



A G E N D A
CITY OF WAUPUN PLAN COMMISSION
Waupun City Hall – 201 E. Main Street, Waupun WI
Wednesday, September 28, 2022 at 4:30 PM

The Waupun Plan Commission will meet in-person, virtual, and teleconference on Wednesday, September 28, 2022 at 4:30 pm in the Waupun City Hall Council Chambers.

To Join Zoom Meeting

<https://us02web.zoom.us/j/87297514722?pwd=VWJQZUw0b245MkpKMzN4M05TSkQ4QT09>

Meeting ID: 872 9751 4722

Passcode: 404145

By Phone: (312) 626-6799 US (Chicago)

CALL TO ORDER

ROLL CALL

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

No Public Participation after this point.

FUTURE MEETINGS AND GATHERING INVOLVING THE PLAN COMMISSION

CONSIDERATION - ACTION

1. Approve minutes of the August 31, 2022 meeting
2. Public Hearing - Conditional Use Permit Application of Erin Fitch, 5 Lori Ct. to operate a Jet Plasma Pen skin treatment business as a home occupation per Section 16.13 of the Waupun Municipal Code.
3. Public Hearing - Conditional Use Permit Application of Sweet Fire Tobacco 63, 606 W. Main St. to operate a tobacco retail store per Section 16.04(2)(d)(ix) of the Waupun Municipal Code.
4. Public Hearing – Conditional Use Permit Application of Franco Soma at 420 E Jefferson St. to operate an adult family home to offer 24/7 mental health crisis stabilization services and housing per Municipal Code Section 16.03(4)(d)(ix) of the Waupun Municipal Code.
5. Site Plan Review - 280 Gateway Dr
6. Site Plan Review - 1212 Storbeck Dr
7. Extraterritorial Review - Certified Survey Map - VanBever Land Division on N. Madison 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.



MINUTES
CITY OF WAUPUN PLAN COMMISSION MEETING
Waupun City Hall – 201 E. Main Street, Waupun WI
Wednesday, August 31, 2022 at 4:30 PM

CALL TO ORDER

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

ROLL CALL

Members Present: Elton TerBeest, Jerry Medema, Jeff Daane, Chairman Rohn Bishop, and Jon Dobbratz

Members Excused: Mike Matoushek, Jill Vanderkin

Staff Present: Steve Brooks – Utility General Manager, Kathy Schlieve – City Administrator, Sue Leahy – Building Inspector

Public Present: None

PERSONS WISHING TO ADDRESS THE PLAN COMMISSION--

None

FUTURE MEETINGS AND GATHERING INVOLVING THE PLAN COMMISSION

The next scheduled Plan Commission meeting is Wednesday, September 28, 2022.

CONSIDERATION - ACTION

1. Approve minutes of the August 24, 2022 meeting.
Motion by Dobbratz, 2nd by Medema to approve the August 24, 2022 meeting. Motion carried, unanimously.
2. Site Plan Review - 1804 Shaler Dr.
Kathy Schlieve discussed how the Council took action on Lot 6 on Shaler Dr. and sold the lot to All Phase. We did not receive the plans until late last week. In order for them to complete the project on time, they need to start excavation on September 1st or else they will get bumped to 2023. This will be an HVAC business with a large area that will possibly be rented to youth sports groups for indoor winter training

Jeff Daane discussed the stormwater plans. There will be regional stormwater pond to the north of the property. There is swale designed around this property so all of the water will drain off this site and go to the regional pond. The City will require a maintenance agreement for the swale and require that area never be filled in. We are waiting for final stormwater plan approval from MSA. The disruption area on the site is roughly 3 acres so that will require a NOI permit from the DNR. Jeff recommends that they can start footings and building as long as the disturbance area is under 1 acre and that no other site development can start until the final approval is received from MSA and they receive the NOI from the DNR.

Sue Leahy stated she did receive the State Approved Plans for the building.

Motion by Dobbratz, 2nd by TerBeest to approve the site plan for 1804 Shaler Dr. with the following conditions: (1) The stormwater long term maintenance is recorded with Dodge County (2) They can only start with the building portion of the project, keeping the disturbance under 1 acre until they receive the permit from the DNR.

Vote: TerBeest, Medema, Daane, Bishop, Dobbratz – “AYE”
Motion carried, unanimously.

3. Extraterritorial Certified Survey Map Review - N11534 CTH M

Sue discussed the Certified Survey Map. The City has extraterritorial review on CSM's within 1 ½ mile of the City Limits. This CSM meets the City's zoning requirements if this property is ever annexed to the City.

Motion by Daane, 2nd by Medema to recommend approval of the Certified Survey Map for N11534 CTH M to the Waupun Common Council.

Vote: TerBeest, Medema, Daane, Bishop, Dobbratz – "AYE"

Motion carried, unanimously.

ADJOURNMENT

Motion by Medema, 2nd by TerBeest to adjourn the meeting. Motion carried, unanimously, meeting adjourned at 4:38 p.m.

Minutes prepared by Trista Steinbach

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that at a meeting of the Plan Commission of the City of Waupun, to be on Wednesday the 28th day of September, 2022 at 4:30 pm, there will be considered the application for a Conditional Use Permit of:

1. Erin Fitch, 5 Lori Ct. to operate a Jet Plasa Pen skin treatment business as a home occupation per Section 16.13 of the Waupun Municipal Code.
2. Sweet Fire Tobacco 63, 606 W. Main St. to operate a tobacco retail store per Section 16.04(2)(d)(ix) of the Waupun Municipal Code.
3. Franco Soma at 420 E Jefferson St. to operate an adult family home to offer 24/7 mental health crisis stabilization services and housing per Municipal Code Section 16.03(4)(d)(ix) of the Waupun Municipal Code.

The meeting will be held in person, virtual and teleconference.

To Join Zoom Meeting

<https://us02web.zoom.us/j/87297514722?pwd=VWJQZUw0b245MkpKMzN4M05TSkQ4QT09>

Meeting ID: 872 9751 4722

Passcode: 404145

By phone: (312) 626-6799 US (Chicago)

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

Dated this 12th day of September, 2022

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH September 21, 2022)

Fee: \$150.00 Paid: _____ Date: August 31, 2022



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

Conditional Use Permit Application

Applicant Name: Erin Fitch Phone # 920-410-6475

Address: 5 Lori Ct. E-mail: fitcherin10@gmail.com

City, State, Zip Waupun, WI 53963

Property Description and address:

The property is located at 5 Lori Ct. Waupun, WI 53963.

Conditional Use Requested:

I am applying for a conditional use to locate a home-based business in my home, which is currently located in R1 zoning.

Zoning Ordinance Section Involved:

16.13 Home Occupations

Date Presented to Plan Commission: _____

CONDITIONAL USE: Granted Denied

Comments:

Signature of Applicant (s) Erin Fitch

**City of Waupun
Home Occupation Application**

Date: August 31, 2022

Applicant: Erin Fitch

Phone: 920-410-6475

Address: 5 Lori Ct.

City: Waupun State: WI Zip: 53963

Address of proposed Home Occupation: 5 Lori Ct. Waupun, WI 53963

Name of proposed business: Glowing Forward Aesthetics

Location of proposed Home Occupation in residence (living room,bedroom, basement, etc):

The location of the proposed home occupation is a four seasons sun room.

Total square footage of residence devoted to home occupation: 132 sq. ft.


Type of equipment to be used in the home occupation: Jet Plasma Pen


Size and type of signs advertising the home occupation No sign will be posted

Number of resident employees 1 Number of nonresident employees _____

Description of proposed Home Occupation and services to be provided:

The proposed home occupation is a Jet Plasma Pen skin treatment business. I will be certified and trained to treat the skin using the pen. The Jet Plasma Pen is an advanced non-surgical skin tightening treatment that can be used to tighten the skin and diminish wrinkles, hyperpigmentation, scarring and stretch marks.

Signature of applicant(s) 



Proposed
Business Plan



5 Lori Ct.

Total square
footage of house
is 3,500 square
ft.



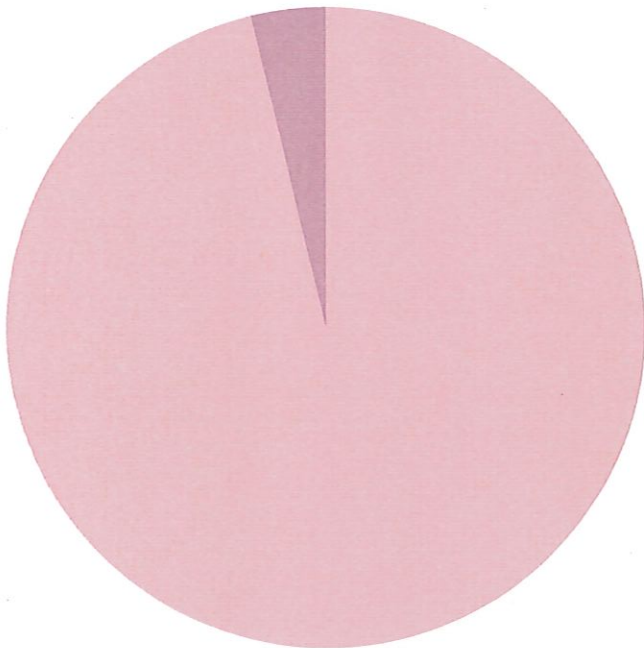
Outdoor view of
the location of
the proposed
business space

There will be no sign denoting a home occupation on the outside of the house.

Customers of the proposed business will park in the extra driveway that is attached to our driveway. The proposed business will only have one customer at a time so there will not be a higher volume of traffic or parking in excess of what is normal in a residential neighborhood.

