



AMENDED AGENDA
CITY OF WAUPUN PLAN COMMISSION MEETING
Video Conference and Teleconference
Wednesday, July 15, 2020 at 4:45 PM

VIDEO CONFERENCE AND TELECONFERENCE

The Waupun Plan Commission will meet virtually at 4:45 pm on July 15, 2020, via Zoom.

The public may access the conference meeting online or by phone. Instructions to join the meeting are provided below:

1. To Join Zoom Meeting
<https://us02web.zoom.us/j/88036616190?pwd=cjRDYkp2cXJiajVqeXU5eWdncWJuQT09>
Meeting ID: 880 3661 6190
Password: 480505
2. 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 May 20, 2020 Plan Commission Meeting.
2. Discuss meeting format of future Board and Commission meetings due to ongoing COVID-19 Health Pandemic.
3. Public Hearing - Conditional Use Permit Application - 317 E Main St to install a projecting sign. Section 16.11(5)(e) states that "no sign shall project out from the structure to which it is attached, unless permitted as a conditional use."
4. Site Plan Review - 1705-1707 Shaler Dr - Parking Lot expansion
5. Site Plan Review - 160 Gateway Dr - Parking Lot expansion
6. **Extraterritorial Zoning Review - W10613 State Rd 49**

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.



DRAFT MINUTES
CITY OF WAUPUN AMENDED – PLAN COMMISSION
MEETING
Waupun City Hall – 201 E. Main Street, Waupun WI
Wednesday, May 20, 2020 at 4:45 PM

Committee Members Present:

Jeff Daane
Jerry Medema
Julie Nickel
Elton TerBeest (arrived at 4:57 p.m.)
Jill Vanderkin
Steve Brooks (ex-officio)

Committee Members Absent:

Fred Lueck
Mike Matoushek

Staff Present:

Sue Leahy Building Inspector/Zoning Administrator
Kathy Schlieve Administrator
Sarah Van Buren Community & Economic Development Coordinator

Guests:

Steve Brooks Waupun Utilities
Jeff Butzke Surveyor
Phil Cosson Ehlers
BJ DeMaa City of Waupun Fire Department
Todd Tesdal Insight FS

Call to order

Ms. Nickel called the meeting to order at 4:50 p.m.

Roll Call of Board Members

Roll call and quorum determined

Public Comment

None.

CONSIDERATION - ACTION

1. Recognition of Mayoral Appointment of Council Members and Citizens to the Plan Commission

Recognition of Ms. Vanderkin to the Plan Commission as the CDA representative is heard.

2. Selection of the Day of Month and Time of Plan Commission Meetings

Plan Commission meetings will continue to be held the third Wednesday at 4:45pm.

3. Approval of March 18, 2020 Minutes

A motion to approve the March 18, 2019 minutes was made by Mr. Daane and seconded by Mr. Medema, passing unanimously.

4. Public Hearing Regarding the Proposed Amendment of Boundaries and Project Plan for Tax Increment District #6

Mayor Nickel opened the public meeting to receive testimony for or against the proposed amendment to the boundaries and project plan for TID #6.

Administrator Schlieve gave a brief project update. The proposed amendment would incorporate the parcel that is the current location of the Laird Museum and two adjacent properties. The Historical Society no longer has the capacity to remain in the facility. The parcel is in a blighted area and is in need of redevelopment.

To prevent further blight to the property, the City is stepping in to redevelop the site. Administrator Schlieve identified three (3) projects that would be suitable for this site.

Mr. Cosson stated the proposed amendment is to add additional territory to the existing District's boundaries, and to amend the Project Plan to update and/or provide for the undertaking of additional expenditures. The proposed boundaries to be added to the original District boundary would be within an area generally detailed on the map provided in the agenda packet. Proposed additional project costs of approximately \$350,000 may include, but are not limited to: property acquisition for development and rights-of-way, environmental audits and remediation, demolition, site grading, streetscaping and landscaping, potential development incentives including possible cash grants to owners, lessees or developers of land located within the district, professional and organizational services, administrative costs, and finance costs. Mr. Cosson informed the Plan Commission that all interested parties were given a reasonable opportunity to express their views on the proposed amendment of the District, the proposed projects and amended boundaries of the District, and the proposed Project Plan.

If the Plan Commission approves the resolution, it will be forwarded to Council for consideration at the June 9th meeting before going back to the Joint Review Board for consideration and action on June 25, 2020.

No members of the public were present. A motion was made by Mr. Daane and seconded by Mr. Medema to close the public hearing, passing unanimously. Mayor Nickel closed the public hearing.

5. Consideration and Possible Action on "Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment of Tax Incremental District No. 6, City of Waupun, Wisconsin".

A motion was made by Ms. Vanderkin and seconded by Mr. Daane to approve the resolution to amend the boundaries and amend the project plan to Tax Incremental District No. 6. Motion passed unanimously.

6. Review/Recommend to the Council – Certified Survey Map Review – New Frontier Land Surveying Lori Ct.

Ms. Leahy provided an overview of the changes on the certified survey map (CSM). The CSM meets all of the City's guidelines.

A motion to approve and recommend approval by the City Council was made by Mr. TerBeest and seconded by Mr. Medema, passing unanimously.

7. Review/Recommend to Council – Certified Survey Map Review – New Frontier Land Surveying CSM of 216 Welch St.

Ms. Leahy provided an overview of the changes on the certified survey map (CSM). The CSM meets all of the City's guidelines. Ms. Leahy mentioned the City will need to consider what to now do with the open space. Originally dedicated as a street, this parcel will no longer have street access.

A motion to approve and recommend approval by the City Council was made by Ms. Nickel and seconded by Mr. TerBeest, passing unanimously.

8. Extraterritorial Zoning Review/Recommend to Council – Steven Guell & Susan Rens for property located on Cortes Road in the Town of Chester

Ms. Leahy stated she is not familiar with the request but the project does meet the City's guidelines.

A motion to approve and recommend approval by the City Council was made by Mr. Medema and seconded by Mr. Daane, passing unanimously.

9. Site Plan Review – Insight FS at 1208 W. Brown St.

Mr. Tesdal provided an overview of the site plan. Phase I of the project was approved in 2019. Phase II is to construct a storage bin to the south of the work done in 2019. A variance was approved since the height of the bin is 133ft tall.

Mr. Daane stated MSA has been consulted and believe that a stormwater plan needed to be in place prior to work starting on this project.

Chief DeMaa raised concerns regarding accessibility around the bins since the structure will be 20-30 feet higher than what their equipment is capable of reaching, especially if there is an incident on the catwalk during maintenance. Mr. Tesdal stated it is company policy to not allow entry to a bin from the roof. If there is a medical emergency in the bin, entry is accessible at the base.

A motion to approve the site plan contingent on the approval of a stormwater plan was made by Mr. TerBeest and seconded by Mr. Daane, passing unanimously.

