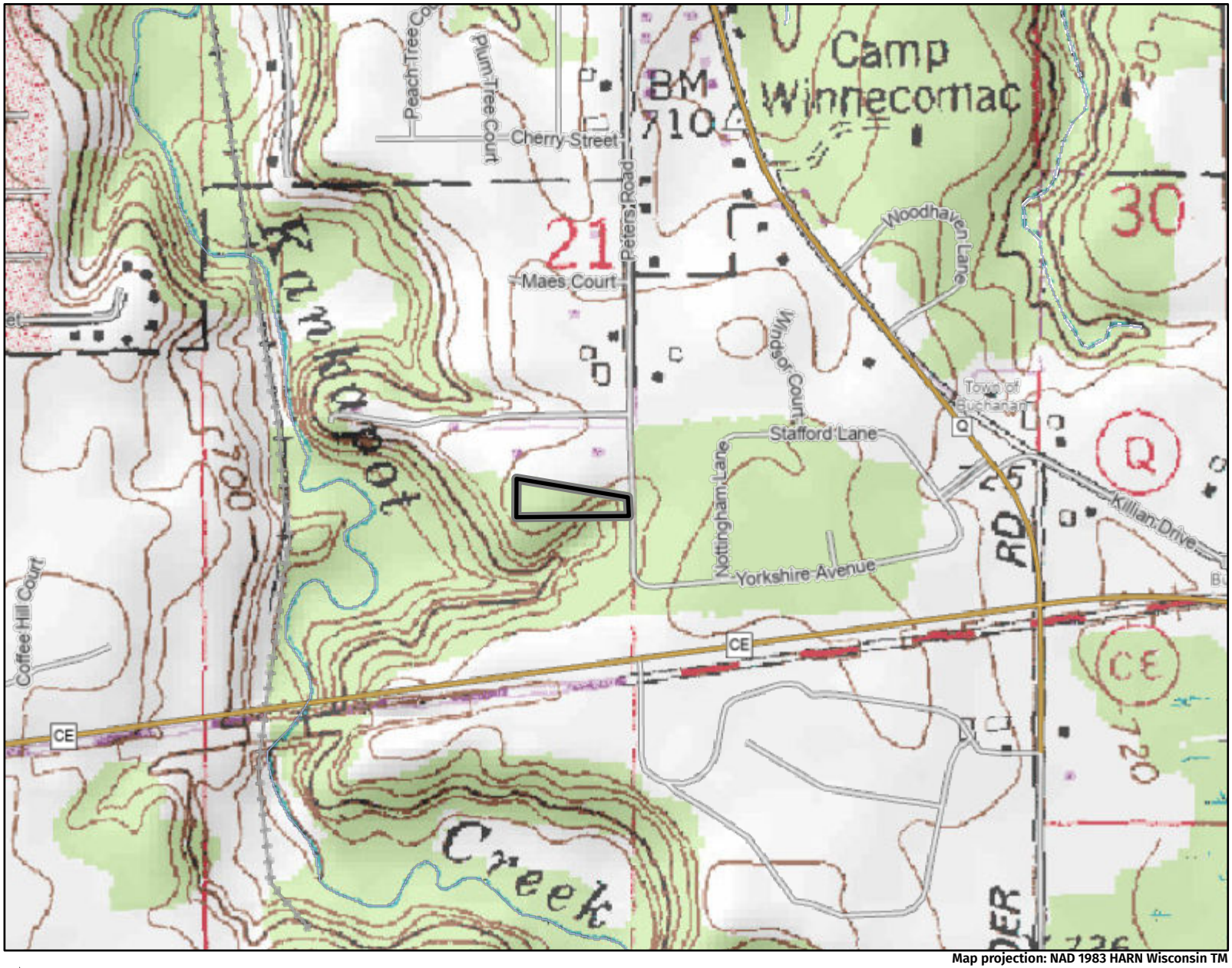
Map: 0 550 1,100 Feet
0 160 320 Meters

Service Layer Credits:
Latest Leaf On: , Paper FIRMS: Federal Emergency Management Agency, Wisconsin Department of Natural Resources, Cities, Roads & Boundaries: , Digitial FEMA Floodplains (National Flood Hazard Layer): , Surface Water (Cached): WiDNR, USGS, and other data

Date Printed: 5/5/2025 4:03 PM

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

USGS Topographic M



Legend: (some map layers may not be displayed)

- Rivers and Streams
- Intermittent Streams
- 24K Intermittent Streams
- 24K Streams and Rivers
- City or Village
- County Boundaries

County and Local Roads

- County HWY
- Local Road
- Railroads

Notes:

Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 550 1,100 Feet
0 160 320 Meters

Service Layer Credits:
Cities, Roads & Boundaries: , Topographic Maps: , Surface Water (Cached): WiDNR, USGS, and other data

Date Printed: 5/5/2025 4:06 PM

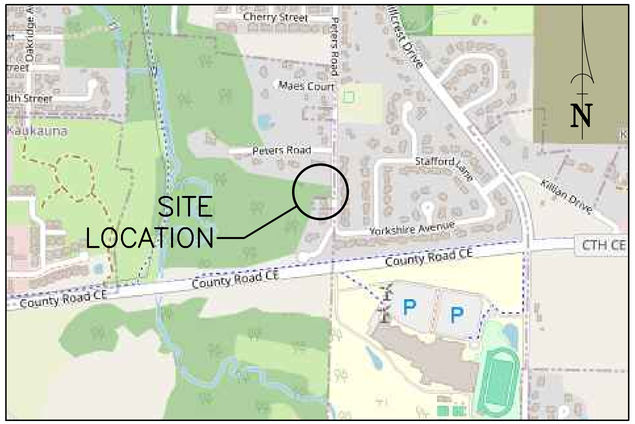
GREG LAUER SUBDIVISION

CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

INDEX OF SHEETS	
DRAWING NO.	DESCRIPTION:
C1.0	COVER SHEET
C1.1	SITE PLAN
C2.1	UTILITY LAYOUT PLAN
C2.2	PLAN AND PROFILE
C3.1	DRAINAGE PLAN
C3.2	BIOFILTER DETAILS
C4.1	EROSION CONTROL PLAN
C4.2	EROSION CONTROL DETAILS
C4.3	EROSION CONTROL DETAILS
C5.1	STANDARD DETAIL DRAWINGS
C5.2	STANDARD DETAIL DRAWINGS

PERTINENT CONTACTS	CONTACT PERSON	PHONE
MUNICIPALITY		
CITY OF KAUKAUNA	JOHN NEUMEIER	920-766-6305 EXT. 4
OWNER		
DEVELOPER	GREG LAUER	920-766-0693
ENGINEER / SURVEYOR		
MARTENSON & EISELE	JACK RICHESON	920-731-0381
MARTENSON & EISELE	JERRY SMITS	920-731-0381

LOCATION MAP



DIGGERS HOTLINE

TO OBTAIN LOCATION OF
PARTICIPANTS' UNDERGROUND
FACILITIES BEFORE YOU DIG
IN WISCONSIN

CALL 811 or
Toll Free 1-800-242-8511
(262)432-7910
Emergency Only (877) 500-9592
FAX 1-800-338-3860
FAX (414) 259-0947
Hearing Impaired TDD 1-800-542-2289

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

REVISION TRACKERS

DESIGN DEVELOPMENT REVISION TRACKER		
NO.	DATE	DESCRIPTION
1	9/10/2025	ROAD ADJUSTED TO FINAL REQUESTED LENGTH
2	9/18/2025	WATER MAIN ADJUSTED PER KAUKAUNA UTILITIES
3	10/08/2025	CUL-DE-SAC RADIUS ADJUSTED PER KFD

CONSTRUCTION DOCUMENT REVISION TRACKER		
NO.	DATE	DESCRIPTION

RECORD DRAWING REVISION TRACKER		
NO.	DATE	DESCRIPTION

Martenson & Eisele, Inc.
Planning
Environmental
Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

DRAWN BY	FIELDWORK	APPROVED
RPP	JFS	JJR

NO.	DATE	REVISION
1	9/10/2025	ROAD ADJUSTED
2	9/18/2025	WATER MOVED PER UTILITY REQUEST
3	10/08/2025	ADJUSTED CUL-DE-SAC RADIUS

COVER SHEET

GREG LAUER SUBDIVISION

CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

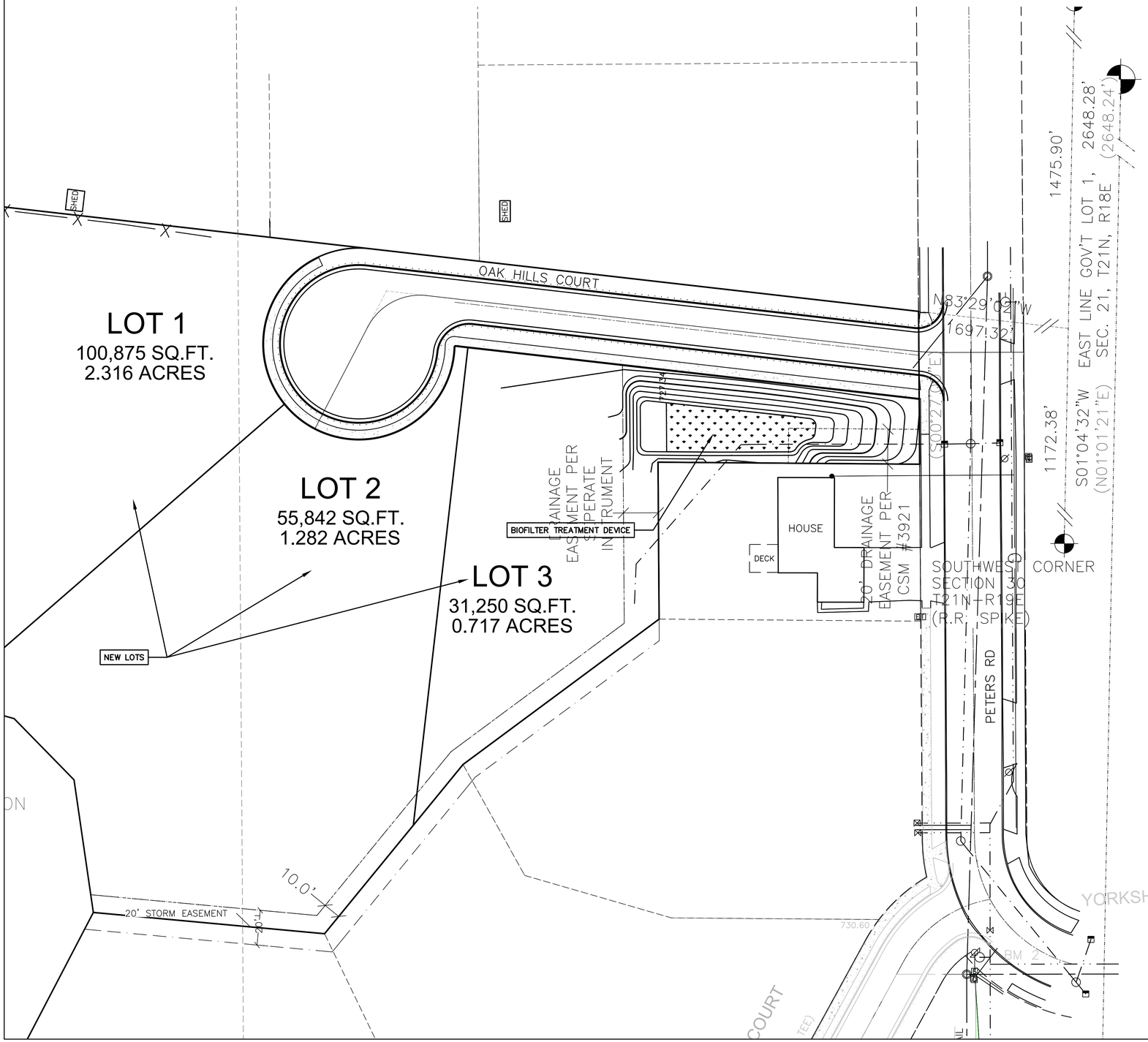
SCALE	DATE
BAR SCALE	5/05/2025

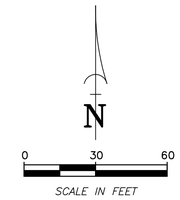
COMPUTER FILE
Civil3D\Eng\1-0290-003de.dwg

WISCONSIN
JACK J. RICHESON
E-46040
APPLETON
PROFESSIONAL ENGINEER
5-5-25

DRAWING NO.
C1.0

SITE PLAN





SITE/PROJECT INFORMATION

PROPERTY ADDRESS:
PETERS ROAD
KAUKAUNA, WI 54130
PARCEL NUMBER: 030032306

NRCS SOILS

Bc –Bellevue silt loam
Hydrologic Soil Type C.