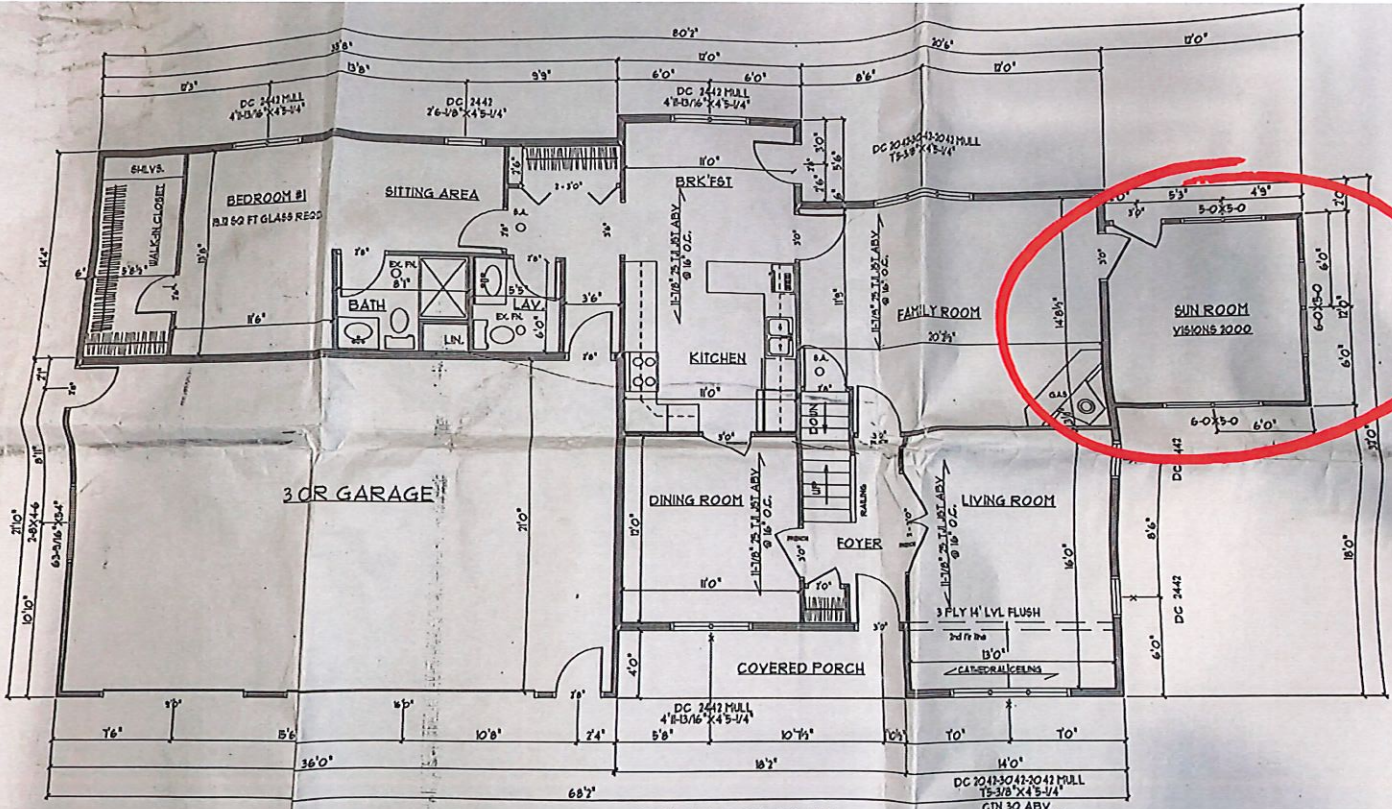


Proposed Business Space
3.8%

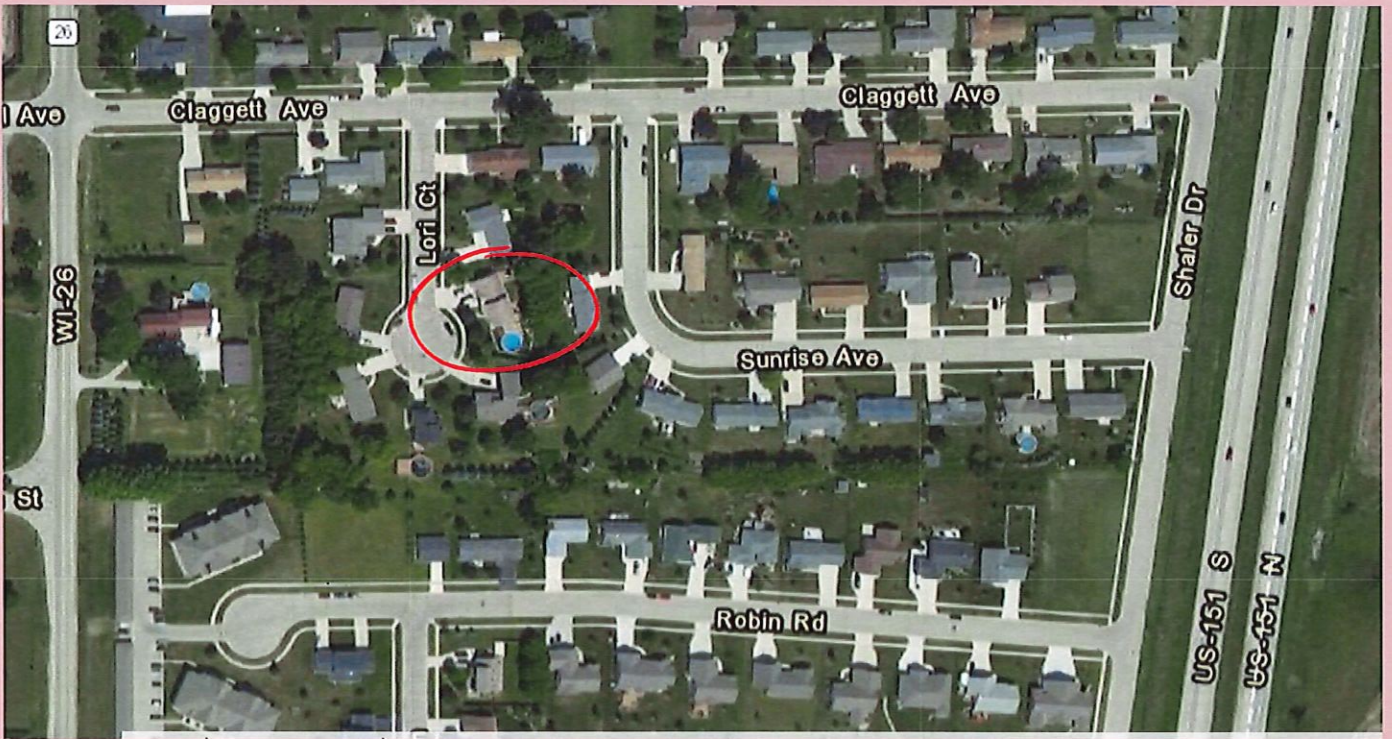


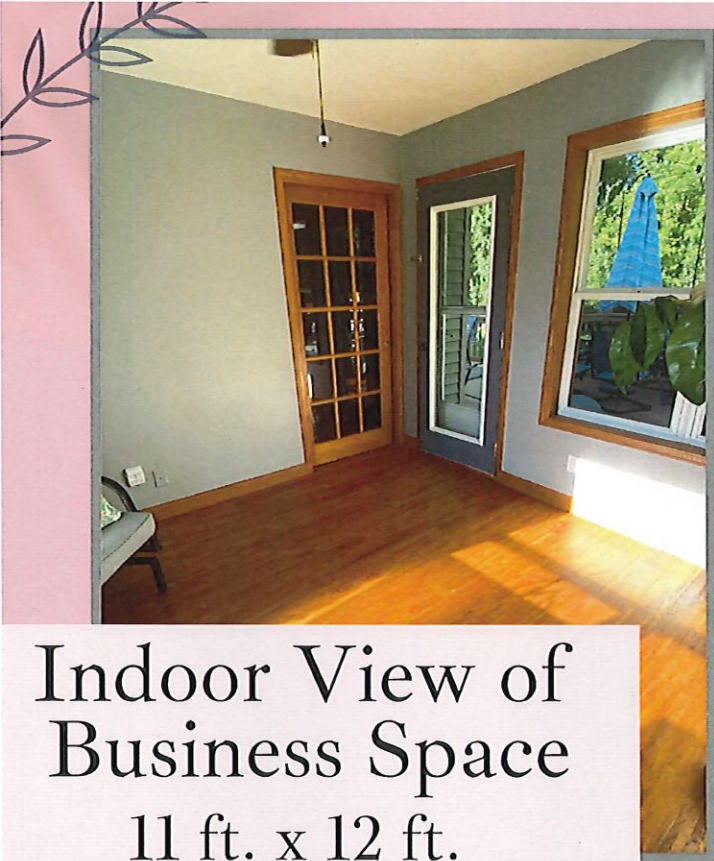
Living Area
96.2%

The total area devoted to the proposed home occupation is approximately 4% of the total area of the house. The living area does not include the garage.



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0" @ 5160 FT





Indoor View of
Business Space
11 ft. x 12 ft.



Customers will enter through the front door. They will walk through the foyer and a living room. The business space is the room off of the living room.



Jet Plasma Pen Treatments



The Jet Plasma technology is completely different from traditional fibroblast plasma.

The Jet Plasma Pen uses a cooler atmospheric temperature so there is no surface trauma.

Jet Plasma is used to brighten and tighten skin, shrink pores, significantly reduce wrinkles and promote high levels of collagen regeneration.

Jet Plasma Pen



The Jet Plasma Pen does not create offensive noise, vibration, dust, odors, heat, glare, pollution, or result in interference of radio or television reception.

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Dated this 12th day of September, 2022

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH September 21, 2022)

Fee: \$150.00 Paid: ✓#4749 Date: 8/29/22



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

Conditional Use Permit Application

Applicant Name: Sweet Fire Tobacco 63 Phone # 231-437-3010
Address: 606 W. Main St. E-mail: wwwtoffice@yabco.com
City, State, Zip Waupun, WI 53963

Property Description and address:
Vacant commercial building/space located on 606 W. main street, the old family video store.

Conditional Use Requested:
Tobacco retail store containing cigars, tobacco products, vape devices and accessories for tobacco.

Zoning Ordinance Section Involved:
B-6

Date Presented to Plan Commission: _____

CONDITIONAL USE: Granted Denied

Comments:

Signature of Applicant (s) *Stephanie Walley*

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Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH September 21, 2022)

Fee: \$150.00

Paid: _____

Date: _____



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

Conditional Use Permit Application

Applicant Name: Franco Soma Phone # 262-888-9935

Address: N169 W21005 Meadow Ln E-mail: fsoma@elevateyou.org

City, State, Zip Jackson, WI, 53037

Property Description and address:

420 E JEfferson St Waupun WI 53963 Cape Cod with detached garage
1.5 story

Conditional Use Requested:

Request for utilizing the residence as an Adult Family Home
to offer 24/7 mental health crisis stabilization services and housing
to individuals experiencing mental health issues as determined by
police department, mobile crisis team, county assessors.

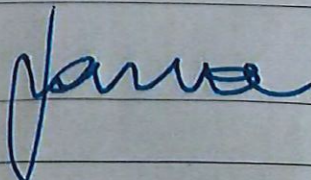
Zoning Ordinance Section Involved:

Date Presented to Plan Commission:

CONDITIONAL USE: Granted Denied

Comments:

Signature of Applicant (s)



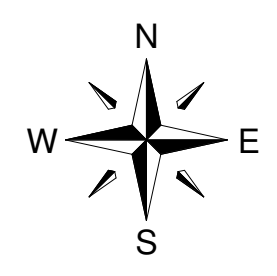
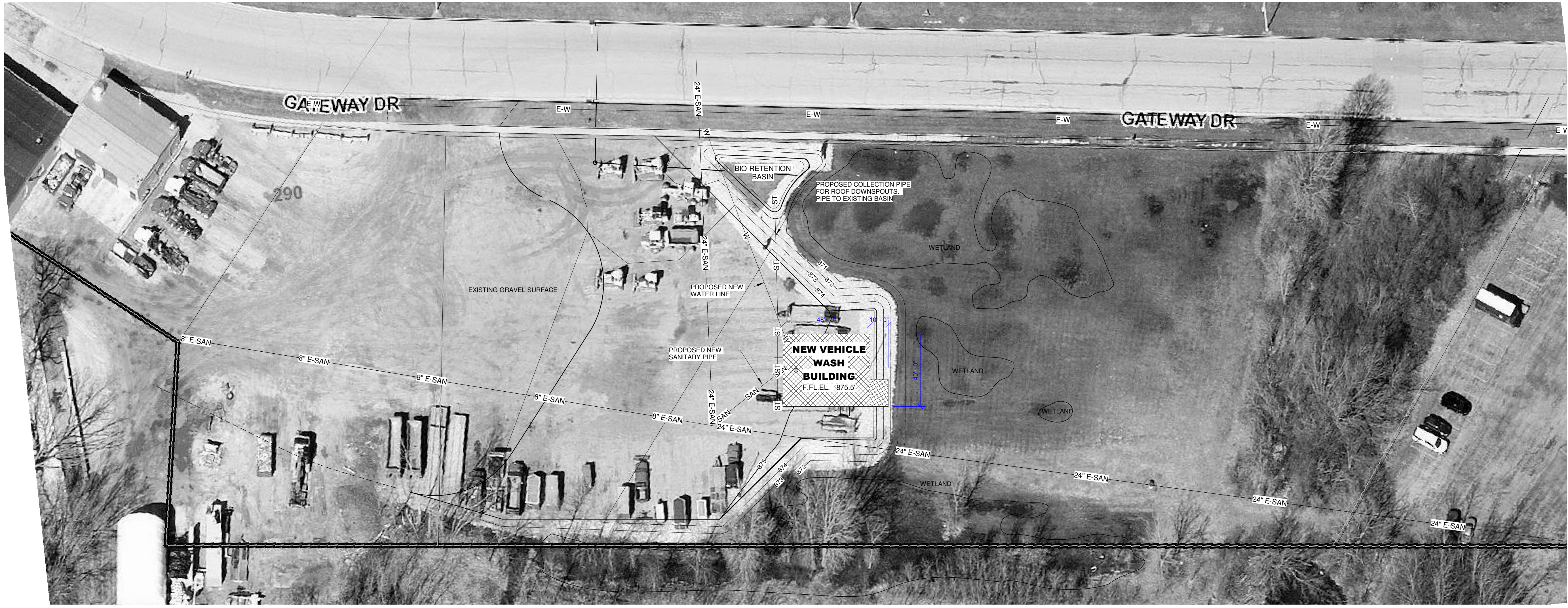
PRELIMINARY
09/16/2022

NAVIS PROPERTIES, INC
NEW CAR WASH BUILDING
 280 GATEWAY DRIVE
 WAUPUN, WISCONSIN

SHEET TITLE
SCHEMATIC SITE PLAN

PROJECT DATA
DATE:
JOB NUMBER:
SHEET NUMBER:
C-101

9/15/2022 11:21:37 PM



SCHEMATIC SITE PLAN
 SCALE: 1" = 30'-0"

