The Waupun Plan Commission will meet in-person, virtual, and teleconference on Wednesday, August 31, 2022 at 4:30 pm in the Waupun City Hall Council Chambers.

To Join Zoom Meeting:
https://us02web.zoom.us/j/87297514722?pwd=VWJQZUw0b245MkpKMzN4M05TSkQ4QT09
Meeting ID: 872 9751 4722
Passcode: 404145
By Phone: (312) 626-6799 US (Chicago)

CALL TO ORDER

ROLL CALL

PERSONS WISHING TO ADDRESS THE PLAN COMMISSION—State name, address, and subject of comments. (2 Minutes)

No Public Participation after this point.

FUTURE MEETINGS AND GATHERING INVOLVING THE PLAN COMMISSION

CONSIDERATION - ACTION
1. Approve minutes of the August 24, 2022 meeting.
2. Site Plan Review - 1804 Shaler Dr.
3. Extraterritorial Certified Survey Map Review - N11534 CTH M

ADJOURNMENT
Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact the City Clerk at 920-324-7915.
CALL TO ORDER

Chairman Bishop called the Plan Commission meeting to order at 4:30 pm

ROLL CALL
Members Present: Mike Matoushek, Jerry Medema, Elton TerBeest, Chairman Rohn Bishop, Jeff Daane, Jon Dobbratz, and Jill Vanderkin
Staff Present: Kathy Schlieve - Administrator, Dan VandeZande - City Attorney, Mike Beer – Fire Inspector, Susan Leahy – Zoning Administrator
Also Present: Phil Cosson

PERSONS WISHING TO ADDRESS THE PLAN COMMISSION--
None

FUTURE MEETINGS AND GATHERING INVOLVING THE PLAN COMMISSION
The next scheduled Plan Commission meeting will be on Wednesday, September 28, 2022 at 4:30 pm.

CONSIDERATION - ACTION

1. Approve minutes of August 18, 2022 meeting.
   Motion by Matoushek 2nd by Medema to approve the minutes of the August 18, 2022 meeting.

2. Public Hearing regarding the proposed creation of Tax Incremental District No. 9, the proposed boundaries of the District, and the proposed Project Plan for the District.

   Chairman Bishop read the call of the hearing and its purpose. Motion by TerBeest, 2nd by Dobbratz to open the Public Hearing

   Kathy Schlieve discussed that Plan Commission will be presented with TIF District Project Plan and creation of TIF 9 boundaries. The land has been vacant for a number of years. The TIF will address public infrastructure and housing. There is a signed developer’s agreement for Phase 1 of the Project Plan. This is a three (3)-phase project.

   Phil Cosson from Ehlers appeared to discuss the plan and boundaries. He explained that to create a new TIF district the first item that needs to be done is the Plan Commission approves the resolution, then the Common Council approves it and then it goes to the Joint Review Board for final approval

   He explained the three phases of the project plan, funding, timing of the plan, increment to the district, maps of the district, listing of all parcels contained in the TIF District, project list, tax payments to the Town of Chester, development assumptions, development agreements, and cash flow.

   Dan VandeZande discussed the money involved with the plan and we need some buffer but also wanted to be conservative in case there are changes so we would still be in position that the cash flow would still work. Any expenditures that would come forward would go to the Council for approval.

   There were no public appearances for the Public Hearing.
Motion by Matoushek, 2nd by Dobbratz to close the Public Hearing. Motion carried, unanimously.

3. Consideration and possible action on a “Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 9.” The Resolution approves the project plan.

Motion by Dobbratz, 2nd by TerBeest to approve the resolution and project plan for Tax Incremental District No. 9 as presented.

Vote: Matoushek, Medema, TerBeest, Bishop, Daane, Dobbratz, Vanderkin – “AYE”

Motion carried, unanimously 7-0.

