



AMENDED AGENDA
CITY OF WAUPUN PLAN COMMISSION
Waupun City Hall – 201 E. Main Street, Waupun WI
Wednesday, December 12, 2018 at 4:45 PM

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. Discuss / Approve Minutes from the November 14, 2018 meeting.
2. Discuss / Approve Site Plan for Navis Properties on Gateway Dr.
3. Discuss / Approve Minor Subdivision Letter of Intent for Born Rentals at N11203 CR I and W6147 Milligan Rd. in the Town of Chester.

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.

CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE NOVEMBER 14, 2018 MEETING
(**DRAFT**)

1. Call to order:
The Plan Commission met at 4:45 pm in the Council Chambers, City Hall, Waupun

2. Roll Call:
Members Present: Julie Nickel, Fred Lueck, Mike Matousheck, Jerry Medema, Elton TerBeest and Derek Drews
Member Excused: Jeff Daane
Staff Present: Kathy Schlieve and Rob Froh, Zoning Administrator

3. Chairman Nickel called for the approval of the September 19, 2018 meeting minutes. Motion by Medema, seconded by TerBeest to approve the minutes of the September 19, 2018 meeting as presented. Motion carried, unanimously.

4. Discuss Planned Community Development (PCD) for Lot 1 of Mayfair Estates. Kathy Schlieve, City Administrator, briefly discussed a proposed PCD for Lot 1 of Mayfair Estates located on the SE corner of Mayfair St and S. Watertown St., City of Waupun, Dodge County, Wisconsin. The project involves a proposed residential subdivision by Validio Homes (Developer) that would have smaller minimum lot sizes with reduced yards and other setbacks to accommodate smaller single family homes for the aging baby boomer / retiree market. A representative from Validio homes (Developer) appeared to explain their proposal for Lot 1 of Mayfair Estates.

Chairman Nickel asked if there were any questions from the public and there were none and she asked for any questions from the Committee. The committee asked if this development will be subsidized. The developer answered no. The homes will be stick built and have basements. They are proposing 9 lots with varying widths and depths. Lot one is showing a 40' width, lots two, three and four have 50' widths, lots five through nine are generally pie shaped and abutting a cul-de-sac with the widths measured at the building setback line. Their model home called the "Amherst" is 29' wide by 67' long which includes an approximately 22' x 23' attached garage on the front of the home. The home would have approximately 1,206 sq. ft. with a price range of about \$200,000. There would not be any two story homes. Kathy indicated that this is just a proposal at this time and an outline for Phase 1 of the proposed PCD. Lueck questioned the size of the cul-de-sac and will it be adequate for snow removal, firefighting equipment and off street parking. He also questioned whether the new cul-de-sac street will be too close to the intersection of Taft St. and thereby causing problems with the City's existing street system and snow removal. Will these small single family homes be compatible with the adjacent homes as well as their architectural style and density standards for this area. Lueck also questioned what are the standards, such as minimum lot areas, coverages, setbacks, parking, screening, etc. that are being suggested so that it can be determined if these deviations from the codes existing standards will not be detrimental to the welfare of the City and adjacent existing lots in this area. It is possible these small homes may lower the property values on the adjacent homes.

Kathy indicated that this is just the first phase of the development and if and when the Plan Commission approves the proposal, then the City would contact MSA to complete a topographic survey, base mapping and platting related services and engineering design. Lueck questioned why should the City pay for these services, it should be the developers responsibility if they want to proceed with their plan. Kathy indicated that the City will be working on a developer's agreement before they can proceed with any ground work.

A subdivision plat will also be required where the reduced lot standards and setbacks will be shown on the recorded plat when approved by the Plan Commission. A vision triangle should also be included on Lots 1, 5

and 9 to prevent any accidents at these intersections.

No further comments or questions were forthcoming so Chairman Nickel declared the discussion closed.

No action or vote was taken on the Preliminary Development Plan for a possible PCD on Lot 1 of Mayfair Estates at the intersection of S. Watertown St. and Mayfair St.

5. Discuss and act on a site plan for Hoinacki storage units at 1049 S. Watertown St. Tom Hoinacki appeared and discussed his plan to construct two 48' x 70' additions on the west dimension of two 48' x 60' existing storage buildings at 1049 S. Watertown St. The open area around the storage buildings will be a hard packed gravel surface. Existing drainage is to the west where there is an existing grass drainage ditch adjacent to S. Watertown St. Each addition would contain 14 – 10' x 24' self-secured unheated storage units with 9' x 9' high rope – lift, non-insulated overhead doors. Zoning Administrator Rob Froh indicated that these additions meet all setbacks, drainage, and other zoning requirements of the Code.

Motion by Terbeest, seconded by Matoushek to approve the site plan for Hoinacki storage building additions at 1049 S. Watertown St. as presented.

Vote: Drews, TerBeest, Medema, Matoushek, Lueck, & Nickel – “AYE”
Motion carried, unanimously.

6. Discuss and act on site plan for storage building addition at 503 Industrial Ave. The property is presently owned by Stam Holdings LLC and known as Lot 1 of CSM #2517 located in the NE ¼ NE ¼ of Sec 8, T13N R15E, City of Waupun, Dodge County, Wisconsin. This lot abuts Industrial Ave. to the North and Barnes St. to the South. The site has been used as an Auto Body repair business in the past. The proposed buyer of the property indicated he wishes to construct a 130' x 50' addition on the S dimension of an existing 50' x 73' building in the SW corner of the lot.

City Zoning Administrator indicated there are no issues with the City's Zoning Ordinance. He also noted MSA suggested constructing a swale adjacent to the building to take care of drainage on and off the property. No further information was presented so Chairman Nickel declared the discussion closed.

Motion by Medema, seconded by Drews to approve the building addition on the Stam Holding LLC property at 503 Industrial Ave. as presented.

Vote: Drews, TerBeest, Medema, Matoushek, Lueck, and Nickel – “AYE”
Motion carried, unanimously.

7. Motion by Matoushek, seconded by Lueck to adjourn the meeting. Motion carried, meeting adjourned at 5:14 pm.

Fred Lueck,
Secretary

NAVIS PROPERTIES

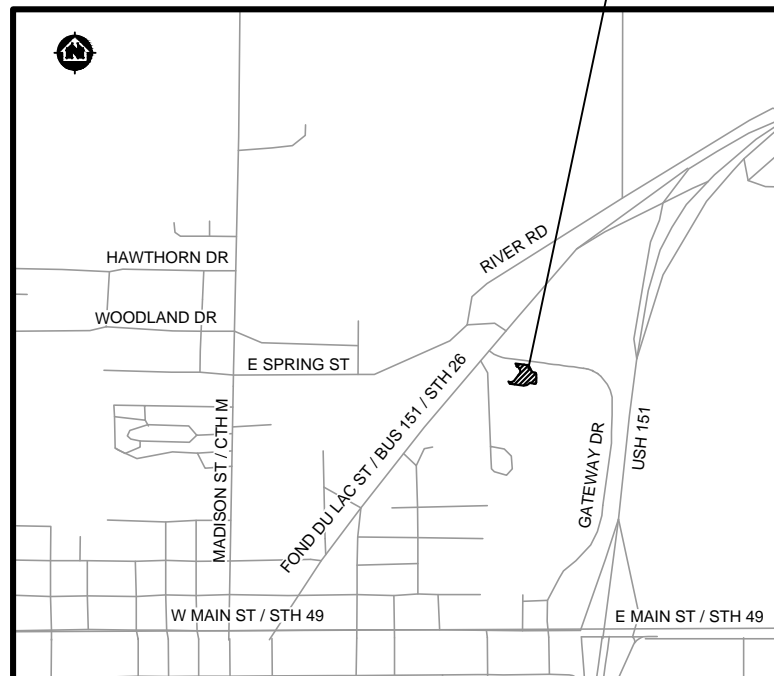
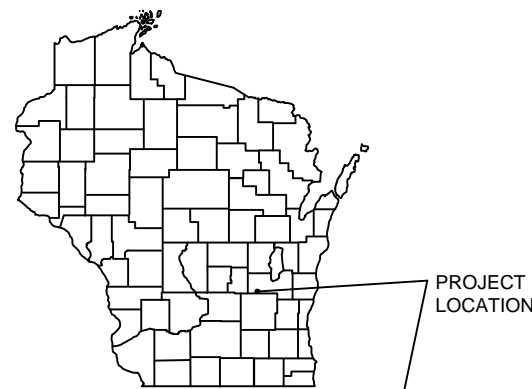
GATEWAY DRIVE GRADING