GENERAL SITE PLAN NOTES:

- A. EXISTING UTILITIES ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS & ELEVATIONS OF ALL UTILITIES, INCLUDING SEWER AND WATER FROM THE PROPERTY OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY THE PROPERTY OWNERS SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION. CONTACT DIGGER'S HOTLINE (1-800-242-8511) FOR EXACT UTILITY LOCATIONS.
- B. UPDATED SURVEY AND TITLE SEARCH HAVE NOT BEEN AUTHORIZED AND THE BOUNDARY AND EASEMENTS SHOWN MAY BE INACCURATE OR INCOMPLETE.
- C. SILT FENCE AND TRACKING PAD SHALL CONFORM TO TECHNICAL STANDARDS 1056 & 1057 RESPECTIVELY.
- D. TOPSOIL STOCKPILES SHOULD BE SURROUNDED BY SILT FENCE AND STABILIZED IF NOT TO BE USED WITHIN 90 DAYS. ANY DISTURBED AREA WHICH REMAINS INACTIVE GREATER THAN SEVEN (7) DAYS SHALL BE STABILIZED, CONFORMING TO TECH. STD. 1059.
- E. GENERAL CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES AS SHOWN, PURSUANT TO NR216 & NR151. AT A MINIMUM, INSPECTIONS SHALL BE PERFORMED WEEKLY AND WITHIN 24 HOURS OF EVERY 0.5" RAINFALL EVENT. REPAIRS ARE REQUIRED WITHIN 24 HOURS OF DOCUMENTING ISSUE IN THE INSPECTION REPORT OR OTHERWISE NOTIFIED BY THE DNR. EROSION CONTROL MEASURES MUST BE IMPLEMENTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- F. ALL EROSION CONTROL DEVICES, SHALL BE INSTALLED PRIOR TO COMMENCING MASS GRADING OR UTILITY CONSTRUCTION.
- G. TRACKING OF MUD ON EXISTING STREETS SHALL BE CLEANED UP DAILY.
- H. VEGETATION BEYOND SLOPES SHALL REMAIN.
- I. THE CONTRACTOR SHALL MINIMIZE THE AREA DISTURBED BY CONSTRUCTION AS THE PROJECT IS CONSTRUCTED.
- J. GUTTERS OR DOWNSPOUTS ARE INSTALLED, AND WILL BE PIPED TO EXISTING POND.
- K. EXISTING UTILITIES AND SERVICE LOCATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
- L. ANY EXISTING SIDEWALK DAMAGED DURING CONSTRUCTION WILL BE REPLACED AS A PART OF THIS PROJECT.
- M. THERE ARE NO KNOWN WETLANDS OR FLOODPLAIN LIMITS WITHIN THIS SITE BOUNDARY.
- N. CONTRACTOR WILL PROVIDE DUMPSTERS FOR DISPOSAL OF CONSTRUCTION WASTE.

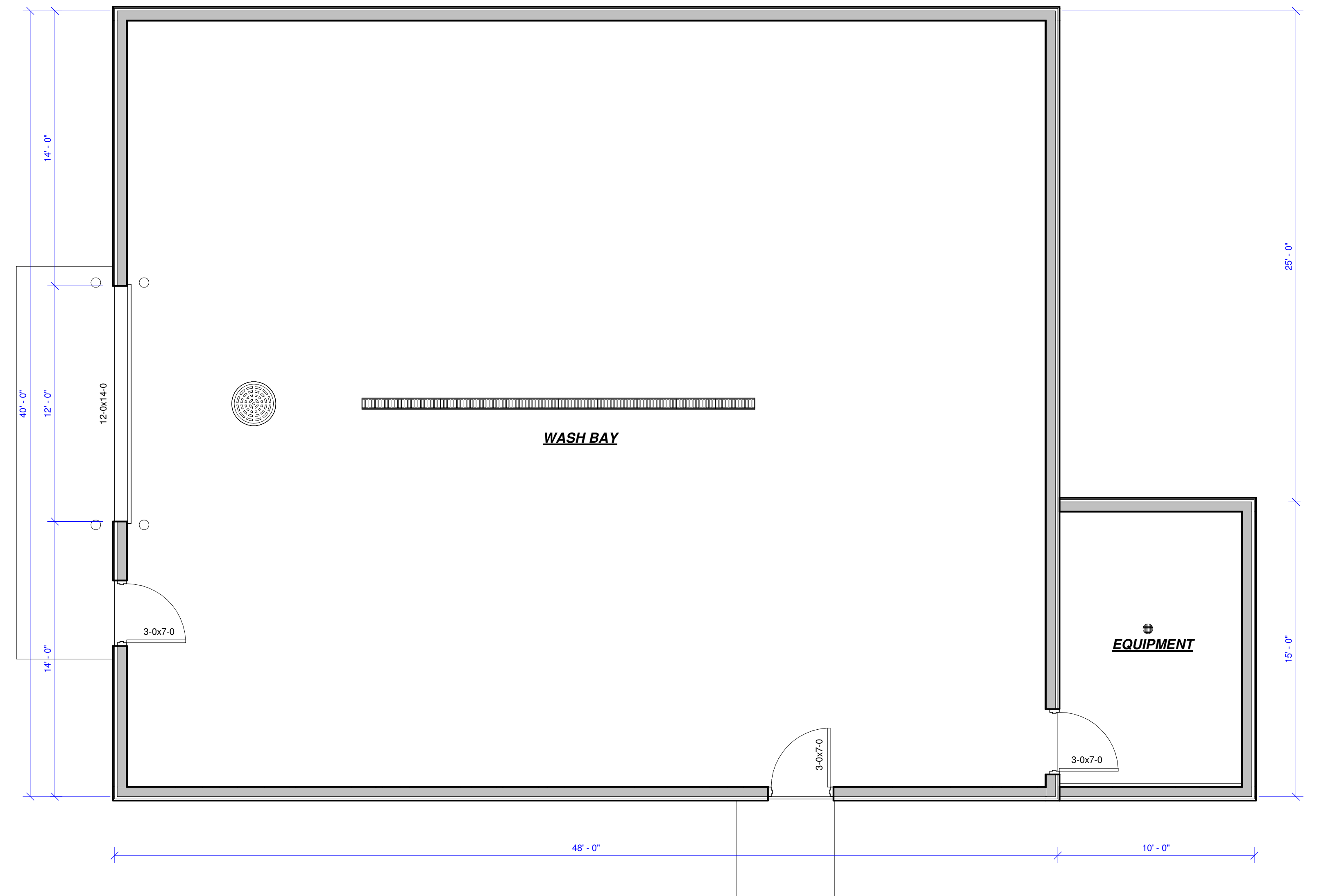
STALL SIZES:
 UNOCCUPIED BUILDING

GENERAL SITE INFORMATION:

EXISTING ZONING: B-5 PERMITTED USE
 PARCEL ID: WPN-14-15-33-09-003-00
 EAST END OF SITE, 100-YEAR FLOORPLAIN: 871.8
 WEST END OF SITE, 100-YEAR FLOORPLAIN: 873.1

MORPH DESIGNS, LLC
 Commercial & Residential
 Building & Structural
 Design Services
 Phone: 920-948-7975
 email:
 morphdesigns@sbcglobal.net

PRELIMINARY
09/16/2022



NAVIS PROPERTIES, INC
NEW CAR WASH BUILDING
 280 GATEWAY DRIVE
 WAUPUN, WISCONSIN

SHEET TITLE
OVERALL FLOOR PLAN

PROJECT DATA
DATE:
JOB NUMBER:
SHEET NUMBER:

A-100

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 THIS IS A COPYRIGHTED PLAN AND IS THE EXCLUSIVE
 PROPERTY OF MORPH DESIGNS, LLC. IT MAY NOT BE USED,
 BUILT FROM, OR REPRODUCED IN ANY FORM WITHOUT THE
 WRITTEN PERMISSION OF MORPH DESIGNS, LLC.

PRELIMINARY

09/16/2022

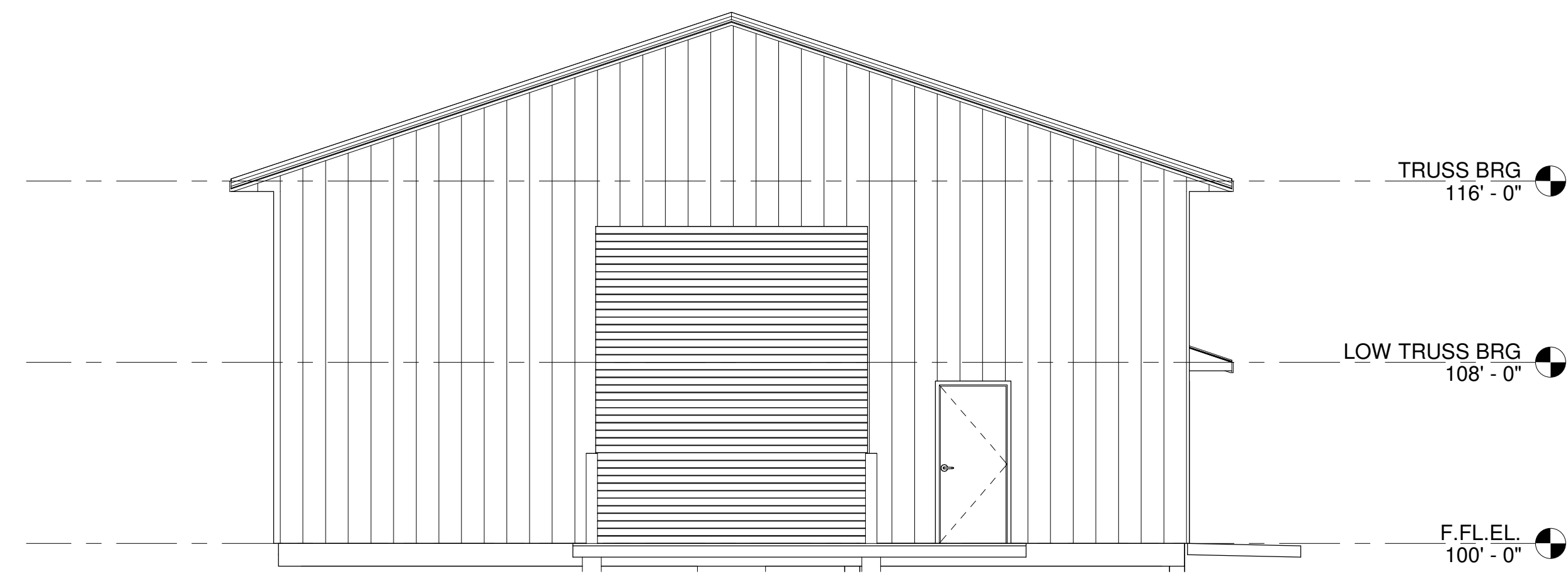
NAVIS PROPERTIES, INC
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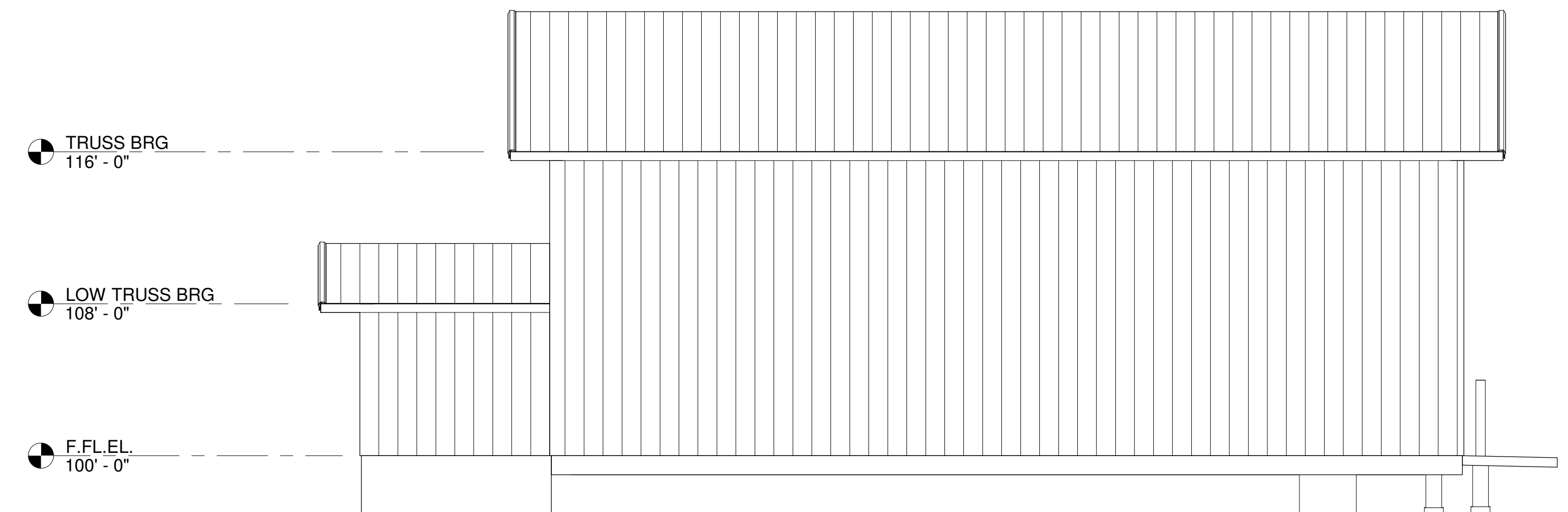
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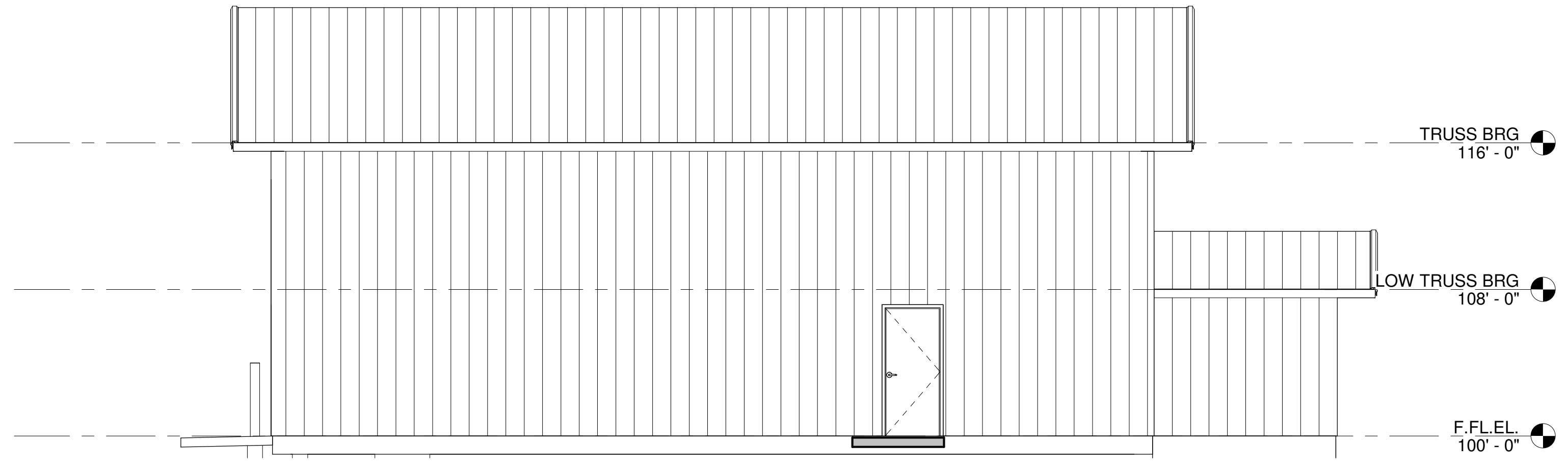
WEST ENDWALL BUILDING ELEVATION