WnB–Winneconne silty clay loam
Hydrologic Soil Type D.

LEGAL DESCRIPTION

PRT LOT 1 CSM 3921 LESS
CSM 7178 & 7177

OWNER/APPLICANT:

GREG LAUER
W1470 PETERS ROAD
KAUKAUNA, WI 54130
(920)–475–8071

ENGINEER:

MARTENSON & EISELE, INC.
ATTN: JACK RICHESON, P.E.
1377 MIDWAY ROAD
MENASHA, WI 54952
jackr@martenson–eisele.com
PHONE: 920–731–0381

DIGGERS HOTLINE

TO OBTAIN LOCATION OF
PARTICIPANTS' UNDERGROUND
FACILITIES BEFORE YOU DIG
IN WISCONSIN

CALL 811 or
Toll Free 1–800–242–8511
(262)432–7910
Emergency Only (877) 500–9592
FAX 1–800–338–3860
FAX (414) 259–0947
Hearing Impaired TDD 1–800–542–2289

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

SITE PLAN NOTES

1.	ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF KAUKAUNA REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2.	ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
3.	ALL DIMENSIONS ARE TO THE EDGE OF BUILDING OR FACE OF CURB.
4.	CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
5.	NO HAZARDOUS MATERIALS WILL BE STORED ON SITE.
6.	THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH LAND DISTURBING ACTIVITIES PRIOR TO RECEIVING WRITTEN NOTICE TO PROCEED FROM THE ENGINEER.
7.	NO OUTDOOR STORAGE OR DISPLAY IS PROPOSED.

■ 1" x 18" IRON PIPE SET	**TOPOGRAPHIC LEGEND**	
▲ 1–1/4" x 30" REBAR SET	DECIDUOUS TREE	ELECTRIC PEDESTAL
× CHISELED "X" SET	EXIST. WOODS LINE	CABLE PEDESTAL
○ 3/4" REBAR FOUND	MAPPED WETLANDS	WATER VALVE
□ 1" IRON PIPE FOUND	—OH— OVERHEAD POWER LINES	GAS VALVE
△ 1–1/4" REBAR FOUND	—E— UNDERGROUND ELECTRIC	WATER STOP BOX
◪ 2" IRON PIPE FOUND	—T— UNDERGROUND TELEPHONE	EXIST STORM MANHOLE
⊗ CHISELED "X" FOUND	—G— UNDERGROUND GAS	STORM INLET
◆ GOVERNMENT CORNER	—CATV— UNDERGROUND CABLE TV	YARD DRAIN
( ) RECORDED AS	—X— EXIST. FENCE LINE	EXIST SANITARY MANHOLE
800 CONTOUR W/ ELEVATION	SIGN	EXIST. SAN. SEWER
SOIL BORING	EXIST. HYDRANT	EXIST. STO. SEWER
INFILTRATION SOIL BORING	POWER POLE	EXIST. WATER MAIN
TOPSOIL DEPTH	GUY	800.00 EXIST. SPOT ELEVATION
CONIFEROUS TREE	LIGHT POLE	FF = 800.00 FIRST FLOOR = 800.00
	TELEPHONE PEDESTAL	

Martenson & Eisele, Inc.
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381
Planning
Environmental
Surveying
Engineering
Architecture

NO.	DATE	FIELDWORK	APPROVED
1	9/10/2025	ROAD ADJUSTED	
2	9/18/2025	WATER MOVED PER UTILITY REQUEST	
3	10/08/2025	ADJUSTED CUL-DE-SAC RADIUS	

DRAWN BY: RPP
JFS
JJR

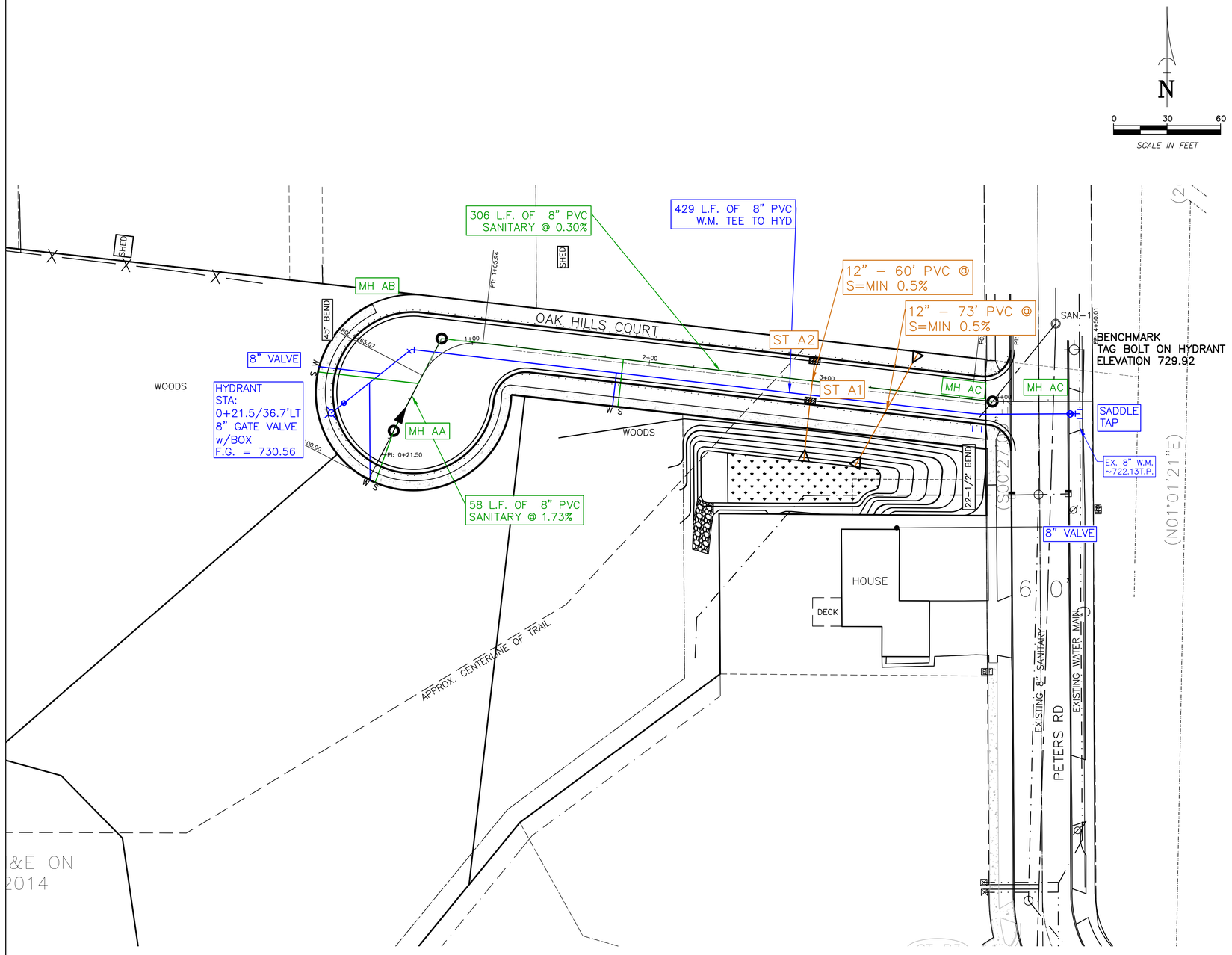
SITE PLAN
GREG LAUER SUBDIVISION
CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	5/05/2025

COMPUTER FILE
Civil3D\Eng\1-0290-003de.dwg

DRAWING NO.
C1.1

UTILITY LAYOUT PLAN



DIGGERS HOTLINE

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL 811 or
Toll Free 1-800-242-8511
(262)432-7910
Emergency Only (877) 500-9592
FAX 1-800-338-3860
FAX (414) 259-0947
Hearing Impaired TDD 1-800-542-2289

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

BENCHMARK DATA

I.D.	DESCRIPTION:	ELEVATION:
1	TAG BOLT ON HYDRANT	729.92
2	TAG BOLT ON HYDRANT	733.51
3	SPIKE IN PP #54 A4N	735.32

UTILITY PLAN NOTES

1.	THE LOCATION OF EXISTING UTILITY FACILITIES AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE ALL FACILITIES LOCATED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT WITHIN THE WORK IS DISCOVERED.
2.	ALL UTILITY CONNECTIONS SHALL BE DONE IN ACCORDANCE WITH THE "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION, 6TH EDITION" AND THE KAUKAUNA SANITARY DISTRICT STANDARD SPECIFICATIONS.
3.	ALL WORK SHALL COMPLY WITH O.S.H.A. STANDARDS.
4.	THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL APPROPRIATE PERMITS/APPROVALS ARE OBTAINED.
5.	THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR CONSTRUCTION.
6.	THE CONTRACTOR SHALL CLEAN UP ALL EXCESS MATERIAL AND DEBRIS CAUSED AS A RESULT OF WORK UNDER THIS CONTRACT.
7.	CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
8.	CONTRACTOR SHALL DISPOSE OF NON-SUITABLE MATERIAL OFF-SITE.

UTILITY LAYOUT PLAN LEGEND

849 EXISTING CONTOUR	STORM MANHOLE
848 PROPOSED CONTOUR	STORM INLET
STORM MAIN	SANITARY MANHOLE
WATER MAIN	HYDRANT
SANITARY MAIN	WATER VALVE
UTILITY LATERAL	

1" x 18" IRON PIPE SET	**TOPOGRAPHIC LEGEND**	
1-1/4" x 30" REBAR SET	DECIDUOUS TREE	ELECTRIC PEDESTAL
CHISELED "X" SET	EXIST. WOODS LINE	CABLE PEDESTAL
3/4" REBAR FOUND	MAPPED WETLANDS	WATER VALVE
1" IRON PIPE FOUND	OVERHEAD POWER LINES	GAS VALVE
1-1/4" REBAR FOUND	UNDERGROUND ELECTRIC	WATER STOP BOX
2" IRON PIPE FOUND	UNDERGROUND TELEPHONE	EXIST STORM MANHOLE
CHISELED "X" FOUND	UNDERGROUND GAS	STORM INLET
GOVERNMENT CORNER	UNDERGROUND CABLE TV	YARD DRAIN
RECORDED AS	EXIST. FENCE LINE	EXIST SANITARY MANHOLE
800 CONTOUR W/ ELEVATION	SIGN	EXIST. SAN. SEWER
SOIL BORING	EXIST. HYDRANT	EXIST. STO. SEWER
INFILTRATION SOIL BORING	POWER POLE	EXIST. WATER MAIN
TOPSOIL DEPTH	GUY	800.00 EXIST. SPOT ELEVATION
CONIFEROUS TREE	LIGHT POLE	FF = 800.00 FIRST FLOOR = 800.00
	TELEPHONE PEDESTAL	

Martenson & Eisele, Inc.
Planning
Environmental
Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