CITY OF WAUPUN

FOND DU LAC COUNTY, WI

SHEET INDEX

- G - GENERAL SHEETS**
- G 1 TITLE SHEET
 - G 2 EROSION CONTROL DETAILS
 - G 3 EROSION CONTROL DETAILS
 - G 4 BIO-RETENTION BASIN DETAIL
- ST - SITE PLANS**
- ST 1 GRADING PLAN



LOCATION MAP
NOT TO SCALE

LEGEND

- W — EXISTING WATER MAIN
- W — H — EXISTING WATER MAIN, VALVE & HYDRANT
- W — O — EXISTING WATER SERVICE & CURB STOP
- W — H — P — PROPOSED WATER MAIN, VALVE, & HYDRANT
- W — O — P — PROPOSED WATER SERVICE & CURB STOP
- SW — S — EXISTING SANITARY SEWER & MANHOLE
- SW — S — P — PROPOSED SANITARY SEWER & MANHOLE
- FM — EXISTING FORCEMAIN
- SS — I — EXISTING STORM SEWER & INLET
- SS — I — P — PROPOSED STORM SEWER & INLET
- SS — S — P — PROPOSED STORM SEWER & MANHOLE
- P — PROPOSED PIPE UNDERDRAIN
- E — BURIED ELECTRIC
- G — BURIED GAS & VALVE
- TV — BURIED CABLE TELEVISION
- T — BURIED TELEPHONE
- FO — BURIED FIBER OPTICS
- OH — OVERHEAD UTILITY
- R — RAILROAD TRACKS
- C — EXISTING CURB & GUTTER
- C — P — PROPOSED CURB & GUTTER
- S — EXISTING SIDEWALK
- S — P — PROPOSED SIDEWALK
- CP — EXISTING CULVERT PIPE
- X — X — X — FENCE LINE
- D — DRAINAGE ARROW
- S — SILT FENCE
- R — RIGHT-OF-WAY
- B — BASELINE
- P — PROPERTY LINE
- T — 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: RANDY POSTHUMA

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: 920-210-0079
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 NO.:	12092006	SCALE:	AS SHOWN	NO.	DATE	REVISION	BY:
PROJECT DATE:		DRAWN BY:	DWR				
F.B.:		CHECKED BY:	UM				
PLOT DATE: 10/18/18, P:\120006\120906\120921\2092006\CADD\Construction Drawings\General Sheets.dwg							



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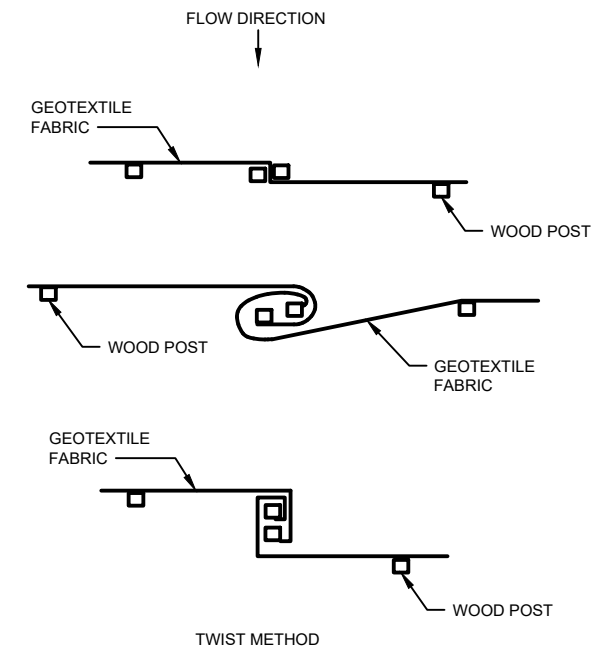
OUTDOOR EQUIPMENT STORAGE EXPANSION
NAVIS PROPERTIES
FOND DU LAC COUNTY, WISCONSIN

TITLE SHEET

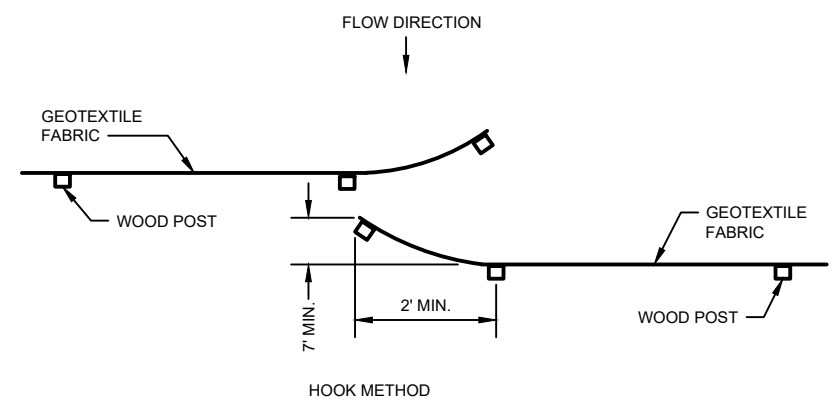
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G 1

