



WAUPUN

CITY OF SCULPTURE

A G E N D A
CITY OF WAUPUN PLAN COMMISSION MEETING
Waupun City Hall – 201 E. Main Street, Waupun WI
Monday, December 09, 2024 at 4:30 PM

The City of Waupun Plan Commission will meet in-person, virtually and teleconference. Instructions to join the meeting are provided below:

Virtual: <https://us02web.zoom.us/j/82624763823?pwd=QS9XZUpxK0pWeEdTdDNTTDlwQjRaZz09>

Meeting ID: 826 2476 3823

Phone: 312 626 6799 US (Chicago)

CALL TO ORDER

ROLL CALL

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

No Public Participation after this point.

FUTURE MEETINGS AND GATHERING INVOLVING THE PLAN COMMISSION

CONSIDERATION - ACTION

- 1.** Approve Minutes from September 18, 2024 Plan Commission Meeting
- 2.** Approve Annexation Ordinance Town of Chester, Dodge County, Tax Parcel Number(s) Parcels 010-1315-0543-015 and 010-1315-0543-014 to the City of Waupun
- 3.** Approve Annexation Ordinance Town of Chester, Dodge County, Tax Parcel Number(s) Parcels 010-1315-0844-000 to the City of Waupun
- 4.** Approve Site Plan - 916 S Madison St, Rapids Housing, LLC
- 5.** Approve Certified Survey Map - 301 E Main Street

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.



MINUTES
CITY OF WAUPUN PLAN COMMISSION
Waupun City Hall – 201 E. Main Street, Waupun WI
Wednesday, September 18, 2024 at 4:30 PM

Meeting called to order at 4:30 pm by Mayor Bishop, Chairperson.

Roll call taken. Members Present: Chairman Bishop, Jason Whitford, Elton TerBeest, Jeff Daane, Gary DeJager, Jerry Medema, Mike Matoushek (online); Staff Present: Sue Leahy, Administrator Schlieve; Attorney Vande Zande

No one present to speak during public comment time. Public participation is closed.

Next regularly scheduled meeting of the Plan Commission is October 16, 2024 at 4:30 pm, Waupun City Hall, Council Chambers.

Motion Whitford, second TerBeest to approve minutes from August 21, 2024 Plan Commission Meeting. Carried unanimously.

Motion DeJager, second Medema to approve the Certified Survey Map for 414 W Jefferson and 416 W Jefferson Street as presented. Carried unanimously.

Motion TerBeest, second Whitford to approve the Certified Survey Map for 223, 227 and 231 Woodland Drive and 506, 510, and 514 Hoard Road as presented. Carried unanimously.

Motion Whitford, second TerBeest to approve Site Plan for 401 Industrial Drive, Waupun (Tenneco Facility) as presented. Carried unanimously.

Motion Whitford, second Medema to open the Public Hearing City of Waupun Floodplain Ordinance. Zoning Administrator Leahy explains that the WI-DNR requires an update periodically to our floodplain ordinance to bring inline with current legislation. Act 175 is incorporated to allow people experiencing flooding to repair their homes without limit. No further public comment. Motion Matoushek, second Whitford to close public hearing. Carries unanimously. Motion DeJager, second Whitford to approve the ordinance as presented and send to Council for consideration. Carried unanimously.

Motion Medema, second TerBeest to adjourn meeting at 4:37 pm. Carried unanimously.

ORDINANCE # _____

AN ORDINANCE TO ANNEX REAL ESTATE LOCATED IN THE TOWN OF CHESTER, TO THE CITY OF WAUPUN, DODGE COUNTY

THE COMMON COUNCIL OF THE CITY OF WAUPUN, DO ORDAIN:

SECTION 1: Real Estate identified on the attached Exhibit "A," currently owned by the City of Waupun, is detached from the Township of Chester, and annexed to the City of Waupun, all in accordance with Wis. Stat. § 66.0223(1).

SECTION 2: The real estate shall be zoned PCD Planned Community Development for zoning purposes until the zoning map may otherwise be amended.

SECTION 3: The real estate shall be placed in Ward 2 of the First Aldermanic District for the City of Waupun, Dodge County.

SECTION 4: The population in the area to be annexed is zero.

Effective this ____ day of _____, 2024.

Rohn W. Bishop
Mayor

ATTEST:

Angela J. Hull
Waupun City Clerk

EXHIBIT "A"

PROPERTY DESCRIPTION

A part of the Southwest 1/4 of the Southeast 1/4 of Section 5 in Township 13 North of Range 15 East, Town of Chester, Dodge County, Wisconsin, described as follows, to-wit: Beginning at a point located 891.5 feet West and 556.64 feet South from the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 5; thence North a distance of 286 feet to a fence corner in place; thence North 88 degrees East, a distance of 443 feet to an iron pipe corner placed in the fence line; thence South, parallel with the West line of this parcel, a distance of 610 feet to an iron pipe corner placed in the Northerly line of State Highway #151; thence Southwesterly along said right of way line, a distance of 576.8 feet to a point located 678 feet South of the point of beginning (iron pipe corner in place); thence North a distance of 678 feet to said point of beginning.

ALSO, a part of the Southwest 1/4 of the Southeast 1/4 of Section 5, in Township 13 North, of Range 15 East, Town of Chester, Dodge County, Wisconsin, described as: Beginning at a point located 891.50 feet West and 556.64 feet South from the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 5; thence West, a distance of 395.4 feet to the East line of the right of way of the Chicago, Milwaukee, St. Paul & Pacific Railroad; thence South along the East line of said right of way, a distance of 527.78 feet to a point; thence South 50 degrees, 27 minutes East, a distance of 370 feet along the Northeast boundary of lands owned by the Carnation Company, to the Northwesterly right of way line of State Trunk Highway 151, at a point 763.36 feet South of the North line of the premises hereby conveyed; thence North 51 degrees East along said right of way, a distance of 138 feet to a point; thence North a distance of 678 feet to the place of beginning.

Tax Parcel Numbers: 010-1315-0543-014; 010-1315-0543-015

Print Date: 3/16/2023

Printed By: mchadwick File: P:\17_04_1123_001_12056\05100212056 Phase I Figure.mxd

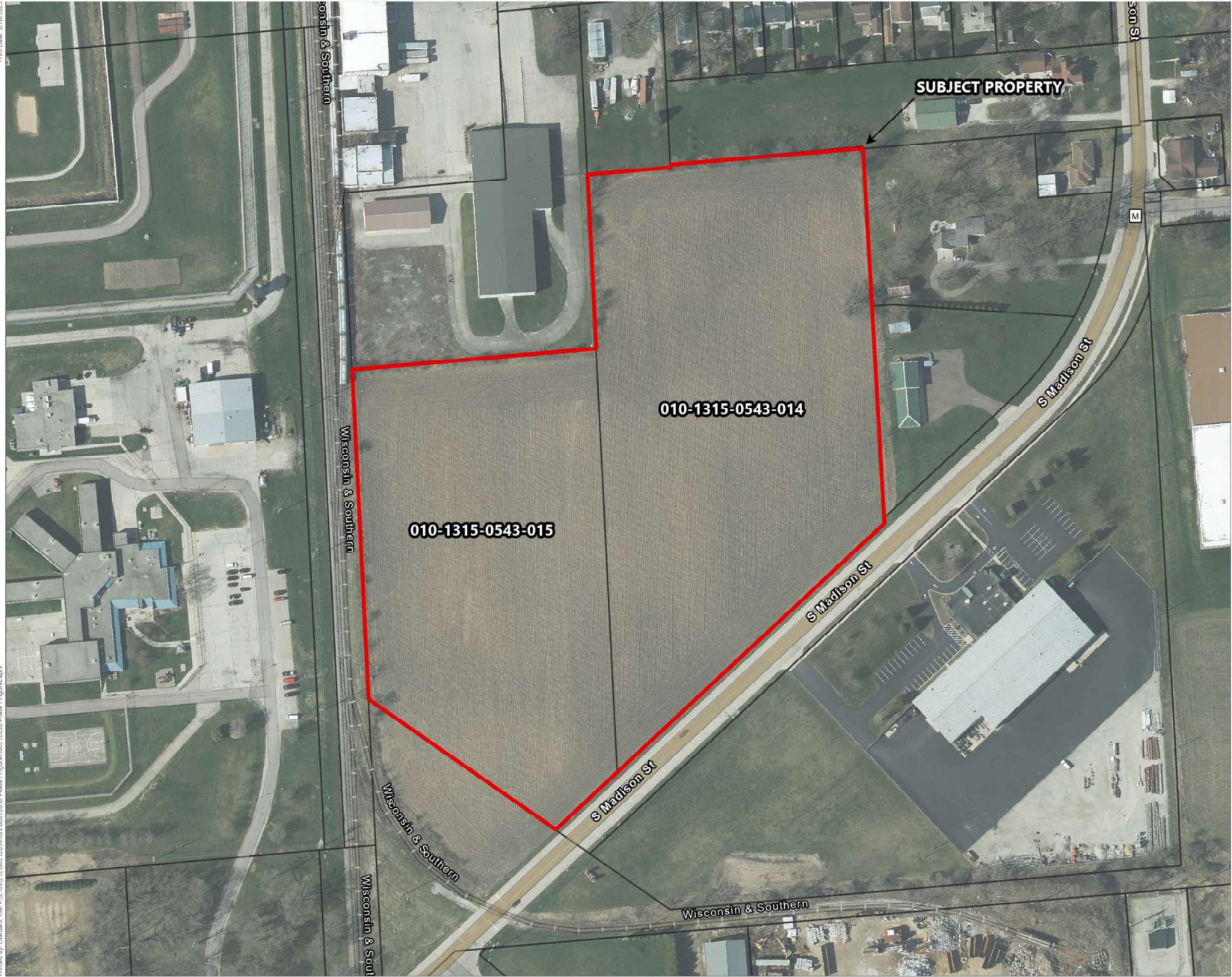


FIGURE 2

SITE DETAIL MAP

PHASE I ENVIRONMENTAL SITE ASSESSMENT
 PARCEL ID: 010-1315-0543-014 AND
 010-1315-0543-015
 CHESTER, DODGE COUNTY, WISCONSIN

- Site Boundary
- Tax Parcels

All data shown in this exhibit is approximate for display purposes only and does not reflect actual survey data.

Data Sources:
 Dodge County Land Resources & Parks, Esri Community Maps Contributors, ©
 OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/
 NASA, USGS, EPA, NPS, US Census Bureau, USDA

ORDINANCE # _____

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THE COMMON COUNCIL OF THE CITY OF WAUPUN, DO ORDAIN:

SECTION 1: Real Estate identified on the attached Exhibit "A," currently owned by the City of Waupun, is detached from the Township of Chester and annexed to the City of Waupun, all in accordance with Wis. Stat. § 66.0223(1).

SECTION 2: The real estate shall be zoned M2 Open Storage/Heavy Manufacturing for zoning purposes until the zoning map may otherwise be amended.

SECTION 3: The real estate shall be placed in Ward 15 and the First Aldermanic District of the City of Waupun.

SECTION 4: The population in the area to be annexed is zero.

Enacted and Effective this __ day of _____, 2024.

Rohn Bishop
Mayor

ATTEST:

Angela J. Hull
Waupun City Clerk

EXHIBIT "A"

PROPERTY DESCRIPTION

The Southwest 1/4 of the Southeast 1/4 of Section 8, Township 13 North of Range 15 East, excepting 2 1/2 acres on the West side thereof owned by the Chicago, Milwaukee and St. Paul Railroad Company. Except that part of Certified Survey Map No. 7085 recorded in Volume 48 of Surveys on page 288 lying in said 1/4 1/4. All located in the Town of Chester, Dodge County, Wisconsin

ALSO, Lot 1 of Certified Survey Map No. 7085, being a part of Southeast 1/4 of the Southeast 1/4 and a part of the Southwest 1/4 of the Southeast 1/4, Section 8, Township 13 North, Range 15 East, Town of Chester, Dodge County, Wisconsin as recorded in Volume 48 of Surveys on page 288 as Document No. 1236397.

Property Address: N11363 State Road 26, Waupun, WI 53963

Tax Parcel Number: 010-1315-0843-000; 010-1315-0844-000



Site Detail Map

Parcel 010-1315-0844-000, CHESTER, DODGE COUNTY, WISCONSIN

 Site Boundary



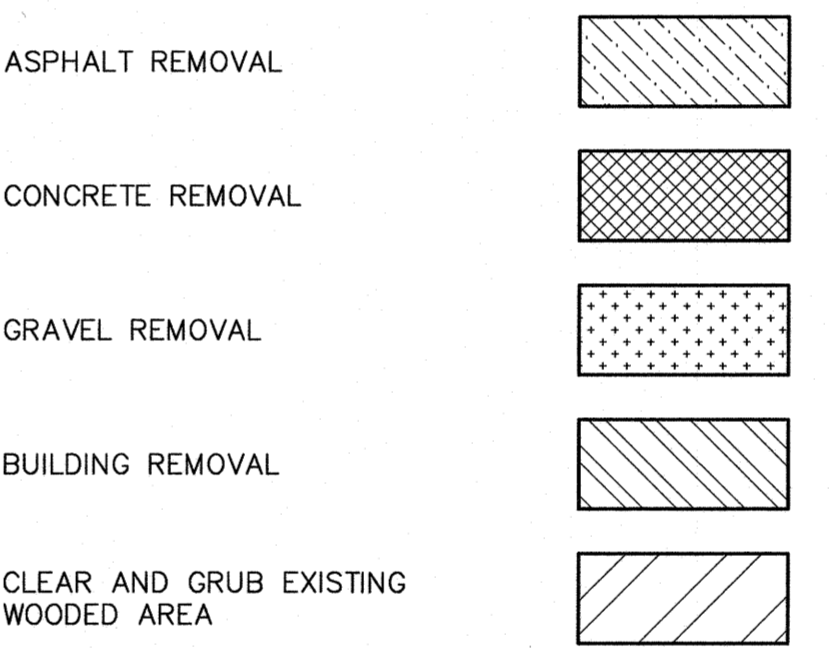
GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
3. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION, IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
4. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
5. COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING UTILITIES ON SITE PRIOR TO THE START OF WORK.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
7. COORDINATE ALL UTILITY REMOVAL, DISCONNECTION, AND/OR RECONNECTION WITH RESPECTIVE UTILITY COMPANIES PRIOR TO BEGINNING WORK.
8. ANY EXISTING UTILITIES NOT EXPRESSLY LABELED FOR DEMOLITION/REMOVAL ON THIS DOCUMENT SHALL BE LEFT IN PLACE AND IN THEIR CURRENT STATE OF OPERATION. CONTACT ENGINEER WHEREVER CLARIFICATION IS NEEDED.
9. STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
10. IF STRIPPED TOPSOIL IS STOCKPILED ON SITE, SILT FENCE SHALL BE INSTALLED AROUND THE BASE OF THE STOCKPILE TO PREVENT SEDIMENT TRANSPORT.
11. PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
12. MAINTAIN TRAFFIC CIRCULATION TO ALL NEIGHBORING PROPERTIES SHOWN ON THIS DOCUMENT. COORDINATE ALL WORK WITH NEIGHBORING PROPERTY OWNERS.