ADJOURNMENT

The motion to adjourn was made by Mr. Medema and seconded by Mr. TerBeest, passing unanimously. The meeting adjourned at 5:45 p.m.



AGENDA SUMMARY SHEET

MEETING DATE: 7/14/2020

TITLE: Consideration of Holding In-person & Remote Board & Commission Meetings

AGENDA SECTION: CONSIDERATION/ACTIONS

PRESENTER: Department Head

DEPARMTENT GOAL(S) SUPPORTED <i>(if applicable)</i>	FISCAL IMPACT	
Informational Only	N/A	

On June 30, 2020, the Common Council passed Resolution 06-09-20-04 Suspending Waupun Common Council Rules during COVID-19 Public Health Pandemic. As such, council meetings will return to in person meetings on July 28, 2020. This same resolution permits Department Heads and other municipal employees to conduct and attend board and committee meetings remotely. Technology is being added to the Council Chambers to facilitate both in-person and remote attendance. Department Heads will work with their Boards and Commissions to determine whether individual committees wish to move from fully online-meetings to in-person meetings with the option for members to attend remotely. Remote work and meetings continue to be an essential aspect of our business continuity plan as outlined in the latest COVID-19 employment policies adopted June 30, 2020. Anyone attending meetings in person will be strongly encouraged to wear a mask. This provision will remain in effect until the Council affirms changes by resolution.

STAFF RECOMMENDATION:

Discussion on status of future meeting locations/format

ATTACHMENTS:

RECOMMENDED MOTION:

N/A

**CITY OF WAUPUN
COMMON COUNCIL**

RESOLUTION NO. 06-09-20-04

**RESOLUTION SUSPENDING WAUPUN COMMON COUNCIL RULES
DURING THE COVID-19 PUBLIC HEALTH PANDEMIC**

WHEREAS, in December 2019, a novel strain of coronavirus known as COVID-19 was detected, and COVID-19 has continued to spread throughout the world, including to the United States and the state of Wisconsin, and

WHEREAS, the federal government, state governments, and local governments are working together to contain the further spread of the disease and treat existing cases, and

WHEREAS, on January 31, 2020, the U. S. Department of Health & Human Services declared a public health emergency; on March 11, 2020, the World Health Organization declared COVID-19 a pandemic; and on March 12, 2020, the Governor of the state of Wisconsin declared a health emergency in the state, and

WHEREAS, the City of Waupun has been working to protect the health and well-being of its residents from the spread of COVID-19 and to prepare for the impacts the disease is likely to have on the city, and

WHEREAS, the Waupun Common Council, on March 31, 2020, under the authority granted by Ordinance 2.07 passed Resolution No. 03-31-20-01 suspending the operation of Ordinance 2.02(2) to permit Waupun Common Council members and others to attend and conduct board and committee meetings remotely during the period of emergency, and

WHEREAS, the Waupun declaration of emergency has or will expire shortly.

NOW, THEREFORE, BE IT RESOLVED that in accordance with Waupun City Ordinance 2.07, the Waupun Common Council Rules as outlined in City of Waupun Ordinance 2.02(2) are hereby suspended until Monday, July 27, 2020.

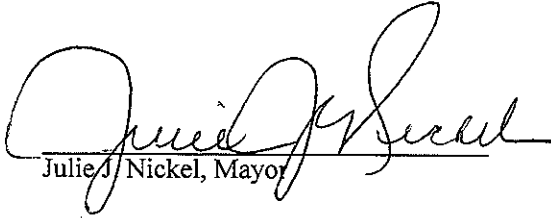
FURTHER RESOLVED that until Monday, July 27, 2020, Waupun Common Council members are hereby authorized to conduct and attend board and committee meetings remotely with all other meeting participants, including without limitation, remote roll-call, discussion and voting, subject to compliance with all applicable laws.

FURTHER RESOLVED that after July 27, 2020 and until further affirmative resolution of the Common Council, Department Heads and other municipal employees are hereby authorized to conduct and attend board and committee meetings remotely, including without limitation, remote roll-call, discussion and

voting, in compliance with all other applicable laws. During this period the Mayor or other presiding Officer shall have authority, on specific request, to permit Council Members or others to attend board and committee meetings remotely, including without limitation, remote roll-call, discussion and voting, subject to compliance with all applicable laws.

FURTHER RESOLVED that Waupun Common Council shall comply with all applicable requirements for remote meetings as required under the Wisconsin Open Meetings law.

Adoption by Common Council June 9, 2020.


Julie J. Nickel, Mayor

ATTEST:


Angela J. Hull, City Clerk



CITY OF WAUPUN BUILDING INSPECTOR
Waupun City Hall – 201 E. Main Street, Waupun WI
P: 920-324-7917 * F: 920-324-7939
www.cityofwaupun.org

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that at a meeting of the Plan Commission of the City of Waupun, to be held on Wednesday the 15th day of July, 2020 at 4:45 O'clock in the P.M., there will be considered the application for a Conditional Use Permit of:

1. Katrina Hoinacki / K's Boutique at 317 E Main St. to install a projecting sign.
Section 16.11(5)(e) states that "no sign shall project out from the structure to which it is attached, unless permitted as a conditional use.

The meeting will be conducted via zoom.

To join the Zoom Meeting

<https://us02web.zoom.us/j/88036616190?pwd=cjRDYkp2cXJiajVqeXU5eWdncWJuQT09>

Meeting ID: 880 3661 6190

Password: 480505

Phone: 312 626 6799 US (Chicago)

PLEASE TAKE FURTHER NOTICE that all persons desiring to be heard on the proposed Conditional Use in support thereof or in opposition thereto, must contact the Zoning Administrator prior to said meeting of the Plan Commission of the City of Waupun.

Dated this June 30, 2020

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH July 8, 2020)

Fee: \$150.00 Paid: ☒ # 1162 Date: 06.22.20



CITY OF WAUPUN
201 E. Main Street
WAUPUN, WISCONSIN 53963

Conditional Use Permit Application

From: Katrina Hoinacki / Ki's Boutique
(business name or individual)

Property Description and address:

317 E. main Street

Conditional Use Requested:

Projecting Sign

Zoning Ordinance Section Involved:

16.11 (5)(e)

PROJECTING SIGNS PROHIBITED UNLESS APPROVED BY CONDITIONAL USE PERMIT

Date Presented to Plan Commission: _____

CONDITIONAL USE: ☐ Granted ☐ Denied

Comments:

Signature of Applicant (s)

Katrina A. Hoinacki

METALWORKS

210 WASHINGTON ST., RIPON, WI 54971 Ph; 920-748-2133 C: 920-299-1784

annpahlas@gmail.com

Nov. 14, 2019

K's Boutique

Katrina,

Here is a new sketch of the sign ideas we discussed. This sign would be fabricated out of 1 1/2" thick Sign Foam, which, when sandblasted, looks like carved stone. The circle would be framed in a 1/4" x 1 1/2" flat steel ring. The mounting hardware can be welded to this ring, and then bolted to the sign hanger. The sign hanger would be in the forged steel, primed and painted.