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- 1.) 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.
- 2.) 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.
- 3.) THE INFORMATION IS ONLY ONE PART OF THE OVERALL EROSION CONTROL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY ALSO BE SHOWN ON THE PLAN SHEETS AND IN THE ACCOMPANYING SPECIFICATIONS.
- 4.) 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.
- 5.) THE AREA OF EROSION EXPOSED TO THE ELEMENTS BY GRUBBING, EXCAVATION, TRENCHING, BORROW AND FILL OPERATIONS AT ANY ONE TIME SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING. ALL DISTURBED AREAS SHALL BE TREATED WITH PERMANENT STABILIZATION MEASURES WITHIN 3 WORKING DAYS OF FINAL GRADING.
- 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 IS PRODUCED. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. THIS APPROACH ACKNOWLEDGES THE DIFFICULTY OF WORKING IN WET CONDITIONS AS NECESSARY FOR PREVENTING THE IRRETRIEVABLE "FIRST FLUSH" OF SEDIMENT INTO ADJACENT WATERWAYS, DEGRADING WATER QUALITY AND FISH HABITAT.
- 7.) ALL EROSION CONTROL DEVICES SHALL BE PROPERLY INSTALLED PRIOR TO ANY SOIL DISTURBANCE.
- 8.) GRUBBING AND GRADING OPERATIONS SHALL BE PERFORMED IN PROPER SEQUENCE WITH OTHER WORK TO MINIMIZE EROSION.
- 9.) 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.
- 10.) WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH, OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES AND WATER RESOURCES.
- 11.) CHANNELIZED RUNOFF FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS, IF PRACTICAL.
- 12.) THE CONTRACTOR SHALL TAKE ALL POSSIBLE PRECAUTIONS TO PREVENT SOILS FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND / OR SCRAPED (NOT FLUSHED) PERIODICALLY TO REMOVE SOIL, DIRT AND / OR DUST.
- 13.) 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.
- 14.) EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - 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 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.
- 15.) ALL DRAINAGE CULVERTS, STORM DRAIN INLETS, MANHOLES, OR ANY OTHER EXISTING STRUCTURES WHICH COULD BE DAMAGED BY SEDIMENTATION SHALL BE PROTECTED ACCORDING TO THE VARIOUS METHODS PROVIDED IN THE PRINTED CONSERVATION PRACTICE STANDARDS.
- 16.) ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
- 17.) THE FIRST SIX WEEKS AFTER INITIAL STABILIZATION (E.G. PLACEMENT OF SEED AND MULCH, EROSION MAT, SOD) A DISTURBED AREA SHALL INCLUDE WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- 18.) 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.
- 19.) ALL TEMPORARY BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED.
- 20.) ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITH SEED AND MULCH UNLESS OTHERWISE SPECIFIED. A MINIMUM OF 4 TO 6 INCHES OF TOPSOIL SHALL BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.

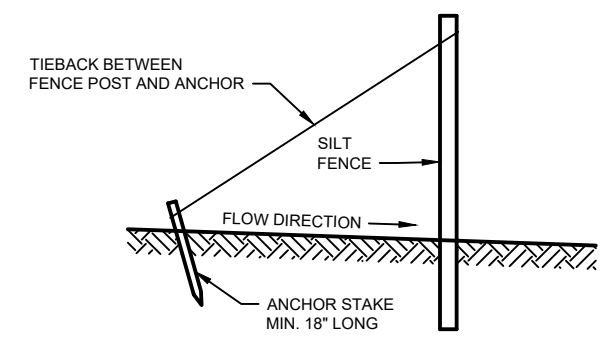


TWIST METHOD

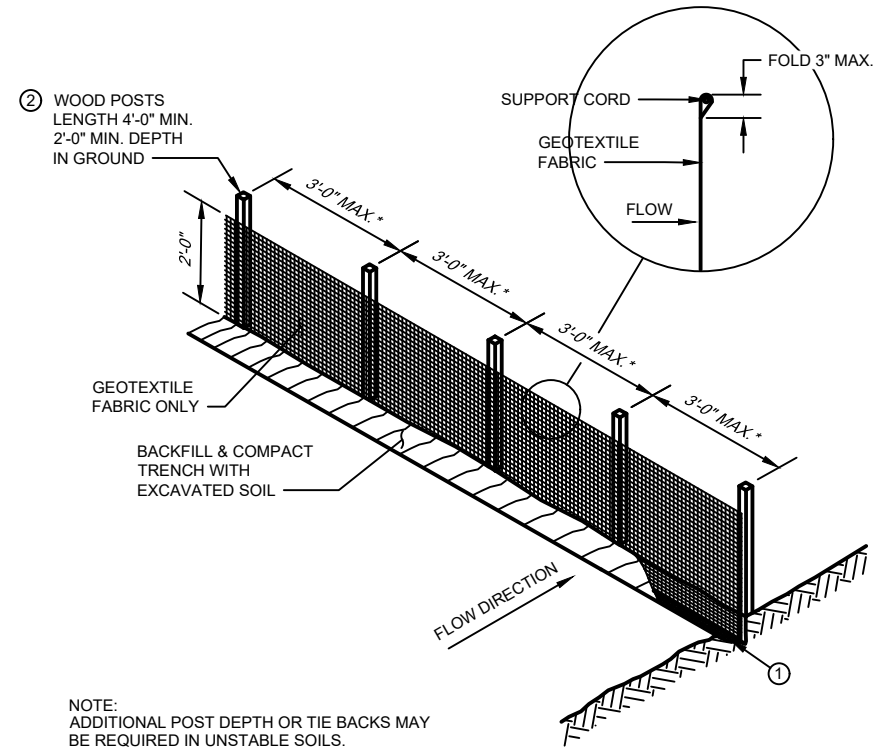


HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE ③



SILT FENCE TIE BACK
(WHEN REQUIRED BY THE ENGINEER)



SILT FENCE

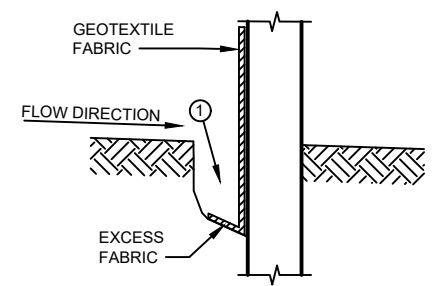
NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

* 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

1. 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.
2. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" x 1 1/8" OF OAK OR HICKORY.
3. 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.



TRENCH DETAIL

PROJECT NO.:	12092006	SCALE:	AS SHOWN	NO.:		DATE:		REVISION:		BY:	
PROJECT DATE:		DRAWN BY:	DWR								
F.B.:		CHECKED BY:	UM								
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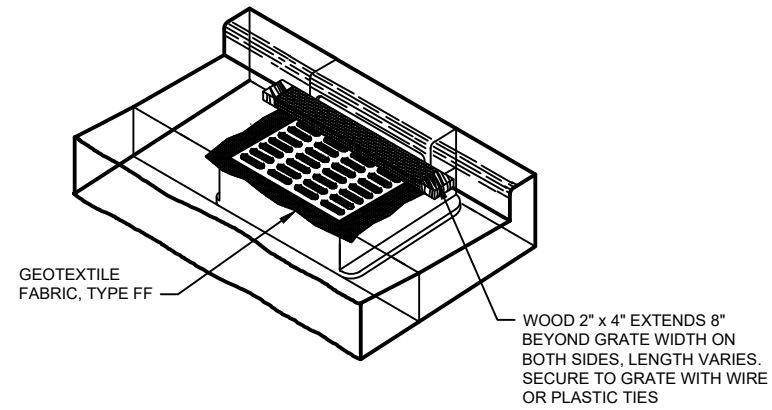


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OUTDOOR EQUIPMENT STORAGE EXPANSION
NAVIS PROPERTIES
FOND DU LAC COUNTY, WISCONSIN

EROSION CONTROL DETAILS

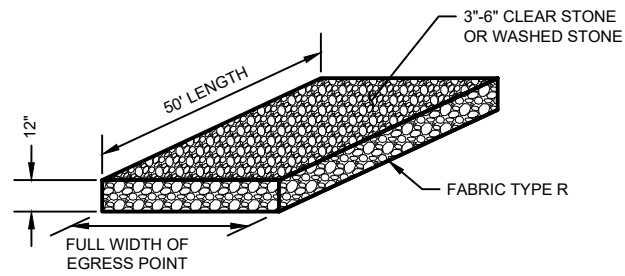
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INSTALLATION NOTES:

