A G E N D A
CITY OF WAUPUN PLAN COMMISSION MEETING
201 E Main St
Wednesday, May 20, 2020 at 4:45 PM

VIDEO CONFERENCE AND TELECONFERENCE

The Waupun Plan Commission will meet virtually at 4:45 pm on May 20, 2020, via Zoom.
The public may access the conference meeting online or by phone. Instructions to join the meeting are provided below:

1. **Join Zoom Meeting**
https://us02web.zoom.us/j/88490243504?pwd=NTEwN0xRYVZabi9ROVNaNFMzRkZzZz09
Meeting ID: 884 9024 3504
Password: 393477

2. By Phone:
+1 312 626 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. Recognition of Mayoral Appointment of Council Members and Citizens to the Plan Commission
Plan Commission – 3 Yr. Terms
(The Plan Commission shall consist of the Mayor, who shall be its presiding officer, the Director of Public Works, CDA member, an Alderperson appointed by the Council annually and 3 citizen members. Simultaneous membership on the Board of Zoning Appeals and Plan Commission is permissible.)

Mayor		*Serves as Chairman*
Council Member	4-30-21	Mike Matoushek (*annual appointment by Council)*
Public Works Director		
CDA Member	4-30-21	**Jill Vanderkin**
Citizen	4-30-21	Jerry Medema
Citizen	4-30-21	Fred Lueck
Citizen	4-30-23	Elton Terbeest
Utility Manager, Ex Officio		

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

3. Approve minutes of the March 18, 2020 Plan Commission meeting.

4. Public Hearing regarding the proposed amendment of boundaries and project plan for Tax Incremental District No. 6 (See the Public Hearing Notice which was published on May 13, 2020).

5. Consideration and possible action on “Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 6, City of Waupun, Wisconsin”.

6. Review / Recommend to the Council - Certified Survey Map Review - New Frontier Land Surveying CSM of 8 Lori Ct.

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

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

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

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 PLAN COMMISSION MEETING
City Hall, Council Chambers
Wednesday, March 18, 2020 at 4:45 PM

CALL TO ORDER
The Waupun Plan Commission met at 4:45 pm in the Council Chambers, City Hall, Waupun.

ROLL CALL
Members Present: Julie Nickel, Fred Lueck, Mike Matoushek, Elton TerBeest, Jerry Medema, and Jeff Daane.
Member Excused: Derek Drews
Staff Present: BJ DeMaa

PERSONS WISHING TO ADDRESS THE PLAN COMMISSION--
Chairman Nickel asked if there were any persons wishing to address the committee on any items not included on today's agenda. Hearing nothing, Chairman Nickel proceeded to address the items listed for consideration and action on today's committee agenda.

FUTURE MEETINGS AND GATHERING INVOLVING THE PLAN COMMISSION
Chairman Nickel indicated the next meeting of the Plan Commission may be April 15, 2020 at 4:45 pm.

CONSIDERATION - ACTION

1. Approve minutes of the February 19, 2020 meeting
   Motion by Daane, seconded by TerBeest to approve the minutes of the February 19, 2020 meeting as presented. Motion carried, unanimously.

2. Site Plan Review - Pine Valley Apartments - Mayfair St.
   A zoning staff review was provided by the City Zoning Administrator. The review noted the owner of the proposed Waupun Pine Valley Apartments LLC is Steve Foote of Beaver Dam. The address is shown as 677, 721, 753, and 785 Mayfair St. on parcel #292-1315-0433-053 just east of the intersection of Mayfair St. and STH 26 (Watertown St.)

   The project area is included in a Planned Community Development, which is zoned R-3 multi-family residential. The proposal for the site is to construct three - 4 unit apartment buildings and one - 6 unit apartment. The zoning administrator after reviewing all applicable zoning requirements for this proposal, such as Section 16.03(3) & 16.07 indicate that the proposed Waupun Pine Valley Apartment Development meets all zoning requirements and recommends the site plan be approved as submitted, however she noted that no landscaping plan has been submitted for the development. A photometric plan was not submitted as no lighting is intended to be installed along the private drive as there will be standard residential exterior light fixtures on each building. Storm water plans still need to be reviewed by the City Engineer as well as Utilities. No signs are noted at this time.

   The apartments will rent for $1,100 a month and $1,150 for a corner apartment. In floor heating will be the source of heat and each unit will have two box openings for air conditioners. Fire Chief BJ DeMaa noted there will be a fire hydrant on the NE corner of the lot along Mayfair St. and one private hydrant on the SW corner of Unit #2. He also requests that there be one fire alarm panel on each building. There needs to be some discussion with MSA regarding the private hydrant near Unit #2.

   Lueck feels the PCD section of the Zoning Ordinance isn't being interpreted correctly, as in such a case as this one, there should have been at least one or possibly more than one public hearing for a development like this in order to let neighbors know what is being developed in their neighborhood. Some people along Taft

Ln. may not have bought or built their new homes along this street if they knew there was going to be 18 new apartment units in their backyard, which could possibly lower their assessment when they want to sell in the future rather than increasing their property value.

No further points of discussion were brought up, so Chairman Nickel called for a motion to act on this site plan.

Motion by Nickel, seconded by Medema to approve the site plan for the Waupun Pine Valley Apartments at 677, 721, 753, and 785 Mayfair St. subject to the following conditions:
1. A landscaping plan shall be submitted prior to development,
2. Stormwater and utility plans shall be reviewed and approved by the City Engineer,
3. A dumpster enclosure shall be provided at the west end of the development, and
4. A fire alarm panel shall be provided for each unit and approved by the City Fire Chief.

Vote: Daane, TerBeest, Medema, Matoushek, Lueck, and Nickel - "AYE". Motion carried, unanimously 6/0.

ADJOURNMENT

Motion by Medema, seconded by Matoushek to adjourn the meeting. Motion carried, meeting adjourned at 5:00 pm.

Fred Lueck
Secretary

NOTICE OF PUBLIC HEARING AND
JOINT REVIEW BOARD MEETING
REGARDING THE PROPOSED AMENDMENT OF
TAX INCREMENTAL DISTRICT NO. 6
IN THE CITY OF WAUPUN, WISCONSIN

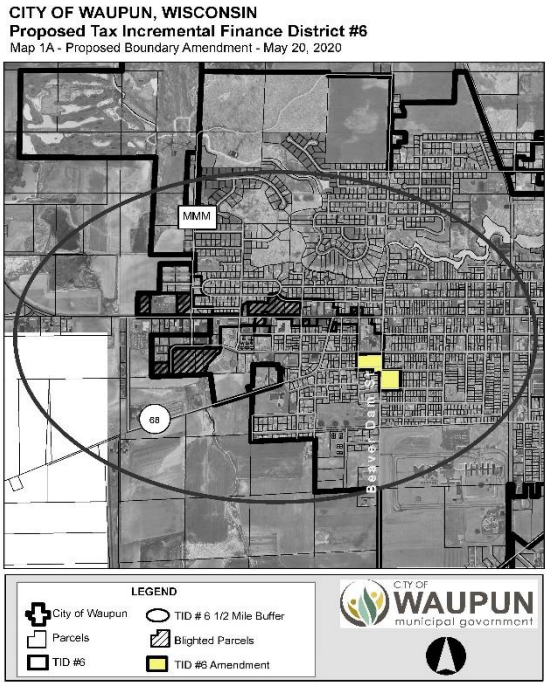
Notice is Hereby Given that the City of Waupun will hold an organizational Joint Review Board meeting on May 20, 2020 at 4:00 p.m. The purpose of this meeting is to organize a Joint Review Board for purposes of considering the proposed amendment of the Project Plan for Tax Incremental District No. 6 (the "District").

Notice is Hereby Given that the Plan Commission of the City of Waupun will hold a public hearing on May 20, 2020 at 4:45 p.m. The purpose is to provide the community a reasonable opportunity to comment upon the proposed amendment of the District.

The meetings will be conducted via zoom.

To join the Zoom Meeting
https://us02web.zoom.us/j/88490243504?pwd=NTEwN0xRYVZabi9ROVNaNFMzRkZzZz09
Meeting ID: 884 9024 3504
Password: 393477
Phone: +1 312 626 6799 US (Chicago)

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 below.



Proposed additional projects 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.

All interested parties will be 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 thereof. A copy of the Project Plan, including a description of the proposed amended boundaries, will be available for viewing on the City's website @ www.cityofwaupun.org – or by contacting the City Clerk at 920.324.7900 or via email angie@cityofwaupun.org

Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time. Prior to the meeting the public may submit any comment to the city clerk by mailing information to 201 E Main Street, Waupun, WI 53963 or by emailing angie@cityofwaupun.org,

By Order of the City of Waupun, Wisconsin

Published May 13, 2020

RESOLUTION NO. _____

RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES AND APPROVING A PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL DISTRICT NO. 6, CITY OF WAUPUN, WISCONSIN

WHEREAS, the City of Waupun (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 6 (the "District") was created by the City on August 21, 2012 as a blighted area district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

a. Add to the District as permitted under Wisconsin Statutes Section 66.1005(4)(h)2.
b. Amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1005(4)(h)1.

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
b. An economic feasibility study;
c. A detailed list of estimated project costs;
d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
e. A map showing existing uses and conditions of real property in the District;
f. A map showing proposed improvements and uses in the District;
g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
h. A list of estimated non-project costs;
i. A statement of the proposed plan for relocation of any persons to be displaced;
j. A statement indicating how the amendment of the district promotes the orderly development of the City;
k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to owners of all property in the proposed District, to the chief executive officers of Fond du Lac County, the Waupun School District, and the Moraine Park Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on May 20, 2020 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Waupun that:

1. It recommends to the Common Council that the boundaries of Tax Incremental District No. 6 be amended as designated in Exhibit A of this Resolution.

2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.

3. Amendment of the Project Plan and Boundaries of the District promotes orderly development in the City.

Adopted this _____ day of _____, 2020

_____
Plan Commission Chair

_____
Secretary of the Plan Commission

EXHIBIT A -

LEGAL BOUNDARY DESCRIPTION OR MAP OF TAX INCREMENTAL DISTRICT NO. 6 CITY OF WAUPUN

THIS CAN BE FOUND IN THE PROJECT PLAN

EXHIBIT B -

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY

May 18, 2020

Project Plan for the Territory & Project Plan Amendment of Tax Incremental District No. 6

CITY OF WAUPUN, WISCONSIN

Organizational Joint Review Board Meeting Held:	Scheduled for: May 20, 2020
Public Hearing Held:	Scheduled for: May 20, 2020
Consideration for Approval by Plan Commission:	Scheduled for: May 20, 2020
Consideration for Adoption by Common Council:	Scheduled for: June 9, 2020
Consideration for Approval by the Joint Review Board:	Scheduled for: TBD

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SECTION 1:
Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District ("TID") No. 6 (the "TID" or "District") is an existing blighted area district, which was created by a resolution of the City of Waupun ("City") Common Council adopted on August 21, 2012 (the "Creation Resolution").

Amendments

The District was previously amended in 2013, whereby a resolution was adopted to add additional territory and to remove territory from the District, and to amend the list of projects to be undertaken. This amendment was the first of four territory amendments permitted for this District.

The District was previously amended in 2014, whereby a resolution was adopted to allow the District to share excess increment with TID No. 3.

Purpose of this Amendment

To further facilitate redevelopment within areas adjacent to the District, the City desires to amend its boundaries to add territory. A map, located in Section 3 of this plan, identifies the Territory to be added and its geographic relationship to the existing District's boundaries.

This amendment will cause territory to be added to the District and modify the eligible projects to be undertaken, providing incentive and opportunities for additional private development and redevelopment.

Estimated Total Project Expenditures

The City anticipates making project expenditures of approximately $350,000 not including financing costs and potential interest to undertake projects in the amendment areas as listed in this Project Plan. It is anticipated that the remaining and additional projects will be completed one phase. The Expenditure Period of this District terminates on August 21, 2034. The remaining and additional projects to be undertaken pursuant to this Project Plan are expected to be financed with general obligation debt issued in 2020 or 2021, however, the City may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, or provide other advantages as determined by the Common Council. A discussion and listing of other possible financing mechanisms, as

well as a summary of project financing by phase is located in Section 10 of this plan.

Economic Development

As a result of the amendment of this District, the City projects that additional land and improvements value of approximately $1,500,000 will be created as a result of new development & the redevelopment of a vacant school building, and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the amended area. A table detailing assumption as to the timing of new development and redevelopment, and associated values is located in Section 10 of this plan. In addition, the amendment of the District is expected to result in further economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

TID No. 6 has a maximum statutory life of 27 years, and must close not later than August 21, 2039, resulting in a final collection of increment in budget year 2040. Pre-amendment cash flow projections considering only existing increment value and assuming no additional projects are undertaken or revenue sharing with TID 3 occurs, the anticipate total cumulative revenues that will exceed total liabilities by the year 2029, enabling the District to close 11 years earlier than its maximum life. Based on the Economic Feasibility Study located in Section 10 of this Plan, amendment of the District would shift the projected closure year from 2029 to 2030.

Summary of Findings

As required by Wisconsin Statutes Section 66.1105, and as documented in this Project Plan Amendment and the exhibits contained and referenced herein, the following findings are made:

1. **That "but for" amendment of this District, the additional development projected to occur within the amendment areas as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner at the values, or within the timeframe desired by the City.** In making this determination, the City has considered the following information:

    - Some sites proposed for redevelopment have remained vacant for years due to the financial challenge of redeveloping a vacant school, possible need for demolition or incentives to assist in the redevelopment. Given that the sites have not redeveloped as would have been expected under normal market conditions, it is the judgment of the City that the use of tax incremental financing ("TIF") will be required to provide the necessary inducements to encourage redevelopment on the site consistent with that desired by the City.

2. **The economic benefits of amending the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:

   - As demonstrated in the Economic Feasibility Section of this Project Plan, the total tax increments projected to be collected are more than sufficient to pay for the actual and proposed Project Costs within the original District and the amended areas. On this basis alone, the finding is supported.

   - The additional development expected to occur in the amendment area(s) is likely to generate residential units, providing housing opportunities for workers.

3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**

   - If approved, the boundary amendment would become effective for valuation purposes as of January 1, 2020. As of this date, the values of all existing development would be frozen, and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the amendment area due to new construction, renovation or appreciation of property values occurring after January 1, 2020 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.

   - Given that additional development is not likely to occur or in the same manner without the use of tax incremental financing (see finding # 1), and since the District will generate additional economic benefits that are more than sufficient to compensate for the additional cost of the improvements (see Finding #2), the City reasonably concludes that the overall additional benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not amended. As required by Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of the Project Plan.

4. Not less than 50% by area of the real property within the District, as amended, is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(ae)1.

5. Based upon the findings, as stated above, and the original findings as stated in the Creation Resolution, the District remains declared a blighted area District based on the identification and classification of the property included within the District.

6. The Project Costs of the District relate directly to promoting the elimination of blight consistent with the purpose for which the District was created.

7. The improvements to be made within the territory incorporated by this Amendment are likely to enhance significantly the value of substantially all of the other real property in the District.

8. The equalized value of the taxable property within the territory to be added to the District by this amendment, plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.

9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).

10. The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.

SECTION 2:
Type and General Description of District

The District was created under the authority provided by Wisconsin Statutes Section 66.1105 on August 21, 2012 by resolution of the Common Council. The District's valuation date, for purposes of establishing base value, was January 1, 2012.

The existing District is a "Blighted Area District," created on a finding that at least 50%, by area, of the real property within the District was blighted. The District will remain in compliance with this finding after the addition of the Territory identified in this Amendment.

Wisconsin Statutes Section 66.1105(4)(h)2. provides authority for a City to amend the boundaries of an existing Tax Increment District for purposes of adding and/or subtracting territory up to a total of four times during the life of the District. The boundaries of the District have been amended once prior to this Amendment.

This Project Plan Amendment supplements and does not supersede or replace any component of the original Project Plan, or any component of previously adopted Project Plan Amendments, unless specifically stated. All components of the original Project Plan, and its previously adopted Project Plan Amendments, remain in effect.

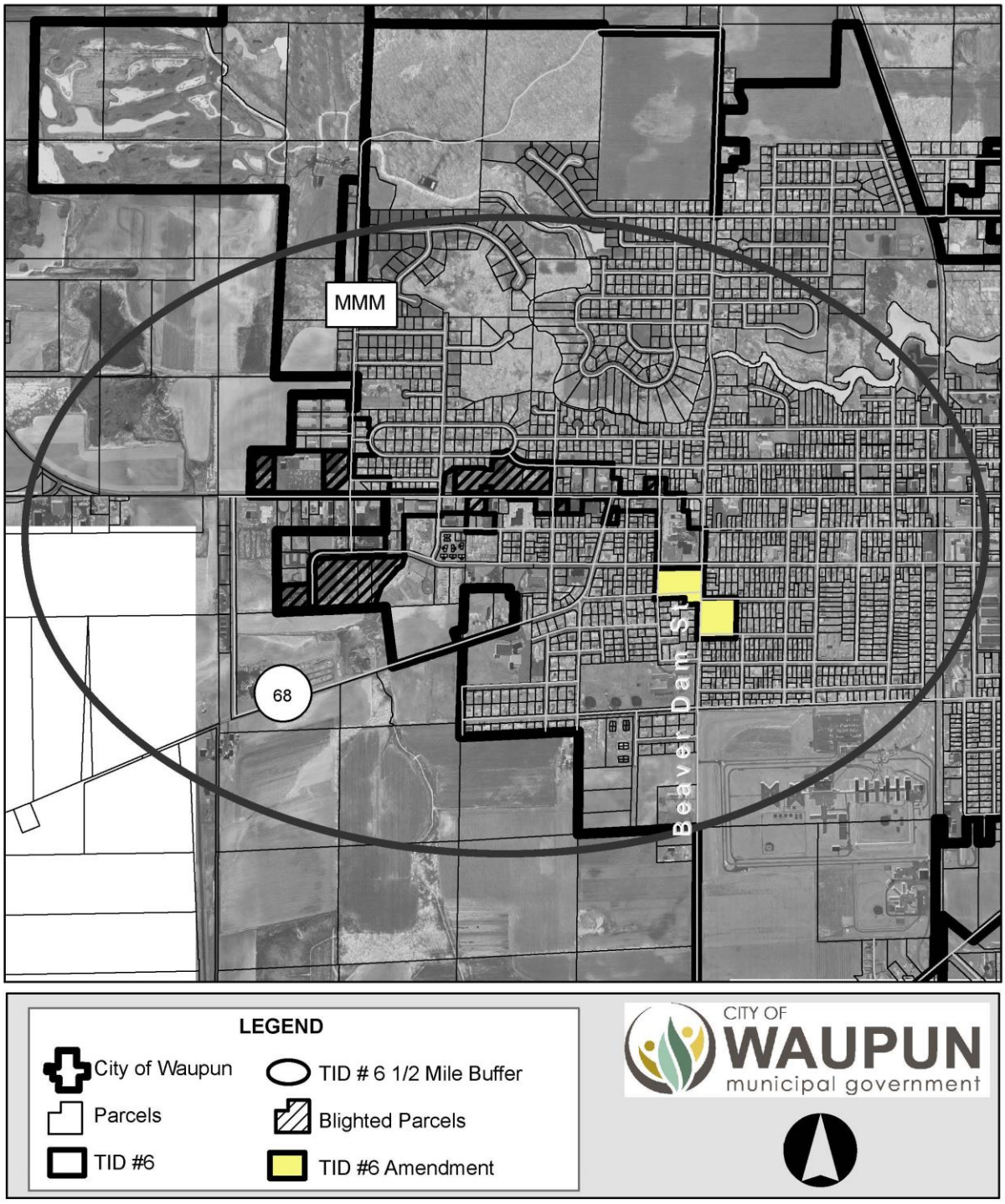
The purpose of the Amendment is to facilitate redevelopment within areas adjacent to the existing District. The amendment to the District boundaries and the Project Plan will enable the City to make additional necessary related expenditures that will create redevelopment opportunities consistent with the original purposes for which the District was created.

A map depicting the boundaries of the District is found in Section 3 of this Plan. Based upon the findings as stated above, and the original findings as stated in the Creation Resolution, the District remains a blighted area District based on the identification and classification of the property included within the District.

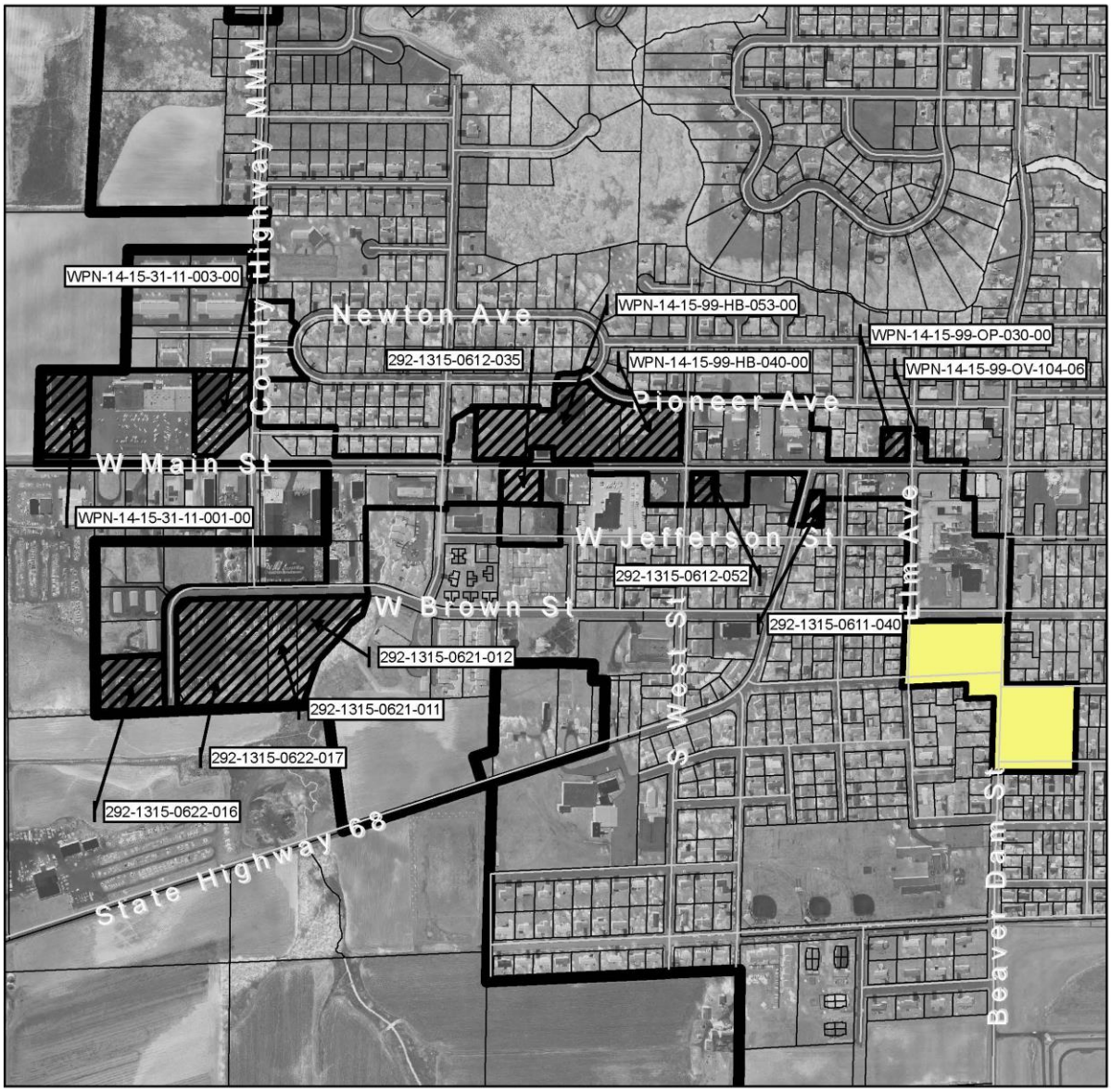
SECTION 3:
Preliminary Maps of Original District Boundary and Territory Amendment Area Identified

See following pages

CITY OF WAUPUN, WISCONSIN
Proposed Tax Incremental Finance District #6
Map 1A - Proposed Boundary Amendment - May 20, 2020



CITY OF WAUPUN, WISCONSIN
Proposed Tax Incremental Finance District #6
Map 1B - Proposed Boundary Amendment - May 20, 2020

