



136 North Monroe Street  
Waterloo, Wisconsin 53594-1198

**NOTICE OF A CITY OF WATERLOO PLAN COMMISSION PUBLIC HEARING AND MEETING**

Pursuant to Section 19.84 Wisconsin Statutes, notice is hereby given to the public and the news media, the following meeting will be held to consider the following:

**MEETING: PLAN COMMISSION**  
**DATE: TUESDAY, MAY 23, 2023** **TIME: 6:00 p.m.**  
**LOCATION: 136 N. MONROE STREET, MUNICIPAL BUILDING COUNCIL CHAMBERS**

**PLAN COMMISSION REGULARLY SCHEDULED MEETING**

- 1) CALL TO ORDER AND ROLL CALL
- 2) APPROVAL OF MEETING AND PUBLIC HEARING MINUTES: April 25, 2023
- 3) CITIZEN INPUT (3-Minute Time Limit)
- 4) COMPLIANCE & ENFORCEMENT REPORT
- 5) OLD BUSINESS
  - a. Ordinance Signs and Billboards 385-26
- 6) NEW BUSINESS
  - a. Preliminary Plat Approval – Duquaine Development
- 7) FUTURE AGENDA ITEMS & ANNOUNCEMENTS
- 8) ADJOURNMENT

Jeanne Ritter, Clerk/Deputy Treasurer

Members: Leisses, Quimby, Petts, Crosby, Reynolds, Empey & Renforth Posted, Distributed & Emailed: 05/18/2023

PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may attend the above meeting(s) to gather information. No action will be taken by any governmental body other than that specifically noted. Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request such services please contact the clerk's office at the above location.

**WATERLOO PLAN COMMISSION – Minutes from April 25, 2023**

[a digital meeting recording also serves as the official record]

**PLAN COMMISSION REGULARLY SCHEDULED MEETING**

- 1) CALL TO ORDER AND ROLL CALL. Mayor Quimby called the meeting to order at 6:00 pm. Commissioners attending: Renforth, Crosby, Empey, Leisses, Chadwick and Petts. Remote: none Absent: none. Others in attendance: Fire Chief Benisch, Everett Butzine, Steve Byrnes, Gregg Geier, Luke Severson.
- 2) APPROVAL OF MEETING AND PUBLIC HEARING MINUTES: none
- 3) CITIZEN INPUT - none
- 4) COMPLIANCE & ENFORCEMENT REPORT. Reviewed.
- 5) OLD BUSINESS –
  - a. Ordinance Signs and Billboards §385-26- Concerns are distance from ground and width. Ritter to rough up ordinance for next month's meeting. Motion [Chadwick/Crosby] VOICE VOTE: Motion carried.
- 6) NEW BUSINESS
  - a) Van Holten plan for New Warehousing. Actual Review of Recycle Building and Holding Tank Addition. Already submitted DNR information, Fire Dept information and items requested by City Engineer. Motion to approve. [Crosby/Petts] VOICE VOTE: Motion carried.
  - b) Trek Red Barn signage Motion to approve [Petts/Chadwick] VOICE VOTE: Motion carried.
  - c) Dempsey/Duquaine Site Plan Discussion Clarkson Road. Motion to approve concept and send it to Council. [Leisses/Crosby] VOICE VOTE: Motion carried.
- 7) FUTURE AGENDA ITEMS & ANNOUNCEMENTS:
- 8) ADJOURNMENT [Crosby/Petts] VOICE VOTE: Motion carried. 7:30pm

Jeanne Ritter, Clerk/Deputy Treasurer



*The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.*

§ 385-26 **Signs, Awnings and billboards.**

- A. Permit required. No sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted or structurally altered without a sign permit, except those signs excepted in Subsection C below, and without being in conformity with the provisions of this chapter. The sign shall also meet all the structural requirements of the State Building Code. Sign permits meeting all state and local requirements may be issued by the Clerk-Treasurer. The Clerk-Treasurer may refer approval of any sign permit to the Council and the Council may issue or refuse the permit. **[Amended 4-20-2006 by Ord. No. 2006-04]**
- B. Application; fee. An application for a sign permit shall be filed with the Zoning Administrator on a form provided by the Clerk-Treasurer. A permit fee as stated in the City of Waterloo Fee Schedule shall accompany the application. **[Amended by Ord. No. 98-1; 11-17-2005 by Ord. No. 2005-4; 4-20-2006 by Ord. No. 2006-04]**
- C. Signs excepted. All signs are prohibited in the residential, conservancy and agricultural districts, except the following:
- (1) Signs over show windows or doors of a nonconforming business establishment announcing, without display or elaboration, only the name and occupation of the proprietor, and not to exceed two feet in height and 10 feet in length.
  - (2) Real estate signs not to exceed eight square feet in area which advertise the sale, rental or lease of the premises upon which said signs are temporarily located.
  - (3) Name, occupation and warning signs located on the premises not to exceed 576 square inches, which is the equivalent of four square feet. **[Amended by Ord. No. 98-1]**
  - (4) Bulletin boards for public, charitable or religious institutions not to exceed eight square feet in area located on the premises.
  - (5) Memorial signs, tablets, names of buildings and date of erection when cut into any masonry surface or when constructed of metal and affixed flat against a structure.
  - (6) Official signs such as traffic control, parking restrictions, information and notices.
  - (7) Temporary signs or banners when authorized by the Council.
  - (8) Directional signs hung from City-owned poles meeting all requirements of the City Directional Sign Policy as approved by the Council and signed by the Mayor. **[Added 11-4-2004 by Ord. No. 2004-4]**
  - (9) Residential development signs, up to 64 square feet, advertising the sale of lots in a subdivision. **[Added 12-5-2013 by Ord. No. 2013-06]**
  - (10) Temporary political signs do not require a permit. Such signs are subject to the restrictions pertaining to safety of persons and property, with the consent of the property owner or person entitled to possession of the property. No political sign may be more than 64 square feet, and the total area of all political signs per lot shall not exceed 32 square feet. All signs shall be removed in accordance with state law. **[Added 12-5-2013 by Ord. No. 2013-06]**
- D. Signs permitted. Signs are permitted in all commercial and industrial districts, subject to the following restrictions:

- (1) Overhanging signs in commercial districts. An overhanging sign or sign projecting from a building shall not overhang or project into or over any sidewalk, alley or street of the City more than six feet from the building to which it is attached and shall not be less than 10 feet above the mean center-line street grade and less than 15 feet above a driveway or alley. All guides and stays shall be rods or chains and shall be firmly fastened. **[Amended 7-21-2003 by Ord. No. 2003-4]**
- (2) Signs not to constitute a public hazard. No sign shall be erected at any location where it may, by reason of its position, shape, color or other characteristics, interfere with, obstruct the view of, or be confused with any authorized traffic sign, traffic signal or other traffic device, nor shall any sign make use of the word "stop," "look," "danger," or any other word which could be mistaken for an official sign.
- (3) Illuminated sign. No sign shall be illuminated by intermittent, rotating or flashing lights.
- (4) Ground signs. Ground signs shall be considered buildings and must observe all applicable setback lines and height restrictions, except that the setback from the street can be a minimum of 12 feet from the edge of the right-of-way and the location of the sign shall comply with the vision clearance set forth in § **385-3G** of this chapter. Except as hereafter authorized, no ground signs advertising a business located off the premises where such sign is located, other than directional signs, shall be permitted. Such directional signs shall not exceed 100 square feet on one face and 200 square feet on all faces and shall not exceed 20 feet in height. **[Amended by Ord. No. 96-6]**
- (5) Vacant lot maintenance. Vacant lots upon which advertising signs now exist or which are erected pursuant to this section shall be maintained in an orderly fashion by the frequent and periodic removal of rubbish and maintenance of any verdure growing on the lot.
- (6) Removal of signs at termination of business. At the termination of a business, commercial or industrial enterprise, all signs shall forthwith be removed from the public view. Responsibility for violation shall reside with the property owner according to the latest official tax roll listings.
- (7) Shopping center and industrial park sign restrictions. In a shopping center or industrial park, one freestanding identification sign for each street upon which the development fronts may be permitted showing the name of said center or park and represented business or industries. The area of said sign shall not exceed 100 square feet on one side and 200 square feet on both sides. When multiple independent businesses share the same building or site, each additional business beyond the initial business is permitted 100 square feet of signage in addition to the maximum 200 square feet. This additional signage can be used on the building or a freestanding sign. (Example: A shopping center with three stores would be permitted 400 square feet of signage.) Each center or cluster of uses is permitted one freestanding sign. No signs are permitted within 20 feet of the right-of-way line of the street. **[Amended by Ord. No. 98-1]**
- (8) Total surface display area restrictions. The total surface display area of business or industrial signs on the front facade of a building shall not exceed in square feet two times the number of linear feet of width of the building frontage. In the case of a building located on a corner lot, such square foot display area on the side facing the secondary street may be increased by 1.0 times the number of linear feet of the length of the building which faces the secondary street. Said increased permitted display area shall be used only for the erection of a permitted sign on the length of the building which faces the secondary street. Where the premises abut a parking lot, the total display area may be increased by 0.5 times the number of linear feet of the width or length of the building frontage on such parking lot. Such increased display area shall only be utilized by the erection of a permitted sign on that part of the building which abuts said parking lot. In no case shall the wall area usable for sign display be in excess of 200 square feet, and in no case shall more than one of the above-mentioned criteria be used to calculate allowable sign area on any one building facade.
- (9) Projection of signs in industrial districts mounted on buildings restricted. Industrial signs mounted on

buildings shall not be permitted to project more than six inches beyond the building line. **[Amended 7-21-2003 by Ord. No. 2003-4]**

- (10) Number of signs permitted. Multiple signs shall be permitted; however, the combination of the multiple signs, including any advertisement permanently fastened to show windows or display cases, and including lettering on canopies, shall not exceed 200 square feet.
  - (11) Directional ground signs. Necessary directional ground signs which shall not exceed four square feet in area shall be permitted. Permission to erect such signs must be obtained from the Building Inspector.
  - (12) Lighting. Business and industrial signs may be internally lighted or illuminated by a hooded reflector; provided, however, that such lighting shall be arranged to prevent glare, and no sign shall be lighted by a lighting of intermittent or varying intensity. Animated signs, or signs having moving parts, or signs which may be mistaken for traffic signal devices or which diminish the visibility or effectiveness of such traffic signal devices, are prohibited.
  - (13) Signs causing obstruction prohibited. Any sign so erected, constructed or maintained as to obstruct or be attached to any fire escape, window, door or opening used as means of ingress or egress, or for fire-fighting purposes, or placed so as to interfere with any opening required for legal ventilation, is prohibited.
  - (14) Signs at intersection prohibited. No sign or advertising device shall be erected or maintained at the intersection of streets in such a manner as to obstruct clear vision of the intersection.
  - (15) Subdivision sign maintenance. Subdivision signs which are erected pursuant to this section shall be maintained in an orderly fashion by the frequent periodic removal of rubbish and maintenance of any verdure growing on the lot.
  - (16) Directional signs hung from City-owned poles must meet all requirements of the City Directional Sign Policy as approved by the Council and signed by the Mayor. **[Added 11-4-2004 by Ord. No. 2004-4]**
- E. Existing signs. A sign lawfully existing at the time of the adoption or amendment of this chapter may be continued, although the use, size or location does not conform to the provisions of this section. However, it shall be deemed a nonconforming use of the structure and the provisions of § 385-5 of this chapter shall apply. See also Subsection **D(6)** above.

**F. Awnings permitted. Awnings are permitted in all commercial and industrial districts, subject to the following restrictions:**

- (1) Awnings shouldn't extend at any point seven feet above sidewalk, street, or alley.**
- (2) Awnings shall not project more than 36 inches out from the building upon which they are attached.**
- (3) Materials. Awnings shall be constructed of high-quality material and should not be reflective.**

**CITY OF WATERLOO  
PLAN COMMISSION APPLICATION  
ARCHITECTURAL DESIGN REVIEW**

Date 5.16.23

The following information must be submitted one week prior to any Plan Commission meeting for staff review and agenda placement. The Plan Commission meets the 4th Tuesday of each month at 7:00 PM in the Council Chambers of City Hall, 136 North Monroe Street, Waterloo, WI 53594. In addition to this form, required fee, and three (3) sets of plans, the attached Checklist is required to be submitted two weeks in advance.

Project Address STH 89/MONROE STREET & WEST CLARKSON ROAD

Applicant Name Vierbicher Phone 920.434.9670

Address 400 Security Blvd - GREEN BAY WI 54313

Owner Name Dixwaine Development INC (Rolling Meadows Apts LLC) Phone 262.302.1675

Address 4329 Nicolet Drive - GREEN BAY WI 54311

Describe Project New apt project @ SW corner of intersection.

5 buildings - 104 units with associated garages, exterior parking & stormwater management

Zoning \_\_\_\_\_ Conforming Use \_\_\_\_\_

Date Received \_\_\_\_\_ Hearing Date \_\_\_\_\_

Fee \_\_\_\_\_ Received By \_\_\_\_\_

  
\_\_\_\_\_  
APPLICANT SIGNATURE

PLAN REQUIREMENTS LIST FOR ALL REVIEWS AND COMMENTS:

Three (3) sets of plans, with all information as listed on the Checklist

If applicable:

- Sign
- Timetable
- Pictures

PLAN SUBMITTAL CHECKLIST

Project: \_\_\_\_\_

Submitted by: \_\_\_\_\_

Date submitted: \_\_\_\_\_

NOTE: Please include each applicable item listed below with all formal plan submittals. All boxes should be checked. Mark "N/A" if the item does not apply. Nine copies of the plans must be submitted with this checklist as a single package no later than 4:30 pm, Tuesday, one week prior to presentation at Plan Commission.

- 1. Show existing and proposed contours at an interval suitable to the topography and project. Contours should extend a minimum of 20' beyond property lines and nearby berms and swales and at least to the backs of curbs.
- 2. Show square footage of:
  - a. Lot or parcel
  - b. Existing impervious surface
  - c. Proposed total impervious
  - d. Existing building
  - e. Proposed total building
  - f. Existing parking and pavement
  - g. Proposed total parking and pavement.
- 3. Show all relevant dimensions including:
  - a. Buildings
  - b. Parking stalls
  - c. Driveway widths
  - d. Setbacks to buildings and other improvements
  - e. Parking lot aisles, turnarounds, turning radii, etc.
  - f. Distance from driveway to street corner if under 200'
  - g. Sidewalk, walkway and handicap ramp widths and locations with respect to street and right-of-way
  - h. Widths of abutting R.O.W.'s, roadways, and terraces.
- 4. Show dimensions and bearings of property lines.
- 5. Show North Arrow and scale of drawing.
- 6. Show City bench mark location and elevation to NGS datum.
- 7. Show all existing and proposed surface materials (grass, bituminous, concrete, etc.)



- 8. Show total number of required and proposed parking stalls.
- 9. Show handicap parking stall and ramp locations.
- N/A  10. Show up or down arrows on loading or other ramps.
- 11. Show existing, proposed, & adjoining driveway approaches.
- 12. Show removal and replacement to City Specifications of concrete curb and gutter for all new curb cuts or as otherwise required.
- 13. Show rim and invert elevations of all drainage structures.
- 14. Design surface drainage to bypass dumpster locations.
- 15. Indicate proposed direction of roof drainage and show location of all roof gutter downspouts.
- 16. Show all existing and proposed public and private utility locations on and adjacent to site.
- 17. Show location of nearest existing fire hydrants and proposed City and private fire hydrants.
- 18. Show location and screening of refuse containers.
- 19. Show how recyclable materials will be handled.
- 20. Show proposed lighting for site including location, pole height, luminaire type and manufacturer's specifications.
- 21. Provide drawings of proposed building with elevation views showing proposed materials and colors.
- N/A  22. Include elevation view of rooftop mechanicals and required screening design, materials, and colors.
- N/A  23. Include statement of historical landmark designation status.
- 24. Include name of designer, P.E. stamp and signature on final plans.
- 25. Include Erosion Control Plan. Include note on plan stating: "Additional erosion control measures will be installed as needed."
- 26. Include Landscape Plan.

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**§ 385-17 Planned Development Districts (PDD).  
[Amended 7-2-2009 by Ord. No. 2009-09]**

A. Purpose; general description.

- (1) The Planned Development District provides a regulatory framework to encourage improved environmental design by allowing flexibility in the development of land while ensuring compliance with the basic intent of the Zoning Code and with the City's Comprehensive Plan. The Planned Development District has no set standards and specifications. A developer may propose uses or combinations of uses and configurations of intensity and density of development. Through a process of Plan Commission review, public hearing and Common Council review and approval, accompanied by discussions with the developer and, as appropriate, with other interested parties, an agreement may be reached between the property owner and the City. The terms of the agreement constitute the zoning requirements for the property. These requirements have the same legal force and effect as do standard zoning requirements.
- (2) As a general rule, the project size should be at least 96,000 square feet to achieve the community benefits of PDD zoning. Projects encompassing less than 96,000 square feet are presumptively too small, but may still be submitted and considered.

B. Criteria for approval. As a basis for determining the acceptability of a Planned Development District, the following criteria shall be applied to the general implementation plan, with specific consideration as to whether or not it is consistent with the general purpose and intent of the City's Zoning Code and Comprehensive Plan, whether it has been prepared with competent professional expertise and guidance, and whether it produces significant community benefits of an environmental design nature or otherwise that compensate for modifications in normal zoning requirements, to wit:

- (1) Character and intensity of land use. The uses proposed and their intensity and arrangement on the site shall:
  - (a) Respect the physical attributes of the site, with particular concern for preservation of natural features, tree growth and open space;
  - (b) Produce an attractive environment of sustained aesthetic and ecological desirability, economic stability and functional practicality compatible with development prospects for the area;
  - (c) Not adversely affect the anticipated provision of school or municipal services; and
  - (d) Not create a traffic or parking demand incompatible with the existing or proposed facilities to serve it.
- (2) Economic feasibility and impact. The proponents of a Planned Development District shall provide evidence satisfactory to the Plan Commission and the Common Council that the project will not adversely affect the economic prosperity of the City or the values of surrounding properties.
- (3) Engineering design standards. Streets and other ways, outdoor lighting, provision for stormwater drainage, sanitary sewer service, water supply, or other similar environmental and municipal engineering considerations shall be based on appropriate standards necessary to implement the specific function and the specific situation; provided, however, that in no case shall standards be less than those necessary to promote the public health, safety and welfare as determined by the City.
- (4) Preservation and maintenance of open space in a planned development district. Provision shall be made for the preservation and maintenance of open spaces either by public reservation or dedication to public

entities or commitment to preservation by a private entity. PDD contracts shall contain specific reference to the ownership of such open space areas and to provision for maintenance.

C. Procedure: general implementation plan.

- (1) The procedure for rezoning to a Planned Development District shall be as required for any other zoning district change under this Code. In addition thereto, the applicant shall submit to the Zoning Administrator the following information describing a general implementation plan, to wit:
  - (a) A map of the project area, including its relationship to surrounding properties and topography and other key features.
  - (b) A statement of rationale as to why Planned Development District zoning is proposed. This shall identify barriers that the developer perceives in the form of requirements of standard zoning districts and opportunities for community betterment the developer suggests are available through the proposed Planned Development District zoning.
  - (c) A brief analysis of social and economic impacts on the community of the proposed project, and positive relationships to the Comprehensive Plan.
  - (d) A general site development plan of the proposed project showing at least the following information in sufficient detail to make possible evaluation against criteria for approval:
    - [1] Public and private roads, driveways and parking facilities.
    - [2] Land uses and size, arrangement and location of lots and proposed buildings or groups of buildings.
    - [3] The types, size and location of structures.
    - [4] A general utility plan.
    - [5] The location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use.
    - [6] General landscape treatment plan.
    - [7] Statistical data on size of the development, density/intensity of various parts of the development, ratio of various land uses, economic analysis of the development, expected staging, and any other plans or data required by the Plan Commission or Common Council.
  - (e) General outline of the intended organization structure for a property owners' association, if any; deed restrictions and provisions for private provision of common services, if any.
  - (f) A statement demonstrating how the criteria described in Subsection **B** are satisfied by the submittal.

D. Plan Commission review of general implementation plan.

- (1) Following submission of an application including all of the information required under Subsections **B** and **C** and the payment of the required fees, the matter shall be placed on a Plan Commission agenda for concept review. Initial review is review of the project at the concept level and is not binding. The preferred procedure is for one or more iterations of Plan Commission initial review to occur prior to introduction of a formal petition for rezoning. The applicant may seek to accelerate review by introducing the rezoning petition prior to Plan Commission initial review. Whenever the required petition is introduced, the normal rezoning procedure occurs, including notice and hearing before the Plan Commission. The issues that are the subject of this public hearing are the rezoning request and the

general implementation plan.

- (2) If the Plan Commission determines more information is needed in order to adequately evaluate the application, it shall notify the applicant of the additional information required and may defer consideration of the application until such information has been provided. If the Plan Commission determines that it requires the assistance of one or more independent consultants, such as an engineer, hydrologist, soils scientist, or land use planner, in order to adequately evaluate the application, it shall notify the applicant of such determination and may require the applicant to make a cash deposit with the City Clerk or fund the City's hiring of the consultant(s); and may defer consideration of the application until the consultant(s) has (have) been retained and provided the City with the assistance required to adequately evaluate the application.
  - (3) Once the application has been submitted and the Plan Commission completes its conceptual review, and provided a petition for rezoning to a PDD has been filed, together with all other information required hereunder, the Plan Commission shall hold a public hearing thereon in accordance with the provisions of this Code.
  - (4) Following the required public hearing before the Plan Commission, the Plan Commission shall meet to make a determination and recommendation whether to advise the Common Council to approve the rezoning and the general implementation plan, to approve it with modifications, or deny it.
  - (5) The Plan Commission's reports and recommendations shall be made in a written report to the Common Council. A complete set of maps, plans and written documentation fully describing the proposed development as recommended by the Plan Commission at a general implementation plan level shall accompany the report of the Plan Commission. In a situation in which the applicant disagrees with certain recommendations of the Plan Commission and is urging the Common Council to approve with modifications, the applicant must supply documentation of those modifications to the Council prior to the matter being placed on the agenda of the Common Council.
- E. Common Council action on general implementation plan. Following receipt of the Plan Commission: recommendations as provided for in Subsection **D(5)** above, the Common Council may either accept the recommendation, reject the recommendation or conditionally accept the recommendation. If the recommendation is accepted or accepted with conditions, the Common Council shall enact a Planning Development District Ordinance relating to the subject property, containing such terms and conditions as it deems appropriate.
- F. Owner's consent following Common Council approval. If the Planned Development District Ordinance as adopted by the Common Council provides explicitly, the area of the PDD may be segmented for purposes of development. Unless segmented, the owners of record of all included parcels must consent in writing within a single thirty-day period following Common Council adoption in order for the PDD rezoning to take effect. If segmented, the written consent rule applies separately to each segment. Consent shall be binding upon future owners of the parcels in question, and such consents may not be conditioned or revocable by owners.
- G. Filing of general implementation plan; effective date. When all of the consent signatures for lands in the parcel being rezoned have been filed with the Zoning Administrator, the documentation on Plan Commission and Common Council action and on the general implementation plan and the consent signatures shall be logged in and filed by the City, and the property shall be indicated as rezoned on City Zoning Maps. The indication shall be "PDD-GIP." The City shall record at the Jefferson County Register of Deeds Office an affidavit of notice of PDD zoning against all real property included in the district. The date of recording of the affidavit is the effective date of the PDD-GIP zoning. The City shall require the applicant to supply necessary property descriptions and to pay recording fees.
- H. Effect of PDD-GIP zoning.

- (1) Building permits. The approval of a general implementation plan shall not authorize issuance of building permits. The permits may not be issued until approval by the City of the specific implementation plan pursuant to Subsection I below.
- (2) Temporary classification. The PDD-GIP zoning is a temporary zoning classification that will expire and be of no further force or effect, following the expiration of one year after the date of the recording of the affidavit described above, unless the applicant has submitted and obtained Common Council approval of the specific implementation plan described below. The Plan Commission may grant extensions to the one-year period for good cause shown; and all such approval extensions shall be recorded in the City file on the PDD district. If a specific implementation plan is not timely filed as required, the PDD-GIP zoning expires and the immediately preceding zoning classification shall become effective.

I. Procedure: specific implementation plan.

- (1) Filing. After the effective date of the rezoning to PDD-GIP, the applicant may file a specific implementation plan with the Plan Commission.
  - (a) The specific implementation plan shall contain graphic and tabular presentations at a level of detail equivalent to the level of detail of a final plat. Accompanying test information shall describe in detail the development plans, methodologies and time tables for the area covered by the specific implementation plan.
  - (b) The area included in a specific implementation plan may be only a portion of the area included in a previously approved general implementation plan.
  - (c) The specific implementation plan submission shall include site plan and design information, allowing the Plan Commission to combine design review and review of the specific implementation plan. Design review may, at the choice of the applicant, be deferred until a later time when specific site and building developments will be brought forth.
  - (d) As part of submission for specific implementation plan approval, the applicant shall submit proof of financing capability pertaining to construction and maintenance and operation of public works elements of the proposed development.
  - (e) The Plan Commission or Common Council may specify other plans, documents or schedules that must be submitted prior to consideration or approval of the specific implementation plan, as such may be relevant to review procedures and standards.

J. Plan Commission review of specific implementation plan.

- (1) When the specific implementation plan submission is deemed by the Zoning Administrator to be complete, the matter shall be placed upon the agenda of the Plan Commission for review, consideration and approval or rejection. No public hearing is required at this stage, but one or more public hearings or informational meetings may be provided optionally, at the discretion of the Plan Commission.
- (2) The specific implementation plan submission shall be reviewed by the Plan Commission against the standards of this § 385-17, the Comprehensive Plan and the previously approved general implementation plan. In order to approve a specific implementation plan, the Plan Commission must determine that the specific implementation plan is reasonably consistent with the previously approved general implementation plan.
- (3) If the Plan Commission recommends approval of a specific implementation plan, complete documentation describing the plan, and any contracts that the Plan Commission deems necessary for the implementation of the plan, shall be prepared, reviewed by the Zoning Administrator and, when found

to be complete, the Zoning Administrator shall place the plan on the agenda of the Common Council.