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

INLET PROTECTION, TYPE C
NO SCALE



STONE TRACKING PAD DETAIL
NO SCALE

PROJECT NO.	SCALE	AS SHOWN	NO.	DATE	REVISION	BY
12092006						
PROJECT DATE:	DRAWN BY:	DWR				
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PLOT DATE: 10/5/18, P:\12000a\12090a\12092\12092006\CADD\Construction Drawings\General Sheets.dwg						



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6
NAVIS PROPERTIES
FOND DU LAC COUNTY, WISCONSIN

EROSION CONTROL DETAILS

FILE NO.
12092006
SHEET
G 3

ENGINEERED SOIL REQUIREMENTS

1) ENGINEERED SOIL SHALL CONSIST OF A MIXTURE OF 70% SAND AND 30% COMPOST

2) THE SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS
 - USDA COURSE SAND (0.2 - 0.4 INCHES)
 - ASTM C33 (FINE AGGREGATE CONCRETE SAND)
 - WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4. (FINE AGGREGATE CONCRETE SAND) 2005 EDITION, OR AN EQUIVALENT AS APPROVED BY THE ENGINEER.

THE PREFERRED SAND COMPONENT CONSISTS OF MOSTLY SiO₂, BUT SAND CONSISTING OF DOLOMITE OR CALCIUM CARBONATE MAY ALSO BE USED. MANUFACTURED SAND OR STONE DUST IS NOT ALLOWED. THE SAND SHALL BE WASHED AND DRAINED TO REMOVE CLAY AND SILT PARTICLES PRIOR TO MIXING.

3) THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATION S100, COMPOST.

4) THE ENGINEERED SOIL MIX SHALL BE FREE OF ROCKS, STUMPS, ROOTS, BRUSH OR OTHER MATERIAL OVER 1 INCH IN DIAMETER. NO OTHER MATERIALS SHALL BE MIXED WITH THE PLANTING SOIL THAT MAY BE HARMFUL TO PLANT GROWTH OR PROVE A HINDRANCE TO PLANTING OR MAINTENANCE.

THE ENGINEERED SOIL MIX SHALL HAVE A pH BETWEEN 5.5 AND 6.5.

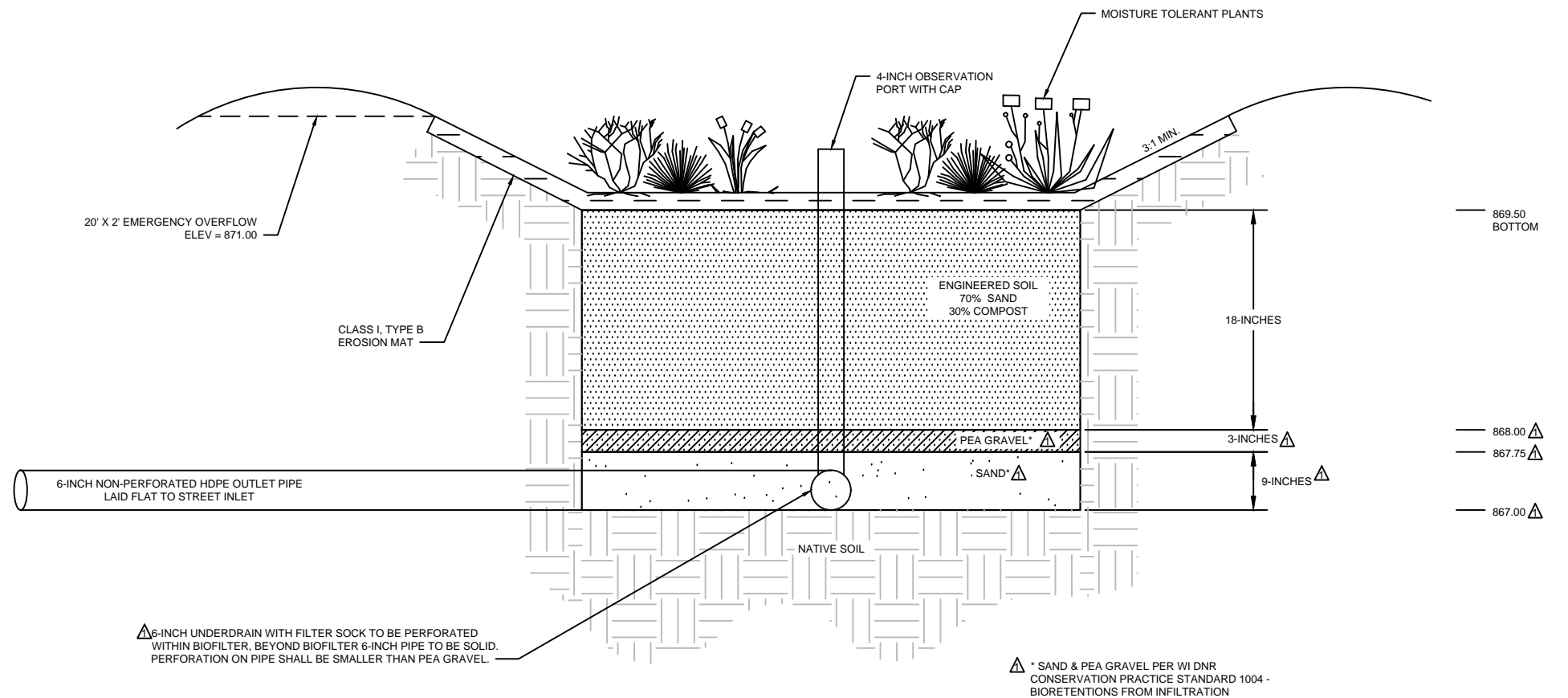
CONSTRUCTION NOTES

1) THE BASIN SHALL NOT BE EXCAVATED UNTIL ALL OTHER GRADING ON SITE IS COMPLETE.