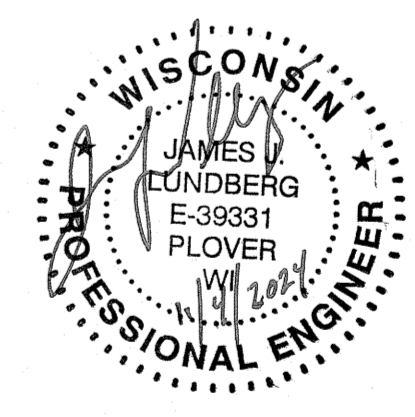
KEYNOTES:

- | | | |
|--|---|--|
| 1. SAWCUT EXISTING ASPHALT | 7. REMOVE EXISTING ELECTRIC PANEL WITH METERS (COORDINATE WITH UTILITY COMPANY) | 12. MAINTAIN EXISTING TELEPHONE LINE |
| 2. CLEAR AND GRUB EXISTING TREE/BUSH | 8. REMOVE EXISTING TELEPHONE PEDESTAL (COORDINATE WITH UTILITY COMPANY) | 13. MAINTAIN EXISTING CULVERT |
| 3. REMOVE EXISTING SIGN | 9. REMOVE EXISTING UNDERGROUND ELECTRICAL LINE | 14. REMOVE EXISTING ELECTRICAL BOX (COORDINATE WITH UTILITY COMPANY) |
| 4. REMOVE EXISTING BUILDING AND FOUNDATION | 10. MAINTAIN EXISTING ELECTRICAL LINE | 15. MAINTAIN EXISTING CLEANOUT |
| 5. REMOVE EXISTING WATER LINE | 11. REMOVE EXISTING TELEPHONE LINE (COORDINATE WITH UTILITY COMPANY) | 16. REMOVE LANDSCAPING |

DEMOLITION HATCH PATTERNS:



CIVIL SHEET INDEX	
Sheet Number	Sheet Title
C1.0	DEMOLITION PLAN
C2.0	LAYOUT PLAN
C3.0	GRADING PLAN
C4.0	EROSION CONTROL PLAN
C5.0	UTILITY PLAN
C6.0	DETAILS
C6.1	DETAILS



UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

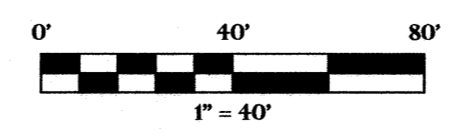
BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BURY BOLT ON HYDRANT, LOCATED ON THE NORTH SIDE OF BUSINESS "151" (ALSO KNOWN AS COUNTY ROAD "M"), SOUTHWEST OF THE BEGINNING OF THE PRIVATE DRIVE TO THE MOBILE HOME COMMUNITY. ELEVATION = 926.55

BENCHMARK #2
BURY BOLT ON HYDRANT, LOCATED NORTH OF THE END OF THE PRIVATE DRIVE TO THE MOBILE HOME COMMUNITY. ELEVATION = 938.11

BENCHMARK #3
BURY BOLT ON HYDRANT, LOCATED ON THE WEST SIDE OF THE PRIVATE DRIVE TO THE MOBILE HOME COMMUNITY, APPROXIMATELY 360 FEET NORTHWEST OF BENCHMARK #1. ELEVATION = 935.55



REVISIONS	
CHECKED:	JL
DRAWN:	JO
DATE	10/24/2024
PROJECT NO.	23.166

DEMOLITION PLAN

**RAPIDS HOUSING, LLC
LANDAAL'S MH VILLAGE
CITY OF WAUPUN
DODGE CO, WISCONSIN**

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kitching Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

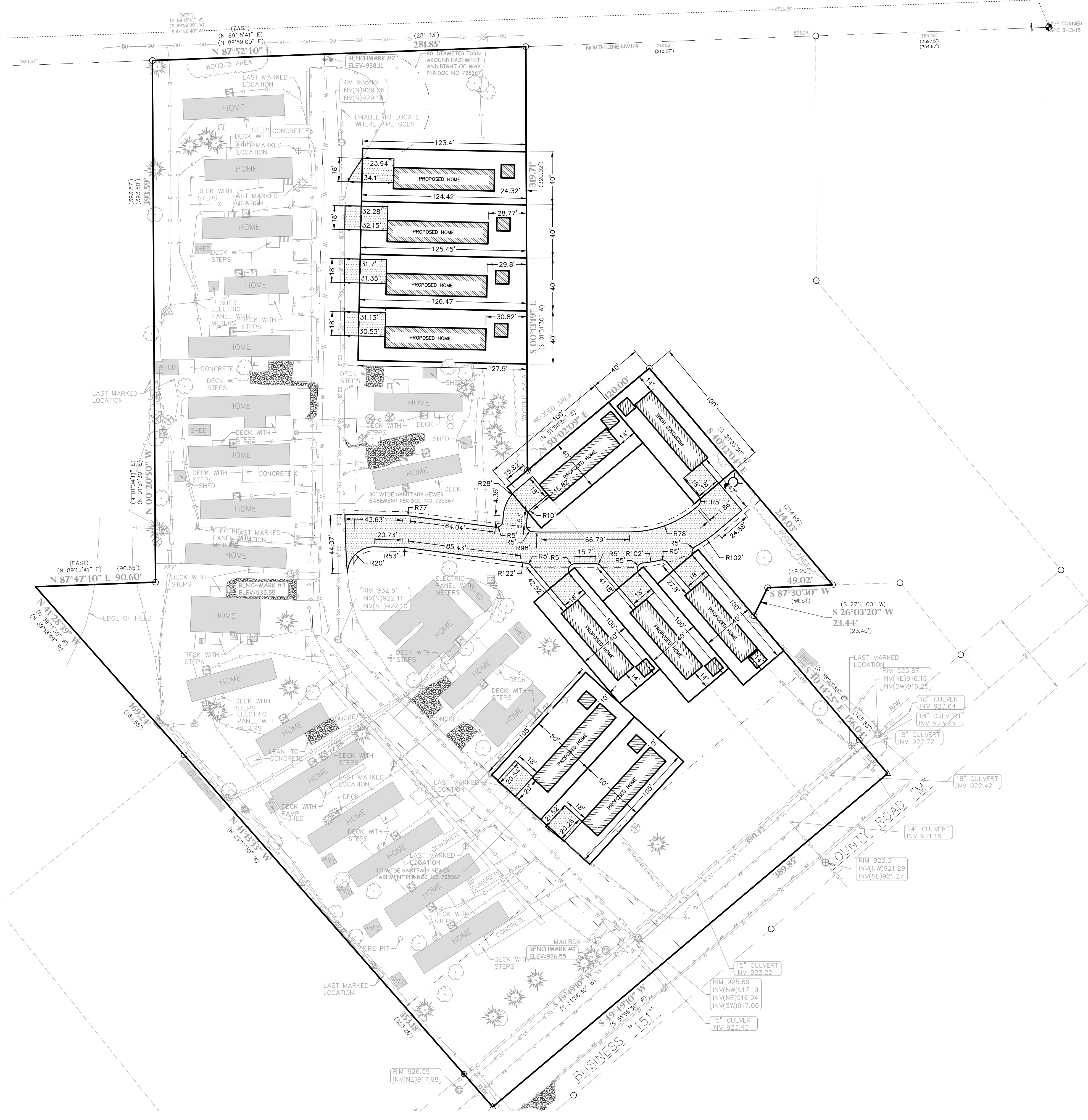


Point of Beginning

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SHEET C1.0



GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
5. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
6. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
7. PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
8. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
9. PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
10. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED, FERTILIZED, AND CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

PAVEMENT HATCH PATTERNS:

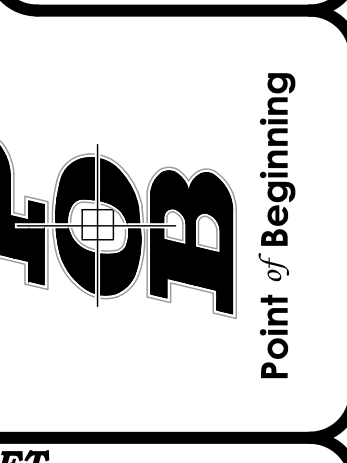


REVISIONS	
CHECKED:	JL
DRAWN:	JO
DATE	10/24/2024
PROJECT NO.	23.166

LAYOUT PLAN

**RAPIDS HOUSING, LLC
LANDAL'S MH VILLAGE
CITY OF WAUPUN
DODGE CO, WISCONSIN**

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)



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BENCHMARK:

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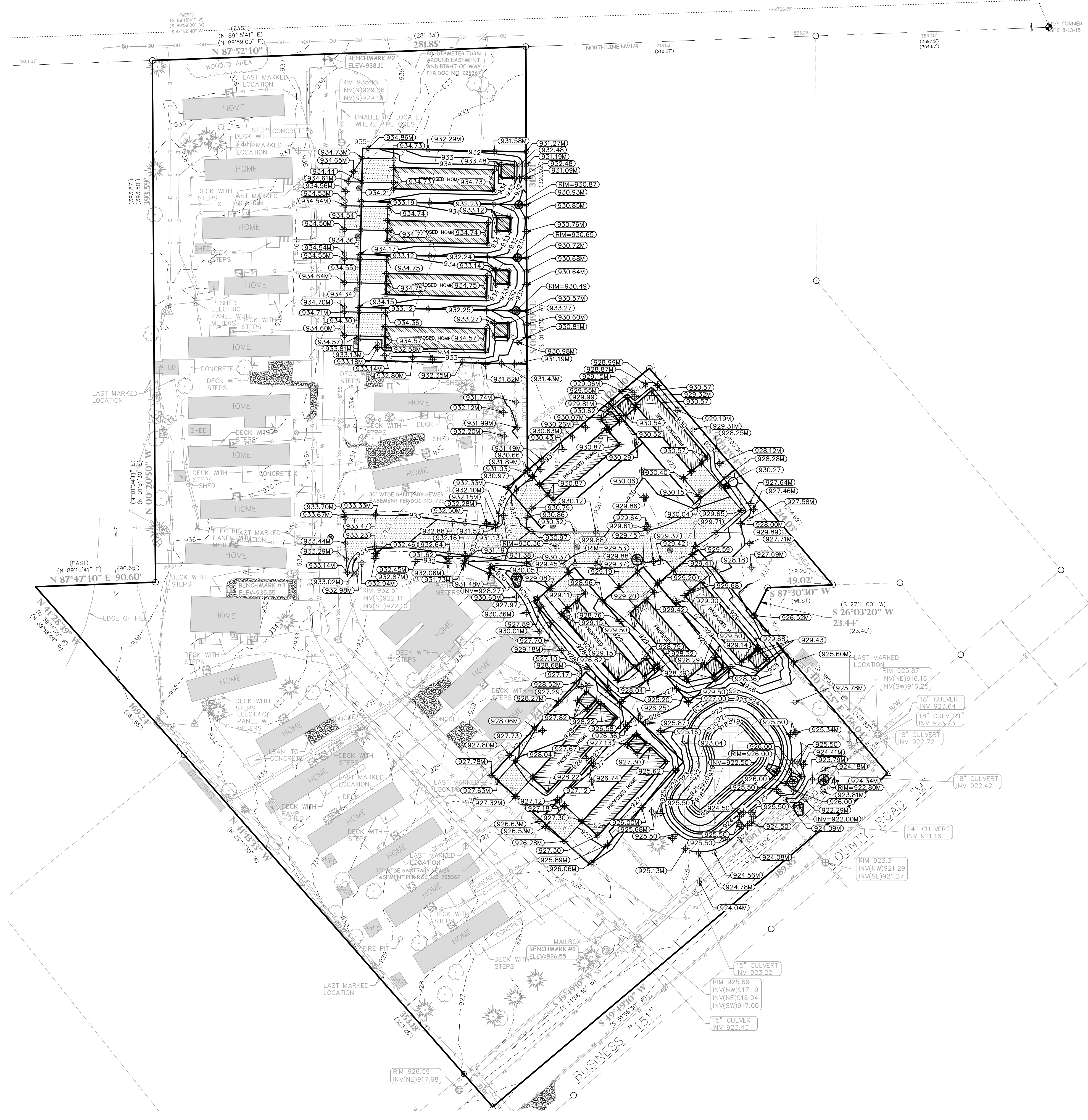
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BURY BOLT ON HYDRANT, LOCATED ON THE WEST SIDE OF THE PRIVATE DRIVE TO THE MOBILE HOME COMMUNITY, APPROXIMATELY 360 FEET NORTHWEST OF BENCHMARK #1. ELEVATION = 935.55

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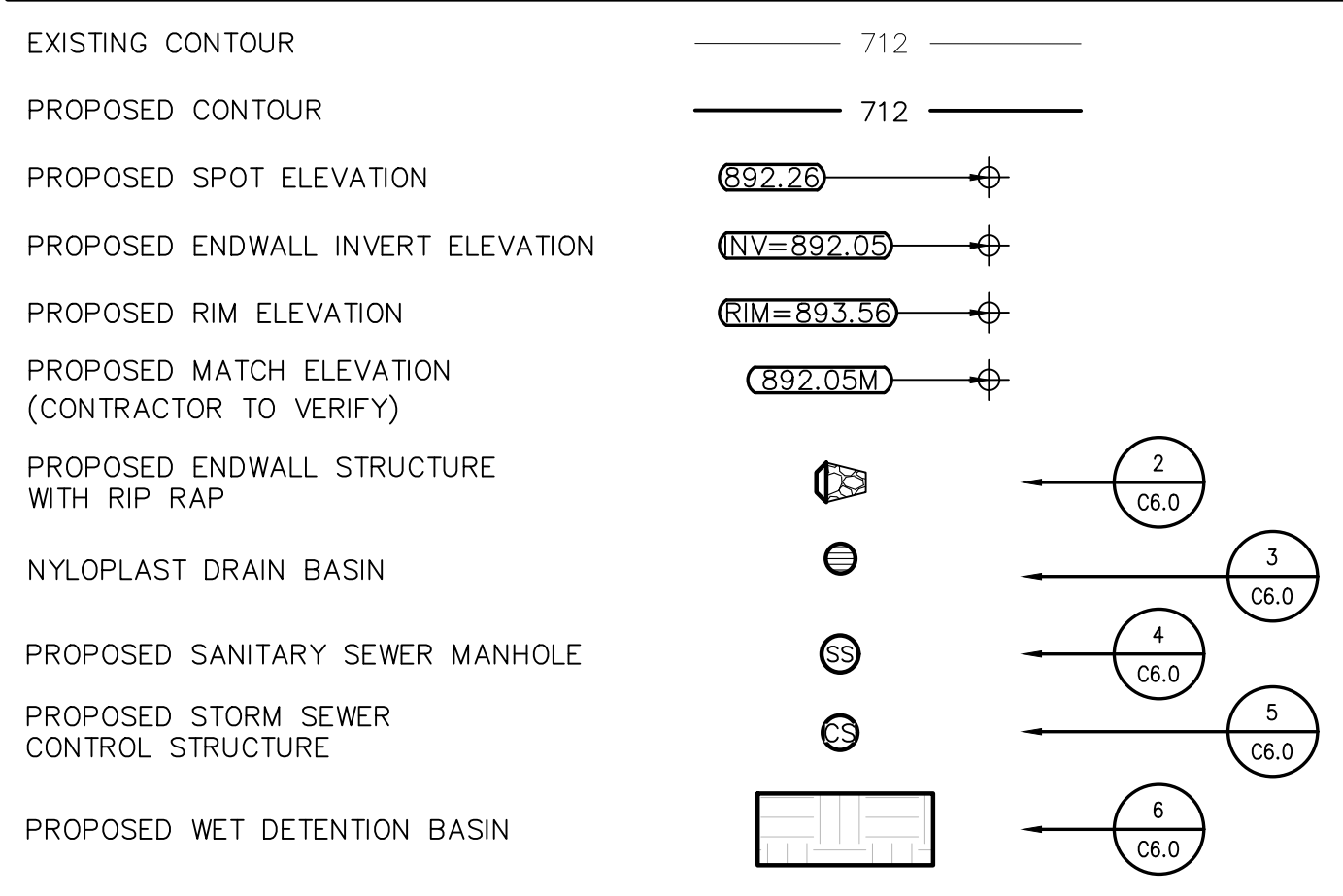




GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
- SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- ANY EXISTING UTILITIES IN PROXIMITY TO THE PROPOSED GRADES THAT DO NOT HAVE SUFFICIENT SURFACE COVER SHALL BE ADJUSTED AND/OR RELOCATED TO ADEQUATE UTILITY DEPTHS. IF RELOCATION IS REQUIRED, COORDINATE WITH UTILITY COMPANY (GAS, ELECTRIC, CABLE, TELEPHONE, ETC.).
- COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
- ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE WET DETENTION BASIN AREA PRIOR TO PLACEMENT OF LINER.
- PROVIDE RIP RAP AT ALL CULVERT OUTFLOW ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
- INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
- EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
- ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
- THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
- THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.

GRADING LEGEND:



UTILITY DISCLAIMER:

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BENCHMARK:

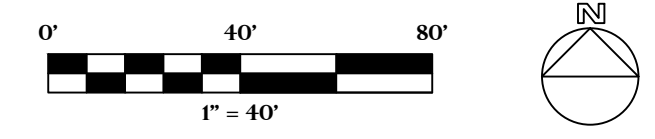
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BURY BOLT ON HYDRANT, LOCATED NORTH OF THE END OF THE PRIVATE DRIVE TO THE MOBILE HOME COMMUNITY. ELEVATION = 938.11

BENCHMARK #3
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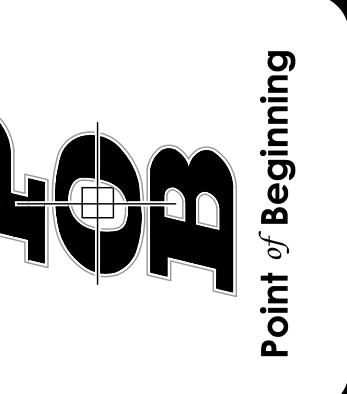


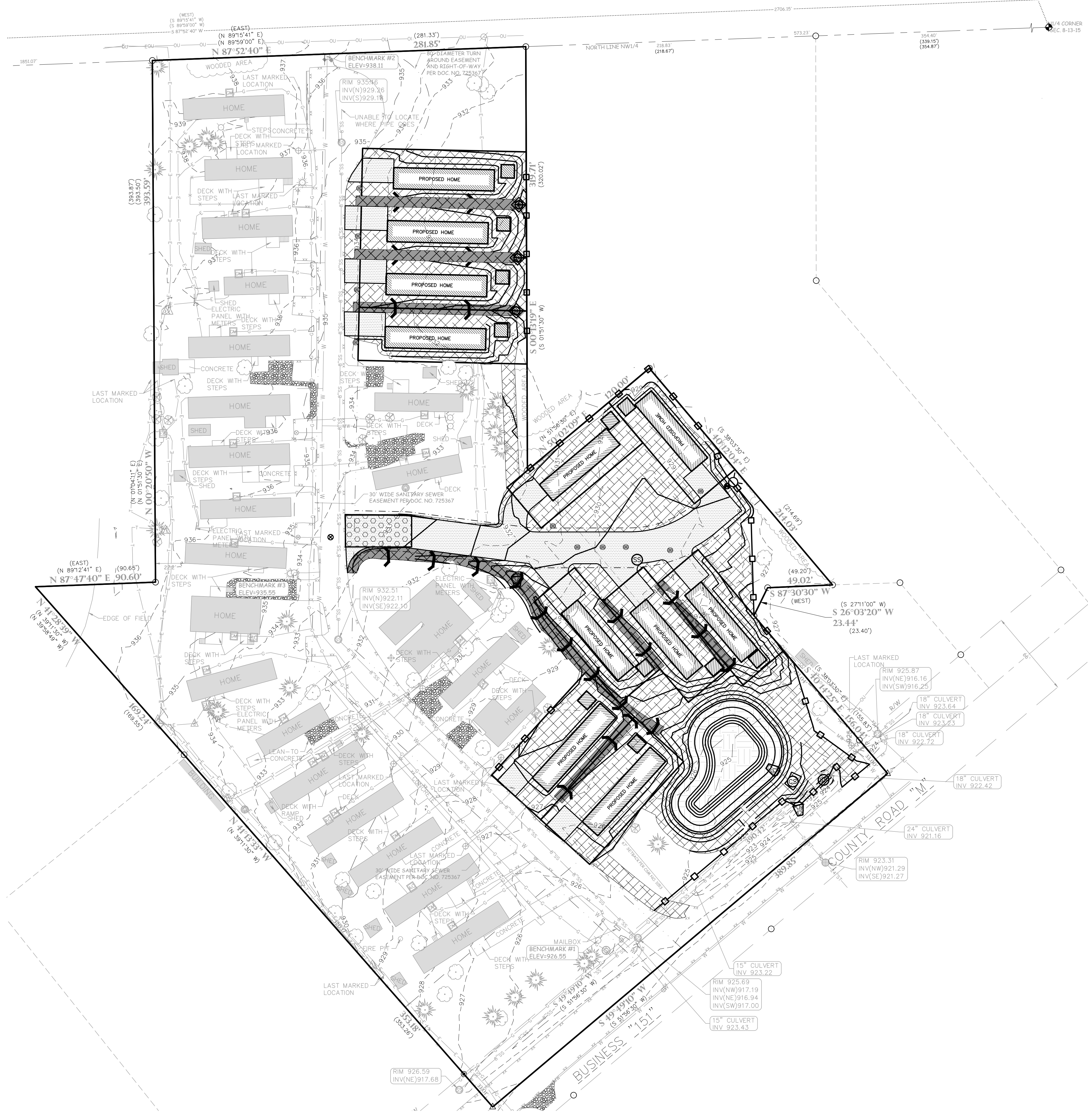
REVISIONS	
CHECKED:	JL
DRAWN:	JO
DATE:	10/24/2024
PROJECT NO.:	23.166

GRADING PLAN

RAPIDS HOUSING, LLC
LANDAL'S MH VILLAGE
CITY OF WAUPUN
DODGE CO, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

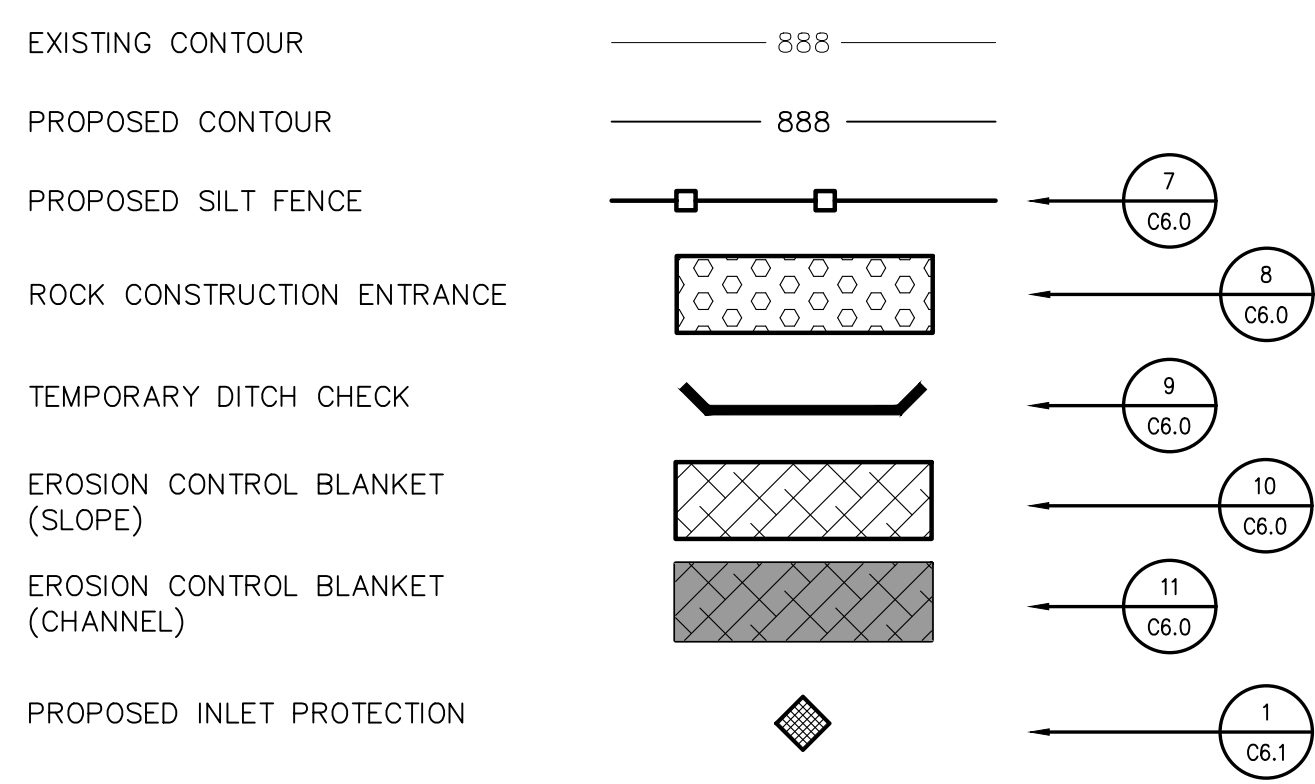




GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
- INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
- CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
- OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
- DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
- WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
- EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
- INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
- ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
- IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH WI DNR TECHNICAL STANDARD 1061 TO PREVENT SEDIMENT DISCHARGE TO THE MAXIMUM EXTENT PRACTICABLE.
- COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
- PROVIDE RIP RAP AT ALL CULVERT OUTFLOW ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
- INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
- IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOWFALL OR GROUND FREEZE.
- SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
- THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

EROSION CONTROL LEGEND:



EROSION CONTROL SEQUENCING:

- INSTALL PERIMETER EROSION CONTROL
- BEGIN DEMOLITION
- BEGIN ROUGH GRADING AND UTILITY INSTALLATION
- DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT
- TEMPORARY STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- FINAL STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE AND FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.
- ANY CONSTRUCTION SITE SEDIMENT BUILD UP SHALL BE REMOVED FROM THE PROPOSED WET DETENTION BASIN BEFORE EXCAVATION TO THE FINAL DEPTH AND INSTALLATION OF LINER.
- IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

BENCHMARK:

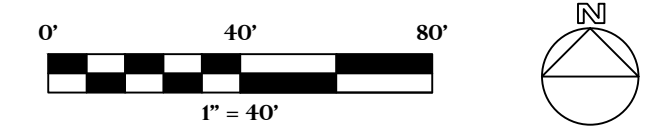
ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BURY BOLT ON HYDRANT, LOCATED ON THE NORTH SIDE OF BUSINESS "151" (ALSO KNOWN AS COUNTY ROAD "M"), SOUTHWEST OF THE BEGINNING OF THE PRIVATE DRIVE TO THE MOBILE HOME COMMUNITY. ELEVATION = 926.55

BENCHMARK #2
BURY BOLT ON HYDRANT, LOCATED NORTH OF THE END OF THE PRIVATE DRIVE TO THE MOBILE HOME COMMUNITY. ELEVATION = 938.11

BENCHMARK #3
BURY BOLT ON HYDRANT, LOCATED ON THE WEST SIDE OF THE PRIVATE DRIVE TO THE MOBILE HOME COMMUNITY, APPROXIMATELY 360 FEET NORTHWEST OF BENCHMARK #1. ELEVATION = 935.55