NO	DATE	REVISION
1	9/10/2025	ROAD ADJUSTED
2	9/18/2025	WATER MOVED PER UTILITY REQUEST
3	10/08/2025	ADJUSTED CUL-DE-SAC RADIUS

DRAWN BY RPP | FIELDWORK JFS | APPROVED JJR

UTILITY LAYOUT PLAN

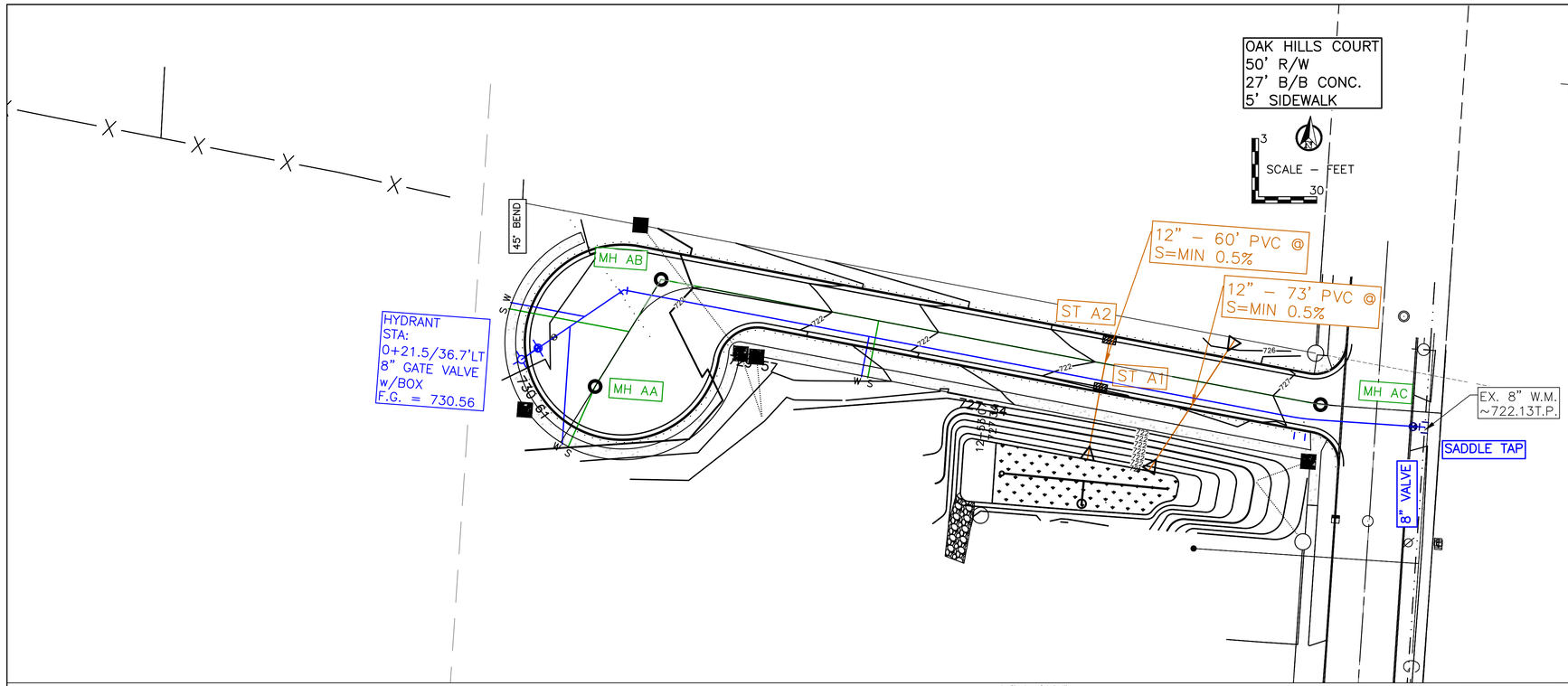
GREG LAUER SUBDIVISION

CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

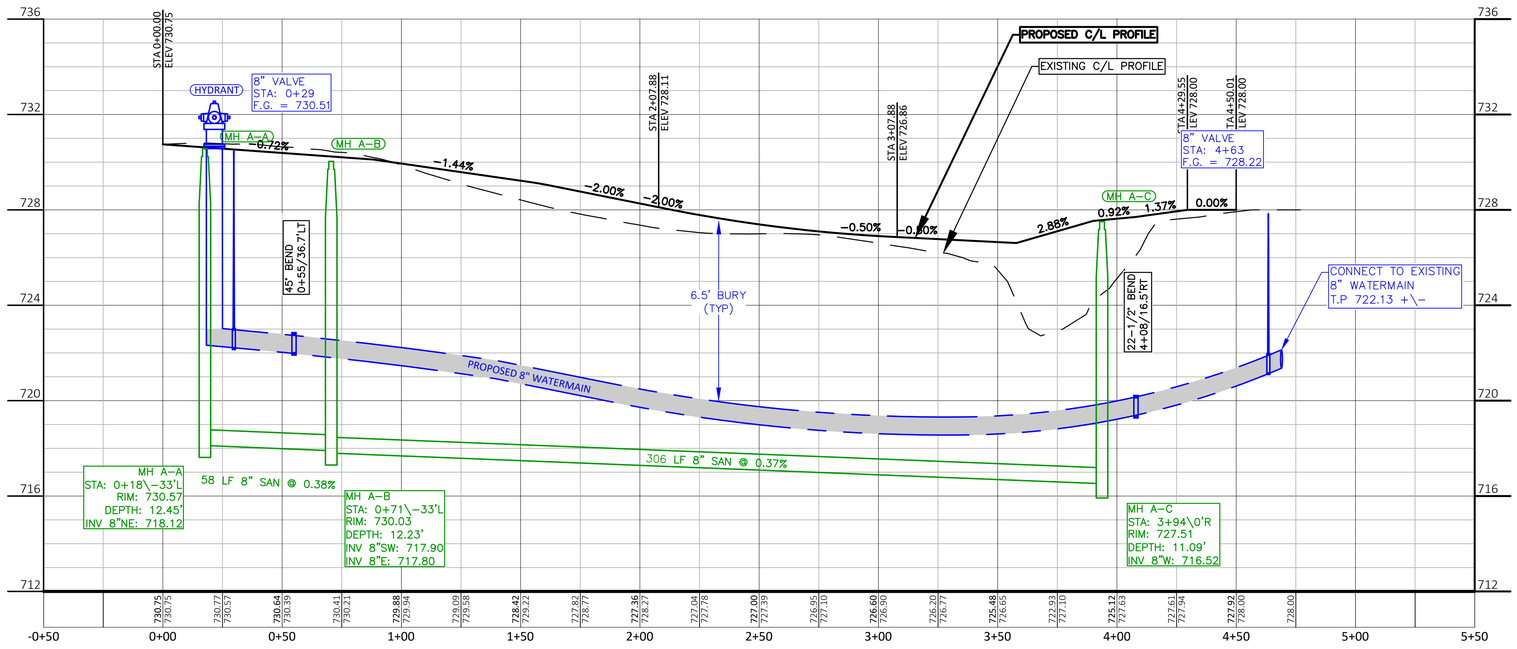
SCALE	DATE
BAR SCALE	5/05/2025

COMPUTER FILE
Civil3D\Eng\1-0290-003de.dwg

DRAWING NO.
C2.1



Profile View of Oak Hills
V Scale:3
H Scale:30
Exaggeration:10



Martenson & Eisele, Inc.
Planning
Environmental
Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

DRAWN BY	FIELDWORK	APPROVED
RPP	JFS	JJR

NO.	DATE	REVISION

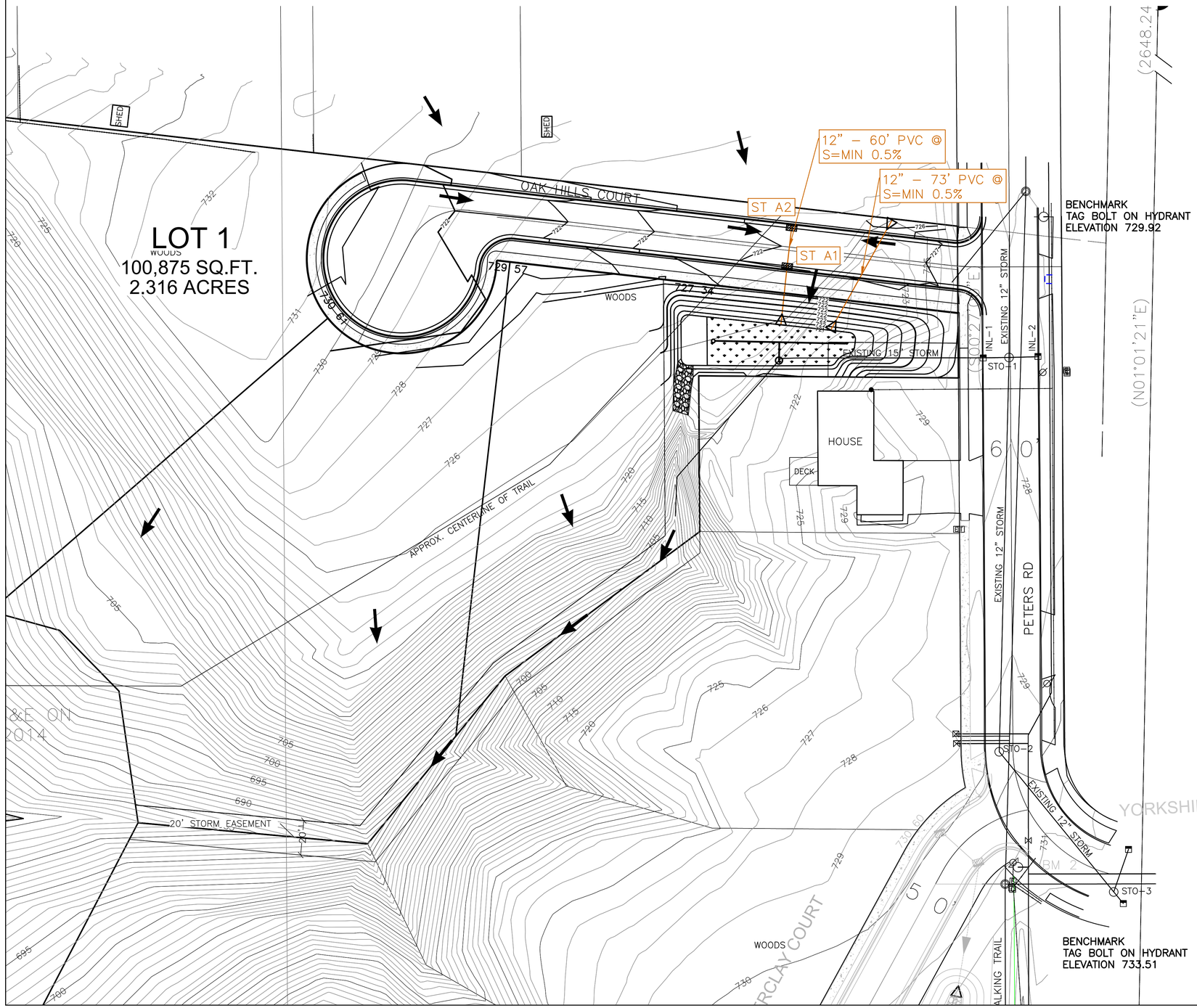
PLAN AND PROFILE
GREG LAUER SUBDIVISION
CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	3/21/2025

COMPUTER FILE
Civil3D\Eng\1-0290-003P&P.dwg

DRAWING NO.
C2.2

DRAINAGE PLAN



BENCHMARK DATA		
I.D.	DESCRIPTION:	ELEVATION:
1	TAG BOLT ON HYDRANT	729.92
2	TAG BOLT ON HYDRANT	733.51
3	SPIKE IN PP #54 A4N	735.32

DRAINAGE PLAN NOTES

1. THE LOCATION OF EXISTING UTILITY FACILITIES AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE ALL FACILITIES LOCATED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT WITHIN THE WORK IS DISCOVERED.
2. ALL WORK UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KAUKAUNA'S STANDARD SPECIFICATIONS, ALONG WITH THE LATEST EDITION OF THE STATE OF WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
3. ALL WORK SHALL COMPLY WITH O.S.H.A. STANDARDS.
4. THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL APPROPRIATE PERMITS/APPROVALS ARE OBTAINED.
5. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR CONSTRUCTION.
6. THE CONTRACTOR SHALL CLEAN UP ALL EXCESS MATERIAL AND DEBRIS CAUSED AS A RESULT OF WORK UNDER THIS CONTRACT.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
8. CONTRACTOR SHALL DISPOSE OF NON–SUITABLE MATERIAL OFF–SITE.