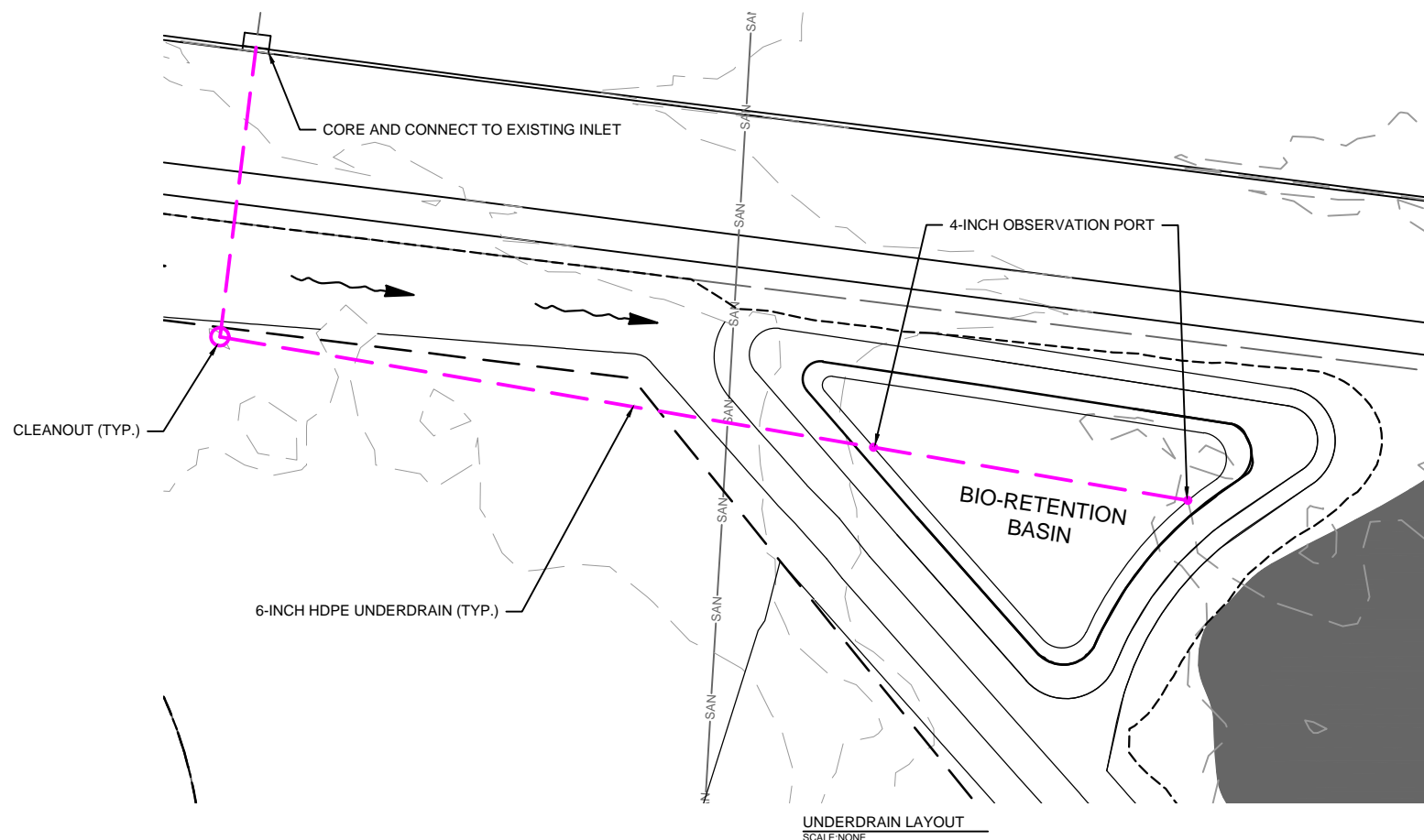
2) AFTER UPLAND SOILS HAVE STABILIZED, THE BASIN SHALL EXCAVATED, INCLUDING THE INSTALLATION OF THE DRAINAGE LAYER, ENGINEERED SOIL AND UNDERDRAIN.

3) WHILE CONSTRUCTING THE BASIN, USE ONLY TRACKED EARTH-MOVING EQUIPMENT OR EXCAVATE FROM THE SIDE SO THAT ALL EQUIPMENT STAYS OFF THE BASIN FLOOR.

4) THREE OBSERVATION PORTS SHALL BE INSTALLED IN THE 6-INCH UNDERDRAIN, AT EACH END OF THE LINE AND AT THE TEE. SEE UNDERDRAIN LAYOUT.



BIORETENTION SECTION
SCALE: NONE



UNDERDRAIN LAYOUT
SCALE: NONE

PROJECT NO.	SCALE	AS SHOWN	NO.	DATE	REVISION	BY
12092006						
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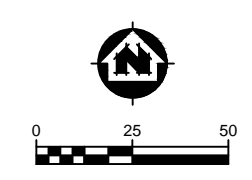
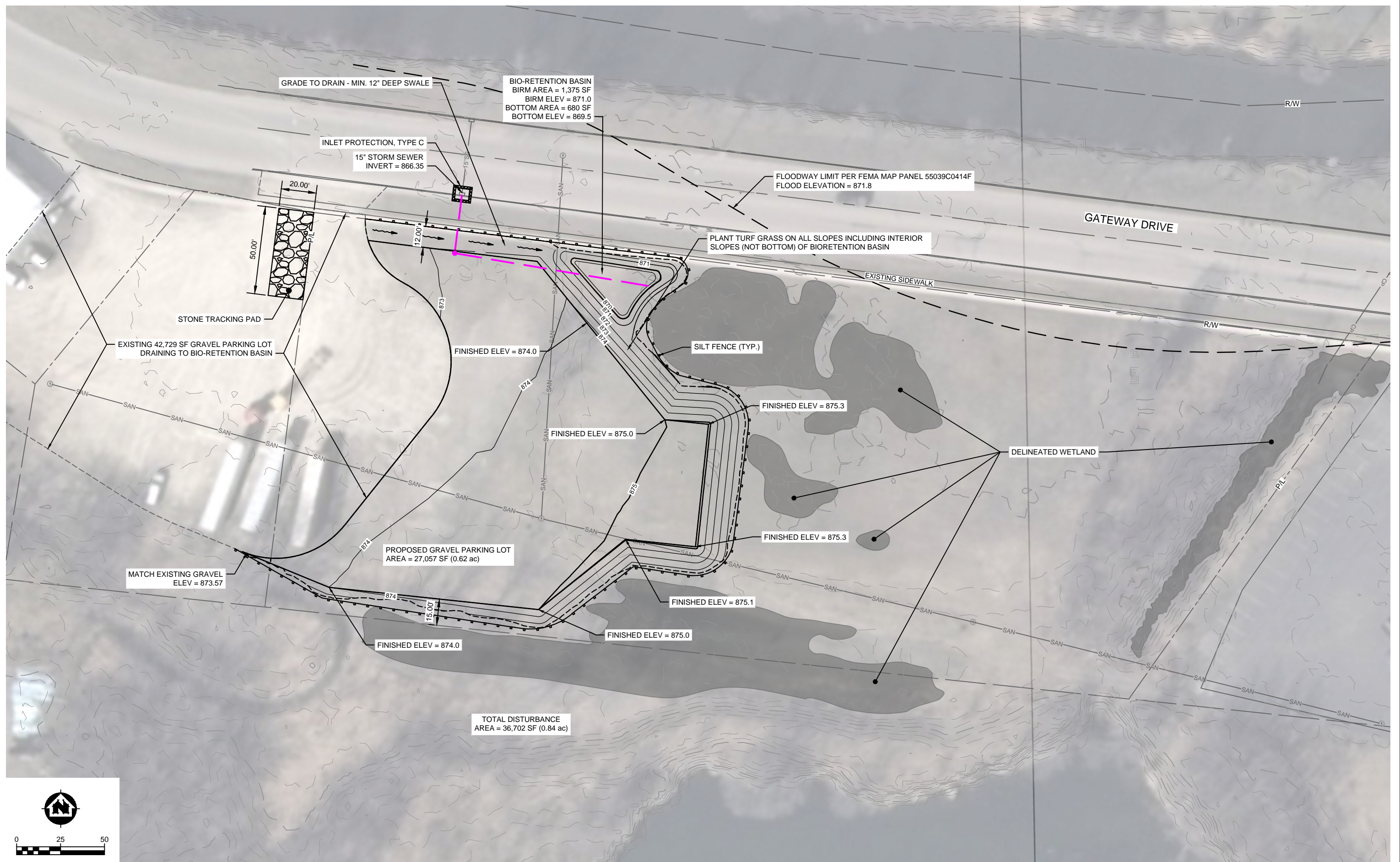


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OUTDOOR EQUIPMENT STORAGE EXPANSION
 7
 NAVIS PROPERTIES
 FOND DU LAC COUNTY, WISCONSIN

BIO-RETENTION BASIN DETAIL

FILE NO.
12092006
SHEET
G 4



PROJECT NO.	SCALE	NO.	DATE	REVISION	BY
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OUTDOOR EQUIPMENT STORAGE EXPANSION
8
 NAVIS PROPERTIES
 FOND DU LAC COUNTY, WISCONSIN

GRADING PLAN

FILE NO.
 12092006
 SHEET
 ST 1

To: Jeff Daane - City of Waupun
From: Uriah Monday - MSA
Subject: Navis Property on Gateway Dr - Water Quality Modeling
Date: December 4, 2018

This memo is to document the input and results of a SLAMM model which calculates the water quality (WQ) of the stormwater discharge from a proposed outdoor storage site owned by Navis Properties on Gateway Drive in Waupun.