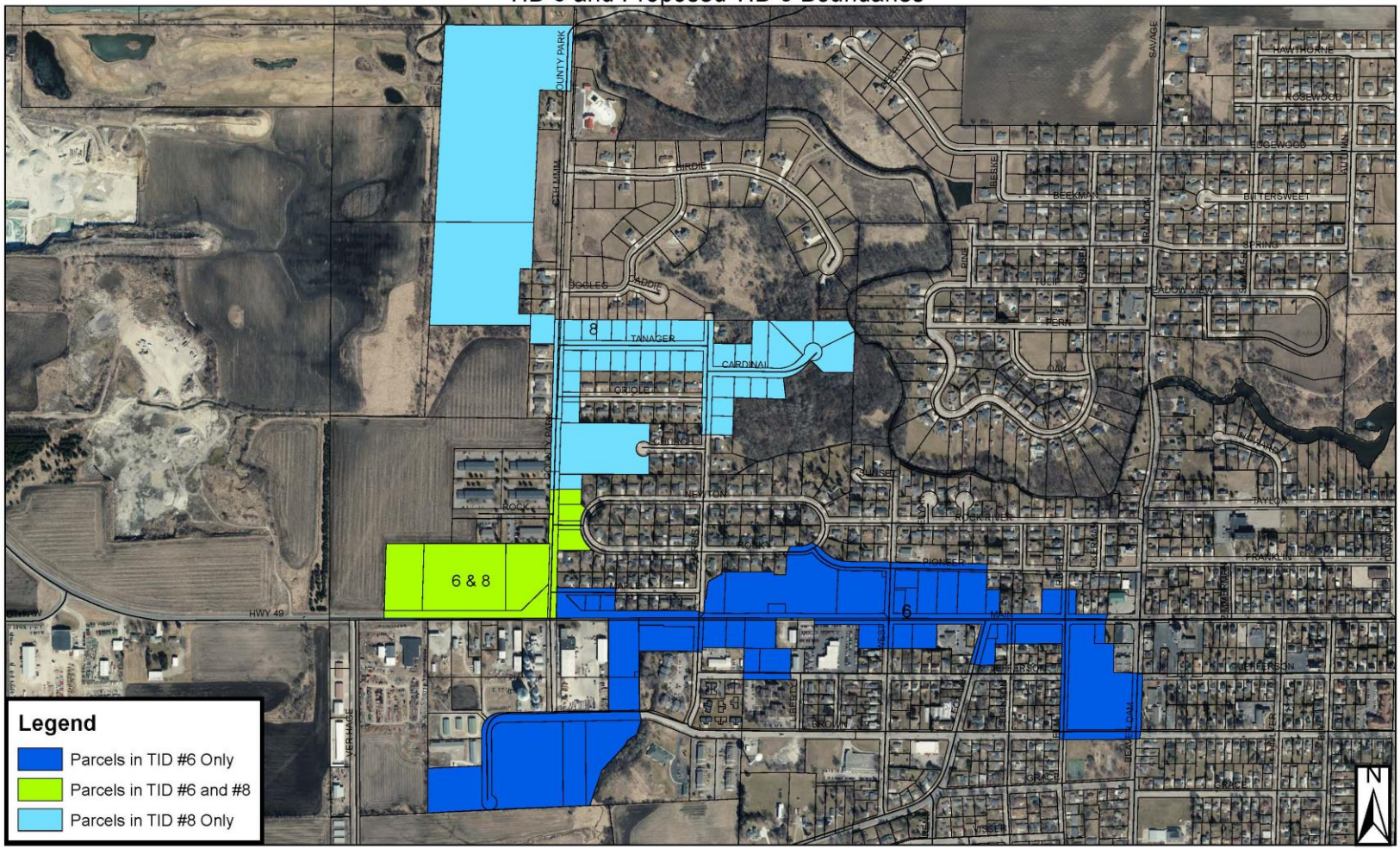


LEGEND

- City of Waupun
- Parcels
- TID #6
- Blighted Parcels
- TID #6 Amendment

CITY OF WAUPUN municipal government

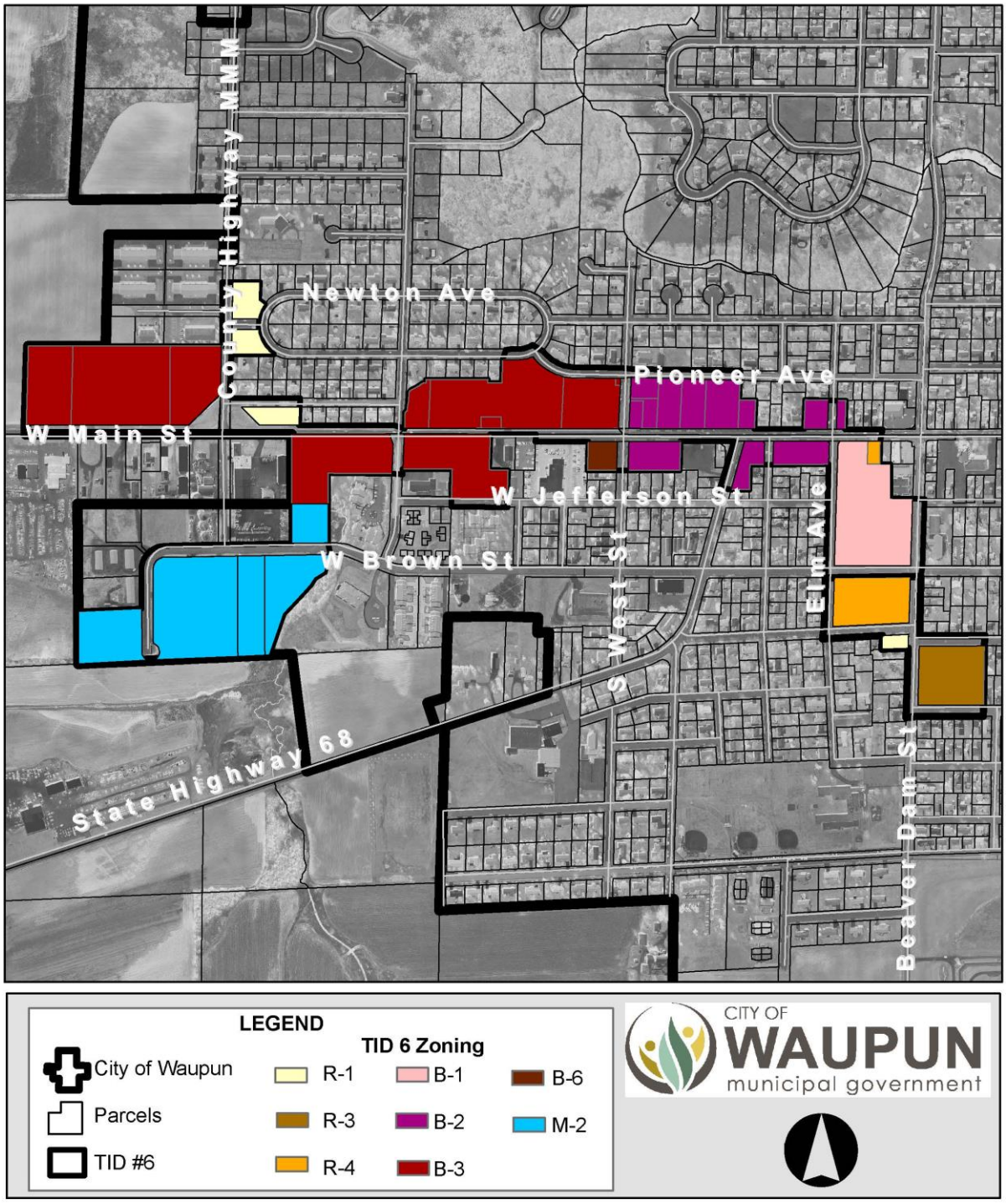
CITY OF WAUPUN
TID 6 and Proposed TID 8 Boundaries



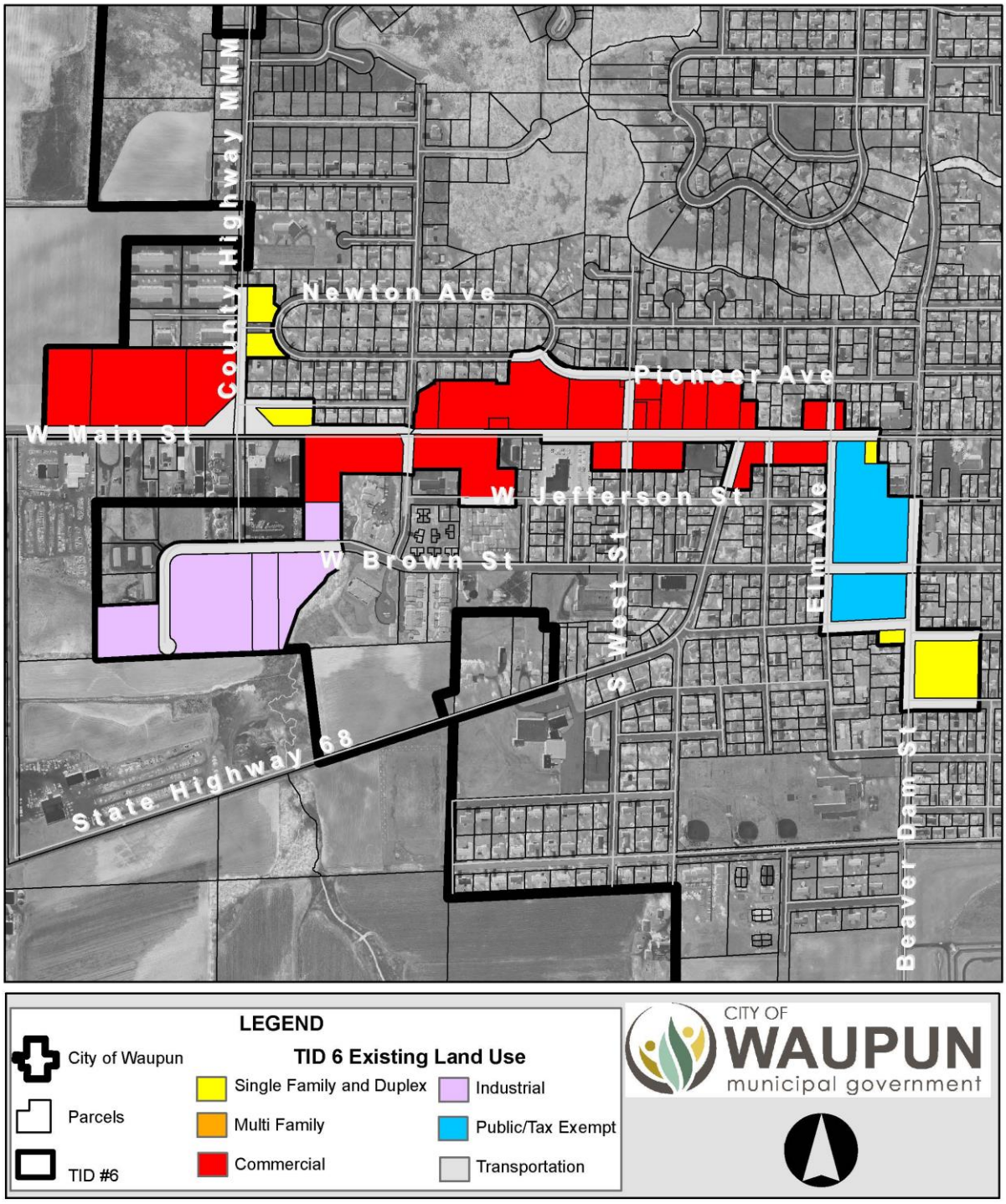
SECTION 4:
Maps Showing Existing Uses and Conditions Within the Territory To Be Added

See following pages

CITY OF WAUPUN, WISCONSIN
Proposed Tax Incremental Finance District #6
TID #6 - Zoning - May 20, 2020



CITY OF WAUPUN, WISCONSIN
Proposed Tax Incremental Finance District #6
Map 2 - Existing Land Use - May 20, 2020



SECTION 5:
Preliminary Parcel List and Analysis Within The Territory To Be Added

City of Waupun, Wisconsin

Tax Increment District # 6

Base Property Information

				Assessment Information				Equalized Value				
Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total
							0	100.00%	0	0	0	0
292-1315-0611-068	Beaver Dam Street	City of Waupun	2.78	0	0	0	0	100.00%	0	0	0	0
292-1315-0614-013	310 Beaver Dam Street	Gerald & Susan Medema	0.24	22,000	67,100	0	89,100	100.00%	22,000	67,100	0	89,100
292-1315-0523-106	520 McKinley Street	City of Waupun	2.75	0	0	0	0	100.00%	0	0	0	0
							0	100.00%	0	0	0	0
		Total Acreage	5.77	22,000	67,100	0	89,100		22,000	67,100	0	
											Estimated Base Value	89,100

SECTION 6:
Equalized Value Test

The following calculations demonstrate that the City is in compliance with Wisconsin Statutes Section 66.1105(4)(gm)4.c., which requires that the equalized value of the Territory to be added to the District, plus the value increment of the District being amended, plus the value increment of all other existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the Territory to be incorporated by this Amendment, plus the increment value of TID No. 6, plus the value increment of all other existing tax incremental districts within the City, totals $42,287,700. This value is less than the maximum of $ 57,062,496 in equalized value that is permitted for the City of Waupun. The City is therefore in compliance with the statutory equalized valuation test and may proceed with amendment of this District.

City of Waupun, Wisconsin

Tax Increment District # 6

Valuation Test Compliance Calculation

District Creation Date	8/21/2012
	Valuation Data Currently Available 2019
Total EV (TID In)	475,520,800
12% Test	57,062,496
Total Existing Increment	42,198,600
Projected Base of New or Amended District	89,100
Less Value of Any Underlying TID Parcels	0
Total Value Subject to 12% Test	42,287,700
Compliance	PASS

SECTION 7:
Statement of Kind, Number and Location of Proposed Public Works and Other Projects

The original project costs will not change and have not been restated in this amendment. The statement of kind, number and location of proposed public works and other projects as documented in the Original and/or Amended Project Plan Documents remains in effect. The additional TID eligible improvements resulting from this amendment are listed below.

Property, Right-of-Way and Easement Acquisition

Property Acquisition Redevelopment
In order to promote and facilitate redevelopment the City may acquire property within the amended area of the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred in order to make the property suitable for development and/or redevelopment. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for redevelopment exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wisconsin Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Acquisition of Rights-of-Way
The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements
The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Site Preparation Activities

Environmental Audits and Remediation

There have been no known environmental studies performed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediations are eligible Project Costs.

Demolition

In order to make sites suitable for redevelopment, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for redevelopment, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Miscellaneous

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal, audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees in connection with the implementation of the Plan.

Financing Costs
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, site preparation, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages, and other expenses are included as Project Costs.

In the event any of the public works project expenditures are not reimbursable out of the special tax increment finance fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the City for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted here from and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan Amendment.

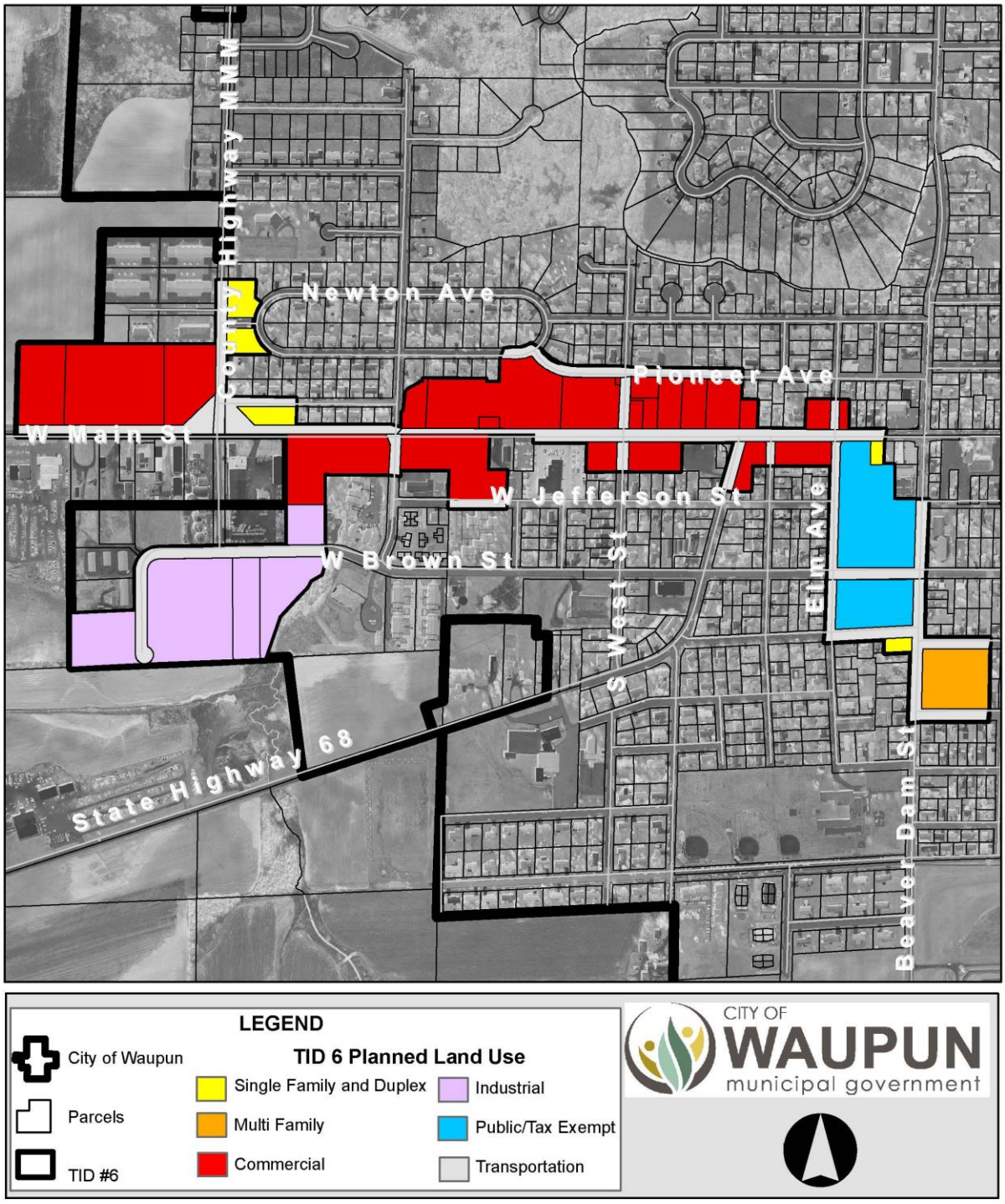
The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and as outlined in this Plan or the original Project Plan. To the extent the costs benefit the City outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received by the City in connection with the implementation of this Plan.

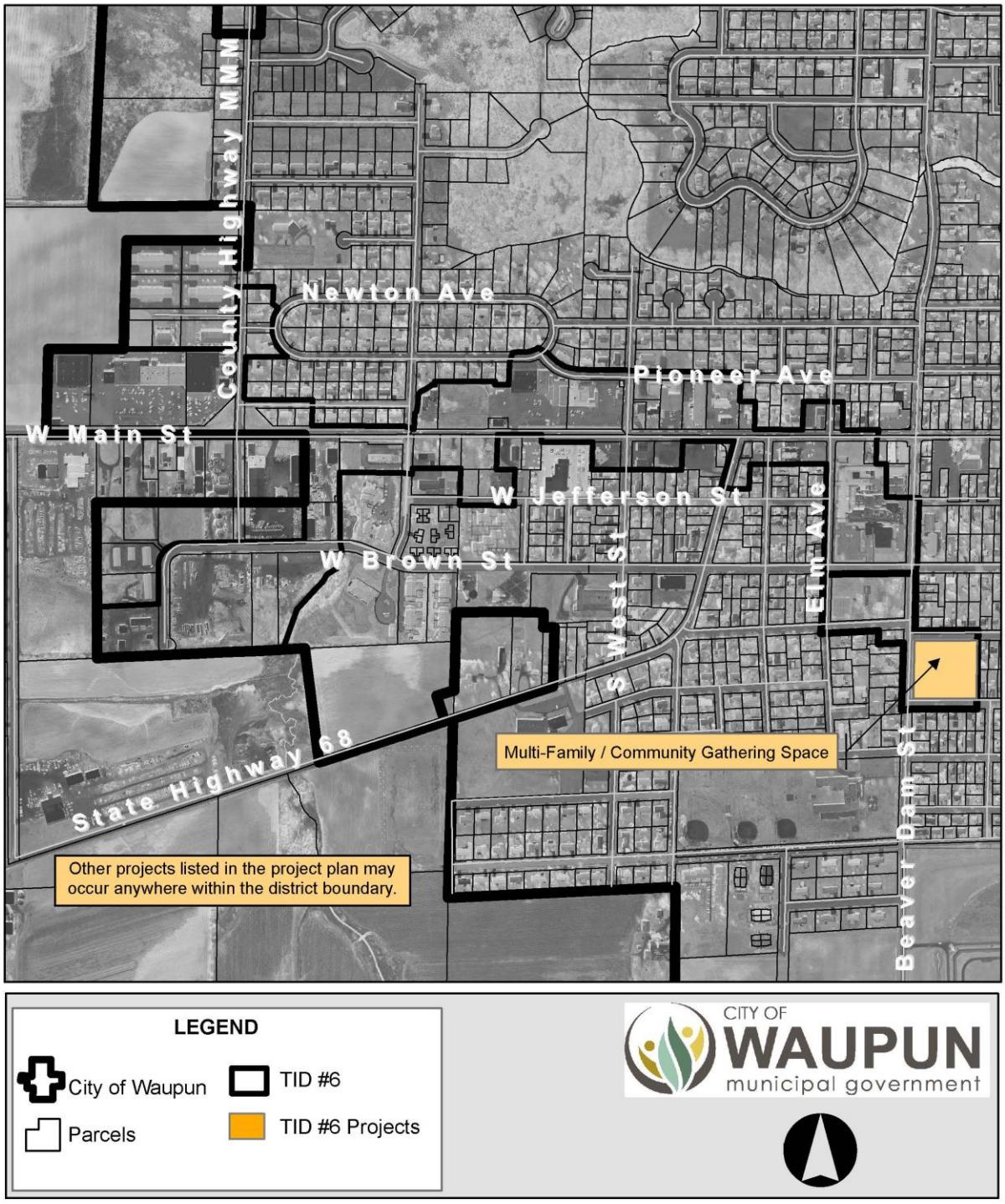
SECTION 8:
Maps Showing Proposed Improvements and Uses Within The Territory To Be Added

See following pages

CITY OF WAUPUN, WISCONSIN
Proposed Tax Incremental Finance District #6
Map 3 - Planned Land Use - May 20, 2020



CITY OF WAUPUN, WISCONSIN
Proposed Tax Incremental Finance District #6
Proposed Improvements/Projects



SECTION 9:
Detailed List of Additional Project Costs

This Section contains information relative to the specific projects and expenditures that the City anticipates it will undertake or make within the Territory to be incorporated into the District by this Amendment.

All costs are based on 2020 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2020 and the time of construction. The City also reserves the right to increase certain Project Costs to the extent others are reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget, nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without further amending this Plan.

Proposed TIF Project Cost Estimates

City of Waupun, Wisconsin

Tax Increment District # 6

Estimated Project List

Project ID	Project Name/Type	Phase I Year	Phase II Year	Total (Note 1)
1	Demolition	225,000		225,000
2	Acquistion of Property	25,000		25,000
3	Misc Professional Services	100,000		100,000
Total Projects		350,000	0	350,000

Notes:

Note 1 Project costs are estimates and are subject to modification

SECTION 10:
Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

The information and exhibits contained within this Section demonstrate that the District, as proposed to be amended by the addition of territory, will remain economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the remaining projects contained within this Plan. A listing of "Available Financing Methods" follows.

- The City expects to complete the remaining projects in one phase and can adjust the timing of implementation as needed to coincide with the pace of private redevelopment. A discussion of the phasing and projected timeline for project completion is discussed under "Plan Implementation" within this Section. A table identifying the financing method for each phase and the time at which that financing is expected to be incurred is included.

- The development anticipated to occur as a result of the continued implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the redevelopment expected to occur, 2) an updated projection of tax increments to be collected resulting from that redevelopment and other economic growth within the District, and 3) an updated cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Available Financing Methods

The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes
The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the City has adequate capacity to undertake the projects identified in the plan.

Bonds Issued to Developers ("Pay as You Go" Financing)

The City may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City's obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the City and, therefore, do not count against the City's statutory borrowing capacity.

Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of its various utility systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the Cityutilizes utility revenues other than tax increments to repay a portion of the bonds, the City must reduce the total eligible Project Costs in an equal amount.

Plan Implementation

As stated in the original project plan, projects identified will provide the necessary anticipated governmental services and/or development incentives to the remaining district. The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements, if any. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

It is anticipated developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement these agreements might include levying of special assessments against benefited properties.