- 1) Two sided sandblasted sign, out of 1 1/2" thick Sign foam, 2" diameter circle
 - K's Boutique logo sandblasted in to both sides of sign
 - Logo in black, background and border in rose, to match business card
 - Sign framed with 1/4" x 1 1/2" flat steel ring
 - Mounting hardware welded to ring, and bolted to hanger
- 1) Wrought Iron Sign Hanger, as drawn
 - Primed and painted black
 - Price does not include installation

SIGN & HANGER: \$1,760.00

TERMS: 50% down with order, balance due

Upon delivery of sign and hanger

Please let me know if you have any questions about this quote.

It was great to meet you and see your lovely, creative shop!

Thanks much,

BLACK RAISED
LETTERS ON A
ROSE BACKGROUND

52" BACK
PLATE

32" DIAMETER CIRCLE

1 1/2" THICK
SIGN FOAM
SANDBLASTED ON
BOTH SIDES

36"
FROM BUILDING TO
OUTER EDGE OF SIGN

METALWORKS

210 Washington St., Ripon, Wi. 54971 Ph 920-748-2133 920-299-1784

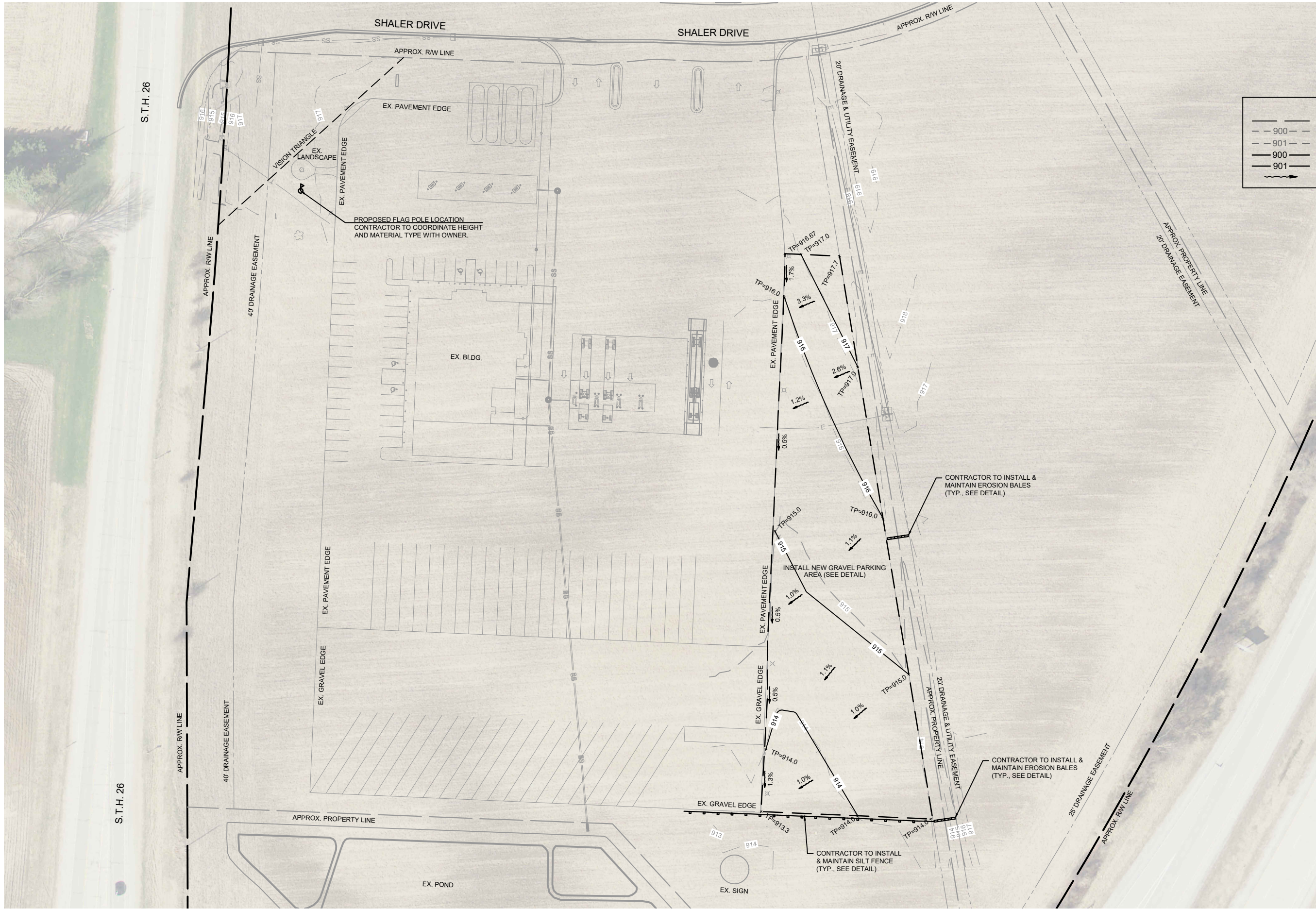
annpahlas@gmail.com

Sold To: K's Boutique

Waupun, Wi

Invoice Date: May 26, 2020

Qty. Ordered	Description	Unit Price	Total Price
1	1 ½" thick 2-sided sign with Logo sandblasted in to sign board 32" diameter circle with ¼" x 1 ½" steel ring around sign Wrought Iron hanger as designed Does not include installation		
			TOTAL: \$1,760.00
<i>paid in full</i> <i>CAP.</i>			
THANK YOU !!			



LEGEND	
	RIGHT-OF-WAY/PROPERTY LINE
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	DRAINAGE DIRECTION ARROW

PROJECT DATE: 06/18/2020	DRAWN BY: SEW	NO.	DATE	REVISION	BY
	DESIGNED BY: SEW				
	CHECKED BY: JML				
PLOT DATE: 6/22/2020 3:32 PM, G:\20\20957\20957000\CADD\C3D\20957000 Design.dwg					

