136 North Monroe Street
Waterloo, Wisconsin 53594-1198

NOTICE OF A CITY OF WATERLOO PLAN COMMISSION PUBLIC MEETING

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

MEETING: **PLAN COMMISSION**
DATE: **Tuesday, June 23, 2026** **TIME: 6:00 p.m.**
LOCATION: **136 N. MONROE STREET, MUNICIPAL BUILDING COUNCIL CHAMBERS**
Updated 6/252 12pm

PUBLIC HEARING

1. CALL PUBLIC HEARING TO ORDER

2. PUBLIC COMMENTS ON
   a. Home Occupation 106 Gregor St.
   b. Home Occupation 838 E Madison St.

3. ADJOURN PUBLIC HEARING

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1) CALL TO ORDER AND ROLL CALL

2) APPROVAL OF MEETING MINUTES: May 26, 2026

3) CITIZEN INPUT (3-Minute Time Limit)

4) OLD BUSINESS
   a. Highland House (161 Goehl Rd) Site Plan with Carport

5) NEW BUSINESS
   a. Lush Blooms – Request for Home Occupation Permit. §385-10.2 Home occupation in Residential Districts
   b. Red Bilta Flowers – Request for Home Occupation Permit §385-10.2 Home Occupation in Residential District
   c. Drumlin Field Apartments. N. Monroe/Clarkson Plan Review

6) FUTURE AGENDA ITEMS & ANNOUNCEMENTS

7) ADJOURNMENT

Jeanne Ritter, Clerk/Deputy Treasurer

Members: Leisses, Quimby, Kuhl, Crosby, Chadwick, Empey & Renforth Posted, Distributed & Emailed: 06/19/2026

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.

City of Waterloo, Wisconsin
WATERLOO PLAN COMMISSION – Minutes May 26, 2026

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1) CALL TO ORDER AND ROLL CALL Mayor Quimby called the regular meeting to order at 6:00 pm. Committee members present Quimby, Crosby,Leisses, C.Kuhl, Empey and Chadwick. Absent Renforth. Others in attendance Heather Herron, Joe Herron, Hailey Leary, Steve Parker, Sarah Dahlke, Shawn Vieth and T. Thomas.

2) APPROVAL OF MEETING MINUTES: March 24, 2026 Motion [Crosby/Empey] VOICE VOTE: Motion carried.

3) CITIZEN INPUT (3-Minute Time Limit)-none

4) OLD BUSINESS-none

5) NEW BUSINESS

   a. Lush Blooms – Request to apply for home occupation permit. Discussion if flower business is considered under §385-10.2 Home occupations in residential districts. Motion to fill out Conditional Use Permit. [Mitch Leisses/C. Kuhl] Will Need building Permit. VOICE VOTE: Motion carried.
   b. Goehl Rd (2) CSM Aluminis. Tech review by Mitch Leisses then to Council. Motion[Leisses/R.Crosby] VOICE VOTE: Motion carried.
   c. Waterloo Utilities fence around water tower on Herron Motion to have Mayor to review fence with Attorney Motion[Empey/Crosby] VOICE VOTE: Motion carried.

6) FUTURE AGENDA ITEMS & ANNOUNCEMENTS

7) ADJOURNMENT Motion [Leisses/ Kuhl] VOICE VOTE: Motion Carried. 7:00 pm

Jeanne Ritter, Clerk/Deputy Treasurer

WI UNIFORM PERMIT APPLICATION

262-420-4732
SAFEbuilt, Inc.

Wlinspections@safebuilt.com
Inspections need to be called in by 4 pm for next business day inspections.

PERMIT NO.

TAX KEY# 290-0813-0522-068

ISSUING MUNICIPALITY

☐ TOWN ☐ VILLAGE ☒ CITY
OF WATERLOO
COUNTY: JEFFERSON

PROJECT LOCATION (Building Address): 161 GOEHL RD WATERLOO, WI 53594

PROJECT DESCRIPTION: 8 CAR GARAGE

☒ COMMERCIAL ☐ ONE & TWO FAMILY

	Mailing Address - Include City & Zip	Telephone - Include Area Code
Owner's Name: REDISCOVERED HOMES, LLC	132 W. OAK ST. LAKE MILLS, WI 53551	414/339001
Construction Contractor: MIDWEST STEEL CARPORTS (Lic No.)		
Mailing Address - Include City & Zip: 13479 S. MASON DRIVE, GRANT, MI	877-235-5210	
Dwelling Contractor Qualifier (shall be an owner, CEO, COB, or employee of Dwelling Contractor) DCQ Lic No.: JAY LANG / LANG GROUP		414-313-9001
Mailing Address - Include City & Zip: 132 W. OAK ST, LAKE MILLS, WI 53551		
Plumbing Contractor: N/A (Lic No.)		
Mailing Address - Include City & Zip		
Electrical Contractor: N/A (Lic No.)		
Mailing Address - Include City & Zip		
HVAC Contractor: N/A (Lic No.)		
Mailing Address - Include City & Zip		

PROJECT INFORMATION

Subdivision Name: N/A
Lot No.:
Block No.:

Zoning District: PUD
Lot Area: 1.17 ACRES Sq. Ft.
N.S.E.W. Setbacks: Front 24+ Ft. Rear 100+ Ft. Left 100+ Ft. Right 15+ Ft.

1a. PROJECT
☒ New ☐ Addition ☐ Raze ☐ Alteration ☐ Repair ☐ Move ☐ Other

1b. GARAGE
Attached ☒ Detached

2. AREA
Basement ____ Sq. Ft.
Living Area ____ Sq. Ft.
Garage 1600 Sq. Ft.
Other ____ Sq. Ft.
TOTAL 1600

3. TYPE
☐ Single Family ☐ Two Family ☐ Multi ☒ Commercial

4. CONST. TYPE
☒ Site Constructed ☐ Mfd. UDC ☐ Mfd. HUD

5. ELECTRICAL
Entrance Panel
Size: ____ amp
Service: ☐ New ☐ Rewire
N/A Phase ____ Volts
☐ Underground ☐ Overhead
Power Company:

6. STORIES
☒ 1-Story ☐ 2-Story ☐ Other

7. FOUNDATION
☐ Concrete ☐ Masonry ☐ Treated Wood ☐ ICF ☒ Other ANCHOR

8. USE
☐ Seasonal ☒ Permanent ☐ Other

9. HVAC EQUIPMENT
☐ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☐ Central Air Conditioning ☐ Other
N/A

10. PLUMBING
Sewer ☐ Municipal ☐ Septic No. N/A

11. WATER
☐ Municipal Utility ☐ Private On-Site Well N/A

12. ENERGY SOURCE

Fuel	Nat. Gas	LP.	Oil	Elec.*	Solid	Solar
Space Htg	☐	☐	☐	☐	☐	☐
Water Htg	☐	☐	☐	☐	☐	☐

*☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity. N/A

13. HEAT LOSS (Calculated)
Total N/A BTU//HR

14. ESTIMATED COST
$ 28,000.00

The undersigned hereby applies for a permit to do the work herein described and hereby agrees that all work will be done in accordance with all the laws of the State of Wisconsin and all the municiple ordinances.