The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In

addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

Implementation and Financing Timeline

City of Waupun, Wisconsin

Tax Increment District # 6

Estimated Financing Plan

	State Trust Fund Loan 2020 - 2022	Totals
Projects		
Demolition	225,000	225,000
Acquistion of Property	25,000	25,000
Misc Professional Services	100,000	100,000
Total Project Funds	350,000	350,000
Estimated Finance Related Expenses	10,000	
Municipal Advisor		
Total Financing Required	360,000	
Net Issue Size	360,000	360,000

Notes:

Development Assumptions

City of Waupun, Wisconsin

Tax Increment District # 6

Development Assumptions - Fond du Lac County

Construction Year		Actual	Existing Area	Amended Area	Annual Total	Construction Year	
1	2012	(122,000)			(122,000)	2012	1
2	2013	(245,400)			(245,400)	2013	2
3	2014	(210,100)			(210,100)	2014	3
4	2015	(243,000)			(243,000)	2015	4
5	2016	(92,800)			(92,800)	2016	5
6	2017	(545,000)			(545,000)	2017	6
7	2018	(372,500)			(372,500)	2018	7
8	2019				0	2019	8
9	2020				0	2020	9
10	2021				0	2021	10
11	2022				0	2022	11
12	2023				0	2023	12
13	2024				0	2024	13
14	2025				0	2025	14
15	2026				0	2026	15
16	2027				0	2027	16
17	2028				0	2028	17
18	2029				0	2029	18
19	2030				0	2030	19
20	2031				0	2031	20
21	2032				0	2032	21
22	2033				0	2033	22
23	2034				0	2034	23
24	2035				0	2035	24
25	2036				0	2036	25
26	2037				0	2037	26
27	2038				0	2038	27
	Totals	(1,830,800)	0	0	(1,830,800)		

Notes:

City of Waupun, Wisconsin

Tax Increment District # 6

Development Assumptions - Dodge County

Construction Year		Actual	Existing Area	Amended Area	Annual Total	Construction Year	
1	2012	4,436,000			4,436,000	2012	1
2	2013	521,000			521,000	2013	2
3	2014	315,100			315,100	2014	3
4	2015	(93,200)			(93,200)	2015	4
5	2016	137,300			137,300	2016	5
6	2017	(540,300)			(540,300)	2017	6
7	2018	441,500			441,500	2018	7
8	2019		1,100,000		1,100,000	2019	8
9	2020				0	2020	9
10	2021			1,500,000	1,500,000	2021	10
11	2022				0	2022	11
12	2023				0	2023	12
13	2024				0	2024	13
14	2025				0	2025	14
15	2026				0	2026	15
16	2027				0	2027	16
17	2028				0	2028	17
18	2029				0	2029	18
19	2030				0	2030	19
20	2031				0	2031	20
21	2032				0	2032	21
22	2033				0	2033	22
23	2034				0	2034	23
24	2035				0	2035	24
25	2036				0	2036	25
26	2037				0	2037	26
27	2038				0	2038	27
	Totals	5,217,400	1,100,000	1,500,000	7,817,400		

Notes:

Increment Revenue Projections

City of Waupun, Wisconsin

Tax Increment District # 6

Tax Increment Projection Worksheet - Existing

Type of District	Blighted Area	
District Creation Date	August 21, 2012	
Valuation Date	Jan 1,	2012
Max Life (Years)	27	
Expenditure Period/Termination	22	8/21/2034
Revenue Periods/Final Year	27	2040
Extension Eligibility/Years	Yes	6
Eligible Recipient District	Yes	

Base Value	5,180,600
Appreciation Factor	1.00%
Base Tax Rate	$22.30
Rate Adjustment Factor	
Tax Exempt Discount Rate	2.50%
Taxable Discount Rate	4.00%

Apply to Base Value

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
6	2017	-540,300	2018	0	4,775,900	2019	$22.95	**109,593**	89,948	80,078
7	2018	441,500	2019	0	5,217,400	2020	$22.30	**116,327**	183,094	161,808
8	2019	1,100,000	2020	52,174	6,369,574	2021	$22.30	**142,016**	294,036	257,749
9	2020	0	2021	63,696	6,433,270	2022	$22.30	**143,436**	403,355	350,922
10	2021	0	2022	64,333	6,497,602	2023	$22.30	**144,870**	511,074	441,407
11	2022	0	2023	64,976	6,562,578	2024	$22.30	**146,319**	617,217	529,283
12	2023	0	2024	65,626	6,628,204	2025	$22.30	**147,782**	721,806	614,623
13	2024	0	2025	66,282	6,694,486	2026	$22.30	**149,260**	824,865	697,502
14	2025	0	2026	66,945	6,761,431	2027	$22.30	**150,752**	926,416	777,990
15	2026	0	2027	67,614	6,829,045	2028	$22.30	**152,260**	1,026,480	856,156
16	2027	0	2028	68,290	6,897,336	2029	$22.30	**153,783**	1,125,081	932,067
17	2028	0	2029	68,973	6,966,309	2030	$22.30	**155,320**	1,222,238	1,005,789
18	2029	0	2030	69,663	7,035,972	2031	$22.30	**156,874**	1,317,973	1,077,384
19	2030	0	2031	70,360	7,106,332	2032	$22.30	**158,442**	1,412,308	1,146,914
20	2031	0	2032	71,063	7,177,395	2033	$22.30	**160,027**	1,505,262	1,214,438
21	2032	0	2033	71,774	7,249,169	2034	$22.30	**161,627**	1,636,777	1,331,215
22	2033	0	2034	72,492	7,321,661	2035	$22.30	**163,243**	1,729,286	1,397,447
23	2034	0	2035	73,217	7,394,878	2036	$22.30	**164,876**	1,820,442	1,461,769
24	2035	0	2036	73,949	7,468,826	2037	$22.30	**166,525**	1,910,264	1,524,235
25	2036	0	2037	74,688	7,543,515	2038	$22.30	**168,190**	1,998,771	1,584,899
26	2037	0	2038	75,435	7,618,950	2039	$22.30	**169,872**	2,085,983	1,643,814
27	2038	0	2039	76,189	7,695,139	2040	$22.30	**171,570**	2,171,919	1,701,028
Totals		**6,317,400**		**1,377,739**			**Future Value of Increment**	**3,352,963**		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

City of Waupun, Wisconsin

Tax Increment District # 6

Tax Increment Projection Worksheet - Amended

Type of District	Blighted Area	
District Creation Date	August 21, 2012	
Valuation Date	Jan 1,	2012
Max Life (Years)	27	
Expenditure Period/Termination	22	8/21/2034
Revenue Periods/Final Year	27	2040
Extension Eligibility/Years	Yes	6
Eligible Recipient District	Yes	

Base Value	5,180,600
Appreciation Factor	1.00%
Base Tax Rate	$22.30
Rate Adjustment Factor	
Tax Exempt Discount Rate	2.50%
Taxable Discount Rate	4.00%

Apply to Base Value

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
6	2017	-540,300	2018	0	4,775,900	2019	$22.95	**109,593**	89,948	80,078
7	2018	441,500	2019	0	5,217,400	2020	$22.30	**116,327**	183,094	161,808
8	2019	1,100,000	2020	52,174	6,369,574	2021	$22.30	**142,016**	294,036	257,749
9	2020	0	2021	63,696	6,433,270	2022	$22.30	**143,436**	403,355	350,922
10	2021	1,500,000	2022	64,333	7,997,602	2023	$22.30	**178,314**	535,942	462,296
11	2022	0	2023	79,976	8,077,578	2024	$22.30	**180,097**	666,588	570,458
12	2023	0	2024	80,776	8,158,354	2025	$22.30	**181,898**	795,322	675,500
13	2024	0	2025	81,584	8,239,938	2026	$22.30	**183,717**	922,173	777,511
14	2025	0	2026	82,399	8,322,337	2027	$22.30	**185,554**	1,047,167	876,580
15	2026	0	2027	83,223	8,405,561	2028	$22.30	**187,410**	1,170,332	972,792
16	2027	0	2028	84,056	8,489,616	2029	$22.30	**189,284**	1,291,694	1,066,227
17	2028	0	2029	84,896	8,574,512	2030	$22.30	**191,177**	1,411,280	1,156,968
18	2029	0	2030	85,745	8,660,257	2031	$22.30	**193,089**	1,529,117	1,245,091
19	2030	0	2031	86,603	8,746,860	2032	$22.30	**195,020**	1,645,229	1,330,672
20	2031	0	2032	87,469	8,834,329	2033	$22.30	**196,970**	1,759,642	1,413,785
21	2032	0	2033	88,343	8,922,672	2034	$22.30	**198,939**	1,919,189	1,554,280
22	2033	0	2034	89,227	9,011,899	2035	$22.30	**200,929**	2,033,055	1,635,802
23	2034	0	2035	90,119	9,102,018	2036	$22.30	**202,938**	2,145,255	1,714,972
24	2035	0	2036	91,020	9,193,038	2037	$22.30	**204,967**	2,255,812	1,791,859
25	2036	0	2037	91,930	9,284,968	2038	$22.30	**207,017**	2,364,752	1,866,528
26	2037	0	2038	92,850	9,377,818	2039	$22.30	**209,087**	2,472,097	1,939,043
27	2038	0	2039	93,778	9,471,596	2040	$22.30	**211,178**	2,577,872	2,009,466
	Totals	**7,817,400**		**1,654,196**			**Future Value of Increment**	**4,008,957**		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Cash Flows

City of Waupun, Wisconsin

Tax Increment District # 6

Cash Flow Projection - No Amendment

	Projected Revenues						Expenditures						Balances			
Year	Tax Increment - Dodge County	Tax Increment - Fond Du Lac County	Interest Earnings/ (Cost)	Exempt Computer Aid	Other Revenue	Total Revenues			Professional Services	Transfer to Debt Service Fund	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
2019	109,593	0		5,573		115,166			1,058	53,000		54,058	61,108	(415,724)		2019
2020	116,327	0	(16,629)	4,832		104,530			15,200	55,500	10,768	81,468	23,062	(392,663)		2020
2021	142,016	0	(15,707)	4,832		131,141			31,500	58,000	7,650	97,150	33,991	(358,671)		2021
2022	143,436	0	(14,347)	4,832		133,921			31,600	60,000	7,700	99,300	34,621	(324,050)		2022
2023	144,870	0	(12,962)	4,832		136,740			19,200	60,000	3,950	83,150	53,590	(270,460)		2023
2024	146,319	0	(10,818)	4,832		140,332			19,200	60,000	3,950	83,150	57,182	(213,278)		2024
2025	147,782	0	(8,531)	4,832		144,083			19,200	60,000	3,950	83,150	60,933	(152,345)		2025
2026	149,260	0	(6,094)	4,832		147,998			19,200	60,000	3,950	83,150	64,848	(87,497)		2026
2027	150,752	0	(3,500)	4,832		152,085			19,200	60,000	3,950	83,150	68,935	(18,562)		2027
2028	152,260	0	(742)	4,832		156,350			19,200	60,000	3,950	83,150	73,200	54,638		2028
2029	153,783	0	2,186	4,832		160,800			19,200		15,000	34,200	126,600	181,238		2029
2030	155,320	0		4,832		160,152			19,200		3,950	23,150	137,002	318,240		2030
2031	156,874	0		4,832		161,706			19,200		3,950	23,150	138,556	456,796		2031
2032	158,442	0		4,832		163,274			19,200		3,950	23,150	140,124	596,920		2032
2033	160,027	0		4,832		164,859			19,200		3,950	23,150	141,709	738,629		2033
2034	161,627	0		4,832		166,459			19,200		3,950	23,150	143,309	881,938		2034
2035	163,243	0		4,832		168,075			6,700		3,950	10,650	157,425	1,039,363		2035
2036	164,876	0		4,832		169,708			6,700		3,950	10,650	159,058	1,198,421		2036
2037	166,525	0		4,832		171,357			6,700		3,950	10,650	160,707	1,359,128		2037
2038	168,190	0		4,832		173,022			6,700		3,950	10,650	162,372	1,521,499		2038
2039	169,872	0		4,832		174,704			6,700		3,950	10,650	164,054	1,685,553		2039
2040	171,570	0		4,832		176,402			6,700		3,950	10,650	165,752	1,851,306		2040
Total	3,352,963		(87,145)	107,045	0	3,372,864	0	0	349,958	586,500	108,268	1,044,726				Total

Notes:

Projected TID Closure

City of Waupun, Wisconsin

Tax Increment District # 6

Cash Flow Projection - With Amendment Costs & Development

	Projected Revenues						Expenditures							Balances			
							State Trust Fund Loan										
							360,000										
Year	Tax Increment - Dodge County	Tax Increment - Fond Du Lac County	Interest Earnings/ (Cost)	Exempt Computer Aid	Other Revenue	Total Revenues	Dated Date: Principal	08/01/20 Est. Rate	Interest	Professional Services	Transfer to Debt Service Fund	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
2019	109,593	0		5,573		115,166				1,058	53,000		54,058	61,108	(415,724)		2019
2020	116,327	0	(16,629)	4,832		104,530				15,200	55,500	10,768	81,468	23,062	(392,663)		2020
2021	142,016	0	(15,707)	4,832		131,141		3.50%	12,600	31,500	58,000	7,650	109,750	21,391	(371,271)		2021
2022	143,436	0	(14,851)	4,832		133,417	2,500	3.50%	12,600	31,600	60,000	7,700	114,400	19,017	(352,254)		2022
2023	178,314	0	(14,090)	4,832		169,056	25,000	3.50%	12,513	19,200	60,000	3,950	120,663	48,393	(303,861)		2023
2024	180,097	0	(12,154)	4,832		172,775	30,000	3.50%	11,638	19,200	60,000	3,950	124,788	47,987	(255,874)		2024
2025	181,898	0	(10,235)	4,832		176,495	35,000	3.50%	10,588	19,200	60,000	3,950	128,738	47,758	(208,116)		2025
2026	183,717	0	(8,325)	4,832		180,225	40,000	3.50%	9,363	19,200	60,000	3,950	132,513	47,712	(160,404)		2026
2027	185,554	0	(6,416)	4,832		183,970	45,000	3.50%	7,963	19,200	60,000	3,950	136,113	47,858	(112,546)		2027
2028	187,410	0	(4,502)	4,832		187,740	55,000	3.50%	6,388	19,200	60,000	3,950	144,538	43,203	(69,344)		2028
2029	189,284	0	(2,774)	4,832		191,342	60,000	3.50%	4,463	19,200		3,950	87,613	103,730	34,386		2029
2030	191,177	0	1,375	4,832		197,384	67,500	3.50%	2,363	19,200		3,950	93,013	104,372	138,758		2030
2031	193,089	0	5,550	4,832		203,471				19,200		15,000	34,200	169,271	308,029		2031
2032	195,020	0		4,832		199,852				19,200		3,950	23,150	176,702	484,731		2032
2033	196,970	0		4,832		201,802				19,200		3,950	23,150	178,652	663,382		2033
2034	198,939	0		4,832		203,771				19,200		3,950	23,150	180,621	844,004		2034
2035	200,929	0		4,832		205,761				6,700		3,950	10,650	195,111	1,039,114		2035
2036	202,938	0		4,832		207,770				6,700		3,950	10,650	197,120	1,236,234		2036
2037	204,967	0		4,832		209,799				6,700		3,950	10,650	199,149	1,435,384		2037
2038	207,017	0		4,832		211,849				6,700		3,950	10,650	201,199	1,636,583		2038
2039	209,087	0		4,832		213,919				6,700		3,950	10,650	203,269	1,839,852		2039
2040	211,178	0		4,832		216,010				6,700		3,950	10,650	205,360	2,045,213		2040
Total	4,008,957		(98,756)	107,045	0	4,017,246	360,000		90,475	349,958	586,500	108,268	1,495,201				Total

Notes:

Projected TID Closure

SECTION 11:
Annexed Property

There are no lands within the Territory proposed to be included within the District by Amendment that were annexed by the City on or after January 1, 2004.

SECTION 12:
Estimate of Additional Property to be Devoted to Retail Business

The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b

SECTION 13:
Proposed Zoning Ordinance Changes

The City anticipates that a portion of the Territory to be incorporated into the District by Amendment will be rezoned prior to development.

SECTION 14:
Proposed Changes in Master Plan, Map, Building Codes and City of Waupun Ordinances

It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances for the implementation of this Plan.

SECTION 15:
Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes Section chapter 32.

SECTION 16:
Orderly Redevelopment of the City of Waupun

This amendment contributes to the orderly redevelopment of the City by providing the opportunity for continued growth in tax base and general economic activity.

SECTION 17:
List of Estimated Non-Project Costs

Non-Project Costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds.

The City does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 18:
Opinion of Attorney for the City of Waupun Advising Whether the Plan is Complete and Complies with Wisconsin Statutes 66.1105

May 16, 2020

SAMPLE

Mayor Julie Nickel
City of Waupun
201 E. Main Street
Waupun, Wisconsin 53963

RE: City of Waupun, Wisconsin Tax Incremental District No. 6 Amendment

Dear Mayor:

As City Attorney for the City of Waupun, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Section 66.1105 of the Wisconsin Statutes. This opinion is provided pursuant to Wisconsin Statutes Section 66.1105(4)(f).

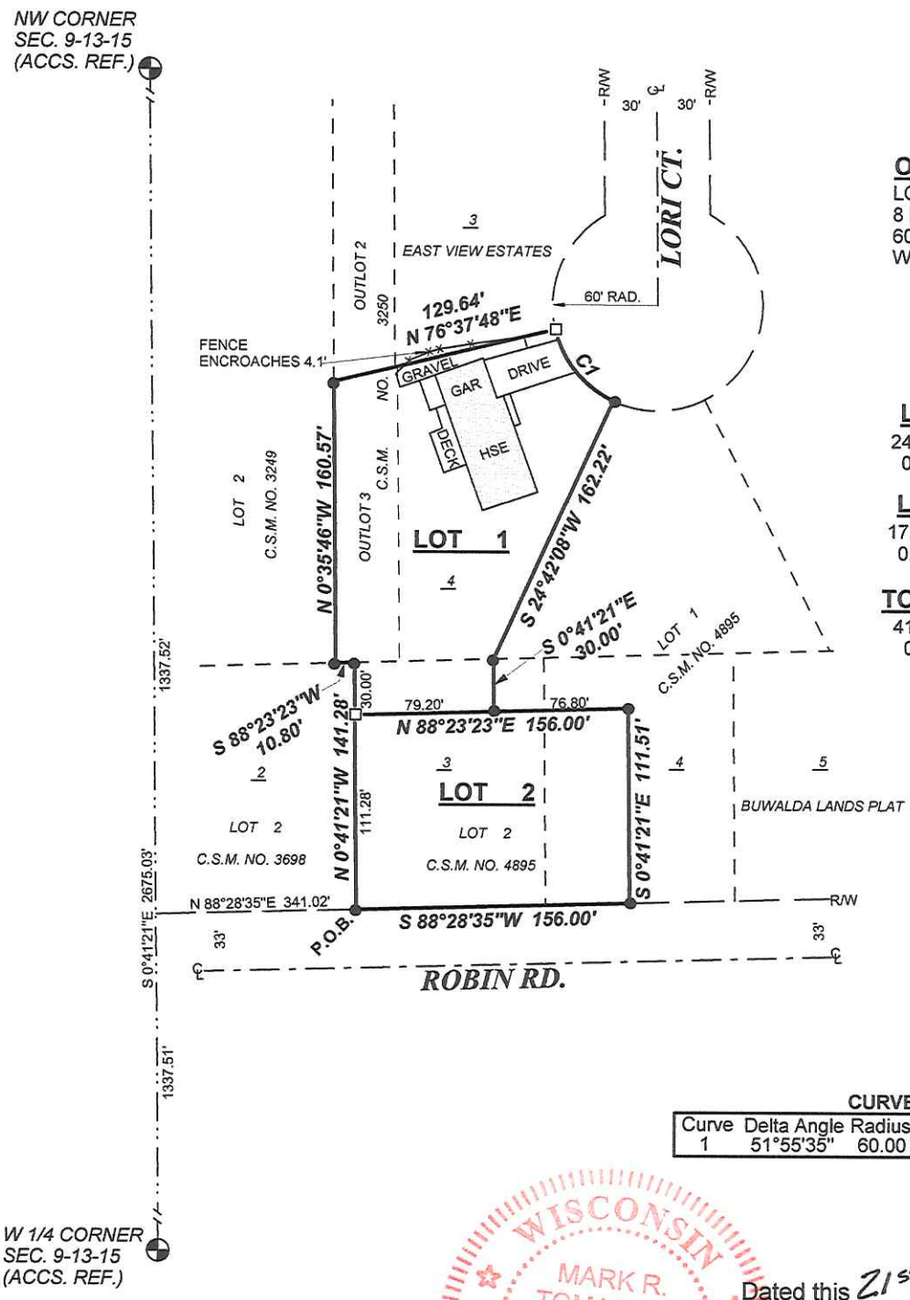
Sincerely,

Attorney Daniel VandeZande
City of Waupun

NEW FRONTIER
LAND SURVEYING LLC.
P.O. BOX 576- BEAVER DAM, WI 53916
PH (920-885-3904) FAX (920-885-3905)

CERTIFIED SURVEY MAP NO. _____

A SURVEY OF LOT 4 OF EAST VIEW ESTATES AS RECORDED IN CABINET "A" ON PAGE 123, OUTLOT 3 OF CERTIFIED SURVEY MAP NO. 3250 AS RECORDED IN VOLUME 19 ON PAGES 134 AND 135 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 4895 AS RECORDED IN VOLUME 31 ON PAGES 236 AND 237, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWN 13 NORTH, RANGE 15 EAST, CITY OF WAUPUN, DODGE COUNTY, WISCONSIN.



OWNER
LORRAINE A. STAM
8 LORI CT.(PIN: 292-1315-0922-014)
608 ROBIN RD. (PIN: 292-1315-0922-045)
WAUPUN, WI 53963

LOT 1
24,557+/- sq. ft.
0.564 acres

LOT 2
17,375+/- sq. ft.
0.399 acres

TOTAL AREA
41,932+/- sq. ft.
0.963 acres

BEARINGS REFERENCED TO ASSUMED S.0°41'21"E. ALONG THE W LINE OF THE NW 1/4 OF SEC. 9-13-15.

CURVE DATA

Curve	Delta Angle	Radius	Arc	Chord	Chord Bearing
1	51°55'35"	60.00	54.38	52.54	S 39°19'59"E

LEGEND

- ● IRON PIPE FOUND
- □ 3/4" X 18" SOLID IRON ROD SET WEIGHING 1.50 lbs/ft
- ⊕ DODGE COUNTY SURVEY MONUMENT AS SHOWN

WISCONSIN MARK R. TOMASHEK S-2340 BEAVER DAM WI LAND SURVEYOR

Dated this 21ST day of APRIL, 2020

Mark R. Tomashek WI RLS S-2340
New Frontier Land Surveying, LLC.
Beaver Dam, Wisconsin

GRAPHIC SCALE
0 100' 200'

JOB NO. 20-2559
SHEET 1 OF 2 SHEETS

NEW FRONTIER
LAND SURVEYING LLC.
P.O. BOX 576- BEAVER DAM, WI 53916
PH (920-885-3904) FAX (920-885-3905)

CERTIFIED SURVEY MAP NO._____

SURVEYOR'S CERTIFICATE:
I, Mark R. Tomashek, Professional Land Surveyor of the State of Wisconsin, do hereby certify that I have made a survey for Lorraine A. Stam, owner, of Lot 4 of East View Estates as recorded in Cabinet "A" on Pages 123, Outlot 3 of Certified Survey Map No. 3250 as recorded in Volume 19 on Pages 134 and 135 and Lot 2 of Certified Survey Map No. 4895 as recorded in Volume 31 on Pages 236 and 237, being a part of the Northwest 1/4 of the Northwest 1/4 Section 9, Town 13 North, Range 15 East, City of Waupun, Dodge County, Wisconsin, being more particularly described as follows:

Beginning at the Southwest corner of Lot 2 of Certified Survey Map No. 4895, thence N.0°41'21"W. along the west line of said Lot 2 and the east line of Lot 1 of Certified Survey Map No. 3698, 141.28 feet to the northeast corner of said Lot 1 of Certified Survey Map No. 3698 and the south line of Outlot 3 of Certified Survey Map No. 3250; thence S.88°23'23"W. along said south line of said Outlot 3 of Certified Survey Map No. 3250 and the north line of Lot 1 of Certified Survey Map No. 3698, 10.80 feet to the southeast corner of Lot 2 of Certified Survey Map No. 3249 and the southwest corner said Outlot 3 of Certified Survey Map No. 3250; thence N.0°35'46"W. along the west line of said Outlot 3 of Certified Survey Map No. 3250 and the east line of said Lot 2 of Certified Survey Map No. 3249, 160.57 feet to the southwest corner of Outlot 2 of Certified Survey Map No. 3250; thence N.76°37'48"E. along the south line of said Outlot 2 of Certified Survey Map No. 3250 and the south line of Lot 3 of East View Estates, 129.64 feet to the westerly right-of-way line of Lori Court; thence along said westerly right-of-way line 54.38 feet along the arc of a curve to the left said curve having a radius of 60.00 feet and a chord which bears S.39°19'59"E., 52.54 feet to the northwest corner of Lot 1 of Certified Survey Map No. 4895; thence along the westerly line of said Lot 1 of Certified Survey Map No. 4895 the following courses: S.24°42'08"W., 162.22 feet; S.0°41'21"E., 30.00 feet; N.88°23'23"W., 76.80 feet; S.0°41'21"E., 111.51 feet to the north right-of-way line of Robin Road; thence S.88°28'35"W. along said north right-of-way line, 156.00 feet to Point of Beginning. Said parcel contains 41 932are feet or 0.963 acres more or less and is subject to easement and restrictions of record..

I further certify that this map is a correct representation of all exterior boundaries and interior divisions thereof according to official records and that I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Subdivision Ordinance for the City of Waupun, Dodge County, Wisconsin in surveying and mapping the same to the best of my knowledge and belief.

WISCONSIN MARK R. TOMASHEK S-2340 BEAVER DAM WI LAND SURVEYOR

Dated this 21ST day of APRIL, 2020

Mark R. Tomashek WI PLS S-2340
New Frontier Land Surveying, LLC
at Beaver Dam, Wisconsin

CITY OF WAUPUN CERTIFICATE:
This survey is Approved by the City of Waupun

This_____day of_____,2020

_____
Authorized Representative

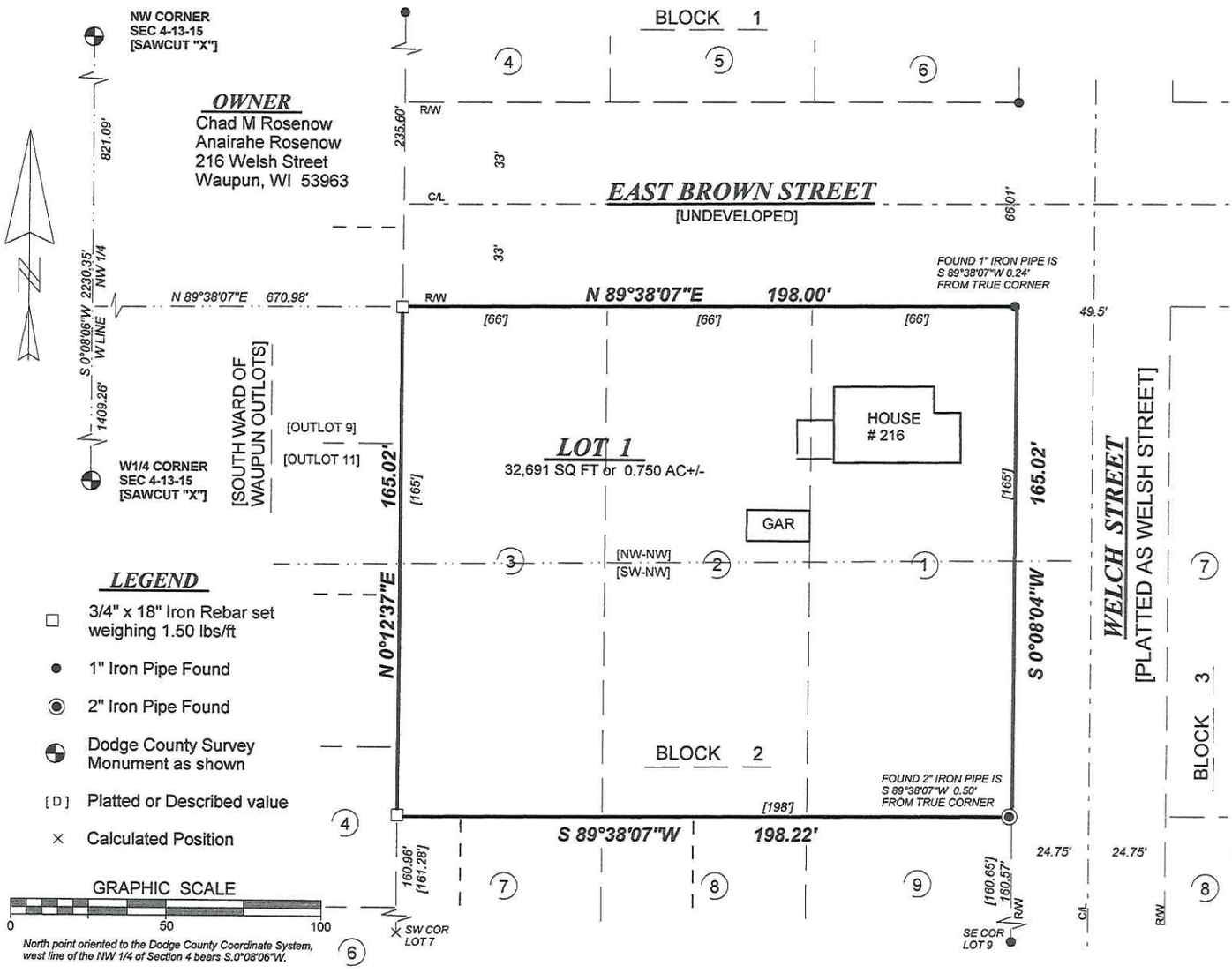
_____
Authorized Representative(If needed)

JOB NO. 20-2559
SHEET 2 OF 2 SHEETS

New Frontier Land Surveying
234 S Spring St - P.O. Box 576
Beaver Dam, Wisconsin 53916
p(920)885-3904 f(920)885-3905

DODGE COUNTY
CERTIFIED SURVEY MAP NO. _____

LOTS 1, 2 AND 3 IN BLOCK 2 OF PLEASANT VIEW ADDITION, BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4OF SECTION 4, TOWN 13 NORTH, RANGE 15 EAST, CITY OF WAUPUN, DODGE COUNTY, WISCONSIN.