- K. Common Council review of specific implementation plan. The Common Council shall consider and act on the specific implementation plan after reviewing the recommendations of the Plan Commission on same. The Common Council shall approve a specific implementation plan that is reasonably consistent with the previously approved implementation plan.
- L. Filing of specific implementation plan; effective date. The provisions of Subsection **G** shall apply to the processing of and consent signatures for a specific implementation plan following approval by the Common Council. Signatures are required by property owners only in the area affected by the specific implementation plan. The Zoning Administrator shall record an affidavit of zoning status fully approved by the Common Council. The recording of the affidavit shall constitute a PDD-SIP zoning of the property in operation; which is effective as of the date of recording of the affidavit.
- M. Effect of SIP approval; alterations. The recording of the affidavit under Subsection **L** above will entitle the applicant to receive the issuance of building and other land use permits to carry out development activities consistent with that approved plan, subject to all applicable provisions of this Code.
  - (1) Any subsequent change of use of any parcel or any modification of the specific implementation plan shall first be submitted for approval to the Plan Commission. If the Plan Commission determines that such change or modification constitutes a substantial alteration of the specific implementation plan, the specific implementation plan shall be required to be amended through the same procedures used to approve, file and record the specific implementation plan. If the Plan Commission determines that such changes or modification does not constitute a substantial alteration of the specific implementation plan, the change may be accomplished by approval of the Plan Commission. Such approved modifications shall be documented and recorded in the official file of the City on the PDD district.
  - (2) The PDD-SIP zoning will expire one year after the recording of the affidavit described in Subsection **L** unless there has been substantial development of the real estate described in the approval specific implementation plan. Substantial development includes, but is not limited to, the recording of approval land divisions, the construction of public infrastructure, and site grading of the subdivided lands. If no such substantial development has occurred, the zoning of the lands expires and reverts to the zoning classification immediately prior to the PDD-GIP district.

# DUQUAINE DEVELOPMENT

## NORTH MONROE STREET APARTMENTS, LLC CITY OF WATERLOO

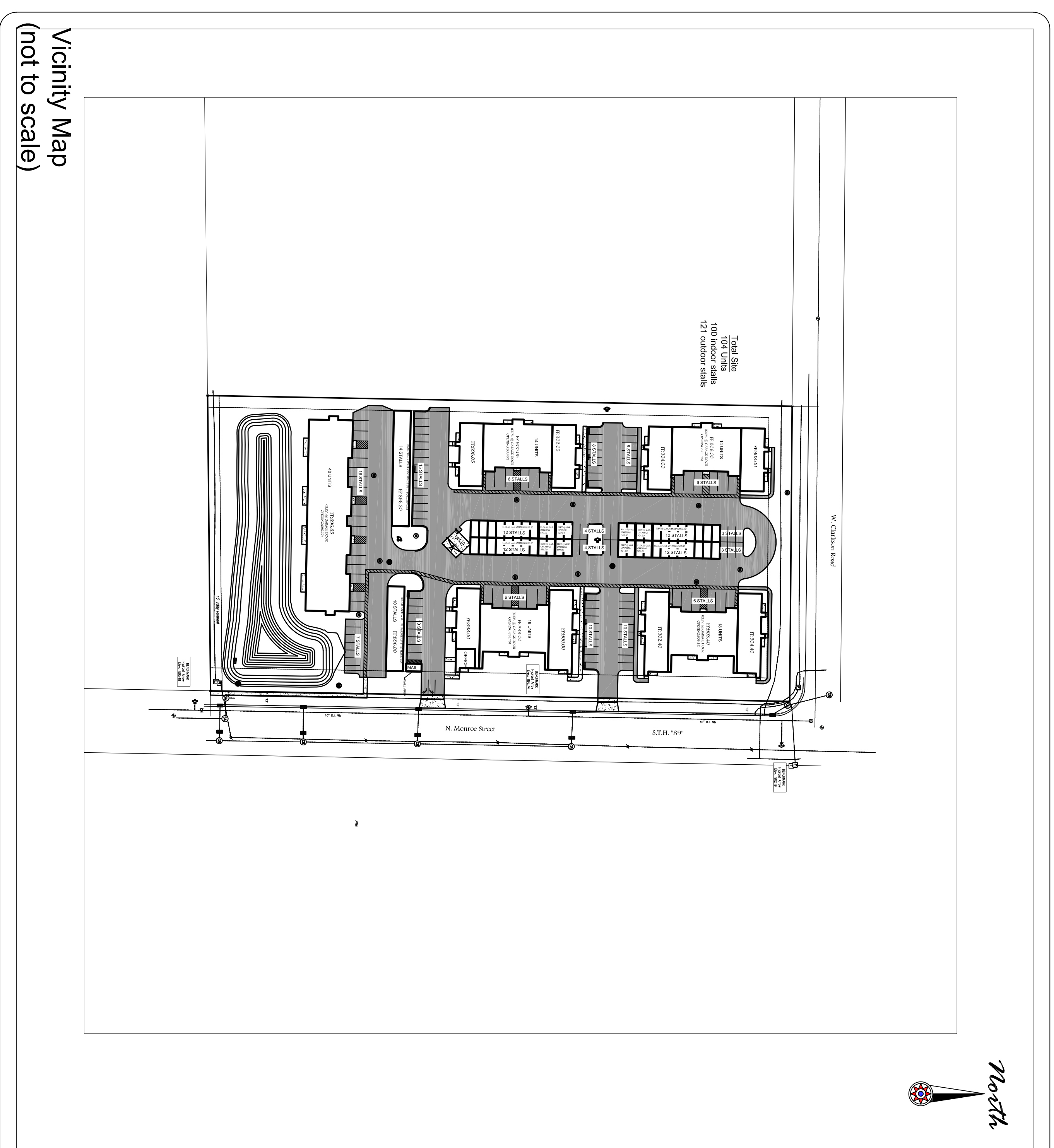
### PROJECT INFORMATION

OWNER(S): DUQUAINE DEVELOPMENT
PROJECT NAME: NORTH MONROE STREET APARTMENTS, LLC
PROJECT DESCRIPTION: 104 UNIT APARTMENT BUILDING SITE WITH ATTACHED & DETACHED GARAGES, EXTERIOR PARKING AND STORMWATER MANAGEMENT.
PROJECT LOCATION: SOUTHWEST CORNER OF W. CLARKSON RD. & N. MONROE ST.
PARCEL NUMBER(S): 290-0813-0611-006

### CONTACT INFORMATION

OWNER(S): DUQUAINE DEVELOPMENT ATTN.: KEITH DUQUAINE, PH.: 920-371-1973 ATTN.: JAKE HOFMANN, PH.: 920-371-8834 4329 NICOLET DRIVE GREEN BAY, WI 54311
ENGINEER: MAU & ASSOCIATES, LLP CONTACT: DAVID J. MEISTER, P.E. PH.: 920-434-9670 400 SECURITY BLVD. GREEN BAY, WI 54313

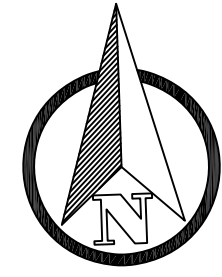
SITE STATISTICS:	(TOTAL SITE: 6.647 ACRE)	
ROOF AREA:	EXISTING SITE (ACRE)	PROPOSED (ACRE) SITE
PAVED AREA:	0	1,754 AC. 26.4
GREEN AREAS:	0	2,302 AC. 34.6%
WATER BODY:	0	2,171 AC. 32.7%
IMPERVIOUS AREA:(NOT INCLUDING POND)	0	0.420 AC. 6.3%
		4,056 AC. 61.0%



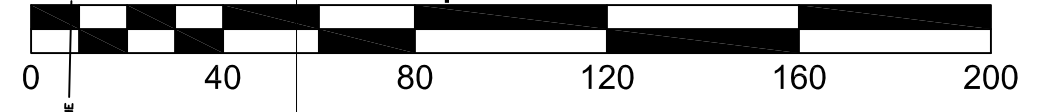
SHEET INDEX:
C1.0 TITLE SHEET
C2.0 SITE LAYOUT PLAN
C3.0 EROSION CONTROL PLAN
C4.0 GRADING PLAN
C5.0 SITE UTILITY PLAN
C6.0 POND PLAN& PROFILE
C7.0 NOTES(1)
C7.1 NOTES & DETAILS(2)
C8.0 PLANS FOR DSRS
C9.0 EXISTING WATERSHED
C10.0 PROPOSED WATERSHED
C11.0 LANDSCAPE PLAN
1 of 1 SITE SURVEY

**Mau & Associates**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Fax: 920-434-9672

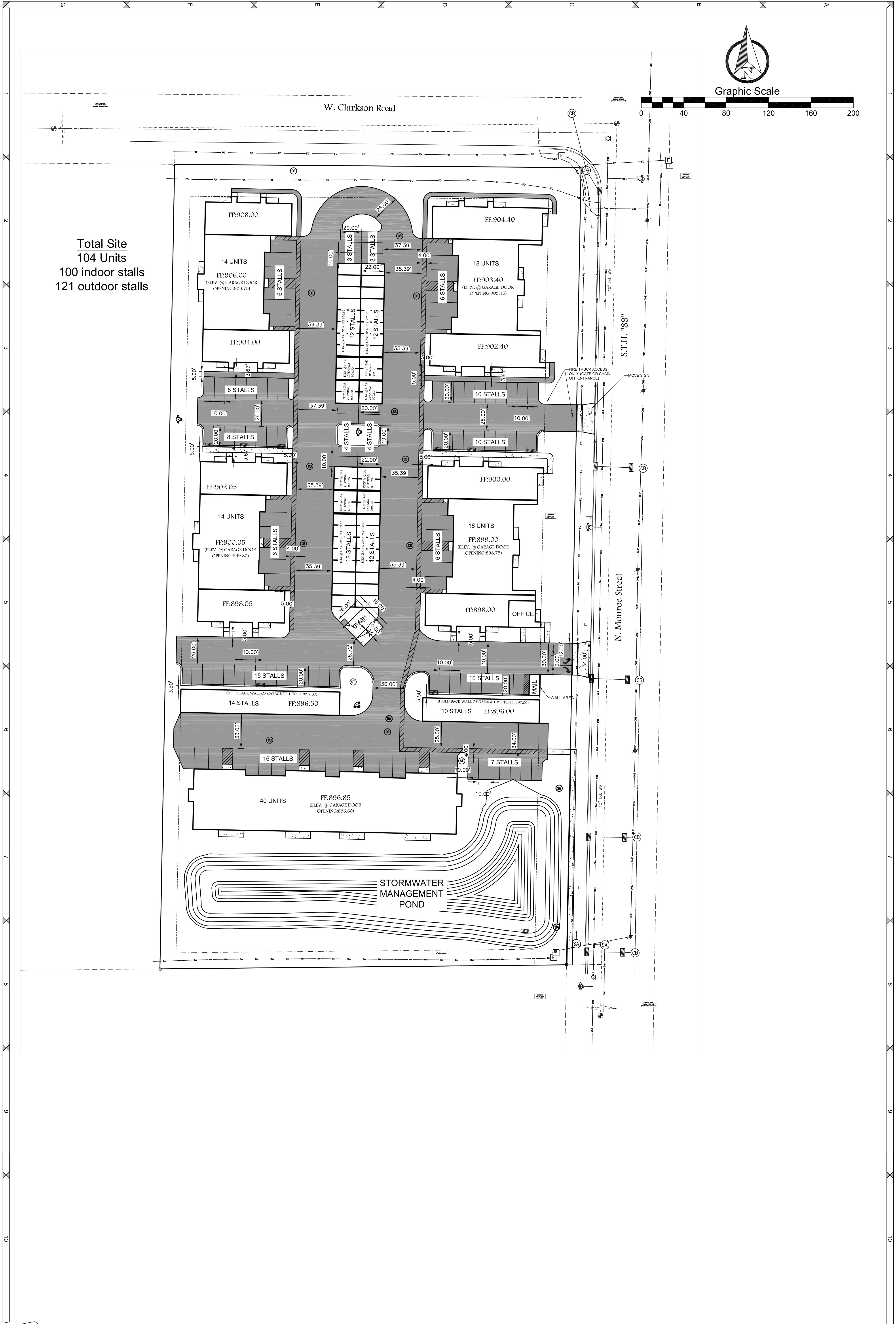
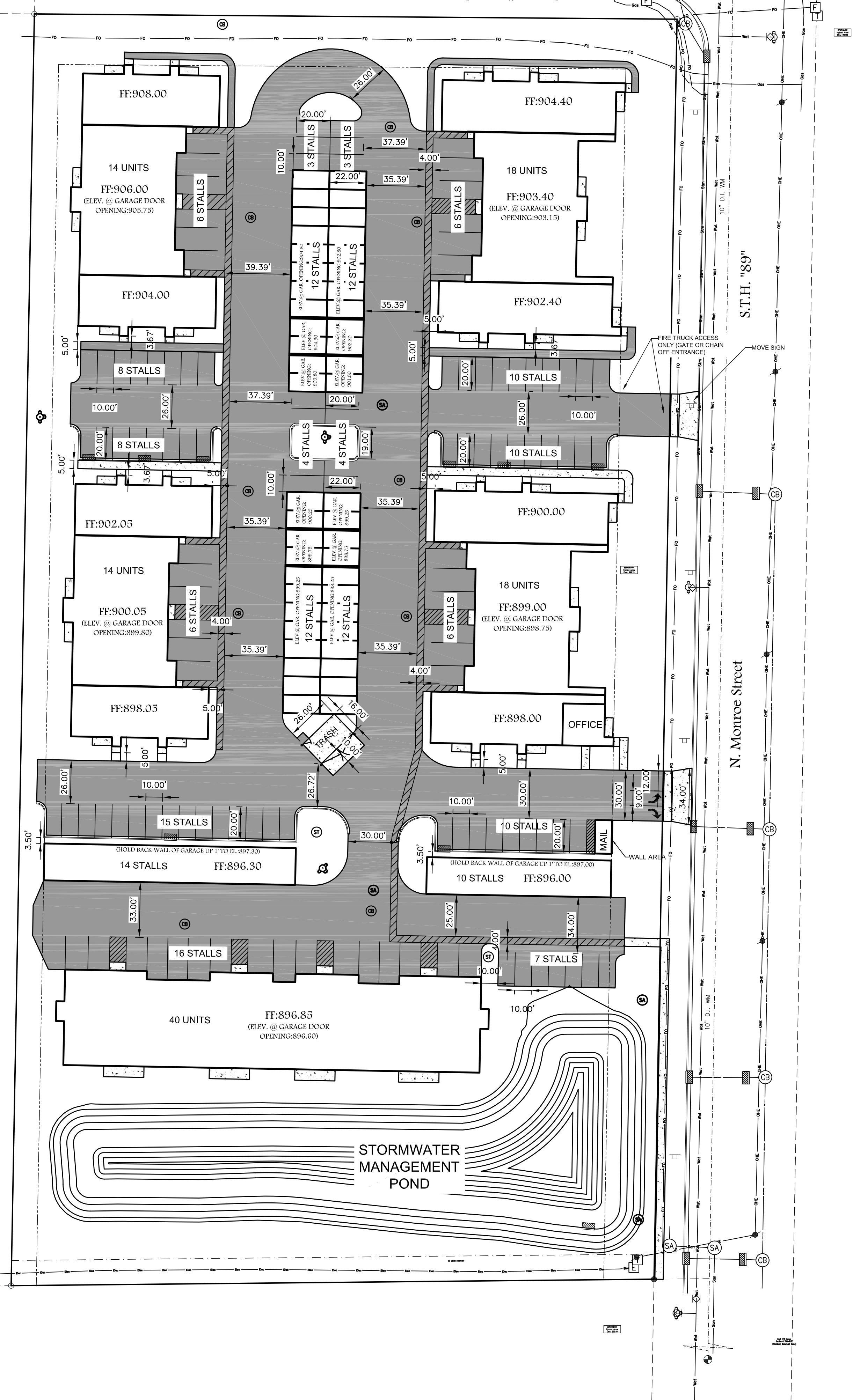
DATE: 04-11-23
PROJECT NO. D-6522
SHEET NO. C1.0
DRAWING NO. S-3732



Graphic Scale



Total Site  
104 Units  
100 indoor stalls  
121 outdoor stalls



DUQUAINE DEVELOPMENT  
SITE LAYOUT

PROJECT NO.  
D-6322

SHEET NO.  
C2.0

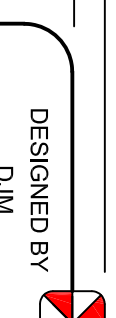
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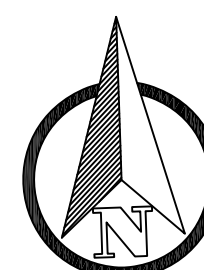
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Number	Date	Comments

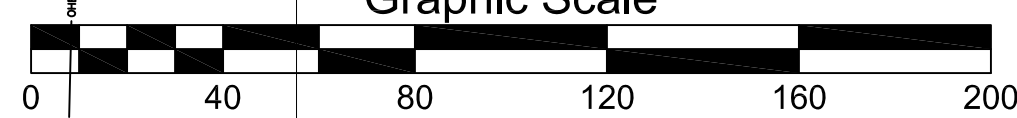
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DATE  
04-11-23







Graphic Scale



W. Clarkson Road

S.T.H. '89"

N. Monroe Street

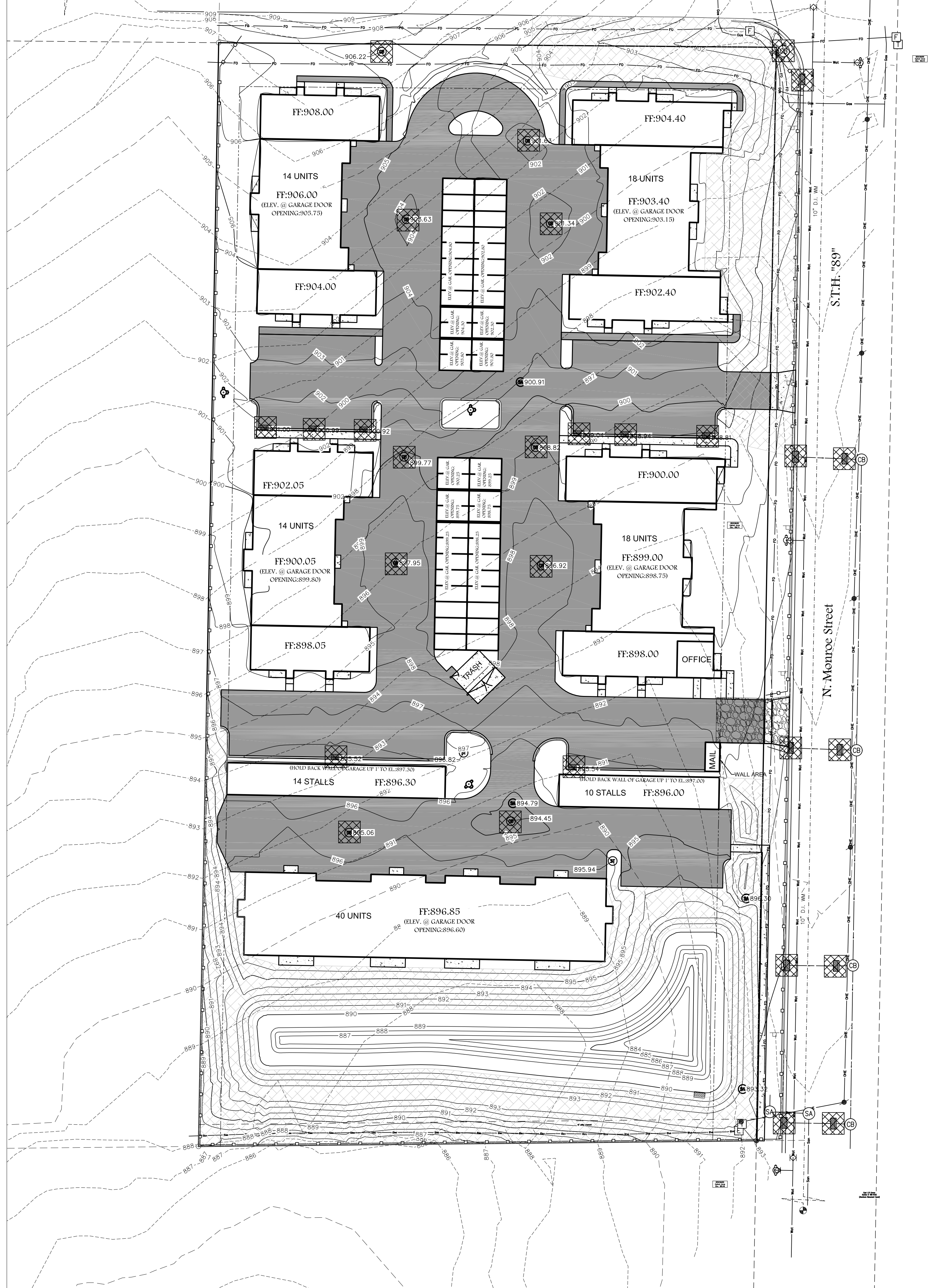
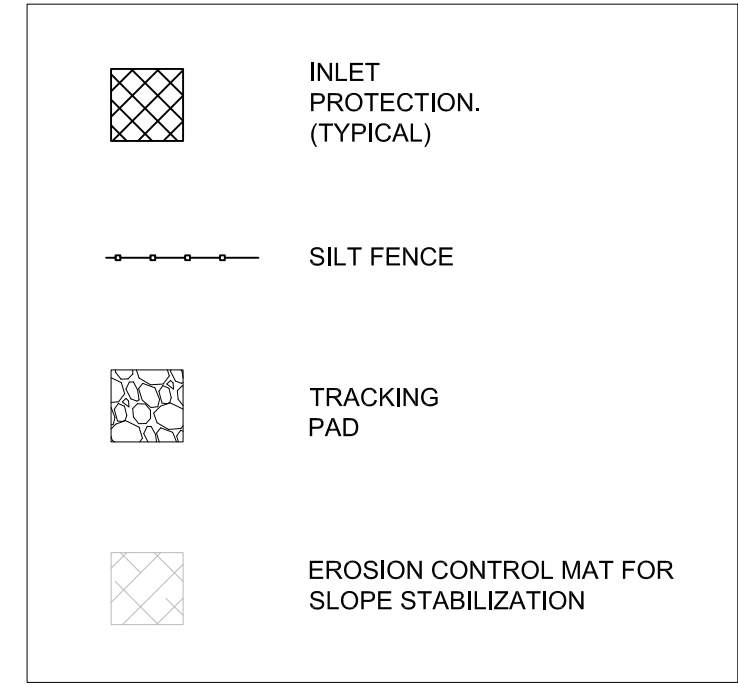


TABLE 1 - PRESCRIPTIVE COMPLIANCE AREA SOIL STABILIZATION

PRESCRIPTIVE COMPLIANCE AREAS	BARE SOIL	SLOPE & CHANNEL MANAGEMENT	PERIODS OF INACTIVITY	FINAL GRADE
SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS	AREAS THAT DO NOT DRAIN TO SEDIMENT BASINS OR TRAPS	GENERAL DESIGN AND IMPLEMENT APPROVED SOIL STABILIZATION PRACTICES PER DNR TECHNICAL STANDARDS.	PLANNED INACTIVITY STABILIZE IMMEDIATELY IF AREA WILL BE LEFT INACTIVE FOR MORE THAN 14 DAYS.	PERMANENT FEATURES STABILIZE AREA IMMEDIATELY AFTER REACHING FINAL GRADE.
UTILITY TRENCH BACKFILLS	LIMIT THE DURATION OF SOIL EXPOSURE TO NO MORE THAN 30 DAYS.	REFER TO WSDOT SLOPE & CHANNEL MATRICES FOR APPROPRIATE SLOPE AND SLOPE LENGTH CONDITIONS.	UNPLANNED INACTIVITY STABILIZE AREA IMMEDIATELY IF PERIOD OF INACTIVITY REACHES 14 DAYS.	TEMPORARY FEATURES STABILIZE AREA IMMEDIATELY AFTER ESTABLISHMENT OF TEMPORARY FEATURE OR REACHING SPECIFIED TEMPORARY GRADE.
TEMPORARY DITCHES/SWALES THAT WILL EXIST FOR MORE THAN 7 DAYS	AREAS THAT DRAIN TO SEDIMENT BASINS OR TRAPS	SLOPES STEEPER THAN 2:1		
PERMANENT DITCHES/SWALES	LIMIT THE DURATION OF SOIL EXPOSURE TO NO MORE THAN 90 DAYS. HOWEVER, USE THE DURATION FROM THE SOIL LOSS AND SEDIMENT DISCHARGE CALCULATIONS FOR THE OTHER AREAS OF THE SITE IF LESS THAN 90 DAYS.	PROVIDE STABLE DIVERSION OF OFF-SITE RUNOFF AROUND THE SLOPE.		
SMALL AREAS - LESS THAN 1 ACRE AND LESS THAN 1% OF SITE		PROVIDE SLOPE INTERRUPTION DEVICES IN ACCORDANCE WITH MANUFACTURED PERIMETER CONTROL & SLOPE INTERRUPTION PRODUCTS TECHNICAL STANDARD 1071 OR EQUIVALENT METHODS TO REDUCE UNINTERRUPTED SLOPE LENGTH.		
DISCRETE AREAS - LESS THAN 1 ACRE				
STORM WATER PRACTICE SIDE SLOPES				
SLOPES STEEPER THAN 2:1				



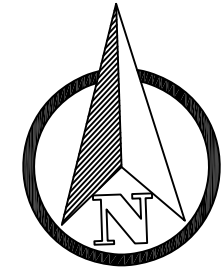
DUQUAINE DEVELOPMENT  
EROSION CONTROL PLAN

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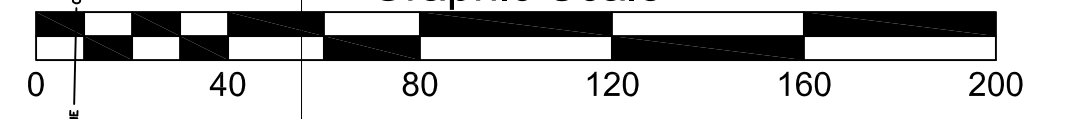
Number	Date	Comments

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SHEET NO. **C3.0**  
PROJECT NO. **D-6322**  
FILE: D-6322Eng 041123.dwg