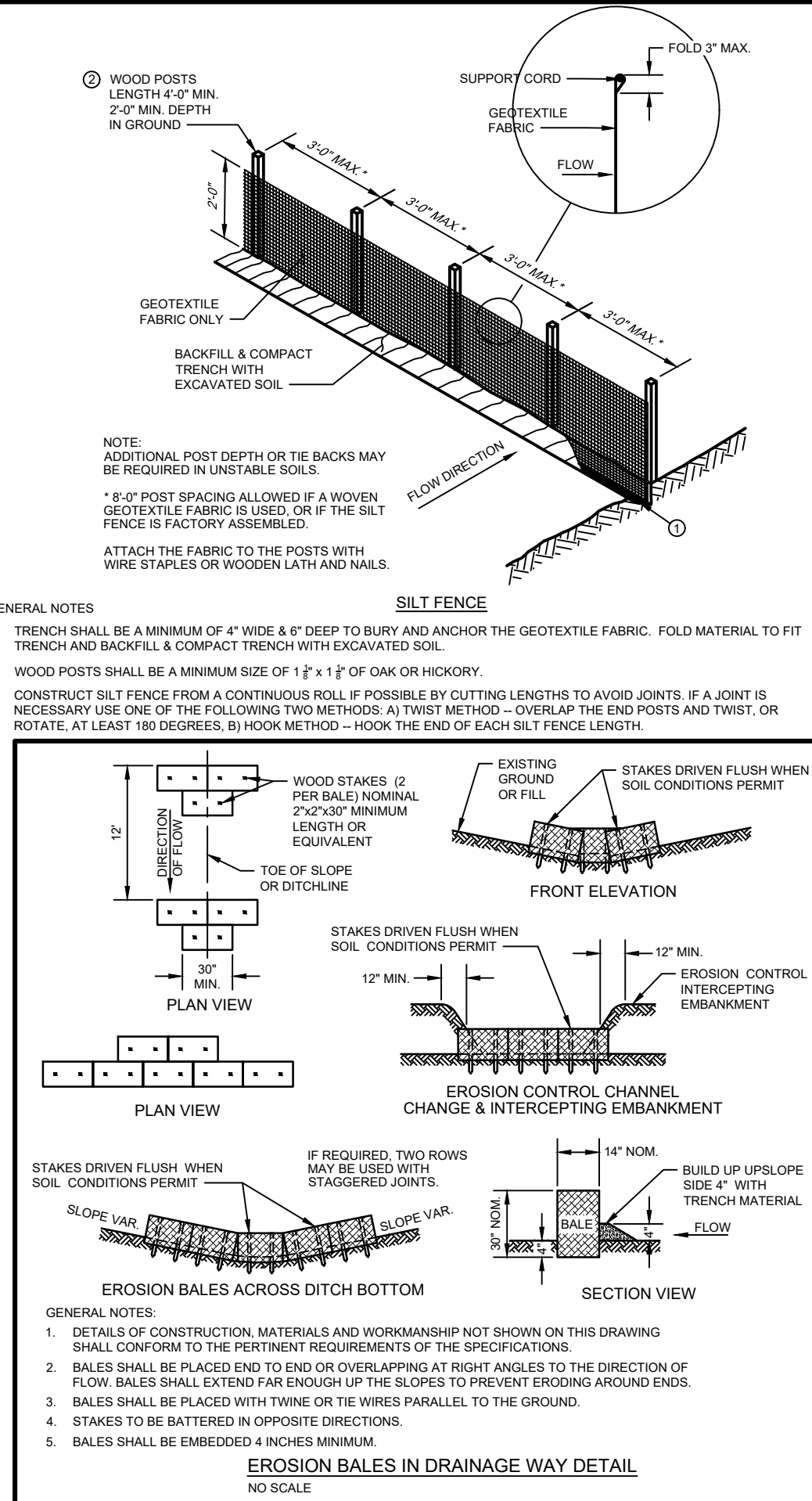
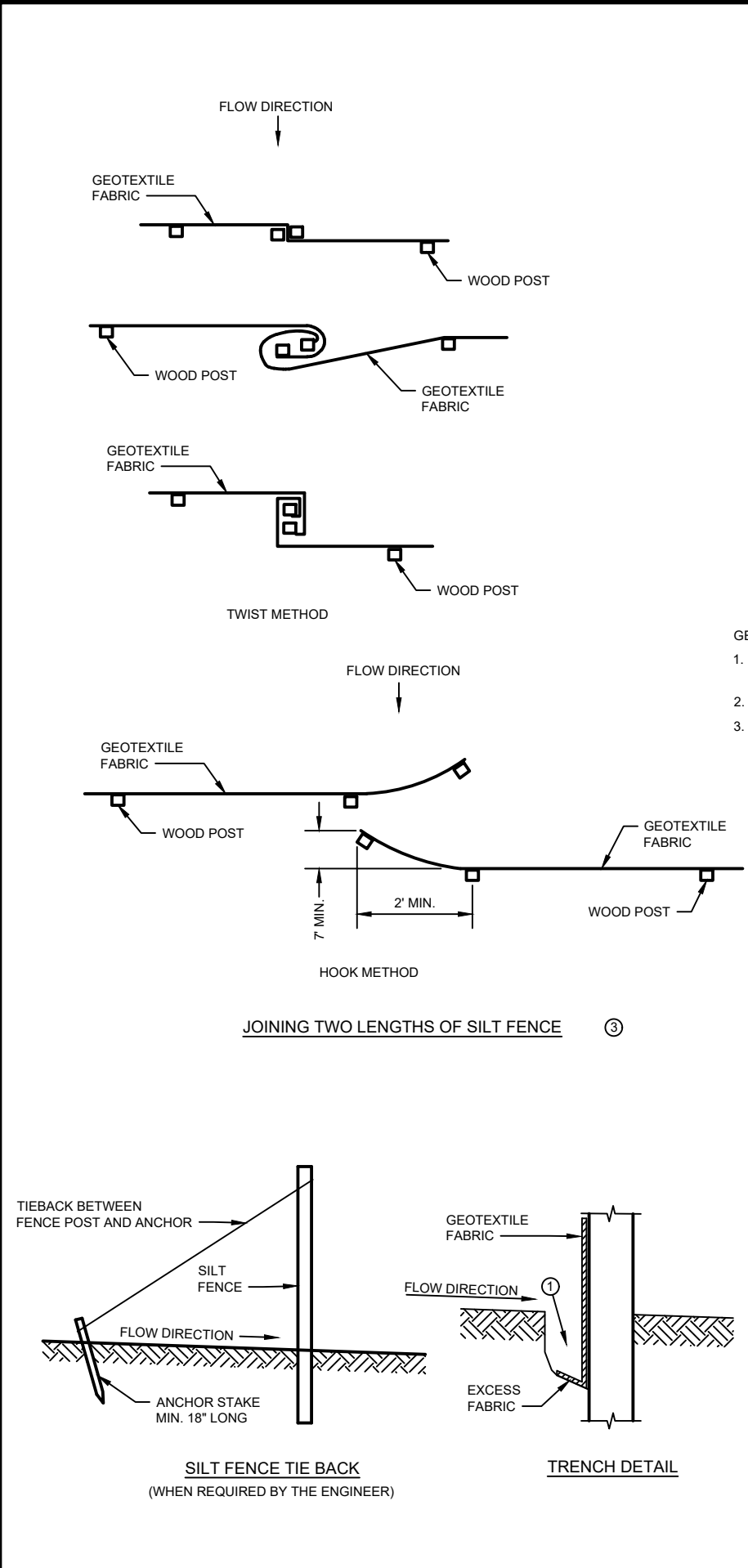


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FUNDING | PLANNING | ENVIRONMENTAL
201 Corporate Drive, Beaver Dam WI 53916
(920) 887-4242 www.msa-ps.com
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PARKING LOT EXPANSION - HERITAGE RIDGE TRAVEL PLAZA
CAL/WAUPUN LLC - 1705 SHALER DR. (PARCEL #29213150933006)
CITY OF WAUPUN, DODGE COUNTY, WISCONSIN

