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
5. Site Plan Review - 280 Gateway Dr
6. Site Plan Review - 1212 Storbeck Dr
7. Extraterritorial Review - Certified Survey Map - VanBeaver 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.
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:


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=VWJQZUw0b24SMkpKMzN4M05TSkQ4QT09

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) Erin Fitch
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.
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.
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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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.

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Dated this 12th day of September, 2022

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH September 21, 2022)
CITY OF WAUPUN
201 E. Main Street
WAUPUN, WISCONSIN 53963

Conditional Use Permit Application

Applicant Name: Sweet Fire Tobacco LLC  Phone #: 731-437-3010
Address: 606 W. Main St.  E-mail: www.tobaccooffice@yahoo.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.6.0

Date Presented to Plan Commission:

CONDITIONAL USE:  □ Granted  □ Denied

Comments:

Signature of Applicant(s)

[Signature]
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Dated this 12th day of September, 2022

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH September 21, 2022)
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)
GENERAL SITE PLAN NOTES:

A. The contractor is responsible for ensuring that all existing utilities are properly identified and located. Any excavation or disturbance of existing utilities must be done with care to avoid damage. Contact the property owner and utility company for exact locations.

B. All utilities, including water, sewer, and gas, must be turned off and isolated before excavation begins. The utility company must be notified 72 hours in advance of excavation.

C. Silting and soil erosion control measures shall be installed in accordance with technical standards.

D. All disturbed areas must be stabilized within 7 days to prevent erosion.

E. The general contractor shall be responsible for inspecting and maintaining all erosion control measures as shown, pursuant to NR216 and NR151. Inspections shall be performed weekly and within 24 hours of every 0.5" rainfall event. Repairs shall be made within 24 hours of documenting an issue in the inspection report.

F. All erosion control devices shall be installed prior to commencing mass grading or utility construction.

G. Vegetation beyond slopes shall remain unaltered.

H. The contractor shall minimize the area disturbed by construction as the project is constructed.

I. Gutters or downsputs are installed, and will be piped to existing pond.

J. Existing utilities and service locations shall be verified in the field prior to construction.

K. Any existing side walk damaged during construction will be replaced as a part of this project.

L. There are no known wetlands or floodplain limits within this site boundary.

M. Contractor will provide dumpsters for disposal of construction waste.

STALL SIZES:

EXISTING BUILDING

NEW VEHICLE WASH BUILDING

NAVIS PROPERTIES, INC
280 GATEWAY DRIVE
WAUPUN, WISCONSIN

MORPH DESIGNS, LLC
Commercial & Residential Building & Structural Design Services

Scale: 1" = 30'-0"
NEW CAR WASH BUILDING

NAVIS PROPERTIES, INC

280 GATEWAY DRIVE
WAUPUN, WISCONSIN

ELEVATIONS

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

WEST ENDWALL BUILDING ELEVATION

NORTH SIDEWALL BUILDING ELEVATION

SOUTH SIDEWALL BUILDING ELEVATION

EAST ENDWALL BUILDING ELEVATION
MUNICIPAL WELL & PUMP YARD EXPANSION
MWS PROPERTIES LLC
1212 STORBECK DRIVE, WAUPUN, WI

NOT TO SCALE

PROJECT LOCATION

LOCATION MAP

G1
TITLE SHEET

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

NOTE:
UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND CONTRACTOR SHALL HAVE APPROPRIATE UTILITY MARK EXACT LOCATIONS PRIOR TO CONSTRUCTION.
1. SECTION WSHS 14 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.

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

3. 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.

4. ALL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE OWNERS ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

5. THE AREA OF ERODIBLE LAND EXPOSED TO THE ELEMENTS BY GRUBBING, EXCAVATION, TRENCHING, BORROWING AND FILL OPERATIONS AT ANY ONE TIME SHALL BE MINIMIZED TO THE MINIMUM EXTENT PRACTICABLE. FOR ANY OUTSIDE AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING 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.

6. 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.

7. 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.

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

9. ANY SLOPES steeper than 1H:1V shall be stabilized with erosion control fabric unless seeded on the plan.

10. ALL WASTE AND UNUSABLE BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEARING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF SITE BY RUNOFF OR WIND.

11. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATER, WEATHER, OR A TACKING AGENT MAY BE REQUIRED TO PROTECT NEARBY RESIDENCES AND WATER RESOURCES.

12. CHANNELIZED RUNOFF ENTERING THE PROJECT SITE FROM ADJOINING AREAS 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.

13. THE CONTRACTOR SHALL TAKE ALL POSSIBLE PRECAUTIONS TO PREVENT SOILS FROM BEING TRACED INTO PUBLIC OR PRIVATE ROADSIDE. PADDED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SHOEH AND SCARRED (NOT FLUSHED) PERIODICALLY TO REMOVE SOIL, DIRT, OR DUST.