4. Public Hearing - Annexation Petition of Debra E. Levey, Susan M. Rogahn, Janice G. Bauman, Nancy B. Hodgson, f/k/a Nancy B. Maleck, Arthur O. Claggett and Dwight E. Claggett to annex real estate located in the Town of Chester to the City of Waupun

Property Address: State Road 26, Waupun, WI 53963
Tax Parcel Number: 010-1315-0922-000

Chairman Bishop read the call of the hearing and its purpose.

Motion by Matoushek, 2nd by Vanderkin to open the Public Hearing

Kathy Schlieve explained the annexation pertains to project plan for TIF 9 and this was requested by Claggett family in advanced of plan, which allowed being included in the plan.

Dan VandeZande reported that the petition was reviewed by the Department of Administration and they believe this is in the public interest to move forward even though it may create a town island. He reviewed case law pertaining to town islands and is confident we are safe to do this. If this land is not annexed, we cannot include it in TIF 9.

There were no public appearances for the Public Hearing.

Motion by Matoushek, 2nd by TerBeest to close the public hearing. Motion carried, unanimously.

Motion by Medema, 2nd by Dobbratz to recommend to the Common Council the approval of the Annexation Ordinance. Motion carried, unanimously.

5. Extraterritorial Stormwater Site Plan Review - Thomas Moul - 715 S Madison St.

Jeff Daane discussed the plan. A new owner recently acquired the land. The owner has allowed the construction company that is working on S. Madison St. to use some of this land for storage of equipment and material. In return, the contractor said they would make some improvements to the land. This property is not in the City limits and is in the Town of Chester. They are proposing a gravel area and new driveway onto Libby St. There is currently a building on the site, which has a permit taken out for demolition.

Jeff Daane will put a draft agreement together with recommendations from the Plan Commission, and Dan VandeZande will work on language for enforcing the agreement.

Motion by Matoushek, 2nd by Dobbratz to approve the site plan on the condition that the property owner signs the agreement with the following conditions:

Conditions:
1. The house will be removed by March 1, 2023
2. Blacktop is required in the road right of way.
3. 12” culvert installed below the driveway.
4. 75’ grass area to the east of the newly installed gravel must be maintained for drainage.
5. Removal of existing driveway on Libby St.
Motion carried, unanimously.

6. Certified Survey Map Review of Kari Pattee for properties at 19 and 23 S. Madison St

Dan VandeZande explained the CSM. This has come before the Plan Commission before and it was
recommended to hold off on the approval of it because the County had some concerns with it. They
tried to go another route and just quick claim deed the land, but that did not work. Dan suggested
getting approval of the Certified Survey Map and then some other actions will need to be done after this
part is complete. Dan recommends approval of the CSM, but not recoding it until the quick claim deeds
are done to fix the lot lines. This will solve 95% of the problems with this area.

Motion by Dobbratz, 2nd by Matoushek to recommend approval of the Certified Survey Map of Kari
Pattee for properties at 19 and 23 S. Madison St. Motion carried, unanimously

7. Site Plan Review - 5 Doty St

Sue Leahy discussed the plan as the owners were not in attendance. This will be a retail store with an
asphalt tank located directly behind the building. There will be a fence around the entire property. They
looked at a building downtown but that was not a good location for a storage tank outside. This property
is zoned M-1 and meets the zoning requirements and does not require a Conditional Use Permit.
Questions were asked as to hours of operation, who their customer base is, traffic concerns with a retail
business, spill containment for the tank. Kathy stated that the Department of Corrections has a
warehouse next to this property, but the rest of the area is predominantly residential and is concerned
this could be disruptive to the neighborhood

Motion by Matoushek, 2nd by Dobbratz to table this item to a future meeting for more information from
the owner. Motion carried, unanimously

ADJOURNMENT
Motion by Dobbratz, 2nd by Matoushek to adjourn the meeting. Motion carried, meeting adjourned at 5:12 pm

Minutes prepared by Trista Steinbach
CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