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04-11-23



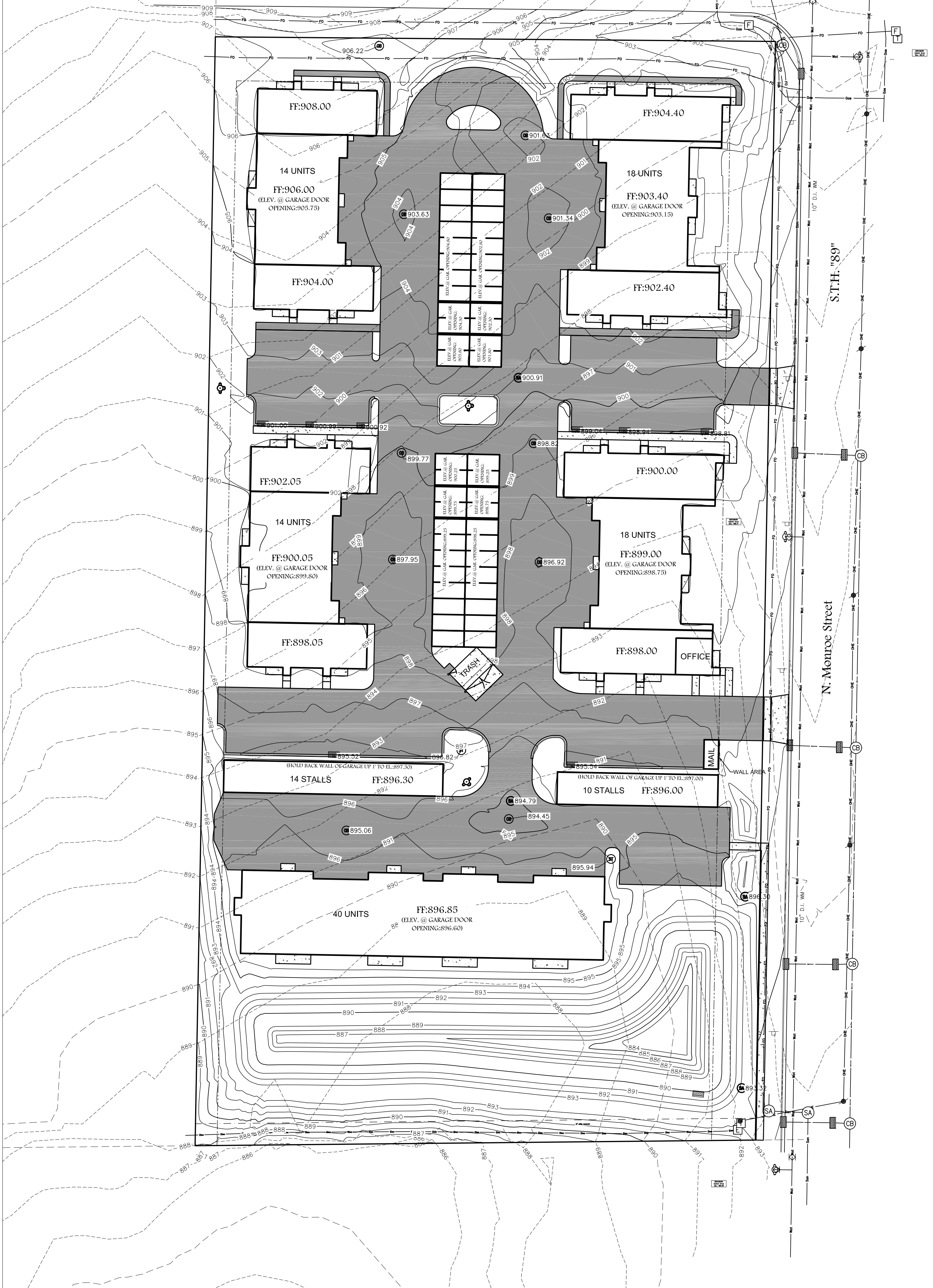
Graphic Scale



W. Clarkson Road

S.T.H. "89"

N. Monroe Street



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9  
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1  
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**DUQUAINE DEVELOPMENT  
GRADING PLAN**

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Number	Date	Comments

PROJECT NO.  
D-6322

SHEET NO.  
**C4.0**

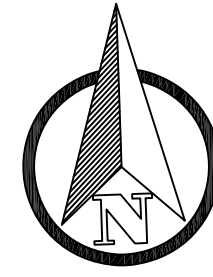
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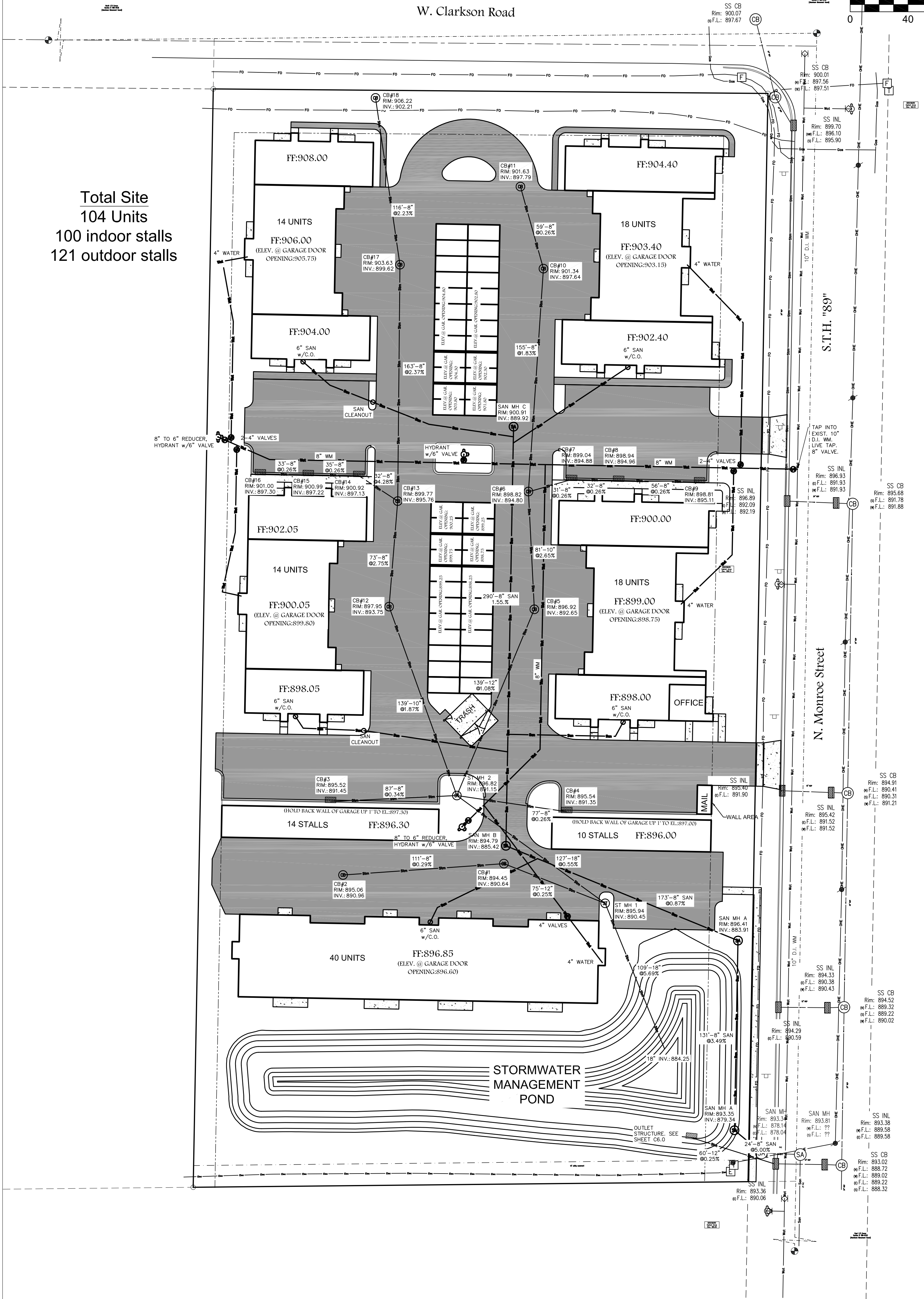


Graphic Scale



W. Clarkson Road

Total Site  
104 Units  
100 indoor stalls  
121 outdoor stalls



**UTILITY & LATERAL NOTES:**

- ALL SANITARY LATERALS TO THE BUILDING SHALL 1/8" FT. SLOPE MINIMUM AND BE STUB UNDER THE FOUNDATION TO 3' +/- INSIDE THE BUILDING. VERIFY EXACT LOCATION WITH OWNER AND GENERAL CONTRACTOR.
- ALL SANITARY LATERALS TO HAVE CLEANOUT AT LEAST EVERY 100'. PLACE CLEANOUT IN GREEN AREAS WHEN EVER POSSIBLE. ALSO CLEANOUTS MUST BE PLACED WITHIN 5' OF THE FOUNDATION WALL, INTERIOR OR EXTERIOR.
- ALL WATER LATERALS TO THE APARTMENT BUILDINGS SHALL BE 4", (UNLESS THE PLUMBING DESIGNER DECIDES OTHERWISE), AND HAVE DUCTILE IRON RISERS WITH FLAT FACED FLANGES. VERIFY EXACT LOCATION WITH THE OWNER AND GENERAL CONTRACTOR.
- NOTE: PER STORMWATER MANAGEMENT PLAN, SOME ROOF WATER MUST BE ROUTED TO THE STORMWATER MANAGEMENT POND. SEE SHEET C10.0. ALL AREAS OF ROOF THAT ARE NOT "UNTREATED" AREAS MUST BE ROUTED TO POND. EXACT LOCATIONS OF BUILDING DOWN SPOUT TO BE FIELD VERIFIED WITH THE OWNER AND GENERAL CONTRACTOR.

**NOTE:**

- The Waterloo Dept. of Public Works must be notified (3) working days before the start of any street construction within a Public right-of-way or easement.
- The Waterloo Dept. of Public Works must be notified (3) working days before the start of any sanitary sewer or storm sewer construction within a Public right-of-way.
- The City of Waterloo Water Dept. must be notified (3) working days before the start of any water main construction within a Public right-of-way or easement.
- Coordinate the sanitary and water tap with the City of Waterloo.
- N. Monroe St., S.T.H. 89" is owned by the State; therefore, check with The City of Waterloo if any State permits are required for utility connections and/or entrance drive construction.

DRAWING NO.  
**S-3732**

PROJECT NO.  
D-6322

**DUQUAINE DEVELOPMENT**

**SITE UTILITIES**

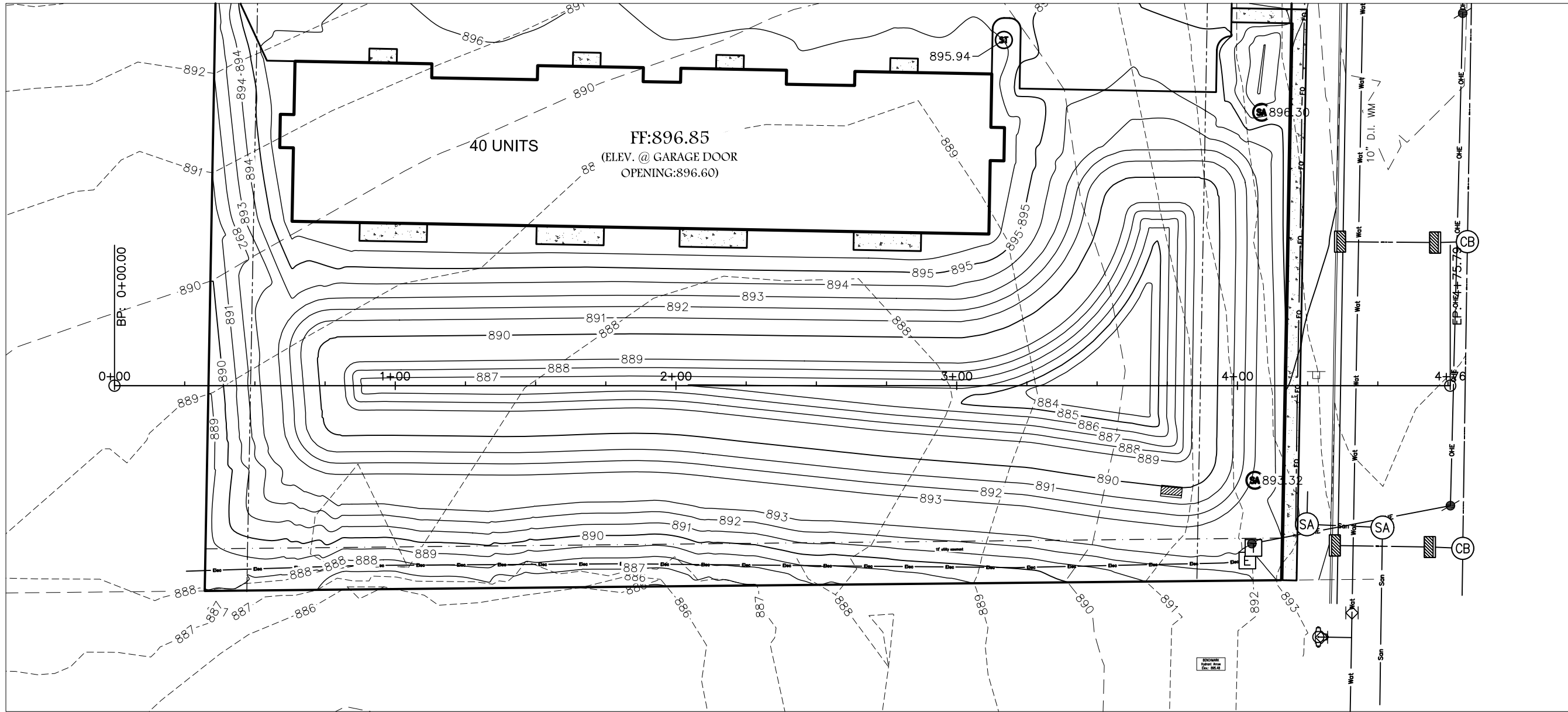
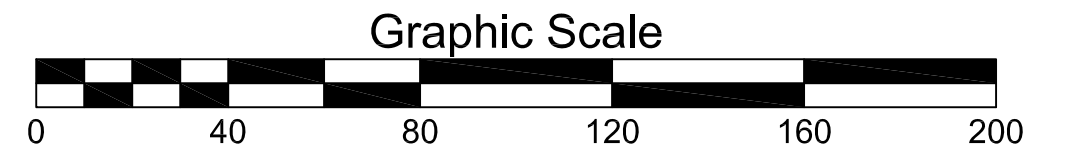
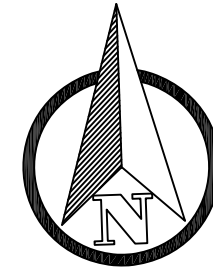
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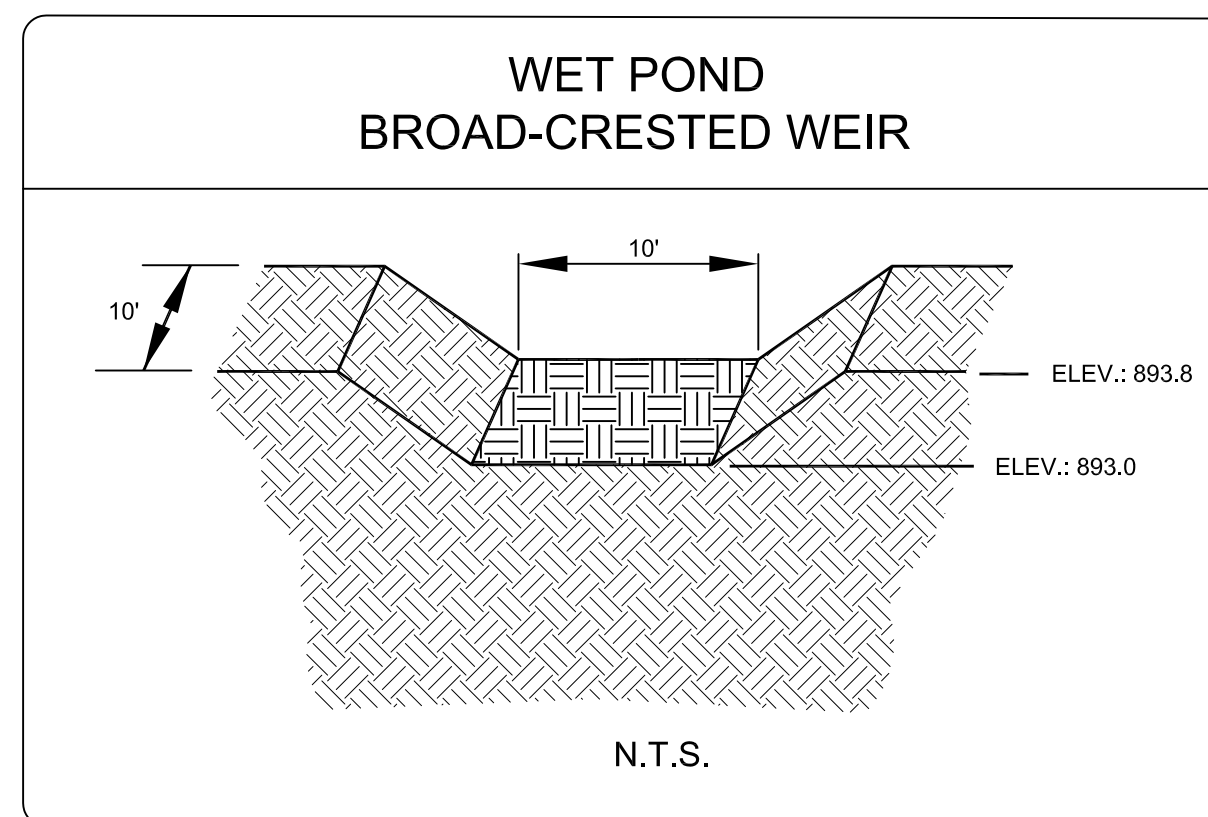
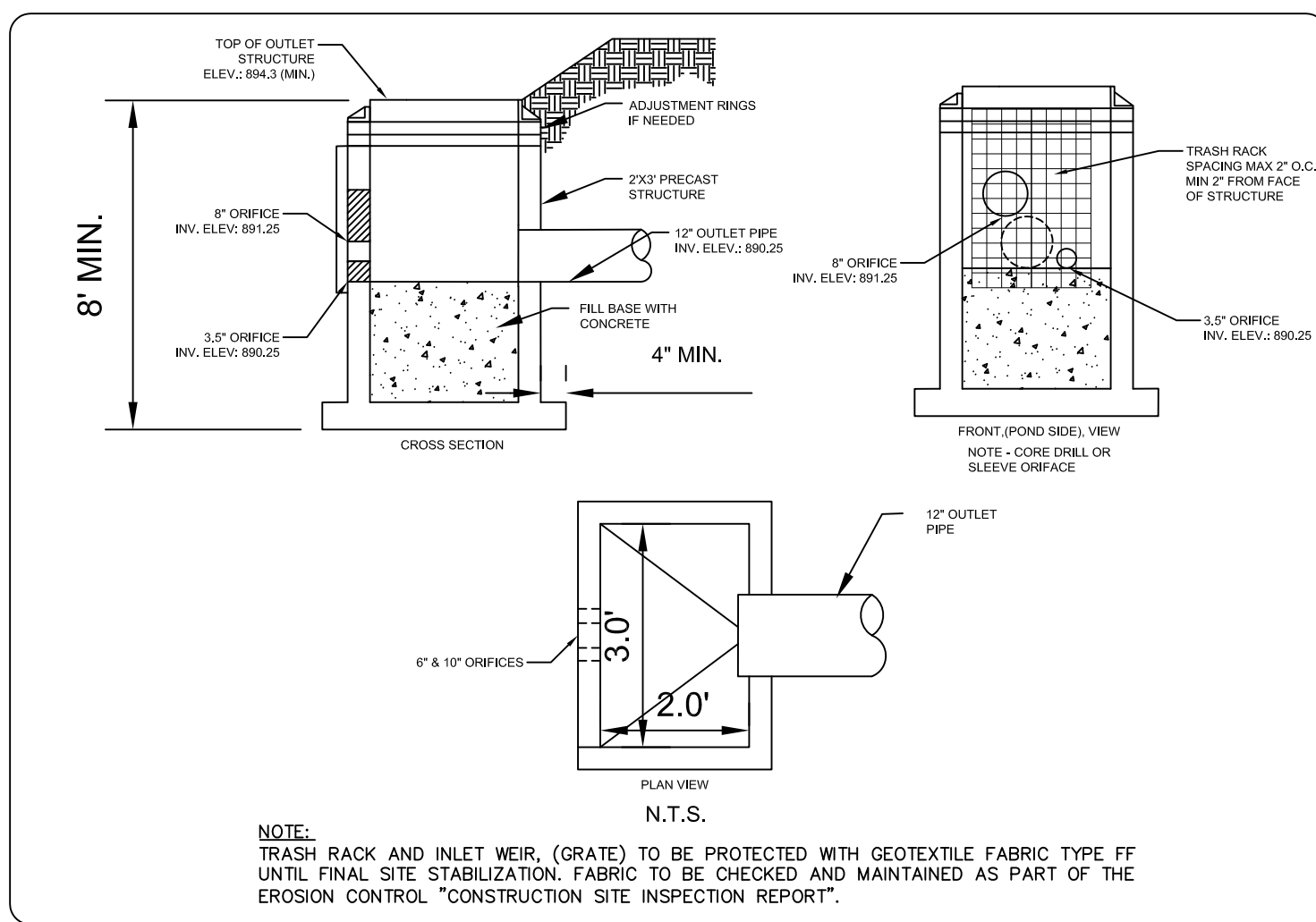
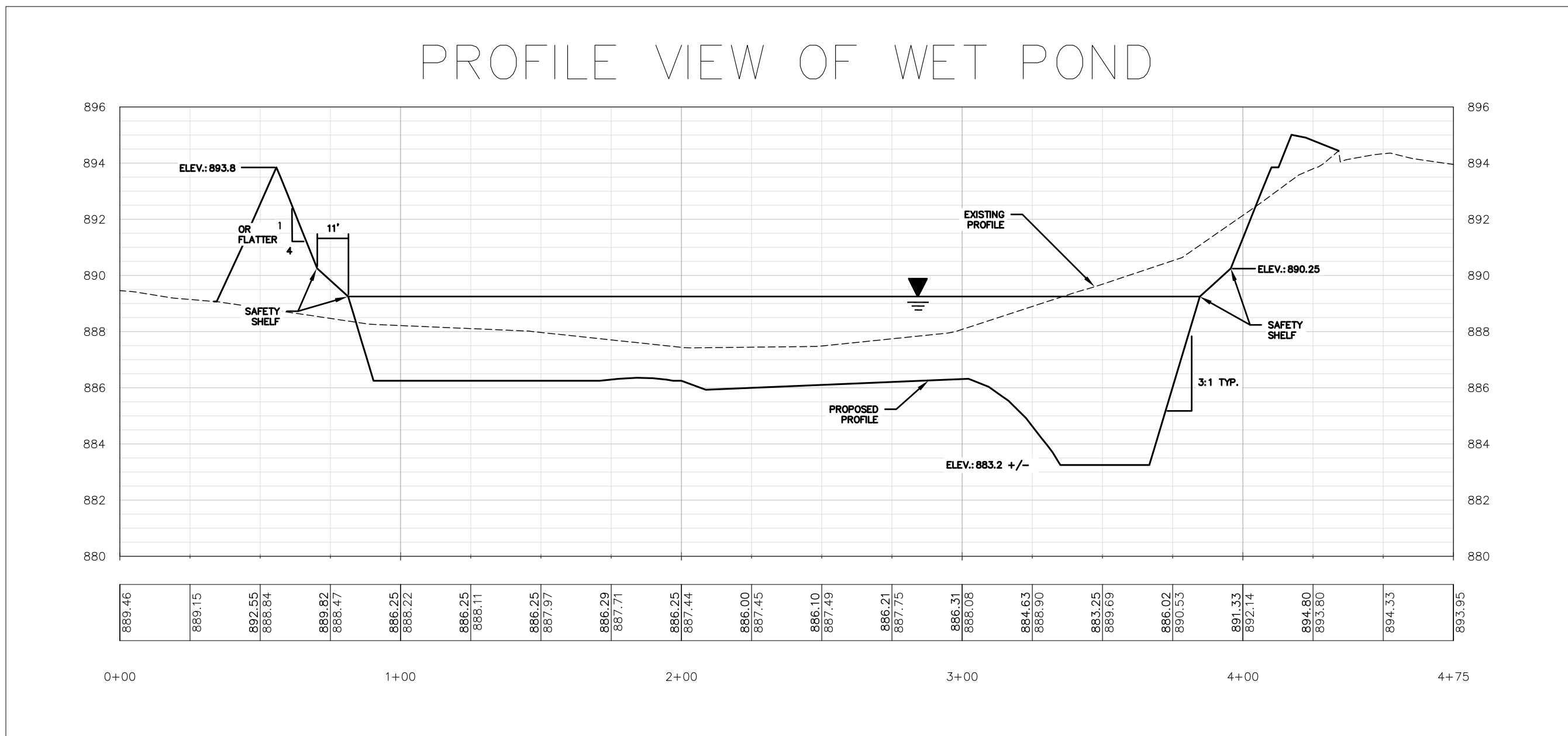
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PROFILE VIEW OF WET POND



DRAWING NO.  
**S-3732**

SHEET NO.  
**C6.0**

DUQUAINE DEVELOPMENT  
**POND PLAN & PROFILE**

PROJECT NO.  
D-6322

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Number	Date	Comments
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DATE  
04-11-23

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**CONSTRUCTION SITE EROSION CONTROL**

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AND IF NO STANDARD EXISTS THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK (CURRENT EDITION) SHALL BE REFERENCED. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO DISTURBING THE SITE. CONTRACTORS SHALL MINIMIZE THE DURATION AND SIZE OF DISTURBED AREAS TO THE MAXIMUM EXTENT PRACTICABLE. EROSION AND SEDIMENT CONTROL PRACTICES PROPOSED FOR THIS PROJECT ARE DESCRIBED AS FOLLOWS:

**SEDIMENT TRACKING FROM CONSTRUCTION SITE:**

- **STONE TRACKING PAD(S) - TECHNICAL STANDARD 1057**  
STONE TRACKING PADS WILL BE INSTALLED AT ENTRANCES SHOWN ON THE SITE. TRACKING PADS SHALL BE IN PLACE PRIOR TO LAND DISTURBING ACTIVITIES.  
WASH WATER FROM VEHICLE AND WHEEL WASHING SHALL BE TREATED BEFORE ENTERING WATERS OF THE STATE.

- **STREET SWEEPING/CLEANING**

SEDIMENT TRACKED FROM THE CONSTRUCTION SITE SHALL BE CLEANED UP AT THE END OF EACH WORK DAY UNLESS THE SEDIMENT PRESENTS A HAZARD. SEDIMENT PRESENTING A HAZARD MUST BE CLEANED UP IMMEDIATELY.