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PROJECT NO.	23.166

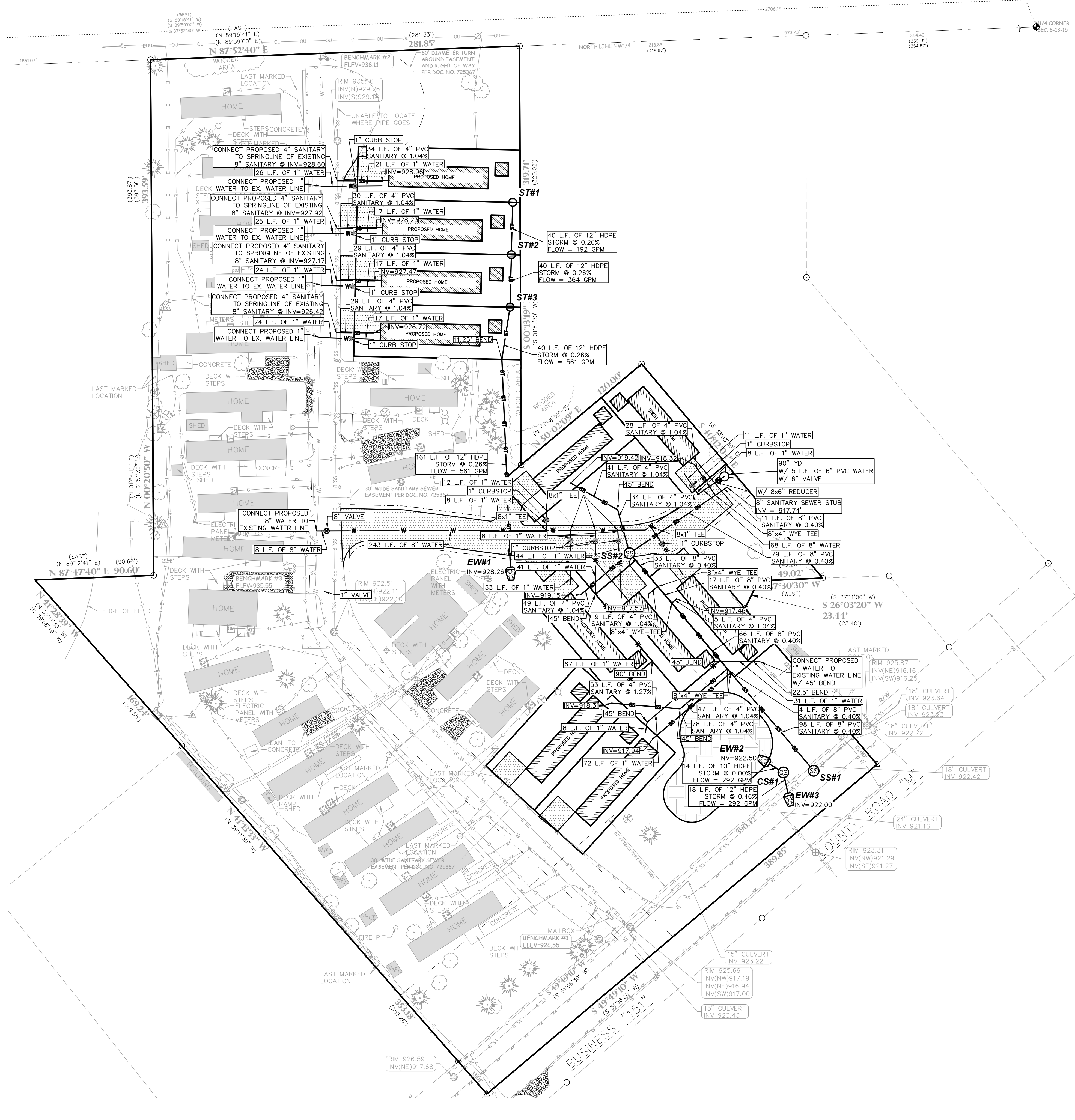
EROSION CONTROL PLAN

**RAPIDS HOUSING, LLC
LANDAL'S MH VILLAGE
CITY OF WAUPUN
DODGE CO, WISCONSIN**

Civil Engineering
Land Surveying
Landscape Architecture
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POB
Point of Beginning

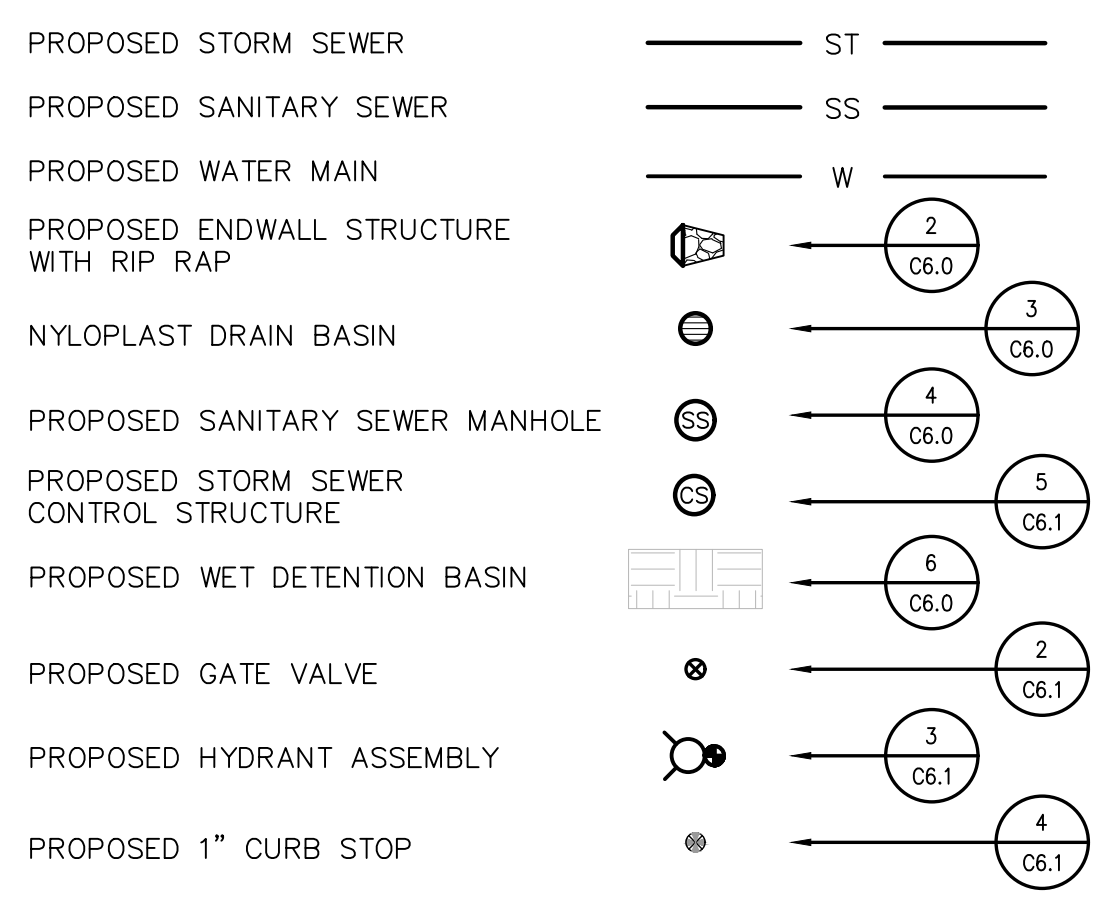
SHEET C4.0



GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
- COORDINATE ALL UTILITY WORK WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
- COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
- ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
- THE PROPOSED WATER MAIN SHALL HAVE A MINIMUM COVER OF 7'-6" TO THE TOP OF PIPE FROM PROPOSED FINISHED GRADE. SEE SHEET C3.0 FOR PROPOSED FINISHED GRADE.
- THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY, AND PRIOR TO CONNECTING SANITARY SEWER AND WATER LATERALS TO THE PUBLIC MAINS.
- THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
- THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES, IF NEEDED.
- FIELD VERIFY INVERT ELEVATION OF THE SANITARY SEWER AND WATER PUBLIC MAIN, AT THE LOCATION OF THE SERVICE LATERAL CONNECTIONS, PRIOR TO CONNECTING THE LATERALS TO THE PUBLIC MAIN.
- PROVIDE RIP RAP AT ALL STORM ENDWALLS TO PREVENT WASHOUT AND EROSION.
- INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH PROPOSED RIP RAP.
- UTILITIES SLATED FOR DEMOLITION THAT CAN BE ADJUSTED INSTEAD OF REMOVED SHALL BE COMMUNICATED WITH THE ENGINEER.

UTILITY LEGEND:



STORM MANHOLE SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
CS#1	RIM = 926.00 INV (NW) = 922.50 INV (S) = 922.08 DEPTH = 3.92' CONTROL STRUCTURE 48" PRECAST MANHOLE W/ NEENAH R-1773 RIM W/ SELF SEALING SOLID LID SEE DETAIL 5/C6.0
ST#1	RIM = 930.87 INV (S) = 928.99 DEPTH = 2.38' 15" NYLOPLAST DRAIN BASIN W/ 15" DOME GRATE W/ 6" SUMP
ST#2	RIM = 930.65 INV (N) = 928.89 INV (S) = 928.89 DEPTH = 2.26' 15" NYLOPLAST DRAIN BASIN W/ 15" DOME GRATE W/ 6" SUMP
ST#3	RIM = 930.49 INV (N) = 928.78 INV (S) = 928.78 DEPTH = 2.20' 15" NYLOPLAST DRAIN BASIN W/ 15" DOME GRATE W/ 6" SUMP

SANITARY MANHOLE SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
SS#1	RIM = 922.80 INV (NW) = 916.41 INV (S) = 922.08 DEPTH = 3.92' 48" I.D. PRECAST MANHOLE W/ R-1550 CASTING W/ SELF SEALING SOLID LID
SS#2	RIM = 929.53 INV (SW) = 918.64 INV (N) = 918.64 INV (NE) = 917.38 INV (SE) = 917.28 DEPTH = 12.25' 48" I.D. PRECAST MANHOLE W/ R-1550 CASTING W/ SOLID LID

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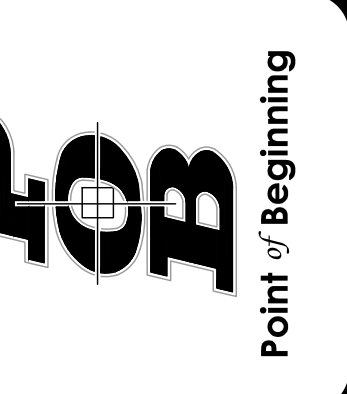
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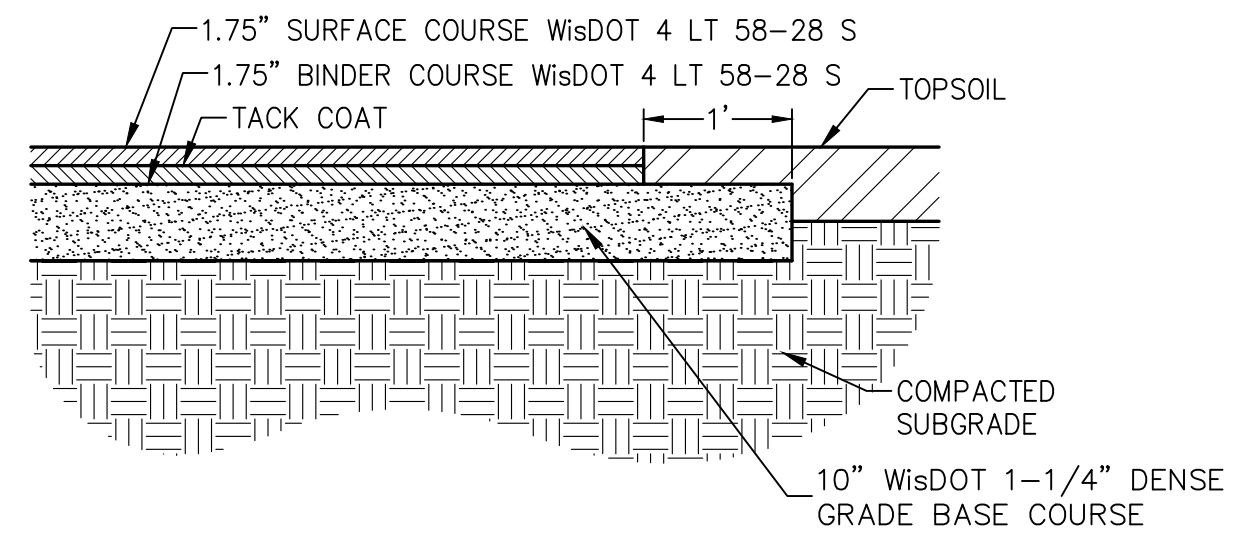
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 DRAWN: JO
 DATE: 10/24/2024
 PROJECT NO.: 23.166

UTILITY PLAN

RAPIDS HOUSING, LLC
LANDAL'S MH VILLAGE
CITY OF WAUPUN
DODGE CO, WISCONSIN

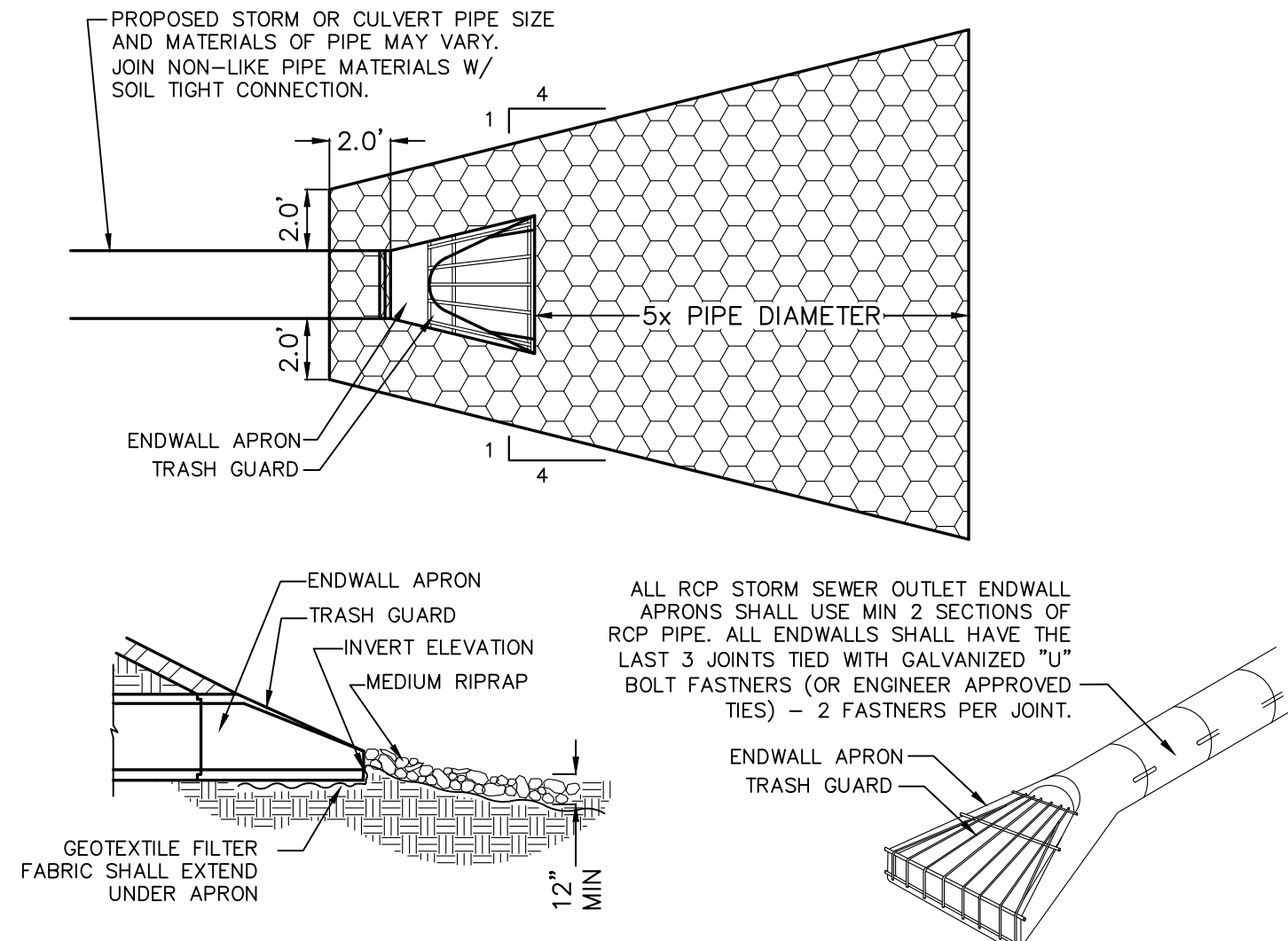
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 Land Surveying
 Landscape Architecture
 4941 Kirschling Court
 Stevens Point, WI 54481
 715.344.9999 (PH) 715.344.9922 (FX)