SITE IMPROVEMENT PLAN

PROJECT NO:
20957000
SHEET
ST1



CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- SECTION NR216.46 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 SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL IMPLEMENT AN APPROPRIATE MEANS OF CONTROLLING EROSION DURING SITE OPERATION AND UNTIL THE VEGETATION IS RE-ESTABLISHED. ADJUSTMENTS TO THE CONTROL SYSTEM SHALL BE MADE AS REQUIRED.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WISCONSIN DNR'S CONSERVATION PRACTICE STANDARDS. THESE STANDARDS ARE PERIODICALLY UPDATED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND REFERENCE THE MOST RECENTLY RELEASED STANDARD.
- THIS 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 EXPOSED TO THE ELEMENTS BY GRUBBING, EXCAVATION, TRENCHING, BORROW AND FILL OPERATIONS AT ANY ONE TIME SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, 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 GRADING.
- 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 GRUBBING 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.
- 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 OFF-SITE BY RUNOFF OR WIND.
- WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH, OR A TACKING AGENT MAY BE REQUIRED TO PROTECT NEARBY RESIDENCES AND WATER RESOURCES.
- CHANNELIZED RUNOFF ENTERING THE PROJECT SITE FROM ADJOINING LANDS SHALL BE DIVERTED THROUGH NATURALLY OR ARTIFICIALLY EROSION-RESISTANT CONVEYANCES. IF CHANNELIZED RUNOFF CANNOT BE DIVERTED, SITE BEST MANAGEMENT PRACTICES MUST ACCOUNT FOR THE ADDITIONAL FLOW RATES AND EROSION POTENTIAL THAT SUCH RUNOFF PRESENTS.
- THE CONTRACTOR SHALL TAKE ALL POSSIBLE PRECAUTIONS TO PREVENT SOILS FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPPED (NOT FLUSHED) PERIODICALLY TO REMOVE SOIL, DIRT, AND/OR DUST.
- EROSION CONTROLS SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF TEMPORARY STOCKPILES. ANY SOIL STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING. ALL STOCK PILES SHALL BE PLACED AT LEAST 75 FEET FROM STREAMS OR WETLANDS.
- ADDITIONAL EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) SHALL INCLUDE THE FOLLOWING:
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE OF TRENCH WATER OR DEWATERING EFFLUENT MUST BE PROPERLY TREATED TO REMOVE SEDIMENT IN ACCORDANCE WITH THE WDNR CONSERVATION PRACTICE STANDARD 1061 - DEWATERING OR A SUBSEQUENT WDNR DEWATERING STANDARD PRIOR TO DISCHARGE INTO A STORM SEWER, DITCH, DRAINAGEWAY, OR WETLAND OR LAKE.
- ALL DRAINAGE CULVERTS, STORM DRAIN INLETS, MANHOLES, OR ANY OTHER EXISTING STRUCTURES THAT COULD BE DAMAGED BY SEDIMENTATION SHALL BE PROTECTED ACCORDING TO THE VARIOUS METHODS PROVIDED IN THE PRINTED CONSERVATION PRACTICE STANDARDS.
- ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
- THE FIRST SIX WEEKS AFTER INITIAL STABILIZATION, ALL NEWLY SEEDDED AND MULCHED AREAS SHALL BE WATERED WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BMP'S SUCH AS SILT FENCES, STRAW BALES, AND SEDIMENT TRAPS SHALL BE REMOVED AND THESE AREAS STABILIZED.
- ALL TEMPORARY BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED.
- 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 SEEDDED OR SODDED.

NOTES:
EXISTING PAVEMENT & GRAVEL BASE THICKNESSES SHALL SUPERCEDE THE THICKNESSES SHOWN ON THIS DETAIL IF EXISTING CONDITIONS ARE GREATER.

BASE COURSE: CRUSHED STONE AGGREGATE MEETING SECTION 305 OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

GEOTEXTILE: TYPE SAS TO BE INSTALLED AS DIRECTED BY FIELD ENGINEER AS EXISTING SOIL CONDITIONS DICTATE, PAID ONLY IN AREAS APPROVED BY FIELD ENGINEER.

SUBGRADE: COMPACTED GRANULAR SOIL. TEST ROLL PAVEMENT AREAS FOR LOCALIZED UNSTABLE AREAS. LOOSE, SOFT, OR UNSTABLE AREAS WILL REQUIRE ADDITIONAL STABILIZATION, COMPACTION, AND/OR OVER-EXCAVATION REMOVAL AND REPLACEMENT.

GRAVEL PARKING AREA DETAIL
SCALE: NONE



N11829 County Road I Waupun, WI 53963
Phone 920-324-2874

Proposal

Date: May 7, 2020

Proposal Submitted to: Dr. Randall Blohowiak, Waupun Chiropractic Center
PH:(920) 324-9899 EMAIL: www.waupunchiro.com

Project Description: Parking Lot Proposal
160 Gateway Drive
Waupun, WI 53963

Item Description

randall.blohowiak@gmail.com

Waupun Chiropractic Center S.C.

45'x120' Area

Mill off existing asphalt

Regrade, shape, and compact existing stone base material to achieve appropriate density and grades

Sweep clean and apply tack coat

Pave with compacted hot mix asphalt at 4" average finish thickness by garbage area

48'x140" Area

Mill off existing asphalt

Fine grade, shape, and compact existing stone base material to achieve appropriate density and grades

Sweep clean and apply tack coat

Repave with compacted hot mix asphalt at 3" average finish thickness

20'x70' Area

Remove grass area

Establish 12" base area

Fine grade, shape, and compact existing stone base material to achieve appropriate density and grades

Sweep clean and apply tack coat

Pave with compacted hot mix asphalt at 3" average finish thickness

TOTAL \$37,615.00

Proposal is for minimal base preparation, fine grade and pave. If additional base is needed it will be installed at \$18 per ton. If additional paving beyond square footage described above is necessary, it will be completed at \$2.78 per square foot. Field measurements will prevail.