**SEDIMENT CARRIED OFF-SITE BY OVERLAND FLOW OR RUNOFF:**

- **SILT FENCE - TECHNICAL STANDARD 1056**  
SILT FENCE WILL BE INSTALLED DOWN-SLOPE OF ALL DISTURBED AREAS OF THE SITE. THE FENCE SHALL BE INSTALLED ALONG THE CONTOURS AND BE IN-PLACE PRIOR TO LAND DISTURBING ACTIVITIES.

- **SEEDING - TECHNICAL STANDARD 1059; MULCHING - TECHNICAL STANDARD 1058**  
DISTURBED AREAS OF THE SITE SHALL BE SEEDED AND MULCHED AS SOON AS THEY ARE BROUGHT TO FINISHED GRADE. IN ADDITION, ANY STOCK PILES IN PLACE FOR 7 DAYS OR MORE SHALL BE SEEDED AND MULCHED.

- **NON-CHANNEL EROSION MAT - TECHNICAL STANDARD 1052**  
EROSION CONTROL MAT SHALL BE PLACED AS SHOWN ON THE PLANS, AND/OR AS DETERMINED IN THE FIELD, TO PROTECT THE DISTURBED SLOPES FROM EROSION. NON-CHANNEL EROSION MAT SHALL BE INSTALLED AS SOON AS THE SLOPE HAS BEEN BROUGHT TO FINISHED GRADE.

- **CONSTRUCTION SITE DIVERSION - TECHNICAL STANDARD 1066**  
WHERE POSSIBLE, THE SITE WILL BE GRADED SUCH THE RUNOFF FROM UNDISTURBED AREAS IS ROUTED AROUND DISTURBED AREAS OF THE SITE.

**SEDIMENT CARRIED OFF-SITE BY DEWATERING OPERATIONS:**

- **DEWATERING - TECHNICAL STANDARD 1061**  
DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. IF IT IS REQUIRED, DEWATERING SHALL BE IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD. ANY NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO DEWATERING OPERATIONS TAKE PLACE.

**SEDIMENT ENTERING STORM DRAIN INLETS:**

- **STORM DRAIN INLET PROTECTION - TECHNICAL STANDARD 1060**  
ALL INLETS, PROPOSED AND EXISTING, ACCEPTING RUNOFF FROM DISTURBED AREAS OF THE SITE SHALL HAVE INLET PROTECTION INSTALLED PRIOR TO LAND DISTURBING ACTIVITY WITHIN THE AREA DISCHARGING TO THE INLET.

**SEDIMENT BEING CARRIED OFF-SITE BY WIND:**

- **DUST CONTROL - TECHNICAL STANDARD 1068**  
WHEN REQUIRED, DUST CONTROL MEASURES SHALL BE EMPLOYED TO PREVENT DUST FROM BLOWING OFF-SITE.

**CONCRETE WASHOUT**

- **CONCRETE WASHOUT SHALL BE COLLECTED AND RETAINED, BOTH WATER AND CONCRETE, IN LEAK PROOF CONTAINERS. WASHOUT CAN BE RECYCLED OR REUSED. SEE <http://water.epa.gov/polwaste/npdcs/swbmp/upload/concretewashout.pdf> FOR DETAILS.**

**GENERAL NOTES:**

1. ALL CLEARING, GRADING, GRAVELING, PAVING, AND RESTORATION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION.
2. A COPY OF THE EROSION CONTROL PLAN SHALL BE KEPT ON SITE AT ALL TIMES.
3. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION, AND SILTATION. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WIDNR TECHNICAL STANDARDS.
4. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.
5. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL STUMPS.
6. EXCESS TOPSOIL SHALL BE STOCKPILED ON THE SITE WITH THE PROPER EROSION CONTROL AT A LOCATION ACCEPTABLE TO THE OWNER.
7. CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.
8. CONTRACTOR SHALL PROTECT ALL PROPERTY IRONS. A LICENSED LAND SURVEYOR, AT THE CONTRACTORS EXPENSE, SHALL REPLACE ANY PROPERTY IRONS REMOVED DURING CONSTRUCTION.

**INSPECTION AND MAINTENANCE**

THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS UNTIL THE CONSTRUCTION SITE IS PERMANENTLY STABILIZED WITH A DENSE GRASS COVER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS FOR STRUCTURAL DAMAGE, SEDIMENT ACCUMULATION, OR ANY OTHER UNDESIRABLE CONDITION. THE CONTRACTOR SHALL REPAIR DAMAGED STRUCTURES PRIOR TO THE END OF EACH WORKING DAY. SEDIMENT SHALL BE REMOVED FROM THE STRUCTURE WHEN THE DEPTH OF SEDIMENT HAS ACCUMULATED TO ONE HALF THE HEIGHT OF THE DEVICE OR AS REQUIRED BY THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD (CURRENT EDITION).

THE CONTRACTOR SHALL SUMMARIZE WEEKLY INSPECTION AND MAINTENANCE ACTIVITIES ON A WEEKLY INSPECTION REPORT THAT IS AVAILABLE THROUGH THE WDNR.

THE WEEKLY INSPECTION REPORT SHALL INCLUDE THE FOLLOWING MINIMUM INFORMATION:

- NAME OF INDIVIDUAL PERFORMING INSPECTION;
- DATE, TIME, AND PLACE OF INSPECTION;
- A DESCRIPTION OF THE CONSTRUCTION PHASE;
- A DESCRIPTION OF EROSION AND SEDIMENT CONTROL INSTALLATIONS;
- A DESCRIPTION OF EROSION AND SEDIMENT CONTROL MAINTENANCE ACTIVITIES;
- AND AN ASSESSMENT OF EROSION AND SEDIMENT CONTROL CONDITIONS.

THE CONTRACTOR SHALL PROMPTLY FURNISH THE ORIGINAL WEEKLY INSPECTION REPORTS TO THE OWNER, OWNER'S REPRESENTATIVE, OR WISCONSIN DEPARTMENT OF NATURAL RESOURCES WHEN REQUESTED. THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED EROSION & SEDIMENT CONTROL PLAN, PERMITS, AND WEEKLY INSPECTION REPORTS ON-SITE AT ALL TIMES.

ALL WASTE FROM THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT BE ALLOWED TO ENTER THE STORM SEWER SYSTEM, DRAINAGE SYSTEM, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN OR NEAR THE CONSTRUCTION SITE, INCLUDING THE FOX RIVER.

**SEQUENCE OF CONSTRUCTION**

- JUNE 2020
- A. INSTALL TRACKOUT PROTECTION, INLET PROTECTION, AND SILT FENCE AS SOON AS PRACTICABLE. PERFORM STREET SWEEPING AS NEEDED.
  - B. CONTACT THE TOWN OF SCOTT TO NOTIFY THEM THAT SITE GRADING IS TO BEGIN AND INITIAL EROSION CONTROLS ARE INSTALLED.
  - C. STRIP AND STOCKPIE TOPSOIL.
  - D. FILL SITE.
  - E. PERFORM STREET SWEEPING AND TEMPORARY MULCHING/SEEDING AS NEEDED AND REQUIRED.
  - F. PERMANENTLY STABILIZE THE SIDE SLOPES OF THE FILL WITH TOPSOIL AND EROSION MAT AS THE AREA IS FILLED. SEED, FERTILIZE, AND MULCH AS SOON AS PRACTICABLE AFTER FINAL GRADING.

- FALL 2020
- G. REMOVE AND DISPOSE OF EROSION AND SEDIMENT CONTROL MEASURES WITHIN 30 DAYS OF FINAL SITE STABILIZATION (I.E. SILT FENCE); VEGETATION SHALL ACHIEVE 70% GROWTH TO BE CONSIDERED STABILIZED.

DRAWING NO. S-3732

PROJECT NO. D-6322  
SHEET NO. C7.0

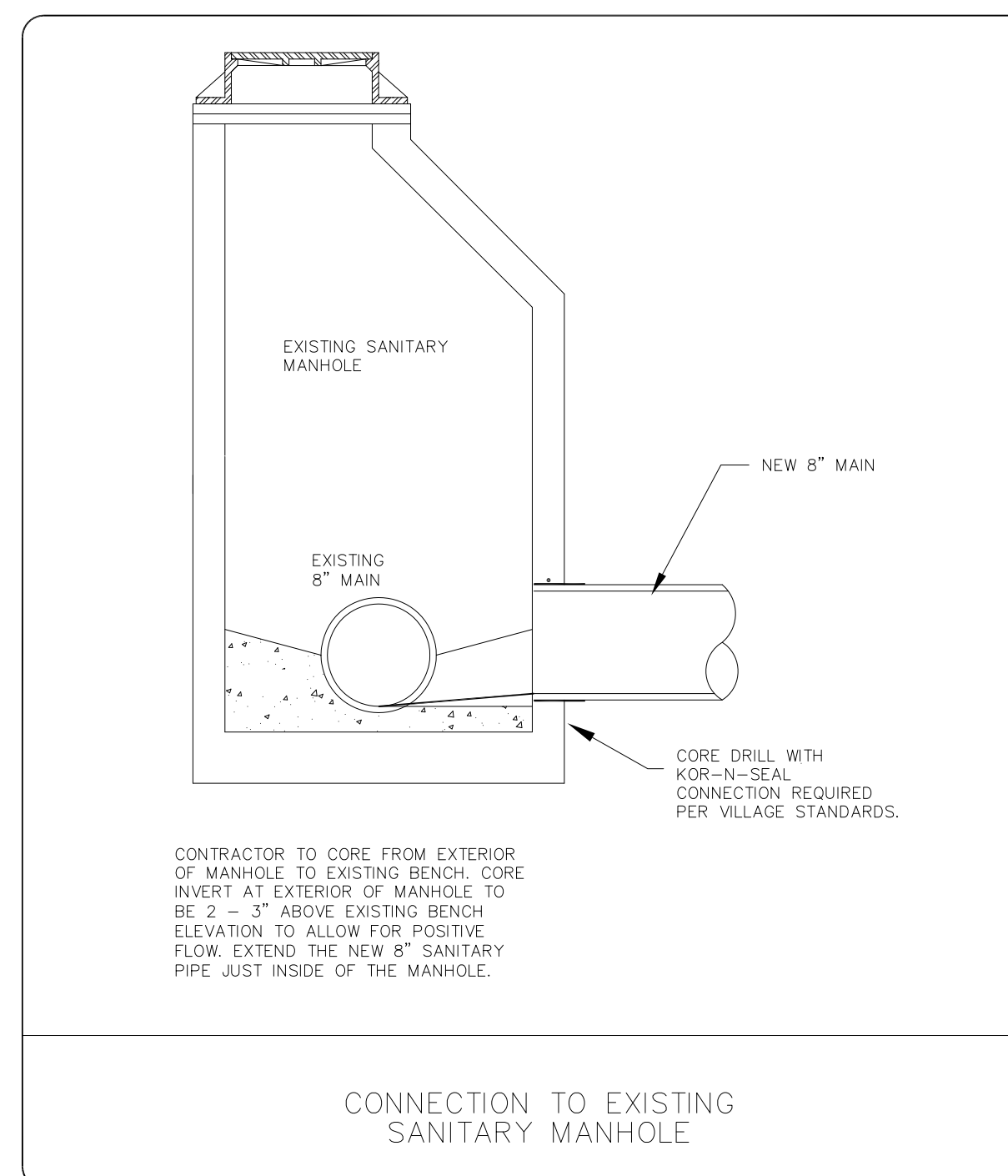
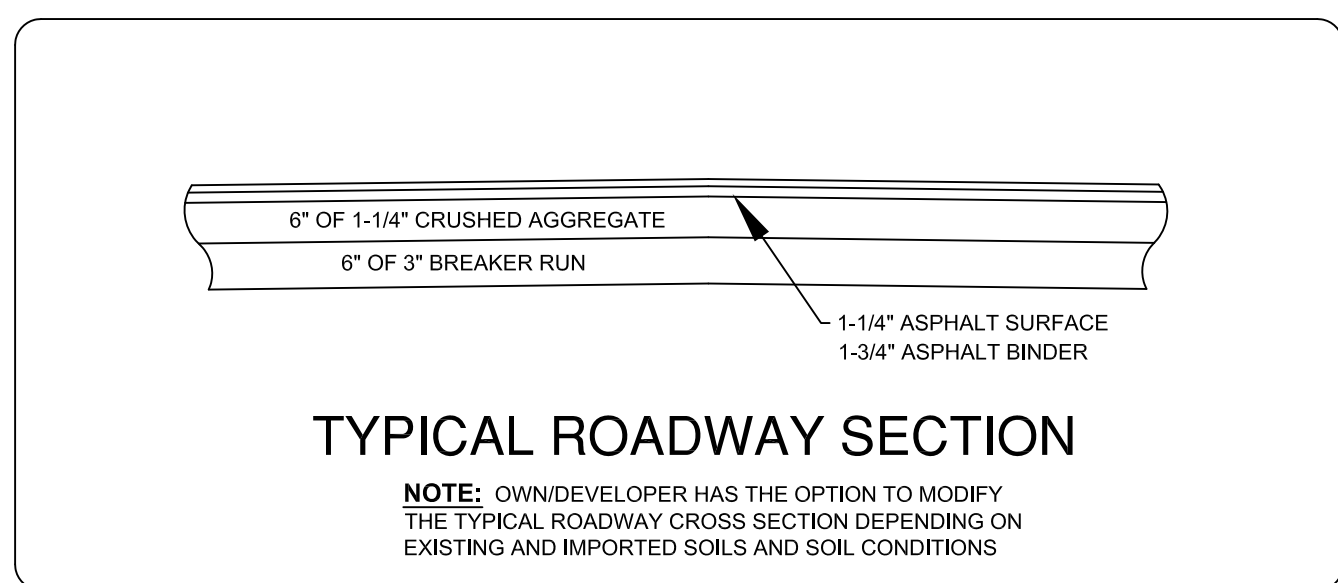
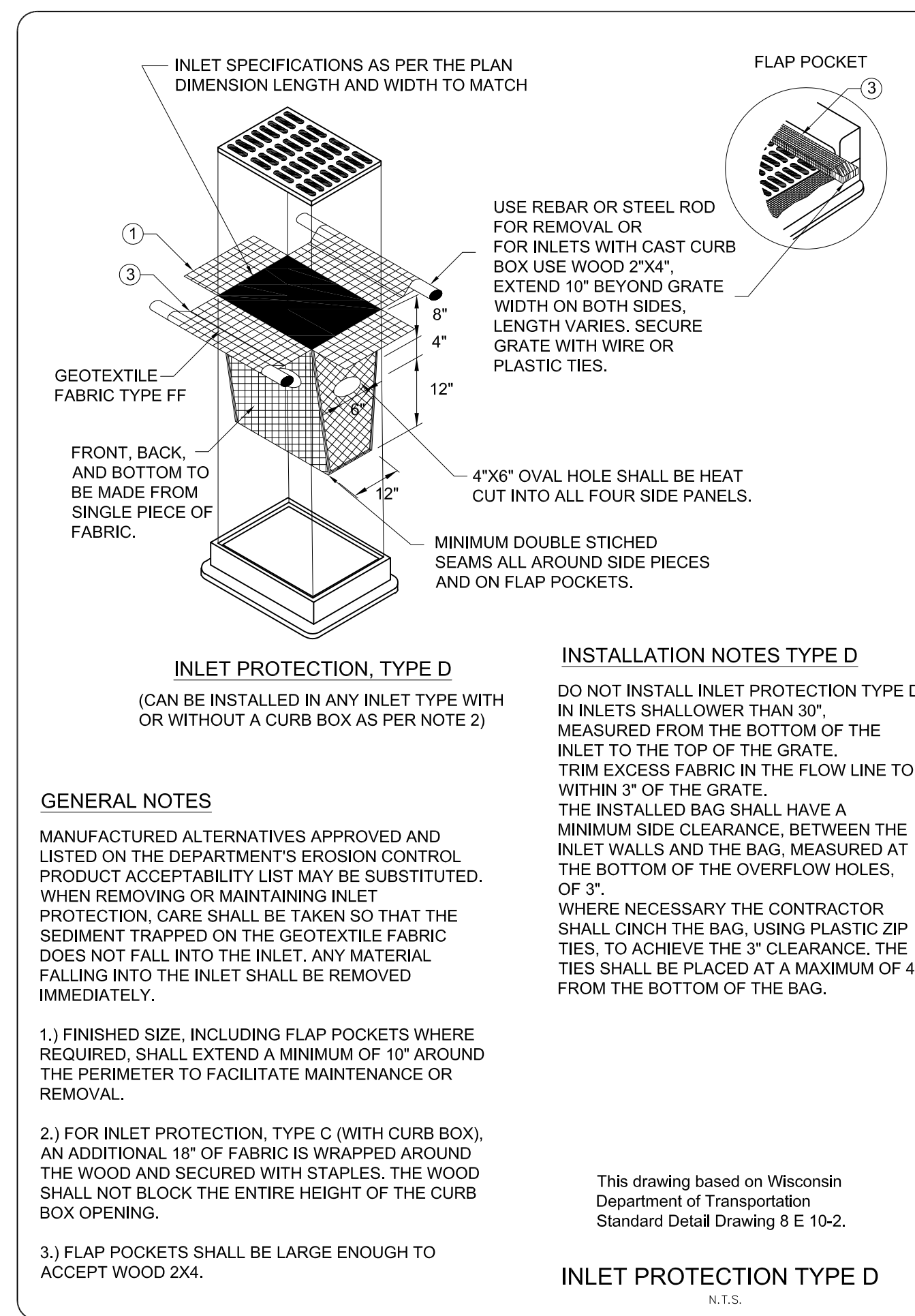
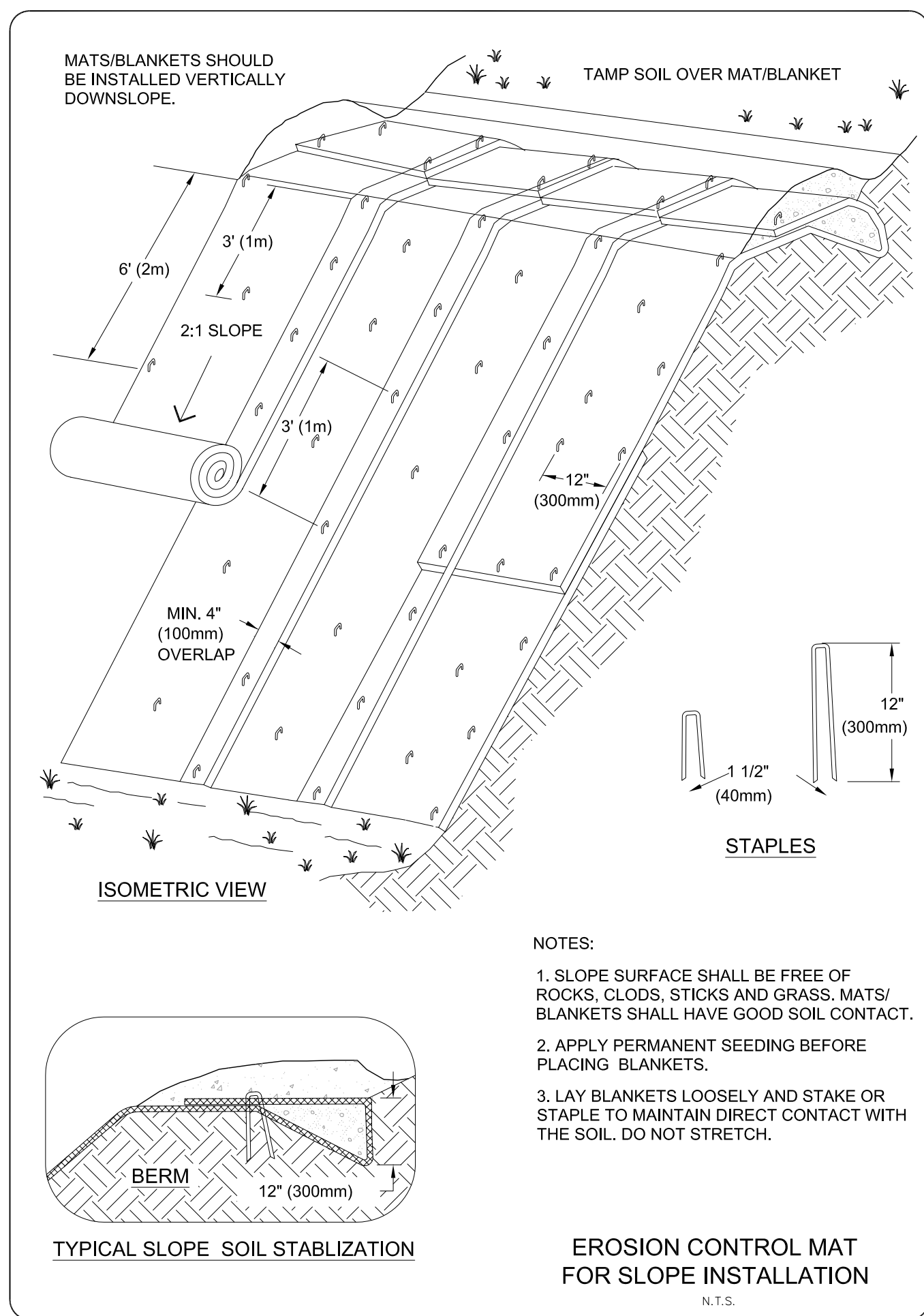
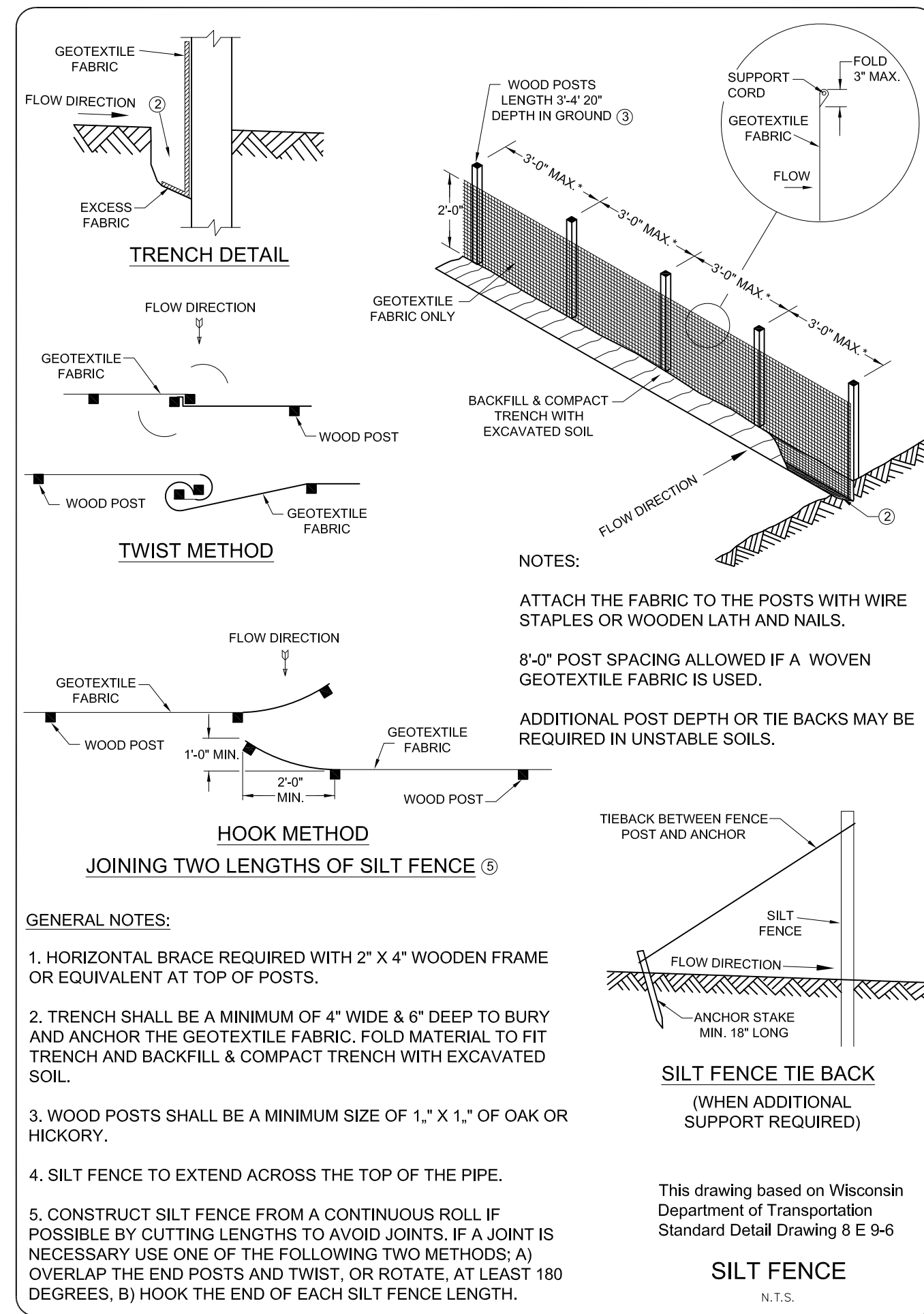
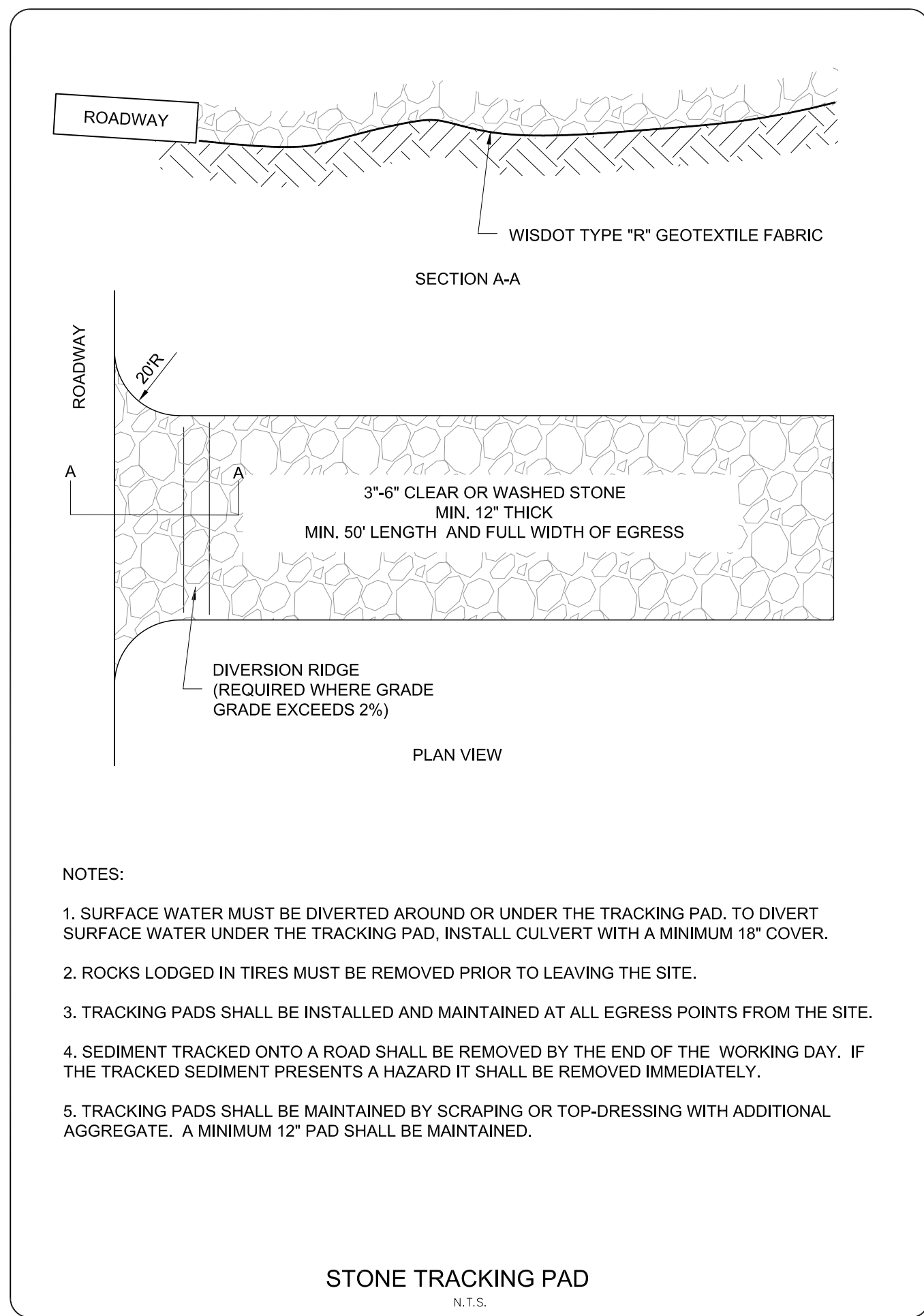
**DUQUAINE DEVELOPMENT**  
**NOTES (1)**