APPLICANT (PRINT): JAY LANG SIGN: [signature] DATE: 3-21-26

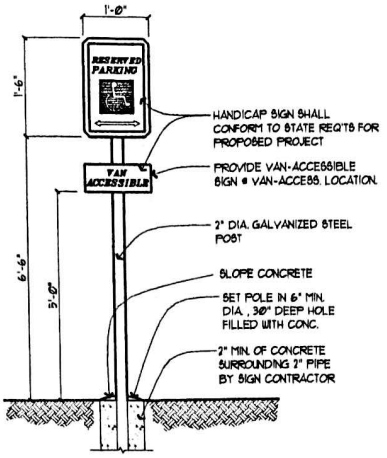
APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.

INSPECTIONS NEEDED **Building** ☐ Footing ☐ Foundation ☐ Rough ☐ Insulation ☐ Bsmt. Fl. ☐ Final
Electric ☐ Rough ☐ Service ☐ Final **Plumbing** ☐ Rough ☐ Underfloor ☐ Final **HVAC** ☐ Rough ☐ Final

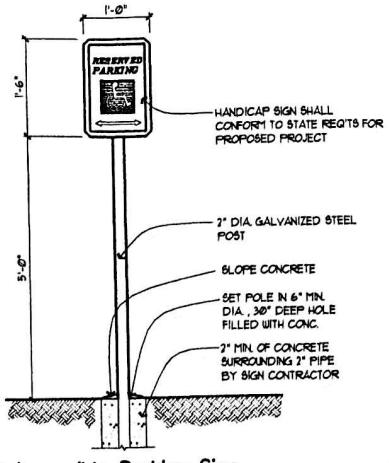
FEES:	PERMIT(S) ISSUED	SEAL NO.	Municipality No.
Building Fee	Bldg. # At top of form	**RECEIPT**	**PERMIT EXPIRATION:**
Zoning Fee	Zoning #	CK#	Permit expires two years from date issued unless municipal ordinance is more restrictive.
WI Seal	Elec. #	Amount $	
Electric Fee	Plmb. #	Date	
Plumbing Fee	HVAC #	From	
HVAC Fee		Rec By.	
Adm. Fee			
Other			
Total			

PERMIT ISSUED BY MUNICIPAL AGENT:
Name
Date
Certification No.

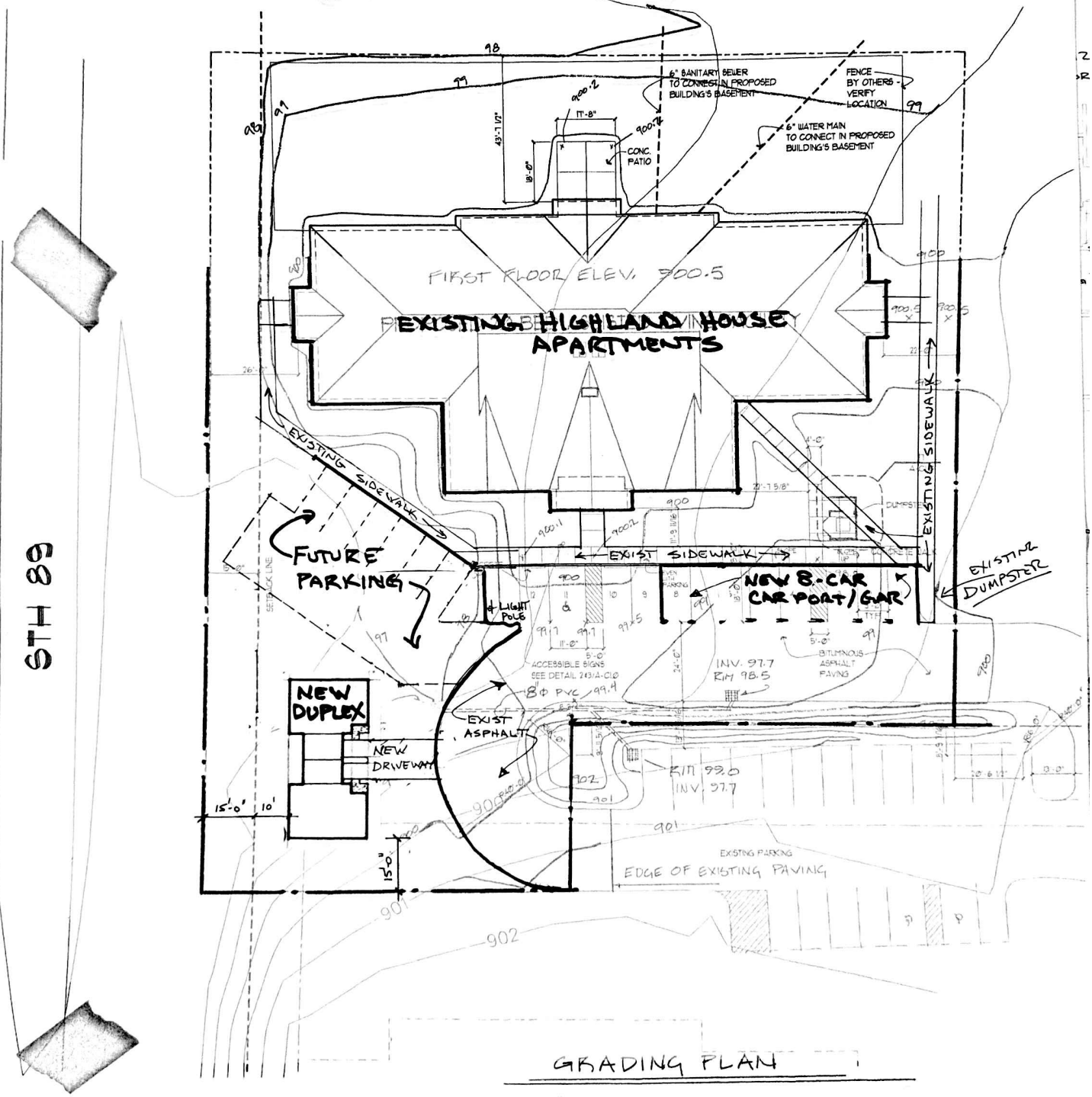
White - Municipal Files
Wisconsin Uniform 05/22
Yellow - Applicant
Pink - Clerk/Assessor