SECTION WS614.06 OF WISCONSIN STATE ADMINISTRATIVE CODE IDENTIFIES REQUIREMENTS FOR CONSTRUCTION SITE AND POST-CONSTRUCTION EROSION CONTROL. IT IS THE INTENT OF THESE PLANS TO SATISFY THESE REQUIREMENTS. THE METHODS AND STRUCTURES USED TO CONTROL EROSION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL IMPLEMENT AN APPROPRIATE MEANS OF CONTROLLING EROSION DURING SITE OPERATIONS AND UNTIL THE VEGETATION IS RE-STABLISHED. ADJUSTMENTS TO THE CONTROL SYSTEM MAY BE REQUIRED.

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARDS. THESE STANDARDS ARE PERIODICALLY UPDATED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND REFERENCE THE MOST RECENTLY RELEASED STANDARD.

THE INFORMATION IS ONLY ONE PART OF THE OVERALL EROSION CONTROL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY ALSO BE SHOWN ON THE CONTRACT DRAWINGS AND IN THE ACCOMPANYING SPECIFICATIONS.

ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE OWNER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

THE AREA OF EROSION LAND EXPOSED TO THE ELEMENTS BY GRABBING, EXCAVATION, TRENCHING, BORROWING AND FILL OPERATIONS AT ANY ONE TIME SHALL BE MINIMIZED TO THE MINIMUM EXTENT PRACTICABLE. FOR ANY OUTSIDE AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING GUIDELINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.

ALL DISTURBED AREAS SHALL BE TREATED WITH PERMANENT STABILIZATION MEASURES WITHIN 3 WORKING DAYS OF FINAL GRAVING.

ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN HAS OCCURRED. ALL NECESSARY REPAIR AND MAINTENANCE WILL BE DONE AT THIS INSPECTION TIME.

ALL EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE PROPERLY INSTALLED PRIOR TO CLEARING AND GRABBING OPERATIONS WITHIN THEIR RESPECTIVE DRAINAGE AREAS. THESE SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.

ALL EROSION CONTROL DEVICES SHALL BE PROPERLY INSTALLED PRIOR TO ANY SOIL DISTURBANCE.

ANY SLOPES STEEPER THAN 3H:1V SHALL BE STAKED WITH EROSION CONTROL FABRIC UNLESS INDICATED ON THE PLAN.

10. All waste and unused building materials (including garbage, debris, clearing wastes, wastewater, toxic materials, or hazardous materials) shall be properly disposed of and not allowed to be carried off site by runoff or wind.

11. Wind erosion shall be kept to a minimum during construction. Watering, mulch, or a backing agent may be required to protect nearby residences and water resources.

12. Channelized runoff entering the project site from adjacent areas shall be diverted through naturally or artificially erosion-resistant conveyances. If channelized runoff cannot be diverted, site's best management practices must account for the additional flow rates and erosion potential that such runoff presents.

13. The contractor shall take all possible precautions to prevent soils from being tracked onto public or private roadways. Payed surfaces adjacent to construction site vehicle access shall be swept and/or screwed (not flushed) periodically to remove soil, dirt, and/or dust.

14. Erosion controls shall be installed on the downstream side of temporary stockpiles. Any soil stockpile that remains for more than 30 days shall be considered to be treated with stabilization practices such as temporary or permanent seeding and mulching. All stockpiles shall be placed at least 3 feet from streams or wetlands.

15. Additional erosion control for utility construction (storm sewer, sanitary sewer, water main, etc.) shall include the following:
   a. Place excavated trench material on the high side of the trench.
   b. Backfill, compact, and stabilize the trench immediately after fire construction.
   c. Discharge of trench water or dewatering effluent from a properly treated sediment basin for construction site vehicle access shall be kept to a minimum.
   d. Discharge of trench water or dewatering effluent must be properly treated to remove sediment in accordance with the Wisconsin Conservation Practice Standard 1061 – Dewatering or a continuing sediment dewatering standard prior to discharge into a storm sewer, ditch, or waterway. Dewatering shall not be required.
   e. Drainage culverts, storm drain inlets, manholes, or any other existing structures that could be damaged by sedimentation shall be protected according to the Wisconsin Conservation Practice Standards.
   f. All existing soils that occur after final grading and/or stabilization shall be repaired and the stabilization work redone.