***Mau & Associates***  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Fax: 920-434-9672

Number	Date	Comments
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DATA FILE D-6322.TXT  
DATE 04-11-23





DRAWING NO. S-3732

SHEET NO. C7.1

PROJECT NO. D-6322

DUQUAINE DEVELOPMENT

NOTES & DETAILS (2)

**Mau & Associates**

LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING

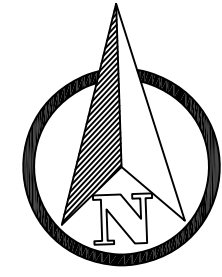
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Number	Date	Comments
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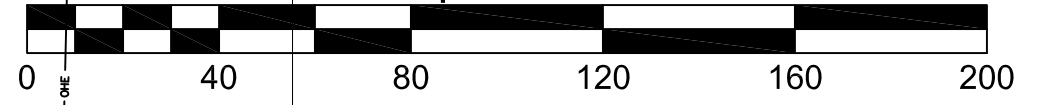
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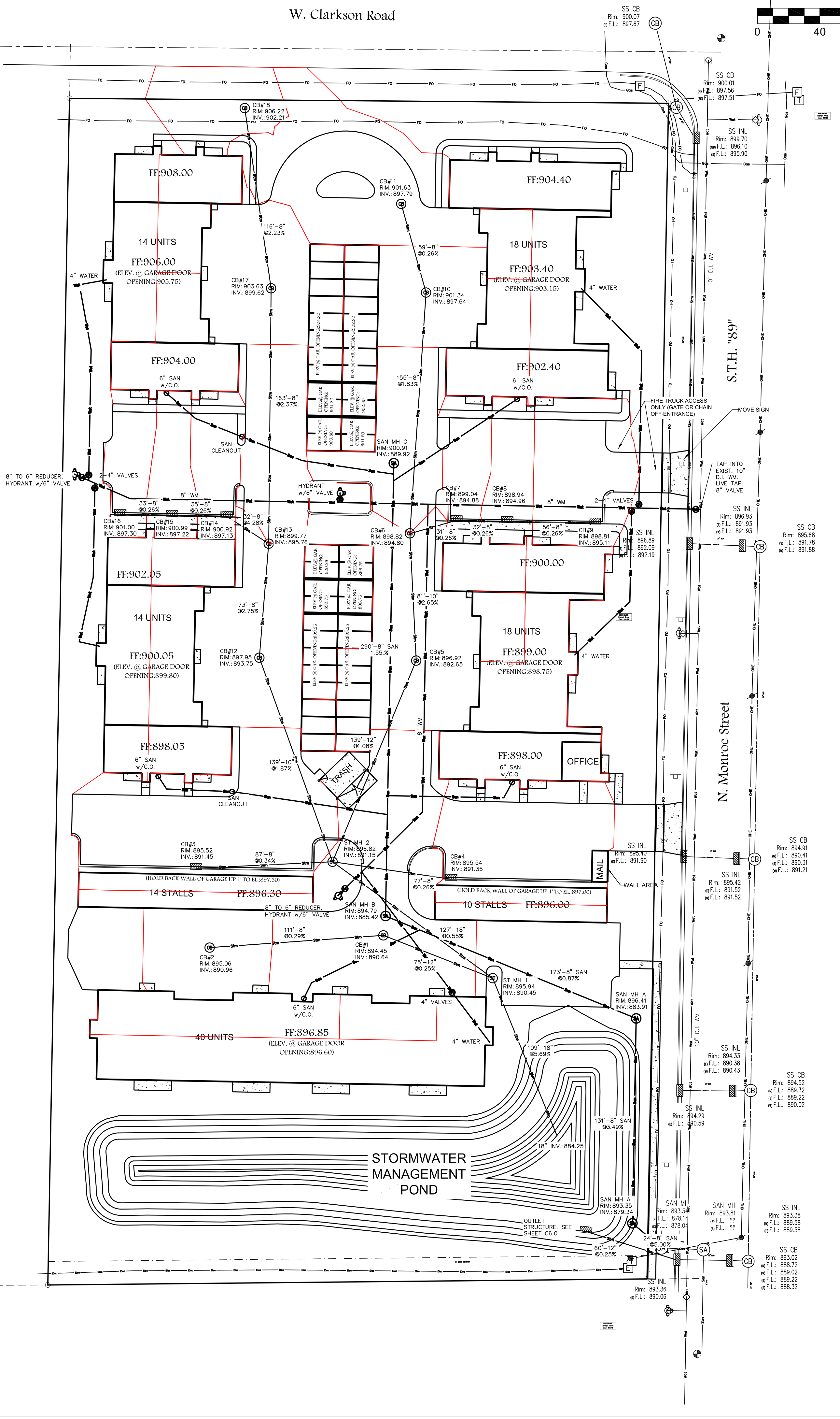
Graphic Scale



W. Clarkson Road

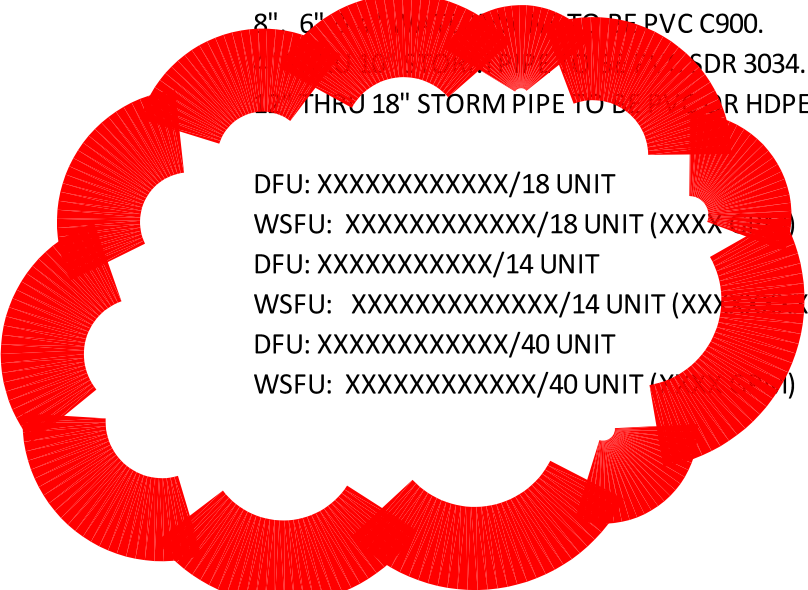
S.T.H. "89"

N. Monroe Street



CATCH BASINS	AREA	ROOFTOP (SF)	PAVEMENT (SF)	GREEN SPACE (SF)	FLOW (GPM)	COMBINED FLOW (GPM)	CAPACITY (GPM)	PIPE SIZE@SLOPE	CB#
1	17,825	2,855	12,795	2,175	524	888	971	12" @ 0.25%	1
2	10,379	5,856	4,523	0	364	364	366	8" @ 0.29%	2
3	13,709	1,650	9,850	2,209	388	388	393	8" @ 0.34%	3
4	8,557	1,410	5,635	1,512	242	242	350	8" @ 0.26%	4
5	20,125	10,467	8,680	978	679	1,900	2,052	12" @ 1.08%	5
6	7,062	1,351	5,410	301	221	1,221	1,995	10" @ 2.65%	6
7	4,359	1,673	2,196	490	137	350	350	8" @ 0.26%	7
8	2,685	0	2,281	404	74	213	350	8" @ 0.26%	8
9	5,869	0	3,924	1,945	139	139	350	8" @ 0.26%	9
10	10,323	5,927	4,396	0	363	650	920	8" @ 1.83%	10
11	11,874	1,351	6,320	4,203	287	287	350	8" @ 0.26%	11
12	12,689	5,109	7,352	228	425	1,546	1,685	10" @ 1.87%	12
13	7,444	2,178	5,010	256	240	1,121	1,122	8" @ 2.75%	13
14	4,413	1,626	2,344	443	139	277	1,329	8" @ 4.28%	14
15	2,480	0	2,037	443	67	138	350	8" @ 0.26%	15
16	2,536	0	2,227	309	71	71	350	8" @ 0.26%	16
17	12,804	6,817	5,912	75	445	604	1,047	8" @ 2.37%	17
18	6,918	3,015	238	3,665	159	159	1,019	8" @ 2.23%	18
MH 1	0	0	0	0	0	4,964	13,325	18" @ 5.69%	MH 1
MH 2	0	0	0	0	0	4,076	4,142	18" @ 0.55%	MH 2

NOTES:  
 8" SANITARY MAINS TO BE PVC SDR 3034.  
 6" SANITARY LATERALS TO BE PVC SDR 3034.  
 8" G... TO BE PVC C900.  
 18" HDPE TO BE PVC SDR 3034.  
 18" STORM PIPE TO BE HDPE

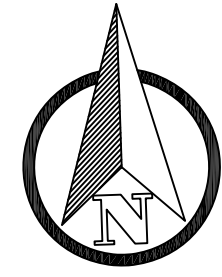


DUQUAINE DEVELOPMENT  
**PLANS FOR DSPS**  
 PROJECT NO. D-6322  
 SHEET NO. C8.0  
 DRAWING NO. S-3732

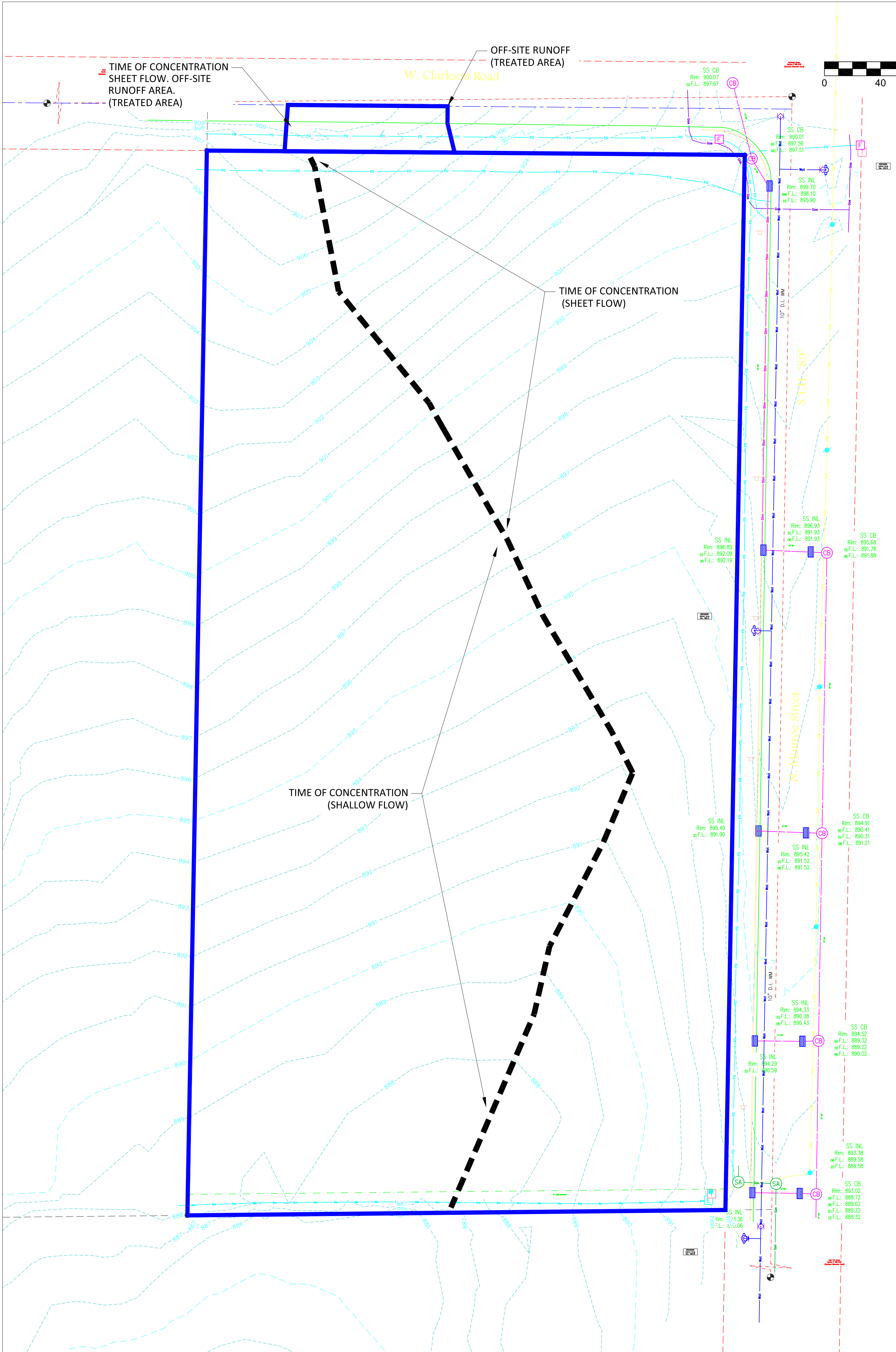
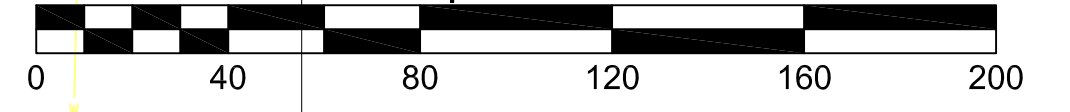
**Mau & Associates**  
 LAND SURVEYING & PLANNING  
 CIVIL & WATER RESOURCE ENGINEERING  
 Phone: 920-434-9670 Fax: 920-434-9672

Number	Date	Comments
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

DESIGNED BY: D.M.  
 DATA FILE: D-6322.TXT  
 DATE: 04-11-23



Graphic Scale



TIME OF CONCENTRATION SHEET FLOW, OFF-SITE RUNOFF AREA, (TREATED AREA)

OFF-SITE RUNOFF (TREATED AREA)

W. Clarkson Road

TIME OF CONCENTRATION (SHEET FLOW)

TIME OF CONCENTRATION (SHALLOW FLOW)

DRAWING NO. S-3732  
SHEET NO. C9.0

PROJECT NO. D-6322  
DUQUAINE DEVELOPMENT  
EXISTING WATERSHED

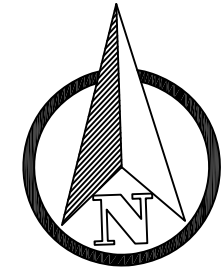
**Mau & Associates**  
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Phone: 920-434-9670 Fax: 920-434-9672

Number	Date	Comments
-	-	-
-	-	-
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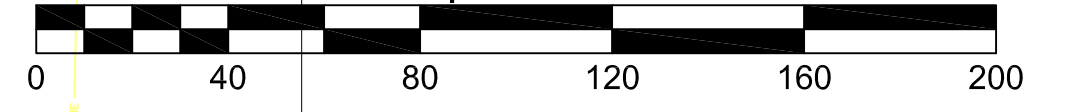
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DATE 04-11-23  
DATA FILE D-6322.TXT

File: D-6322Eng 041123.dwg





Graphic Scale



TIME OF CONCENTRATION SHEET FLOW, OFF-SITE RUNOFF AREA. (TREATED AREA)

TIME OF CONCENTRATION SHEET FLOW (TREATED AREA)

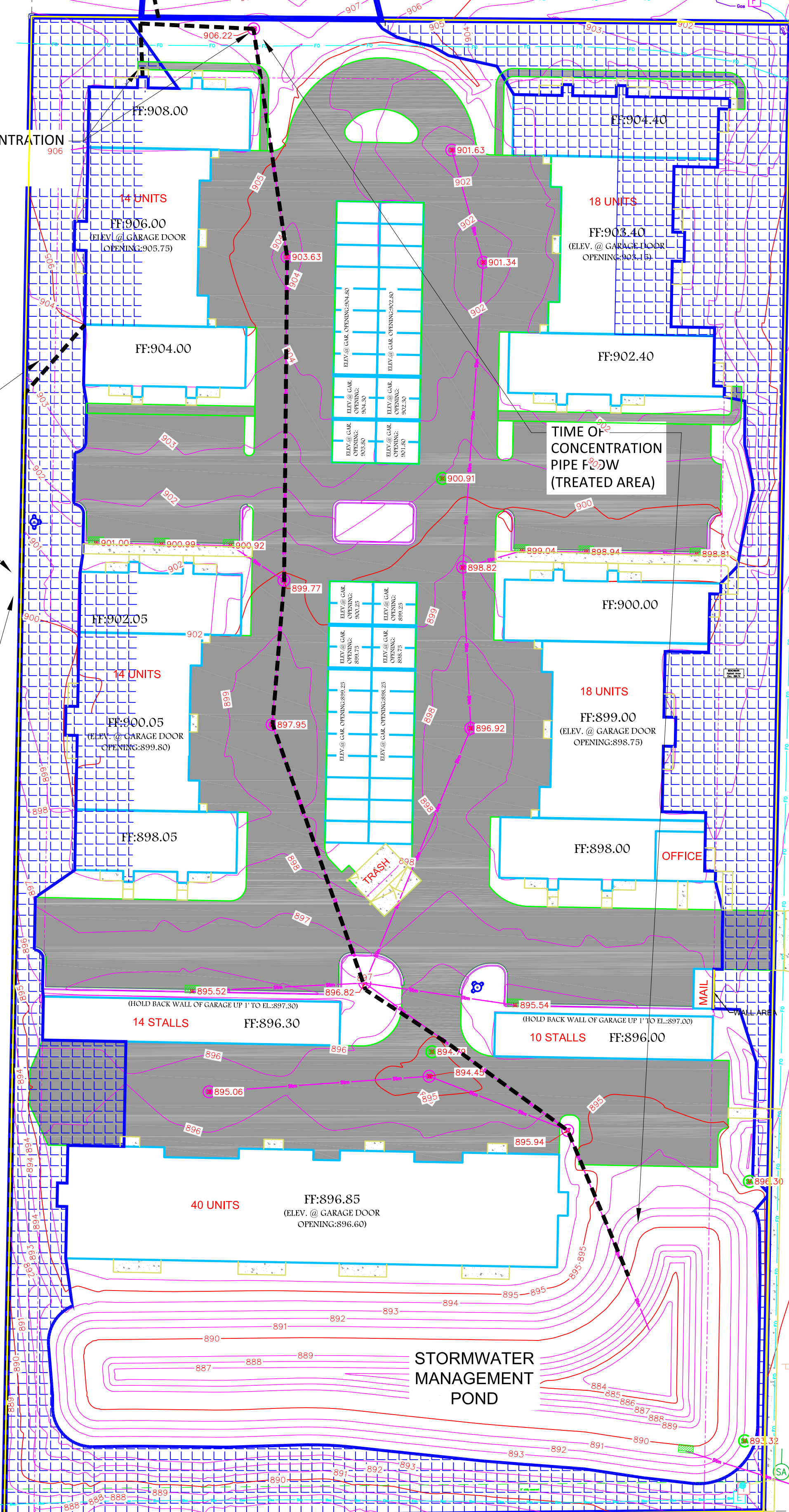
TIME OF CONCENTRATION SHEET FLOW (UNTREATED AREA)

TIME OF CONCENTRATION SHALLOW FLOW (UNTREATED AREA)

OFF-SITE RUNOFF (TREATED AREA)  
W. Clarkson Road

S.T.H. "89"

N. Monroe Street



UNTREATED AREAS & ROOF AREAS THAT DO NOT HAVE TO BE ROUTED TO THE SW POND

PROJECT NO. D-6322  
SHEET NO. C10.0  
DRAWING NO. S-3732

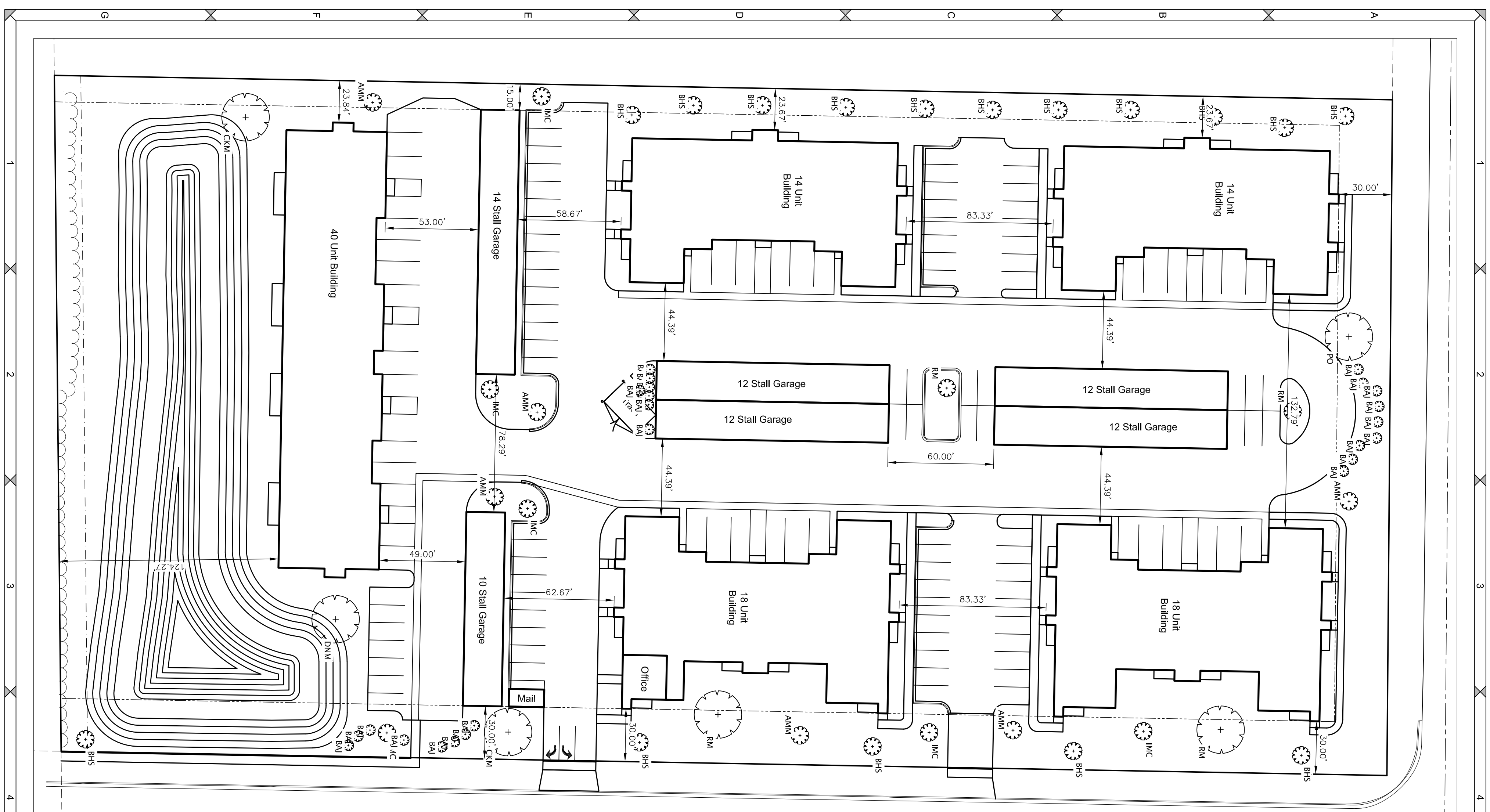
DUQUAINE DEVELOPMENT  
PROPOSED WATERSHED