DRAINAGE PLAN LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- STORM SEWER MAIN
- STORM MANHOLE
- 2' x 3' PRECAST STORM INLET
- X (000.00) PROPOSED ELEVATION
- X (000.00) PERTINENT DITCH OR SWALE ELEVATION
- +893.73 EXISTING ELEVATION
- 000.0 PROPOSED GROUND AT FOUNDATION
- DIRECTION OF DRAINAGE

TOPOGRAPHIC LEGEND

1" x 18" IRON PIPE SET	DECIDUOUS TREE	ELECTRIC PEDESTAL
1–1/4" x 30" REBAR SET	EXIST. WOODS LINE	CABLE PEDESTAL
CHISELED "X" SET	MAPPED WETLANDS	WATER VALVE
3/4" REBAR FOUND	OVERHEAD POWER LINES	GAS VALVE
1" IRON PIPE FOUND	UNDERGROUND ELECTRIC	WATER STOP BOX
1–1/4" REBAR FOUND	UNDERGROUND TELEPHONE	EXIST STORM MANHOLE
2" IRON PIPE FOUND	UNDERGROUND GAS	STORM INLET
CHISELED "X" FOUND	UNDERGROUND CABLE TV	YARD DRAIN
GOVERNMENT CORNER	EXIST. FENCE LINE	EXIST SANITARY MANHOLE
( ) RECORDED AS	SIGN	EXIST. SAN. SEWER
800 CONTOUR W/ ELEVATION	EXIST. HYDRANT	EXIST. STO. SEWER
SOIL BORING	POWER POLE	EXIST. WATER MAIN
INFILTRATION SOIL BORING	GUY	800.00 EXIST. SPOT ELEVATION
TOPSOIL DEPTH	LIGHT POLE	FF = 800.00 FIRST FLOOR = 800.00
CONIFEROUS TREE	TELEPHONE PEDESTAL	

Martenson & Eisele, Inc.
Planning
Environmental
Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

NO.	DATE	REVISION
1	9/10/2025	ROAD ADJUSTED
2	9/18/2025	WATER MOVED PER UTILITY REQUEST
3	10/08/2025	ADJUSTED CUL-DE-SAC RADIUS

DRAWN BY: RPP
FIELDWORK: JFS
APPROVED: JJR

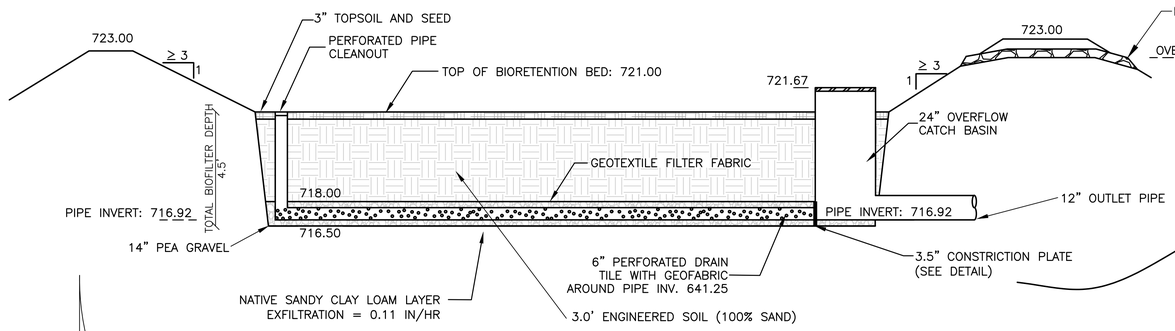
DRAINAGE PLAN
GREG LAUER SUBDIVISION
CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	5/05/2025

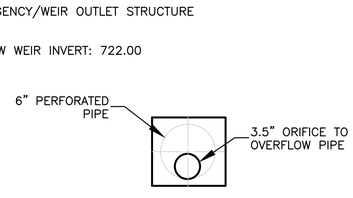
COMPUTER FILE
Civil3D\Eng\1-0290-003de.dwg

DRAWING NO.
C3.1

BIOFILTER DETAILS (N.T.S.)

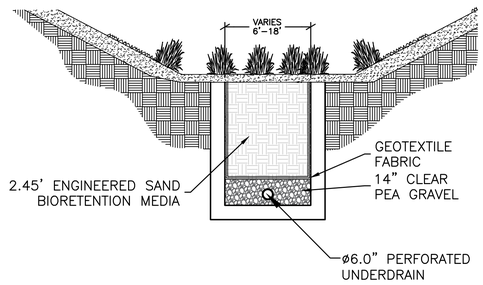


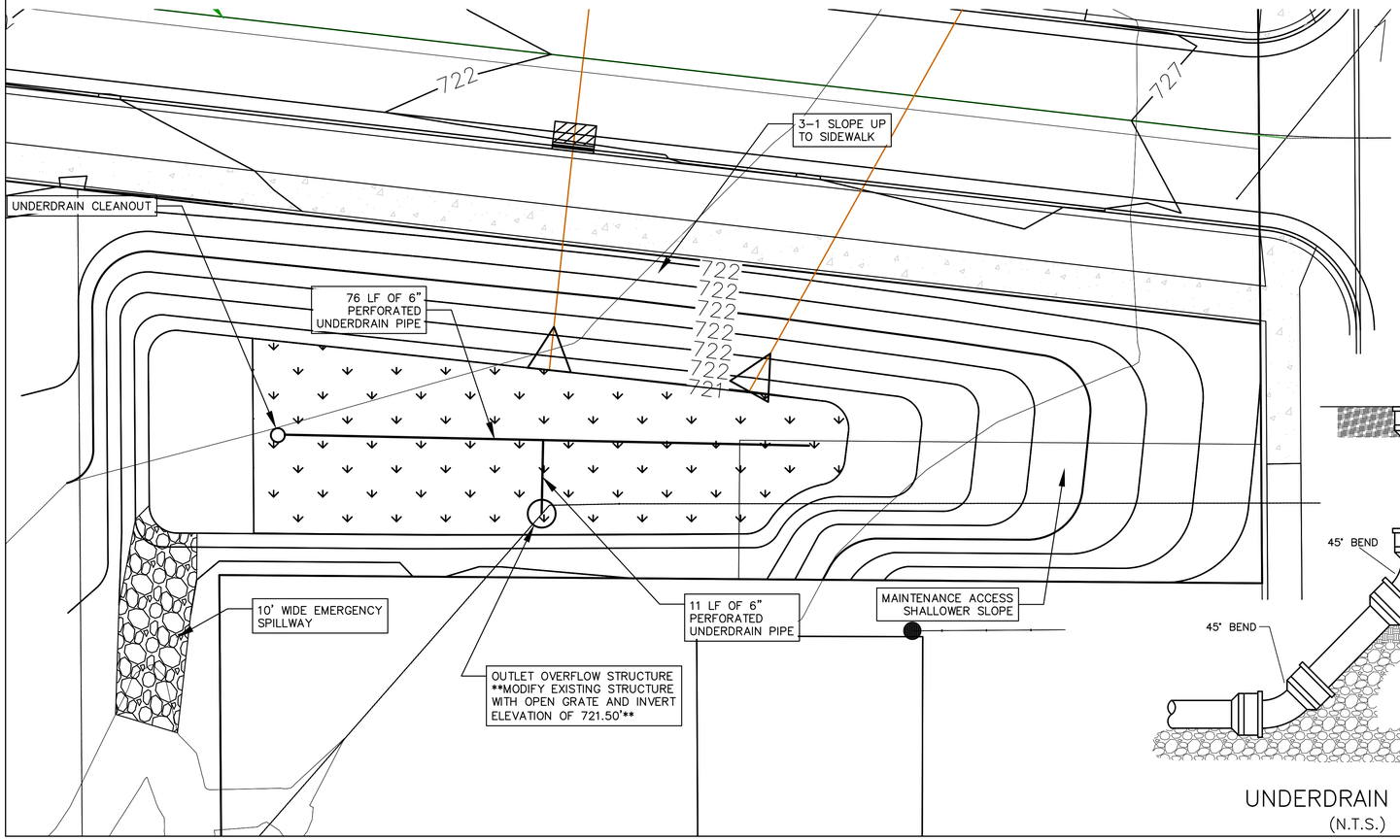
INFILTRATION/BIORETENTION FACILITY TYPICAL SECTION
(N.T.S.)

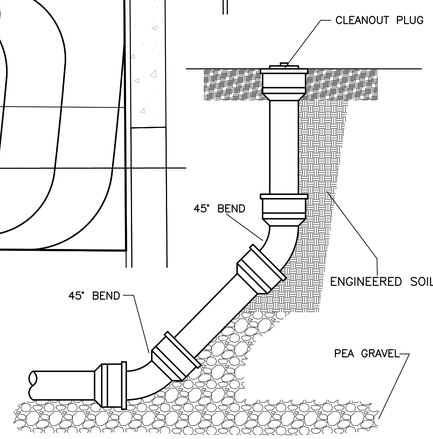


3.5" CONSTRICTION PLATE
(N.T.S.)

3.5" CONSTRICTION PLATE MAY BE A 6" END CAP W/ 3.5" ORIFICE, 6" TO 3.5" REDUCER, OR OTHER EQUIVALENT.







UNDERDRAIN CLEANOUT
(N.T.S.)

CONSTRUCTION SITE RUNOFF FROM DISTURBED AREAS SHALL NOT BE ALLOWED TO ENTER THE INFILTRATION/BIORETENTION DEVICE. RUNOFF FROM PERVIOUS AREAS SHALL BE DIVERTED FROM THE DEVICE UNTIL PERVIOUS AREAS HAVE UNDERGONE FINAL STABILIZATION.

CONSTRUCTION SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOW MELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR SOIL SMEARING, CLUMPING OR OTHER FORM OF COMP ACTION.

WHEN PLACING THE DEVICE GRAVEL OR MEDIA BED, COMPACTION SHALL BE MINIMIZED AS MUCH AS POSSIBLE.

IF COMPACTION OCCURS AT THE SURFACE OF THE INFILTRATION/BIORETENTION DEVICE, THE SOIL SHALL BE REFRACTURED TO A DEPTH OF AT LEAST 12 INCHES. IF SMEARING OCCURS, THE SMEARED AREAS SHALL BE CORRECTED BY RAKING OR ROTO-TILLING.

STEPS MAY BE TAKEN TO INDUCE MILD SETTLING OF THE SOIL BED AS NEEDED TO PREPARE A STABLE PLANTING MEDIUM AND TO STABILIZE THE PONDING DEPTH.

THE SAND IN THE ENGINEERED SOIL SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:

- USDA COARSE SAND (.02-.04 INCHES)
- ASTM C33 (FINE AGGREGATE CONCRETE SAND)
- WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4 (FINE AGGREGATE CONCRETE SAND) 2005 EDITION, OR AN EQUIVALENT APPROVED BY ADMINISTERING AUTHORITY.