SCALE: 3/16" = 1'-0"



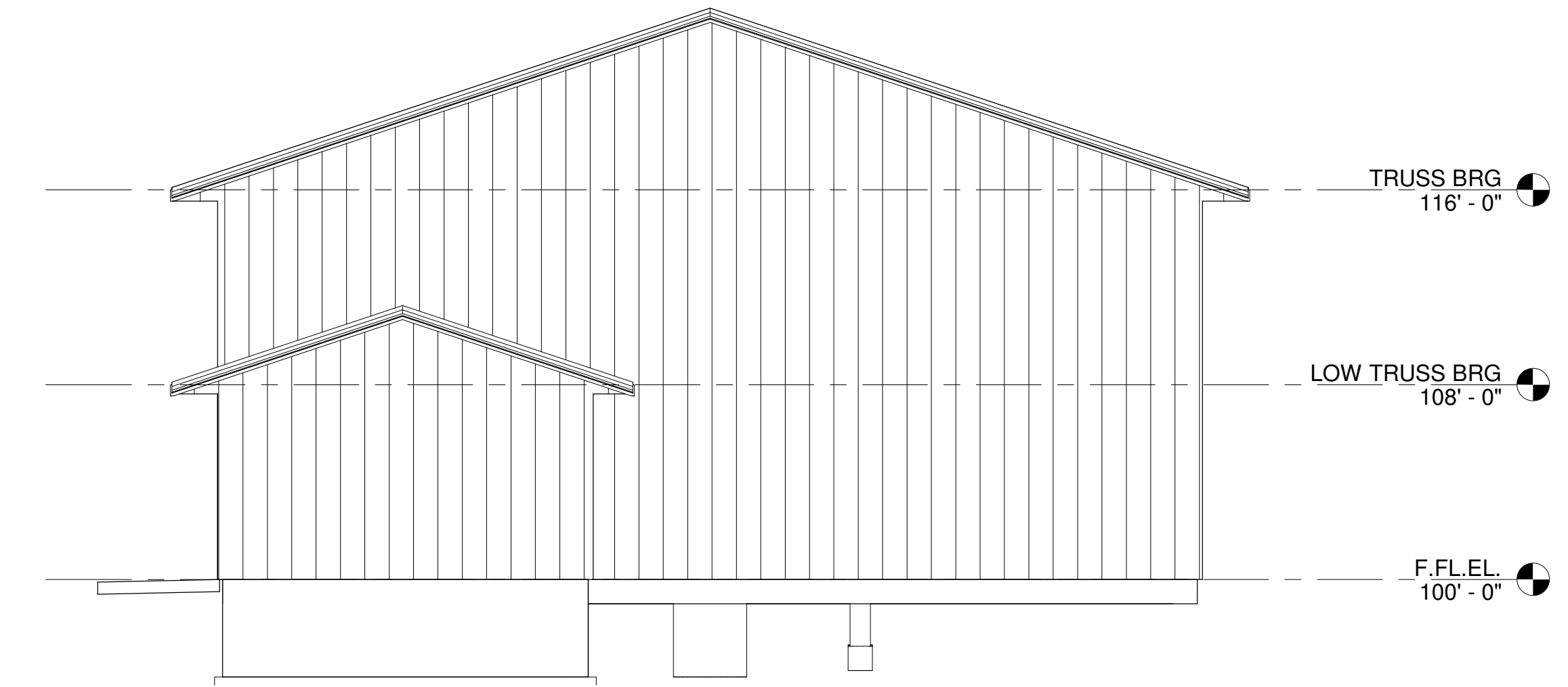
NORTH SIDEWALL BUILDING ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH SIDEWALL BUILDING ELEVATION

SCALE: 3/16" = 1'-0"

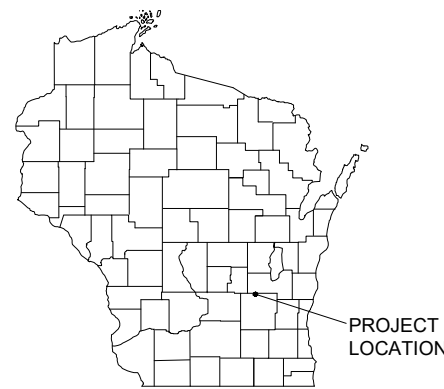


EAST ENDWALL BUILDING ELEVATION

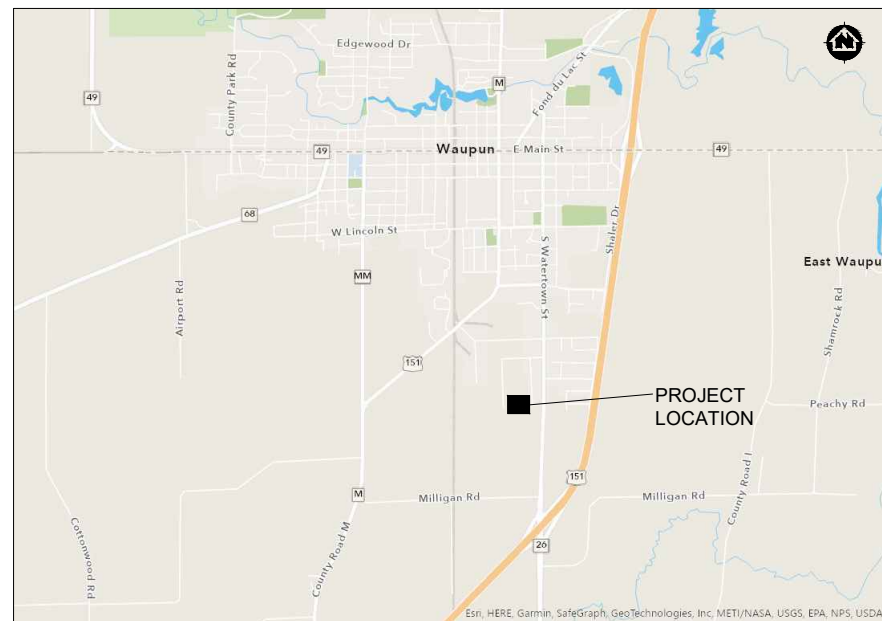
SCALE: 3/16" = 1'-0"

MUNICIPAL WELL & PUMP YARD EXPANSION

MWS PROPERTIES LLC
1212 STORBECK DRIVE, WAUPUN, WI



PROJECT LOCATION



PROJECT LOCATION

LOCATION MAP
NOT TO SCALE

SHEET INDEX

- G - GENERAL SHEETS**
- G 1 TITLE SHEET
- D - DETAIL SHEETS**
- D 1-2 CONSTRUCTION DETAILS
- ST - SITE PLANS**
- ST 1 SITE IMPROVEMENT PLAN WITH EROSION CONTROL

LEGEND

- W — EXISTING WATER MAIN
- +—G— EXISTING WATER MAIN, VALVE & HYDRANT
- EXISTING WATER SERVICE & CURB STOP
- +—G— PROPOSED WATER MAIN, VALVE, & HYDRANT
- PROPOSED WATER SERVICE & CURB STOP
- SAN—○— EXISTING SANITARY SEWER & MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- FM— EXISTING FORCEMAIN
- SS—□— EXISTING STORM SEWER & INLET
- PROPOSED STORM SEWER & INLET
- PROPOSED STORM SEWER & MANHOLE
- E— BURIED ELECTRIC
- G—△— BURIED GAS & VALVE
- TV— BURIED CABLE TELEVISION
- T— BURIED TELEPHONE
- FO— BURIED FIBER OPTICS
- OH— OVERHEAD UTILITY
- +—+— RAILROAD TRACKS
- +—+— EXISTING CURB & GUTTER
- +—+— PROPOSED CURB & GUTTER
- +—+— EXISTING SIDEWALK
- +—+— PROPOSED SIDEWALK
- CP— EXISTING CULVERT PIPE
- PROPOSED CULVERT PIPE
- x—x—x— FENCE LINE
- +—+— DRAINAGE ARROW
- +—+— SILT FENCE
- +—+— RIGHT-OF-WAY
- +—+— BASELINE
- +—+— PROPERTY LINE
- +—+— TREE LINE
- +—+— BENCHMARK
- +—+— IRON PIPE
- +—+— IRON ROD
- +—+— CONTROL POINT
- +—+— UTILITY POLE & GUY
- +—+— SOIL BORING
- +—+— LIGHT POLE
- +—+— PEDESTAL
- +—+— STREET SIGN
- +—+— MAILBOX
- +—+— FLAGPOLE
- +—+— TREE - DECIDUOUS
- +—+— TREE - CONIFEROUS
- +—+— TREE TO BE REMOVED

UTILITIES

- GAS:**
ALLIANT ENERGY
120 E. MAPLE AVENUE
BEAVER DAM, WI 53916
PHONE: 920-887-6030
CONTACT: DAVID KROHN
- ELECTRIC:**
WAUPUN UTILITIES
817 S. MADISON STREET
WAUPUN, WI 53963
PHONE: 920-324-7920
CONTACT: STEVE BROOKS
- TELEPHONE:**
AT&T
70 E. DIVISION STREET, FLOOR 1
FOND DU LAC, WI 54935
PHONE: 920-929-1013
CONTACT: CHUCK BARTELT
- SANITARY & WATER:**
WAUPUN UTILITIES
817 S. MADISON STREET
WAUPUN, WI 53963
PHONE: 920-324-7920
CONTACT: STEVE SCHRAMM
- STORM SEWER & STREET:**
CITY OF WAUPUN
201 E. MAIN STREET
WAUPUN, WI 53963
PHONE: 920-210-8200
CONTACT: JEFF DAANE
- CATV:**
CHARTER COMMUNICATIONS
N3760 C.T.H. "DJ"
JUNEAU, WI 53039
PHONE: 920-349-3201
CONTACT: NICK FRASE

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

NOTE:
UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND CONTRACTOR SHALL HAVE APPROPRIATE UTILITY MARK EXACT LOCATIONS PRIOR TO CONSTRUCTION.

PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY:
	ARW	-	-	-	-
	ARW	-	-	-	-
	Init	-	-	-	-

PLOT DATE: 8/26/2022 10:30 AM, G:\1818192\18192001\CADD\Construction Documents\18192001 Details.dwg

MSA ENGINEERING | ARCHITECTURE | SURVEYING
FUNDING | PLANNING | ENVIRONMENTAL
201 Corporate Drive, Beaver Dam WI 53916
(920) 887-4242 www.msa-ps.com
© MSA Professional Services, Inc.

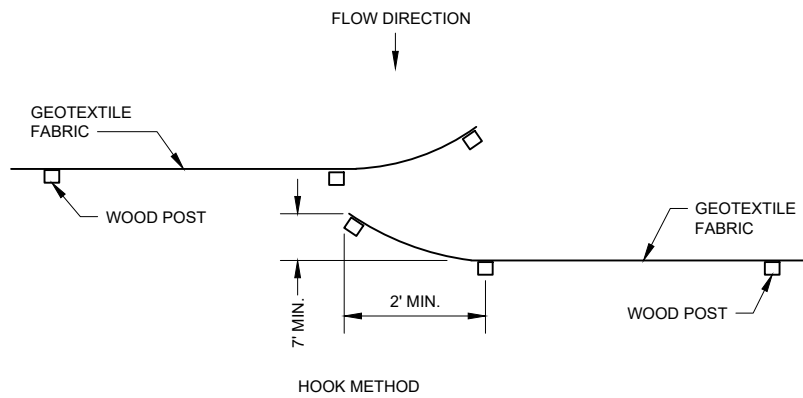
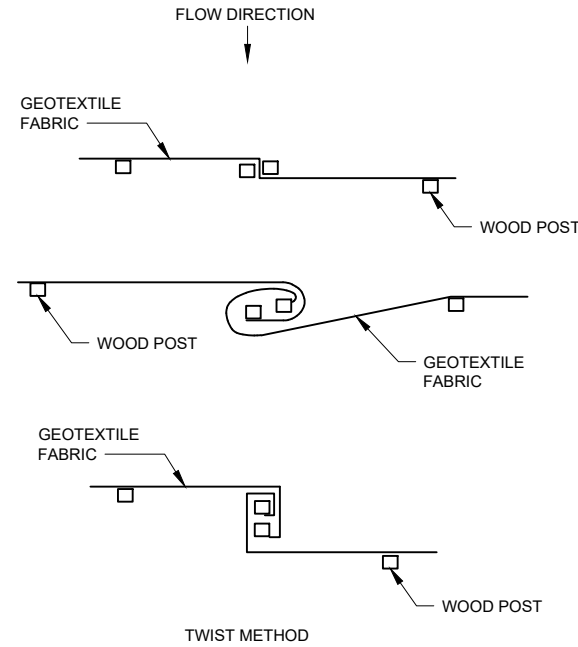
MUNICIPAL WELL & PUMP YARD EXPANSION
MWS PROPERTIES LLC
1212 STORBECK DRIVE, WAUPUN, WI

TITLE SHEET

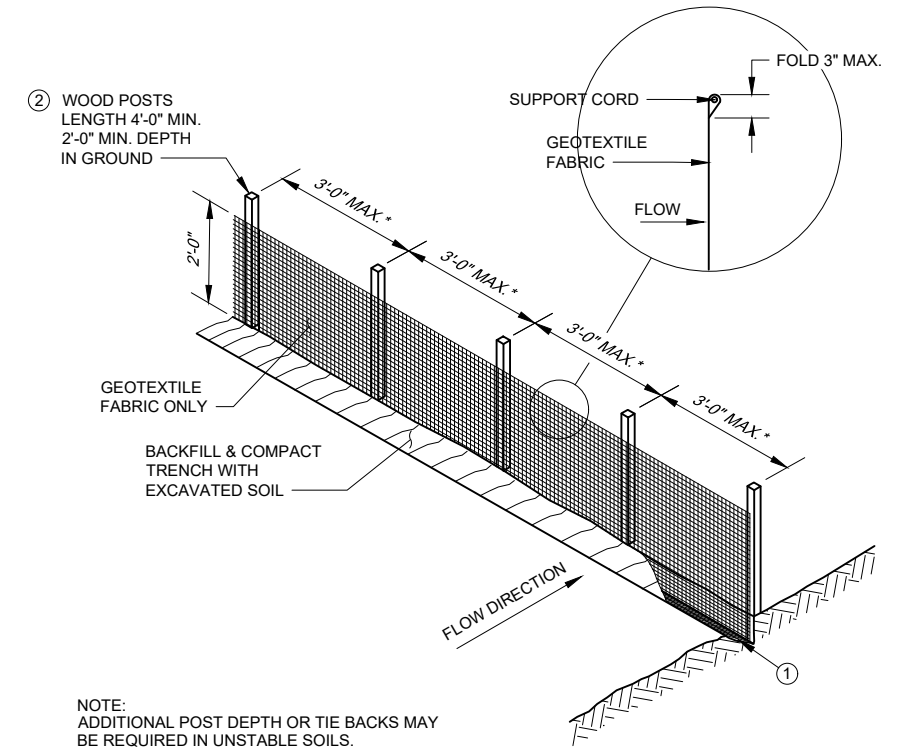
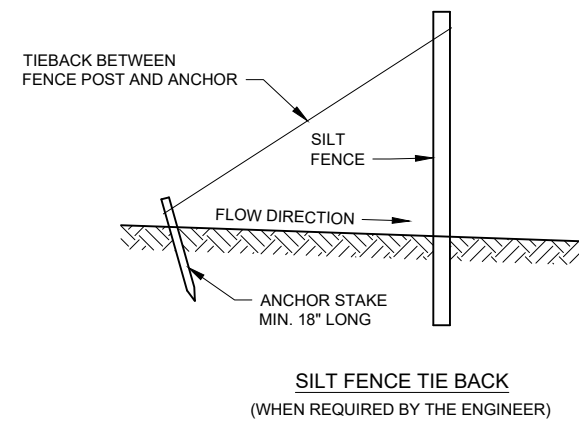
PROJECT NO.
18192001
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**CONSTRUCTION SITE
EROSION CONTROL REQUIREMENTS**

- SECTION NR216.46 OF WISCONSIN STATE ADMINISTRATIVE CODE IDENTIFIES REQUIREMENTS FOR CONSTRUCTION SITE AND POST-CONSTRUCTION EROSION CONTROL. IT IS THE INTENT OF THESE PLANS TO SATISFY THESE REQUIREMENTS. THE METHODS AND STRUCTURES USED TO CONTROL EROSION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL IMPLEMENT AN APPROPRIATE MEANS OF CONTROLLING EROSION DURING SITE OPERATION AND UNTIL THE VEGETATION IS RE-ESTABLISHED. ADJUSTMENTS TO THE CONTROL SYSTEM SHALL BE MADE AS REQUIRED.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WISCONSIN DNR'S CONSERVATION PRACTICE STANDARDS. THESE STANDARDS ARE PERIODICALLY UPDATED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND REFERENCE THE MOST RECENTLY RELEASED STANDARD.
- THIS INFORMATION IS ONLY ONE PART OF THE OVERALL EROSION CONTROL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY ALSO BE SHOWN ON THE CONTRACT DRAWINGS AND IN THE ACCOMPANYING SPECIFICATIONS.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE OWNER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- THE AREA OF EROSION LAND EXPOSED TO THE ELEMENTS BY GRUBBING, EXCAVATION, TRENCHING, BORROW AND FILL OPERATIONS AT ANY ONE TIME SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING. ALL DISTURBED AREAS SHALL BE TREATED WITH PERMANENT STABILIZATION MEASURES WITHIN 3 WORKING DAYS OF FINAL GRADING.
- ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN HAS OCCURRED. ALL NECESSARY REPAIR AND MAINTENANCE WILL BE DONE AT THIS INSPECTION TIME.
- ALL EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE PROPERLY INSTALLED PRIOR TO CLEARING AND GRUBBING OPERATIONS WITHIN THEIR RESPECTIVE DRAINAGE AREAS. THESE SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.
- ALL EROSION CONTROL DEVICES SHALL BE PROPERLY INSTALLED PRIOR TO ANY SOIL DISTURBANCE.
- ANY SLOPES STEEPER THAN 3H:1V SHALL BE STAKED WITH EROSION CONTROL FABRIC UNLESS INDICATED ON THE PLAN.
- ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
- WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH, OR A TACKING AGENT MAY BE REQUIRED TO PROTECT NEARBY RESIDENCES AND WATER RESOURCES.
- CHANNELIZED RUNOFF ENTERING THE PROJECT SITE FROM ADJOINING LANDS SHALL BE DIVERTED THROUGH NATURALLY OR ARTIFICIALLY EROSION-RESISTANT CONVEYANCES. IF CHANNELIZED RUNOFF CANNOT BE DIVERTED, SITE BEST MANAGEMENT PRACTICES MUST ACCOUNT FOR THE ADDITIONAL FLOW RATES AND EROSION POTENTIAL THAT SUCH RUNOFF PRESENTS.
- THE CONTRACTOR SHALL TAKE ALL POSSIBLE PRECAUTIONS TO PREVENT SOILS FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCRAPED (NOT FLUSHED) PERIODICALLY TO REMOVE SOIL, DIRT, AND/OR DUST.
- EROSION CONTROLS SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF TEMPORARY STOCKPILES. ANY SOIL STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING. ALL STOCK PILES SHALL BE PLACED AT LEAST 75 FEET FROM STREAMS OR WETLANDS.
- ADDITIONAL EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) SHALL INCLUDE THE FOLLOWING:
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE OF TRENCH WATER OR DEWATERING EFFLUENT MUST BE PROPERLY TREATED TO REMOVE SEDIMENT IN ACCORDANCE WITH THE WDNR CONSERVATION PRACTICE STANDARD 1061 - DEWATERING OR A SUBSEQUENT WDNR DEWATERING STANDARD PRIOR TO DISCHARGE INTO A STORM SEWER, DITCH, DRAINAGEWAY, OR WETLAND OR LAKE.
- ALL DRAINAGE CULVERTS, STORM DRAIN INLETS, MANHOLES, OR ANY OTHER EXISTING STRUCTURES THAT COULD BE DAMAGED BY SEDIMENTATION SHALL BE PROTECTED ACCORDING TO THE VARIOUS METHODS PROVIDED IN THE PRINTED CONSERVATION PRACTICE STANDARDS.
- ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
- THE FIRST SIX WEEKS AFTER INITIAL STABILIZATION, ALL NEWLY SEEDED AND MULCHED AREAS SHALL WATERED WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BMP'S SUCH AS SILT FENCES, STRAW BALES, AND SEDIMENT TRAPS SHALL BE REMOVED AND THESE AREAS STABILIZED.
- ALL TEMPORARY BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED.
- ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITH SEED AND MULCH UNLESS OTHERWISE SPECIFIED. A MINIMUM OF FOUR INCHES OF TOPSOIL SHALL BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.



JOINING TWO LENGTHS OF SILT FENCE ③



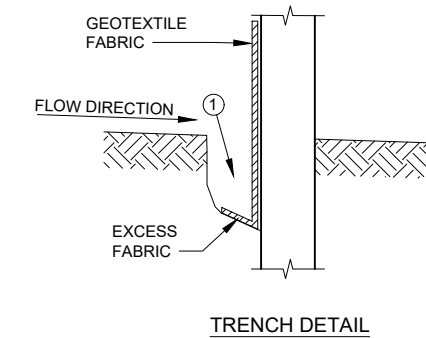
NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

* 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED, OR IF THE SILT FENCE IS FACTORY ASSEMBLED.