**Mau & Associates**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Fax: 920-434-9672

Number	Date	Comments

DESIGNED BY: DJM  
DATE: 04-11-23  
DATA FILE: D-6322.TXT

File: D-6322Eng\_041123.dwg

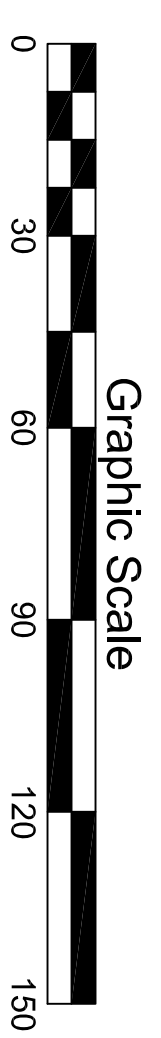
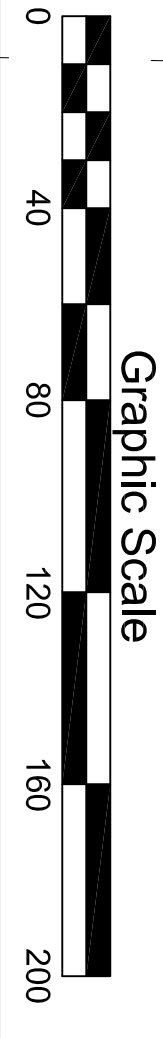
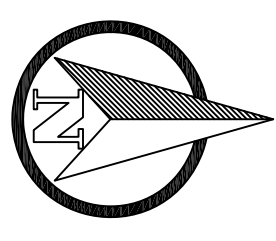
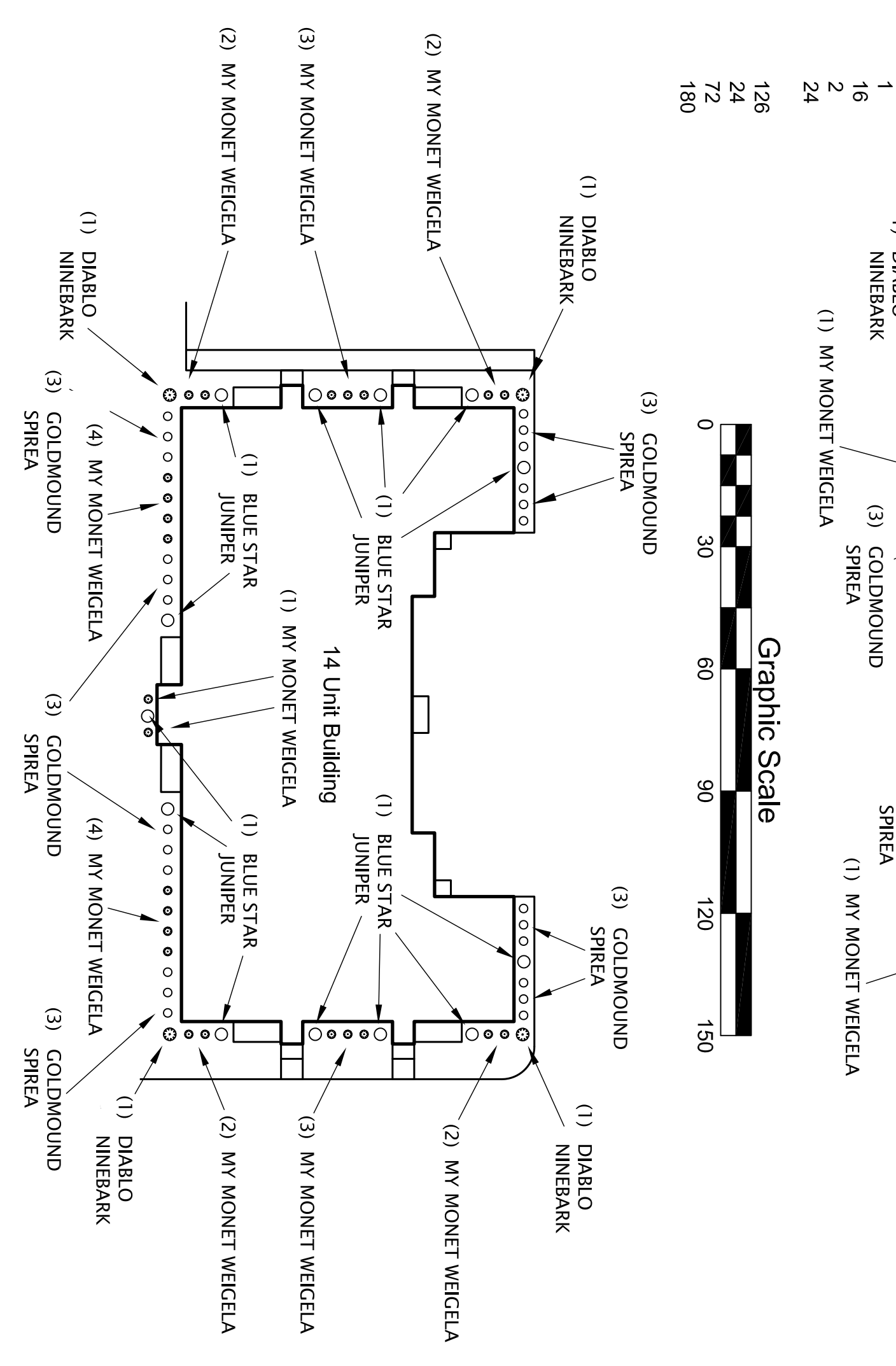
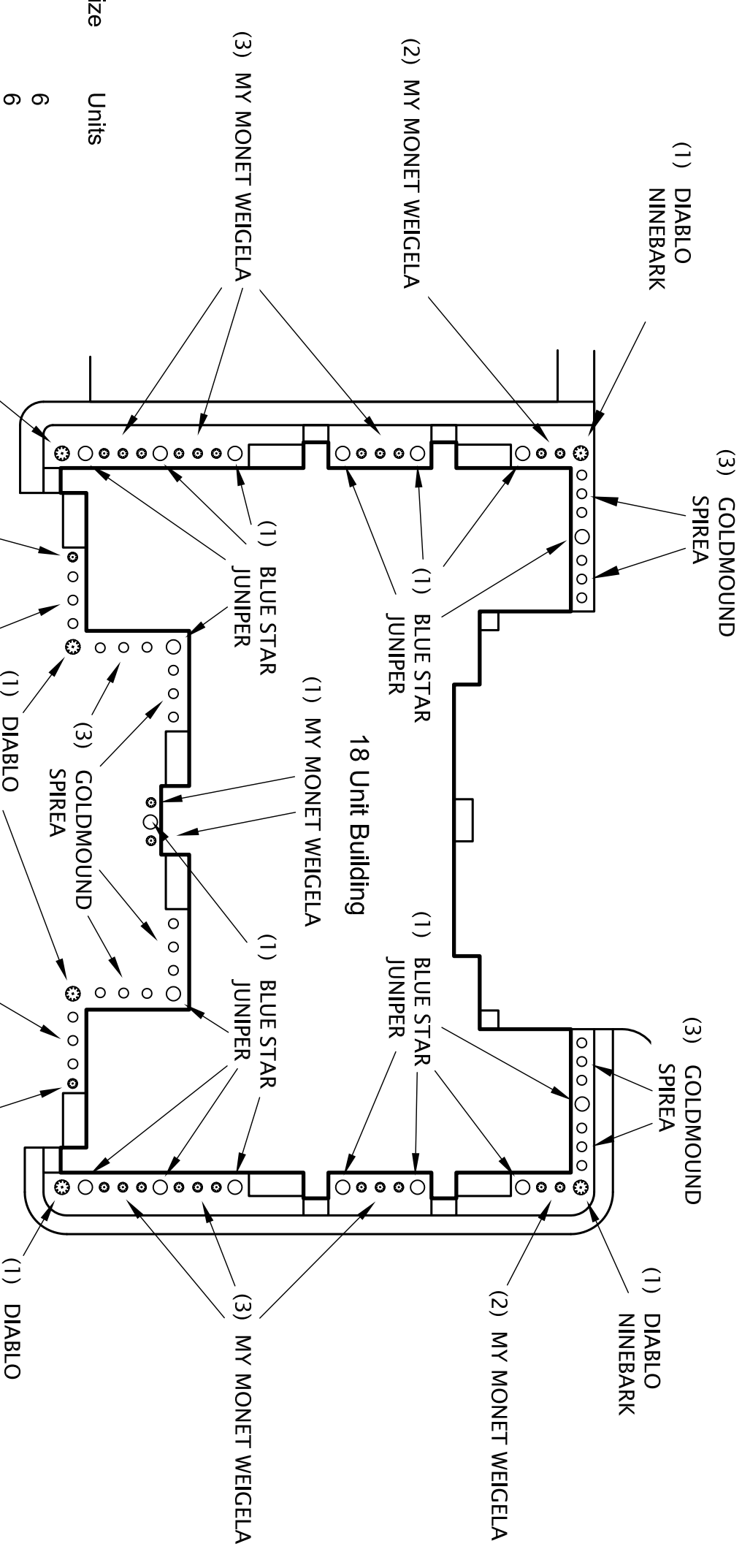
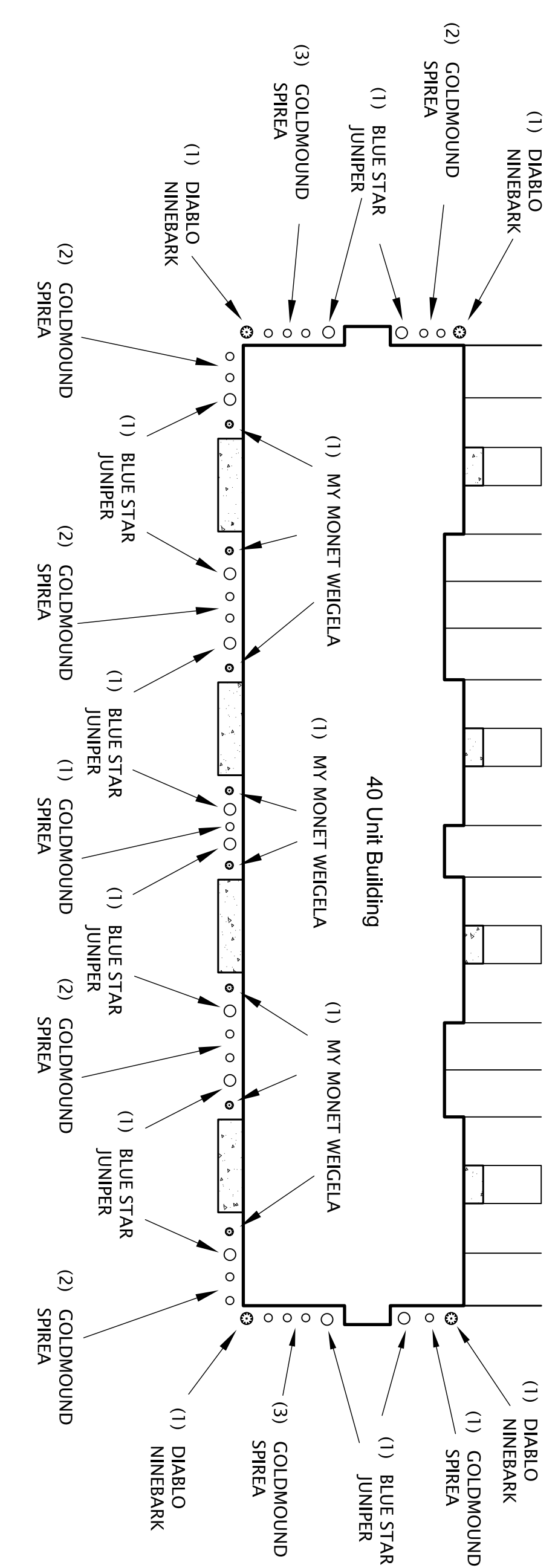


N. Monroe Street  
S.T.H. "89"

**LANDSCAPING NOTES:**  
 \* EACH CANOPY DECIDUOUS TREE SHALL HAVE A MINIMUM REQUIRED PLANTING SIZE OF 2 INCH CALIPER  
 \* EACH ORNAMENTAL DECIDUOUS TREE SHALL HAVE A MINIMUM REQUIRED PLANTING SIZE OF 1 1/2 INCH CALIPER  
 \* EACH EVERGREEN TREE SHALL BE A MINIMUM OF SIX FEET IN HEIGHT AT PLANTING  
 \* EACH SHRUB SHALL USE A MINIMUM FIVE-GALLON CONTAINER SIZE  
 \* \*GROUND NON-IMPERVIOUS AREAS LOCATED OUTSIDE OF WETLAND AREAS TO BE GRASS SEEDING  
 \* MAINTENANCE AND INSTALLATION OF MATERIALS STANDARDS  
 \* ALL LANDSCAPING AND BERMING SHALL BE KEPT FREE OF REFUSE AND DEBRIS  
 \* MAINTENANCE AND REPLACEMENT OF LANDSCAPE MATERIALS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER  
 \* WATER SOURCES AVAILABLE AT 6 INDIVIDUAL BUILDINGS

New species to be planted

Plant Abbreviations	Scientific Name	Planting Size	Units
IMC	Indian Magic Crab	1" B&B	6
AMM	Amur Maackia	2" B&B	3
PO	Pin Oak	3" B&B	1
DMW	Deborah Norway Maple	6" B&B	16
BHS	Black Hills Spruce	6" B&B	2
CKM	Crimson King Norway Maple	2" B&B	24
BAJ	Blue Arrow Rocky Mountain Juniper	5" B&B	24
GMS	Goldround Spiraea	#2 CONT.	126
DN	Diablo Ninebark	#5 CONT.	24
BSJ	Blue Star Juniper	#1 CONT.	72
MMW	My Monet Weigela	#1 CONT.	180



Number	Date	Comments

**Mau & Associates**  
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 CIVIL & WATER RESOURCE ENGINEERING  
 Phone: 920-434-9670 Fax: 920-434-9672

**LANDSCAPE PLAN**  
 DUQUAINE DEVELOPMENT

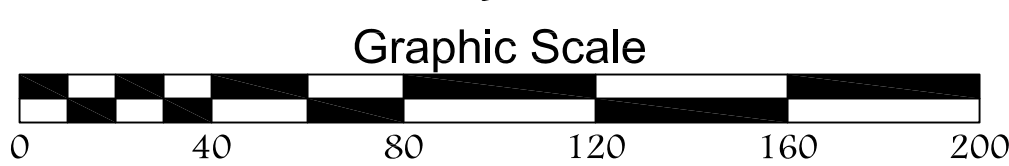
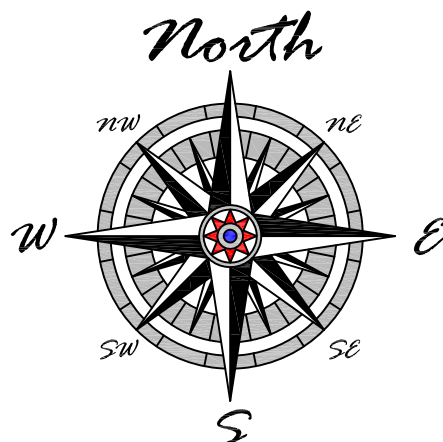
PROJECT NO. D-6322  
 SHEET NO. C11.0  
 DRAWING NO. S-3732

File: D-6322.Landscape 032023.dwg

# Site Survey

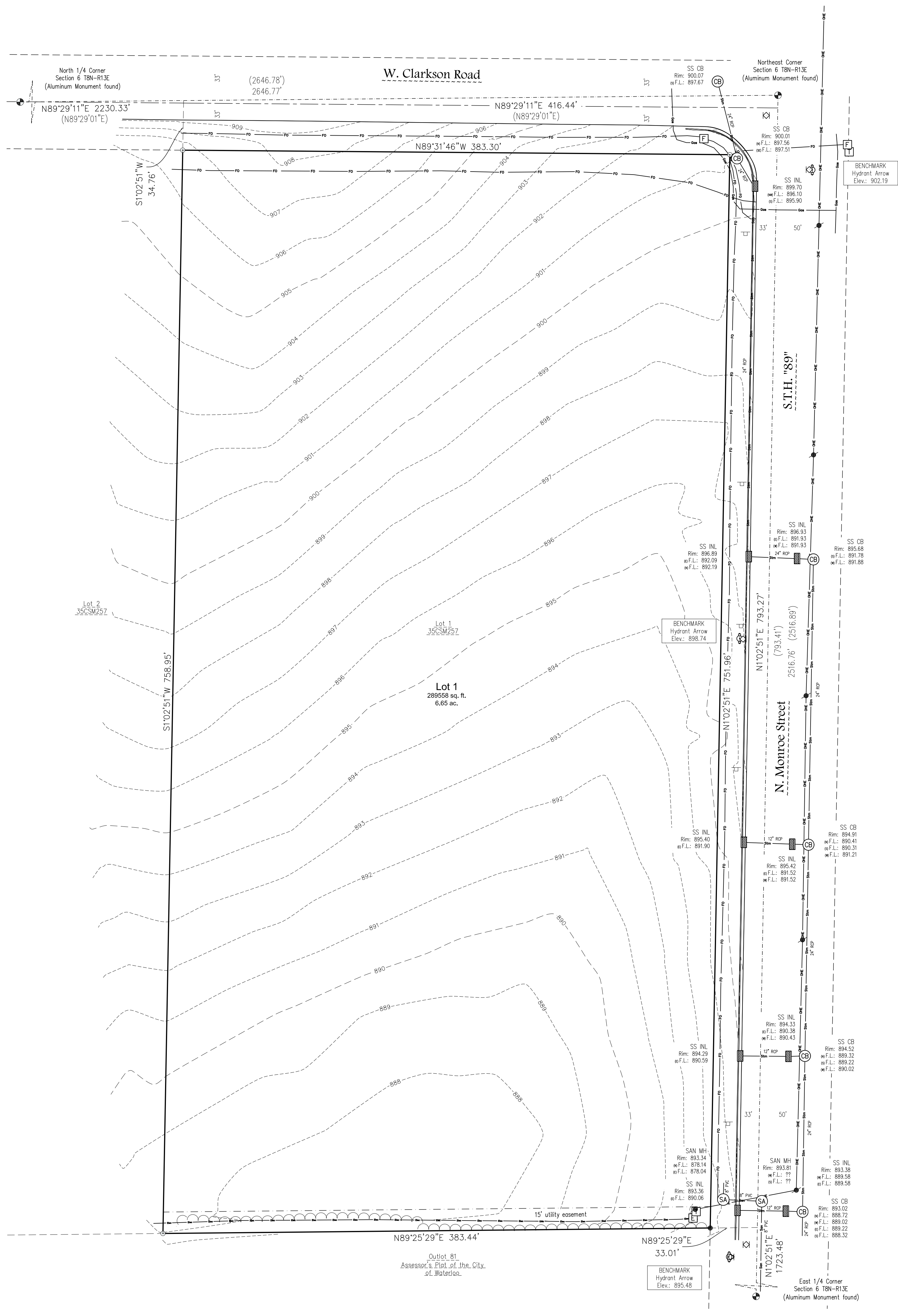
All of Lot 1, Volume 35, Certified Survey Maps, Page 257, Map Number 6081, Document Number 1426857, Jefferson County Records, being part of the Northeast 1/4 of the Northeast 1/4 of Section 6, T8N-R13E, City of Waterloo, Jefferson County, Wisconsin.

Parcel contains 289,558 square feet/6.65 acres more or less.  
Parcel subject to easements and restrictions of record.



## Legend

- 1" iron pipe found
- 3/4" iron rod with cap found
- ⊙ Jefferson County monument - type noted
- ( ) recorded as bearing / distance
- ⊙ round catch basin
- ⊙ curb inlet
- storm sewer line
- ⊙ sanitary sewer manhole
- sanitary sewer line
- ⊙ hydrant
- watermain
- ⊙ water valve
- underground gas line
- underground telephone line
- ⊙ telephone pedestal
- underground electric line
- ⊙ electrical pedestal
- underground fiber optic line
- ⊙ fiber optic pedestal
- ⊙ power pole
- anchor wire
- overhead wires
- concrete curb & gutter line
- ⊙ sign
- tree line



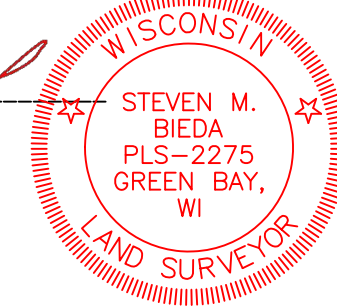
## NOTES

Bearings referenced to the North line of the Northeast 1/4 of Section 6, T8N-R13E, assumed to be N89°29'11"E.  
The County Monuments used in this survey are shown and their ties have been found and verified and/or Jefferson County Planning and Zoning has been notified of any discrepancies.  
Elevations are referenced to the NAVD 88 Benchmark Datum.

## SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that the above described property was surveyed and mapped in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

Steven M. Bieda  
PLS-2275  
May 25, 2022



DRAWING NO. S-35886  
SHEET NO. 1 of 1  
PROJECT NO. D-6322

Duquaine  
Development

**Mau & Associates, LLP**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Website: www.mau-associates.com  
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

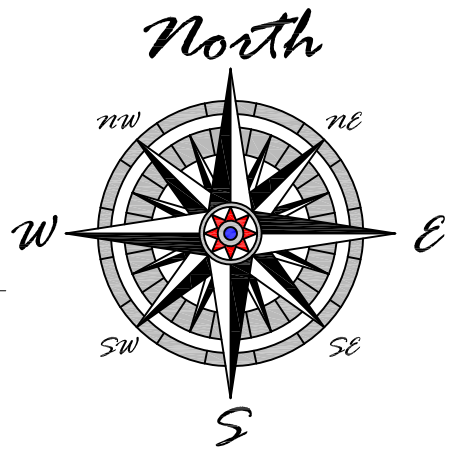
TAX PARCEL NO. 290-0813-0611-006  
Site Survey

SCALE 1"=40'  
DRAWN BY CPM

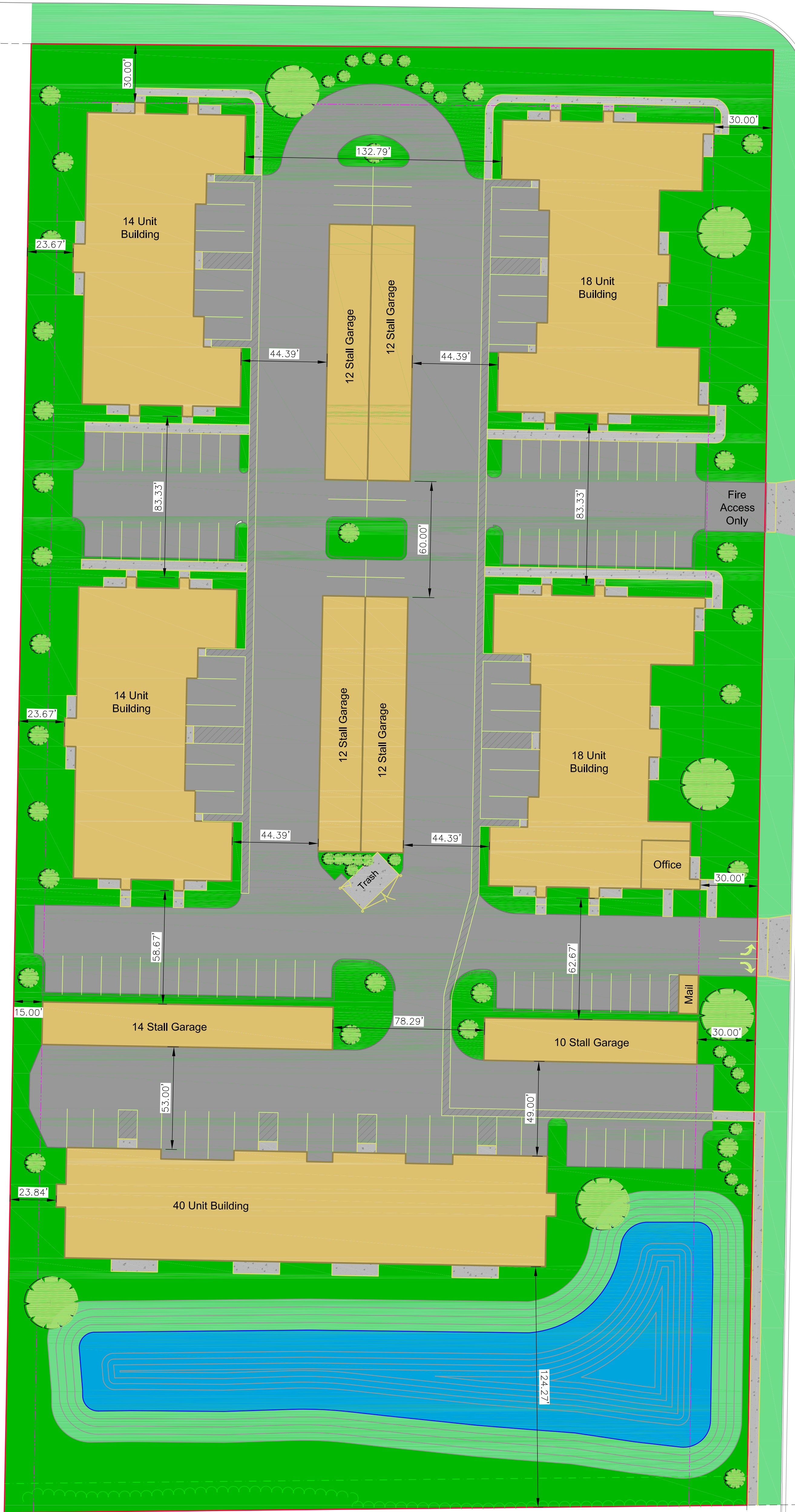
# Site Plan

All of Lot 1, Volume 35, Certified Survey Maps, Page 257, Map Number 6081, Document Number 1426857, Jefferson County Records, being part of the Northeast 1/4 of the Northeast 1/4 of Section 6, T8N-R13E, City of Waterloo, Jefferson County, Wisconsin.