THE SAND COMPONENT SHALL CONSIST OF MINERAL SAND THAT IS 100% Si02. SUBSTITUTIONS, SUCH AS CALCIUM CARBONATED SAND, DOLOMITIC SAND, MANUFACTURED SAND OR STONE DUST ARE NOT ALLOWED. THE SAND SHALL BE WASHED TO REMOVE CLAY AND SILT PARTICLES, AND WELL DRAINED PRIOR TO MIXING.

THE GRAVEL SHALL MEET THE COARSE AGGREGATE #2 AND OTHER SPECIFICATIONS OF WISCONSIN STANDARDS AND SPECIFICATIONS OF HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5, 2003 EDITION, OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY. GRAVEL SHALL BE DOUBLE WASHED.

PEA GRAVEL SHALL BE WASHED. PEA GRAVEL SHALL BE LARGE ENOUGH TO PREVENT ITS FALLING THROUGH THE PERFORATIONS OF THE UNDER-DRAIN PIPE.

FILTER FABRIC SHALL COVER THE UNDER-DRAIN PIPE AND SHALL NOT EXTEND LATERALLY FROM EITHER SIDE OF THE PIPE MORE THAN 2 FEET. THE FABRIC SHALL MEET THE SPECIFICATIONS OF WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 645.2.4, SCHEDULE TEST B, 2003 EDITION, OR AN EQUIVALENT APPROVED BY THE ADMINISTERING AUTHORITY.

Martenson & Eisele, Inc.
Planning
Environmental
Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

DRAWN BY	FIELDWORK	APPROVED
RPP	JFS	JJR

NO.	DATE	REVISION
1	9/10/2025	ROAD ADJUSTED
2	9/18/2025	WATER MOVED PER UTILITY REQUEST
3	10/08/2025	ADJUSTED CUL-DE-SAC RADIUS

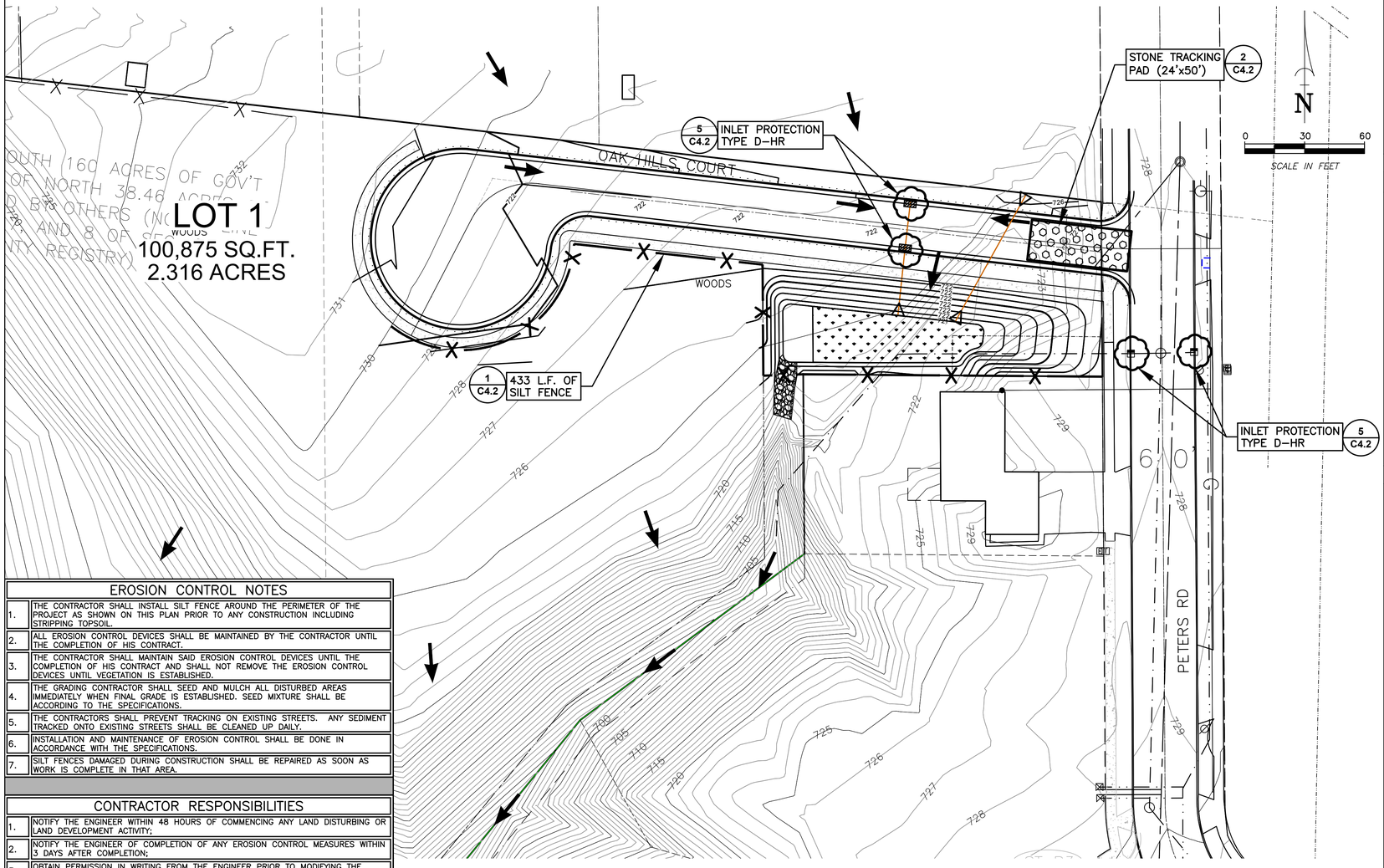
BIOFILTER DETAILS
GREG LAUER SUBDIVISION
CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	5/05/2025

COMPUTER FILE
Civil3D\Eng\1-0290-003de.dwg

DRAWING NO.
C3.2

EROSION CONTROL PLAN



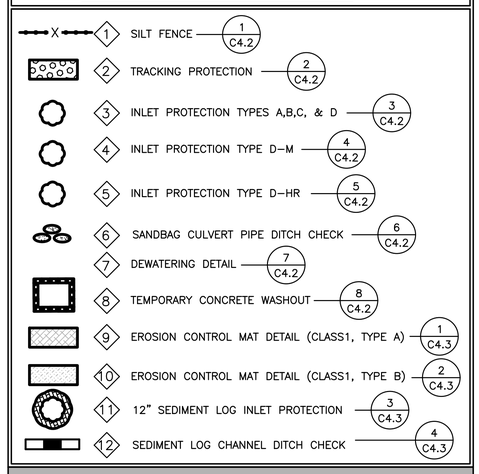
CONSTRUCTION SEQUENCE

1.	Pre-Construction Meeting
2.	Installation of Silt Fence
3.	Installation of Rock Tracking Pad
4.	Installation of Inlet Protection
5.	Tree Removal, Grubbing, and Topsoil Stripping
6.	Install Biofilter and Additional Inlet Protection
7.	Install Sanitary and Water Mains
8.	Rough Grading
9.	Base Course Placement & Fine Grading
10.	Paving of Roadway
11.	Provide Restoration for All Disturbed Areas
12.	Removal of Temporary Erosion Control Measures
13.	Maintenance Plan

GENERAL NOTES

1.	SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROLS DESIGNED FOR THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS. (NOT ANTICIPATED)
2.	WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED BY RUNOFF INTO A RECEIVING CHANNEL OR STORM SEWER SYSTEM.
3.	TRACKING. THIS SITE SHALL STABILIZE THE EXISTING DRIVE WITH 3" TO 6" (12" THICK) CLEAR AGGREGATE SUFFICIENT TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROAD WAYS AS APPROVED BY THE DIRECTOR. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BEFORE THE END OF EACH WORK DAY. FLUSHING MAY NOT BE USED UNLESS THE SEDIMENT WILL BE CONTROLLED BY A FILTER FABRIC BARRIER, SEDIMENT TRAP, SEDIMENT BASIN OR EQUIVALENT. TRACKING PAD DIMENSIONS ARE SHOWN ON THE EROSION CONTROL PLAN (24'X50' MIN).
4.	DRAIN INLET PROTECTION. ALL ON-SITE STORM DRAIN INLETS AND THE IMPACTED DOWNSTREAM INLETS SHALL BE PROTECTED WITH THE CATCH-ALL CONFIGURATION. OFF-SITE CULVERTS SHALL BE PROTECTED WITH SAND BAG CULVERT CHECKS.
5.	SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF LAND DISTURBING ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORK DAY.
6.	DISTURBANCE TIMING. ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME. EXISTING VEGETATION SHALL BE MAINTAINED AS LONG AS POSSIBLE.

EROSION CONTROL PLAN KEY LEGEND



EROSION CONTROL NOTES

1.	THE CONTRACTOR SHALL INSTALL SILT FENCE AROUND THE PERIMETER OF THE PROJECT AS SHOWN ON THIS PLAN PRIOR TO ANY CONSTRUCTION INCLUDING STRIPPING TOPSOIL.
2.	ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL THE COMPLETION OF HIS CONTRACT.
3.	THE CONTRACTOR SHALL MAINTAIN SAID EROSION CONTROL DEVICES UNTIL THE COMPLETION OF HIS CONTRACT AND SHALL NOT REMOVE THE EROSION CONTROL DEVICES UNTIL VEGETATION IS ESTABLISHED.
4.	THE GRADING CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS IMMEDIATELY WHEN FINAL GRADE IS ESTABLISHED. SEED MIXTURE SHALL BE ACCORDING TO THE SPECIFICATIONS.
5.	THE CONTRACTORS SHALL PREVENT TRACKING ON EXISTING STREETS. ANY SEDIMENT TRACKED ONTO EXISTING STREETS SHALL BE CLEANED UP DAILY.
6.	INSTALLATION AND MAINTENANCE OF EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
7.	SILT FENCES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AS SOON AS WORK IS COMPLETE IN THAT AREA.

CONTRACTOR RESPONSIBILITIES

1.	NOTIFY THE ENGINEER WITHIN 48 HOURS OF COMMENCING ANY LAND DISTURBING OR LAND DEVELOPMENT ACTIVITY;
2.	NOTIFY THE ENGINEER OF COMPLETION OF ANY EROSION CONTROL MEASURES WITHIN 3 DAYS AFTER COMPLETION;
3.	OBTAIN PERMISSION IN WRITING FROM THE ENGINEER PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
4.	INSTALL ALL EROSION CONTROL MEASURES AS IDENTIFIED IN THE APPROVED EROSION CONTROL PLAN;
5.	REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPING OR DISTURBING ACTIVITIES;
6.	MAINTAIN ALL ON- AND OFF- SITE STORM WATER DRAINAGE SYSTEMS AS IDENTIFIED ON THE EROSION CONTROL PLAN.
7.	REPAIR ANY EROSION CONTROL SYSTEM INSTALLED IN ACCORDANCE TO THE EROSION CONTROL PLAN.
8.	INSPECT THE CONSTRUCTED EROSION CONTROL MEASURES AFTER EACH RAIN OF 0.5 INCHES OR MORE AND AT LEAST ONCE EACH WEEK AND MAKE NEEDED REPAIRS.
9.	ALLOW THE ENGINEER TO ENTER THE SITE FOR THE PURPOSE OF INSPECTING COMPLIANCE WITH THE EROSION CONTROL PLAN OR FOR PERFORMING ANY WORK NECESSARY TO BRING THE SITE INTO COMPLIANCE WITH THE EROSION CONTROL PLAN.
10.	KEEP A COPY OF THE APPROVED EROSION CONTROL PLAN ON THE SITE.
11.	ALL AREAS BEING SEEDED SHOULD HAVE A MINIMUM OF 4 INCHES OF SUITABLE TOPSOIL.
12.	GRADING CONTRACTOR SHALL MAINTAIN EROSION CONTROL UNTIL TERMINATION NOTICE IS ISSUED.
13.	ALL DISTURBED AREAS SHALL BE RESTORED WITHIN 7 DAYS OF COMPLETION OF WORK WITHIN THESE AREAS. THIS INCLUDES SOIL STOCKPILES, WHICH SHALL BE STABILIZED BY MULCHING, TEMPORARY SEEDING, SODDING OR COVERING W/ TARPS.
14.	GRADE & GRAVEL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEVICES AFTER SITE STABILIZATION.