17. Any soil erosion that occurs after final grading and/or stabilization must be repaired and the stabilization work redone.

18. The first six weeks after initial stabilization, all newly seeded and mulched areas shall be watered whenever 5 days elapse without a rain event.

19. When the disturbed area has been stabilized by permanent vegetation or other measures, temporary BMPs such as silt fences, straw bales, and sediment traps shall be removed and these areas stabilized.

20. All temporary BMP's shall be removed when the site is stabilized.

21. All disturbed areas shall be permanently stabilized with seed and mulch unless otherwise specified. A minimum of four inches of topsoil shall be applied to all areas to be seeded or sodded.
GENERAL NOTES:

1. Paving and specifications for sizes and type of curb stop and box corporation and service line.

2. Community standards shall supercede the dimensions from the property line.

3. Tracker wire shall be installed along all newly installed water services incidental to water service piping.

WATER SERVICE DETAIL

NO SCALE

SANITARY SEWER LATERAL DETAIL

NO SCALE

WATER SERVICE AND SANITARY SEWER LATERAL DETAIL

NO SCALE

STONE TRACKING PAD

NO SCALE

PAVING SUBGRADE OR FINISHED GRADE

MINIMUM CLEAR WIDTH AS SPECIFIED

COMPACTED INITIAL BACKFILL

CAREFULLY COMPACTED HAULING MATERIAL

CAREFULLY COMPACTED BEDDING MATERIAL

3 INCHES OF CRUSHED STONE REQUIRED IN WET TRENCH

TRENCHES SHALL COMPLY WITH OSHA REQUIREMENTS

DRY TRENCH WET TRENCH

TONGUE AND GROOVE PIPE

SOLID CONCRETE BLOCK

INSTALL PROPOSED 2 ND RISER PIPE TO MATCH SURROUNDING GRADE

PROPOSED PVC CAP/FUSH WITH FINISHED GROUND, CONTRACTOR TO COORDINATE WITH ENGINEER REGARDING CAP TYPE.

MIN 6" TORSO

GRANULAR BACKFILL AROUND RISER PIPE AND FITTINGS, COMPACTED

RISER PIPE TO BE PVC PIPE SDR 26

PVC 45° BENDS

FERNSO OR EQUA FLEXIBLE COUPLING

SANITARY SEWER LATERAL DETAIL WITHIN GRASS AREA

SANITARY SEWER CLEANOUT WITHIN GRASS AREA

INSTALL PROPOSED CURB STOP OR VALVE BOX

4" WASTE CLEANOUT

CURB STOP OR VALVE BOX

EMBEDDING MATERIAL

SOLID SHELF REQUIRED

SANITARY SEWER LATERAL

EMBEDDING MATERIAL

24" MIN.

SANITARY SEWER LATERAL DETAIL

NO SCALE

WATER SERVICE AND SANITARY SEWER LATERAL DETAIL

NO SCALE

INLET PROTECTION, TYPE C

GENERAL NOTES:

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER. MANUFACTURED ALTERNATIVES APPROVED AND LISTS ON THE DEPARTMENT’S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

2. FOR INLET PROTECTION, TYPE C (W/ CURB BOX) AN ADDITIONAL 1' OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

4. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

GENERAL NOTES - INLET PROTECTION

GENERAL NOTES:

1. BEDDING AND HAULING MATERIAL SHALL BE WELL-GRADED 1/4 TO 1/2 INCH CRUSHED STONE OR OTHER NON-COHESIVE MATERIAL, NOT SUBJECT TO SETTLEMENT AND FREE OF DEBRIS, ORGANIC MATERIAL, AND LARGE STONES.