Notes/Exclusions:

Estimate is good for 30 days

Includes Mobilization

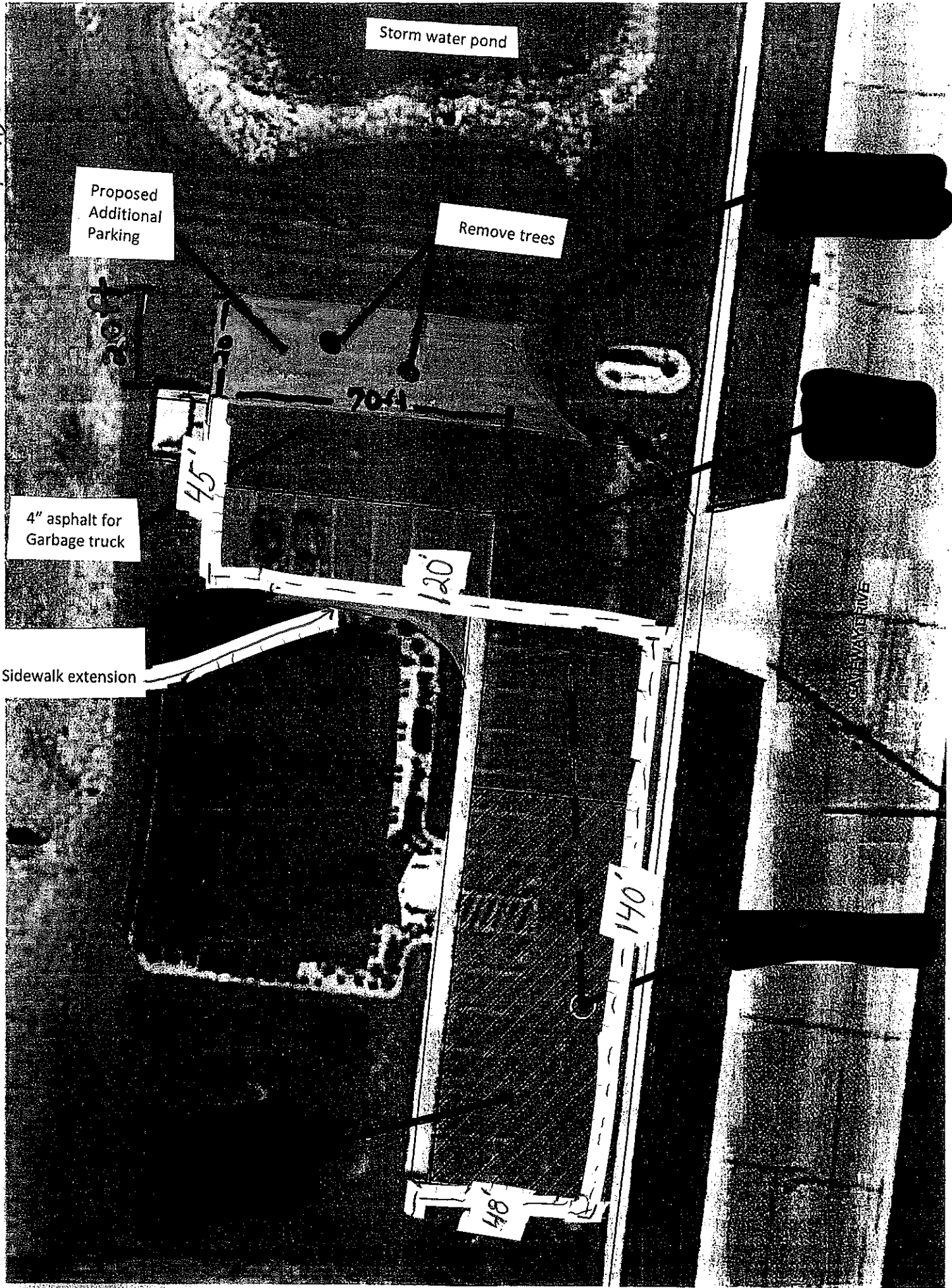
Does not include landscaping around edges of blacktop

Does not include 5.5% sales tax

Payment Terms: 40% Down Payment and Remainder due upon completion

Waupun Chiropractic / New Medical Center Proposed Parking lot expansion

Parking Stalls
= 10' x 20'



CERTIFIED SURVEY MAP

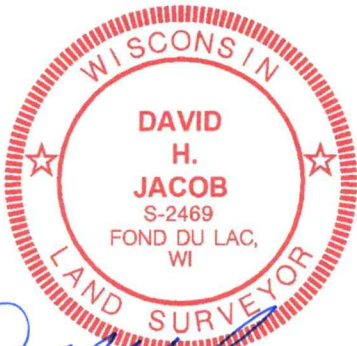
FOR
ERIC & TIFFANY HIDDE
PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 34, T. 14 N.-R.
15 E., TOWN OF WAUPUN, FOND DU LAC COUNTY, WISCONSIN.

NW COR.-SE 1/4
SEC. 34-14-15
N 335,730.84
E 751,527.81

PARENT PARCEL NUMBER:
T21-14-15-34-15-001-00

SURVEYED AREA:
3.110 ACRES
135,478 SQ. FT.

OWNERS:
CHARLES SCHOUTEN
ROSE M. SCHOUTEN
LORI A. BAUER
CHARLEEN M. HIDDE



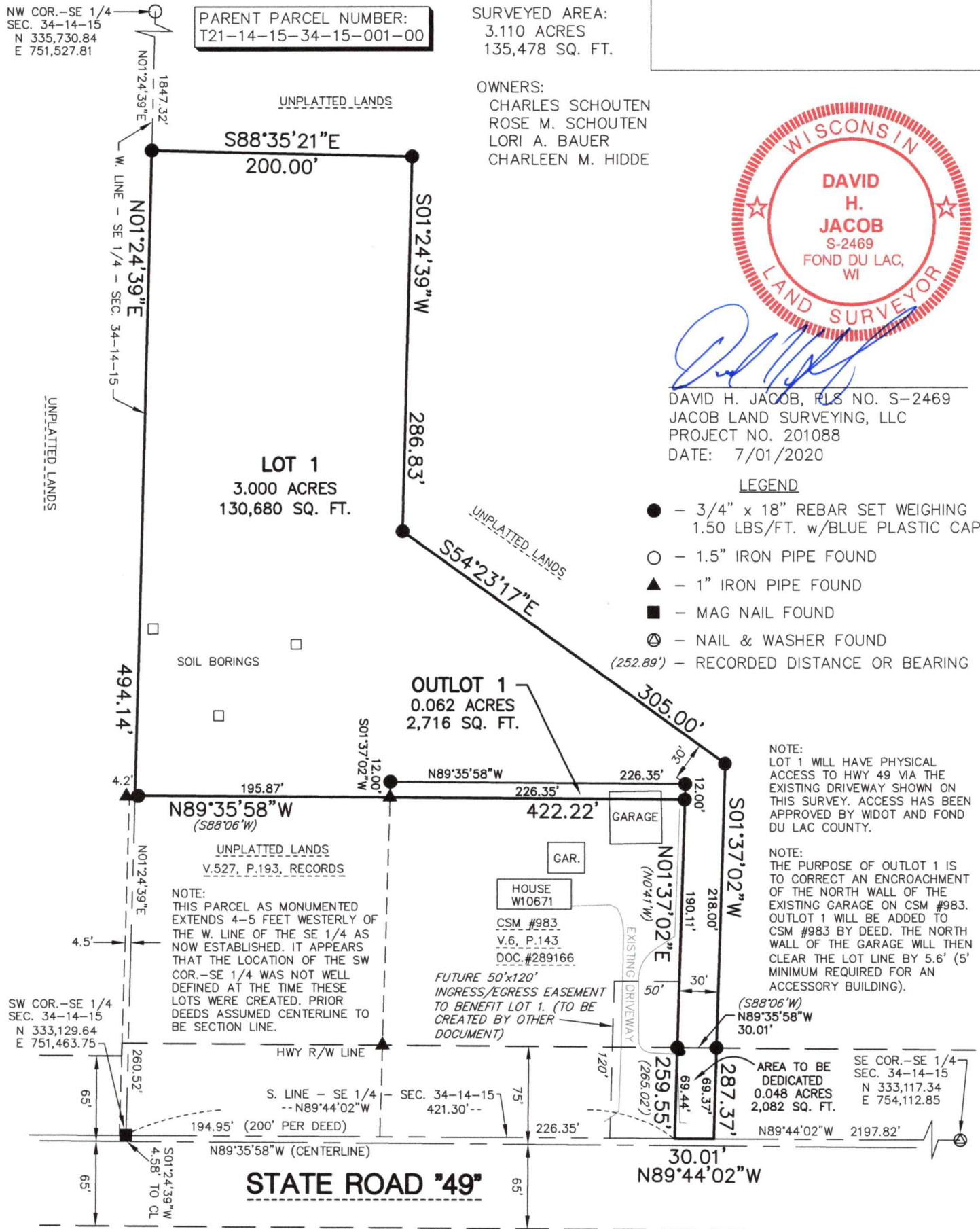
DAVID H. JACOB, PLS NO. S-2469
JACOB LAND SURVEYING, LLC
PROJECT NO. 201088
DATE: 7/01/2020