2 Accessible Parking Sign –Van
3/4" = 1'-0"



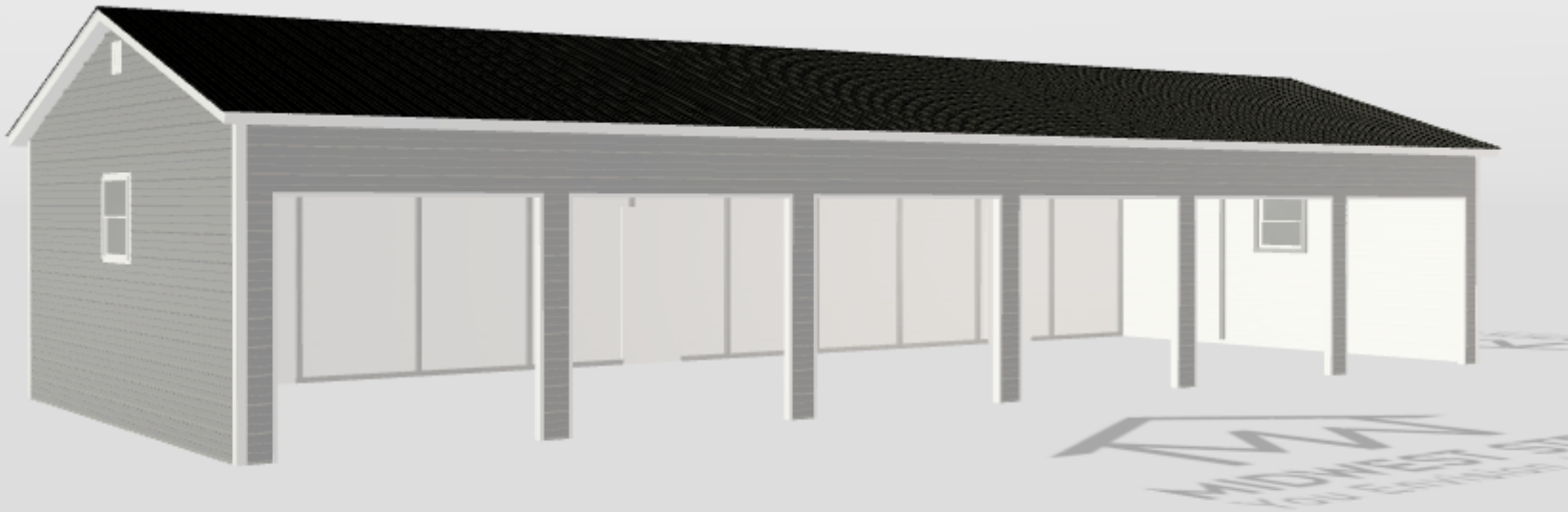
3 Accessible Parking Sign
3/4" = 1'-0"



GRADING PLAN

19 Site Plan
1" = 20'

NOTE
THIS PLAN IS AN ARCHITECTURAL SITE PLAN ONLY-
CONTACT OWNERS PROJECT MANAGER / PREPRESENATIVE
FOR A COPY OF THE CERTIFIED SURVEY
IF THERE ARE AN DISCREPANCIES BETWEEN THE TWO.
THE CERTIFIED SURVEY SHALL IN ALL CASES TAKE PRESIDENCE.



20' W x 55' L x 9' H

Approximate center clearance: 12'4"

§ 385-10.2. Home occupations in residential districts. [Added 7-2-2009 by Ord. No. 2009-09]

A. Intent. It is the intent of this section to provide a means to accommodate a small home-based business without the necessity of a rezoning the land area from an R-1, R1-A, or R-2 District to a commercial district. Home occupations are economic activities permitted within any single-family detached residence which comply with the following requirements. Examples include the provision of personal and professional services. Once a home occupation has been approved, it may not be expanded or enlarged.

B. Requirements. Any individual who desires to locate a home occupation within a dwelling located in one of the residential districts described in Subsection A, shall make written application to the Plan Commission for approval thereof. Said application shall contain complete and accurate description of the proposed home occupation; and such additional information as the Zoning Administrator and/or the Plan Commission may require. In determining whether or not to approve any requested home occupation, the Plan Commission shall be guided by the following criteria:

(1) The home occupation shall be conducted only within the enclosed area of the dwelling unit or an attached garage.

(2) There shall be no exterior alterations of the structure which change the character thereof as a dwelling. There shall be no exterior evidence of the home occupation other than those signs permitted in the district.

(3) No storage or display of materials, goods, supplies, or equipment related to the operation of the home occupation shall be visible outside any structures located on the premises.

(4) No home occupation use shall create smoke, odor, glare, noise, dust, vibration, fire hazard, small electrical interference or any other nuisance not normally associated with the average residential use in the district.

(5) Only one sign may be used to indicate the type of home occupation. Such sign shall not be illuminated and shall not exceed three square feet.

(6) The home occupation shall not involve the use of commercial vehicles for more than occasional delivery of materials to or from the premises.

(7) Authorized home occupations are restricted to service-oriented businesses and the mass production of items or products or the sale of items or products on the premises is prohibited. Examples of service-oriented businesses include, but are not limited to, computer programming, accounting, law, insurance agencies and computer-based consulting and clerical services.

(8) Authorized home occupations shall not occupy more than 30% of the floor area of the dwelling in question.

(9) Persons employed in home occupations shall be limited to the resident, immediate family members, and no more than one nonresident employee.

(10) Under no circumstances shall a motor vehicle repair or body work business qualify as

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an authorized home occupation.

(11) No animals shall be involved in any authorized home occupation.

(12) Home day care is an authorized home occupation so long as it does not involve more than seven children or require state licensing.

C. Conditional uses. Any proposed home occupation which does not satisfy the criteria established in Subsection B above may be authorized by the Plan Commission as a conditional use, subject to the requirements of § 385-21 and the following:

(1) The extent of the equipment or machinery used in the home occupation may be restricted by the Plan Commission.

(2) Sale or transfer of the subject property or the expansion of the approved home occupation shall cause the conditional use permit to terminate.

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136 North Monroe Street
Waterloo, WI 53594
Phone: (920) 478-3025
Fax: (920) 478-2021
www.waterloowi.us

NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT UNDER PROVISIONS OF CHAPTER §385-10.2B AND §385.10 C OF THE ZONING CODE OF THE CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN

Please take notice that the Plan Commission of the City of Waterloo, Jefferson County, Wisconsin, acting under provisions of R2 Zoning District, §385-10.2B. and §385-10.2C. Home occupations in residential districts B.11 No animals shall be involved in any authorized home occupation C. Conditional Uses (ex. Grey waste, dogs on premises at one time or hours of operation.) This conditional use permit application was received from Heather Herron, owner of 102 Gregory St.

The applicant is requesting a conditional use permit to allow for the sale of flowers. A conditional use permit is required for a home occupation.

The property is described as follows:

- Parcel 290-0813-0533-006. S150FT OF OUT LOT 44, ASR PLT. Also, known as 102 Gregor St. Waterloo, WI.