TOPOGRAPHIC LEGEND

1" x 18" IRON PIPE SET	DECIDUOUS TREE	ELECTRIC PEDESTAL
1-1/4" x 30" REBAR SET	EXIST. WOODS LINE	CABLE PEDESTAL
CHISELED "X" SET	MAPPED WETLANDS	WATER VALVE
3/4" REBAR FOUND	OVERHEAD POWER LINES	GAS VALVE
1" IRON PIPE FOUND	UNDERGROUND ELECTRIC	WATER STOP BOX
1-1/4" REBAR FOUND	UNDERGROUND TELEPHONE	EXIST STORM MANHOLE
2" IRON PIPE FOUND	UNDERGROUND GAS	STORM INLET
CHISELED "X" FOUND	UNDERGROUND CABLE TV	YARD DRAIN
GOVERNMENT CORNER	EXIST. FENCE LINE	EXIST SANITARY MANHOLE
RECORDED AS	SIGN	EXIST. SAN. SEWER
CONTOUR W/ ELEVATION	EXIST. HYDRANT	EXIST. STO. SEWER
SOIL BORING	POWER POLE	EXIST. WATER MAIN
INFILTRATION SOIL BORING	GUY	EXIST. SPOT ELEVATION
TOPSOIL DEPTH	LIGHT POLE	FIRST FLOOR = 800.00
CONIFEROUS TREE	TELEPHONE PEDESTAL	

Martenson & Eisele, Inc.
Planning
Environmental
Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

DRAWN BY	FIELDWORK	APPROVED
RPP	JFS	JJR

NO.	DATE	REVISION
1	9/10/2025	ROAD ADJUSTED
2	9/18/2025	WATER MOVED PER UTILITY REQUEST
3	10/08/2025	ADJUSTED CUL-DE-SAC RADIUS

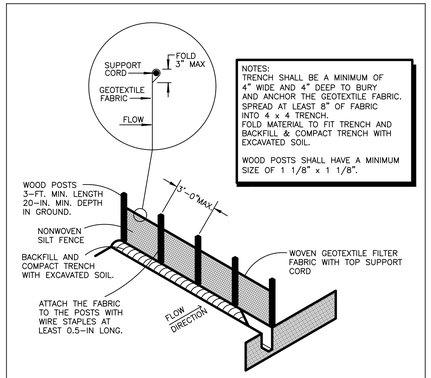
EROSION CONTROL PLAN
GREG LAUER SUBDIVISION
CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	5/05/2025

COMPUTER FILE
Civil3D\Eng\1-0290-003de.dwg

DRAWING NO.
C4.1

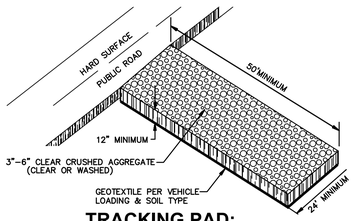
EROSION CONTROL DETAILS



NOTES:
TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 4" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. SPREAD AT LEAST 8" OF FABRIC INTO 4 x 4 TRENCH. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

WOOD POSTS SHALL HAVE A MINIMUM SIZE OF 1 1/8" x 1 1/8".

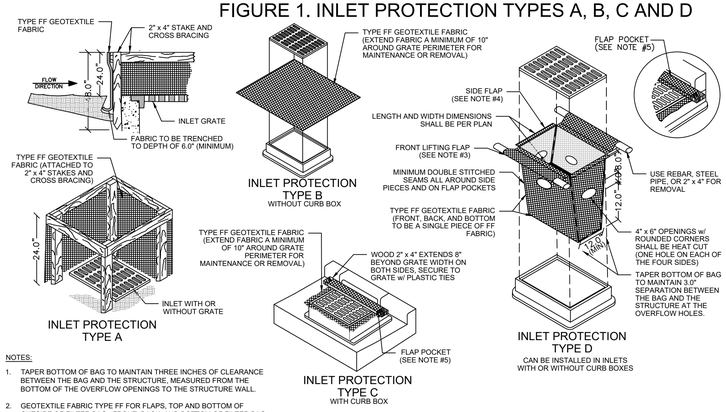
1 C4.2 SILT FENCE DETAIL
NTS (TECH. STD. 1056)



2 C4.2 TRACKING PAD: CONST. ENTRANCE
NTS (TECH. STD. 1057)

NOTE: DETAILS NOT UTILIZED ON PLANS ARE FOR INFORMATIONAL PURPOSES IN CASE OF UNANTICIPATED FIELD CONDITIONS.

FIGURE 1. INLET PROTECTION TYPES A, B, C AND D

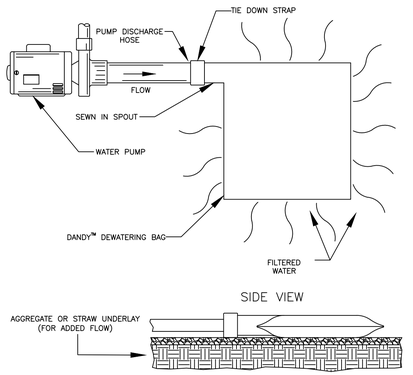


NOTES:
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

3 C4.2 INLET PROTECTION DETAIL TYPES A,B,C, & D
NTS (NR 1060)

WISCONSIN DNR	
TECHNICAL STANDARD No.	1060
REVISION DATE	08/2014
	NOT TO SCALE



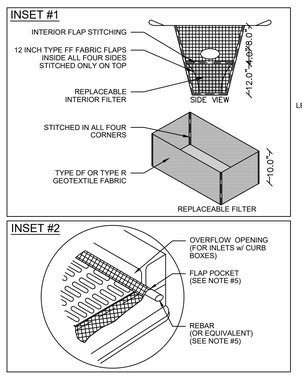
DANDY DEWATERING BAG™ SPECIFICATIONS

NOTE: THE DANDY DEWATERING BAG™ WILL BE **MANUFACTURED IN THE U.S.A.** FROM A NONWOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

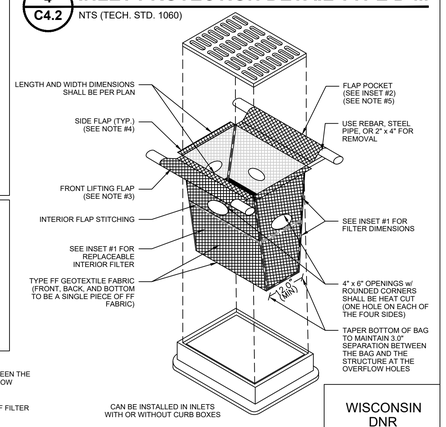
Mechanical Properties	Test Method	MARV
Grab Tensile Strength	ASTM D 4632	205lbs x 205lbs
Puncture Strength	ASTM D 4833	130lbs
Mullen Burst Strength	ASTM D 3786	380psi
Apparent Opening Size	ASTM D 4751	180 US Std. Sieve
Flow Rate	ASTM D 4491	95 gal/min/ft²
Permittivity	ASTM D 4491	1.2 Sec⁻¹

7 C4.2 DEWATERING DETAIL
NTS (TECH. STD. 1061)

FIGURE 2. INLET PROTECTION TYPE D-M



4 C4.2 INLET PROTECTION DETAIL TYPE D-M
NTS (TECH. STD. 1060)



NOTES:
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE STRUCTURE SHALL BE IMMEDIATELY REMOVED.

WISCONSIN DNR	
TECHNICAL STANDARD No.	1060
REVISION DATE	08/2014
	NOT TO SCALE

5 C4.2 INLET PROTECTION DETAIL TYPE D-HR
NTS (TECH. STD. 1060)

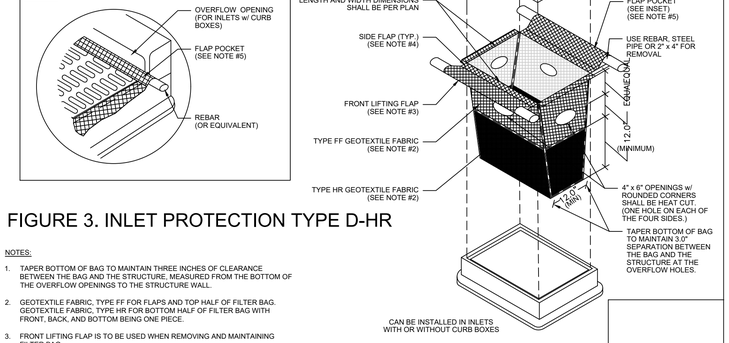
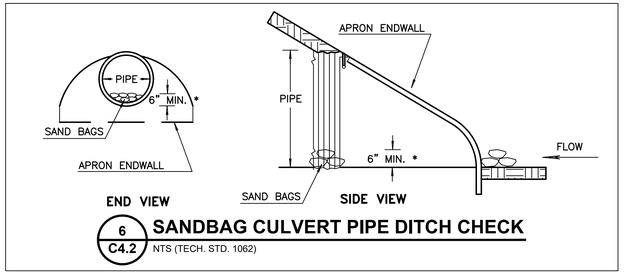


FIGURE 3. INLET PROTECTION TYPE D-HR

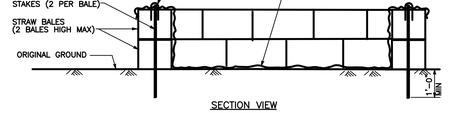
NOTES:
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC, TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC, TYPE HR FOR BOTTOM HALF OF FILTER BAG WITH FRONT, BACK, AND BOTTOM BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE STRUCTURE SHALL BE IMMEDIATELY REMOVED.

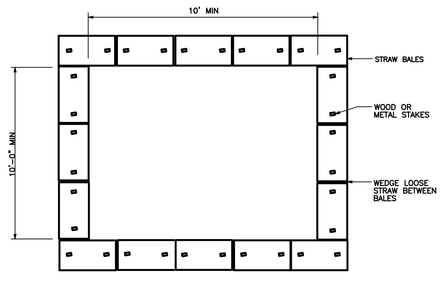
TECHNICAL STANDARD No.	1060
REVISION DATE	08/2014
	NOT TO SCALE



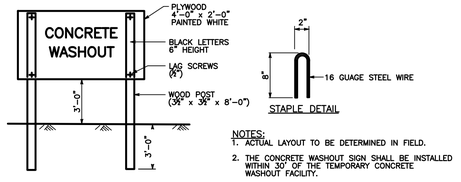
6 C4.2 SANDBAG CULVERT PIPE DITCH CHECK
NTS (TECH. STD. 1062)



SECTION VIEW



PLAN VIEW



CONCRETE WASHOUT SIGN DETAIL

NOTES:
1. ACTUAL LAYOUT TO BE DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

8 C4.2 TEMPORARY CONCRETE WASHOUT FACILITY
NTS (EPA BMP CONCRETE WASHOUT)

Martenson & Eisele, Inc.
Planning
Environmental
Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

DRAWN BY	FIELDWORK	APPROVED
RPP	JFS	JJR

NO.	DATE	REVISION
1	9/10/2025	ROAD ADJUSTED
2	9/18/2025	WATER MOVED PER UTILITY REQUEST
3	10/08/2025	ADJUSTED CUL-DE-SAC RADIUS