SURVEYOR'S CERTIFICATE:

I Mark R Tomashek Professional Land Surveyor of the State of Wisconsin, do hereby certify that I have made a survey for Chad Rosenow, of Lots 1, 2 and 3 in Block 2 of Pleasant View Addition, being a part of the Northwest 1/4 of the Northwest 1/4 and a part of the Southwest 1/4 of the Northwest 1/4 of Section 4, Town 13 North, Range 15 East, City of Waupun, Dodge County, Wisconsin, being more particularly described as follows:

Lots 1, 2 and 3 in Block 2 of Pleasant View Addition to the City of Waupun, Dodge County, Wisconsin recorded in Volume "H" of Plats on Page 4 as Document Number 250924 on the 10th day of April, 1914 in the Dodge County Register of Deeds office.

Said parcel contains 32,961 square feet or 0.750 acres more or less.
This survey is subject to any easements or restrictions of record.

I further certify that tis map and description is a correct representation of all exterior boundaries and interior divisions thereof according to official records and that I have complied with the provisions of Chapter 236 of the Wisconsin State Statutes, the Subdivision ordinance for the City of Waupun, Wisconsin in surveying and mapping the same to the best of my knowledge and belief.

Dated this 5 day of MAY, 2020

Rev. 11 MAY 2020

Mark R Tomashek WI RLS - 2340-008
New Frontier Land Surveying llc
Beaver Dam Wisconsin

MARK R. TOMASHEK S-2340 BEAVER DAM WI LAND SURVEYOR

CITY OF WAUPUN CERTIFICATE:

This survey is Approved by the City of Waupun
Dated this _____ day of _____, 2020

Authorized Representative Authorized Representative

Job No. 20-2569
Sheet 1 of 1

Dodge County
Land Resources and Parks Department

127 East Oak Street · Juneau, WI 53039-1329
PHONE: (920) 386-3700 · FAX: (920) 386-3979
EMAIL: landresources@co.dodge.wi.us

DATE SENT TO CITY: ***APRIL 28, 2020***

DEADLINE FOR CITY DENIAL: ***MAY 28, 2020***

LETTER OF INTENT NOTIFICATION

Please find attached a copy of the minor subdivision letter of intent(s) submitted to our department for approval.

NAME	CITY	ACTIVITY NUMBER
STEVEN GUELL & SUSAN RENS	WAUPUN	2020-0283

Please notify our department of your City's position on the enclosed letter(s) of intent. If your City does not return the completed form by the above deadline or file a request that the County review be delayed until a date after which your City has reviewed the proposal, we will assume that the City is in favor of the land division request and we will then proceed with scheduling County Planning Committee review at their next available meeting.

CONTACT: Land Resources and Parks Department
ATTN: Land Division
127 E. Oak Street
Juneau, WI 53039

Phone: (920) 386-3700
FAX: (920) 386-3979

Thank you!

CITY'S RECOMMENDATION

APPROVE ☐ **DENY** ☐ **NO RECOMMENDATION** ☐

LAYOVER TO DATE: _____ ☐

COMMENTS: _____

_____

_____

_____
CITY REPRESENTATIVE

DODGE COUNTY
LAND RESOURCES AND PARKS DEPARTMENT
127 E. OAK STREET • JUNEAU, WI 53039
PHONE: (920) 386-3700 • FAX: (920) 386-3979
E-MAIL: landresources@co.dodge.wi.us

MINOR LAND DIVISION LETTER OF INTENT FORM

THIS AREA FOR OFFICE USE ONLY	
Activity No. 200283	**Expiration Date**
Application Date: 4-28-2020	Receipt #: 6669-0008

Application Fee: $75 (Non-Refundable)

NAMES & MAILING ADDRESSES	PROPERTY DESCRIPTION
Applicant (Agent): **Compass Surveying, LLC (Jeffrey S. Butzke)**	Parcel Identification Number (PIN): **010-1315-0731-000, 010-1315-0732-000 & 010-1315-0742-000**
Street Address: **N3756 Hickory Road**	Town: **Chester** · T N: **13** · R E: **15**
City • State • ZipCode: **Fond du Lac, WI 54937**	1/4: **NW & NE NW** · 1/4: **SW SE** · Section: **07** · Acreage of Parent Parcel: · Acreage of Proposed Lot(s): **58.334**
Property Owner (If different from applicant): **Steven Guell & Susan Rens**	Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot): **Not Applicable**
Street Address: **N11489 C.T.H. "M"**	Site Address Of Property (DO NOT Include City/State/ZipCode): **Vacant Property / No site address / Cortes Road**
City • State • ZipCode: **Waupun, WI 53963**	Is this property connected to public sewer? ☐ Yes ☒ No

CONTACT PERSON

Name and daytime phone number (include area code) of a person we can contact if we have any questions about your application.

Name **Jeffrey S. Butzke** Daytime Phone **(920) 517-1683**

CURRENT PROPERTY USE	PROPOSED USE
☒ Vacant Property	☐ Single Family Residential
☐ Single Family Residential	☐ Duplex (Two-family Residential)
☐ Duplex (Two-Family Residential)	☐ Multi-Family Residential
☐ Multi-Family Residential	• Number of residential units: _____
• Number of residential units: _____	☒ Agricultural Use Only – No residential structures
☒ Active Working Farm Operation	☒ Open Space Recreational / Wetlands - No residential structures
☒ Recreational / Wetlands / Wooded Parcel	☐ Business / Industrial / Commercial Use (Describe Below)
☐ Business / Industrial / Commercial Use (Describe Below)	☐ Other (Describe Below)
☐ Other (Describe Below)	

A SKETCH PLAN SHOWING THE PROPOSED LAND DIVISION IS REQUIRED TO BE SUBMITTED WITH THIS APPLICATION.

CERTIFICATE

I, the undersigned, hereby apply for Minor Land Division approval and certify that all the information both above and attached is true and correct to the best of my knowledge. I hereby authorize members of the Dodge County Land Resources and Parks Department to enter the above-described property for purposes of obtaining information pertinent to my request.

Signature _____ Date **April 28, 2020**

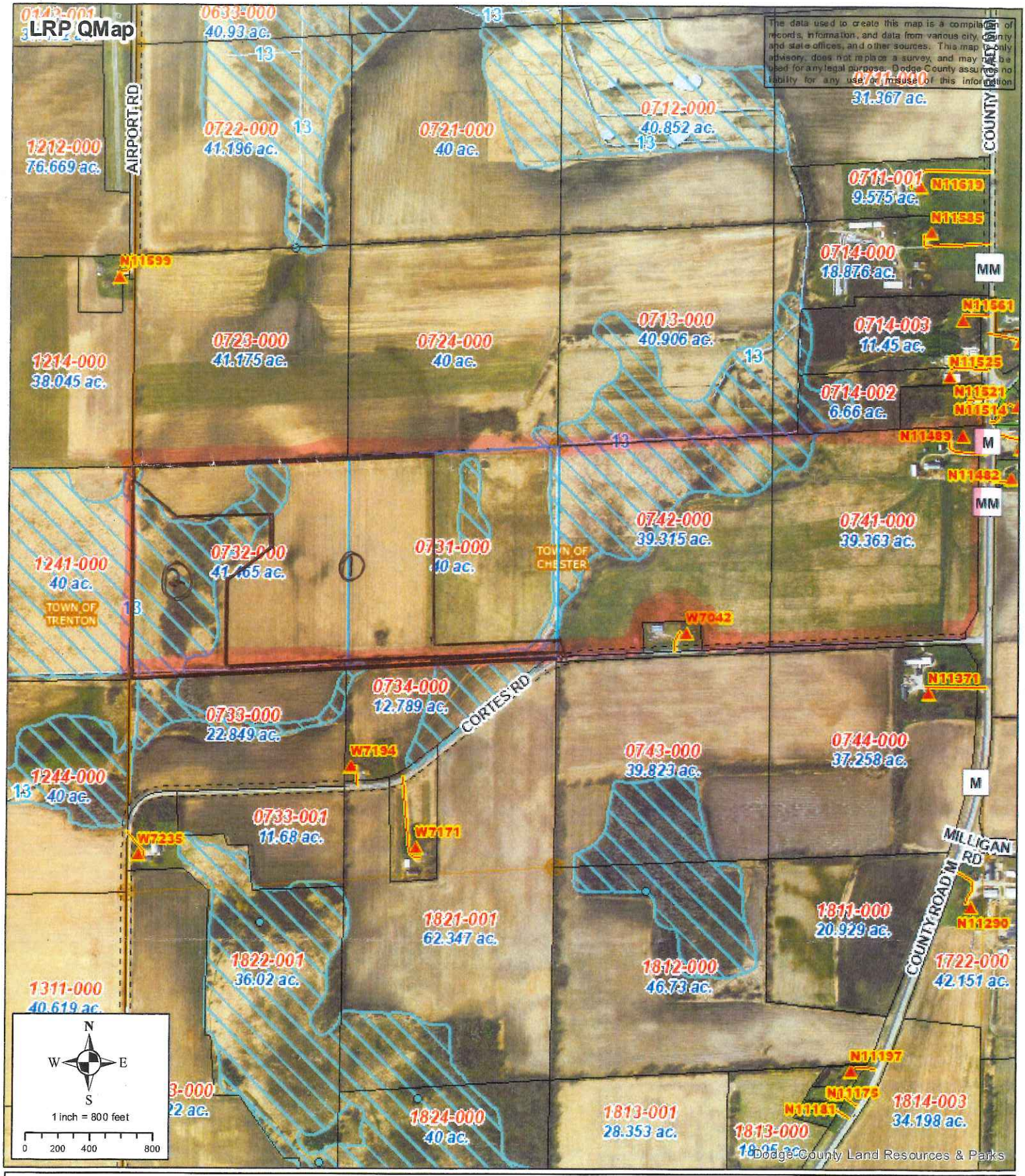
Daytime Contact Number **(920) 517-1683**

OFFICE USE ONLY

☐ **CUP Required (App _____)** ☐ **REZONE Required (App _____)** ☐ **Restriction Release Required**

Notes:

APPROVED	DENIED	LAND RESOURCES AND PARKS DEPARTMENT
☐	☐	_____ Date _____



General
- Urbanized Roads
- Soils
- Airport Ordinance 3-Mile Buffer
- Sewer Service Areas
- Highly Developed Shoreline
- Elevation Contours

WI Historical Society
- Historic Structures
- Archaeological Sites
- Survey Areas

Non-Metallic Mining
- Active Mining Area
- Approved Mining Area
- Mine Property Boundaries

Floodplain / Wetland
- FEMA Floodplain/Storage/Dam Shadow
- DNR Wetland Areas/Points

Shoreland Zoning
- Shoreland Zoning Buffer
- Lakes/Ponds/Sloughs
- Rivers/Streams/Creeks

County Zoning
- Planned Unit Development
- Hartford Extraterritorial
- General Agricultural
- Prime Agricultural
- One Family Residential
- Two Family Residential
- Multi-Family Residential
- General Commercial
- Extensive Commercial
- Light Industrial
- Industrial
- Waterbody
- ROW/City/Village

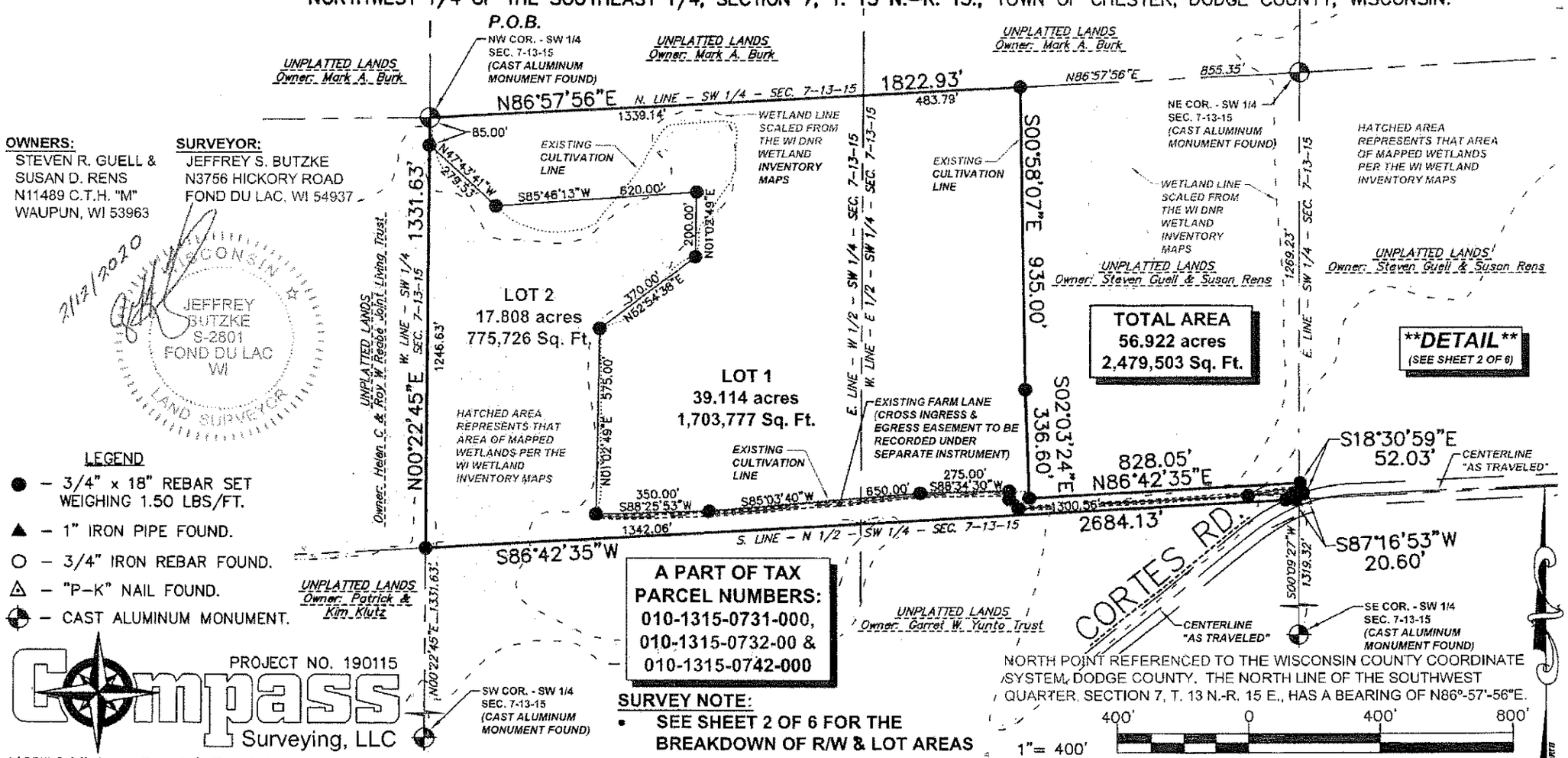
Date: 4/28/2020

DODGE COUNTY CERTIFIED SURVEY MAP NO. _____

FOR

STEVEN R. GUELL & SUSAN D. RENS

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, AND A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 7, T. 13 N.–R. 15., TOWN OF CHESTER, DODGE COUNTY, WISCONSIN.



OWNERS:
STEVEN R. GUELL &
SUSAN D. RENS
N11489 C.T.H. "M"
WAUPUN, WI 53963

SURVEYOR:
JEFFREY S. BUTZKE
N3756 HICKORY ROAD
FOND DU LAC, WI 54937

7/12/2020
WISCONSIN
JEFFREY BUTZKE S-2601 FOND DU LAC WI
LAND SURVEYOR

TOTAL AREA
56.922 acres
2,479,503 Sq. Ft.

****DETAIL****
(SEE SHEET 2 OF 6)

LEGEND

- ● – 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- ▲ – 1" IRON PIPE FOUND.
- ○ – 3/4" IRON REBAR FOUND.
- △ – "P–K" NAIL FOUND.
- ⊕ – CAST ALUMINUM MONUMENT.

A PART OF TAX PARCEL NUMBERS:
010-1315-0731-000,
010-1315-0732-00 &
010-1315-0742-000

SURVEY NOTE:

- **SEE SHEET 2 OF 6 FOR THE BREAKDOWN OF R/W & LOT AREAS**

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DODGE COUNTY. THE NORTH LINE OF THE SOUTHWEST QUARTER, SECTION 7, T. 13 N.-R. 15 E., HAS A BEARING OF N86°-57'-56"E.

1"= 400' SCALE 400' 0 400' 800' FEET

SHEET 1 OF 6 SHEETS

PROJECT NO. 190115

Compass Surveying, LLC
N3756 Hickory Road | Fond du Lac, WI 54937

Dodge County
2020-0275

DODGE COUNTY CERTIFIED SURVEY MAP NO. _____

FOR

STEVEN R. GUELL & SUSAN D. RENS

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, AND A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, AND A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 7, T. 13 N.–R. 15., TOWN OF CHESTER, DODGE COUNTY, WISCONSIN.

A PART OF TAX PARCEL NUMBERS:
010-1315-0731-000,
010-1315-0732-00 &
010-1315-0742-000

OWNERS:
STEVEN R. GUELL &
SUSAN D. RENS
N11489 C.T.H. "M"
WAUPUN, WI 53963

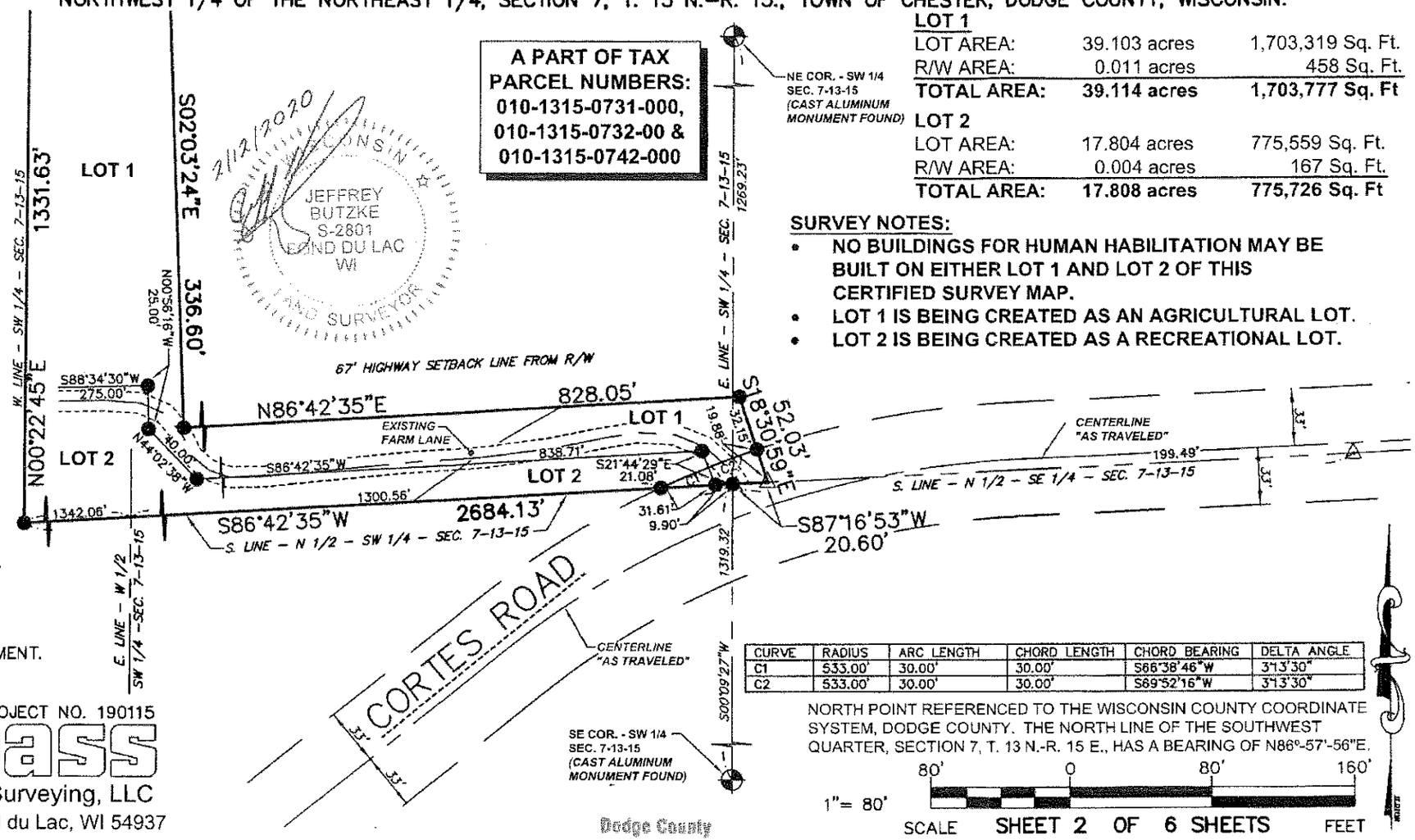
SURVEYOR:
JEFFREY S. BUTZKE
N3756 HICKORY ROAD
FOND DU LAC, WI 54937

TOTAL AREA
56.922 acres
2,479,503 Sq. Ft.

LOT 1		
LOT AREA:	39.103 acres	1,703,319 Sq. Ft.
R/W AREA:	0.011 acres	458 Sq. Ft.
TOTAL AREA:	**39.114 acres**	**1,703,777 Sq. Ft**
LOT 2		
LOT AREA:	17.804 acres	775,559 Sq. Ft.
R/W AREA:	0.004 acres	167 Sq. Ft.
TOTAL AREA:	**17.808 acres**	**775,726 Sq. Ft**

SURVEY NOTES:

- **NO BUILDINGS FOR HUMAN HABILITATION MAY BE BUILT ON EITHER LOT 1 AND LOT 2 OF THIS CERTIFIED SURVEY MAP.**
- **LOT 1 IS BEING CREATED AS AN AGRICULTURAL LOT.**
- **LOT 2 IS BEING CREATED AS A RECREATIONAL LOT.**



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	533.00'	30.00'	30.00'	S66°38'46"W	3°13'30"
C2	533.00'	30.00'	30.00'	S69°52'16"W	3°13'30"

LEGEND

- ● – 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- △ – "P–K" NAIL SET.
- ⊕ – CAST ALUMINUM MONUMENT.

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DODGE COUNTY. THE NORTH LINE OF THE SOUTHWEST QUARTER, SECTION 7, T. 13 N.-R. 15 E., HAS A BEARING OF N86°-57'-56"E.

80' 0 80' 160'
1"= 80' SCALE FEET

PROJECT NO. 190115

Compass Surveying, LLC
N3756 Hickory Road | Fond du Lac, WI 54937

Dodge County
2020-0275

DODGE COUNTY
CERTIFIED SURVEY MAP NO. _____

A PART OF NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 7, T. 13 N.-R. 15 E.,TOWN OF CHESTER, DODGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Butzke, Professional Land Surveyor, hereby certify:

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

That I have made such Certified Survey under the direction of Steven R. Guell & Susan D. Rens of a parcel of land being bounded and described as follows:

A part of the Northwest 1/4 of the Southwest 1/4, a part of the Northeast 1/4 of the Southwest 1/4, and a part of the Northwest 1/4 of the Southeast 1/4, Section 7, T. 13 N.-R. 15 E., Town of Chester, Dodge County, Wisconsin and being more particularly described as follows:

Beginning at the Northwest corner of the Southwest 1/4, said Section 7; thence North 86°-57'-56" East along the North line of the Southwest 1/4, said Section 7, 1822.93 feet; thence South 00°-58'-07" East, 935.00 feet; thence South 02°-03'-24" East, 336.60 feet; thence North 86°-42'-35" East, 660.98 feet; thence North 02°-43'-07" West, 88.40 feet; thence North 87°-22'-38" East, 513.96 feet; thence South 02°-43'-07" East, 135.94 feet to a point on the South line of the Southeast 1/4, said Section 7; thence South 87°-16'-53" West along the South line of the Southeast 1/4, said Section 7, 353.33 feet to the Southeast corner of the North 1/2 of the Southwest 1/4, said Section 7; thence South 86°-42'-35" West along the South line of the North 1/2 of the Southwest 1/4, said Section 7, 2684.13 feet to the Southwest corner of the North 1/2 of the Southwest 1/4, said Section 7; thence North 00°-22'-45" East along the West line of the Southwest 1/4, said Section 7, 1331.63 feet to the point of beginning and containing 58.334 acres (2,541,014 Sq. Ft.) of land more or less and being subject to all easements and restrictions of record and further being subject to the rights of the public over and above those lands being used for highway right-of-way purposes.

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 the Town of Chester and Dodge County in surveying, mapping and dividing the same.

7/17/2020

WISCONSIN
JEFFREY BUTZKE S-2801 FOND DU LAC WI
LAND SURVEYOR

Jeffrey S. Butzke, P.L.S. No. S-2801

Compass Surveying, LLC
Fond du Lac, Wisconsin 54937

Project Number: 190115

Dodge County
2020-0275

DODGE COUNTY
CERTIFIED SURVEY MAP NO. _____

A PART OF NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 7, T. 13 N.-R. 15 E.,TOWN OF CHESTER, DODGE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided and mapped 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 Chester
2. Dodge County Planning, Development and Parks Committee

WITNESS the hand and seal of said owner this 24th day of Feb., 2020.

IN PRESENCE OF:

Steven R Guell

Steven R. Guell

STATE OF WISCONSIN)
DODGE COUNTY)SS

Personally came before me this 24 day of February, 2020, the above named Steven R. Guell to me known to be the person who executed the foregoing instrument and acknowledged the same.