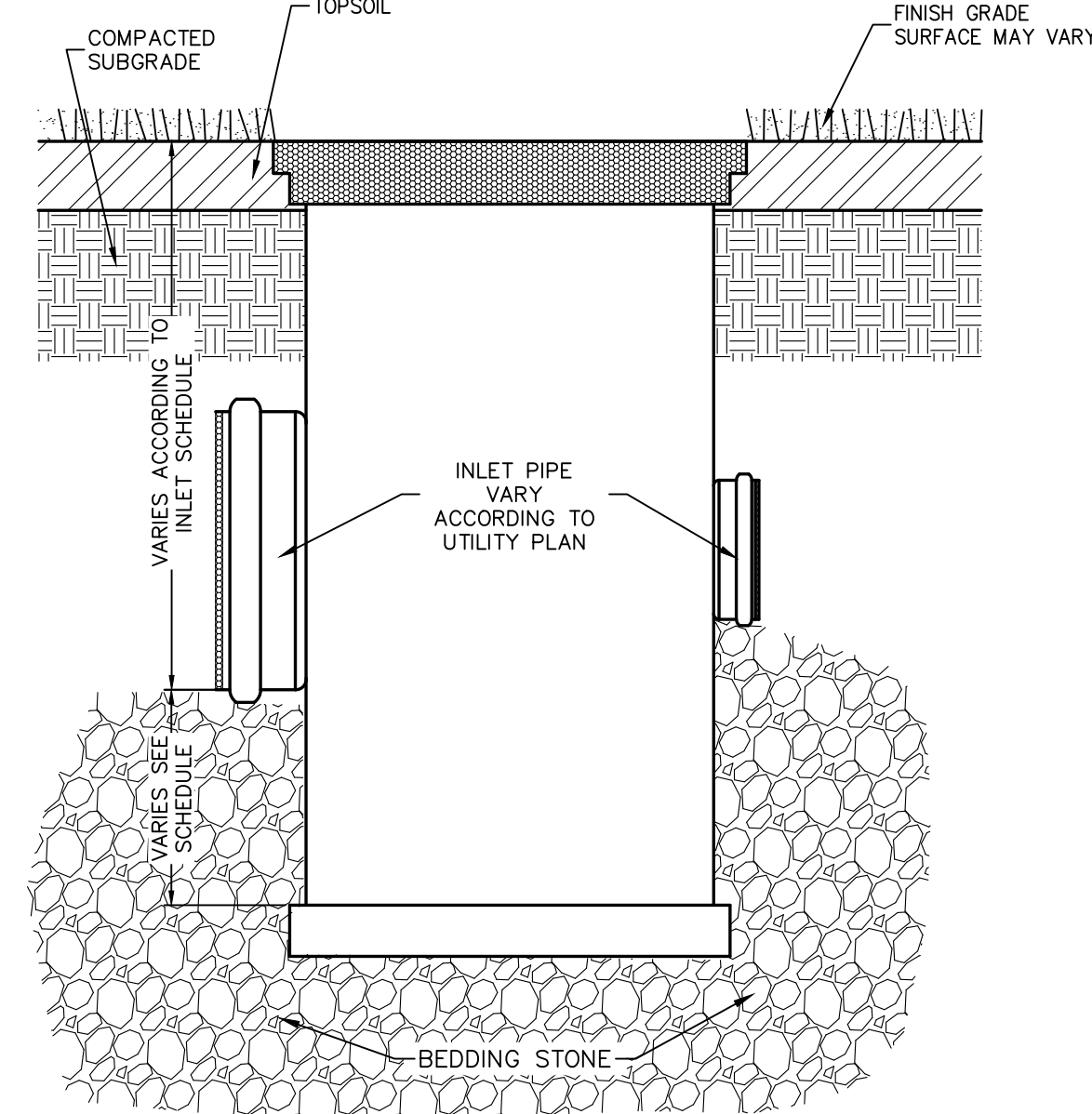
ASPHALT PAVEMENT

1
C6.0



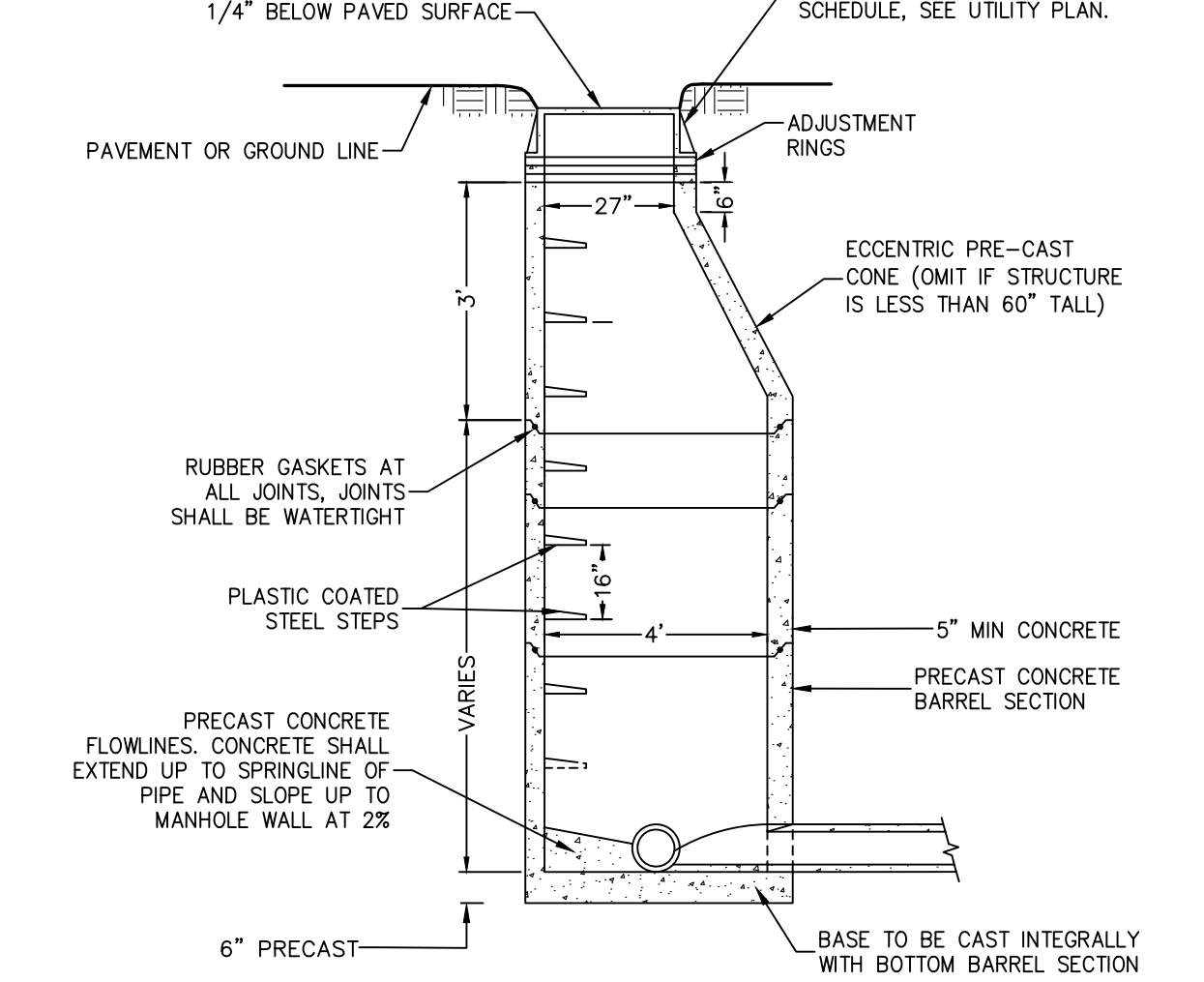
STORM ENDWALL

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C6.0



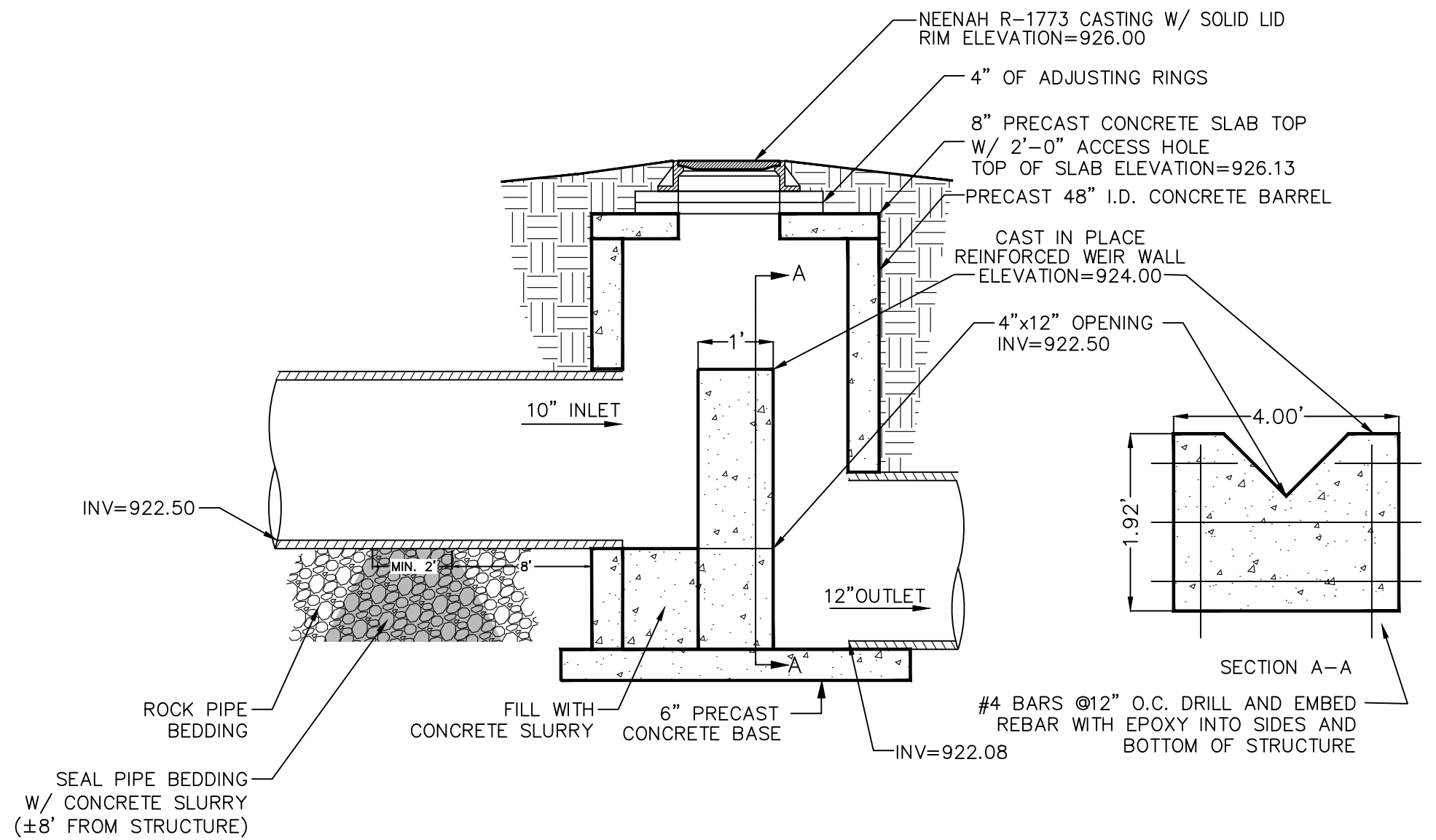
NYLOPLAST DRAIN BASIN

3
C6.0



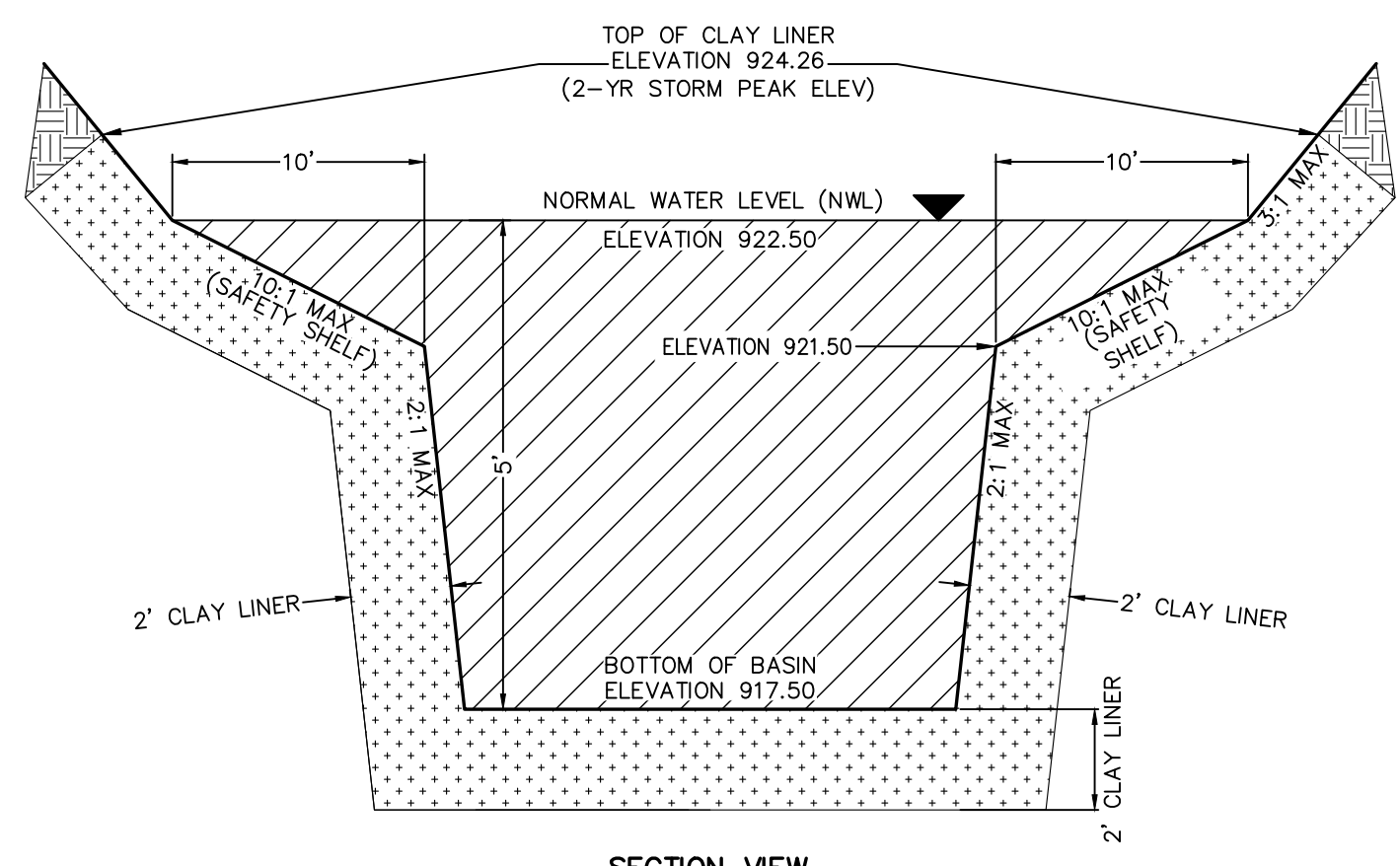
SANITARY MANHOLE

4
C6.0



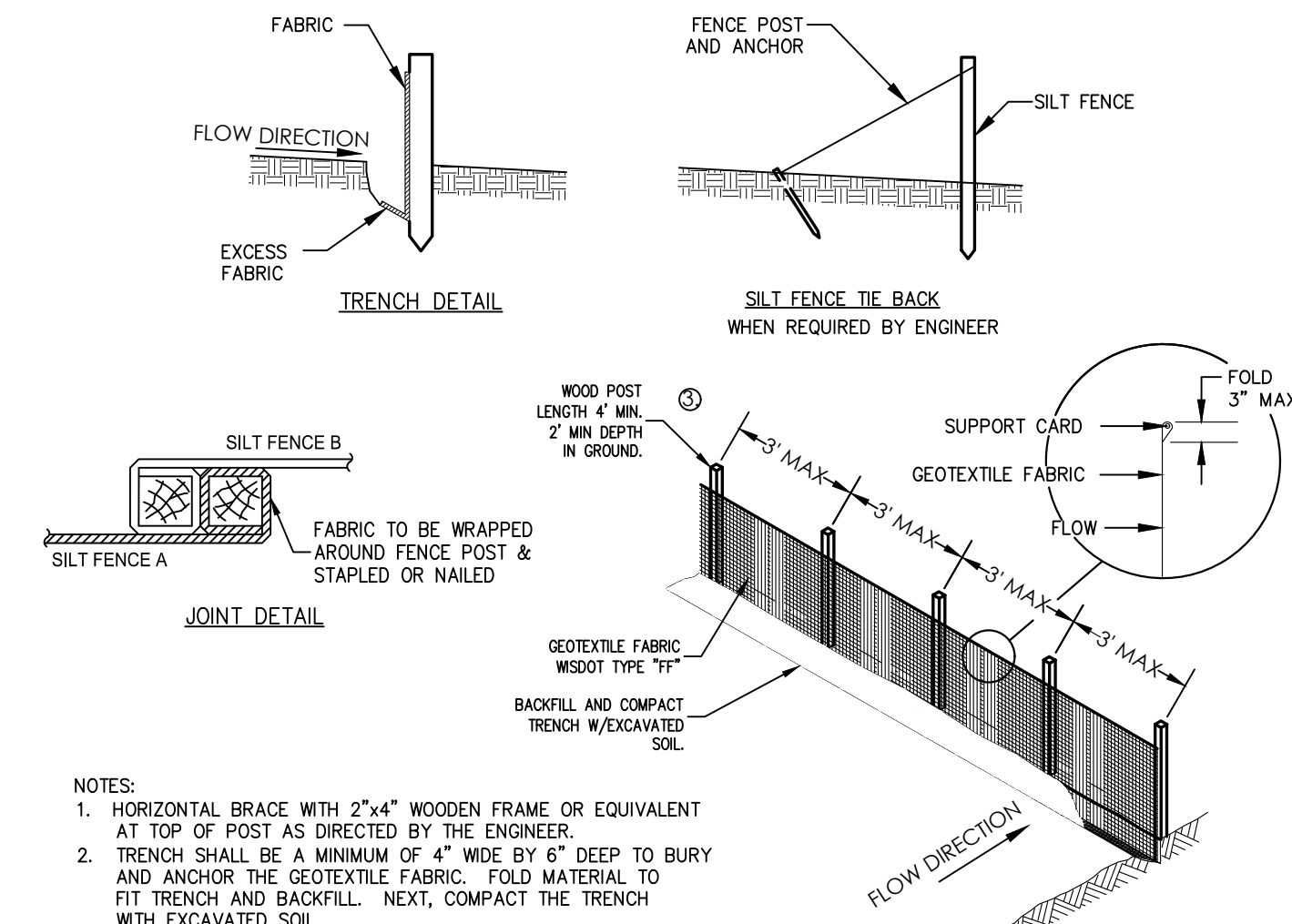
CONTROL STRUCTURE

5
C6.0



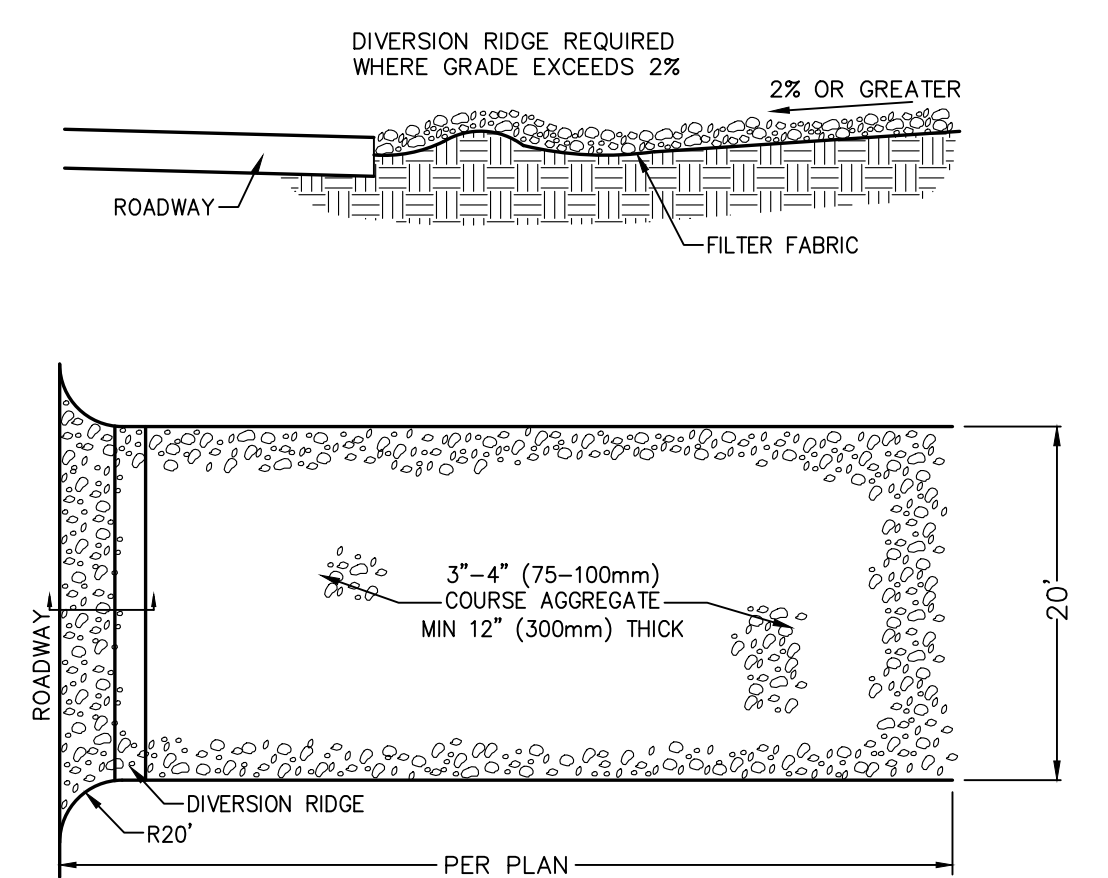