The existing site is vacant open space, abutted by an existing gravel parking lot (see submitted site plan). In the proposed condition, the owner plans on constructing an additional raised gravel parking area for outdoor storage of construction equipment. This area will add approximately 27,057 square feet of gravel, and will disturb a total of 36,702 square feet.

The City of Waupun stormwater management ordinance categorizes this site as “in-fill” development, as it is surrounded by existing development and/or features which limit development (i.e. the wetland area). Such a site is exempt from rate control requirements and infiltration requirements; however, the water quality requirement must still be achieved. The requirement is:

- 80% TSS reduction (based on the ordinance requirement for infill development), and
- 87% TP reduction (based on the Rock River TMDL)

To achieve this reduction, a biofiltration device is proposed at the site. It has a bottom area of 680 square feet, which maximizes the available space between the existing sidewalk, existing sanitary sewer line, existing gravel area, and proposed gravel area. Runoff from the site will filter through a 18-inch-thick layer of engineered soil into a 12-inch-thick layer of sand. The sand layer will contain an underdrain which will be “tapped in” to the side of an existing nearby street inlet.

It should be noted that the biofilter receives runoff from not only the proposed 27,057 square feet of gravel area, but from approximately 42,729 SF of existing gravel area as well. Both areas are accounted for in the model. This helps treat runoff that would otherwise go untreated to the Rock River.

Model input and results are shown graphically below, and a discussion of results appears on the following page.

File Name:
P:\12000s\12090s\12092\12092006\Calculations\SLAMM\SitePlan120418.mdb

Outfall Output Summary

	Runoff Volume (cu. ft.)	Percent Runoff Reduction	Runoff Coefficient (Rv)	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	103179		0.55	154.0	992.0	
Outfall Total with Controls	103180	0.00 %	0.55	70.60	454.8	54.15 %
Current File Output: Annualized Total After Outfall Controls	103464		Years in Model Run: 1.00		456.0	

Pollutant	Concentration - No Controls	Concentration - With Controls	Concentration Units	Pollutant Yield - No Controls	Pollutant Yield - With Controls	Pollutant Yield Units	Percent Yield Reduction
Particulate Solids	154.0	70.60	mg/L	992.0	454.8	lbs	54.15 %
Total Phosphorus	0.4948	0.2919	mg/L	3.187	1.880	lbs	41.02 %

Print Output Summary to Text File Print Output Summary to .csv File Total Area Modeled (ac) 1.602

Total Control Practice Costs

Capital Cost	N/A
Land Cost	N/A
Annual Maintenance Cost	N/A
Present Value of All Costs	N/A
Annualized Value of All Costs	N/A

Perform Outfall Flow Duration Curve Calculations

Receiving Water Impacts Due To Stormwater Runoff (CWP Impervious Cover Model)

	Calculated Rv	Approximate Urban Stream Classification
Without Controls	0.55	Poor
With Controls	0.55	Poor

MEMO

December 4, 2018

It can be seen from the results above that the TSS reduction is 54.1% and the TP reduction is 41.0%. These are lower than the ordinance requirements of 80% TSS and 87% TP, respectively.

However, since the requirement technically only applies to new development, the treatment of the runoff from the existing adjacent graveled area should be accounted for by a weighted average, thus:

- TSS required from entire area = SF of new dev x 80% / SF of area treated
- TP required from entire area = SF of new dev x 87% / SF of area treated

The ratio of new development to total area treated is $(27,057)/(27,057+42,729)$, or 0.388. Therefore, the weighted reduction requirements are:

- For TSS: $0.388 \times 80\% = 31.0\%$
- For TP: $0.388 \times 87\% = 33.7\%$

The site design, as proposed, would meet the ordinance requirements when the acceptance of non-regulated runoff is accounted for.

I submit this information for your review and consideration. Please contact me with any questions.

LONG-TERM MAINTENANCE PROVISIONS
NAVIS PROPERTIES SITE ON GATEWAY DRIVE
TAX KEY #WPN-14-15-33-09-003-00

INSPECTION AND MAINTENANCE

All components of the stormwater management system shall be inspected at least semiannually in early spring and early autumn. Repairs will be made whenever the performance of the system is compromised as described below.

- **Vegetation**
 - Plants within the biofilter shall be watered as needed during first growing season.
 - Woody vegetation (trees and shrubs) should not be allowed to grow within the biofilter and shall be removed when discovered.
 - After initial establishment of vegetation, any area in excess of 1 square foot where vegetation has died or is missing shall be revegetated.

- **Soils**
 - Side slope areas should be inspected for occurrences of erosion and slumping of bank material. Evidences of failure will require regrading and stabilization.
 - Once every year the surface (surface is the top of the engineered soil layer) of the biofilter shall be inspected for accumulated sediment. If at any one location along the surface of the biofilter there is noticeable sediment accumulation it should be removed using hand tools to restore the original biofilter surface.
 - The horizontal surface of the biofilter is intended to provide a high level of infiltration. As such the infiltrative capacity of the soils in the surface of the biofilter needs to be protected.
 - Any evidence of compaction of the soils or accumulation of fine sediment which may clog the biofilter must be corrected by tilling to alleviate soil compaction. Soil should not be compacted after tilling other than that which results from pedestrian foot traffic. After tilling if the average depth within the infiltration storage area is less than 24 inches as measured from the bottom of the overflow section (as originally planned) the excess soil should be removed from the biofilter and disposed of in a stable, non-eroding manner. Tilling is only necessary in areas where compaction is identified and may be completed using hand tools in between plants where feasible.
 - If standing water of any depth is observed in the biofilter over more than 50% of the surface area more than 72 hours after cessation of rainfall/runoff it may be indicative of failure of the engineered soils to infiltrate water. If such a situation occurs, surface soils shall be corrected as described below.
 - Soil Correction. When conditions described above necessitate soil corrections, soil from the biofilter surface should be removed in one-foot layers and replaced with new engineered soil per the original construction specification. Vegetation disturbed by soil restoration activities will need to be replaced in accordance with the original construction specification.

- **Inlet and outlet structures.**
 - These types of structures shall be inspected monthly for obstructions that may reduce their hydraulic capacity. Structure openings should immediately be cleared of any accumulated debris. Debris should be properly disposed of outside of biofilter storage area. Evidence of structural or foundation material failure should be repaired immediately.

- **Trash and Debris**
 - The biofilter shall be inspected monthly for trash and debris. Trash and debris shall be properly disposed of outside of biofilter storage areas

PROHIBITIONS

Heavy equipment should not be used within biofilter beyond the minimum required for initial construction of the facility. Any use of heavy equipment within this area must be followed up with deep tilling activities to mitigate soil compaction.