14. EROSION CONTROL STRUCTURE SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF TEMPORARY STOCKPILES. ANY SOIL STOCKPILE THAT REMAINS FOR MORE THAN 30 WORKING DAYS SHALL BE CONSIDERED OR TREATED WITH STABILIZATION MEASURES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING. ALL STOCKPILES SHALL BE PLACED AT LEAST 3 FEET FROM STREAMS OR WETLANDS.

15. ADDITIONAL EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) SHALL INCLUDE THE FOLLOWING:
   a. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
   b. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
   c. DISCHARGE OF TRENCH WATER OR DEWATERING EFFLUENT MUST BE PROPERLY TREATED TO REMOVE SEDIMENT IN ACCORDANCE WITH THE VARIOUS CONSERVATION PRACTICE STANDARDS.
   d. DISCHARGE OF TRENCH WATER OR DEWATERING EFFLUENT MUST BE PROPERLY TREATED TO REMOVE SEDIMENT IN ACCORDANCE WITH THE VARIOUS CONSERVATION PRACTICE STANDARDS.

16. ALL DRAINAGE CHANNELS, STORM DRAIN INLETS, MANHOLES, OR ANY OTHER EXISTING STRUCTURES THAT COULD BE DAMAGED BY SEEDING MUST BE PROTECTED ACCORDING TO THE VARIOUS METHODS PROVIDED IN THE PRINTED CONSERVATION PRACTICE STANDARDS.

17. ALL SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR REPAIR TO THE TRENCH SHALL BE REMOVED AND THE SLOPES REPAIRED AND THE TRENCH REBUILT.

18. THE FIRST SIX WEEKS AFTER INITIAL STABILIZATION, ALL NECESSARY SEEDED AND MULCHED AREAS SHALL BE WATERED EVERY 7 DAYS UNLESS DRIED OUT BY A RAIN EVENT.

19. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BUMPS SUCH AS SILT FENCES, STRAW BALES, AND SEEDING TRAPS SHALL BE REMOVED AND THESE AREAS STABILIZED.

20. ALL TEMORARY BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED.

21. ALL DISTURBED AREAS SHALL BE PERMANENTLY SEEDED WITH SOD AND MULCH UNLESS OTHERWISE SPECIFIED. A MINIMUM OF FOUR INDICES OF TOPSOIL SHALL BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
Erosion Control Blanket Detail

- Prepares soil before installing blankets, including the necessary application of lime, fertilizer, and organic materials.
- Beveled at the top of the slope by anchoring the blanket in a 4" (10 cm) deep x 6" (15 cm) wide trench with a minimum of 6" (15 cm) of blanket extended below the soil surface. Anchor the blanket with a row of stakes spaced approximately 12" (30 cm) apart in the bottom of the trench, 12" (30 cm) apart in the middle of the trench, and 12" (30 cm) apart at the top of the blanket.
- 10% max. slope, 2 1/2" (63 mm) minimum thickness.
- The top of the blanket must be kept level or slightly lower than the final grade.
- The edges of the blanket must be kept with approximately 1/2" (12 mm) overlap depending on the blanket type.
- The concrete driveway will be made with a minimum of 6" (15 cm) of concrete.

Concrete Driveway Detail

- The concrete driveway will have a minimum thickness of 6" (15 cm).
- The driveway apron will have a minimum thickness of 6" (15 cm).
- All edges of the driveway must be kept with approximately 1/2" (12 mm) overlap.

General Notes:

- The contractor shall be responsible for properly securing the blankets.
- The blankets shall not be subject to any damage or destruction during construction.
- The blankets shall be kept at least 6" (15 cm) away from any existing underground utilities.
- The blankets shall be kept clean of debris and trash.
- The blankets shall be kept free of any vegetation or plant material.

General Paving Notes:

- The contractor shall be responsible for properly installing the pavement.
- The pavement shall be kept free of any debris or trash.
- The pavement shall be kept free of any vegetation or plant material.

General Restoration Notes:

- The contractor shall be responsible for properly restoring the site.
- The site shall be kept free of any debris or trash.
- The site shall be kept free of any vegetation or plant material.

Work Outside of Project Notes:

- The contractor shall be responsible for proper site restoration.
- The site shall be kept free of any debris or trash.
- The site shall be kept free of any vegetation or plant material.
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 pads 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.
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.

X TOWN OF WAUPUN  X HIGHWAY DEPARTMENT

X COUNTY PLANNING DEPARTMENT  _____ STATE HIGHWAY DEPARTMENT

X 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,

[Signature]

Tefry Dietzel
Land Information Director

TD:kg
enc.
FOND DU LAC COUNTY CERTIFIED SURVEY MAP NO. 589-265

G & A FILE NO. 589-265
DRAFTED BY: T. KASPER
CHECKED BY: RC
PROJ. 522-265
DWG. 522-265

SEAL:

FOND DU LAC COUNTY CERTIFIED SURVEY MAP NO.

GENERAL LOCATION

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
FOND DU LAC COUNTY CERTIFIED SURVEY MAP NO. 

GENERAL LOCATION


CONTAINING: 182,250 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

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