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.

GENERAL NOTES

- TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" x 1 1/8" OF OAK OR HICKORY.
- CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.



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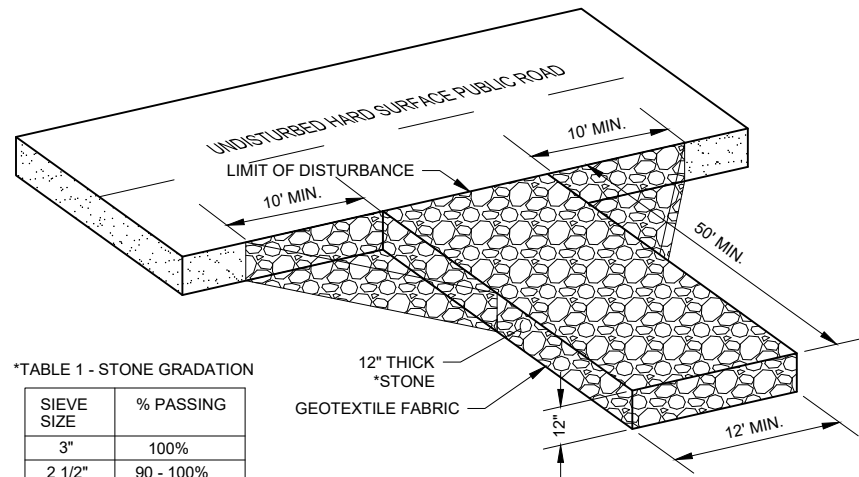


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CONSTRUCTION DETAILS

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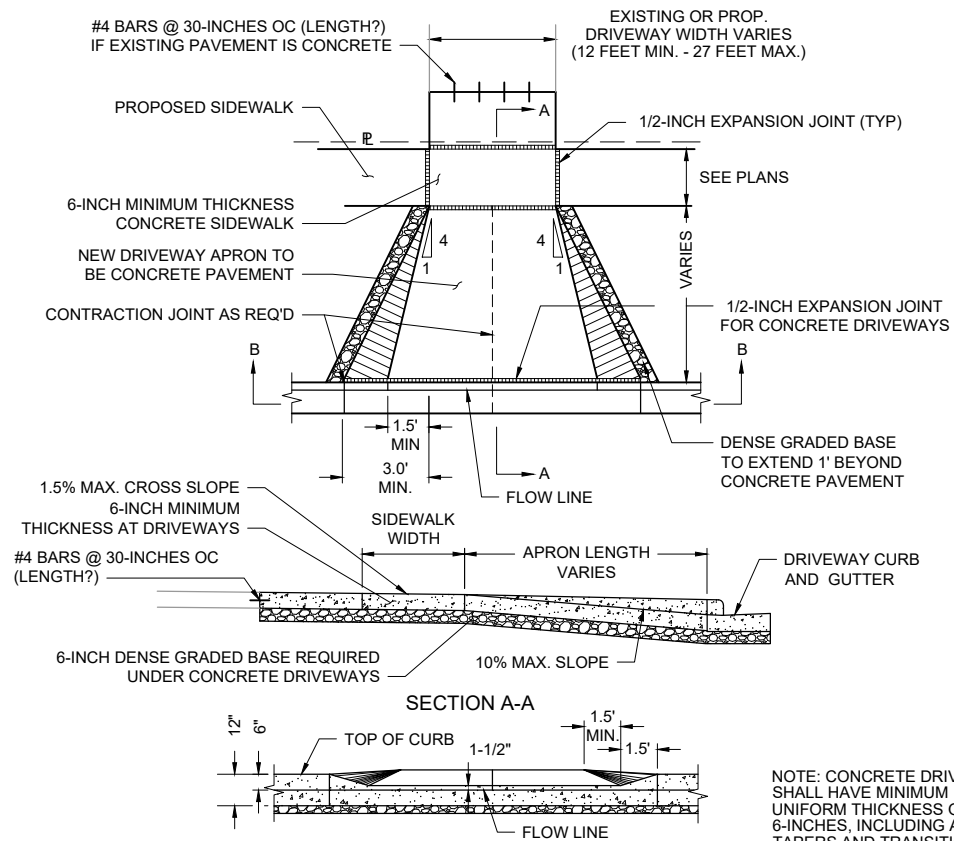


*TABLE 1 - STONE GRADATION

SIEVE SIZE	% PASSING
3"	100%
2 1/2"	90 - 100%
1 1/2"	25 - 60%
3/4"	0 - 20%
3/8"	0 - 5%

- NOTES:
1. TRACKING PAD WIDTH SHALL BE AT LEAST THE FULL WIDTH OF HTE EGRESS POINT OR 12' WIDE MINIMUM.
 2. TRACKING PAD LENGTH SHALL BE 50' FOR CONSTRUCTION SITES, 30' FOR SINGLE FAMILY RESIDENTIAL, OR AS SPECIFIED IN THE CONTRACT DOCUMENTS. LENGTH OF TRACKING PAD MAY NEED TO BE INCREASE OR ADDITIONAL SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED BY THE CONTRACTOR IS SEDIMENT TRACK-OUT OCCURS.
 3. GEOTEXTILE FABRIC TYPE R SHALL BE INSTALLED BETWEEN THE STONE AND SUBGRADE ON SITES WHERE HIGH GROUND WATER IS OBSERVED.
 4. CONTRACTOR SHALL CLEAN STREET/ROADWAY ADJACENT TO ALL CONSTRUCTION ACCESS POINTS AT THE END OF EACH WORKDAY OR MORE FREQUENTLY IF REQUESTED.

STONE TRACKING PAD
NO SCALE



SECTION A-A
SECTION B-B
CONCRETE DRIVEWAY DETAIL WITH CURB & GUTTER
NO SCALE

GENERAL PROJECT NOTES:

1. ALL EXISTING UTILITIES WITHIN THIS PLAN ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND NO RESPONSIBILITY IS ASSUMED BY THE ENGINEER OR OWNER FOR THEIR ACCURACY OR DEGREE OF COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE, LOCATION, AND ELEVATION OF ALL UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGING ANY SUCH UTILITIES. THE CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE AT (800) 242-8511 PRIOR TO ANY CONSTRUCTION SO THAT THE SITE MAY BE MARKED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY UTILITIES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS ARE APPARENT, BRING TO THE ATTENTION OF THE PROJECT ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR RE-DESIGN MAY OCCUR.
3. UNLESS SPECIFIED WITHIN THIS CONSTRUCTION PLAN, NO EXISTING TREES SHALL BE DISTURBED OR DAMAGED. THE OWNER, IN WRITING, MUST APPROVE THE REMOVAL OF ANY EXISTING TREES IF THE CONTRACTOR BELIEVES THAT AN EXISTING TREE IS IN CONFLICT WITH THE PROPOSED IMPROVEMENTS. NO TREES OR TREE STUMPS SHALL BE BURIED ONSITE.
4. EXISTING KNOWN SURVEY MONUMENTS (SHOWN ON THE PLANS) ENCOUNTERED DURING CONSTRUCTION ARE TO BE PRESERVED AND LEFT UNDISTURBED. SHOULD THE CONTRACTOR ENCOUNTER UNKNOWN MONUMENTS, PROPERTY STAKES, ETC. (NOT SHOWN ON THE PLANS), THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO ANY DISTURBANCE. FAILURE TO PRESERVE SUCH MONUMENTS SHALL NOT BE ALLOWED AND REPLACEMENT BY A REGISTERED LAND SURVEYOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
5. ELEVATIONS SHOWN WITHIN THIS PLAN REFERENCE THE NORTH AMERICAN VERTICAL DATUM.
6. REFER TO THE PROJECT ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR DETAILS PERTAINING TO THE PROPOSED BUILDINGS, ASSOCIATED ARCHITECTURAL FEATURES, AND SITE WORK SURROUNDING THE BUILDING.
7. THE CONTRACTOR SHALL COORDINATE WITH ALL PRIVATE UTILITIES (GAS, ELECTRIC, TELEPHONE, CABLE TV, ETC.) REGARDING THE LOCATION, SIZE, DEPTH, ETC. OF EXISTING AND PROPOSED SERVICE LINES WITHIN THE PROJECT SITE. THE CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY PRIVATE UTILITIES THAT ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL CAREFULLY WORK AROUND EXISTING UTILITY LINES, UTILITY POLES, UTILITY STRUCTURES, GUY WIRES, ETC. THAT ARE TO REMAIN UNDISTURBED. THE CONTRACTOR SHALL PROVIDE ANY NECESSARY TEMPORARY SHORING OR OTHER MEASURES TO PROTECT THESE FEATURES DURING CONSTRUCTION ACTIVITIES. (ALL INCIDENTAL TO CONSTRUCTION)

GENERAL EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL INSTALL ALL NECESSARY EROSION CONTROL MEASURES TO PREVENT EROSION ONTO THE ADJACENT PROPERTIES AND INTO THE ADJACENT EXISTING STREETS. ADDITIONAL EROSION CONTROL, NOT SHOWN ON THIS PLAN, MAY BE REQUIRED BY THE FIELD ENGINEER OR BY THE CITY DURING CONSTRUCTION (INCIDENTAL). EROSION CONTROL AND SITE STABILIZATION MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THIS CONSTRUCTION PLAN, THE PROJECT SPECIFICATIONS, THE LATEST EDITION OF THE WISCONSIN DNR EROSION CONTROL TECHNICAL STANDARDS, ANY LOCAL EROSION CONTROL & STORMWATER ORDINANCES, AND ANY CONDITIONS OF APPROVAL. INSTALL EROSION CONTROL MEASURES PRIOR TO INITIATION OF ANY SITE WORK. SEE THE "CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS" FOR FURTHER EROSION CONTROL REQUIREMENTS AND NOTES.
2. CONTRACTOR SHALL PROTECT ALL EXISTING AND PROPOSED STREET INLETS, MANHOLES, DRAINAGE SWALES, CULVERTS, ETC. FROM SILTATION DURING CONSTRUCTION AND UNTIL FINAL STABILIZATION OCCURS.
3. ALL EROSION CONTROL MEASURES AND STRUCTURES SHALL BE INSPECTED, MAINTAINED, AND DOCUMENTED BY THE CONTRACTOR WEEKLY AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT 0.5 INCHES OR GREATER. ALL NECESSARY REPAIR AND MAINTENANCE WILL BE DONE AT THIS INSPECTION TIME. THESE INSPECTIONS SHALL BE DOCUMENTED BY THE CONTRACTOR AND AVAILABLE TO THE ENGINEER AND/OR OWNER UPON REQUEST. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION OR INCLUDED IN THE CORRESPONDING EROSION CONTROL PRICE BID (IF APPLICABLE).

GENERAL TRAFFIC CONTROL NOTES:

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCHEDULE HIS/HER WORK TO MINIMIZE THE INCONVENIENCE TO THE RESIDENTS AND BUSINESSES LOCATED ADJACENT TO THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST TWO DAYS PRIOR TO CLOSING ANY SECTION OF STREET.
2. ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE UNITED STATES DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD). THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL DURING THE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL INSPECT ALL TRAFFIC CONTROL MEASURES DAILY AND PERFORM ANY NECESSARY MAINTENANCE OR ADJUSTMENTS BASED ON THE ACTIVITIES PLANNED. ADDITIONAL TRAFFIC CONTROL MEASURES NOT SPECIFIED WITHIN THE CONTRACT DOCUMENTS MAY BE REQUIRED DURING CONSTRUCTION BY THE CITY AND ENGINEER (INCIDENTAL TO CONSTRUCTION). THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AND CITY STAFF RELATIVE TO THE PLACEMENT AND MAINTENANCE OF ALL BARRICADES AND OTHER MEASURES USED.

3. AFTER ALL CONSTRUCTION RELATED ACTIVITIES ARE COMPLETED, THE CONTRACTOR SHALL REMOVE ALL TRAFFIC CONTROL MEASURES. ANY DISTURBANCE OR DAMAGE RESULTING FROM THE REMOVAL OF THE TRAFFIC CONTROL MEASURES SHALL BE RESTORED OR REPAIRED TO THE SATISFACTION OF THE CITY.