Applications of fertilizers, herbicides, pesticide or other chemical applications are prohibited in the biofilter.

**STORM WATER
MANAGEMENT
PERMIT APPLICATION**

CITY OF WAUPUN, WISCONSIN



City Use	Engineering Review Number			Site Project	Date	04 DECEMBER 2018		
	Date Received	Date Notified	Notification Medium		Project Name	NAVIS PROPERTIES - OUTDOOR EQUIP. STORAGE		
	Date Received	Date Notified	Notification Medium		Site Address	(APPROX) 275 GATEWAY DRIVE		
	Date Received	Date Notified	Notification Medium		Plat Name / CSM No. & Lot Numbers	LOT 1 CSM #5780		
	Date Received	Date Notified	Notification Medium		Gross Site / Lot Area	Gross Disturbed Area	Added Impervious Area	
	Date Approved	Permit Expiration Date			2.8 AC	0.84 AC	0.62 AC	

I, the undersigned, have reviewed and understand the provisions of Chapter 22 of the Municipal Code of the City of Waupun regarding storm water management and shall implement the control plan for this project as approved by the City. I further grant right-of-way entry onto this property, as described above, to the designated personnel of the City of Waupun for the purpose of inspecting and monitoring for compliance with the aforesaid ordinance.

Land Owner	Signature				Owner's Authorized Representative	Signature			
	Print / Type Full Name					Print / Type Full Name			
	DENNIS NAVIS					URIAH MONDAY			
	Address					Address			
	N2747 5TH ZG					2901 INTERNATIONAL LANE			
	Address Cont.					Address Cont.			
City				State	Zip	City			
WAUPUN				WI	53963	MADISON			
E-mail				E-mail					
dennis@wdrnavis.com				umonday@msa-ps.com					
Day Phone	Eve. Phone	Mobile Phone	Fax	Day Phone	Eve. Phone	Mobile Phone	Fax		
920324932	—	9205174200	9203240100	6082426623	—	6085751720	6082425664		

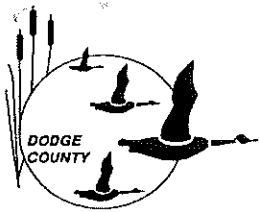
EXCEPTIONS. The following exceptions apply to the provisions of this ordinance. If the Director of Public Works determines that any of the conditions are met, owners, builders, and developers shall be exempt from the provisions of the Storm Water Management Ordinance with the exception that all provisions related to construction site erosion control shall be met. **Check the appropriate box if any of these exceptions apply to your site.**

Exceptions	<input type="checkbox"/>	For Single Family and Duplex homes only: Exception requested for initial construction on a lot that is less than one acre in area and that negative stormwater impacts will not result from development.	Submittal Checklist	<input type="checkbox"/>	Computations showing no increase in volume of storm water discharge for 1.5" rain event. N/A PER 22.07(5)(c)4.d
	<input type="checkbox"/>	Exception requested for the following sites:		<input type="checkbox"/>	Computations showing no increase in rate stormwater discharge for 2, 10, and 100-year rain events. N/A PER 22.07(5)(b)4.9
	<input type="checkbox"/>	1. Redevelopment post-construction site with no increase in exposed parking lots, roof area, roads, or other impervious surfaces.		<input checked="" type="checkbox"/>	Computations showing compliance with ordinance requirements for reduction of Total Suspended Solids.
	<input type="checkbox"/>	2. Nonpoint discharges from agricultural facilities and practices.		<input checked="" type="checkbox"/>	Plan showing existing site conditions.
<input type="checkbox"/>	3. Nonpoint discharges from silviculture activities.	<input checked="" type="checkbox"/>	Plan showing temporary and permanent erosion and sediment control measures in compliance with ordinance.		
<input type="checkbox"/>	4. Routine maintenance for project sites under 5 acres of land disturbance if performed to maintain the original line and grade, hydraulic capacity or original purpose of the facility.	<input checked="" type="checkbox"/>	Plan showing proposed site conditions including stormwater management measures necessary to comply with ordinance.		
<input type="checkbox"/>	Exemption requested for initial construction on a lot that was part of an approved Preliminary Plat or CSM prior to where the following conditions have been met:	<input checked="" type="checkbox"/>	Short term maintenance and monitoring agreement.		
	(a) The sub-divider of the lot has provided storm water management facilities in accordance with a storm water management plan previously approved by the City.	<input checked="" type="checkbox"/>	Long term maintenance and monitoring agreement for facilities that will be privately maintained.		
	(b) The lot is developed in accordance with that previously approved storm water management plan.				

**STORM WATER
MANAGEMENT
PERMIT APPLICATION**

Permit Conditions	<p>PERMIT CONDITIONS. All permits issued shall be subject to the following conditions, and holders of permits shall be deemed to have accepted these conditions. The Director of Public Works (DIRECTOR) may suspend or revoke a permit condition, following written notification of the permittee. An action by the DIRECTOR to suspend or revoke this permit may be appealed in accordance with the provisions of the storm water management requirements in Ch. 22 S. 14 of the Municipal Code.</p>
	<p>a. Compliance with this permit does not relieve the permit holder of the responsibility to comply with other applicable Federal, State, and local laws and regulations.</p>
	<p>b. The permit holder shall design, install and implement all structural and non-structural storm water management practices in accordance with the approved storm water plan, the Technical Standards set forth in Ch. 22 S. 06, and the Performance Standards set forth in Ch. 22 S. 07, and this permit, prior to commencing any land development or land disturbing activity.</p>
	<p>c. The permit holder shall notify the DIRECTOR at least 5 business days before commencing any work in conjunction with the storm water plan and within 5 business days after completion of the storm water practices. If required as a special condition, the permit holder shall make additional notifications according to a schedule set forth by the DIRECTOR so that storm water management facility installations can be inspected during construction</p>
	<p>d. Infrastructure required as part of this ordinance shall be certified "As built" by a licensed professional engineer other than the DIRECTOR. Completed storm water management practices shall pass a final inspection by the DIRECTOR to determine if they are in accordance with the approved storm water plan and this ordinance. The DIRECTOR shall notify the permit holder in writing of any changes required in such practices to bring them into compliance with the conditions of this permit. The DIRECTOR shall notify the permit holder when storm water management practices have passed final inspection.</p>
	<p>e. The permit holder shall notify the DIRECTOR of any significant modifications they intend to make to an approved storm water plan. The City may require that the proposed modifications be submitted for approval prior to incorporation into the storm water plan and execution.</p>
	<p>f. The permit holder shall maintain all storm water practices in accordance with the storm water plan until the practices either become the responsibility of the City, or are transferred to subsequent private owners as specified in the approved maintenance agreement.</p>
	<p>g. The permit holder shall authorize the DIRECTOR to perform any work or operations necessary to bring storm water measures into conformance with the approved storm water plan, and shall consent to a special assessment or charge against the property as provided under §66.0627 or 66.0703 Wis. Stats., or to charging such costs against the financial guarantee posted in accordance with this ordinance to cover the cost of such work or operations. The permit holder shall waive notice and hearing as provided by §66.0703(7)(b) Wis. Stats.</p>
	<p>h. The permittee shall be responsible for maintaining all roads, road right-of-ways, streets, runoff and drainage facilities and drainage ways as specified in the approved storm water plan until they are accepted and become the responsibility of the governmental entity.</p>
	<p>i. The permittee shall provide and install at its expense all drainage, runoff control and erosion control improvements as required by this chapter and the approved storm water plan, and also shall bear its proportionate share of the total cost of off site improvements to drainage systems based upon the existing developed drainage area or planned development of the drainage area, as determined by the DIRECTOR.</p>
	<p>j. A copy of the storm water plan shall be available at the job site when land development or land disturbing activities are in progress.</p>
	<p>k. The permittee shall inspect, or cause to be inspected, the BMPs within 2 hours after each rain of 0.5 inches or more which results in runoff during active construction periods, and at least once each week, make needed repairs and document the findings of the inspections in a site erosion control log with the date of inspection, the name of the person conducting the inspection, and a description of the present phase of the construction at the site.</p>
	<p>l. That permittee shall comply with the floodplain zoning standards in Ch. 19 of the Municipal Code if the land development or land disturbing activity is in an identified flood hazard area on the Official Map.</p>
	<p>m. If so directed by the DIRECTOR, the permit holder shall repair, at the permit holder's own expense, all damage to adjoining properties, municipal facilities and storm water drainage systems caused by storm water runoff, where such damage is caused by activities not in compliance with the approved storm water plan.</p>
	<p>n. The permit holder shall allow the DIRECTOR access to the property for the purpose of inspecting the property for compliance with the approved storm water plan and this permit.</p>
	<p>o. If an approved storm water plan involves changes in direction of runoff, changes the post-development hydrology, increases the peak rate and/or total volume of runoff, the sediment loading and/or thermal pollution from a site, the DIRECTOR may require the permittee to make appropriate legal arrangements with adjacent property owners concerning the prevention of endangerment to property or public safety.</p>
	<p>p. The permit holder is subject to the enforceable actions of this ordinance if the permit holder fails to comply with the terms of this permit.</p>
	<p>Additional Conditions of Approval</p>