104 Units  
 (2) 14-Unit Buildings  
 (2) 18-Unit Buildings  
 (1) 40-Unit Building  
 (100) Garage stalls & (121) Outdoor stalls



W. Clarkson Road



S.T.H. "89"

N. Monroe Street

PROJECT NO. D-6322  
 SHEET NO. 1 of 1  
 DRAWING NO. S-3732

Duquaine Development

**Mau & Associates, LLP**  
 LAND SURVEYING & PLANNING  
 CIVIL & WATER RESOURCE ENGINEERING  
 Phone: 920-434-9670 Website: www.mau-associates.com  
 400 Security Blvd Ste 1, Green Bay, WI 54313-9712

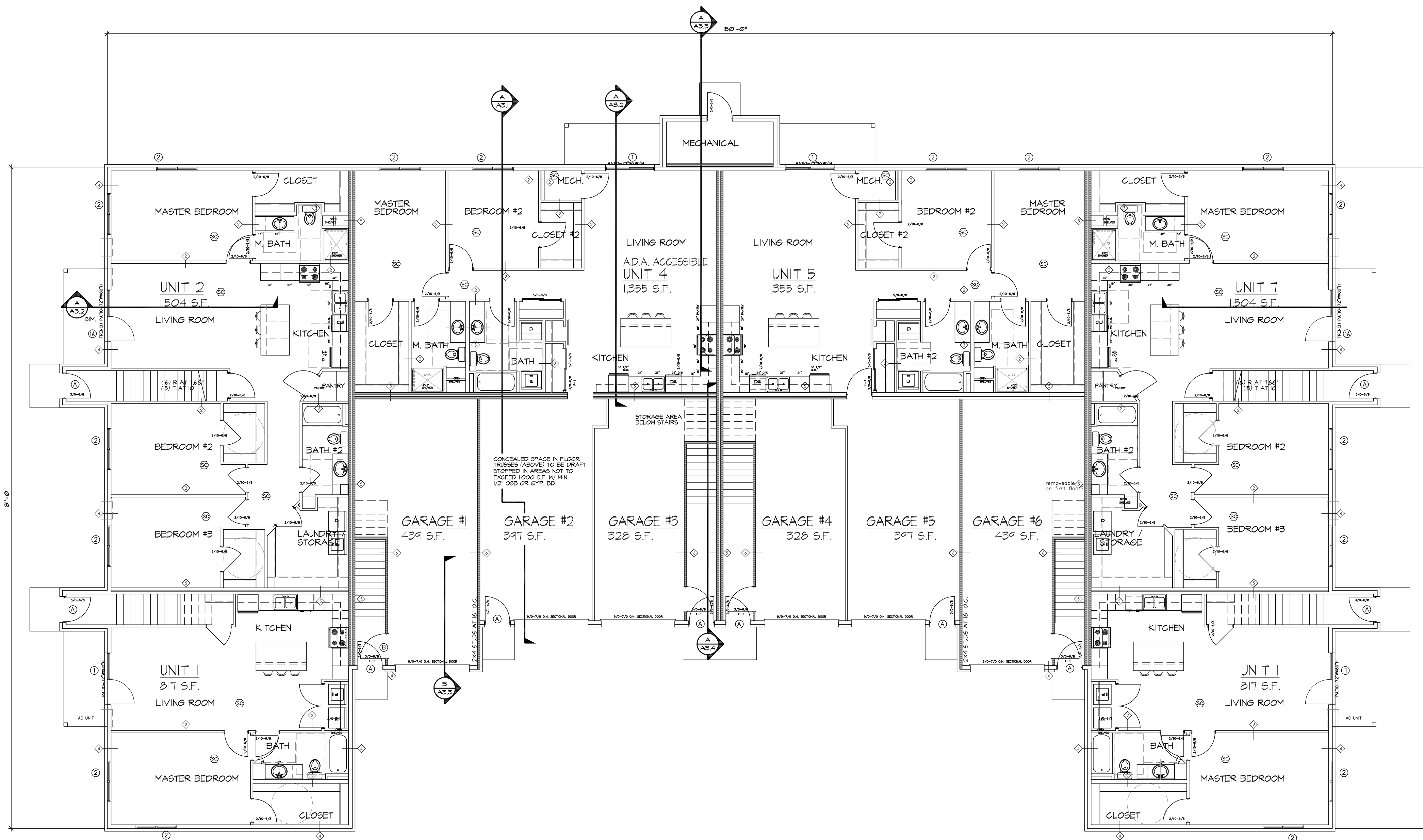
TAX PARCEL NO. 290-0813-0611-006  
**Site Plan**

SCALE 1" = 30'  
 DRAWN BY BAR

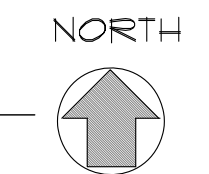
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Data File: D-6322.txt

Fieldwork Completed: 05/18/22



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



14 UNIT APARTMENT BUILDING  
EACH WITH PRIVATE ENTRY

REV. NO.	DATE	DESCRIPTION

Architect:  
**Daniel J. Meissner**  
AIA, LLC [daniel.meissnerarch@gmail.com](mailto:daniel.meissnerarch@gmail.com)  
1230 E. Calumet Street, Appleton, WI  
920.428.0982

Design Consultant:  
**Concept One LLC**  
325 E. KALB AVE  
GREEN BAY, WISCONSIN  
(920) 680-4060  
[efisher.conceptone@gmail.com](mailto:efisher.conceptone@gmail.com)

PROPOSED MULTI-FAMILY BUILDINGS FOR:  
**DUQUANE DEVELOPMENT**  
NORTH MONROE STREET  
WATERLOO, WISCONSIN

DATE 3/24/23
SHEET A.1
PROJECT NUMBER DQ-22102



SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

14 UNIT APARTMENT BUILDING  
 EACH WITH PRIVATE ENTRY

REV. NO.	DATE	DESCRIPTION

Architect:  
**Daniel J. Meissner**  
 AIA, LLC [danielmeissnerarch@gmail.com](mailto:danielmeissnerarch@gmail.com)  
 1230 E. Calumet Street, Appleton, WI  
 920.428.0982

Design Consultant:  
**Concept One LLC**  
 325 E. KALB AVE  
 GREEN BAY, WISCONSIN  
 (920) 680-4060  
[efisher.conceptone@gmail.com](mailto:efisher.conceptone@gmail.com)

PROPOSED MULTI-FAMILY BUILDINGS FOR:  
**DUQUANE DEVELOPMENT**  
 NORTH MONROE STREET  
 WATERLOO, WISCONSIN

DATE  
 3/24/23  
 SHEET  
**A1.2**  
 PROJECT NUMBER  
 DQ-22102



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



UPPER FLOOR  
SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



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

14 UNIT APARTMENT BUILDING

REV. NO.	DATE	DESCRIPTION

Architect:  
**Daniel J. Meissner**  
AIA, LLC daniel.meissnerarch@gmail.com  
1230 E. Calumet Street Appleton, WI  
920.428.0982

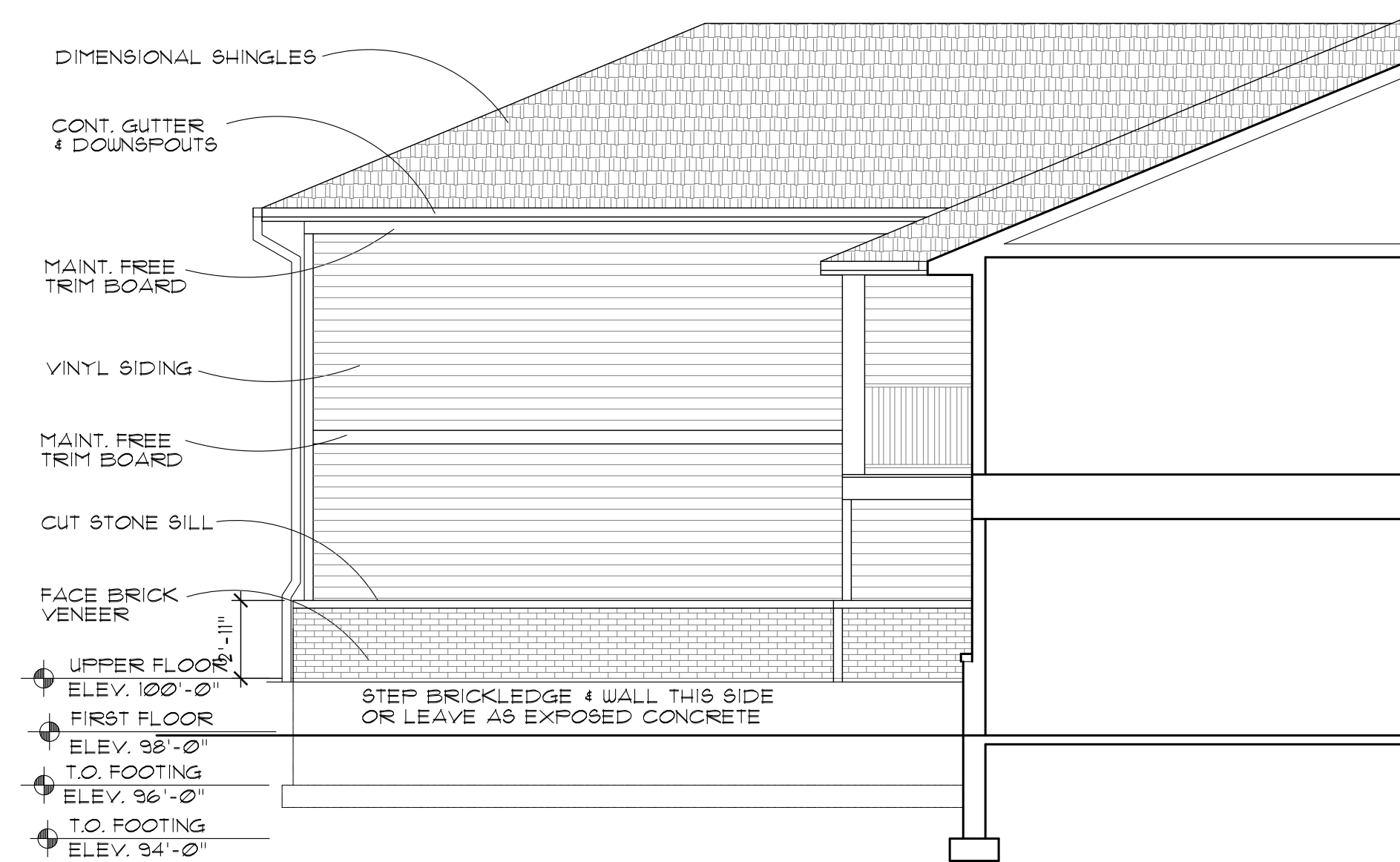
Design Consultant:  
**One LLC**  
325 E. KALB AVE  
GREEN BAY, WISCONSIN  
(920) 680-4060  
efisher.conceptone@gmail.com

PROPOSED MULTI-FAMILY BUILDINGS FOR  
**DUQUANE DEVELOPMENT**  
NORTH MONROE STREET  
WATERLOO, WISCONSIN

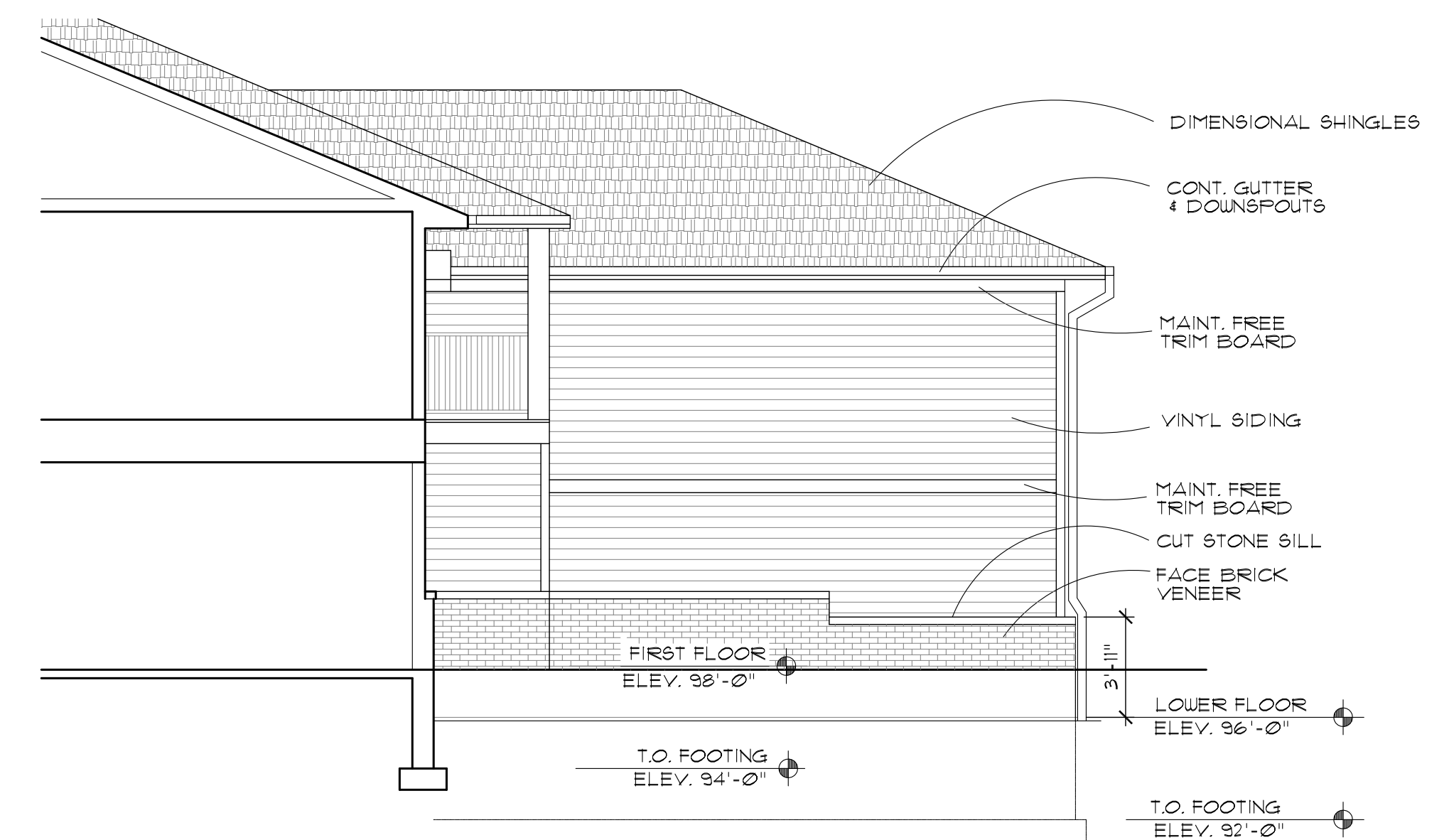
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9/21/22  
SHEET  
**A2.1A**  
PROJECT NUMBER  
DQ-22102



LOWER FLOOR  
SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



PARTIAL UPPER FLOOR  
SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



PARTIAL LOWER FLOOR  
SIDE ELEVATION  
SCALE: 3/16" = 1'-0"

14 UNIT APARTMENT BUILDING

REV. NO.	DATE	DESCRIPTION

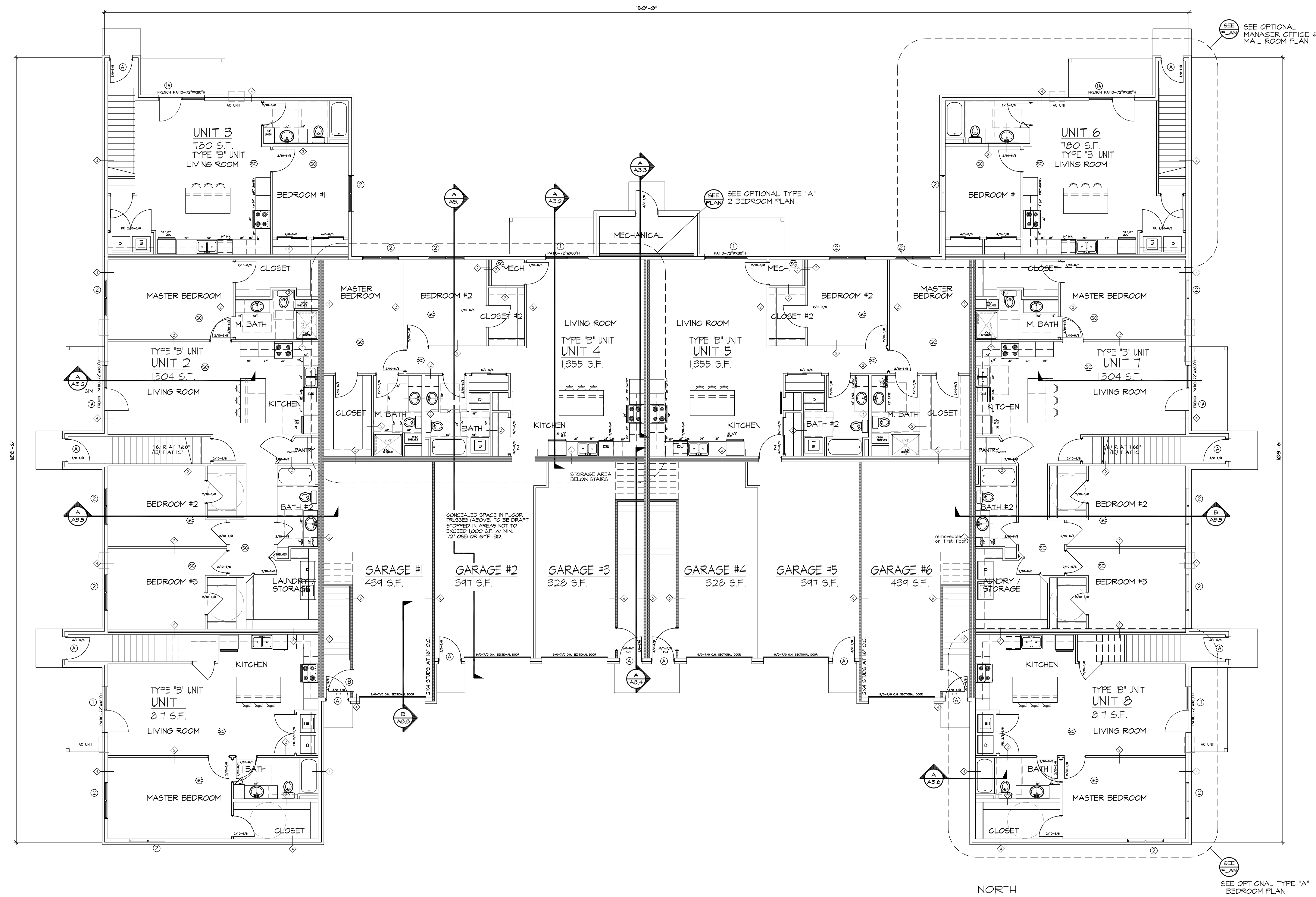
Architect:  
**Daniel J. Meissner**  
AIA, LLC [daniel.meissnerarch@gmail.com](mailto:daniel.meissnerarch@gmail.com)  
1230 E. Calumet Street Appleton, WI  
920.428.0982

Design Consultant:  
**Concept One LLC**  
325 E. KALB AVE  
GREEN BAY, WISCONSIN  
(920) 680-4060  
[efisher.conceptone@gmail.com](mailto:efisher.conceptone@gmail.com)

PROPOSED MULTI-FAMILY BUILDINGS FOR:  
**DUQUANE DEVELOPMENT**  
NORTH MONROE STREET  
WATERLOO, WISCONSIN

DATE  
3/24/23  
SHEET  
**A2.2**  
PROJECT NUMBER  
DQ-22102





FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

18 UNIT APARTMENT BUILDING  
EACH WITH PRIVATE ENTRY

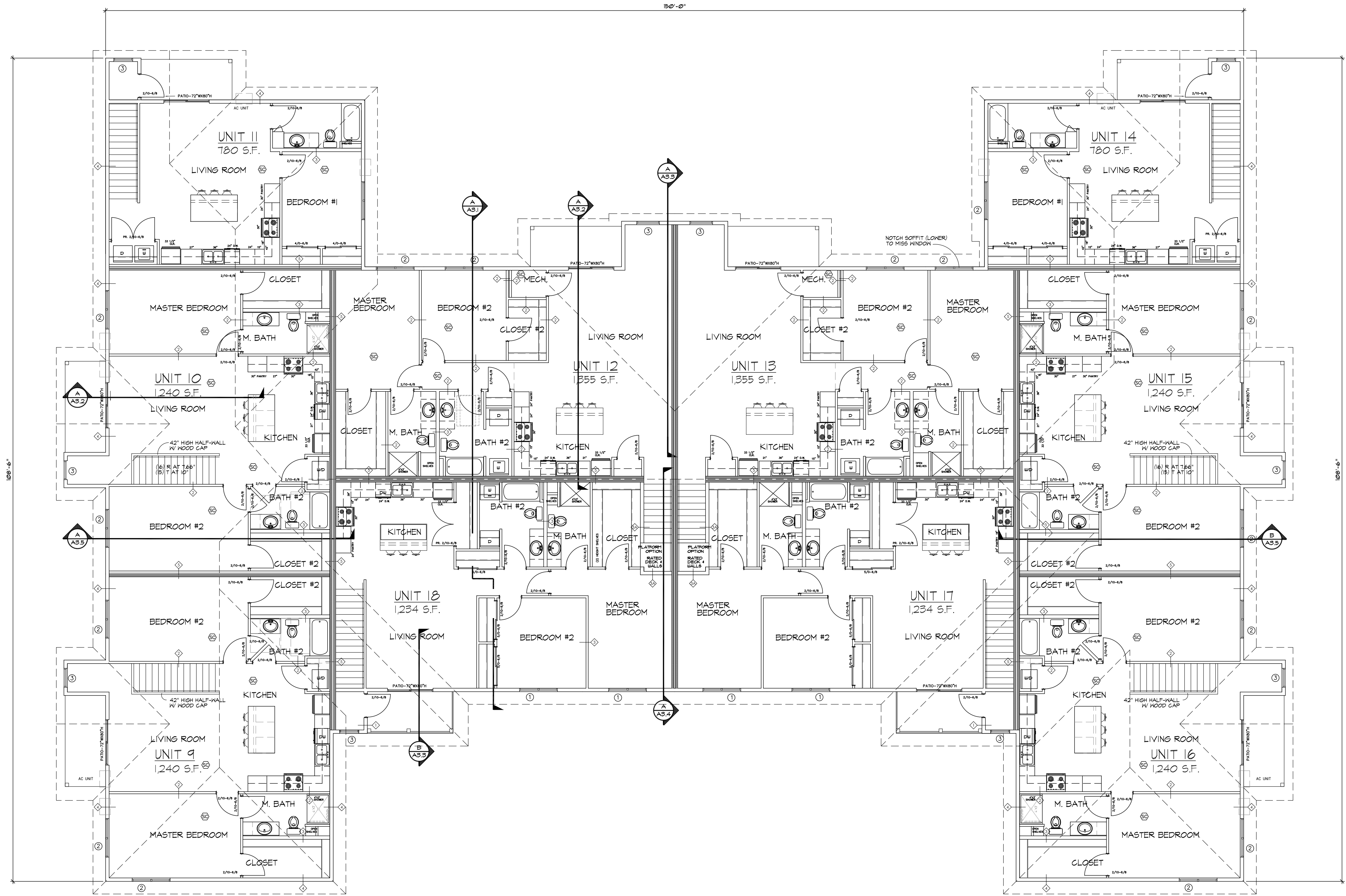
REV. NO.	DATE	DESCRIPTION

Architect:  
**Daniel J. Meissner**  
AIA, LLC  
1230 E. Calumet Street  
Appleton, WI  
920.428.0982  
daniel.meissnerarch@gmail.com

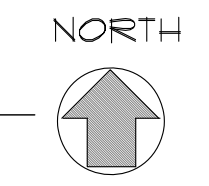
Design Consultant:  
**Concept One LLC**  
325 E. KALB AVE  
GREEN BAY, WISCONSIN  
920.680.4060  
efisher.conceptone@gmail.com

PROPOSED MULTI-FAMILY BUILDINGS FOR:  
**DUQUANE DEVELOPMENT**  
NORTH MONROE STREET  
WATERLOO, WISCONSIN

DATE 3/24/23
SHEET A.1
PROJECT NUMBER DQ-22102



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**18 UNIT APARTMENT BUILDING**  
EACH WITH PRIVATE ENTRY

REV. NO.	DATE	DESCRIPTION

Architect:  
**Daniel J. Meissner**  
AIA, LLC [daniel.meissnerarch@gmail.com](mailto:daniel.meissnerarch@gmail.com)  
1230 E. Calumet Street Appleton, WI  
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Design Consultant:  
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PROPOSED MULTI-FAMILY BUILDINGS FOR:  
**DUQUANE DEVELOPMENT**  
NORTH MONROE STREET  
WATERLOO, WISCONSIN

DATE  
3/21/23  
SHEET  
**A1.2**  
PROJECT NUMBER  
DQ-22102



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



UPPER FLOOR  
SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



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

18 UNIT APARTMENT BUILDING

REV. NO.	DATE	DESCRIPTION

Architect:  
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AIA, LLC daniel.meissnerarch@gmail.com  
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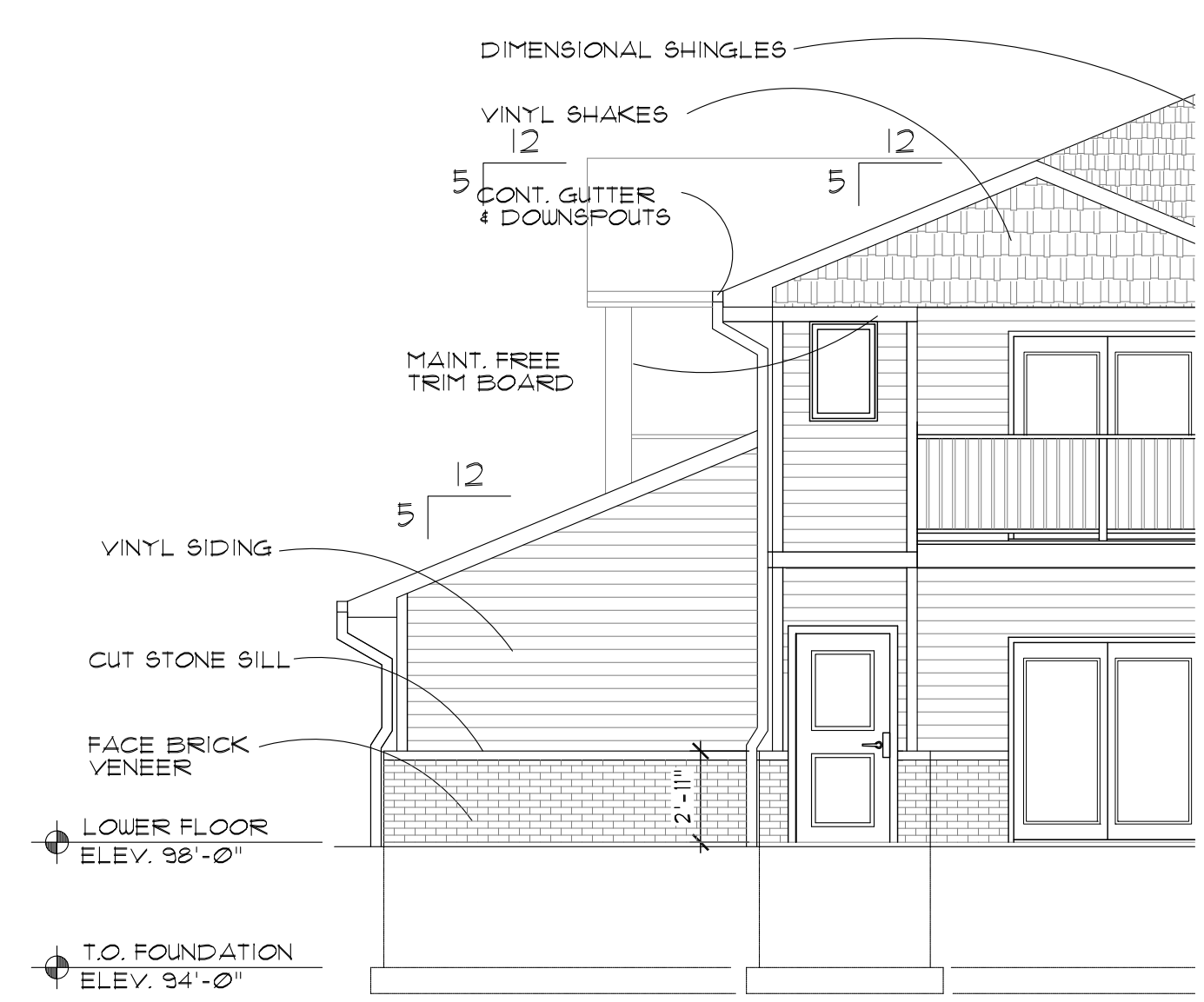
Design Consultant:  
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GREEN BAY, WISCONSIN  
(920) 680-4060  
efisher.conceptone@gmail.com  
**Concept One LLC**