EROSION CONTROL DETAILS

GREG LAUER SUBDIVISION

CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

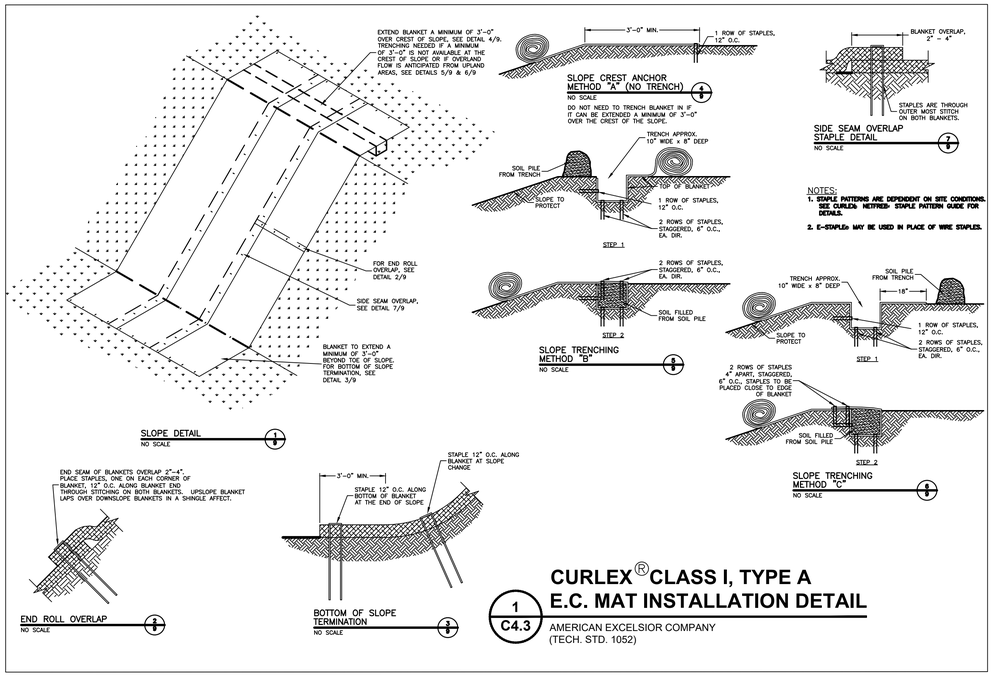
SCALE	DATE
BAR SCALE	5/05/2025

COMPUTER FILE
Civil3D\Eng\1-0290-003de.dwg

DRAWING NO.
C4.2

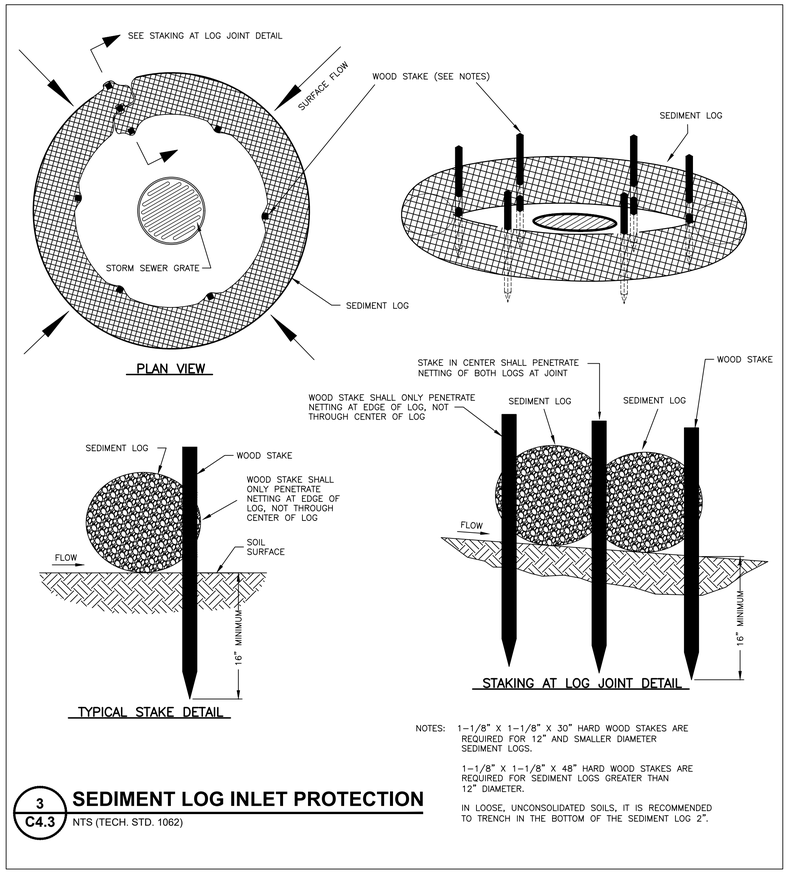
NOTE: DETAILS NOT UTILIZED ON PLANS ARE FOR INFORMATIONAL PURPOSES IN CASE OF UNANTICIPATED FIELD CONDITIONS.

EROSION CONTROL DETAILS



1 C4.3 CURLEX® CLASS I, TYPE A E.C. MAT INSTALLATION DETAIL

AMERICAN EXCELSIOR COMPANY
(TECH. STD. 1052)



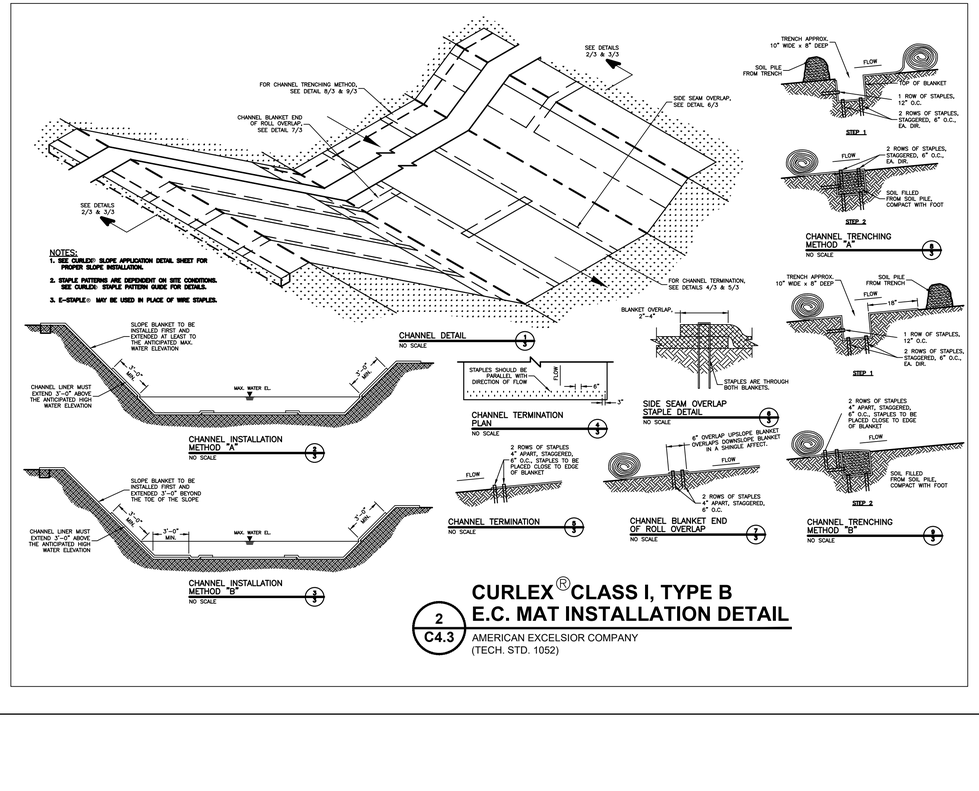
NOTES: 1–1/8" X 1–1/8" X 30" HARD WOOD STAKES ARE REQUIRED FOR 12" AND SMALLER DIAMETER SEDIMENT LOGS.

1–1/8" X 1–1/8" X 48" HARD WOOD STAKES ARE REQUIRED FOR SEDIMENT LOGS GREATER THAN 12" DIAMETER.

IN LOOSE, UNCONSOLIDATED SOILS, IT IS RECOMMENDED TO TRENCH IN THE BOTTOM OF THE SEDIMENT LOG 2".

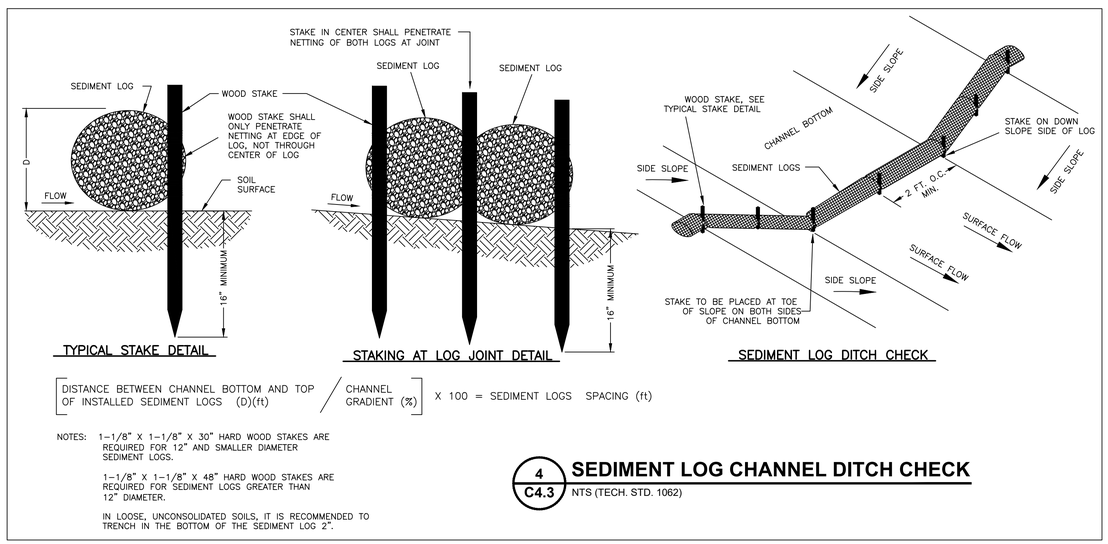
3 C4.3 SEDIMENT LOG INLET PROTECTION

NTS (TECH. STD. 1062)



2 C4.3 CURLEX® CLASS I, TYPE B E.C. MAT INSTALLATION DETAIL

AMERICAN EXCELSIOR COMPANY
(TECH. STD. 1052)



[DISTANCE BETWEEN CHANNEL BOTTOM AND TOP OF INSTALLED SEDIMENT LOGS (D)(ft) / CHANNEL GRADIENT (%)] X 100 = SEDIMENT LOGS SPACING (ft)

NOTES: 1–1/8" X 1–1/8" X 30" HARD WOOD STAKES ARE REQUIRED FOR 12" AND SMALLER DIAMETER SEDIMENT LOGS.

1–1/8" X 1–1/8" X 48" HARD WOOD STAKES ARE REQUIRED FOR SEDIMENT LOGS GREATER THAN 12" DIAMETER.

IN LOOSE, UNCONSOLIDATED SOILS, IT IS RECOMMENDED TO TRENCH IN THE BOTTOM OF THE SEDIMENT LOG 2".