CONDITIONAL APPROVAL	Director of Public Works	Jeff Daane	Date
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Dodge County Land Resources and Parks Department

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

DATE SENT TO CITY: **DECEMBER 4, 2018**

**DEADLINE FOR
CITY DENIAL:** **JANUARY 4, 2019**

LETTER OF INTENT NOTIFICATION

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

<u>NAME</u>	<u>TOWN</u>	<u>ACTIVITY NUMBER</u>
BORN RENTALS, LLC	CHESTER	2018-0935

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

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

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

Thank you!

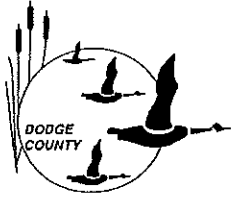
CITY'S RECOMMENDATION

APPROVE DENY NO RECOMMENDATION

LAYOVER TO DATE: _____

COMMENTS: _____

CITY REPRESENTATIVE



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

MINOR LAND DIVISION LETTER OF INTENT FORM

THIS AREA FOR OFFICE USE ONLY	
Activity No. 180935	Expiration Date
Application Date: 12-4-18	Receipt #: 995803

Application Fee: \$75 (Non-Refundable)

NAMES & MAILING ADDRESSES	PROPERTY DESCRIPTION															
Applicant (Agent) Jacob Land Surveying, LLC	Parcel Identification Number (PIN) 010-1315-1611-000 & 010-1315-1522-004															
Street Address W8057 Randallwood Lane	Town Chester															
City • State • ZipCode Fond du Lac, WI 54937	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; text-align: center;">T</td> <td style="width: 25%; text-align: center;">N</td> <td style="width: 25%; text-align: center;">R</td> <td style="width: 25%; text-align: center;">E</td> </tr> <tr> <td style="text-align: center;">13</td> <td></td> <td style="text-align: center;">15</td> <td></td> </tr> </table>	T	N	R	E	13		15								
T	N	R	E													
13		15														
Property Owner (If different from applicant) Born Rentals, LLC	Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot) 															
Street Address 30 Meadow View Circle	Site Address Of Property (DO NOT include City/State/ZipCode) N11203 CR. I & W6147 Milligan Rd.															
City • State • ZipCode Waupun, WI 53963	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; text-align: center;">NW 1/4</td> <td style="width: 25%; text-align: center;">NW 1/4</td> <td style="width: 25%; text-align: center;">Section</td> <td style="width: 25%; text-align: center;">Acreage of Parent Parcel</td> <td style="width: 25%; text-align: center;">Acreage of Proposed Lot(s)</td> </tr> <tr> <td style="text-align: center;">NE</td> <td style="text-align: center;">NE</td> <td style="text-align: center;">15</td> <td style="text-align: center;">48.04</td> <td style="text-align: center;">5 & 43</td> </tr> <tr> <td style="text-align: center;">16</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	NW 1/4	NW 1/4	Section	Acreage of Parent Parcel	Acreage of Proposed Lot(s)	NE	NE	15	48.04	5 & 43	16				
NW 1/4	NW 1/4	Section	Acreage of Parent Parcel	Acreage of Proposed Lot(s)												
NE	NE	15	48.04	5 & 43												
16																
Street Address 30 Meadow View Circle	Is this property connected to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No															

CONTACT PERSON	
Name and daytime phone number (include area code) of a person we can contact if we have any questions about your application.	
Name <u>David Jacob, PLS</u>	Daytime Phone (<u>920</u>) <u>922</u> - <u>2908</u>

CURRENT PROPERTY USE	PROPOSED USE
<input type="checkbox"/> Vacant Property <input checked="" type="checkbox"/> Single Family Residential <input type="checkbox"/> Duplex (Two-Family Residential) <input type="checkbox"/> Multi-Family Residential • Number of residential units: _____ <input type="checkbox"/> Active Working Farm Operation <input type="checkbox"/> Recreational / Wetlands / Wooded Parcel <input type="checkbox"/> Business / Industrial / Commercial Use (Describe Below) <input checked="" type="checkbox"/> Other (Describe Below) <u>Non-farm residence in FP district</u>	<input checked="" type="checkbox"/> Single Family Residential <input type="checkbox"/> Duplex (Two-family Residential) <input type="checkbox"/> Multi-Family Residential • Number of residential units: _____ <input type="checkbox"/> Agricultural Use Only – No residential structures <input type="checkbox"/> Open Space Recreational / Wetlands - No residential structures <input type="checkbox"/> Business / Industrial / Commercial Use (Describe Below) <input checked="" type="checkbox"/> Other (Describe Below) <u>1 non-farm residence on 5 acres on CR "I" and the remaining farm land with existing house on Milligan.</u>

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

CERTIFICATE	
I, the undersigned, hereby apply for Minor Land Division approval and certify that all the information both above and attached is true and correct to the best of my knowledge. I hereby authorize members of the Dodge County Land Resources and Parks Department to enter the above-described property for purposes of obtaining information pertinent to my request.	
Signature <u>David H. Jacob</u>	Date <u>11/12/2018</u>
Daytime Contact Number (<u>920</u>) <u>922</u> - <u>2908</u>	

OFFICE USE ONLY		
<input type="checkbox"/> CUP Required (App _____)	<input type="checkbox"/> REZONE Required (App _____)	<input type="checkbox"/> Restriction Release Required
Notes:		
APPROVED <input type="checkbox"/>	DENIED <input type="checkbox"/>	LAND RESOURCES AND PARKS DEPARTMENT Date _____