Dodge County
2020-0225

Kathryn M Smith

Notary Public, Dodge County, WI

My Commission Expires: 8/20/23

KATHRYN M SMITH NOTARY PUBLIC STATE OF WISCONSIN

2/12/2020

JEFFREY D. TZKE S-2801 FOND DU LAC WI SURVEYOR

SHEET 4 OF 6 SHEETS

DODGE COUNTY
CERTIFIED SURVEY MAP NO. _____

A PART OF NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 7, T. 13 N.-R. 15 E.,TOWN OF CHESTER, DODGE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided and mapped 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 Chester
2. Dodge County Planning, Development and Parks Committee

WITNESS the hand and seal of said owner this 24th day of February, 2020.

IN PRESENCE OF:

Susan D. Rens

Susan D. Rens

STATE OF WISCONSIN)
DODGE COUNTY)SS

Personally came before me this 24 day of February, 2020, the above named Susan D. Rens to me known to be the person who executed the foregoing instrument and acknowledged the same.

Dodge County
2020-0275

KATHRYN M. SMITH NOTARY PUBLIC STATE OF WISCONSIN

Kathryn M Smith
Notary Public, Dodge County, WI
My Commission Expires: 8/20/23

2/12/2020
WISCONSIN
JEFFREY GUTZKE S-2361 FOND DU LAC WI
LAND SURVEYOR

DODGE COUNTY
CERTIFIED SURVEY MAP NO. _____

A PART OF NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 7, T. 13 N.-R. 15 E.,TOWN OF CHESTER, DODGE COUNTY, WISCONSIN.

TOWN OF CHESTER TOWN BOARD CERTIFICATE

STATE OF WISCONSIN)
DODGE COUNTY) SS

This Certified Survey Map along with the resulting lot is approved by the Town Board of the Town of Chester this 14th day of APRIL, 2020.

Ronald L Hull
Ronald Hull, Chairman

Jane Figge Clerk
Jane Figge, Clerk

DODGE COUNTY LAND RESOURCES & PARKS DEPARTMENT CERTIFICATE

STATE OF WISCONSIN)
DODGE COUNTY) SS

This Certified Survey Map and the resulting lot is hereby approved by the Dodge County Planning, Development and Parks Committee.

Dated and approved this _____ day of _____, 2020.

_____

Joseph Giebel
Manager of Code Administration

Dodge County
2020-0375

2/12/2020
WISCONSIN
JEFFREY SUTZKE
S-2807
FOND DU LAC
WI
LAND SURVEYOR

PROPOSED FACILITY EXPANSION SITEWORK PACKAGE

FOR

INSIGHT FS

WAUPUN, WISCONSIN

LOCATION MAP

DRAWING INDEX

SHEET NO.	TITLE	REV NO.
C001	TITLE SHEET / DRAWING INDEX	A
-	SURVEY	-
C101	EXISTING CONDITIONS AND REMOVALS PLAN	A
C201	SITE IMPROVEMENT PLAN	A
C301	CIVIL DETAILS	A
C302	CIVIL DETAILS	A

ISSUED FOR PERMIT
NOT FOR CONSTRUCTION

VAA, LLC
2300 Berkshire Lane N, Suite 200
Plymouth, MN 55441
WI Firm Registration No. 4071-11

763.559.9100
www.vaaeng.com
Project # 200238

CLIENTS:

NewTech
Engineering & Environmental
A Subsidiary of GROWMARK, Inc.
P.O. Box 2500 • Bloomington, IL 61702

INSIGHT FS

CLIENT PROJECT NO:

PROJECT:
FACILITY EXPANSION
WAUPUN, WI

NO	DATE	ISSUE/REVISION	BY
A	5/1/20	ISSUED FOR PERMIT	RCQ

CERTIFICATION:

WISCONSIN
JEFFREY J. SCHROCK
E-40264
PLYMOUTH, MN
PROFESSIONAL ENGINEER
5/1/20

NOTICE: THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, DETAILS, DEVELOPMENTS, GRAPHICS AND MODELS THEREOF, ARE THE EXCLUSIVE PROPERTY OF VAA, LLC. AND CANNOT BE COPIED, DUPLICATED, REPRODUCED OR COMMERCIALLY EXPLOITED, IN WHOLE OR IN PART, NOR CAN ANY DERIVATIVE WORK BE MADE UNLESS EXPRESSLY AUTHORIZED IN WRITING BY VAA, LLC.
COPYRIGHT VAA, LLC 2020 • ALL RIGHTS RESERVED.

DATE:	DRAWN:	
5/1/2020	RCQ	
DESIGNED: BTR / AJR	CHECKED: ARL	APPROVED: JJS

DRAWING TITLE:
TITLE SHEET / DRAWING INDEX

PROJECT NO: 200238
SCALE: AS NOTED
DRAWING NO: C001

Date Plotted: Friday, May 01, 2020

ALTA/NSPS LAND TITLE SURVEY

To Insight FS, a Division of GROWMARK, Inc. and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 16, 17, 18, 19, 20, 21(a-i) of Table A thereof.

The fieldwork was completed on April 14th, 2016. This survey depicts information contained in Title Insurance Commitment File Number 2-155339 by Guaranty Title Services, Inc., dated 02-26-2016.

Date of Plat or Map: May 2nd, 2016.

David H. Jacob, PLS No. S-2469
Jacob Land Surveying, LLC
Project No. 161064

DEED DESCRIPTION

PARCEL 2:

Part of the Northeast 1/4 of the Northwest 1/4 of Section 6, Township 13 North, Range 15 East, Town of Chester, Dodge County, Wisconsin, described as follows:

Beginning at a point on the North line of Section 6, Township 13 North, Range 15 East, 1295.0 feet Easterly of the Northwest corner of said Section; thence South 02 °- 10' East, 396 feet; thence North 88°- 06' East 164.1 feet; thence North 02 °- 10' West, 396 feet; thence South 88 °- 06' West, 164.1 feet to the beginning, EXCEPTING that portion thereof heretofore conveyed to Dodge County for highway purposes; the South 33 feet of the above described premises are subject to highway uses and for an extension of West Jefferson Street of the City of Waupun.

Tax ID: 010-1315-0621-00 (For informational purposes)

PARCEL 3:

Lot 3 and 4 of Certified Survey Map No. 1348 recorded in the office of the Register of Deeds for Dodge County, Wisconsin in Volume 9 of Certified Survey Maps on page(s) 234-237, as Document No. 643698; in the City of Waupun, Dodge County, Wisconsin.

Tax ID: 292-1315-0621-010 (For informational purposes)

SURVEY DESCRIPTION PARCELS 2 & 3

A part of the Fractional Northwest 1/4 of the Northwest 1/4 and Fractional Northeast 1/4 of the Northwest 1/4 of Section 6, T. 13 N.- R. 15 E., Town of Chester and City of Waupun, Dodge County, Wisconsin including all of Lots 3 and 4 of Certified Survey Map Number 1348, recorded in Volume 9, Pages 234-236 of Dodge County Certified Survey Maps as Document Number 643698 in the Dodge County Register of Deeds Office and being more particularly described as follows:

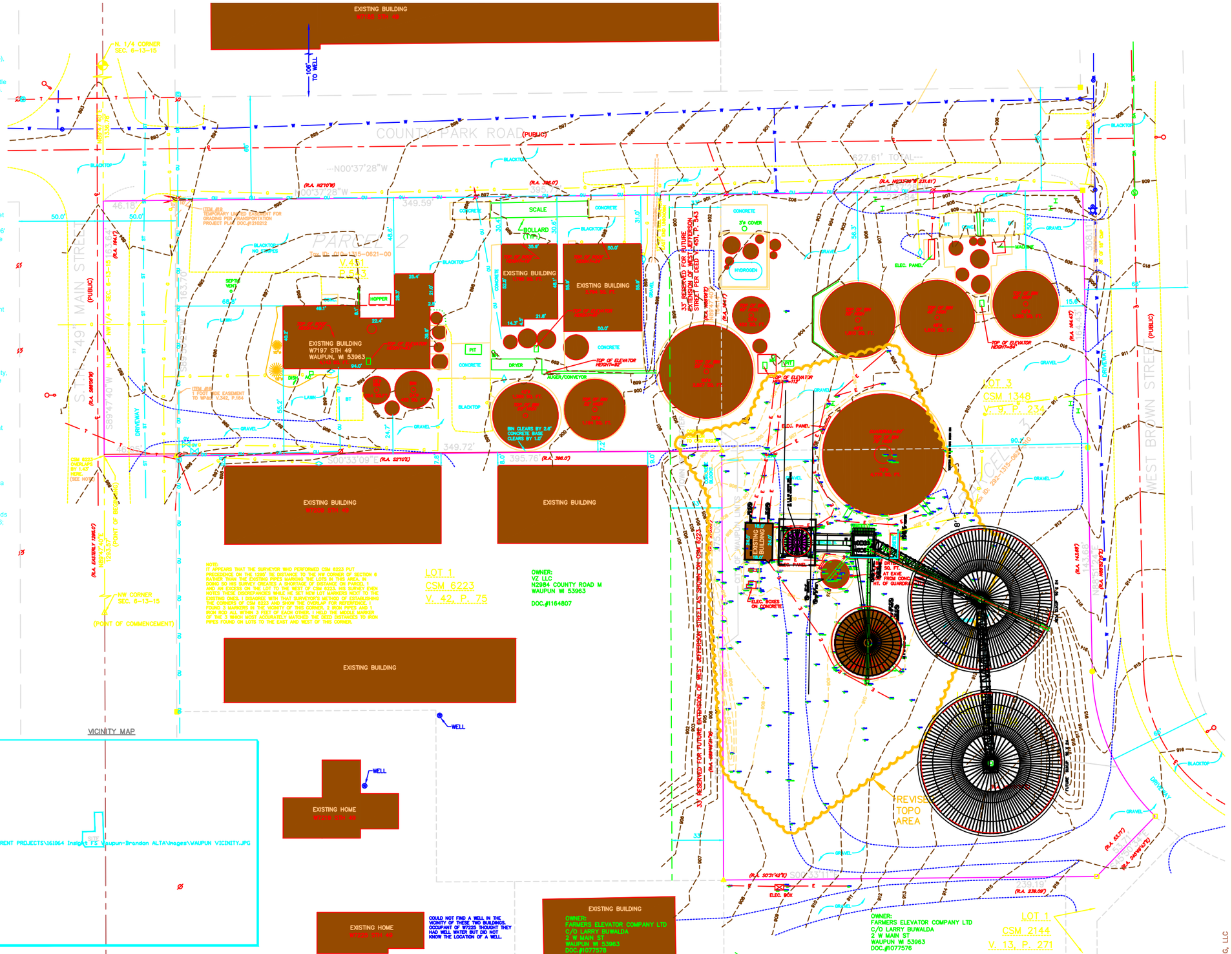
Commencing at the Northwest corner of said Section 6; thence North 89°-47'-40" East along the North line of the Northwest 1/4 of said Section 6, 1293.57 feet to the Northwest corner of lands described in Volume 451, Page 543, Deeds, Dodge County Register of Deeds Office and the point of beginning; thence South 00°-33'-09" East along the West line of said lands, 395.76 feet to the Southwest corner of said lands and the Northeast corner of said Lot 4; thence South 89°-46'-01" West along the North line of said Lot 4, 275.00 feet to the Northwest corner of said Lot 4; thence South 00°-33'-11" East along the West line of said Lot 4, 239.19 feet; thence South 45°-50'-34" East along the Southwesterly line of said Lot 4, 53.71 feet to the Southwest corner of said Lot 4, being on the Northerly right-of-way line of West Brown Street; thence Northeasterly along said right-of-way line on a curve to the right, having a radius of 133.00 feet, 103.76 feet along curve to a point which is North 66°-30'-17" East, 101.15 feet from last described point; thence North 88°-51-24" East along said right-of-way line, 308.11 feet to its intersection with the West right-of-way line of County Park Road, being the Southeast corner of said Lot 3; thence North 00°-37'-28" West along said West right-of-way line, 627.61 feet to the Northeast corner of said lands described in Volume 451, Page 543, being on the North line of the Northwest 1/4 of said Section 6; thence South 89°-47'-40" West along said North line, 163.64 feet to the point of beginning.

PARCELS 2 & 3 AREA

LOT	3.732 ACRES (162,572 SQ. FT.)
R/W	0.173 ACRES (7,547 SQ. FT.)
TOTAL	3.905 ACRES (170,119 SQ. FT.)

LEGEND:

- 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT. w/BLUE PLASTIC CAP
- RAILROAD SPIKE SET
- 1" IRON ROD FOUND
- 1" IRON PIPE FOUND.
- MAG NAIL FOUND.
- CONC. MONUMENT WITH ALUMINUM CAP FOUND
- (R.A.) "RECORDED AS" DATA
- I-BEAM GUY POST
- WATER VALVE IN BOX
- UTILITY POLE WITH GUY WIRE
- STREET LIGHT
- GAS METER/SERVICE
- CABLE PEDESTAL
- WELL
- GAS VALVE
- CENTER LINE
- CONIFEROUS TREE
- ST — EXISTING STORM SEWER AND MANHOLE
- SA — EXISTING SANITARY SEWER AND MANHOLE
- W — EXISTING WATER LINE AND HYDRANT
- OU — EXISTING OVERHEAD UTILITY LINE
- T — EXISTING UNDERGROUND TELEPHONE CABLE
- G — EXISTING UNDERGROUND GAS LINE
- 800 — EXISTING GROUND CONTOUR NAVD88 DATUM



COULD NOT FIND A WELL IN THE VICINITY OF THESE TWO BUILDINGS. OCCUPANT OF W7229 THOUGHT THEY HAD WELL WATER BUT DID NOT KNOW THE LOCATION OF A WELL.

NOTE:
IT APPEARS THAT THE SURVEYOR WHO PERFORMED CSM #223 PUT PRECEDENCE ON THE 1320' TIE DISTANCE TO THE NW CORNER OF SECTION 6 RATHER THAN THE EXISTING PIPES MARKING THE LOTS IN THIS AREA. IN DOING SO HIS SURVEY CREATES A SHORTAGE OF DISTANCE ON PARCEL 1 AND AN EXCESS ON THE LOT TO THE WEST OF CSM 6223. HIS SURVEY EVEN NOTES THESE DISCREPANCIES WHILE HE SET NEW LOT MARKERS NEXT TO THE EXISTING ONES. I DISAGREE WITH THAT SURVEYOR'S METHOD OF ESTABLISHING THE CORNERS OF CSM 6223 AND SHOWN THE OVERLAP FOR INTERPRETATION. I FOUND 3 MARKERS IN THE VICINITY OF THIS CORNER, 2 IRON PIPES AND 1 IRON ROD ALL WITHIN 3 FEET OF EACH OTHER. I HELD THE MIDDLE MARKER OF THE 3 WHICH MOST ACCURATELY MATCHED THE DEED DISTANCES TO IRON PIPES FOUND ON LOTS TO THE EAST AND WEST OF THIS CORNER.

BEARINGS REFERENCED TO THE DODGE COUNTY COORDINATE SYSTEM (NAD 83/91 DATUM). THE NORTH LINE OF THE NW 1/4 OF SECTION 6-13-15 HAS A BEARING OF S89°47'40"W.

30' 0 30' 60'
1"= 30'
SCALE FEET

NOTES:
EXISTING UTILITIES SHOWN ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SEWER AND WATER FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

THOSE PORTIONS OF THIS SITE LYING WITHIN THE TOWN OF CHESTER ARE CURRENTLY ZONED C-1 COMMERCIAL DISTRICT WITH THE FOLLOWING SETBACK REQUIREMENTS:
MIN. LOT WIDTH = 200 FT. UNLESS OTHERWISE PERMITTED.
MIN. LOT AREA = 2 ACRES UNLESS OTHERWISE PERMITTED.
MAX. BLDG. HEIGHT = 40 FT.
MIN. FLOOR AREA AS REQUIRED.
MIN. STREET YARD =
75 FT. FROM CENTERLINE OR 42 FT. FROM R/W ON TOWN ROADS;
100 FT. FROM CENTERLINE OR 67 FT. FROM R/W ON STATE OR COUNTY HIGHWAYS.
MIN. SIDE YARD = 10 FT. (PRINCIPAL STRUCTURES)
MIN. REAR YARD = 25 FT.
DETACHED ACCESSORY STRUCTURES SHALL NOT BE CLOSER THAN TEN (10) FEET TO THE PRINCIPAL STRUCTURE; SHALL NOT EXCEED TWENTY (20) FEET IN HEIGHT AND SHALL NOT BE CLOSER THAN THREE (3) FEET TO ANY LOT LINE. HOWEVER, IF ABUTTING LAND IS ZONED A-G GENERAL AGRICULTURAL, THERE SHALL BE A 30 FOOT BUFFER YARD PROVIDED.

THE BUILDINGS AND LAND ON PARCEL 3 LYING WITHIN THE TOWN OF CHESTER ARE IN CONFORMANCE WITH ALL TOWN OF CHESTER ZONING REQUIREMENTS AS CERTIFIED BY SALLY GAWLE, TOWN CLERK ON 4-13-2016.

THOSE PORTIONS OF THIS SITE LYING WITHIN THE CITY OF WAUPUN ARE CURRENTLY ZONED M-2 MANUFACTURING DISTRICT WITH THE FOLLOWING SETBACK REQUIREMENTS:
MIN. LOT WIDTH = 100 FT.
MIN. LOT AREA = 1 ACRE.
MAX. BLDG. HEIGHT = 65 FT.
MIN. FRONT YARD = 15 FT.
MIN. SIDE YARD = 5 FT. FOR ACCESSORY BUILDINGS.
SEE THE APPROPRIATE ZONING ORDINANCES FOR TOWN OF CHESTER AND CITY OF WAUPUN FOR OTHER PERMISSIBLE USES, CONDITIONAL USES OR SITE RESTRICTIONS.

AS TO OPTIONAL SURVEY ITEM 21(h), THE SURVEYOR HAS NOT BEEN MADE AWARE OF ANY SUBSURFACE ENCROACHMENTS ON THIS SITE, IF ANY.

AS TO OPTIONAL SURVEY ITEM 21(i), STORAGE TANKS AND WELLS SHOWN ON THIS SURVEY ARE BASED ON FIELD EVIDENCE OBSERVED BY THE SURVEYOR. THE SURVEYOR HAS NOT BEEN MADE AWARE OF ANY UNDERGROUND STORAGE TANKS OR ABANDONED WELLS ON THIS SITE, IF ANY.

NO PART OF PARCELS 2 OR 3 LIE WITHIN A MAPPED 100 YEAR OR 500 FLOODPLAIN PER CURRENT FEMA FLOOD INSURANCE RATE MAPS.

THIS SURVEY WAS UPDATED ON 3/25/2020 TO SHOW AS-BUILT STRUCTURES AND GRADES IN THE CLOUDED PORTION OF THIS MAP ONLY. ALTA/NSPS SURVEY DATA AND NOTES SHOWN ON THE REMAINDER OF THIS SHEET WERE FROM A 2016 SURVEY AND MAY NO LONGER BE ACCURATE. SHEETS 1 AND 2 OF THE 2016 SURVEY DO NOT APPLY TO THE AS-BUILT UPDATE.

2015 © JACOB LAND SURVEYING, LLC

REVISIONS:
5/10/2016 ADDED BIN HEIGHTS AND ZONING NOTES
3/25/2020 UPDATED TOPO IN CLOUDED AREA

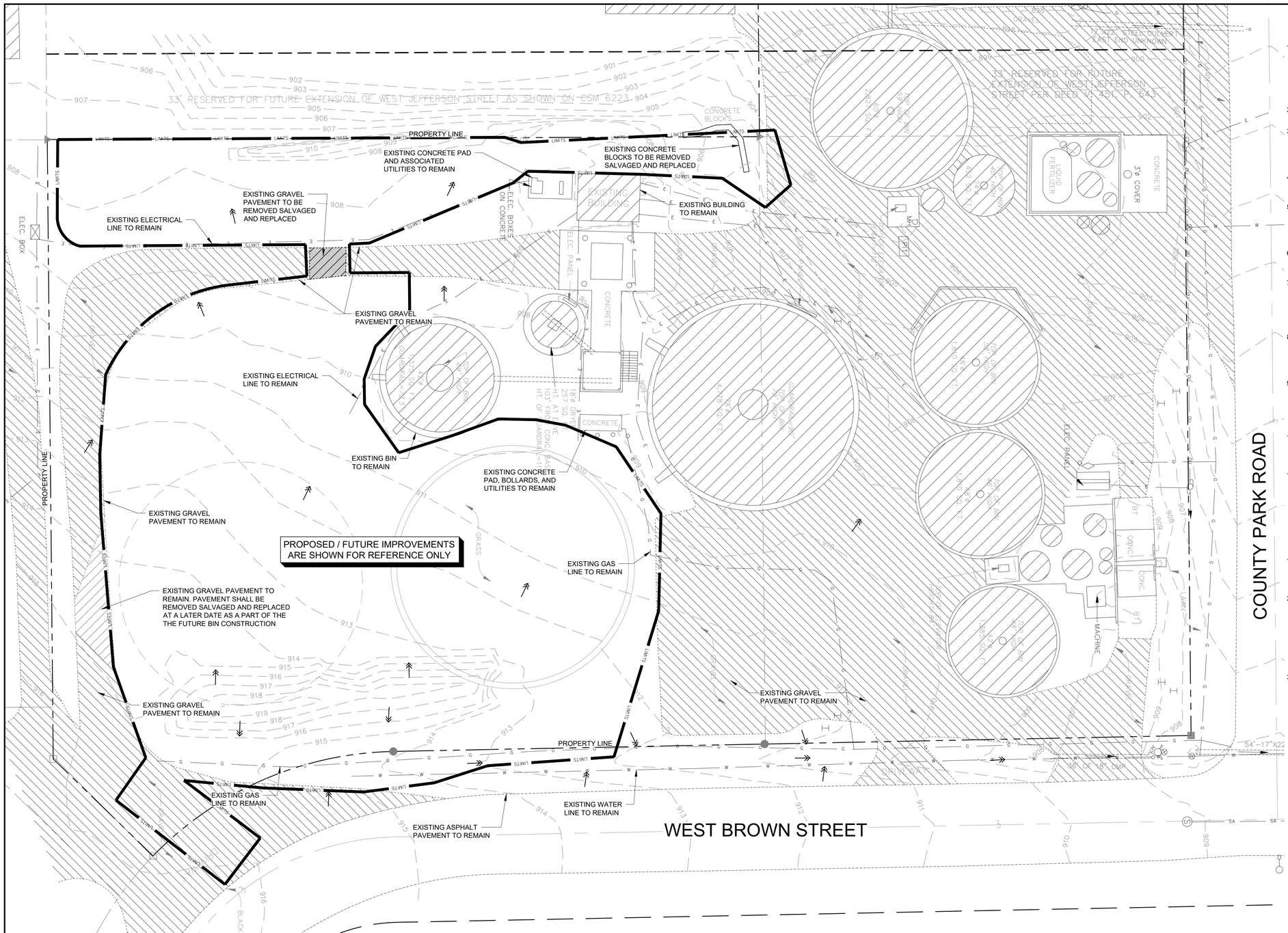
W8057 Randalwood Lane
Fond du Lac, WI 54937
phone: 920-922-2908
Jacob Land Surveying LLC

OWNER:
GROWMARK INC.
222 E PUERNER ST.
JEFFERSON, WI 53549

PROJECT:
ALTA/NSPS LAND TITLE SURVEY
PART OF THE NW 1/4, SECTION 6, T.13 N.-R. 15 E.
TOWN OF CHESTER AND CITY OF WAUPUN
DODGE COUNTY, WI

DATE: 5/02/2016
PROJECT NO.: 201065

SHEET 3 / 3



GENERAL NOTES

1. ALL EXISTING INFORMATION TAKEN FROM SURVEY BY JACOB LAND SURVEYING INC. PROJECT NUMBER 201065, ORIGINALLY DATED 5/2/2016. AMENDED TO INCLUDE ASBUILT TOPOGRAPHY DATED 3/25/2020. BACKGROUND SURVEY ON THESE DRAWINGS IS FOR REFERENCE ONLY.
2. SUBSURFACE GEOTECHNICAL INVESTIGATION HAS NOT BEEN PROVIDED TO DATE.
3. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING PUBLIC AND PRIVATE UTILITIES, AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
4. ALL EXISTING UTILITIES AND OTHER IMPROVEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE.
5. CONTRACTOR TO KEEP FROM DAMAGE ALL EXISTING IMPROVEMENTS, LANDSCAPING, STRUCTURES AND UTILITIES THAT ARE TO REMAIN. CONTRACTOR TO REPAIR ANY DAMAGE AT OWN EXPENSE.
6. ALL WORK TO CONFORM WITH CITY OF WAUPUN AND STATE OF WISCONSIN STANDARDS AND REGULATIONS.
7. ALL EXCAVATIONS MUST COMPLY WITH THE REQUIREMENTS OF OSHA 29 CFR, PART 1926, SUBPART P "EXCAVATIONS AND TRENCHES". THIS DOCUMENT STATES THAT EXCAVATION SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. FLARED END SECTIONS (FES) ARE SHOWN ON PLAN LARGER THAN ACTUAL SIZE. ALL PIPE LENGTHS INCLUDE FES. CONTRACTOR/SURVEYOR TO STAKE THE END OF FES FOR LOCATION.
9. PROVIDE TRAFFIC CONTROL AT STREETS AND SIDEWALKS PER CITY OF WAUPUN AND MUTCD REQUIREMENTS. AS REQUIRED, TRAFFIC CONTROL DESIGN, RELATED PERMITTING, AND DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. ANY WORK PERFORMED OUTSIDE THE PROPERTY BOUNDARIES MUST BE APPROVED BY OWNER AND ALL REGULATING GOVERNMENT AGENCIES AND APPROPRIATE PERMITS MUST BE OBTAINED.
15. CONTRACTOR'S SURVEYOR SHALL RESET PERMANENT MONUMENTS AT LOCATIONS OF ALL FOUND MONUMENTS THAT ARE DISTURBED BY CONSTRUCTION. CONTRACTOR'S SURVEYOR SHALL PREPARE A MONUMENT PRESERVATION CERTIFICATE IN ACCORDANCE WITH STATE LAW.