2. BEDDING MATERIAL TO BE PLACED BEFORE SETTING PIPE. 4 INCH MINIMUM UNDER BARRIER WITH 3 INCH MINIMUM UNDER BELL.

3. INITIAL BACKFILL SHALL BE DENSELY COMPACTED, NON-COHESIVE, FINELY DIVIDED MATERIAL, MATCHING COLOR MATERIAL, AND LARGE STONES.

4. IN ROCK OR OTHER UNCOMPRESSIBLE MATERIALS, THE TRENCH SHALL BE OVERDIGGED A MINIMUM OF 1/2" AND FILL WITH HARD AND CRUSHED ROCK.
1. THE CONTRACTOR SHALL RESERVE FOR HIS OWN CONSTRUCTION PURPOSES ALL EXISTING CONDITIONS AS SHOWN ON THE PLANS.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS ARE APPARENT, CONTRACTOR SHALL PROVIDE SUCH ERRORS OR DIMENSION ERRORS TO THE DESIGNER FOR REVISION.

3. GENERAL PROJECT NOTES:

   a. EXISTING OR PROPOSED WATER MAIN WIDTHS (12 FEET MIN. - 27 FEET MAX.)

   b. CONTRACTIONS JOINT AS REQ'D

4. GENERAL EROSION CONTROL NOTES:

   a. EROSION CONTROL: SHOULDER, ROADSIDE, AND ALL OTHER SLOPES NOT SHOWN ON THE PLAN SHALL BE PROTECTED IN ACCORDANCE WITH THE SPECIFICATIONS AND IN ACCORDANCE WITH THE LATEST EDITION OF THE UNITED STATES DEPARTMENT OF AGRICULTURE EROSION CONTROL TECHNICAL STANDARDS, ANY LOCAL EROSION CONTROL STANDARDS, AND ANY CONDITIONS OF APPROVAL.

5. CONTRACTOR SHALL MAINTAIN A MINIMUM DEPTH OF COVER OF 5.0 FEET UNLESS DIRECTED OTHERWISE BY THE OWNER. ALL PROPOSED RESTORATION SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THIS CONSTRUCTION PLAN, THE PROJECT SPECIFICATIONS, THE LATEST EDITION OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY AND ROAD CONSTRUCTION, AND ANY CONDITIONS OF APPROVAL.


7. THE CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE AT (800) 242-8511 PRIOR TO ANY CONSTRUCTION SO THAT THE SITE MAY BE MARKED IN ACCORDANCE WITH THE SPECIFICATIONS AND THE LATEST EDITION OF THE UNITED STATES DEPARTMENT OF AGRICULTURE EROSION CONTROL TECHNICAL STANDARDS, AND ANY LOCAL EROSION CONTROL STANDARDS OR ORDINANCES.

8. THE CONTRACTOR SHALL MAINTAIN A MINIMUM DEPTH OF COVER OF 5.0 FEET UNLESS DIRECTED OTHERWISE BY THE OWNER. ALL PROPOSED RESTORATION SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THIS CONSTRUCTION PLAN, THE PROJECT SPECIFICATIONS, THE LATEST EDITION OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY AND ROAD CONSTRUCTION, AND ANY CONDITIONS OF APPROVAL.


GENERAL EROSION CONTROL: SHOULDER, ROADSIDE, AND ALL OTHER SLOPES NOT SHOWN ON THE PLAN SHALL BE PROTECTED IN ACCORDANCE WITH THE SPECIFICATIONS AND IN ACCORDANCE WITH THE LATEST EDITION OF THE UNITED STATES DEPARTMENT OF AGRICULTURE EROSION CONTROL TECHNICAL STANDARDS, ANY LOCAL EROSION CONTROL STANDARDS, AND ANY CONDITIONS OF APPROVAL.