Be further notified that the Plan Commission will hear all persons interested or their agents or attorneys concerning the conditional use permit application at a public hearing. The public hearing will be held at **6:00 p.m. on Tuesday, June 23, 2026 in the Council Chamber of the Municipal Building, 136 N. Monroe Street, Waterloo.**

After the public hearing, the Plan Commission shall recommend approval, denial, or conditional approval of the conditional use permit to the Common Council. The City Council will act on the Plan Commission's recommendation at its regularly scheduled meeting on Thursday, July 2, 2026.

Jeanne Ritter
City Clerk/Deputy Treasurer

Pub: The Leader Independent, June 11, 2026

136 North Monroe Street
Waterloo, WI 53594
Phone: (920) 478-3025
Fax: (920) 478-2021
www.waterloowi.us

APPLICATION FOR CONDITIONAL USE PERMIT

(Review and Action by City Plan Commission/Common Council)

Number: _____ **Date Filed:** _____ **Fee Paid:** _____

Location of Property: 102 Gregor St, Waterloo WI 53594

Applicant: Heather Herron | Lush Blooms Flower Farm

Address: 102 Gregor St, Waterloo WI 53594 **Telephone:** 608.695.6798

Owner of Property: Heather and Joseph Herron

Address: 102 Gregor St, Waterloo WI 53594 **Telephone:** 608.695.6798

Contractor: NA

Address: NA **Telephone:** NA

Architect or Professional Engineer: NA

Address: NA **Telephone:** NA

Legal Description of Property: Single family on 9,147 sqft lot

Land Parcel Size: 0.210 Acres **Present Use:** Residential use **Zoning District:** R-2

Type of Existing Structure (if any): home with attached garage

Proposed Use of the Structure or Site: selling home grown flowers **Number of Employees:** just myself no employee

Terms of Municipal Code	Conditional Use Requested
385-10.2.	

Specify Reason(s) for Application: (for example, insufficient lot area, setback, etc.)

growing flowers on property garden and selling flowers on flower cart on my property

ATTACH THE FOLLOWING:

1. Adjoining owners, all names and addresses of all abutting and opposite property owners within 200 feet.
2. Site Plan showing the area involved, its location, dimensions, elevations, drainage, parking, etc., and location of adjacent structures within 200 feet.

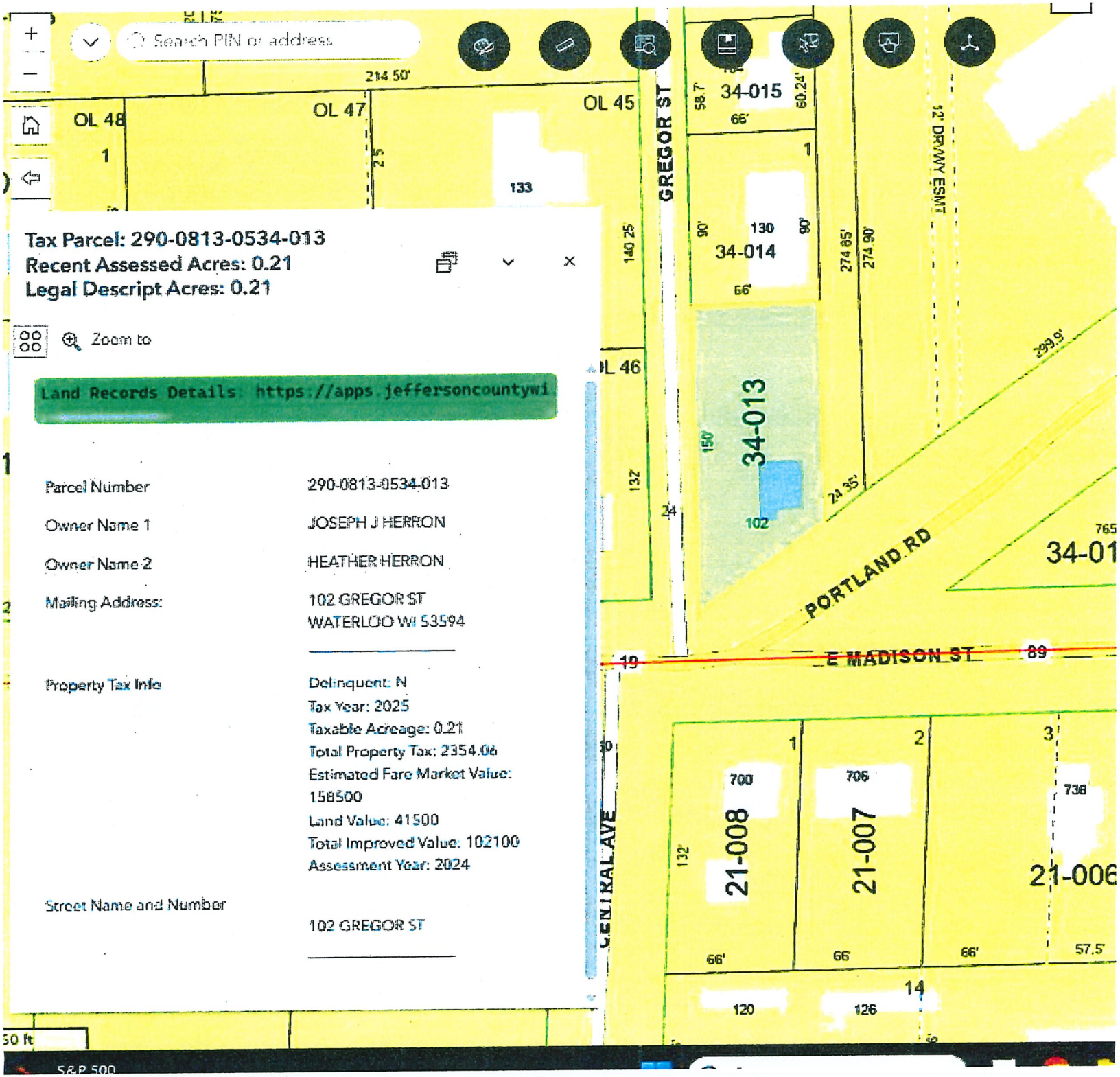
Date: 5-22- 20 26

Signature of Applicant

Fresh Cut Flowers
Lush Blooms

Fresh Cut Flowers
SLOW DOWN
CHILDREN AT PLAY

Fresh Cut Flowers
Lush Blooms


Search PIN or address
Tax Parcel: 290-0813-0534-013
Recent Assessed Acres: 0.21
Legal Descript Acres: 0.21
Zoom to
Land Records Details: https://apps.jeffersoncountywi
Parcel Number 290-0813-0534-013
Owner Name 1 JOSEPH J HERRON
Owner Name 2 HEATHER HERRON
Mailing Address: 102 GREGOR ST
WATERLOO WI 53594
Property Tax Info Delinquent: N
Tax Year: 2025
Taxable Acreage: 0.21
Total Property Tax: 2354.06
Estimated Fare Market Value: 158500
Land Value: 41500
Total Improved Value: 102100
Assessment Year: 2024
Street Name and Number 102 GREGOR ST
GREGOR ST
PORTLAND RD
E MADISON ST
34-013
34-014
34-015
21-008
21-007
21-006
OL 45
OL 46
OL 47
OL 48
214.50'
140.25'
132'
274.85'
274.90'
299.9'
24.35'
21' DRWWY ESMT

Re: Home Occupation

Summarize

Reply | Reply All | Forward | ...