REMOVAL NOTES

1. ALL UTILITY DEMOLITION AND/OR ABANDONMENT TO BE PERFORMED IN ACCORDANCE WITH CITY OF WAUPUN AND STATE OF WISCONSIN REGULATIONS AND STANDARDS.
2. EXISTING KNOWN UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES WHICH MAY INCLUDE BUT IS NOT LIMITED TO: ELECTRIC, TELEPHONE, GAS, CABLE TV, COMPUTER CABLE, FIBER OPTIC CABLE, SANITARY SEWER, STORM SEWER AND WATERMAIN. CONTRACTOR TO CONTACT 811 BEFORE EXCAVATING.
3. ALL ELECTRICAL POLE AND LIGHT REMOVAL SHALL BE COORDINATED WITH THE OWNER AND AUTHORITY HAVING JURISDICTION PRIOR TO DEMOLITION.

LEGEND

- LIMITS — LIMITS OF DISTURBANCE
- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- 914 — EXISTING CONTOUR
- EXISTING GRAVEL PAVEMENT
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRICAL LINE
- EXISTING STORM SEWER
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING GUY POLE I BEAM
- DENOTES SURFACE DRAINAGE
- EXISTING GRAVEL PAVEMENT TO BE REMOVED SALVAGED AND REPLACED
- EXISTING GRAVEL PAVEMENT TO REMAIN

NORTH

1 / C101 EXISTING CONDITIONS AND REMOVALS PLAN

0 20' 40' 60'

1"=20'

ISSUED FOR PERMIT
NOT FOR CONSTRUCTION

VAA, LLC
2300 Berkshire Lane N, Suite 200
Plymouth, MN 55441
WI Firm Registration No. 4071-11

763.559.9100
www.vaaeng.com
Project # 200238

CLIENTS:

NewTech
Engineering & Environmental
A Subsidiary of GROWMARK, Inc.
P.O. Box 2500 • Bloomington, IL 61702

INSIGHT FS

CLIENT PROJECT NO:

PROJECT:

FACILITY EXPANSION
WAUPUN, WI

NO	DATE	ISSUE/REVISION	BY
A	5/1/20	ISSUED FOR PERMIT	RCQ

CERTIFICATION:

WISCONSIN JEFFREY J. SCHROCK E-40264 PLYMOUTH, MN PROFESSIONAL ENGINEER
5/1/20

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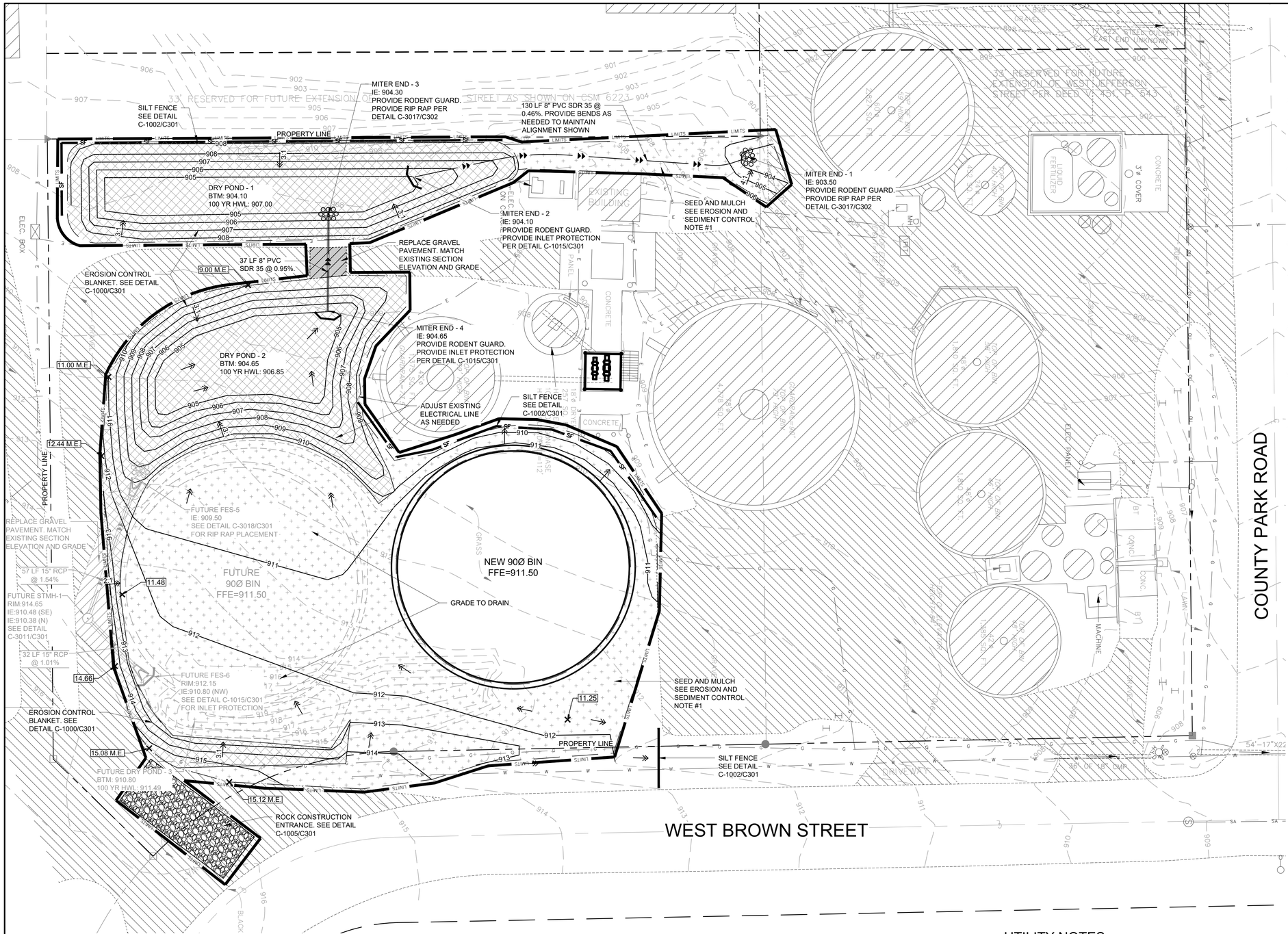
DATE:	DRAWN:	
5/1/2020	RCQ	
DESIGNED:	CHECKED:	APPROVED:
BTR / AJR	ARL	JJS

DRAWING TITLE:

EXISTING CONDITIONS AND REMOVALS PLAN

PROJECT NO:	DRAWING NO:
200238	C101
SCALE: AS NOTED	

Date Plotted: Friday, May 01, 2020



GENERAL NOTES

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9. PROVIDE TRAFFIC CONTROL AT STREETS AND SIDEWALKS PER CITY OF WAUPUN AND MUTCD REQUIREMENTS. AS REQUIRED; TRAFFIC CONTROL DESIGN, RELATED PERMITTING, AND DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. ANY WORK PERFORMED OUTSIDE THE PROPERTY BOUNDARIES MUST BE APPROVED BY OWNER AND ALL REGULATING GOVERNMENT AGENCIES AND APPROPRIATE PERMITS MUST BE OBTAINED.
15. CONTRACTOR'S SURVEYOR SHALL RESET PERMANENT MONUMENTS AT LOCATIONS OF ALL FOUND MONUMENTS THAT ARE DISTURBED BY CONSTRUCTION. CONTRACTOR'S SURVEYOR SHALL PREPARE A MONUMENT PRESERVATION CERTIFICATE IN ACCORDANCE WITH STATE LAW.

LEGEND

- 912 — NEW CONTOUR
- FUTURE CONTOUR
- NEW STORM SEWER
- FUTURE STORM SEWER
- SF — NEW SILT FENCE
- RIP RAP AT MITER END
- INLET PROTECTION AT MITER END
- FUTURE FES WITH RIP RAP
- FUTURE STORM MANHOLE
- FUTURE FES W/ INLET PROTECTION
- 11.25 — SPOT ELEVATION
- 11.25 M.E. — MATCH EXISTING SPOT ELEVATION
- 2.00% 3:1 — DENOTES SURFACE DRAINAGE
- INSTALL EROSION CONTROL BLANKET
- INSTALL SEED AND MULCH
- INSTALL ROCK CONSTRUCTION ENTRANCE
- EXISTING GRAVEL PAVEMENT TO BE REPLACED
- FUTURE GRAVEL PAVEMENT TO BE REPLACED
- LIMITS — LIMITS OF DISTURBANCE
- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- 914 — EXISTING CONTOUR
- EXISTING GRAVEL PAVEMENT
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRICAL LINE
- EXISTING STORM SEWER
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING GUY POLE I BEAM

GRADING NOTES

1. PROPOSED SPOT ELEVATIONS AND CONTOURS ARE TO TOP OF GRADE, OR PAVEMENT UNLESS OTHERWISE SPECIFIED.

EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR TO RESTORE ALL AREAS OUTSIDE THE LIMITS OF PAVING. PROVIDE PERMANENT SEEDING, FERTILIZER, MULCH AND OR EROSION CONTROL BLANKET OF ALL DISTURBED AREAS PER WISDOT SPECIFICATIONS. SEED MIX SHALL BE WIS DOT MIX #40 IN ALL LAWN AREAS, USE WIS DOT MIX 75 WITHIN INFILTRATION BASIN, FERTILIZER SHALL BE PER WIS DOT 629, MULCH SHALL BE WIS DOT 627.3.2.1 METHOD A OR C, EROSION CONTROL BLANKET SHALL BE WDNR SECTION 1052 CL1 URBAN, TYPE B.
2. INSTALL PERIMETER AND SEDIMENT CONTROL ITEMS PRIOR TO CONSTRUCTION.
3. RESTORATION REQUIREMENTS ARE SHOWN AT A MINIMUM. ADDITIONAL RESTORATION MAY BE REQUIRED IF THERE IS ADDITIONAL SOIL DISTURBANCE.

UTILITY NOTES

1. ALL UTILITY DEMOLITION AND/OR ABANDONMENT TO BE PERFORMED IN ACCORDANCE WITH CITY OF WAUPUN AND STATE OF WISCONSIN REGULATIONS AND STANDARDS.
2. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES WHICH MAY INCLUDE BUT IS NOT LIMITED TO: ELECTRIC, TELEPHONE, GAS, CABLE TV, COMPUTER CABLE, FIBER OPTIC CABLE, SANITARY SEWER, STORM SEWER AND WATERMAIN. CONTRACTOR TO CONTACT 811 BEFORE EXCAVATING.
3. REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS THROUGHOUT THE DURATION OF THE CONSTRUCTION. CLEAN PAVED ROADWAYS BY SHOVELING OR SWEEPING. STREET WASHING IS ALLOWED ONLY AFTER SHOVELING OR SWEEPING HAS REMOVED SEDIMENT. SEE CITY OF WAUPUN STANDARDS AND REGULATIONS
4. PROVIDE THE FOLLOWING MINIMUM COVER OVER THE TOP OF PIPE AS FOLLOWS:

   A. 1.5' OVER STORM SEWER

ISSUED FOR PERMIT
NOT FOR CONSTRUCTION

VAA, LLC
2300 Berkshire Lane N, Suite 200
Plymouth, MN 55441
WI Firm Registration No. 4071-11

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www.vaaeng.com
Project # 200238

CLIENTS:

NewTech
Engineering & Environmental
A Subsidiary of GROWMARK, Inc.
P.O. Box 2500 • Bloomington, IL 61702

INSIGHT FS

CLIENT PROJECT NO:

PROJECT:

FACILITY EXPANSION
WAUPUN, WI

NO	DATE	ISSUE/REVISION	BY
A	5/1/20	ISSUED FOR PERMIT	RCQ

CERTIFICATION:

WISCONSIN
JEFFREY J. SCHROCK
E-40254
PLYMOUTH, MN
PROFESSIONAL ENGINEER
5/1/20

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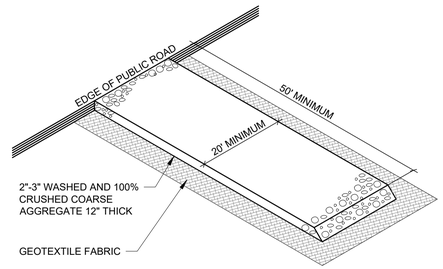
DATE: 5/1/2020		DRAWN: RCQ
DESIGNED: BTR / AJR	CHECKED: ARL	APPROVED: JJS

DRAWING TITLE:

SITE IMPROVEMENT PLAN

PROJECT NO: 200238	DRAWING NO: C201
SCALE: AS NOTED	

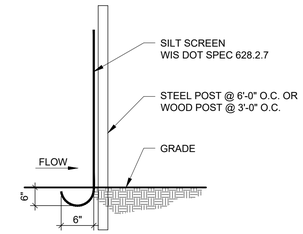
Date Plotted: Friday, May 01, 2020



NOT TO SCALE

PLATE NO. C-1005

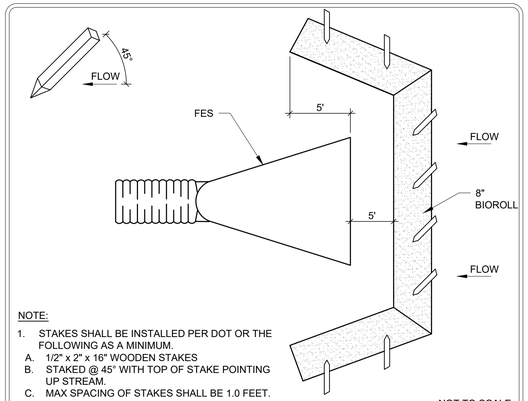
ROCK CONSTRUCTION ENTRANCE DETAIL



NOT TO SCALE

PLATE NO. C-1002

SILT FENCE DETAIL



NOTE:

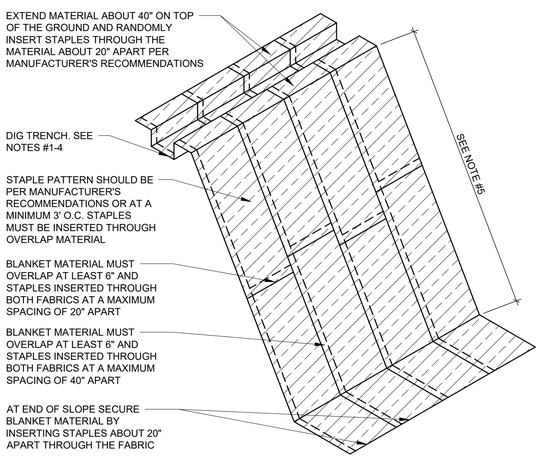
1. STAKES SHALL BE INSTALLED PER DOT OR THE FOLLOWING AS A MINIMUM.
   A. 1/2" x 2" x 16" WOODEN STAKES
   B. STAKED @ 45° WITH TOP OF STAKE POINTING UP STREAM.
   C. MAX SPACING OF STAKES SHALL BE 1.0 FEET.

NOT TO SCALE

PLATE NO. C-1015

INLET PROTECTION AT FES DETAIL

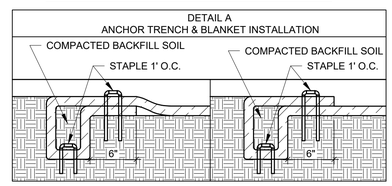
EROSION CONTROL BLANKET ON SIDE SLOPES



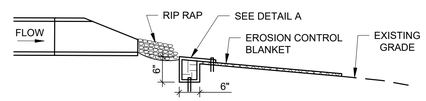
NOTES:

1. DIG 6"X6" TRENCH
2. LAY BLANKET END INTO TRENCH
3. STAPLE BLANKET IN BOTTOM OF TRENCH EVERY 1 FT
4. BACKFILL TRENCH WITH SOIL AND COMPACT
5. IF SLOPE LENGTH (L) IS GREATER THAN 100FT DIG A CHECK SLOT 1/3 FROM THE BOTTOM OF THE SLOPE AND STAPLE THE BLANKET IN AS IN THE TOP TRENCH.

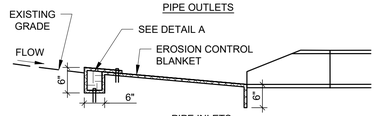
EROSION CONTROL BLANKET IN DITCH BOTTOMS



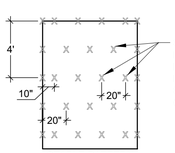
INSTALLATION AT PIPE ENDS



PIPE OUTLETS

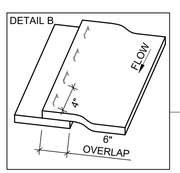


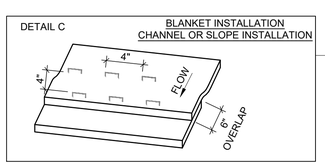
PIPE INLETS

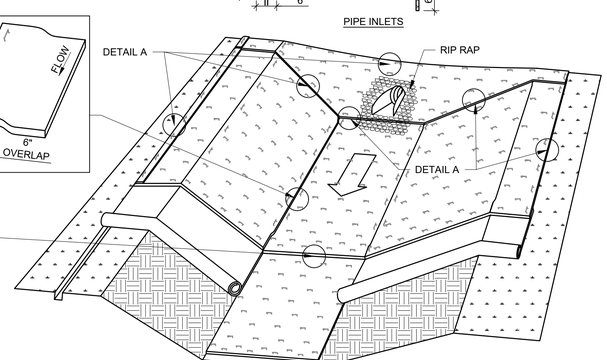


STAPLE PATTERN SHOULD BE PER MANUFACTURER'S RECOMMENDATIONS OR AT A MINIMUM 3.8 STAPLES PER SQUARE YARD USING 8-INCH 11 GAUGE WIRE "U" STAPLES

STAPLE PATTERN



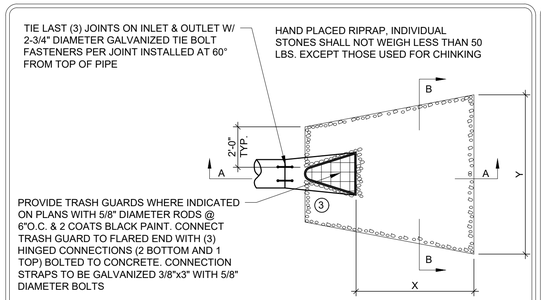


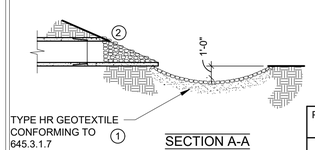


NOT TO SCALE

PLATE NO. C-1000

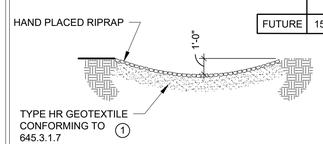
EROSION CONTROL BLANKET DETAIL





SECTION A-A

PROVIDE RIPRAP AND GEOTEXTILE FABRIC PER WISDOT SECTION 606				
				MEDIUM RIPRAP
	PIPE DIA.	X	Y	18" DEPTH RIPRAP (CY)
FUTURE	15"	8'	10.5'	4.4



SECTION B-B

NOTES:

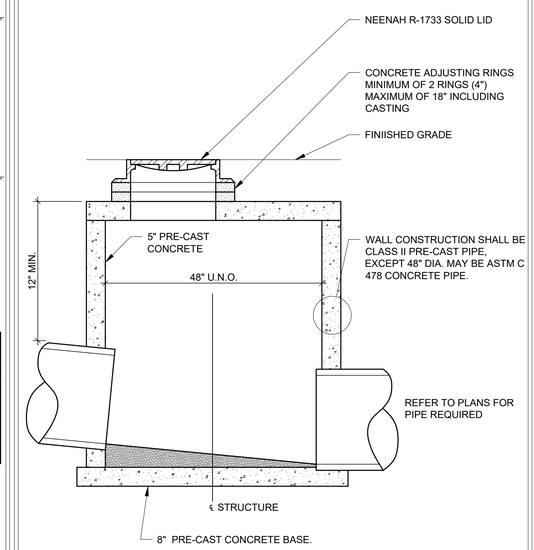
1. THE FABRIC SHOULD COVER THE AREA OF THE RIPRAP AND EXTEND UNDER THE CULVERT APRON 3 FEET.
2. ENSURE RIPRAP IS PLACED ON THE SLOPE TO THE TOP OF THE FES.

NOT TO SCALE

PLATE NO. C-3018

RIPRAP AT RCP OUTLET DETAIL

*FUTURE



NOTES:

1. REFER TO STANDARD PLANS FOR HEIGHT AND DIAMETER REQUIRED.

NOT TO SCALE

PLATE NO. C-3011

STANDARD MANHOLE FOR STORM SEWER DETAIL

*FUTURE

ISSUED FOR PERMIT
NOT FOR CONSTRUCTION

VAA, LLC
2300 Berkshire Lane N, Suite 200
Plymouth, MN 55441
WI Firm Registration No. 4071-11

763.559.9100
www.vaaeng.com
Project # 200238

CLIENTS:

NewTech Engineering & Environmental
A Subsidiary of GROWMARK, Inc.
P.O. Box 2500 • Bloomington, IL 61702

INSIGHT FS

CLIENT PROJECT NO:

PROJECT:

FACILITY EXPANSION
WAUPUN, WI

NO	DATE	ISSUE/REVISION	BY
A	5/1/20	ISSUED FOR PERMIT	RCQ

CERTIFICATION:

WISCONSIN
JEFFREY J. SCHROCK
E-40264
PLYMOUTH, MN
PROFESSIONAL ENGINEER
5/1/20

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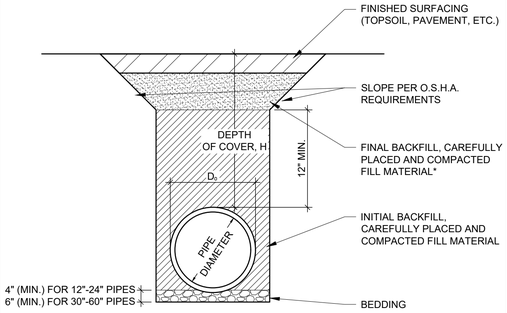
DATE: 5/1/2020	DRAWN: RCQ	
DESIGNED: BTR / AJR	CHECKED: ARL	APPROVED: JJS

DRAWING TITLE:

CIVIL DETAILS

PROJECT NO: 200238	DRAWING NO: C301
SCALE: AS NOTED	

Date Plotted: Friday, May 01, 2020



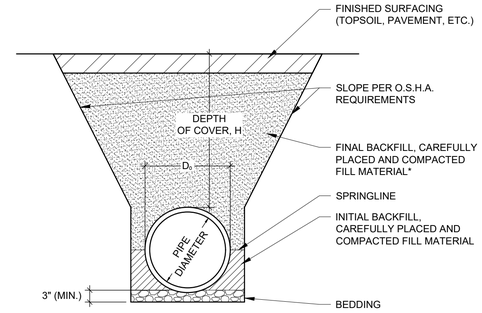
NOTES:

1. *FINAL BACKFILL MAY BE SUITABLE ON-SITE MATERIALS. COORDINATE WITH GEOTECHNICAL ENGINEER ON SUITABILITY OF ON-SITE MATERIAL

NOT TO SCALE

PLATE NO. C-6220

PVC/HDPE PIPE BEDDING - CATEGORY II SOILS DETAIL



NOTES:

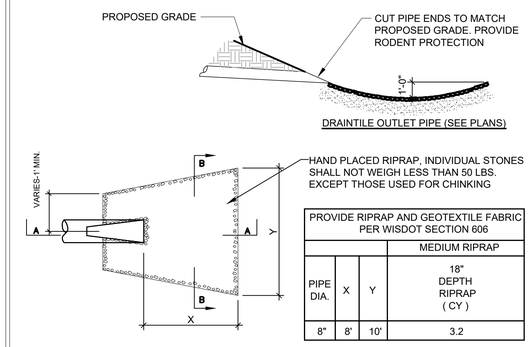
1. *FINAL BACKFILL MAY BE SUITABLE ON-SITE MATERIALS. COORDINATE WITH GEOTECHNICAL ENGINEER ON SUITABILITY OF ON-SITE MATERIAL

NOT TO SCALE

PLATE NO. C-6200

RCP PIPE BEDDING - CATEGORY II SOILS DETAIL

*FUTURE



PROVIDE RIPRAP AND GEOTEXTILE FABRIC PER WISDOT SECTION 606			
			MEDIUM RIPRAP
PIPE DIA.	X	Y	18" DEPTH RIPRAP (CY)
8"	8'	10'	3.2

NOTES:

1. THE FABRIC SHOULD COVER THE AREA OF THE RIPRAP AND EXTEND UNDER THE MITER END 1 FOOT.
2. ENSURE RIPRAP IS PLACED ON THE SLOPE A MINIMUM OF 3/4 UP THE LENGTH OF THE MITER END.

NOT TO SCALE

PLATE NO. C-3017

MITER END PIPE OUTLET DETAIL

ISSUED FOR PERMIT
NOT FOR CONSTRUCTION

VAA, LLC
2300 Berkshire Lane N, Suite 200
Plymouth, MN 55441
WI Firm Registration No. 4071-11

763.559.9100
www.vaaeng.com
Project # 200238

CLIENTS:

NewTech Engineering & Environmental
A Subsidiary of GROWMARK, Inc.
P.O. Box 2500 • Bloomington, IL 61702

INSIGHT FS

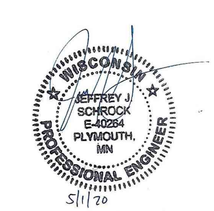
CLIENT PROJECT NO:

PROJECT:

FACILITY EXPANSION
WAUPUN, WI

NO	DATE	ISSUE/REVISION	BY
A	5/1/20	ISSUED FOR PERMIT	RCQ

CERTIFICATION:



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DATE: 5/1/2020		DRAWN: RCQ
DESIGNED: BTR / AJR	CHECKED: ARL	APPROVED: JJS

DRAWING TITLE:

CIVIL DETAILS

PROJECT NO: 200238	DRAWING NO: C302
SCALE: AS NOTED	

Date Plotted: Friday, May 01, 2020

ALTA/NSPS LAND TITLE SURVEY

To Insight FS, a Division of GROWMARK, Inc. and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 16, 17, 18, 19, 20, 21(a-i) of Table A thereof.

The fieldwork was completed on April 14th, 2016. This survey depicts information contained in Title Insurance Commitment File Number 2-155339 by Guaranty Title Services, Inc., dated 02-26-2016.

Date of Plat or Map: May 2nd, 2016.