LEGEND

- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT. w/BUE PLASTIC CAP
- - 1.5" IRON PIPE FOUND
- ▲ - 1" IRON PIPE FOUND
- - MAG NAIL FOUND
- ⊙ - NAIL & WASHER FOUND
- (252.89') - RECORDED DISTANCE OR BEARING

NOTE:
LOT 1 WILL HAVE PHYSICAL ACCESS TO HWY 49 VIA THE EXISTING DRIVEWAY SHOWN ON THIS SURVEY. ACCESS HAS BEEN APPROVED BY WIDOT AND FOND DU LAC COUNTY.

NOTE:
THE PURPOSE OF OUTLOT 1 IS TO CORRECT AN ENCROACHMENT OF THE NORTH WALL OF THE EXISTING GARAGE ON CSM #983. OUTLOT 1 WILL BE ADDED TO CSM #983 BY DEED. THE NORTH WALL OF THE GARAGE WILL THEN CLEAR THE LOT LINE BY 5.6' (5' MINIMUM REQUIRED FOR AN ACCESSORY BUILDING).



W8057 Randallwood Lane, Fond du Lac, WI 54937
phone (920) 922-2908 fax (920) 922-7202



BEARINGS REFERENCED TO THE FOND DU LAC COUNTY COORDINATE SYSTEM (NAD 83/91 DATUM). THE SOUTH LINE OF THE SE 1/4 OF SECTION 34-14-15 HAS A BEARING OF N89°44'02"W.

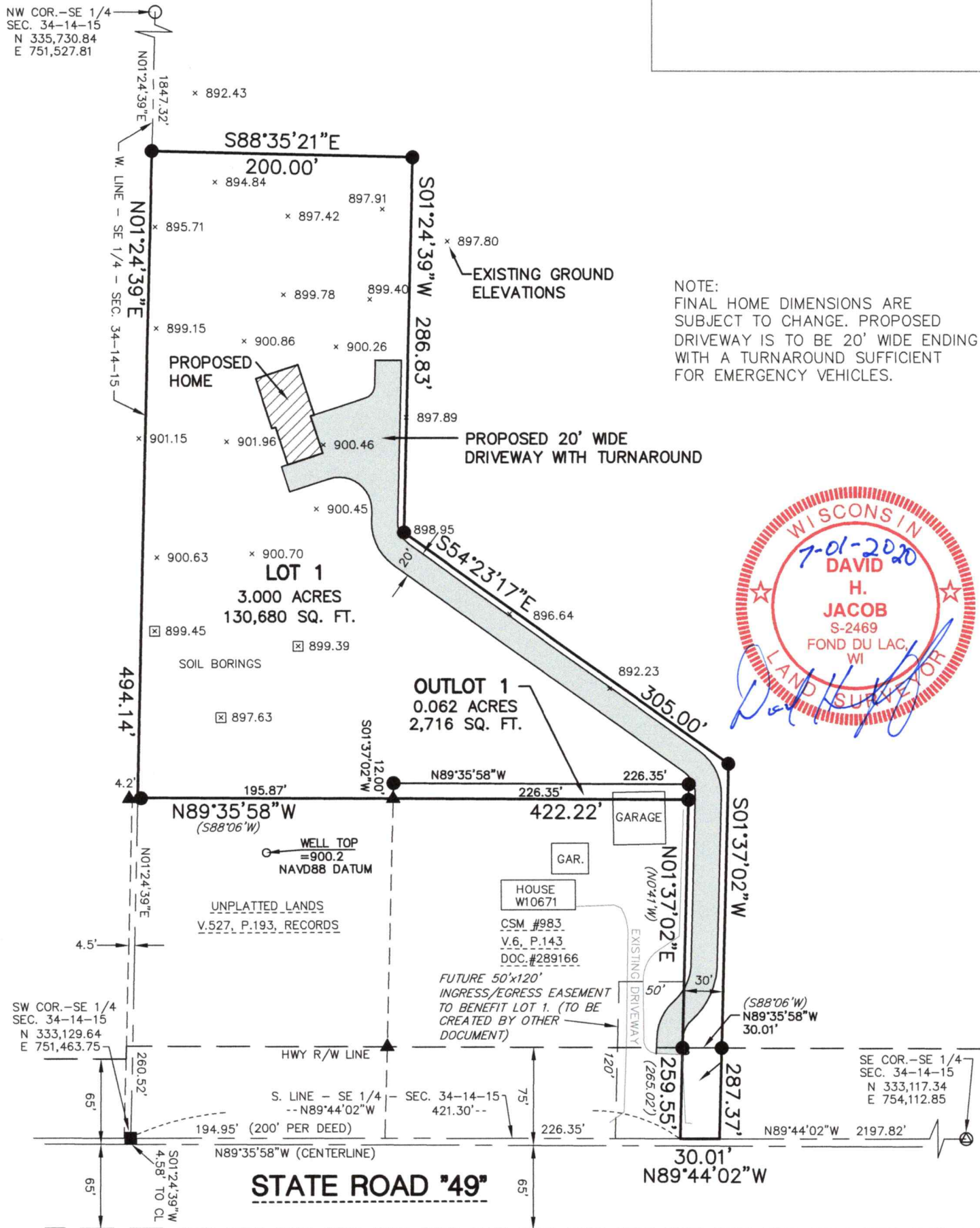


CERTIFIED SURVEY MAP #

SHEET 1 OF 6 SHEETS

CERTIFIED SURVEY MAP

FOR
ERIC & TIFFANY HIDDE
PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 34, T. 14 N.-R.
15 E., TOWN OF WAUPUN, FOND DU LAC COUNTY, WISCONSIN.