WET DETENTION BASIN

6
C6.0



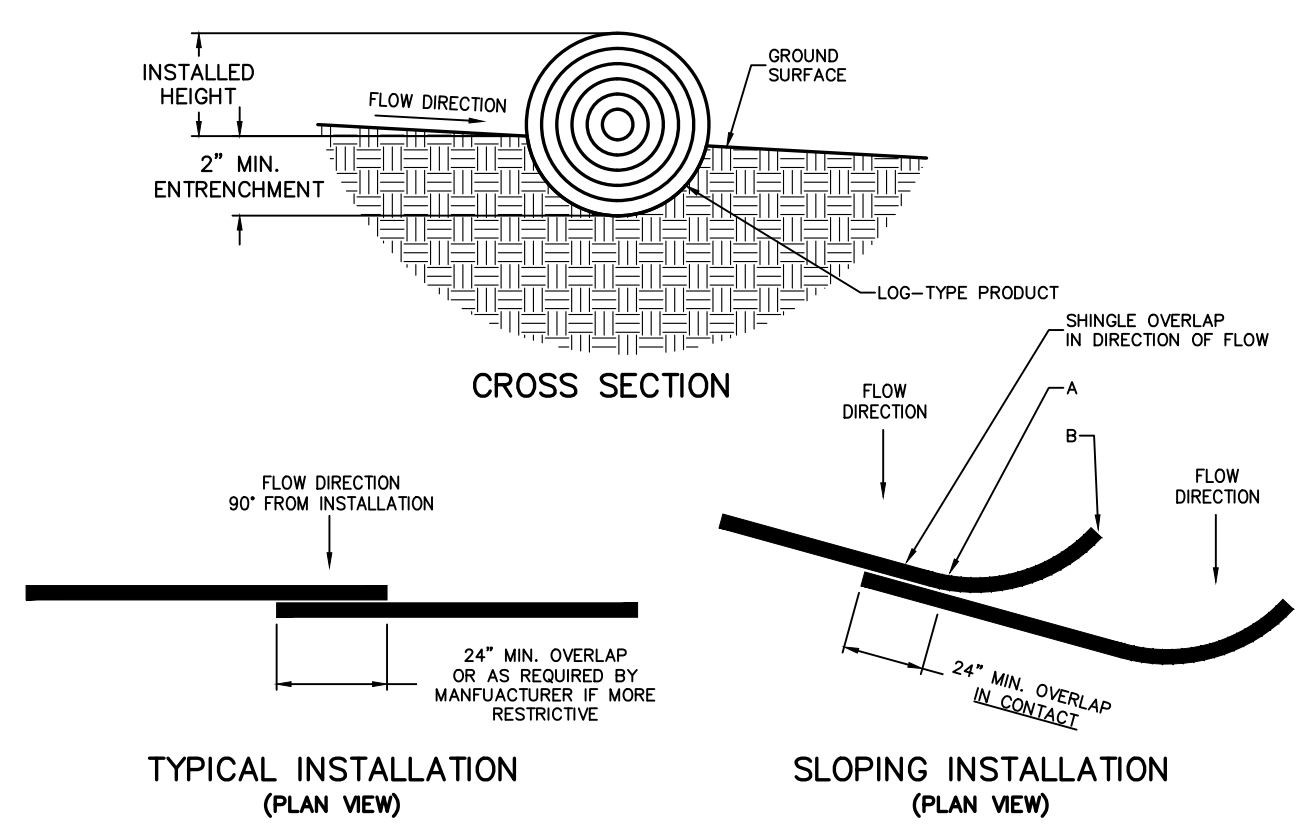
SILT FENCE

7
C6.0



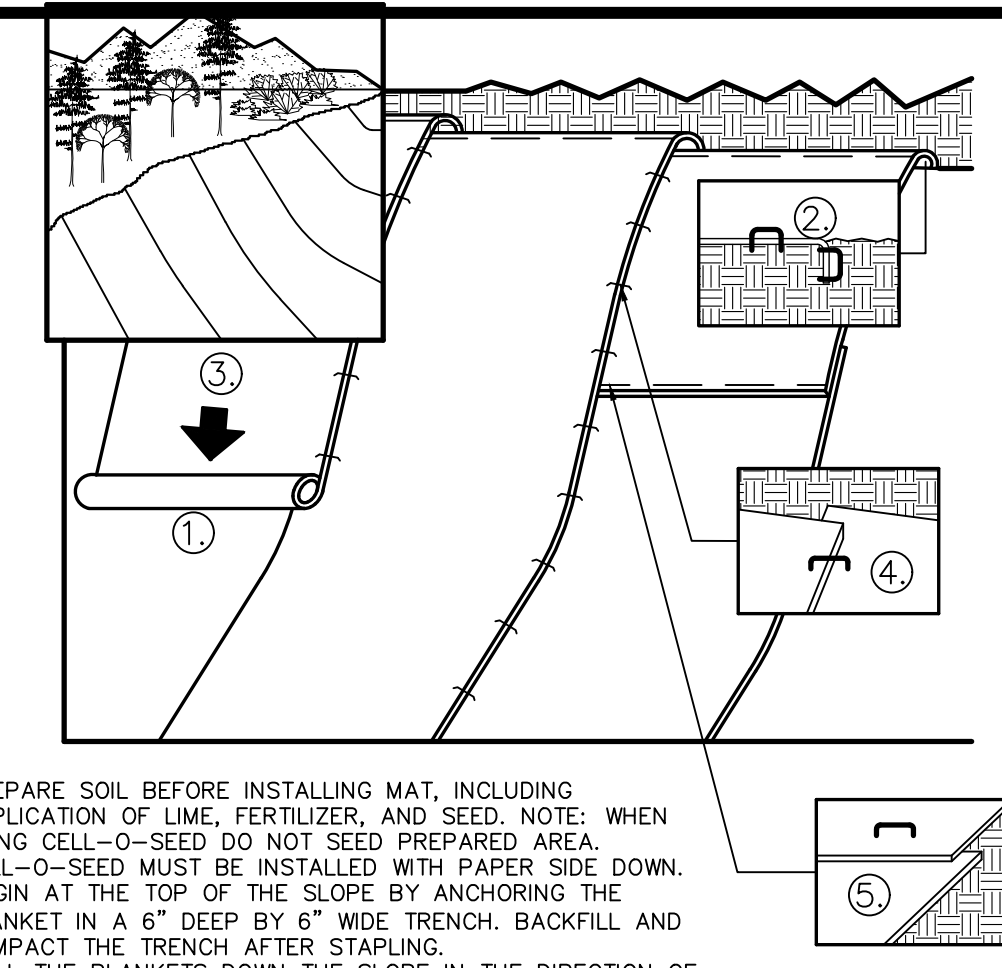
ROCK CONSTRUCTION ENTRANCE

8
C6.0



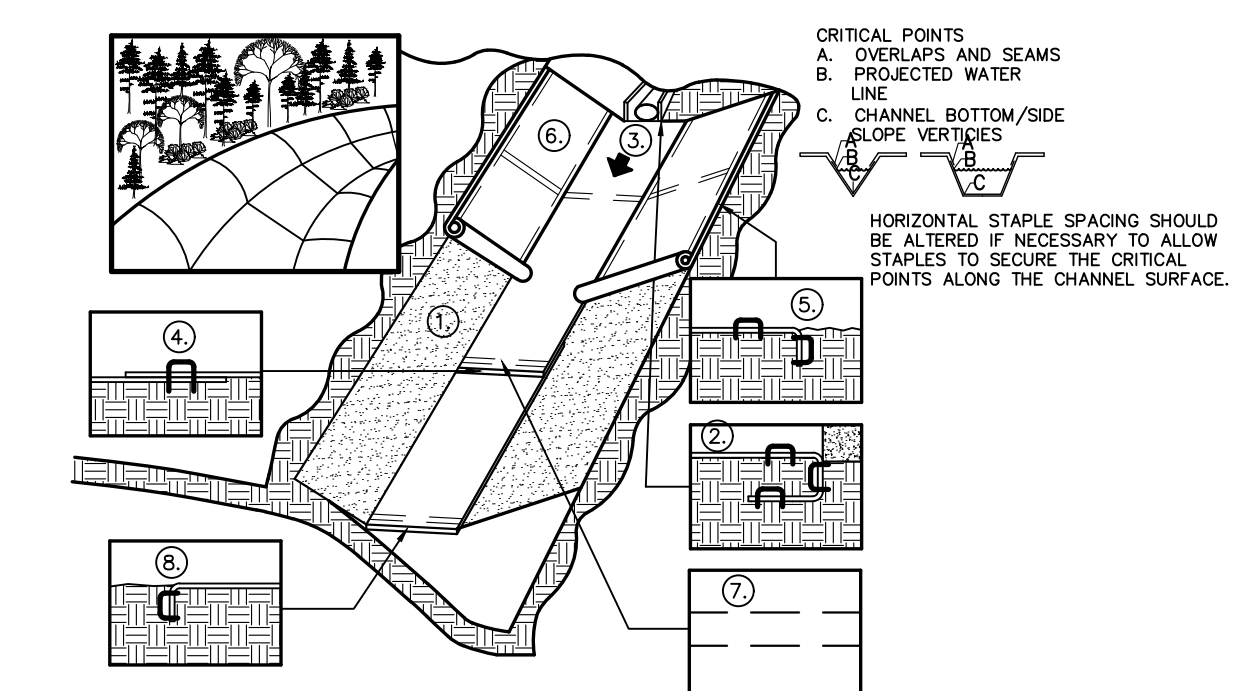
TEMPORARY DITCH CHECK

9
C6.0



EROSION CONTROL BLANKET (SLOPE)

10
C6.0



EROSION CONTROL BLANKET (CHANNEL)

11
C6.0

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DRAWN:	JO
DATE:	10/24/2024