David H. Jacob, PLS No. S-2469
Jacob Land Surveying, LLC
Project No. 161064

DEED DESCRIPTION

PARCEL 2:

Part of the Northeast 1/4 of the Northwest 1/4 of Section 6, Township 13 North, Range 15 East, Town of Chester, Dodge County, Wisconsin, described as follows:

Beginning at a point on the North line of Section 6, Township 13 North, Range 15 East, 1295.0 feet Easterly of the Northwest corner of said Section; thence South 02 °- 10' East, 396 feet; thence North 88°- 06' East 164.1 feet; thence North 02 °- 10' West, 396 feet; thence South 88 °- 06' West, 164.1 feet to the beginning, EXCEPTING that portion thereof heretofore conveyed to Dodge County for highway purposes; the South 33 feet of the above described premises are subject to highway uses and for an extension of West Jefferson Street of the City of Waupun.

Tax ID: 010-1315-0621-00 (For informational purposes)

PARCEL 3:

Lot 3 and 4 of Certified Survey Map No. 1348 recorded in the office of the Register of Deeds for Dodge County, Wisconsin in Volume 9 of Certified Survey Maps on page(s) 234-237, as Document No. 643698; in the City of Waupun, Dodge County, Wisconsin.

Tax ID: 292-1315-0621-010 (For informational purposes)

SURVEY DESCRIPTION PARCELS 2 & 3

A part of the Fractional Northwest 1/4 of the Northwest 1/4 and Fractional Northeast 1/4 of the Northwest 1/4 of Section 6, T. 13 N.- R. 15 E., Town of Chester and City of Waupun, Dodge County, Wisconsin including all of Lots 3 and 4 of Certified Survey Map Number 1348, recorded in Volume 9, Pages 234-236 of Dodge County Certified Survey Maps as Document Number 643698 in the Dodge County Register of Deeds Office and being more particularly described as follows:

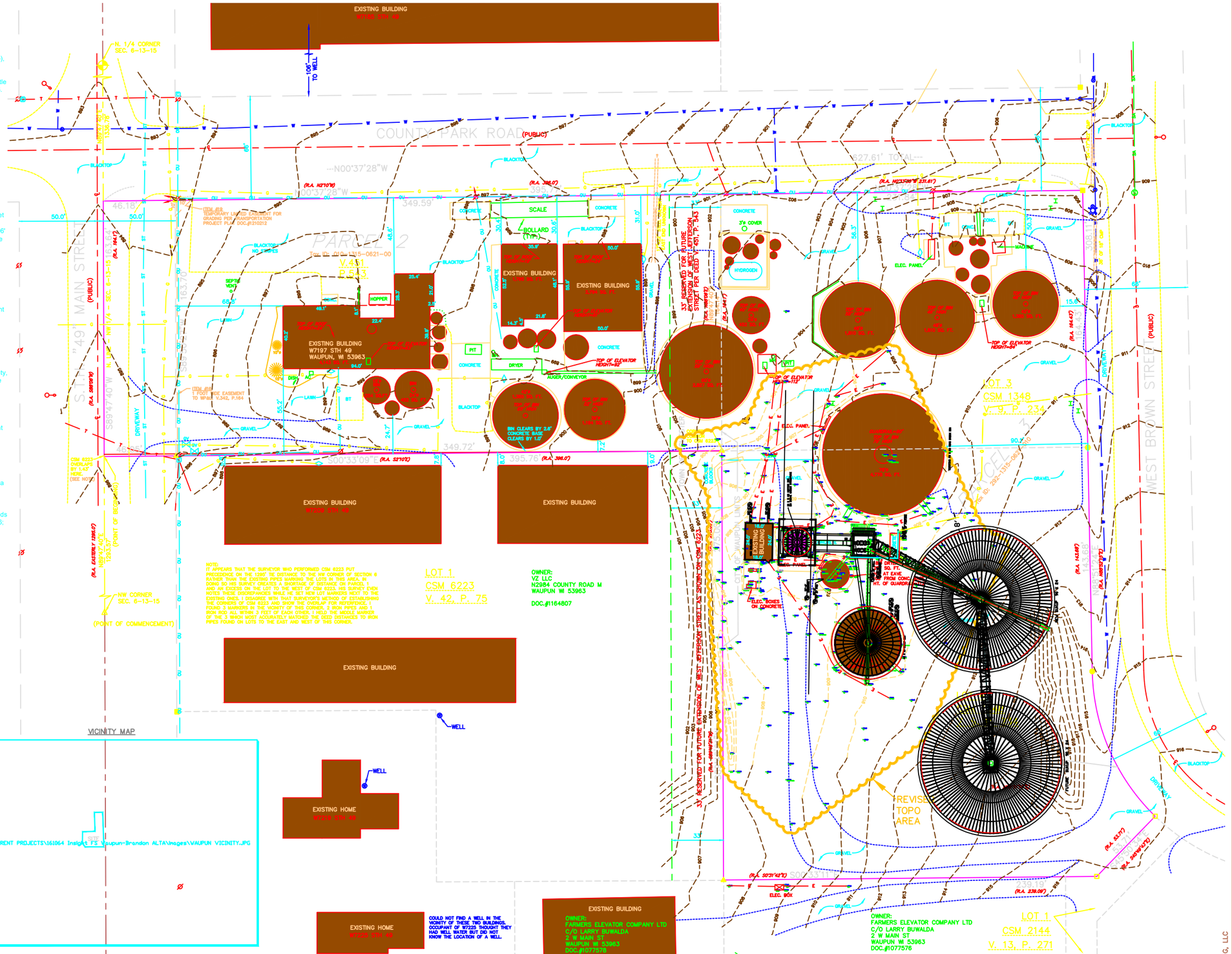
Commencing at the Northwest corner of said Section 6; thence North 89°-47'-40" East along the North line of the Northwest 1/4 of said Section 6, 1293.57 feet to the Northwest corner of lands described in Volume 451, Page 543, Deeds, Dodge County Register of Deeds Office and the point of beginning; thence South 00°-33'-09" East along the West line of said lands, 395.76 feet to the Southwest corner of said lands and the Northeast corner of said Lot 4; thence South 89°-46'-01" West along the North line of said Lot 4, 275.00 feet to the Northwest corner of said Lot 4; thence South 00°-33'-11" East along the West line of said Lot 4, 239.19 feet; thence South 45°-50'-34" East along the Southwesterly line of said Lot 4, 53.71 feet to the Southwest corner of said Lot 4, being on the Northerly right-of-way line of West Brown Street; thence Northeasterly along said right-of-way line on a curve to the right, having a radius of 133.00 feet, 103.76 feet along curve to a point which is North 66°-30'-17" East, 101.15 feet from last described point; thence North 88°-51-24" East along said right-of-way line, 308.11 feet to its intersection with the West right-of-way line of County Park Road, being the Southeast corner of said Lot 3; thence North 00°-37'-28" West along said West right-of-way line, 627.61 feet to the Northeast corner of said lands described in Volume 451, Page 543, being on the North line of the Northwest 1/4 of said Section 6; thence South 89°-47'-40" West along said North line, 163.64 feet to the point of beginning.

PARCELS 2 & 3 AREA

LOT	3.732 ACRES (162,572 SQ. FT.)
R/W	0.173 ACRES (7,547 SQ. FT.)
TOTAL	3.905 ACRES (170,119 SQ. FT.)

LEGEND:

- 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT. w/BLUE PLASTIC CAP
- RAILROAD SPIKE SET
- 1" IRON ROD FOUND
- 1" IRON PIPE FOUND.
- MAG NAIL FOUND.
- CONC. MONUMENT WITH ALUMINUM CAP FOUND
- (R.A.) "RECORDED AS" DATA
- I-BEAM GUY POST
- WATER VALVE IN BOX
- UTILITY POLE WITH GUY WIRE
- STREET LIGHT
- GAS METER/SERVICE
- CABLE PEDESTAL
- WELL
- GAS VALVE
- CENTER LINE
- CONIFEROUS TREE
- ST — EXISTING STORM SEWER AND MANHOLE
- SA — EXISTING SANITARY SEWER AND MANHOLE
- W — EXISTING WATER LINE AND HYDRANT
- OU — EXISTING OVERHEAD UTILITY LINE
- T — EXISTING UNDERGROUND TELEPHONE CABLE
- G — EXISTING UNDERGROUND GAS LINE
- 800 — EXISTING GROUND CONTOUR NAVD88 DATUM



COULD NOT FIND A WELL IN THE VICINITY OF THESE TWO BUILDINGS. OCCUPANT OF W7229 THOUGHT THEY HAD WELL WATER BUT DID NOT KNOW THE LOCATION OF A WELL.

NOTE:
IT APPEARS THAT THE SURVEYOR WHO PERFORMED CSM #223 PUT PRECEDENCE ON THE 1320' TIE DISTANCE TO THE NW CORNER OF SECTION 6 RATHER THAN THE EXISTING PIPES MARKING THE LOTS IN THIS AREA. IN DOING SO HIS SURVEY CREATES A SHORTAGE OF DISTANCE ON PARCEL 1 AND AN EXCESS ON THE LOT TO THE WEST OF CSM 6223. HIS SURVEY EVEN NOTES THESE DISCREPANCIES WHILE HE SET NEW LOT MARKERS NEXT TO THE EXISTING ONES. I DISAGREE WITH THAT SURVEYOR'S METHOD OF ESTABLISHING THE CORNERS OF CSM 6223 AND SHOWN THE OVERLAP FOR INTERPRETATION. I FOUND 3 MARKERS IN THE VICINITY OF THIS CORNER, 2 IRON PIPES AND 1 IRON ROD ALL WITHIN 3 FEET OF EACH OTHER. I HELD THE MIDDLE MARKER OF THE 3 WHICH MOST ACCURATELY MATCHED THE DEED DISTANCES TO IRON PIPES FOUND ON LOTS TO THE EAST AND WEST OF THIS CORNER.

BEARINGS REFERENCED TO THE DODGE COUNTY COORDINATE SYSTEM (NAD 83/91 DATUM). THE NORTH LINE OF THE NW 1/4 OF SECTION 6-13-15 HAS A BEARING OF S89°47'40"W.

30' 0 30' 60'
1"= 30'
SCALE FEET

NOTES:
EXISTING UTILITIES SHOWN ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SEWER AND WATER FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

THOSE PORTIONS OF THIS SITE LYING WITHIN THE TOWN OF CHESTER ARE CURRENTLY ZONED C-1 COMMERCIAL DISTRICT WITH THE FOLLOWING SETBACK REQUIREMENTS:
MIN. LOT WIDTH = 200 FT. UNLESS OTHERWISE PERMITTED.
MIN. LOT AREA = 2 ACRES UNLESS OTHERWISE PERMITTED.
MAX. BLDG. HEIGHT = 40 FT.
MIN. FLOOR AREA AS REQUIRED.
MIN. STREET YARD =
75 FT. FROM CENTERLINE OR 42 FT. FROM R/W ON TOWN ROADS;
100 FT. FROM CENTERLINE OR 67 FT. FROM R/W ON STATE OR COUNTY HIGHWAYS.
MIN. SIDE YARD = 10 FT. (PRINCIPAL STRUCTURES)
MIN. REAR YARD = 25 FT.
DETACHED ACCESSORY STRUCTURES SHALL NOT BE CLOSER THAN TEN (10) FEET TO THE PRINCIPAL STRUCTURE; SHALL NOT EXCEED TWENTY (20) FEET IN HEIGHT AND SHALL NOT BE CLOSER THAN THREE (3) FEET TO ANY LOT LINE. HOWEVER, IF ABUTTING LAND IS ZONED A-G GENERAL AGRICULTURAL, THERE SHALL BE A 30 FOOT BUFFER YARD PROVIDED.

THE BUILDINGS AND LAND ON PARCEL 3 LYING WITHIN THE TOWN OF CHESTER ARE IN CONFORMANCE WITH ALL TOWN OF CHESTER ZONING REQUIREMENTS AS CERTIFIED BY SALLY GAWLE, TOWN CLERK ON 4-13-2016.

THOSE PORTIONS OF THIS SITE LYING WITHIN THE CITY OF WAUPUN ARE CURRENTLY ZONED M-2 MANUFACTURING DISTRICT WITH THE FOLLOWING SETBACK REQUIREMENTS:
MIN. LOT WIDTH = 100 FT.
MIN. LOT AREA = 1 ACRE.
MAX. BLDG. HEIGHT = 65 FT.
MIN. FRONT YARD = 15 FT.
MIN. SIDE YARD = 5 FT. FOR ACCESSORY BUILDINGS.
SEE THE APPROPRIATE ZONING ORDINANCES FOR TOWN OF CHESTER AND CITY OF WAUPUN FOR OTHER PERMISSIBLE USES, CONDITIONAL USES OR SITE RESTRICTIONS.

AS TO OPTIONAL SURVEY ITEM 21(h), THE SURVEYOR HAS NOT BEEN MADE AWARE OF ANY SUBSURFACE ENCROACHMENTS ON THIS SITE, IF ANY.

AS TO OPTIONAL SURVEY ITEM 21(i), STORAGE TANKS AND WELLS SHOWN ON THIS SURVEY ARE BASED ON FIELD EVIDENCE OBSERVED BY THE SURVEYOR. THE SURVEYOR HAS NOT BEEN MADE AWARE OF ANY UNDERGROUND STORAGE TANKS OR ABANDONED WELLS ON THIS SITE, IF ANY.

NO PART OF PARCELS 2 OR 3 LIE WITHIN A MAPPED 100 YEAR OR 500 FLOODPLAIN PER CURRENT FEMA FLOOD INSURANCE RATE MAPS.

THIS SURVEY WAS UPDATED ON 3/25/2020 TO SHOW AS-BUILT STRUCTURES AND GRADES IN THE CLOUDED PORTION OF THIS MAP ONLY. ALTA/NSPS SURVEY DATA AND NOTES SHOWN ON THE REMAINDER OF THIS SHEET WERE FROM A 2016 SURVEY AND MAY NO LONGER BE ACCURATE. SHEETS 1 AND 2 OF THE 2016 SURVEY DO NOT APPLY TO THE AS-BUILT UPDATE.

2015 © JACOB LAND SURVEYING, LLC

REVISIONS:
5/10/2016 ADDED BIN HEIGHTS AND ZONING NOTES
3/25/2020 UPDATED TOPO IN CLOUDED AREA

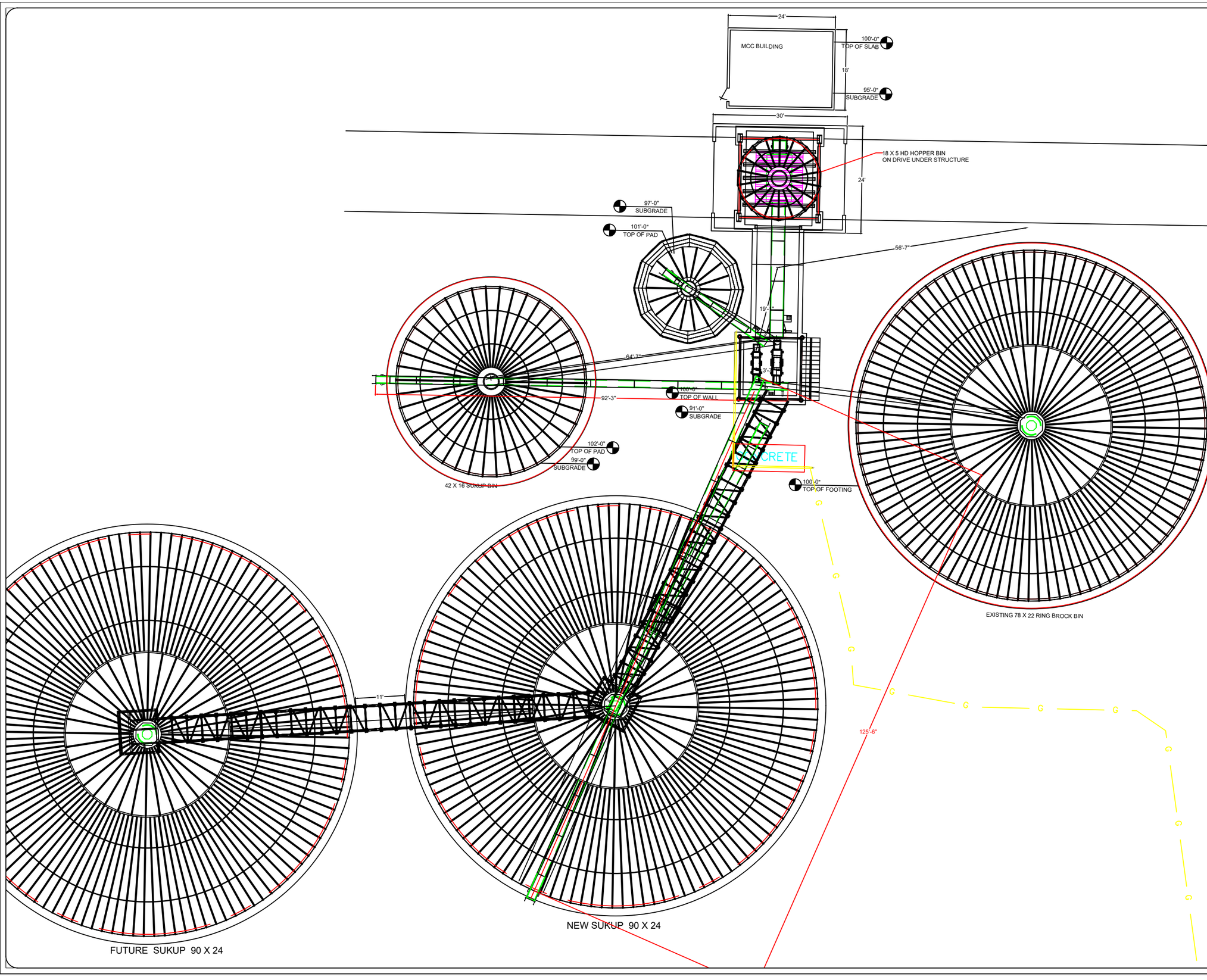
W8057 Randalwood Lane
Fond du Lac, WI 54937
phone: 920-922-2908
Jacob Land Surveying LLC

OWNER:
GROWMARK INC.
222 E PUERNER ST.
JEFFERSON, WI 53549

PROJECT:
ALTA/NSPS LAND TITLE SURVEY
PART OF THE NW 1/4, SECTION 6, T.13 N.-R. 15 E.
TOWN OF CHESTER AND CITY OF WAUPUN
DODGE COUNTY, WI

DATE: 5/02/2016
PROJECT NO.: 201065

SHEET 3 / 3

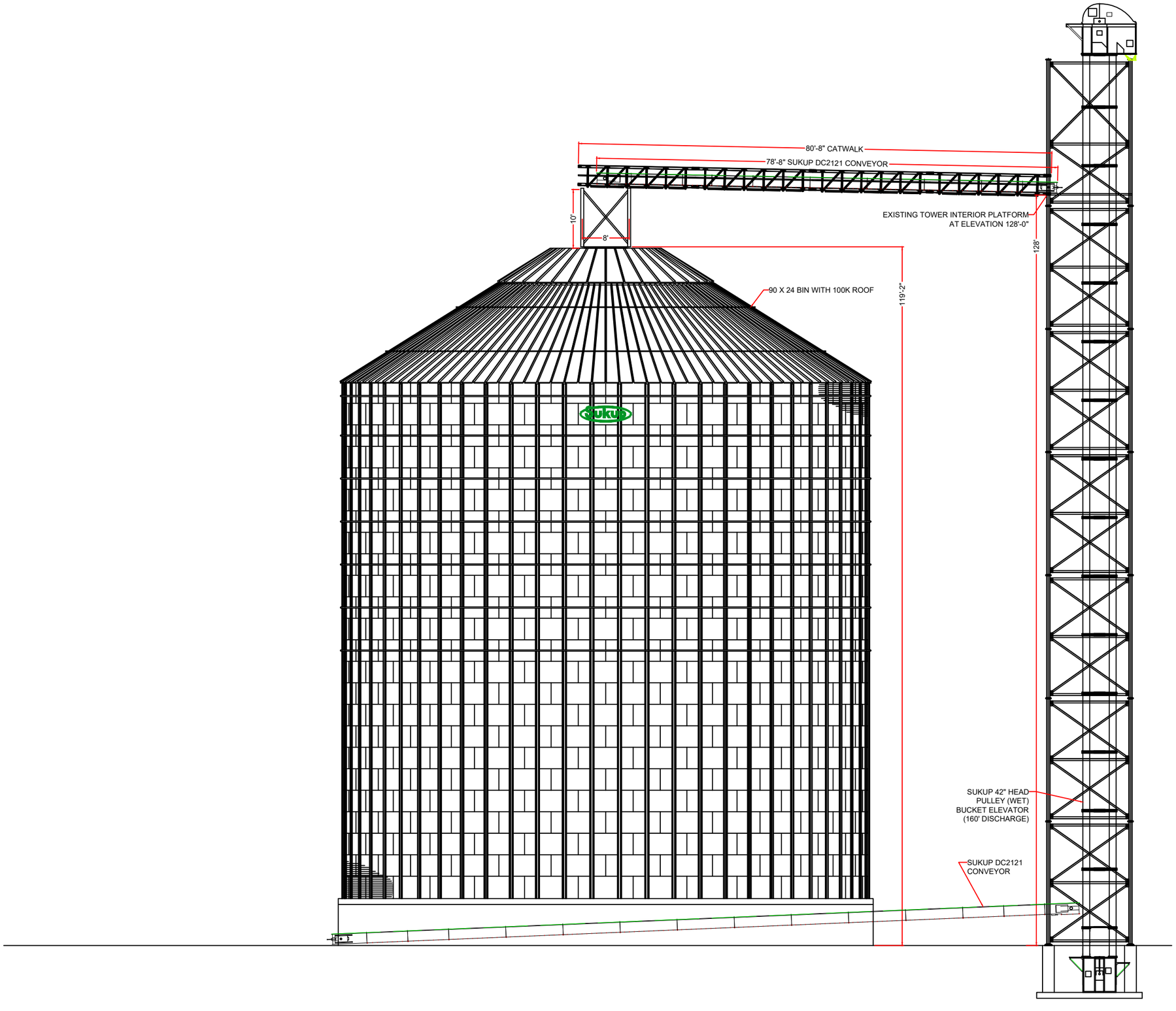


TITLE: LAYOUT
DRAWN BY: AL
DATE: 6/20/2019
SCALE: NTS
REVISED: 4/28/2020 AL

JOB NAME: INSIGHT FS - WAUPUN, WI
JOB NUMBER: GRBT643
JOB CONTACT: **** (***)***-****
JOB ADDRESS: W7197 HIGHWAY 49-WEST WAUPUN, WI 53963
SALES CONTACT: BRYCE TYLER (608) 289-9625

The Schorsine GROUP INC.

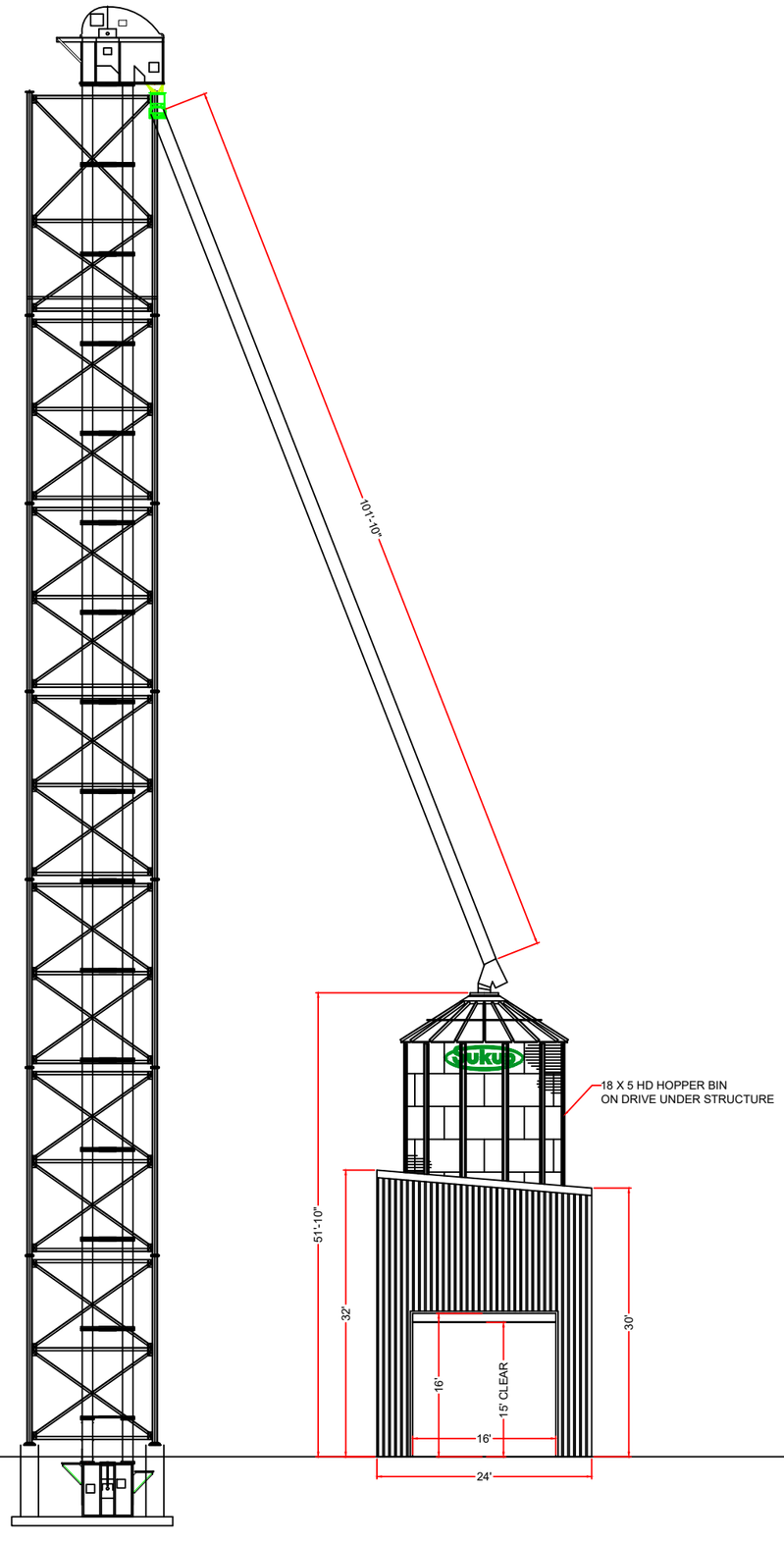
PAGE:
1/3



TITLE: NEW 90 X 24 BIN ELEVATION
DRAWN BY: AL
DATE: 6/20/2019
SCALE: NTS
REVISED: 4/28/2020 AL

JOB NAME: INSIGHT FS - WAUPUN, WI
JOB NUMBER: GRBT643
JOB CONTACT: **** (***)***-****
JOB ADDRESS: W7197 HIGHWAY 49-WEST WAUPUN, WI 53963
SALES CONTACT: BRYCE TYLER (608) 289-9625