HH

Heather Herron <herron.heather@hotmail.com>
To Denise Knutson

Fri 5/22/2026 10:10 AM

Plan Of Commission
City of Waterloo
136 N. Monroe Street
Waterloo, WI

To whom it may concern,

As the owner of Lush Blooms Flower Farm, located at 102 Gregor Street, Waterloo WI, I wish to apply for a permit to have my business located at my home address at 102 Gregor Street, Waterloo WI. This would involve only selling floral related products. There will be no food sale related items.

This business use will only occupy twenty (20) percent of the square foot of the home. The only site equipment to run the business would be a closet with an AC unit to keep flowers cool, a small room to grow seedlings, along with a desk with a computer in the dwelling unit. I also grow my own flowers on a small part of my property. I have a small flower stand that customers will be able to buy flowers from on my property.

Your prompt attention to this matter is greatly appreciated. If you have any questions, please call me at 608.695.6798

Thank you,

Heather Herron

Community Feedback Regarding Lush Blooms Flower Farm Business

This form is intended to gather neighborhood/customer feedback regarding my small flower-growing business (Lush Blooms Flower Farm) and proposed conditional use permit. Honest feedback is appreciated and will be shared with the Waterloo City as part of the review process.

* Indicates required question

1. Do you live in Waterloo? *

Mark only one oval.

- [X] Yes
- [ ] No

2. First and last name *

Rosemary Wedel

3. Address *

109 Portland Rd

4. Are you aware of my flower growing business? *

Mark only one oval.

- [X] Yes
- [ ] No

Community Feedback Regarding Lush Blooms Flower Farm Business

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* Indicates required question

1. Do you live in Waterloo? *

Mark only one oval.

- [X] Yes
- [ ] No

2. First and last name *

Rosemary Wedel

3. Address *

109 Portland Rd

4. Are you aware of my flower growing business? *

Mark only one oval.

- [X] Yes
- [ ] No

5. Do you support allowing Lush Blooms Flower Farm, a small-scale flower-growing business to continue to operate? *

Mark only one oval.

- [X] Yes — We think it is Great!
- [ ] No

6. Have you personally experienced any issues related to the business? *

Check all that apply.

- [X] No issues
- [ ] Traffic
- [ ] Parking
- [ ] Noise

7. Do you believe my flower business positively contributes to the community? *

Check all that apply.

- [X] Yes
- [ ] No
- [ ] Other: _____

8. Have you visited or purchased from Lush Bloom's flower stand? *

Mark only one oval.

- [X] Yes
- [ ] No

I believe this is a good service to the Older people that can't get out to drive to the other places in town,

9. Is there anything you would like the City of Waterloo to consider regarding this business? *

This content is neither created nor endorsed by Google.

Google Forms

Community Feedback Regarding Lush Blooms Flower Farm Business

This form is intended to gather neighborhood/customer feedback regarding my small flower-growing business (Lush Blooms Flower Farm) and proposed conditional use permit. Honest feedback is appreciated and will be shared with the Waterloo City as part of the review process.

* Indicates required question

1. Do you live in Waterloo? *

Mark only one oval.

- (●) Yes
- ( ) No

2. First and last name *

Duane Strobel

3. Address *

706 E Madison St

4. Are you aware of my flower growing business? *

Mark only one oval.

- (●) Yes
- ( ) No

5. Do you support allowing Lush Blooms Flower Farm, a small-scale flower-growing business to continue to operate? *

Mark only one oval.

- (●) Yes
- ( ) No

6. Have you personally experienced any issues related to the business? *

Check all that apply.

- [x] No issues
- [ ] Traffic
- [ ] Parking
- [ ] Noise

7. Do you believe my flower business positively contributes to the community? *

Check all that apply.

- [x] Yes
- [ ] No
- [ ] Other: _____

8. Have you visited or purchased from Lush Bloom's flower stand? *

Mark only one oval.

- ( ) Yes
- (●) No

9. Is there anything you would like the City of Waterloo to consider regarding this business? *

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Google Forms

Community Feedback Regarding Lush Blooms Flower Farm Business

This form is intended to gather neighborhood/customer feedback regarding my small flower-growing business (Lush Blooms Flower Farm) and proposed conditional use permit. Honest feedback is appreciated and will be shared with the Waterloo City as part of the review process.

* Indicates required question

1. Do you live in Waterloo? *

Mark only one oval.

- [x] Yes
- [ ] No

2. First and last name *

Karin Beyer

3. Address *

190 Gregor Street 3 houses down !!

4. Are you aware of my flower growing business? *

Mark only one oval.

- [x] Yes
- [ ] No

5. Do you support allowing Lush Blooms Flower Farm, a small-scale flower-growing business to continue to operate? *

Mark only one oval.

- [x] Yes
- [ ] No

6. Have you personally experienced any issues related to the business? *

Check all that apply.

- [x] No issues
- [ ] Traffic
- [ ] Parking
- [ ] Noise

7. Do you believe my flower business positively contributes to the community? *

Check all that apply.

- [x] Yes
- [ ] No
- [ ] Other: _____

8. Have you visited or purchased from Lush Bloom's flower stand? *

Mark only one oval.

- [x] Yes
- [ ] No

9. Is there anything you would like the City of Waterloo to consider regarding this business? *

I think it is great to have something this beautiful and unique (with a lot of hard work) here in Waterloo. To help supply the income of the family. :) KB

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Google Forms

Community Feedback Regarding Lush Blooms Flower Farm Business

This form is intended to gather neighborhood/customer feedback regarding my small flower-growing business (Lush Blooms Flower Farm) and proposed conditional use permit. Honest feedback is appreciated and will be shared with the Waterloo City as part of the review process.

* Indicates required question

1. Do you live in Waterloo? *

Mark only one oval.

- [x] Yes
- [ ] No

2. First and last name *

Lois Schneider

3. Address *

700 E Madison St

4. Are you aware of my flower growing business? *

Mark only one oval.

- [x] Yes
- [ ] No

5. Do you support allowing Lush Blooms Flower Farm, a small-scale flower-growing business to continue to operate? *

Mark only one oval.