PROPOSED MULTI-FAMILY BUILDINGS FOR:  
**DUQUANE DEVELOPMENT**  
NORTH MONROE STREET  
WATERLOO, WISCONSIN

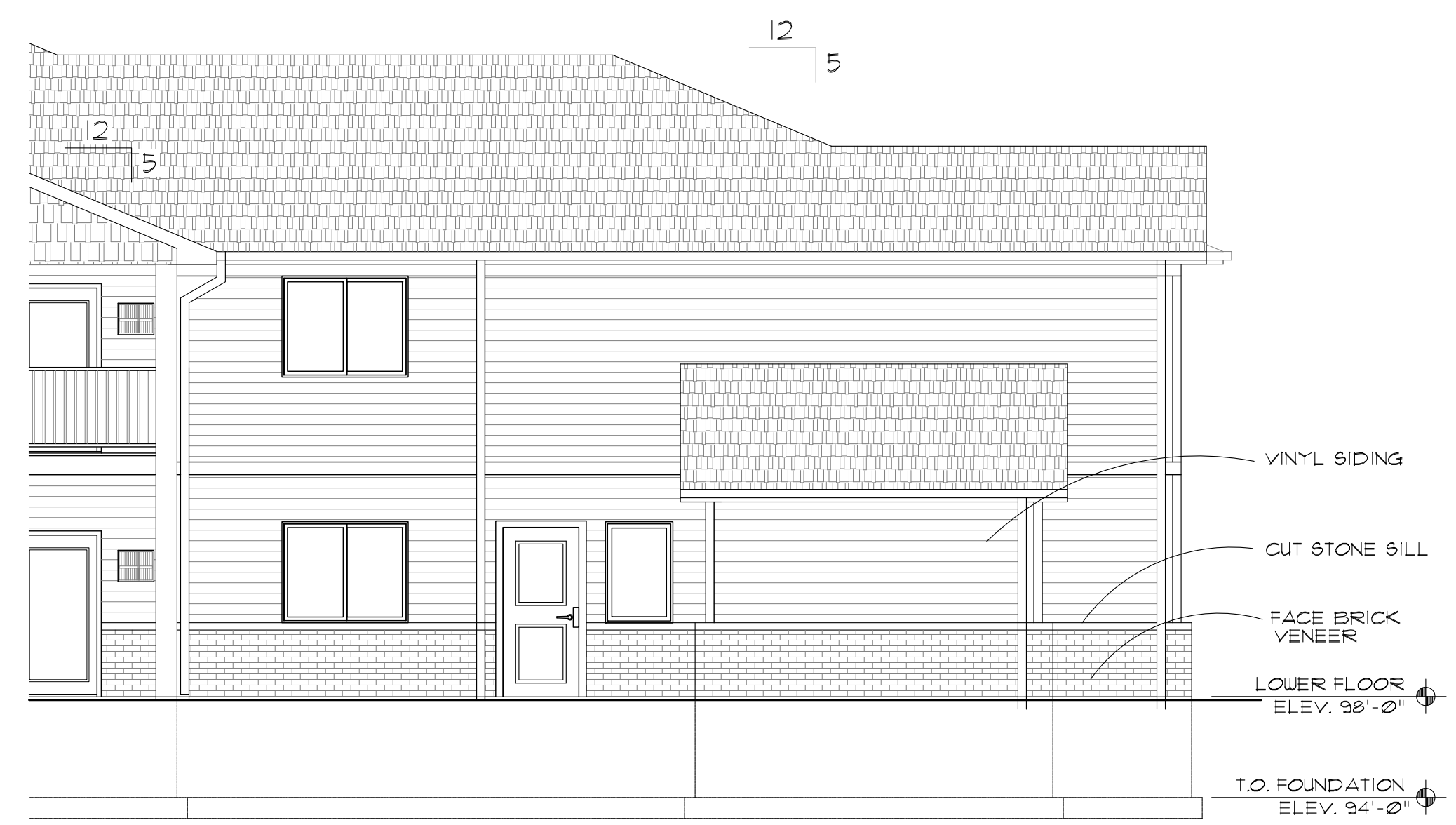
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3/24/23  
SHEET  
**A2.1**  
PROJECT NUMBER  
DQ-22102



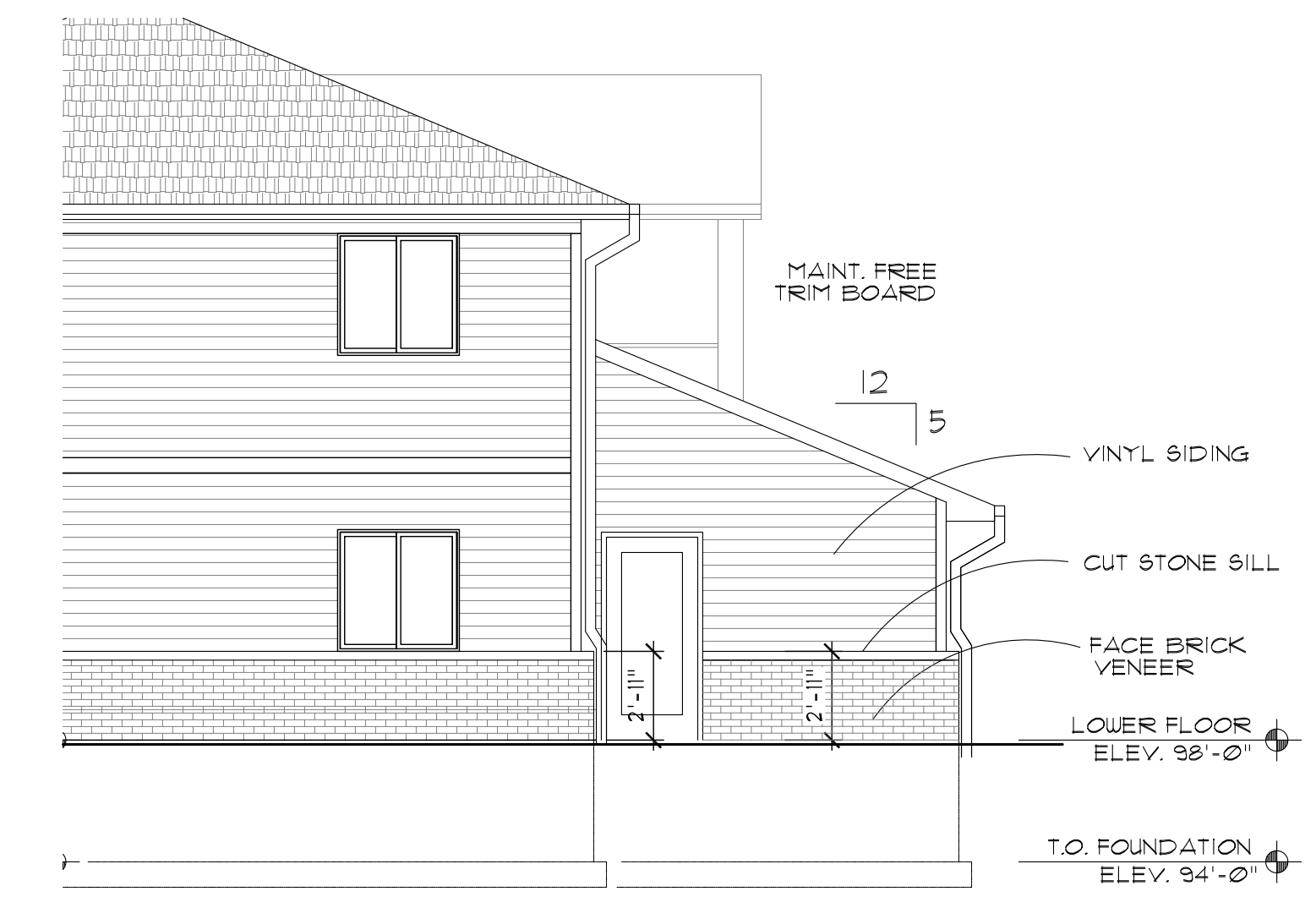
LOWER FLOOR  
SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



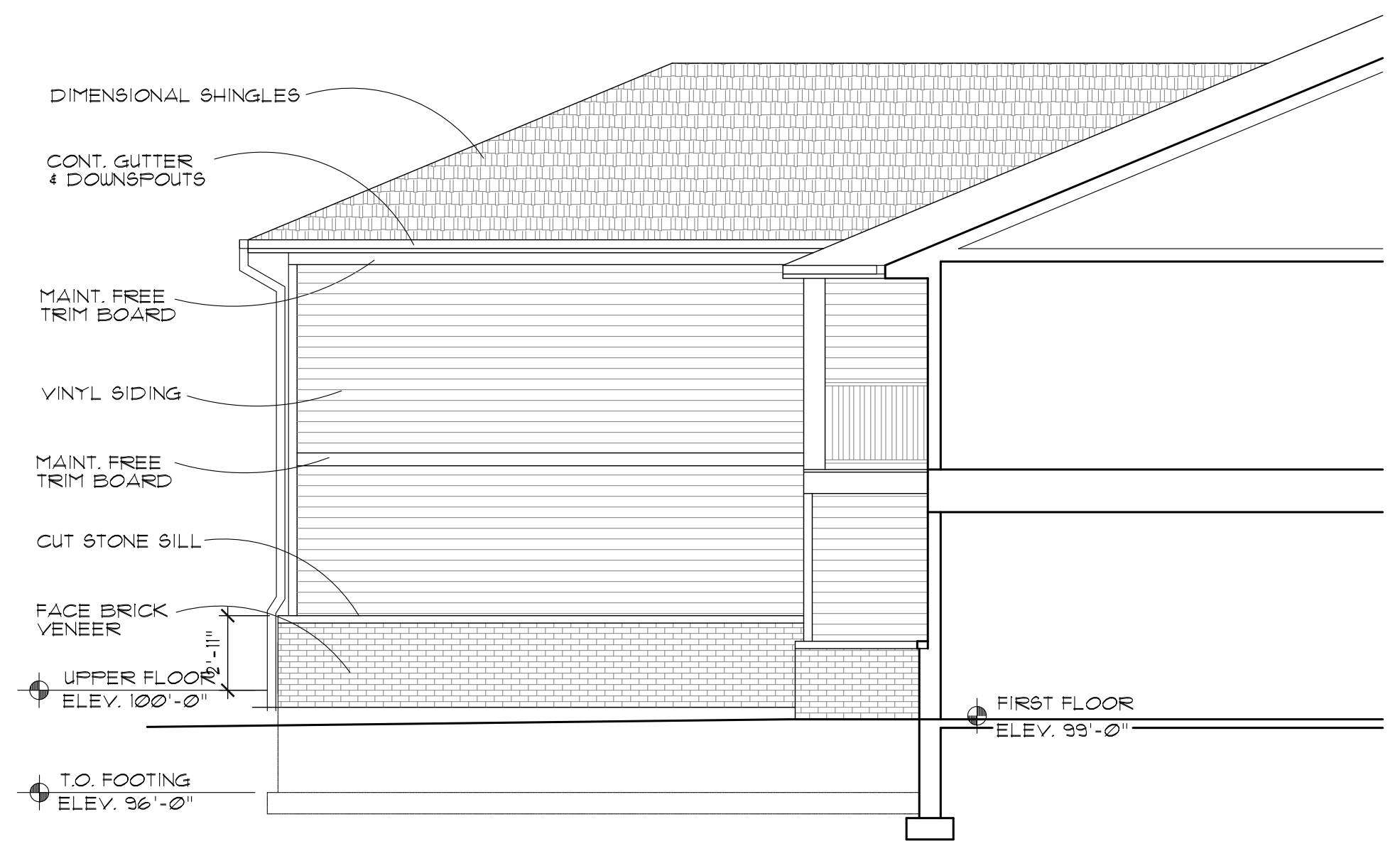
LOWER FLOOR MAIL ROOM  
SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



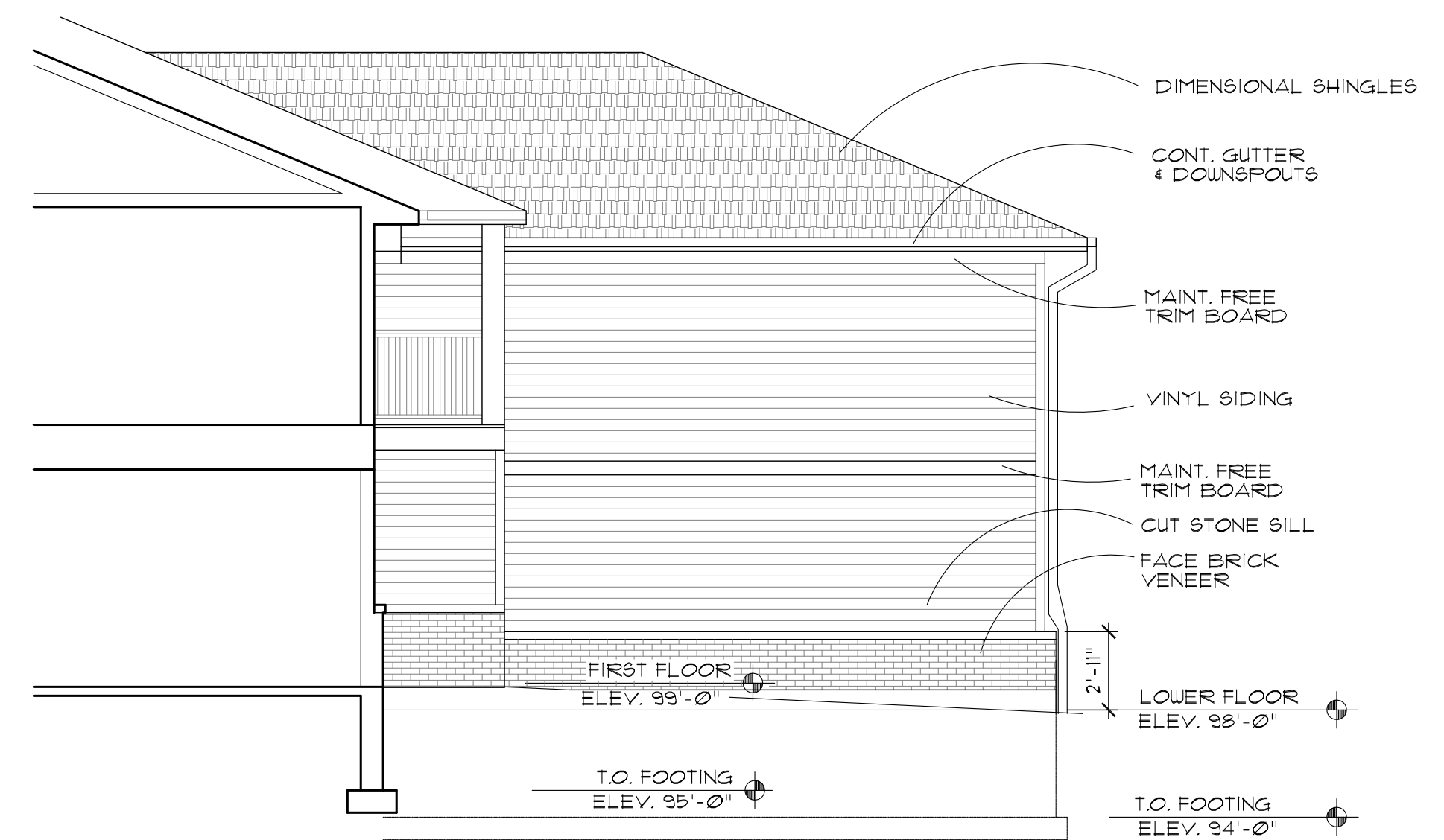
LOWER FLOOR MAIL ROOM/  
OFFICE SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



LOWER FLOOR MAIL ROOM  
SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



PARTIAL UPPER FLOOR  
SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



PARTIAL LOWER FLOOR  
SIDE ELEVATION  
SCALE: 3/16" = 1'-0"

# 18 UNIT APARTMENT BUILDING

REV. NO.	DATE	DESCRIPTION

Architect:  
**Daniel J. Meissner**  
AIA, LLC  
1230 E. Calumet Street  
Appleton, WI  
920.428.0982  
daniel.meissnerarch@gmail.com

Design Consultant:  
**One LLC**  
325 E. KALB AVE  
GREEN BAY, WISCONSIN  
920.680.4060  
efisher.conceptone@gmail.com

PROPOSED MULTI-FAMILY BUILDINGS FOR:  
**DUQUANE DEVELOPMENT**  
NORTH MONROE STREET  
WATERLOO, WISCONSIN

DATE  
2/27/23  
SHEET  
**A2.2**  
PROJECT NUMBER  
DQ-22102



**2112 BUILDING**  
**40 Unit 3 Story**



**PRELIMINARY - NOT FOR CONSTRUCTION**

**Duquaine Development**  
**Bay Pointe Apartments LLC**  
**2112 POD (3) Nasewaupsee WI**

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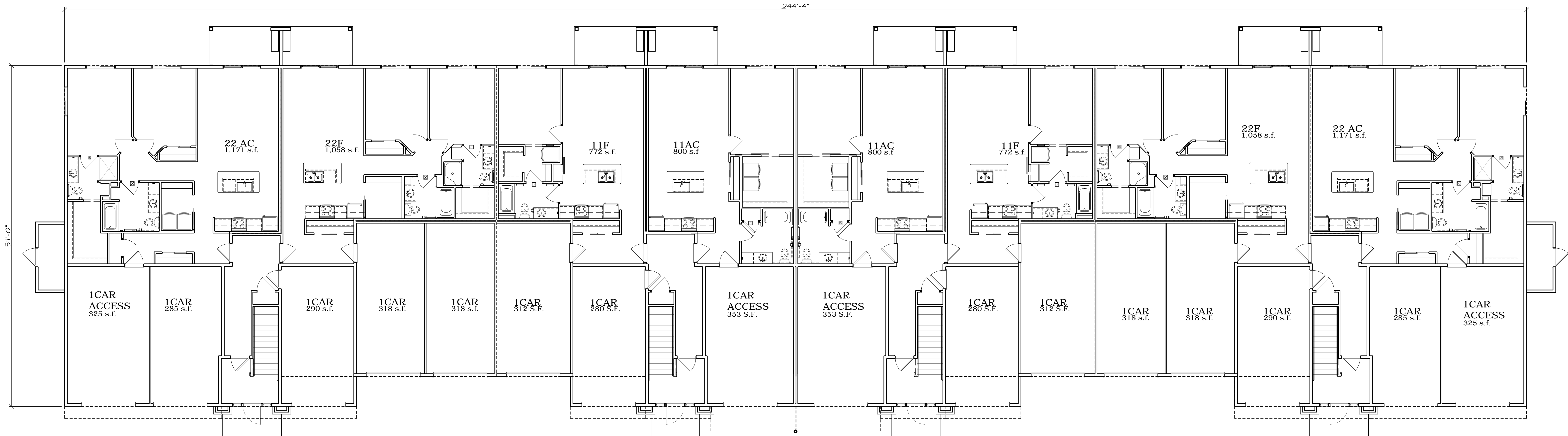
**LaPlant**  
 Architecture, LLC  
 EMAIL: [laplanarchitecture@yahoo.com](mailto:laplanarchitecture@yahoo.com)

OFFICE: 926 WILLARD DRIVE  
 GREEN BAY, WISCONSIN  
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 GREEN BAY, WISCONSIN 54313  
 Telephone: (920) 737-9769

REVISION	DATE
1	XX

DATE: 4/7/2023  
 PROJECT NO.: 1811402  
 SHEET: **A**  
**1.1**

**FIRST FLOOR**



**2112 BUILDING**

**Duquaine Development**  
**Bay Pointe Apartments LLC**  
**2112 POD (3) Nasewaapee WI**

**LaPlant**  
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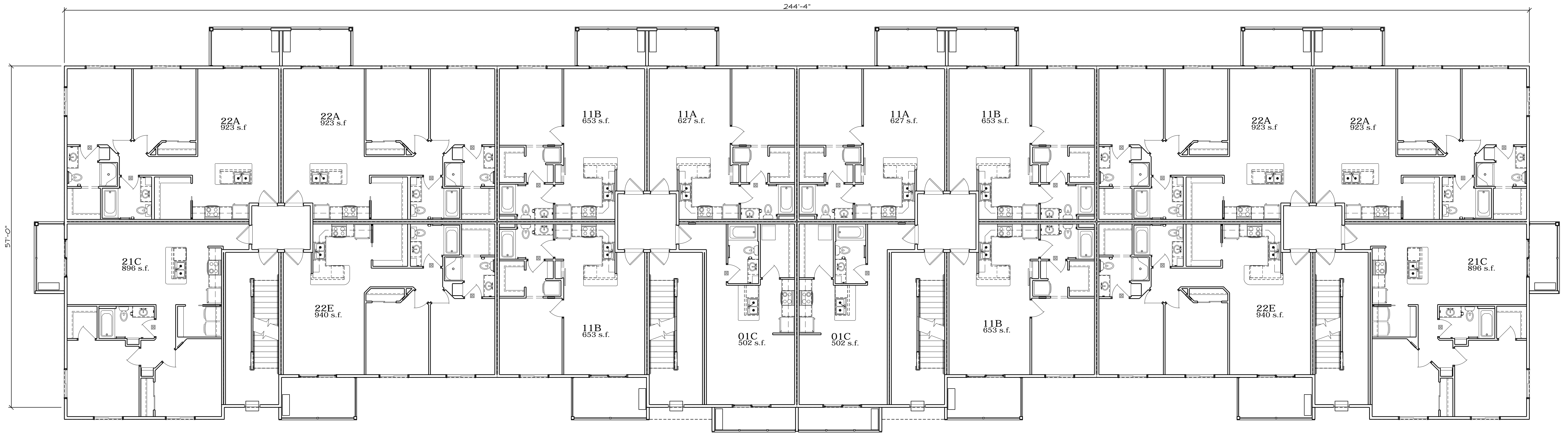
REVISION	DATE
1	XX

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DATE: 4/7/2023  
 PROJECT NO.: 1811402  
 SHEET: **A**  
**2.1**

**PRELIMINARY - NOT FOR CONSTRUCTION**

**SECOND FLOOR**

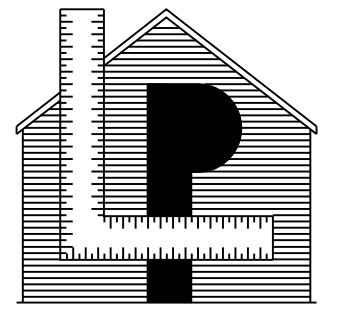


**2112 BUILDING**

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**Bay Pointe Apartments LLC**  
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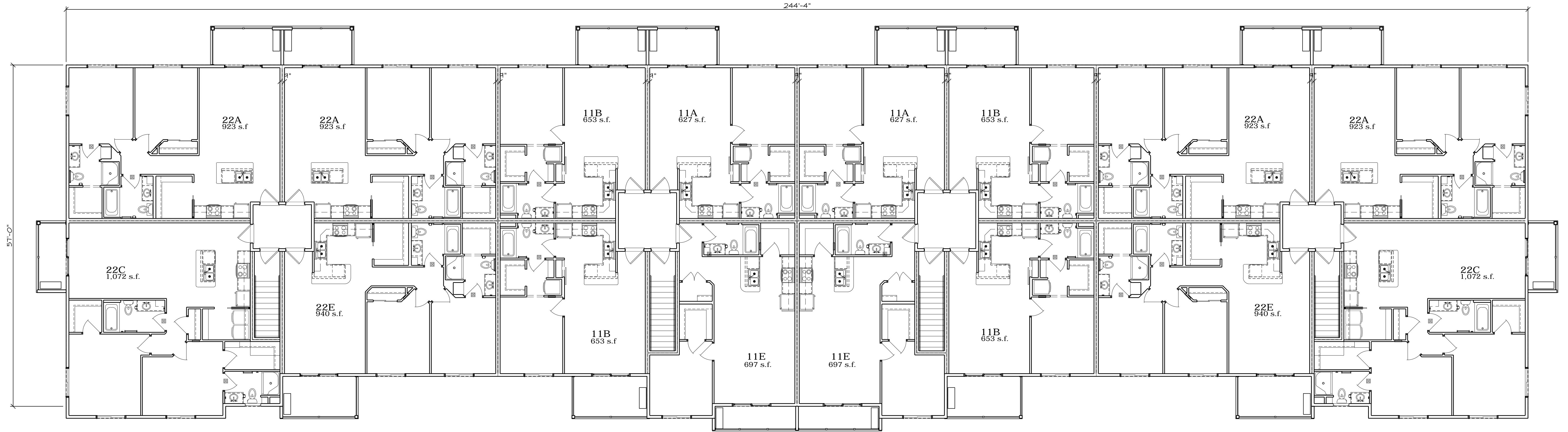
  
**LaPlant**  
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DATE: 4/7/2023  
 PROJECT NO.: 1811402  
 SHEET: **A**  
**2.2**

**THIRD FLOOR**



**2112 BUILDING**

**Duquaine Development**  
**Bay Pointe Apartments LLC**  
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**PRELIMINARY - NOT FOR CONSTRUCTION**





**NOTICE**  
DUMPSTER  
UNDER  
24 HOUR  
SURVEILLANCE

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DUMPSTER  
UNDER  
24 HOUR  
SURVEILLANCE



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