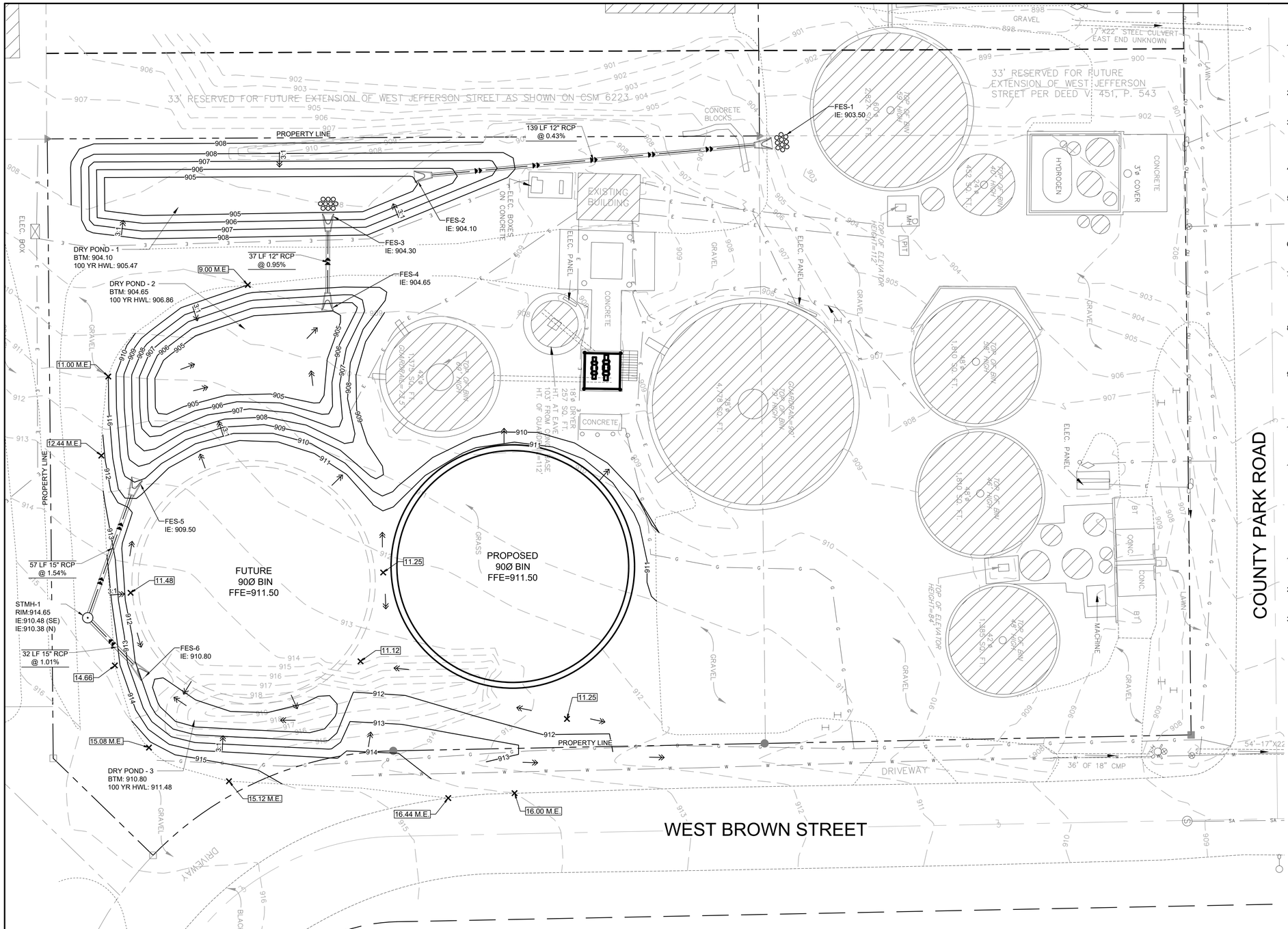
The Scharine GROUP INC.



TITLE: DRIVE UNDER HOPPER BIN
DRAWN BY: AL
DATE: 6/20/2019
SCALE: NTS
REVISED: 4/28/2020 AL

JOB NAME: INSIGHT FS - WAUPUN, WI
JOB NUMBER: GRBT643
JOB CONTACT: **** (***)***-****
JOB ADDRESS: W7197 HIGHWAY 49-WEST WAUPUN, WI 53963
SALES CONTACT: BRYCE TYLER (608) 289-9625

The Schaine GROUP INC.



GENERAL NOTES

1. ALL EXISTING INFORMATION TAKEN FROM SURVEY BY <COMPANY> PROJECT NUMBER <PROJECT NUMBER>, DATED <SURVEY DATE>. BACKGROUND SURVEY ON THESE DRAWINGS IS FOR REFERENCE ONLY.
2. SUBSURFACE GEOTECHNICAL INVESTIGATION BY <COMPANY> PROJECT NUMBER <NUMBER>, DATED <SURVEY DATE>.
3. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING PUBLIC AND PRIVATE UTILITIES, AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
4. ALL EXISTING UTILITIES AND OTHER IMPROVEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE.
5. CONTRACTOR TO KEEP FROM DAMAGE ALL EXISTING IMPROVEMENTS, LANDSCAPING, STRUCTURES AND UTILITIES THAT ARE TO REMAIN. CONTRACTOR TO REPAIR ANY DAMAGE AT OWN EXPENSE.
6. ALL WORK TO CONFORM WITH CITY OF WAUPUN AND STATE OF WISCONSIN STANDARDS AND REGULATIONS.
7. ALL EXCAVATIONS MUST COMPLY WITH THE REQUIREMENTS OF OSHA 29 CFR, PART 1926, SUBPART P "EXCAVATIONS AND TRENCHES". THIS DOCUMENT STATES THAT EXCAVATION SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. FLARED END SECTIONS (FES) ARE SHOWN ON PLAN LARGER THAN ACTUAL SIZE. ALL PIPE LENGTHS INCLUDE FES. CONTRACTOR/SURVEYOR TO STAKE THE END OF FES FOR LOCATION.
9. PROVIDE TRAFFIC CONTROL AT STREETS AND SIDEWALKS PER CITY OF WAUPUN AND MUTCD REQUIREMENTS. AS REQUIRED; TRAFFIC CONTROL DESIGN, RELATED PERMITTING, AND DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. ANY WORK PERFORMED OUTSIDE THE PROPERTY BOUNDARIES MUST BE APPROVED BY OWNER AND ALL REGULATING GOVERNMENT AGENCIES AND APPROPRIATE PERMITS MUST BE OBTAINED.
15. CONTRACTOR'S SURVEYOR SHALL RESET PERMANENT MONUMENTS AT LOCATIONS OF ALL FOUND MONUMENTS THAT ARE DISTURBED BY CONSTRUCTION. CONTRACTOR'S SURVEYOR SHALL PREPARE A MONUMENT PRESERVATION CERTIFICATE IN ACCORDANCE WITH STATE LAW.

GRADING NOTES

1. PROPOSED SPOT ELEVATIONS AND CONTOURS ARE TO TOP OF GRADE, OR PAVEMENT UNLESS OTHERWISE SPECIFIED.
2. SEE SWPPP C601 FOR ADDITIONAL DETAILED EROSION PREVENTION AND SEDIMENT CONTROL NOTES.
3. SEE SHEETS C401 FOR ADDITIONAL LOCATIONS OF EROSION AND SEDIMENT CONTROL ITEMS AND NOTES. INSTALL PERIMETER EROSION AND SEDIMENT CONTROL ITEMS PRIOR TO CONSTRUCTION.

LEGEND

912	PROPOSED CONTOUR
	PROPOSED STORM SEWER
D	PROPOSED DRAINTILE
	PROPOSED FES WITH RIP RAP
	PROPOSED CATCH BASIN
11.25	PROPOSED SPOT ELEVATION
2.00% 3:1	DENOTES SURFACE DRAINAGE
	EXISTING PROPERTY LINE
	EXISTING R.O.W.
914	EXISTING CONTOUR
	EXISTING EDGE OF PAVEMENT
W	EXISTING WATER LINE
G	EXISTING GAS LINE
E	EXISTING ELECTRICAL LINE
	EXISTING STORM SEWER
	EXISTING WATER VALVE
	EXISTING HYDRANT
	EXISTING GUY POLE I BEAM

NORTH

1 C201 PAVING, GRADING AND DRAINAGE PLAN

1"=20'

0 20' 40' 60'

VAA, LLC
2300 Berkshire Lane N, Suite 200
Plymouth, MN 55441
WI Firm Registration No. 4071-11

763.559.9100
www.vaaeng.com
Project # 200238

CLIENTS:

NewTech Engineering & Environmental
A Subsidiary of GROWMARK, Inc.
P.O. Box 2500 • Bloomington, IL 61702

INSIGHT FS

CLIENT PROJECT NO:

PROJECT:

FACILITY EXPANSION
WAUPUN, WI

NO	DATE	ISSUE/REVISION	BY

CERTIFICATION:

PRELIMINARY
NOT FOR CONSTRUCTION

NOTICE: THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, DETAILS, DEVELOPMENTS, GRAPHICS AND MODELS THEREOF, ARE THE EXCLUSIVE PROPERTY OF VAA, LLC. AND CANNOT BE COPIED, DUPLICATED, REPRODUCED OR COMMERCIALLY EXPLOITED, IN WHOLE OR IN PART, NOR CAN ANY DERIVATIVE WORK BE MADE UNLESS EXPRESSLY AUTHORIZED IN WRITING BY VAA, LLC.
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DATE: 4/28/2020		DRAWN: RCQ
DESIGNED: BTR / AJR	CHECKED: ARL	APPROVED: JJS

DRAWING TITLE:

PAVING, GRADING AND DRAINAGE PLAN

PROJECT NO: 200238	DRAWING NO: C201
SCALE: AS NOTED	

Date Plotted: Tuesday, April 28, 2020

Drainage Narrative

For the Proposed

Facility Expansion

Waupun, WI

NewTech
Engineering & Environmental
A Subsidiary of GROWMARK, Inc.
P.O. Box 2500 • Bloomington, IL 61702

INSIGHT FS

VAA

Prepared by VAA, LLC
2300 Berkshire Lane N, Suite 200
Plymouth, MN 55441

Date issued: 05/01/2020

Table of Contents

Summary: Stormwater Narrative and Calculations

Exhibit A Existing Hydrology delineation exhibit

Exhibit B Proposed Hydrology delineation exhibit

STORMWATER NARRATIVE

Purpose:

The site consists of an existing agricultural facility with buildings, grass and gravel land coverage.

The scope of this project is to:

- Construction of new grain bin facilities
- Construction of stormwater facilities.

Existing Drainage Conditions:

The existing site can be broken down into 3 drainage areas. The first area drains into an existing grassed depression on the neighbor's property located to the north of the site (Reach 1R), an onsite culvert that flows to the east (Reach 2R) and the grassed ROW ditch along W Brown Street (Reach 3R) . Please see plans, EX1, and calculations for more details.

Catchment 1X consists of roof, gravel and grassed areas located in the west portion of the property. This area flows to the North via overland flow (Reach 1R).

Catchment 2X consists of roof and gravel areas located in the east portion of the site. This area flows to an existing culvert located in the north east corner of the catchment via overland flow (Reach 2R).

Catchment 3X consists of gravel and grassed areas located on the southern border of the site with W. Brown Street. This area flows via overland flow into the ROW ditch for W. Brown Street (Reach 3R).

See Plans, EX 1 and calculations for more details.

Proposed site improvements:

- Construction of new grain bin facilities
- Construction of stormwater facilities.

Catchment 1.1S is comprised of areas previously incorporated in catchments 1X and 3X. It consists of roof, gravel, and grassed and a dry grassed stormwater pond 1.1 P located in the south/west portion of the site. Runoff will flow via overland flow into the grassed ditch and into dry stormwater pond 1.1 P. Pond 1.1P it will outlet to pond 1.2P via a 15" RCP culvert.

Catchment 1.2S is comprised of area previously incorporated in catchment 1X. It consists of roof area, gravel pavement, grassed areas and a dry grassed stormwater pond (1.2P) located in the central/west portion of the property. Runoff from this catchment will flow via overland flow from the roofs onto the grassed areas and into dry stormwater pond 1.2P. Dry stormwater pond 1.2P will outlet via an 8" PVC pipe into dry stormwater pond 1.3P.

Catchment 1.3S is comprised of area previously incorporated in catchment 1X. It consists of roof area, gravel pavement, grassed areas and a dry grassed stormwater pond (1.3P) located in the north/west portion of the property. Runoff from this catchment will flow via overland flow from roofs onto the grass sed/gravel areas and into dry stormwater pond 1.3P. Dry stormwater pond 1.3P will outlet via an 8" PVC pipe into catchment 2S and flow into the existing onsite culvert.

Catchment 2S this catchment is unchanged from the existing condition and will continue to flow in the same manner as the existing condition.

Catchment 3.1S is comprised of area previously incorporated into catchment 3X. it will still consist of gravel and grassed areas. This catchment flows in the same manner as catchment 3X.

Catchment 3.2S is comprised of area previously incorporated into catchment 3X. it will still consist of gravel area. This catchment flows in the same manner as catchment 3X.

See Plans, EX 2 and calculations for more details.

CALCULATIONS

Note* all impervious areas from future improvements has been accounted for in the hydrological analysis and stormwater management design as well as impervious areas from phase 1 of the site improvements which have already occurred.

Design Parameters:

1. Rate control for the 1, 2, 10, and 100-yearstorm events
2. 80% TSS removal.
3. TP removal to the max extent possible.

Pre-vs-Post Peak Flow Rate Results:

Below is a runoff rate comparison showing the pre-and-post runoff conditions. The results were generated using a model created in HydroCAD™ using a type 2 rainfall distribution and rainfall data from NOAA Atlas-14. As is shown below there is reduction in the rate of runoff leaving the site. There is an increase in the volume leaving the site as is expected with the creation of new impervious surfaces. HydroCAD™ incorporates the principals of calculation used in the TR-20 method required by the city's ordinance but is a more advanced form of calculation. A copy of the HydroCAD™ file is available upon request.

Rate Summary - 1R Neighbors Property				
Event	Pre (cfs)	Post (cfs)	Difference (cfs)	Difference %
1-yr	1.25	0	-1.25	-100.00
2-yr	1.83	0.00	-1.83	-100.00
10-yr	3.39	0.00	-3.39	-100.00
100-yr	7.03	0.00	-7.03	-100.00

Volume Summary - 1R Neighbors Property				
Event	Pre (af)	Post (af)	Difference (af)	Difference %
1-yr	0.09	0	-0.09	-100.00
2-yr	0.128	0.000	-0.128	-100.00
10-yr	0.234	0.000	-0.234	-100.00
100-yr	0.489	0.000	-0.489	-100.00

Rate Summary - 2R Culvert				
Event	Pre (cfs)	Post (cfs)	Difference (cfs)	Difference %
1-yr	4.14	4.73	0.59	14.25
2-yr	4.72	5.43	0.71	15.04
10-yr	6.88	7.93	1.05	15.26
100-yr	11.43	12.74	1.31	11.46

Volume Summary - 2R Culvert				
Event	Pre (af)	Post (af)	Difference (af)	Difference %
1-yr	0.182	0.32	0.138	75.82
2-yr	0.209	0.378	0.169	80.86
10-yr	0.313	0.605	0.292	93.29
100-yr	0.539	1.116	0.577	107.05

Rate Summary - 3R ROW Ditch				
Event	Pre (cfs)	Post (cfs)	Difference (cfs)	Difference %
1-yr	0.41	0.38	-0.03	-7.32
2-yr	0.51	0.43	-0.08	-15.69
10-yr	0.9	0.66	-0.24	-26.67
100-yr	1.76	1.13	-0.63	-35.80

Volume Summary - 3R ROW Ditch				
Event	Pre (af)	Post (af)	Difference (af)	Difference %
1-yr	0.018	0.017	-0.001	-5.56
2-yr	0.022	0.020	-0.002	-9.09
10-yr	0.038	0.031	-0.007	-18.42
100-yr	0.078	0.055	-0.023	-29.49

Rate Summary - Overall				
Event	Pre (cfs)	Post (cfs)	Difference (cfs)	Difference %
1-yr	5.8	5.11	-0.69	-11.8965517
2-yr	7.06	5.86	-1.2	-16.9971671
10-yr	11.17	8.59	-2.58	-23.0975828
100-yr	20.22	13.87	-6.35	-31.40455

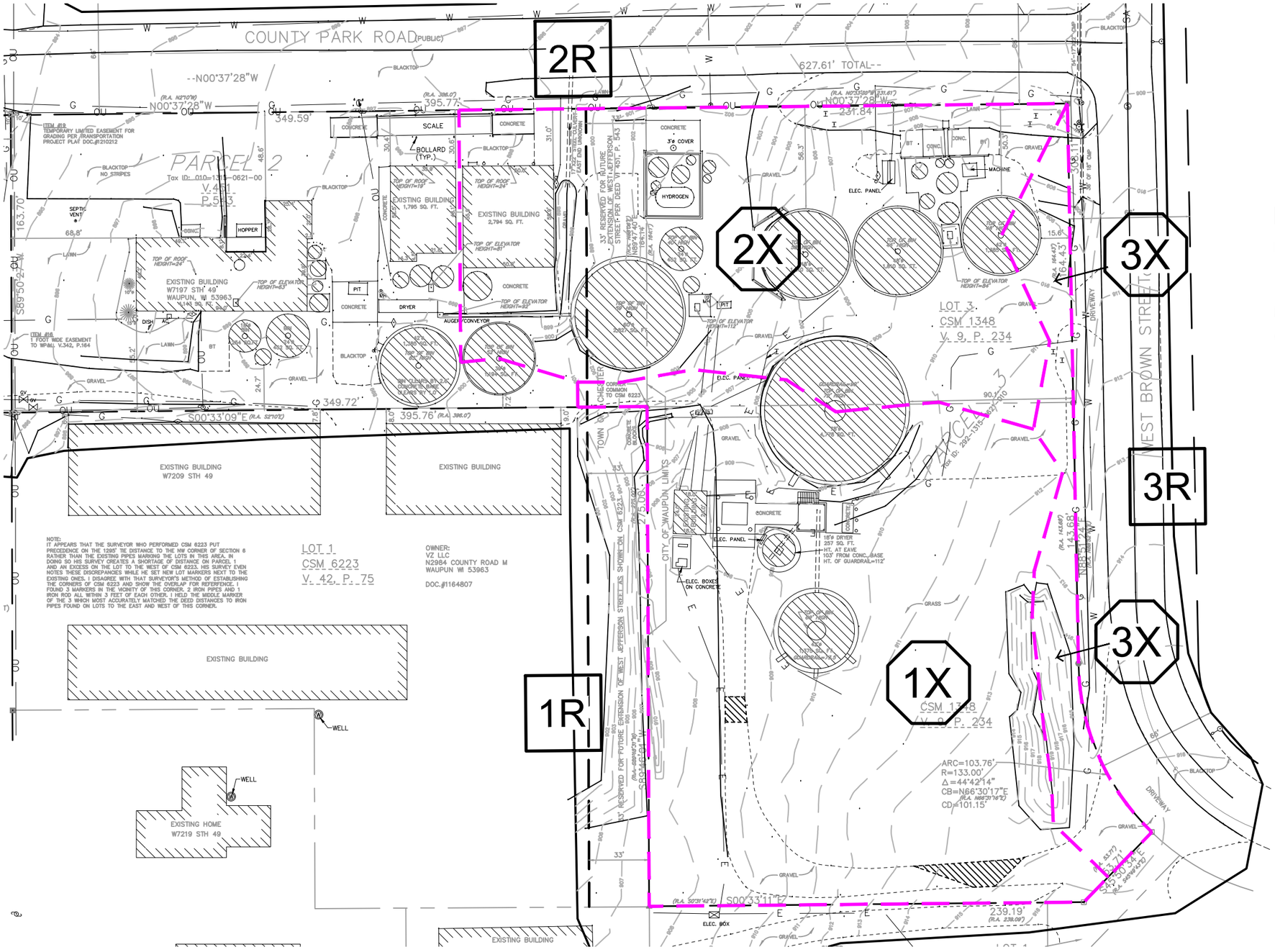
Volume Summary - overall				
Event	Pre (af)	Post (af)	Difference (af)	Difference %
1-yr	0.290	0.337	0.047	16.20689655
2-yr	0.359	0.398	0.039	10.86350975
10-yr	0.585	0.636	0.051	8.717948718
100-yr	1.106	1.171	0.065	5.877034358

TSS and TP removal data:

Below is the model run table for our site in P8 modeling software. The precipitation and temperature files used were those for the Madison area as it was the nearest available information for the program. A copy of the saved P8 file is available upon request.

Variable	OVERALL	DRY_POND 1	DRY_POND 2	DRY_POND 3
P0%				
P10%	27.9	19.2	19.4	13.0
P30%	77.1	62.4	64.2	53.7
P50%	94.9	86.5	89.2	85.1
P80%	99.5	98.2	98.8	98.3
TSS	79.8	72.9	70.6	55.2
TP	46.9	39.5	36.3	22.7
TKN	40.2	33.9	30.6	18.3
CU	57.3	52.4	47.0	29.4
PB	71.9	65.7	61.9	44.4
ZN	40.2	33.9	30.6	18.3
HC	71.9	65.7	61.9	44.4

As is shown above the proposed stormwater facilities are achieving a 79.8% Total Suspended Solids reduction and a 46.9% Total Phosphorus reduction.



LEGEND

DRAINAGE DIVIDE

EXISTING CONTOUR

EXISTING DRAINAGE AREA — 1X

DRAINAGE REACH — 1R

NORTH

1 / EX1

EXISTING HYDROLOGY DELINEATION EXHIBIT

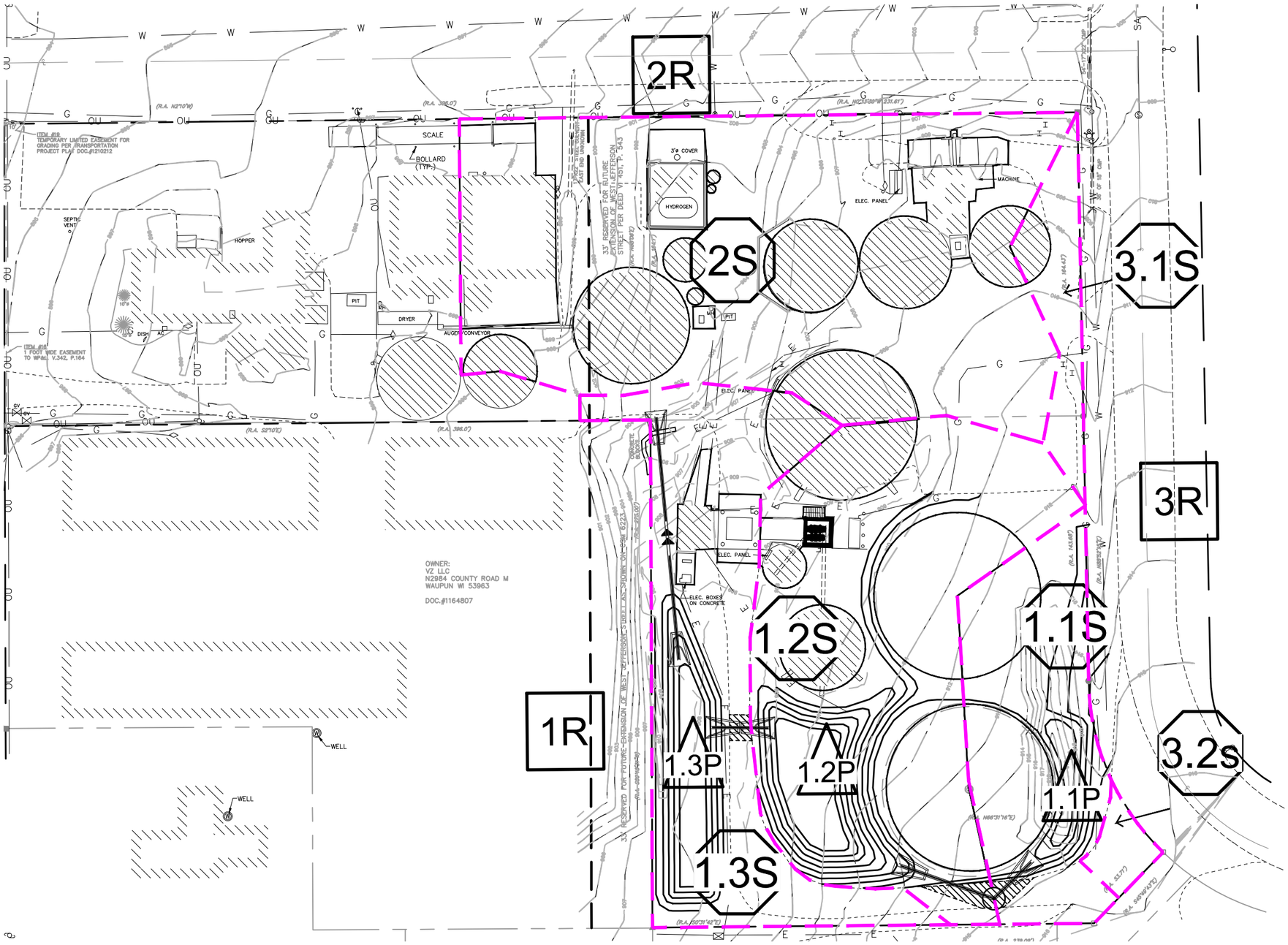
0 200' 400' 600'

1"= 100'

EXISTING HYDROLOGY EXHIBIT
WAUPUN, WI

VAA

PROJECT: 200238
05/01/2020



LEGEND

DRAINAGE DIVIDE

EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED DRAINAGE AREA — 2S

DRAINAGE REACH/POND — 1R, 1.1P

NORTH

1 / EX2

PROPOSED HYDROLOGY EXHIBIT

0 200' 400' 600'

1"= 100'

EXISTING HYDROLOGY EXHIBIT
WAUPUN, WI

VAA

PROJECT: 200238
05/01/2020