- (●) Yes
- ( ) No

6. Have you personally experienced any issues related to the business? *

Check all that apply.

- [x] No issues
- [ ] Traffic
- [ ] Parking
- [ ] Noise

7. Do you believe my flower business positively contributes to the community? *

Check all that apply.

- [x] Yes
- [ ] No
- [ ] Other: _____

8. Have you visited or purchased from Lush Bloom's flower stand? *

Mark only one oval.

- ( ) Yes
- (●) No

9. Is there anything you would like the City of Waterloo to consider regarding this business? *

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Google Forms

136 North Monroe Street
Waterloo, WI 53594
Phone: (920) 478-3025
Fax: (920) 478-2021
www.waterloowi.us

APPLICATION FOR CONDITIONAL USE PERMIT

(Review and Action by City Plan Commission/Common Council)

Number: _____ Date Filed: _____ Fee Paid: _____

Location of Property: 838 E Madison St Waterloo

Applicant: Shawn L. Vieth Email shawn@shawnlvieth.com

Address: 838 E Madison St Waterloo Telephone: 262-443-0745

Owner of Property: Shawn L. Vieth

Address: 838 E Madison St Telephone: 262-443-0745

Contractor: N/A

Address: N/A Telephone: N/A

Architect or Professional Engineer: N/A

Address: N/A Telephone: N/A

Legal Description of Property: parcel Number 290-0813-0821-001

Land Parcel Size: 0.470 acres Present Use: residential Property Zoning District: Please Verify

Type of Existing Structure (if any): house with detached garage

Proposed Use of the Structure or Site: Residential with home office and seasonal flower cart Number of Employees: 1 = myself

Terms of Municipal Code	Conditional Use Requested
Applicable home occupation to be confirmed by city staff	home occupation / conditional use provisions

Specify Reason(s) for Application: (for example, insufficient lot area, setback, etc.)

Continued residential use with home office, small-scale seasonal flower growing, and a seasonal self-serve flower cart selling cut flowers grown by the applicant. No retail storefront is proposed

ATTACH THE FOLLOWING:

Site Plan showing the area involved, its location, dimensions, elevations, drainage, parking, etc.) and location of adjacent structures within 200 feet.

Date: 5-27 20 26

S L. Vieth

Signature of Applicant

136 North Monroe Street
Waterloo, WI 53594
Phone: (920) 478-3025
Fax: (920) 478-2021
www.waterloowi.us

NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT UNDER PROVISIONS OF CHAPTER §385-10.2B AND §385.10 C OF THE ZONING CODE OF THE CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN

Please take notice that the Plan Commission of the City of Waterloo, Jefferson County, Wisconsin, acting under provisions of R2 Zoning District, §385-10.2B. and §385-10.2C. Home occupations in residential districts B.11 No animals shall be involved in any authorized home occupation C. Conditional Uses (ex. Grey waste, dogs on premises at one time or hours of operation.) This conditional use permit application was received from Shawn Vieth, owner of 838 E Madison St.

The applicant is requesting a conditional use permit to allow for the sale of flowers. A conditional use permit is required for a home occupation.

The property is described as follows:

- Parcel 290-0813-0821-001. Legal Description W74.25FT OUT LOT 28, ASR PLT. Also, known as 838 E. Madison St. Waterloo, WI.

Be further notified that the Plan Commission will hear all persons interested or their agents or attorneys concerning the conditional use permit application at a public hearing. The public hearing will be held at **6:00 p.m. on Tuesday, June 23, 2026 in the Council Chamber of the Municipal Building, 136 N. Monroe Street, Waterloo.**

After the public hearing, the Plan Commission shall recommend approval, denial, or conditional approval of the conditional use permit to the Common Council. The City Council will act on the Plan Commission's recommendation at its regularly scheduled meeting on Thursday, July 2, 2026.

Jeanne Ritter
City Clerk/Deputy Treasurer

Pub: The Leader Independent, June 11, 2026

May 27th, 2026

Mayor Quimby
City of Waterloo
136 North Monroe Street
Waterloo, WI 53594

Dear Mayor Quimby,

I am submitting the enclosed information regarding my home-based business use and seasonal flower cart for Red Bilita Flowers by Shawn L Vieth LLC.

I attended the recent Plan Commission meeting, where roadside flower carts and home-based business use were discussed. During the meeting, I asked whether I should apply for a conditional use permit for my own seasonal flower cart. Although it was not completely clear whether a conditional use permit is required for my specific situation, one member indicated that I should proceed with submitting an application. I would like to be proactive and make sure my business is properly documented with the City.

My business, Shawn L Vieth LLC, includes a home office used for administrative work related to landscape design, landscape maintenance, consulting, Red Bilita Flowers, and my independent sales/design work with McKay Nursery Company in Waterloo, Wisconsin, which I have done since 2009. Landscape maintenance, installation, consulting visits, and McKay Nursery-related customer work are performed off-site or through McKay Nursery. Customers do not come to my residence for landscape services or McKay Nursery sales.

Red Bilita Flowers is a small seasonal flower-growing portion of my business. The flower cart is a seasonal self-serve cart used to sell cut flowers grown by me. I have a business license, seller's permit, USDA registration for my micro flower farm, and a website for the business.