GENERAL GRADING NOTES:

1. ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THIS CONSTRUCTION PLAN, THE PROJECT SPECIFICATIONS, AND ANY CONDITIONS OF APPROVAL.
2. ALL PROPOSED GRADES SHOWN WITHIN THE PLANS ARE FINISHED GRADES. UNLESS SPECIFIED ON THE PLAN, THE CONTRACTOR SHALL CONSTRUCT/GRADE ALL CONCRETE, ASPHALT, AND GRASS AREAS TO A MINIMUM SLOPE OF 1.0%, 1.0%, AND 1.0%, RESPECTIVELY. THE MAXIMUM SURFACE SLOPE ACROSS HANDICAP PARKING STALLS AND WALKWAYS IN ANY DIRECTION SHALL BE 2.0% AND ACROSS HANDICAP ACCESSIBLE RAMPS SHALL BE 8.0%. THE MAXIMUM SURFACE SLOPE ACROSS THE PROPOSED PAVEMENT SHALL BE 6.0% UNLESS SPECIFIED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, PRIOR TO CONSTRUCTION, OF ANY AREAS WHICH DO NOT SATISFY THE ABOVE MENTIONED SLOPES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE HIS/HER OWN COMPUTATIONS FOR DETERMINATION OF EARTHWORK AND TOPSOIL QUANTITIES PRIOR TO BIDDING. IT IS RECOMMENDED THAT EACH BIDDER VISIT THE SITE TO VERIFY THE EXISTING CONDITIONS. NO CHANGES WILL BE MADE IN THE BID QUANTITY AMOUNT OR UNIT PRICE UNLESS CHANGES ARE MADE TO THE CONTRACT DRAWINGS AFTER BIDDING OF THE CONTRACT.
4. NO STOCKPILES (TOPSOIL OR EARTH MATERIAL) SHALL REMAIN AFTER ALL GRADING WORK IS COMPLETED UNLESS DIRECTED OTHERWISE BY THE OWNER. IF AFTER THE COMPLETION OF ALL SITE GRADING AND SUBGRADE PREPARATION WORK THERE IS EXCESS FILL MATERIAL, THE CONTRACTOR SHALL HAUL/STOCKPILE THE MATERIAL AT A LOCATION(S) AS DESIGNATED BY THE OWNER OR DISPOSE OF THE MATERIAL AS DIRECTED BY THE OWNER. IF THERE IS A SHORTAGE OF FILL MATERIAL, THE CONTRACTOR SHALL PURCHASE/IMPORT THE MATERIAL FROM OFFSITE. ALL GRADING AND SUBGRADE PREPARATION WORK AS WELL AS ANY DISPOSAL OF EXCESS MATERIAL AND/OR IMPORTING OF MATERIAL SHALL BE INCIDENTAL TO THE UNCLASSIFIED EXCAVATION BID ITEM.
5. FILL PLACED WITHIN 10 FEET OR LESS FROM THE OUTSIDE EDGE OF A BUILDING SHALL BE SUITABLE EXCAVATED SOIL FREE OF ORGANIC DEBRIS, CLAY BALLS, AND AGGREGATE LARGER THAN 1.5-INCHES. THE FILL MATERIAL WITHIN THESE AREAS SHALL BE SPREAD AND COMPACTED UNIFORMLY IN 6-INCH TO 8-INCH MAXIMUM LIFTS TO AT LEAST 95 PERCENT MAXIMUM DRY DENSITY PER MODIFIED PROCTOR (ASTM D1557). ALL OTHER FILL AREAS WITHIN THE PROJECT SITE SHALL BE SPREAD AND COMPACTED IN 12-INCH MAXIMUM LIFTS TO AT LEAST 93 PERCENT DRY DENSITY PER MODIFIED PROCTOR (ASTM D1557).

GENERAL PAVING NOTES:

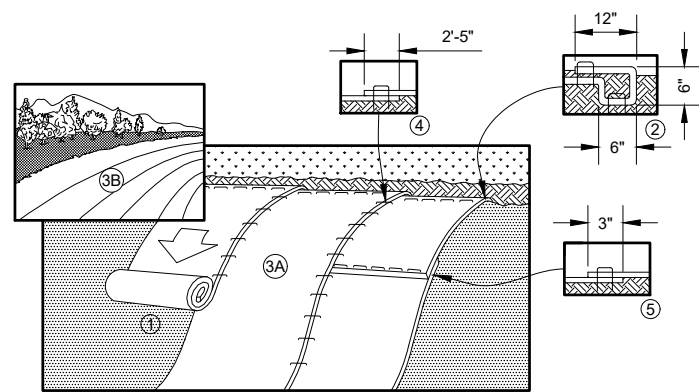
1. ALL PROPOSED PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THIS CONSTRUCTION PLAN, THE PROJECT SPECIFICATIONS, THE REQUIREMENTS OF THE OWNER, THE LATEST EDITION OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, AND ANY CONDITIONS OF APPROVAL.
2. ALL SAWCUTTING OF EXISTING ASPHALT AND CONCRETE SHALL BE INCIDENTAL TO PAVING.

GENERAL RESTORATION NOTES:

1. ALL PROPOSED RESTORATION SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THIS CONSTRUCTION PLAN, THE PROJECT SPECIFICATIONS, THE REQUIREMENTS OF THE OWNER, AND ANY CONDITIONS OF APPROVAL.
2. ALL DISTURBED OPEN SPACE AREAS SHALL BE TOPSOILED (MINIMUM 6" THICK), SEED, FERTILIZED, AND MULCHED IN ACCORDANCE WITH THE CONSTRUCTION PLANS, THE PROJECT SPECIFICATIONS, THE LATEST EDITION OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY AND STREET CONSTRUCTION, AND THE WISCONSIN DNR CONSERVATION PRACTICE STANDARDS 1058 & 1059.

WORK OUTSIDE OF PROJECT PROPERTY NOTES:

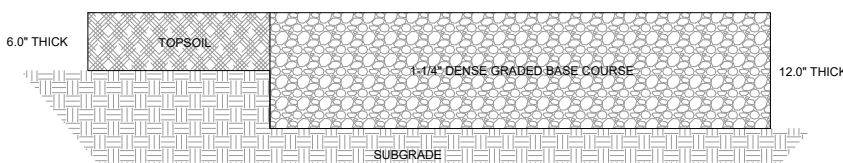
1. ALL DISTURBANCE WITHIN THE EXISTING CITY RIGHT-OF-WAY SHALL BE KEPT TO A MINIMUM. ALL PAVEMENT, GRASS AREAS, ETC. DISTURBED WITHIN THESE AREAS DURING CONSTRUCTION SHALL BE RESTORED EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITIONS AND TO THE SATISFACTION OF THE CITY. EXISTING GRAVEL BASE AND PAVEMENT DISTURBED WITHIN THE EXISTING STREET SHALL BE RESTORED WITH EQUAL THICKNESS AND WORKMANSHIP TO EXISTING CONDITIONS OR AS DIRECTED BY THE CITY. THE CONTRACTOR SHALL COORDINATE WITH THE CITY STAFF REGARDING BACKFILL AND COMPACTION REQUIREMENTS FOR ANY WORK PERFORMED WITHIN THESE AREAS.



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5 CM-12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE.
5. CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION CONTROL BLANKET DETAIL
NO SCALE



SITE IMPROVEMENT DETAIL
SCALE: NONE

PROJECT DATE:	NO.	DATE	REVISION	BY
DRAWN BY: ARW	-	-	-	-
DESIGNED BY: ARW	-	-	-	-
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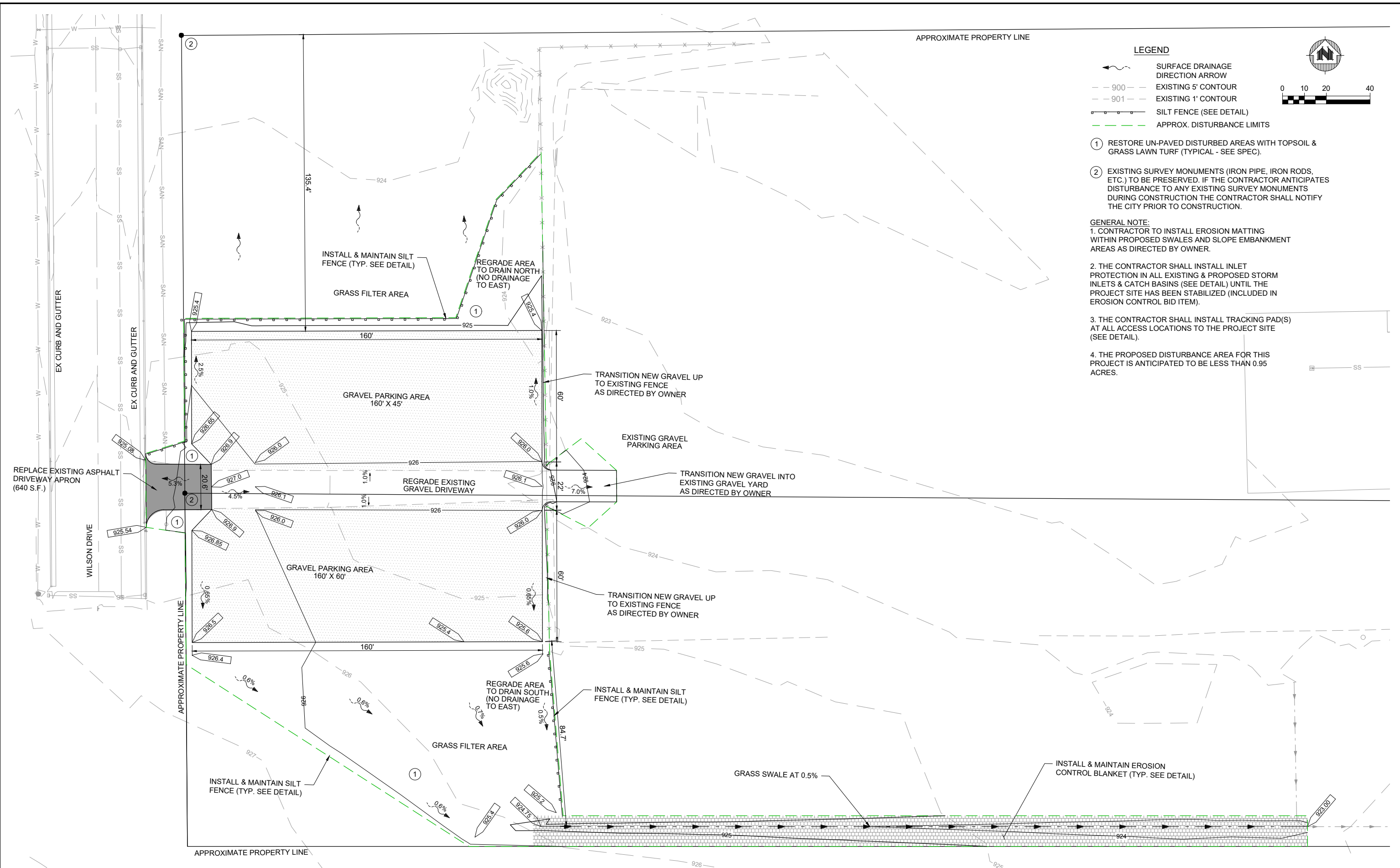


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CONSTRUCTION DETAILS

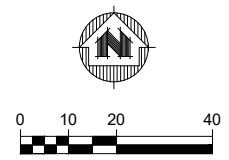
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APPROXIMATE PROPERTY LINE

LEGEND

- SURFACE DRAINAGE DIRECTION ARROW
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- SILT FENCE (SEE DETAIL)
- APPROX. DISTURBANCE LIMITS



- ① RESTORE UN-PAVED DISTURBED AREAS WITH TOPSOIL & GRASS LAWN TURF (TYPICAL - SEE SPEC).
- ② EXISTING SURVEY MONUMENTS (IRON PIPE, IRON RODS, ETC.) TO BE PRESERVED. IF THE CONTRACTOR ANTICIPATES DISTURBANCE TO ANY EXISTING SURVEY MONUMENTS DURING CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE CITY PRIOR TO CONSTRUCTION.