PROJECT ENGINEER:

GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR SHALL MAINTAIN ALL EXISTING ASPHALT AND CONCRETE FROM SILTATION AND EROSION. THE CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE AT (800) 242-8511 PRIOR TO ANY CONSTRUCTION SO THAT THE SITE MAY BE MARKED IN ACCORDANCE WITH THE SPECIFICATIONS AND THE LATEST EDITION OF THE UNITED STATES DEPARTMENT OF AGRICULTURE EROSION CONTROL TECHNICAL STANDARDS, ANY LOCAL EROSION CONTROL STANDARDS OR ORDINANCES.

2. EROSION shall be Applicable to the Contract-only.

3. All proposed slopes within the Plans are finished grades, unless shown on the plans. The contractor shall maintain all existing asphalt, asphalt driveways, and concrete pavement undisturbed and conform to the requirements of this construction plan. All disturbed open space areas shall be topsoiled (minimum 6" thick), seeded, fertilized, and mulched in accordance with the specifications and the latest edition of the Wisconsin Department of Natural Resources Conservation Practice Standards 1058 & 1059.

4. The contractor shall maintain a minimum depth of cover of 5.0 feet unless directed otherwise by the owner. All proposed restoration shall be performed and installed in accordance with this construction plan, the project specifications, the latest edition of the Wisconsin Department of Transportation specifications for highway and road construction, and any conditions of approval.

5. All skid marks of existing asphalt and concrete shall be removed as required by the owner.

GENERAL PAVING NOTES:

1. All paving shall be installed in accordance with the project specifications, the project plan, and the project plan specifications. The project plan specifications, the latest edition of the Wisconsin Department of Transportation specifications for highway and road construction, and the Wisconsin Department of Natural Resources conservation practice standards shall be followed.

2. The contractor shall coordinate with all private utilities (gas, electric, telephone, cable TV, etc.) regarding the location, size, depth, etc. of existing and proposed services within the project site. The contractor shall coordinate with the owner and the building plans for any changes that may be required. All proposed utilities, existing utilities, and other utilities shall be maintained in accordance with the specifications and the latest edition of the United States Department of Agriculture erosion control technical standards, any local erosion control standards, and any conditions of approval.

3. All proposed grades shown within the plans are finished grades, unless shown on the plans. The contractor shall maintain all existing asphalt, asphalt driveways, and concrete pavement undisturbed and conform to the requirements of this construction plan. The contractor shall coordinate with all private utilities (gas, electric, telephone, cable TV, etc.) regarding the location, size, depth, etc. of existing and proposed services within the project site. The contractor shall coordinate with the owner and the building plans for any changes that may be required. All proposed utilities, existing utilities, and other utilities shall be maintained in accordance with the specifications and the latest edition of the United States Department of Agriculture erosion control technical standards, any local erosion control standards, and any conditions of approval.

4. All disturbed open space areas shall be topsoiled (minimum 6" thick), seeded, fertilized, and mulched in accordance with the specifications and the latest edition of the Wisconsin Department of Natural Resources Conservation Practice Standards 1058 & 1059.

5. All skid marks of existing asphalt and concrete shall be removed as required by the owner.
GENERAL NOTES:

1. THE CONTRACTOR SHALL INSTALL INLET PROTECTION IN ALL EXISTING & PROPOSED STORM INLETS & CATCH BASINS (SEE DETAIL) UNTIL THE PROJECT SITE HAS BEEN STABILIZED (INCLUDED IN EROSION CONTROL BID ITEM).

2. THE CONTRACTOR SHALL INSTALL TRACKING PAD(S) AT ALL ACCESS LOCATIONS TO THE PROJECT SITE (SEE DETAIL).

3. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER REGARDING THE LOCATION OF THE TEMPORARY STOCKPILE ONSITE.
1. CONTRACTOR TO INSTALL EROSION MATTING WITHIN PROPOSED SWALES AND SLOPE EMBANKMENT AREAS AS DIRECTED BY OWNER.