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DETAILS

**RAPIDS HOUSING, LLC
LANDAL'S MH VILLAGE
CITY OF WAUPUN
DODGE CO, WISCONSIN**

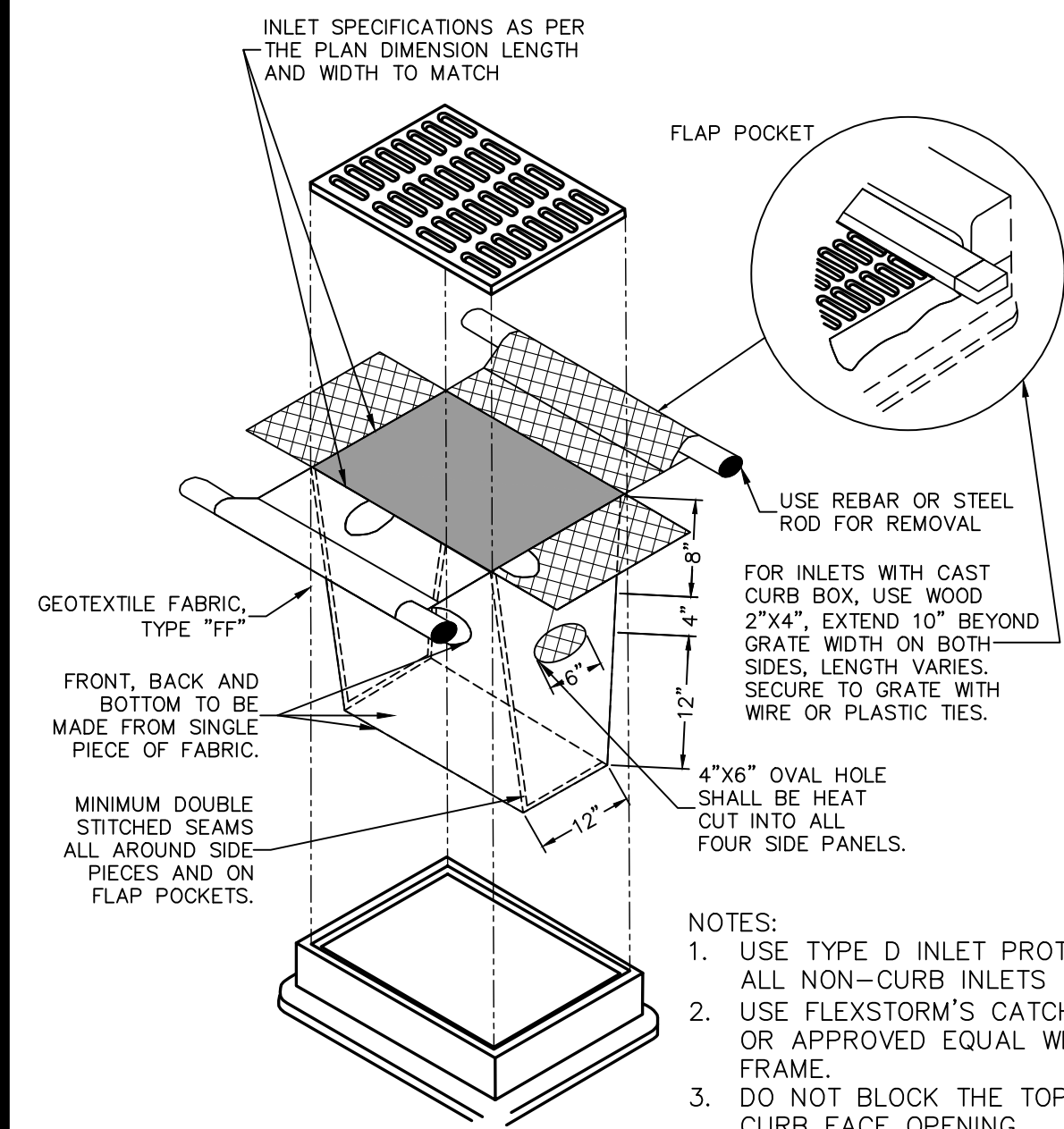
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Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

Point of Beginning

SHEET C6.0

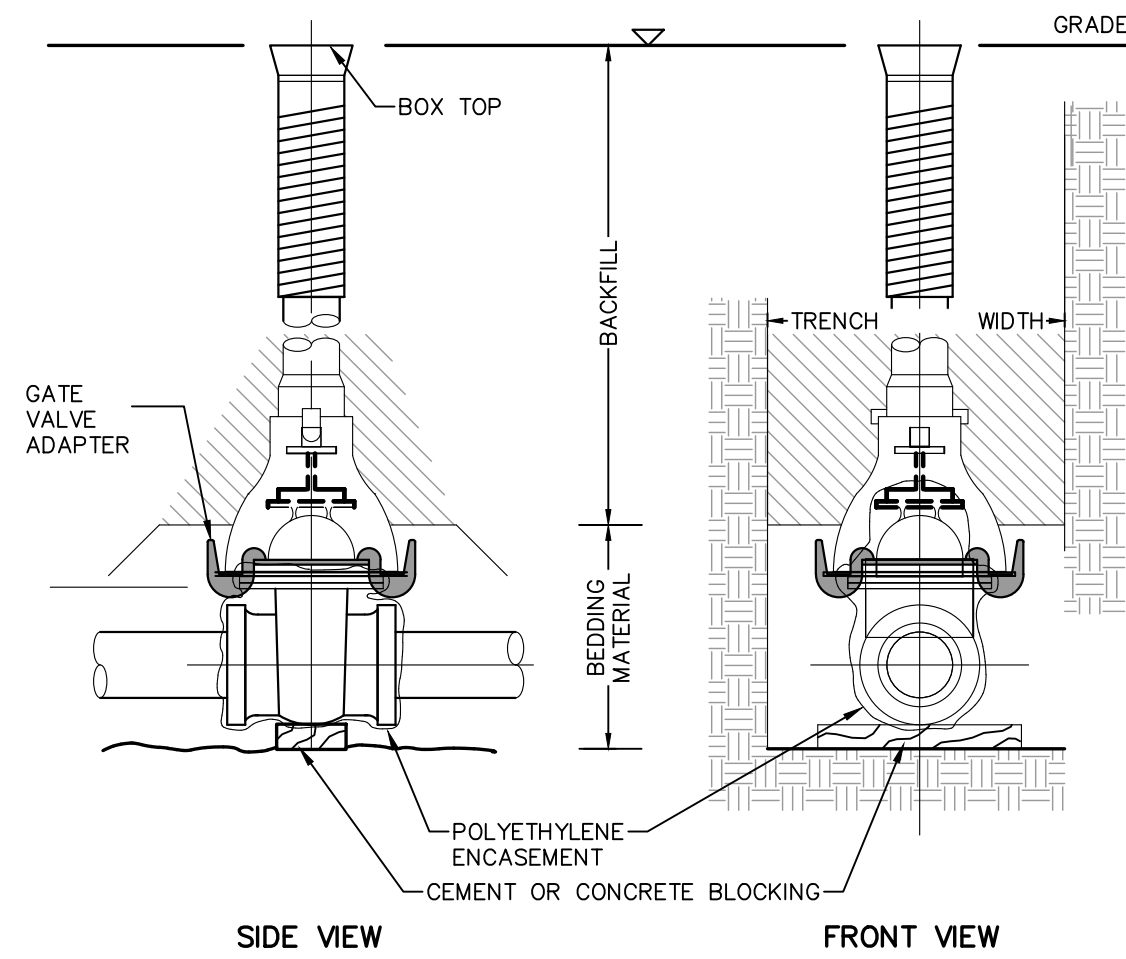
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INLET PROTECTION