CERTIFIED SURVEY MAP # _____



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BEARINGS REFERENCED TO THE FOND DU LAC COUNTY COORDINATE SYSTEM (NAD 83/91 DATUM). THE SOUTH LINE OF THE SE 1/4 OF SECTION 34-14-15 HAS A BEARING OF N89°44'02"W.



SHEET 2 OF 6 SHEETS

CERTIFIED SURVEY MAP

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 34, T. 14 N.-R. 15 E., TOWN OF WAUPUN, FOND DU LAC COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, David H. Jacob, Professional Land Surveyor, hereby certify:

That I have surveyed, divided, mapped and dedicated a parcel of land described below.

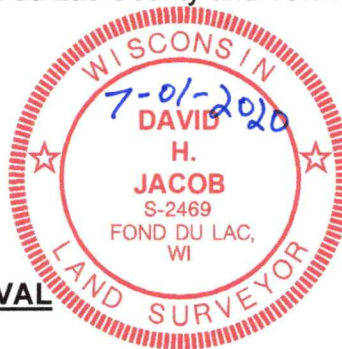
That I have made such Certified Survey under the direction of Eric Hidde, bounded and described as follows:

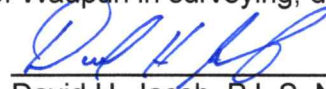
A part of the Southwest 1/4 of the Southeast 1/4 of Section 34, T. 14 N.-R. 15 E., Town of Waupun, Fond du Lac County, Wisconsin and being more particularly described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of said Section 34; thence North 01°-24'-39" East along the West line of the Southeast 1/4 of said Section 34, 260.52 feet to the point of beginning; thence continuing North 01°-24'-39" East along said West line 494.14 feet; thence South 88°-35'-21" East, 200.00 feet; thence South 01°-24'-39" West, 286.83 feet; thence South 54°-23'-17" East, 305.00 feet; thence South 01°-37'-02" West, 287.37 feet to the South line of the Southeast 1/4 of said Section 34; thence North 89°-44'-02" West along said South line, 30.01 feet to the East line of Certified Survey Map Number 983, recorded in Volume 6, Page 143 of Certified Survey Maps, Fond du Lac County Register of Deeds Office as Document Number 289166; thence North 01°-37'-02" East along said East line, 259.55 feet to the North line of said Certified Survey Map; thence North 89°-35'-58" West along said North line and on its extension Westerly, 422.22 feet to the point of beginning and containing 3.110 acres (135,478 sq. ft.) of land more or less, and being subject to all easements and restrictions of record.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of Fond du Lac County and Town of Waupun in surveying, dividing, and mapping the same.




David H. Jacob, P.L.S. No. S-2469

Jacob Land Surveying, LLC.
Fond du Lac, Wisconsin 54937

Project Number: 201088

TOWN OF WAUPUN APPROVAL
STATE OF WISCONSIN)
FOND DU LAC COUNTY) ss

Lots approved, dedication approved in accordance with Town ordinances.
Dated _____, 2020.

Randy Vande Slunt, Chairman

Susan Alsum, Clerk

FOND DU LAC COUNTY APPROVAL
STATE OF WISCONSIN)
FOND DU LAC COUNTY) ss

Approved in accordance with Sec. 236.12 Wisconsin Statutes this _____ day of _____, 2020.
FOND DU LAC COUNTY PLANNING AGENCY

Terry Dietzel, Director of Land Information

CITY OF WAUPUN EXTRATERRITORIAL APPROVAL
STATE OF WISCONSIN)
FOND DU LAC COUNTY) ss

Approved by the City of Waupun Plan Commission this _____ day of _____, 2020.

Julie Nickel, Mayor-Chairperson

Jeff Daane, Public Works Director

CERTIFIED SURVEY MAP

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 34, T. 14 N.-R. 15 E., TOWN OF WAUPUN, FOND DU LAC COUNTY, WISCONSIN.

OWNERS' CERTIFICATE

As owners, we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

1. Town of Waupun
2. Fond du Lac County Planning Agency
3. City of Waupun

In Presence of:

Charles Schouten
Charles Schouten

Rose M. Schouten
Rose M. Schouten

STATE OF WISCONSIN)
Dodge COUNTY)ss

Personally came before me this 6 day of July, 2020, the above named, Charles Schouten and Rose M. Schouten, to me known to be the persons who executed the foregoing instrument and acknowledged the same.



Derek L. Drews
Notary Public, Dodge County, WI
My Commission Expires: 4/27/24



CERTIFIED SURVEY MAP

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 34, T. 14 N.-R. 15 E., TOWN OF WAUPUN, FOND DU LAC COUNTY, WISCONSIN.

OWNERS' CERTIFICATE

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

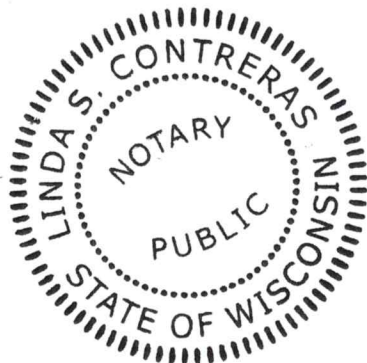
1. Town of Waupun
2. Fond du Lac County Planning Agency
3. City of Waupun

In Presence of:

Lori A. Bauer
Lori A. Bauer

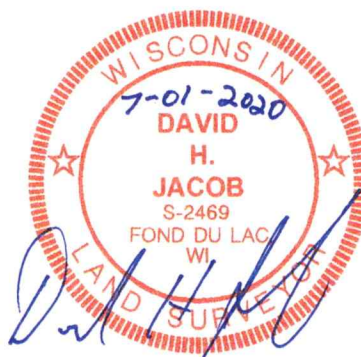
STATE OF WISCONSIN)
Fond du Lac COUNTY)ss

Personally came before me this 7th day of July, 2020, the above named, Lori A. Bauer, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Linda S. Contreras
Notary Public, Fond du Lac County, WI

My Commission Expires: 8/15/2023



CERTIFIED SURVEY MAP

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 34, T. 14 N.-R. 15 E., TOWN OF WAUPUN, FOND DU LAC COUNTY, WISCONSIN.

OWNERS' CERTIFICATE

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

1. Town of Waupun
2. Fond du Lac County Planning Agency
3. City of Waupun

In Presence of:

Charleen M. Hidde
Charleen M. Hidde

STATE OF WISCONSIN)
Dodge COUNTY)ss

Personally came before me this 6 day of July, 2020, the above named, Charleen M. Hidde, to me known to be the person who executed the foregoing instrument and acknowledged the same.



[Signature]
Notary Public, Dodge County, WI
My Commission Expires: 4/27/24