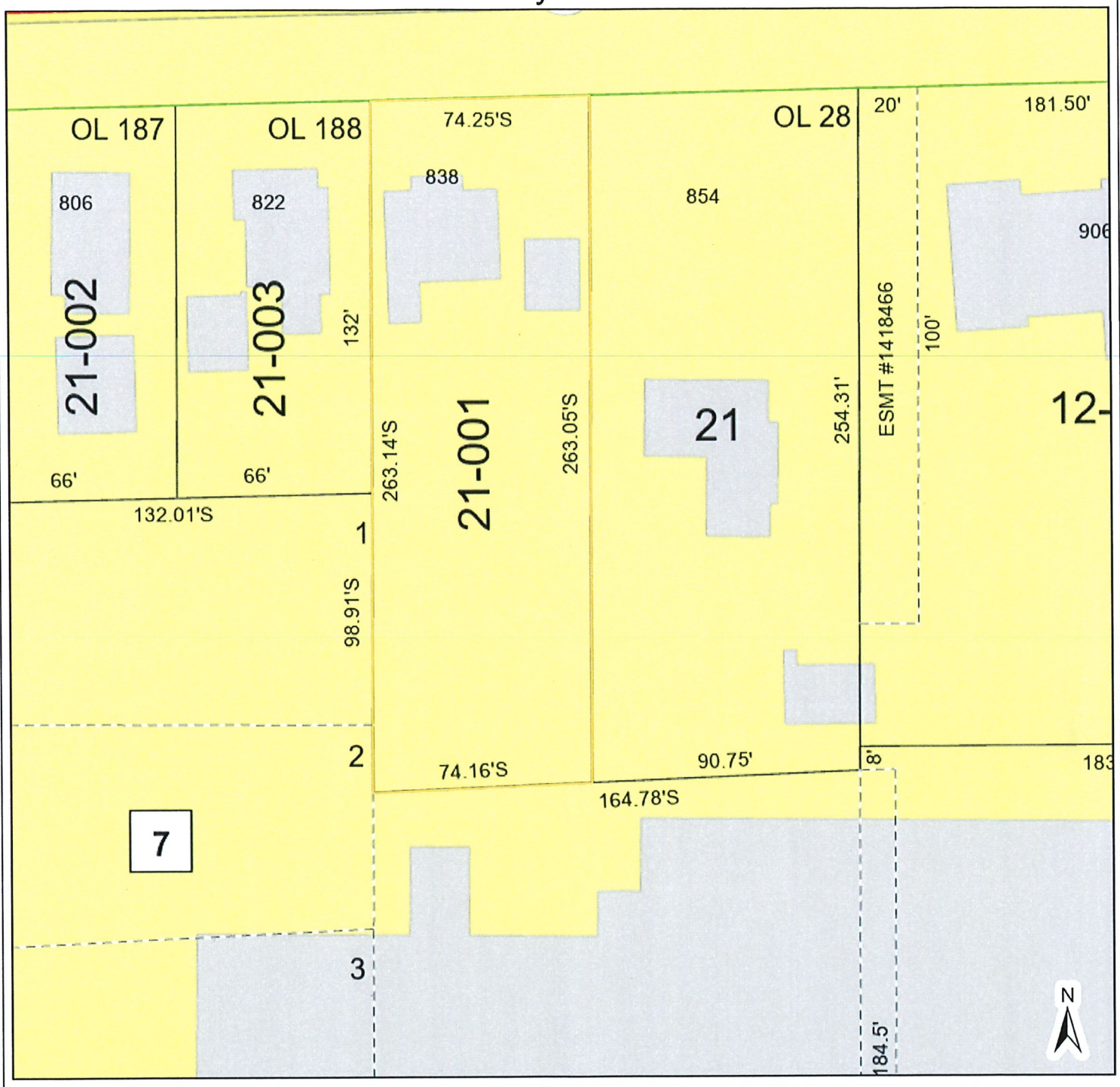
I respectfully ask that you direct this application and supporting documentation to the appropriate person or persons for review. My goal is to understand the correct process, follow the City's requirements, and continue operating responsibly and transparently.

Thank you for your time and guidance.

Respectfully,

Shawn Vieth
Shawn L Vieth LLC / Red Bilita Flowers
Waterloo, Wisconsin
262-443-0745
shawn@shawnlvieth.com
www.shawnlvieth.com

Jefferson County Land Information



PLSS Sections

Right of Ways

Property Boundary

Old Lot/Meander/Other Carto-Lines

Tax Parcels

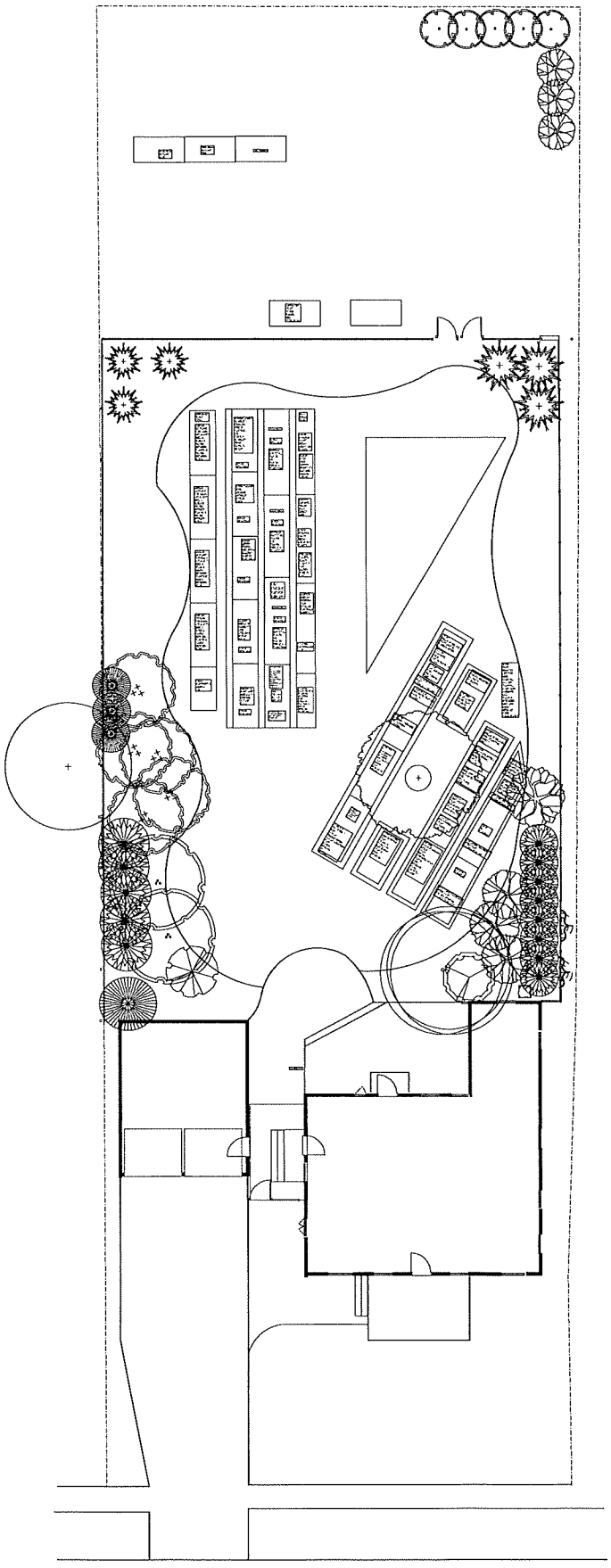
0 0 0.01 mi

1 inch equals 47 feet

Jefferson County Geographic Information System

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

Printed on: May 26, 2026



SUPPLEMENTAL INFORMATION FOR CONDITIONAL USE PERMIT REVIEW

Shawn L Vieth LLC / Red Bilita Flowers

838 E. Madison St.
Waterloo, Wisconsin

Plan Commission Meeting: June 23, 2026
Submitted by: Shawn L. Vieth
Submitted: June 18, 2026

Purpose of packet: To clarify the specific nature of the applicant's home-based business use, seasonal flower growing, and seasonal self-serve flower cart, and to provide factual information for review of the applicant's own operation.