1
C6.1

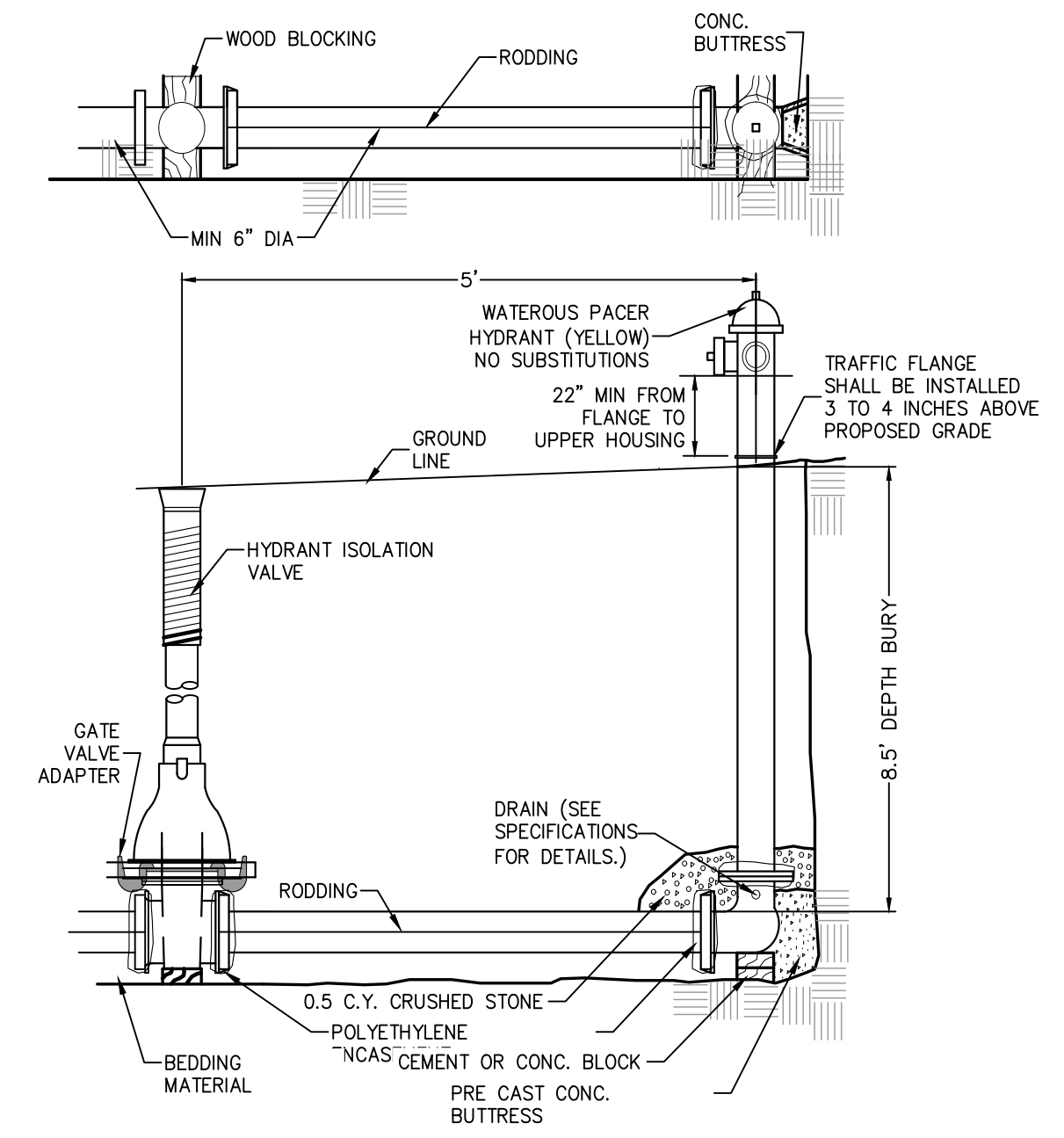


GATE VALVE

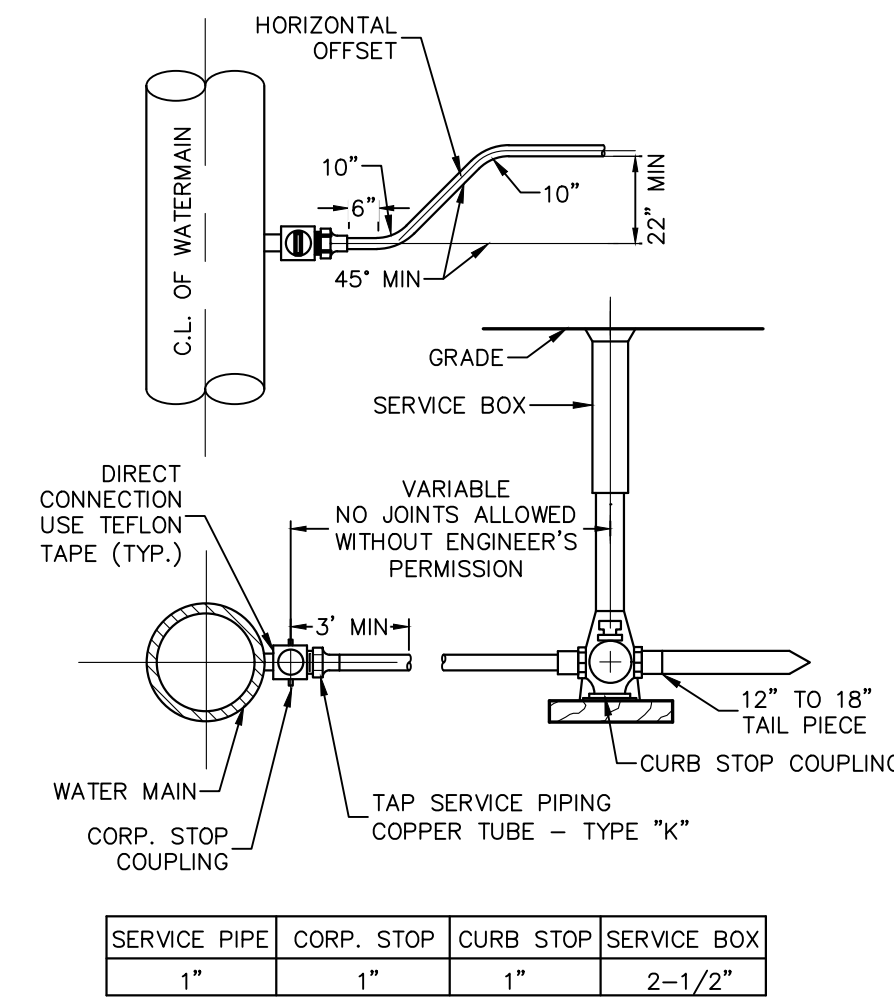
2
C6.1

- NOTES:
- A. GENERAL:
1. COMPLY WITH AWWA C502
 2. HYDRANTS SHALL BE PAINTED YELLOW BY THE MANUFACTURER TO MATCH THE COLORS SELECTED BY OWNER.
 3. MATCH THE HYDRANTS GENERALLY INSTALLED IN THE OWNER'S WATER SYSTEM.
 4. ACCEPTABLE MANUFACTURERS:
 - a. WATEROUS PACER, NO SUBSTITUTIONS
- B. MATERIALS:
1. PROVIDE COMPRESSION TYPE WITH A 5-1/4" MINIMUM SIZE MAIN VALVE ASSEMBLY, O-RING SEALS, TWO 2-1/2" HOSE NOZZLES, AND A 4-1/4" PUMPER NOZZLE WITH NATIONAL STANDARD THREADS, A NATIONAL STANDARD OPERATING NUT, AND AN ABOVE GROUND BREAK FLANGE.
 2. PROVIDE A 6" AUXILIARY RESILIENT SEAT TYPE GATE VALVE WITH RESTRAINED TYPE JOINTING OR BITUMINOUS COATED METAL TIE RODS BETWEEN THE VALVES AND THE TEE FITTINGS.
 3. PROVIDE VALVE BOXES WITH COVER MARKED WITH THE WORD "WATER".
 - a. BITUMINOUS COATED CARBON STEEL VALVE EXTENSION STEMS AND 2" SQUARE OPERATING NUTS 2 INCHES BELOW COVER.
 4. PROVIDE VALVE BOX STABILIZERS ON ALL HYDRANT AUXILIARY VALVES.
 - a. ACCEPTABLE MANUFACTURER:
 - i. ALBERICO
 - ii. AMERICAN
 - iii. ADAPTOR, INC.
 - iv. OR EQUAL
 5. HYDRANT MARKER:
 - i. PROVIDE RODON HYDRA FINDER FLAGS FOR ALL HYDRANTS.

HYDRANT ASSEMBLY



3
C6.1



1" CURBSTOP

4
C6.1

SERVICE PIPE	CORP. STOP	CURB STOP	SERVICE BOX
1"	1"	1"	2-1/2"

REVISIONS

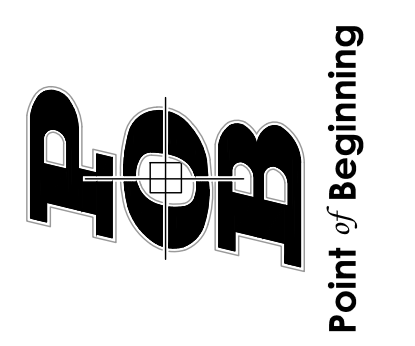
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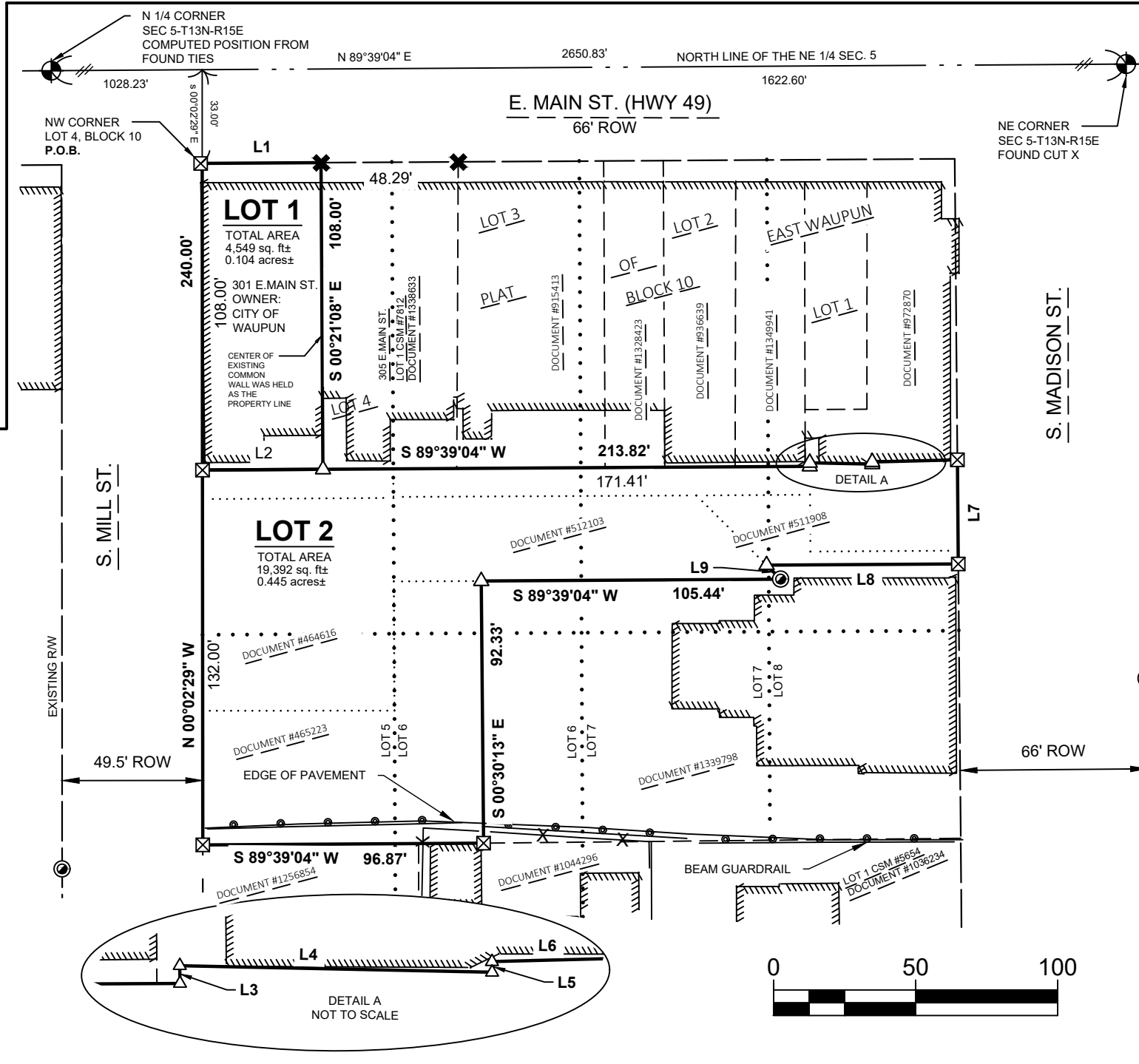


PROJECT NO. 22110000
 DRAWN BY: T. DAVIS
 SURVEYOR: B. TISDALE
 FILE NO. 301 MAIN ST CSM.dwg
 SHEET NO. 1 of 2

OWNER:
 CITY OF WAUPUN

DODGE COUNTY CERTIFIED SURVEY MAP

A SURVEY OF LANDS BEING PART OF LOTS 3 & 4, BLOCK 10 OF THE PLAT OF EAST WAUPUN AND LOCATED IN THE NW 1/4 - NE 1/4 IN SECTION 5, T.13N., R.15E., CITY OF WAUPUN, DODGE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE DOGE COUNTY COORDINATE SYSTEM NORTH LINE OF THE NE 1/4 OF SECTION 5 WHICH BEARS N 89° 39' 04" E

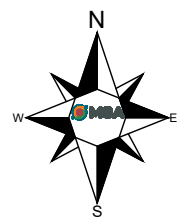
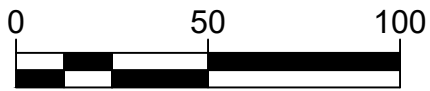
SAID PARCEL IS SUBJECT TO ALL EASEMENT RECORDED AND UNRECORDED

LEGEND

- FD. SECTION CORNER
- SET CUT X
- FD. CUT X
- FD. 3/4" IRON ROD
- FD. 1" IRON PIPE
- FD. PK NAIL
- SET PK NAIL
- RECORDED AS

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 89°39'04" E	41.83'
L2	S 89°39'04" W	42.41'
L3	N 00°38'03" W	1.25'
L4	S 88°47'16" E	22.00'
L5	N 00°38'03" W	0.75'
L6	N 88°30'19" E	30.00'
L7	S 00°30'13" E	36.67'
L8	N 89°30'19" E	67.52'
L9	N 45°11'54" W	7.05'



NE CORNER SEC 5-T13N-R15E FOUND CUT X

NW CORNER LOT 4, BLOCK 10 P.O.B.

N 1/4 CORNER SEC 5-T13N-R15E COMPUTED POSITION FROM FOUND TIES

DETAIL A NOT TO SCALE



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PROJECT NO. 22110000

DRAWN BY: B. BUCHDA

CHECKED BY: B. TISDALE

FILE: BRESSER CSM.DWG

SHEET NO. 2 OF 2

DODGE COUNTY CERTIFIED SURVEY MAP

A SURVEY OF LANDS BEING PART OF LOTS 1, 2, 3, 4, 5, & 6, BLOCK 10 OF THE PLAT OF EAST WAUPUN AND LOCATED IN THE NW 1/4 - NE 1/4 IN SECTION 5, T.13N., R.15E., CITY OF WAUPUN, DODGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATION

I, Bradley Tisdale, Professional Land Surveyor of the State of Wisconsin do hereby certify that by order of Steve Bresser, I have surveyed, mapped and combined lands being part of Lots 3 & 4, Block 10 of the Plat of East Waupun and located in the NW 1/4 of the NE 1/4 of Section 5, Town 13 North, Range 15 East in the City of Waupun, Dodge County, Wisconsin and being more particularly described as follows:

LEGAL DESCRIPTION

COMMENCING at N 1/4 Corner of Section 5, Town 13 North, Range 15 East in the City of Waupun, Dodge County, Wisconsin, thence N 89°39'04" E, 1028.23 feet along the north line of the NE 1/4 of said Section 5; thence S 00°02'29" E, 33.00 feet to the NW corner of Lot 4, Block 10, of the Plat of East Waupun, the southerly right of way line of East Main Street. and the **POINT OF BEGINNING**; thence N 89°39'04" E along the northerly line of Lot 4, Block 10 of the Plat of East Waupun, lands described in Document #769849 and the southerly right of way line of East Main Street, 41.83 feet to the northwest corner of Lot 1 of CSM #7812; thence S 00°21'08" E along the west line of Lot 1 of CSM #7812, 108.00 feet to the southwest corner of said Lot 1 of CSM #7812; thence S 89°39'04" E along the south line of said Lot 1 of CSM #7812 and lands described in Document #'s 915413, 1328423, 936639, 1349941, and 972870, 213.82'; thence N 00°38'03" W, 1.25 feet; thence S 88°47'16" E along lands described in Document # 972870, 22.00 feet; thence N 00°38'03" W, along lands described in Document #972870, 0.75' feet; thence N 88°30'19" W along lands described in Document #972870, 30.00 feet to the southeast corner of lands described in Document #972870 and the westerly right of way of South Madison Street; thence S 00°30'13" E along along the westerly right of way of South Madison Street, 36.67 feet to the northeast corner of lands described in Document #1339798; thence N 89°30'19" E along lands described in Document #511908, 67.52 feet; thence N 45°11'54" W along lands described in Document #511908, 7.05' feet; thence S 89°39'04" W along the north line of lands described in Document #1339798, 105.44 feet to the northwest corner of lands described in Document #1339798; thence S 00°30'13" E, along the west line of lands described in Document #1339798, 92.33 feet to the southwest corner of lands described in Document #1339798 and the north line of lands described in Document #1044296; thence S 89°39'04" W, along the north line of lands described in Document #'s 1044296 and 1256854, 96.87 feet to the northwest corner of lands described in Document #1256854 and the easterly right of way of South Mill Street; thence N 00°02'29" W, along the easterly right of way of South Mill Street, 240.00 feet the northwest corner of Lot 4, Block 10 of the Plat of East Waupun, the southerly right of way of East Main Street and the **POINT OF BEGINNING**.

Said parcel contains 23,941 sq ft / 0.549 acres more or less

I further certify that this map is a correct representation of all of the exterior boundaries of the land surveyed, that I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, Wisconsin Administrative Code A-E7 and the City of Waupun Subdivision Ordinance Code to the best of my knowledge and belief.

 Bradley L. Tisdale, PLS S-2824

CITY OF WAUPUN APPROVAL

This Certified Survey Map is hereby approved by the City of Waupun.

 Rohn Bishop, Mayor

 Date

 Angela Hull, City Clerk

 Date