2. RESTORE UN-PAVED DISTURBED AREAS WITH TOPSOIL & GRASS LAWN TURF (TYPICAL - SEE SPEC).

GRADE AREAS TO DRAIN AWAY FROM BUILDINGS AND/OR AS DIRECTED BY THE OWNER.
DODGE COUNTY CERTIFIED SURVEY MAP NO.
GENERAL LOCATION
BEING LOT 1 OF BLOCK 1, LOTS 2, 3, AND 4 OF BLOCK 2 OF STOFFEL PLAT AND UNPLATTED LANDS; ALL LOCATED IN PART OF THE SE1/4 OF THE NW1/4, AND PART OF THE SW1/4 OF THE NW1/4, SECTION 8, T. 13 N, R. 15 E, TOWN OF CHESTER, DODGE COUNTY, WISCONSIN, CONTAINING: 1,000,302 SQ.FT. (22.964 ACRES)

C.S.M. V. 4, PG. 103 BY OTHERS

LOT 1
239,588 SQ.FT.
5.500 ACRES

PARCEL 010-1323-010
1335-0823-010
DOC. NO. 962866
PARCEL 010-1315-0823-001
DOC. NO. 962896

S. LINE NW1/4
459.00'

SW1/4 NW1/4

LOT 2
760,734 SQ.FT.
17.464 ACRES

PARCEL 010-0822-008
DOC. NO. 962866

"POND"

CLIENT/OWNERS
SCOTT A. & GAYLE R. DEYOUNG
LIVING TRUST DATED APRIL 26, 1995
N11534 C.T.H. "M"
WAUPUN, WI 53963

OWNER
RAYMOND J. & SHERRI A. PULDA
N11594 C.T.H. "M"
WAUPUN, WI 53963
DOODGE COUNTY CERTIFIED SURVEY MAP NO. 882-387

GENERAL LOCATION


CONTAINING: 1,000,302 SQ. FT. (22.964 ACRES)

LOT 1
C.S.M. 2536
BY OTHERS

LOT 1
C.S.M. 2846
BY OTHERS
DOC. 750435

LOT 2
760,734 SQ. FT.
17.464 ACRES

UNPLATTED LANDS
BY DEYOUNG

CLIENT/OWNERS: SCOTT A. & GAYLE R. DEYOUNG
LIVING TRUST DATED APRIL 26, 1995
N11534 C.T.H. "M"
WAUPUN, WI 53963

OWNER: RAYMOND J. & SHERRI A. PULDA
N11594 C.T.H. "M"
WAUPUN, WI 53963
DODGE COUNTY CERTIFIED SURVEY MAP NO. 
GENERAL LOCATION


CONTAINING: 1,000,302 SQ.FT. (22.964 ACRES)

SURVEYOR'S CERTIFICATE

I, ROBERT W. CONDON, Professional Land Surveyor, do hereby certify that by the order of Scott A. & Gale R. DeYoung Living Trust Dated April 26, 1995, I have surveyed, monumented, mapped and divided Lot 1, Block 1, Lots 2, 3 and 4, Block 2, Stoffel Plat and unplanted lands all located in a part of the Southeast Quarter of the Northwest Quarter and a part of the Southwest Quarter of the Northwest Quarter, Section 8, Town 13 North, Range 15 East, Town of Chester, Dodge County, Wisconsin, described as follows:

Commencing at the West Quarter corner of Section 8;

then North 88°07'09" East along the South line of the Northwest Quarter, 487.04 feet to the point of beginning;

then North 40°01'02" West along the Southeasterly extension of the Southwest line of Lot 5, Block 2 of Stoffel Plat, 114.17 feet to the Southwest corner of said Lot 5;

then North 50°01'31" East along the Southeast line of said Lot 5, 159.94 feet to the Southwest corner of Lot 4, Block 2 of Stoffel Plat;

then North 40°00'24" West along the Southwest line of said Lot 4, 280.15 feet to the Northwest corner thereof and being a point on the Southeast right-of-way line of County Trunk Highway M;

then North 50°01'31" East along the Southeast right-of-way line of County Trunk Highway M and the Northwest line of the Lots 4, 3 and 2, Block 2 of Stoffel Plat, 359.97 feet to the Northeast corner of said Lot 2;

then South 39°58'58" East along the Northeast line of said Lot 2, 280.15 feet to the Southeast corner thereof;

then North 50°01'31" East along the Southwest line of Lot 1, Block 2, Outlot A, Lots 7, 6, 5, 4, 3 and 2, Block 1 of Stoffel Plat, 905.36 feet to the Southwest corner of Lot 1, Block 1 of Stoffel Plat;

then North 39°58'29" West along the Southwest line of said Lot 1, 280.15 feet to the Northwest corner thereof and being a point in the Southeast right-of-way line of County Trunk Highway M;

then North 50°01'31" East along the Southeast right-of-way line of County Trunk Highway M and the Northwest line of said Lot 1, 149.99 feet to the Northeast corner of said Lot 1 and being a point on the West line of Lot 1, Certified Survey Map, No. 2846;

then South 39°59'00" East along the Northeast line of said Lot 1 and the West line of Lot 1, Certified Survey Map, No. 2846, 279.77 feet to the Southeast corner of Lot 1, Block 1, Stoffel Plat;

then South 50°00'51" West along the West line of Lot 1, Certified Survey Map, No. 2846. 4.87 feet;

then South 45°39'09" East along the West line of Lot 1, Certified Survey Map, No. 2846, 87.74 feet;

then North 88°00'05" East along the West line of Lot 1, Certified Survey Map, No. 2846, 105.50 feet;

then South 00°02'35" West along the West line of Lot 1, Certified Survey Map, No. 2846, 996.66 feet to the Southwest corner of Lot 1, Certified Survey Map, No. 2846 and being a point in the South line of the Northwest Quarter and the North line of Certified Survey Map as recorded in Volume 4, page 103;

then South 88°07'09" West along the North line of Certified Survey Map as recorded in Volume 4, page 103 and the South line of the Northwest Quarter, 1,298.27 feet to the point of beginning.

Containing 1,000,302 square feet, (22.964 acres), more or less. Being subject to servitudes and easements of use or record if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and the Subdivision Provisions of the Dodge County Land Use Code and the Town of Chester Subdivision Ordinance to the best of my knowledge and belief.

ROBERT W. CONDON
Professional Land Surveyor, No. 1851
DATED: August 17, 2022

CLIENT/OWNERS
SCOTT A. & GAYLE R. DEYOUNG
LIVING TRUST DATED APRIL 26, 1995
N11534 C.T.H. "M"
WAUPUN, WI 53963

OWNER:
RAYMOND J. & SHERI A. PULDA
N11594 C.T.H. "M"
WAUPUN, WI 53963
DODGE COUNTY CERTIFIED SURVEY MAP NO.

GENERAL LOCATION

BEING LOT 1 OF BLOCK 1, LOTS 2, 3, AND 4 OF BLOCK 2 OF STOFFEL PLAT AND UNPLatted LANDS ALL LOCATED IN PART OF THE SE1/4 OF THE NW1/4, AND PART OF THE SW1/4 OF THE NW1/4, SECTION 8, T. 19 N., R. 15 E., TOWN OF CHESTER, DODGE COUNTY, WISCONSIN.

CONTAINING: 1,000,302 SQ. FT. (22.964 ACRES)

CITY OF WAUPUN RESOLUTION

RESOLVED THAT this Certified Survey Map within the City of Waupun, extraterritorial jurisdiction is hereby approved and accepted by the City of Waupun Planning Commission.

Mayor

City Clerk

Date

Date