GENERAL NOTE:

1. CONTRACTOR TO INSTALL EROSION MATTING WITHIN PROPOSED SWALES AND SLOPE EMBANKMENT AREAS AS DIRECTED BY OWNER.
2. THE CONTRACTOR SHALL INSTALL INLET PROTECTION IN ALL EXISTING & PROPOSED STORM INLETS & CATCH BASINS (SEE DETAIL) UNTIL THE PROJECT SITE HAS BEEN STABILIZED (INCLUDED IN EROSION CONTROL BID ITEM).
3. THE CONTRACTOR SHALL INSTALL TRACKING PAD(S) AT ALL ACCESS LOCATIONS TO THE PROJECT SITE (SEE DETAIL).
4. THE PROPOSED DISTURBANCE AREA FOR THIS PROJECT IS ANTICIPATED TO BE LESS THAN 0.95 ACRES.

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SITE IMPROVEMENT PLAN WITH EROSION CONTROL

PROJECT NO. 18192001
 SHEET ST1

PLOT DATE: 8/26/2022 10:30 AM, G:\1818192\18192001\CADD\C3D\18192001 Design.dwg



Fond du Lac County

LAND INFORMATION DEPARTMENT

160 S. Macy Street
Fond du Lac, WI 54935

Phone: (920) 929-3027
Email: land.information@fdlco.wi.gov

9/22/2022

Angie Hull
City of Waupun Clerk
201 E. Main St.
Waupun, WI 53963

Re: CSM/VAN BEVER-STUEBS

Dear Ms. Hull:

In accordance with the Fond du Lac County Subdivision Ordinance and Section 236 of Wisconsin Statutes, a copy of the (certified survey) plat is hereby submitted to the City of Waupun for your initial review.

TOWN OF WAUPUN HIGHWAY DEPARTMENT
 COUNTY PLANNING DEPARTMENT STATE HIGHWAY DEPARTMENT
 CITY OF WAUPUN

Upon County Planning Department receiving the original certified survey map back from the Town, we will then forward it to you for your approval or objection. Please return it to us as soon as possible. If you object to the CSM, notify this department immediately. If you approve the plat, have the certification signed.

Sincerely,

Terry Dietzel
Land Information Director

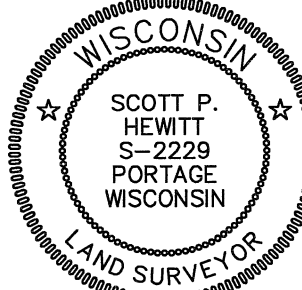
TD:kg
enc.

As prepared by:

G GROTHMAN & ASSOCIATES S.C.

PROFESSIONAL SERVICES
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 522-265



DRAFTED BY: T. KASPER

CHECKED BY: RC

PROJ. 522-265

DWG. 522-265

SHEET 1 OF 3

FOND DU LAC COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

BEING PART OF THE NE1/4 OF THE NE1/4 AND PART OF THE SE1/4 OF THE NE1/4, SECTION 32,
T. 14 N., R. 15 E., TOWN OF WAUPUN, FOND DU LAC COUNTY, WISCONSIN

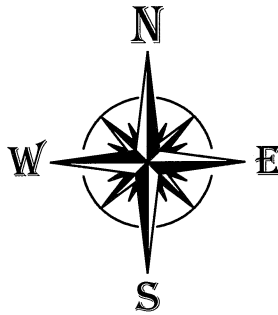
N1/4 COR. CONTAINING: 162,250 SQ.FT. - 3.73 ACRES
SEC. 32

BASIS OF BEARINGS:

IS THE NORTH LINE OF THE NE1/4, SECTION 32 WHICH BEARS S89°55'31"E AS REFERENCED TO GRID NORTH FOND DU LAC CO. COORDINATE SYSTEM NAD83(91).

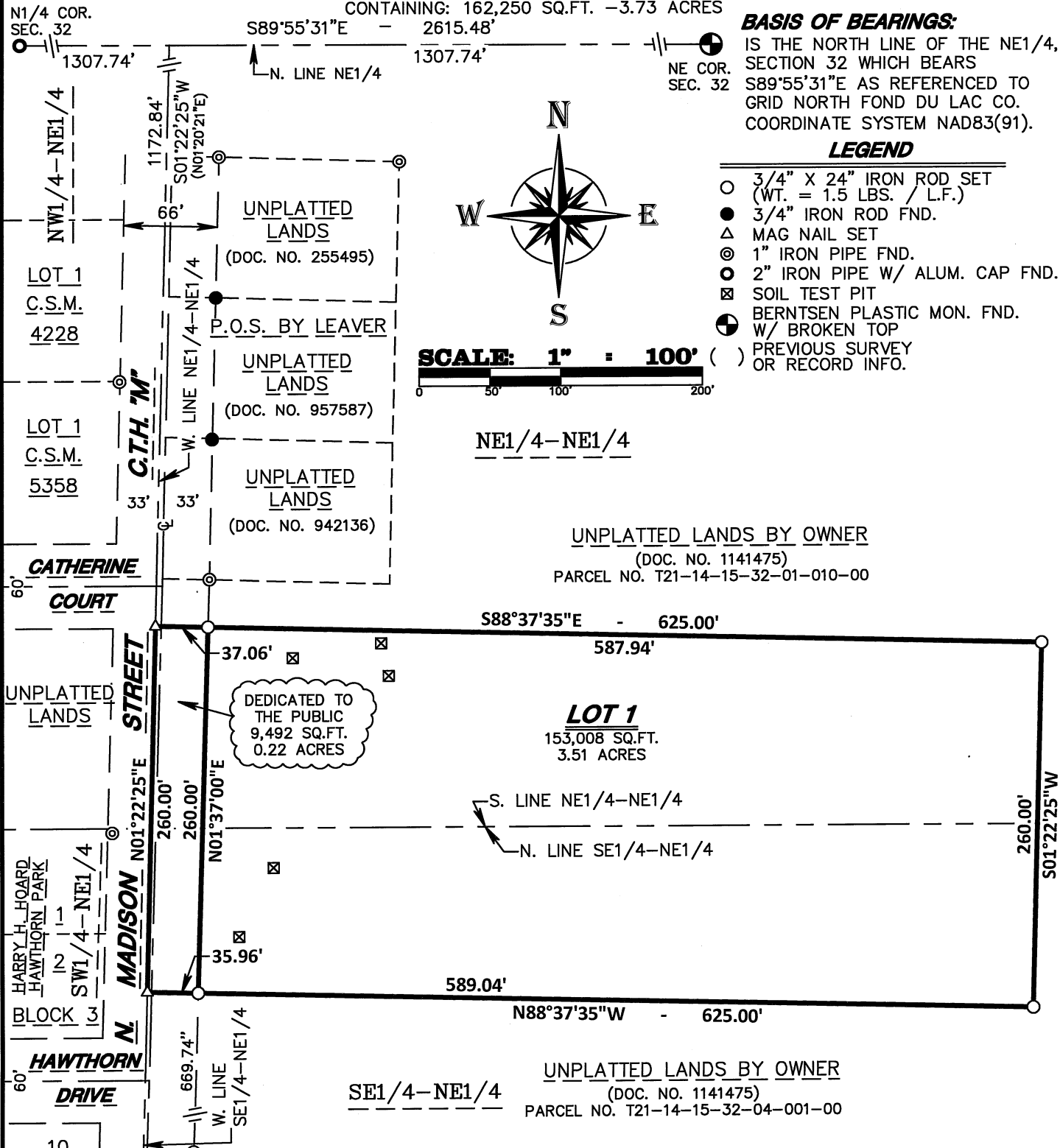
LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- △ MAG NAIL SET
- ⊙ 1" IRON PIPE FND.
- ⊖ 2" IRON PIPE W/ ALUM. CAP FND.
- ⊠ SOIL TEST PIT
- ⊕ BERNTSEN PLASTIC MON. FND. W/ BROKEN TOP
- () PREVIOUS SURVEY OR RECORD INFO.



SCALE: 1" = 100'
0 50 100 200'

NE1/4-NE1/4



UNPLATTED LANDS BY OWNER
(DOC. NO. 1141475)
PARCEL NO. T21-14-15-32-01-010-00

UNPLATTED LANDS BY OWNER
(DOC. NO. 1141475)
PARCEL NO. T21-14-15-32-04-001-00

OWNER: FRANK T. VAN BEVER
W5953 S.T.H. "49"
WAUPUN, WI 53963

CLIENT: PAUL STUEBS
N8658 SUPERIOR STREET
BURNETTE, WI 53922

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.

PROFESSIONAL SERVICES
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 522-265



DRAFTED BY: T. KASPER

CHECKED BY: RC

PROJ. 522-265

DWG. 522-265 SHEET 2 OF 3

FOND DU LAC COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

BEING PART OF THE NE1/4 OF THE NE1/4 AND PART OF THE SE1/4 OF THE NE1/4, SECTION 32, T. 14 N., R. 15 E., TOWN OF WAUPUN, FOND DU LAC COUNTY, WISCONSIN

CONTAINING: 162,250 SQ.FT. - 3.73 ACRES

SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **Paul Stuebs**, I have surveyed, monumented, mapped and divided part of the Northeast Quarter of the Northeast Quarter and part of the Southeast Quarter of the Northeast Quarter, Section 32, Town 14 North, Range 15 East, Town of Waupun, Fond Du Lac County, Wisconsin, described as follows:

Commencing at the North Quarter corner of said Section 32;
thence South 89°55'31" East along the North line of the Northeast Quarter, 1,307.74 feet to the Northwest corner of the Northeast Quarter of the Northeast Quarter;
thence South 01°22'25" West along the West line of the Northeast Quarter of the Northeast Quarter, 1,172.84 feet to the point of beginning;
thence South 88°37'35" East, 625.00 feet;
thence South 01°22'25" West, 260.00 feet;
thence North 88°37'35" West, 625.00 feet to a point in the West line of the Southeast Quarter of the Northeast Quarter;
thence North 01°22'25" East along said West line and the West line of the Northeast Quarter of the Northeast Quarter, 260.00 feet to the point of beginning.
Containing 162,500 square feet, (3.73 acres), more or less. Being subject to County Trunk Highway M (also known as North Madison Street) right-of-way along the Westerly side thereof. Being subject to servitudes and easements of use or record if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and the Fond Du Lac County Subdivision Ordinance to the best of my knowledge and belief.

SCOTT P. HEWITT
Professional Land Surveyor, No. 2229
Dated: July 11, 2022
File No: 522-265

OWNER: FRANK T. VAN BEVER
W5953 S.T.H. "49"
WAUPUN, WI 53963

CLIENT: PAUL STUEBS
N8658 SUPERIOR STREET
BURNETTE, WI 53922

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES
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SEAL:



G & A FILE NO. 522-265



DRAFTED BY: T. KASPER

CHECKED BY: RC

PROJ. 522-265

DWG. 522-265 SHEET 3 OF 3

FOND DU LAC COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

**BEING PART OF THE NE1/4 OF THE NE1/4 AND PART OF THE SE1/4 OF THE NE1/4, SECTION 32,
T. 14 N, R. 15 E, TOWN OF WAUPUN, FOND DU LAC COUNTY, WISCONSIN**
CONTAINING: 162,250 SQ.FT. -3.73 ACRES

CITY of WAUPUN RESOLUTION

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

Mayor

Date

City Clerk

Date

TOWN BOARD RESOLUTION

RESOLVED that this certified survey map in the Town of Waupun, _____, Owner, is hereby approved and dedication accepted by the Town Board.

Dated this _____ day of _____, 20_____.
Town Chairperson

I HEREBY CERTIFY that the foregoing is a copy of the Resolution adopted by the Town Board of Waupun.

Dated this _____ day of _____, 20_____.
Town Clerk

STATE of WISCONSIN)
SS)

COUNTY OF _____)

Approved in accordance with Section 236.12 Wisconsin Statutes _____, 20_____. Town of Waupun, Fond du Lac County Planning Agency by:

Director of Planning

OWNER'S CERTIFICATE of DEDICATION

As Owner(s), I/we hereby certify that I/we consented to the land described on this Certified Survey Map to be surveyed, dedicated, divided and mapped as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection.

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

Frank T. Van Bever

Witness the hand and seal of said Owner this _____ day of _____, 20_____.
STATE of WISCONSIN)

SS)
COUNTY OF FOND DU LAC)

Personally came before me this _____ day of _____, 20_____, the above named Frank T. Van Bever to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public My commission expires: _____

OWNER: FRANK T. VAN BEVER
W5953 S.T.H. "49"
WAUPUN, WI 53963

CLIENT: PAUL STUEBS
N8658 SUPERIOR STREET
BURNETTE, WI 53922