4 C4.3 SEDIMENT LOG CHANNEL DITCH CHECK

NTS (TECH. STD. 1062)

Martenson & Eisele, Inc.
Planning
Environmental
Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

DRAWN BY	FIELDWORK	APPROVED
RPP	JFS	JJR

NO.	DATE	REVISION
1	9/10/2025	ROAD ADJUSTED
2	9/18/2025	WATER MOVED PER UTILITY REQUEST
3	10/08/2025	ADJUSTED CUL-DE-SAC RADIUS

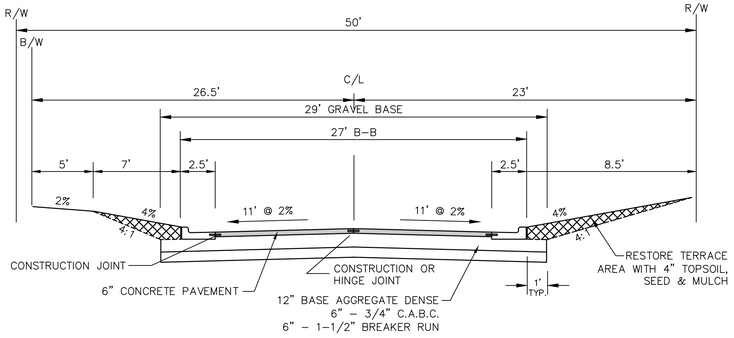
EROSION CONTROL DETAILS
GREG LAUER SUBDIVISION
CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	5/05/2025

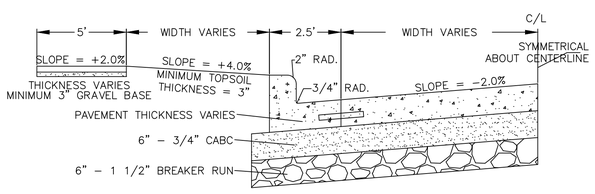
COMPUTER FILE
Civil3D\Eng\1-0290-003de.dwg

DRAWING NO.
C4.3

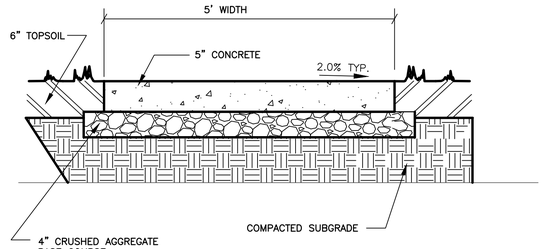
STANDARD DETAIL DRAWINGS

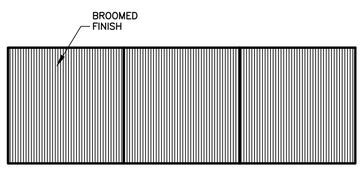


1 C5.1 TYPICAL STREET SECTION

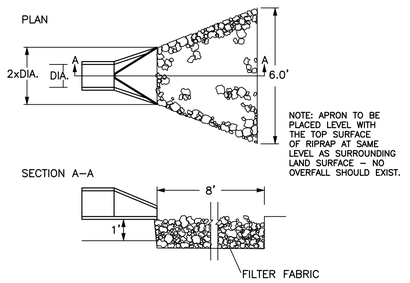


2 C5.1 TYPICAL STREET SECTION





3 C5.1 NTS TYPICAL SIDEWALK SECTION



4 C5.1 NTS RIP-RAP DETAIL

Martenson & Eisele, Inc.
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381
Planning
Environmental
Surveying
Engineering
Architecture

DRAWN BY	FIELDWORK	APPROVED
RPP	JFS	JJR

NO.	DATE	REVISION
1	9/10/2025	ROAD ADJUSTED
2	9/18/2025	WATER MOVED PER UTILITY REQUEST
3	10/08/2025	ADJUSTED CUL-DE-SAC RADIUS

STANDARD DETAIL DRAWINGS

GREG LAUER SUBDIVISION

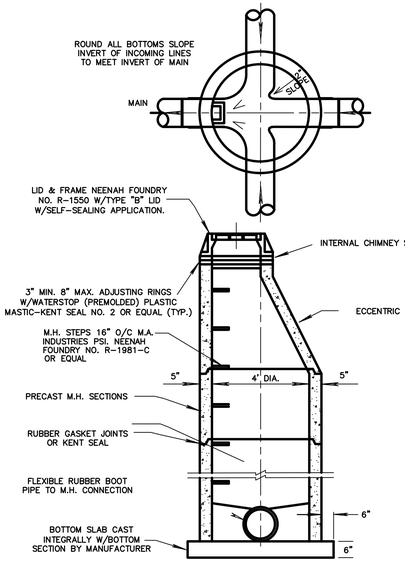
CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	5/05/2025

COMPUTER FILE
Civil3D\Eng\1-0290-003de.dwg

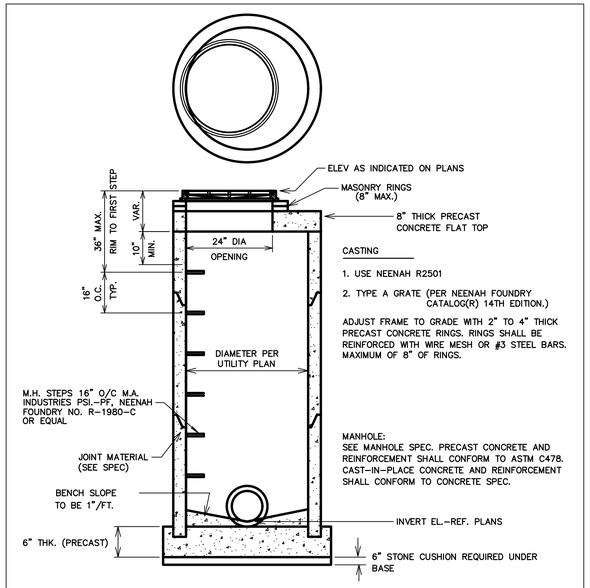
DRAWING NO.
C5.1

STANDARD DETAIL DRAWINGS



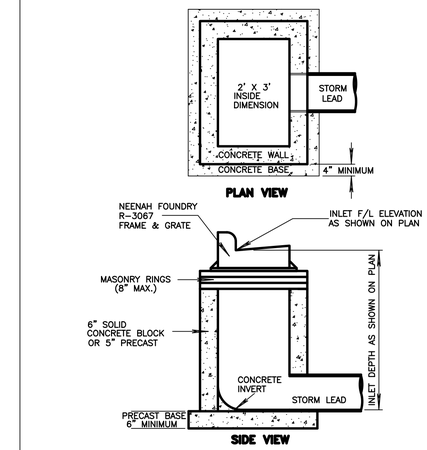
SANITARY SEWER
PRE-CAST MANHOLE

1 C5.2 NTS

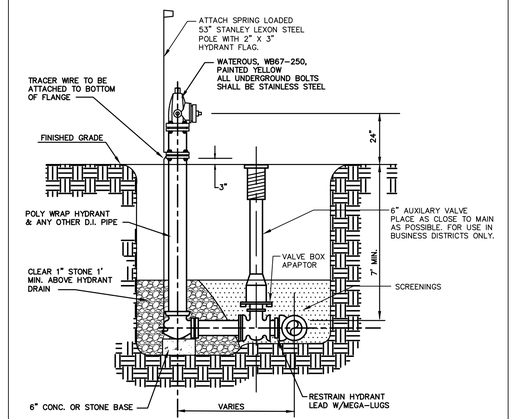


STORM SEWER
PRE-CAST MANHOLE

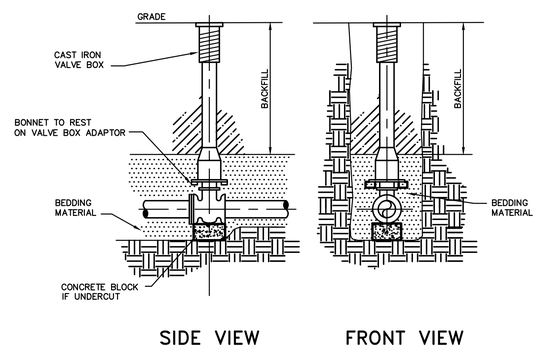
2 C5.2 NTS



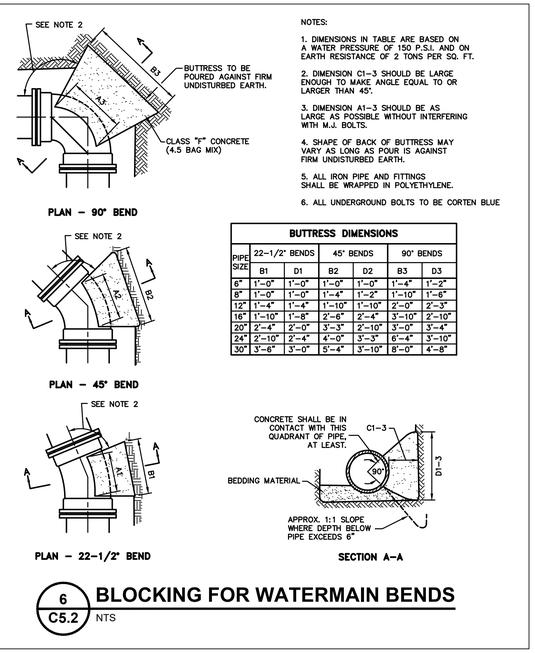
3 C5.2 24" X 36" INLET NTS



4 C5.2 HYDRANT NTS



5 C5.2 STANDARD VALVE & VALVE BOX SETTINGS NTS



NOTES:

1. DIMENSIONS IN TABLE ARE BASED ON A WATER PRESSURE OF 150 P.S.I. AND ON EARTH RESISTANCE OF 2 TONS PER SQ. FT.
2. DIMENSION C1-3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE EQUAL TO OR LARGER THAN 45°.
3. DIMENSION A1-3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH M.J. BOLTS.
4. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POUR IS AGAINST FIRM UNDISTURBED EARTH.
5. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.
6. ALL UNDERGROUND BOLTS TO BE CORTEN BLUE

BUTTRESS DIMENSIONS

PIPE SIZE	22-1/2° BENDS		45° BENDS		90° BENDS	
	B1	D1	B2	D2	B3	D3
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"
12"	1'-4"	1'-4"	1'-10"	1'-10"	2'-0"	2'-3"
16"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	2'-10"
20"	2'-4"	2'-0"	3'-3"	2'-10"	3'-0"	3'-4"
24"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"
30"	3'-6"	3'-0"	5'-4"	3'-10"	8'-0"	4'-8"

6 C5.2 BLOCKING FOR WATERMAIN BENDS NTS

Martenson & Eisele, Inc.
Planning
Environmental
Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

DRAWN BY	FIELDWORK	APPROVED
RPP	JFS	JJR

NO.	DATE	REVISION
1	9/10/2025	ROAD ADJUSTED
2	9/18/2025	WATER MOVED PER UTILITY REQUEST
3	10/08/2025	ADJUSTED CUL-DE-SAC RADIUS

STANDARD DETAIL DRAWINGS

GREG LAUER SUBDIVISION

CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	5/05/2025

COMPUTER FILE
Civil3D\Eng\1-0290-003de.dwg

DRAWING NO.
C5.2

SITE PLAN REVIEW APPLICATION

PROPERTY OWNER	APPLICANT (IF DIFFERENT PARTY THAN OWNER)
Name: Greg Lauer	Name: Richard Perschon
Mailing Address: W1470 Peters Road, Kaukauna WI 54130	Mailing Address: 1377 Midway Road Menasha WI 54952
Phone: 920-475-8071	Phone: 920-731-0381
Email:	Email: richardp@martenson-eisele.com

PROPERTY INFORMATION	
Described the Proposed Project in Detail: Putting in a street for the 4-lot subdivision and a biofilter to treat runoff from the new road.	
Property Parcel (#): 030032306	
Site Address/Location: Oak Hills Court	
Current Zoning and Use: None	
Proposed Zoning and Use: Residential Single-Family (RSF)	
Existing Gross Floor Area of Building:	Proposed Gross Floor Area of Building:
Existing Building Height:	Proposed Building Height:
Existing Number of Off-Street Parking Spaces:	Proposed Number of Off-Street Parking Spaces:
Existing Impervious Surface Coverage Percentage:	Proposed Impervious Surface Coverage Percentage:

I certify that the attached drawings are, to the best of my knowledge, complete and drawn in accordance with all City of Kaukauna codes.

Owner/Agent Signature: Richard Perschon

Owner/Agent Name (printed): Richard Perschon