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6. Timeline

7. Exhibits

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Exhibit B - Home Business Use Documentation

Exhibit C - Property and Neighboring Parcel Context

Exhibit D - Website Screenshot

Exhibit E - 2025 Cut Flower Growing Plan

1. Cover Letter / Supplemental Statement

Dear Mayor Quimby, City Clerk Ritter, and Plan Commission Members,

I am submitting this supplemental packet for the June 23, 2026 Plan Commission review of my conditional use permit application for 838 E. Madison St. My goal is to provide clear, organized information about my specific home-based business use and seasonal flower cart so the application can be reviewed on its own facts.

My business, Shawn L Vieth LLC, includes landscape design, landscape maintenance, consulting work, and a small seasonal cut-flower business called Red Bilita Flowers. The work I do from my home office is paperwork, client communication, scheduling, and landscape design. Landscape maintenance, installation, consulting visits, and McKay Nursery-related customer work are performed off-site or through McKay Nursery. Customers do not come to my residence for landscape services or McKay Nursery sales.

Red Bilita Flowers is a seasonal flower-growing portion of my business. The flower cart is a seasonal, self-serve cart used to sell cut flowers grown by me. Seed starting and bouquet preparation occur at home, but I do not operate a general retail storefront, do not have customers enter my home, do not have outside employees, and am not requesting approval for unrelated retail merchandise.

Because more than one flower cart may be discussed, I respectfully ask that my application be reviewed based on the specific facts of my operation. I am not requesting approval for a general retail use, a gift shop, a resale operation, or the sale of unrelated merchandise. I am requesting review of a residential property with a home office, seasonal flower growing, and a limited seasonal self-serve cart selling flowers grown by me on the premises.

If the Plan Commission determines that a conditional use permit is required, I am willing to accept reasonable, measurable conditions that preserve the residential character of the property and limit the use to the facts described in this packet.

Thank you for your time and consideration.

Respectfully,

Shawn L. Vieth
Shawn L Vieth LLC / Red Bilita Flowers
Waterloo, Wisconsin
262-443-0745
shawn@shawnlvieth.com
www.shawnlvieth.com

2. Summary of Requested Use

The requested use is continued residential use with a home office, seasonal flower growing, and a limited seasonal self-serve flower cart.

- Property: 838 E. Madison St., Waterloo, Wisconsin.
- Applicant/owner: Shawn L. Vieth.
- Business: Shawn L Vieth LLC, including Red Bilita Flowers.
- Existing use: residential property with home office and garden/flower growing areas.
- Home office use: paperwork, client communication, scheduling, landscape design, and administrative work.
- Basement use: seed starting and bouquet preparation.
- Outdoor use: seasonal flower growing integrated into the property landscape and garden areas.
- Flower cart use: seasonal, self-serve cart selling cut flowers grown by the applicant.
- Employees: one owner/operator; no outside employees.
- Customer access: customers do not enter the home.
- Landscape/McKay work: performed off-site or through McKay Nursery; customers do not come to the residence for those services.

The flower cart is located near the driveway during open hours and is stored against the garage when closed. In 2025 and 2026, the cart traveled to downtown Waterloo for an anniversary event on the first Saturday of May. Those are the only times the cart has left the property.

The applicant is willing to have any approval limited to the specific operation described in this packet.

3. What This Use Is / What This Use Is Not

What this use is	What this use is not
A residential property with a home office.	Not a general retail storefront.
Administrative work, scheduling, client communication, and landscape design.	Not a location where landscape or McKay Nursery customers come for sales.
Seasonal flower growing on the premises.	Not a wholesale flower resale operation.
Seed starting and bouquet preparation at home.	Not a business with public access inside the home.
A seasonal, self-serve flower cart.	Not a gift shop, candle shop, magnet/décor shop, or general merchandise stand.
A limited cart selling flowers grown by the applicant.	Not an event venue or public class location.
One owner/operator.	Not a business with outside employees coming and going.
Low-impact seasonal activity intended to preserve residential character.	Not a request to expand into broader roadside retail activity.

4. Response to Home Occupation / Conditional Use Review Criteria

The following information is provided to help the Plan Commission evaluate the application under the home occupation and conditional use review criteria being discussed for flower cart operations. Because the flower-growing and cart portions include outdoor activity, the applicant is requesting clarification and/or approval for the specific limited use described below.

Review topic	Applicant response
Business location	Home office work occurs inside the residence. Seed starting and bouquet preparation occur at home. Seasonal flower growing occurs in garden/landscape areas on the property. The self-serve cart is placed near the driveway only during open hours and stored against the garage when closed.
Exterior alterations	No structural changes to the residence are proposed. No retail storefront is proposed. No customer access inside the home is proposed.
Storage of materials and equipment	Cart, supplies, and tools are stored as part of normal home/garden use. The cart is stored against the garage when not open.
Impact on residential neighborhood	The use does not create smoke, odor, glare, noise, dust, vibration, fire hazards, electrical interference, or nuisance conditions beyond ordinary residential/garden activity.
Signage	The applicant is willing to use only one small, non-illuminated sign or signage otherwise approved by the City.
Commercial vehicles	No commercial vehicle traffic is proposed beyond ordinary personal/business use and occasional delivery or transport of supplies.
Business type	The use is limited to a home office and seasonal flower growing with a seasonal self-serve cart. The applicant is not requesting approval for wholesale flower resale, unrelated retail merchandise, or a general retail stand.
Floor area	The indoor business use is limited to home office, seed starting, and bouquet preparation areas and does not change the residential character of the dwelling.
Employees	The business is operated by the applicant. No outside employees are proposed for the home-based use or cart.
Excluded activities	The use does not include motor vehicle repair, body work, daycare, animals, or other activities unrelated to the described business use.
Public access	Customers do not enter the home. Landscape design, maintenance, consulting, and McKay Nursery-related work occur off-site or through McKay Nursery.

5. Proposed Conditions for Approval

If the Plan Commission determines that a conditional use permit is required, the applicant is willing to accept reasonable, measurable conditions such as the following:

1. Sales from the seasonal flower cart shall be limited to cut flowers, plants, or garden products grown by the applicant on the premises.
2. No wholesale flower resale or unrelated retail merchandise shall be sold from the cart.
3. The flower cart shall be seasonal.
4. The flower cart shall be self-serve.
5. No customers shall enter the residence as part of the flower cart operation.
6. No outside employees shall be involved in the home-based cart operation.
7. No amplified sound, event activity, or public classes shall be held at the residence as part of the cart operation.
8. Any signage shall be small, non-illuminated, and subject to City requirements.
9. The cart shall be placed so it does not obstruct sidewalks, driveways, visibility, or traffic safety.
10. The residential character of the property shall be maintained.
11. Sale or transfer of the property or expansion beyond the approved use would require further review consistent with City requirements.

The purpose of these proposed conditions is to make clear that the applicant is requesting approval of a narrow, low-impact, seasonal use tied to flowers grown on the premises, not approval for a broader retail or resale operation.

6. Timeline

Date	Event
Tuesday, May 26, 2026	Plan Commission meeting included discussion of a conditional use permit for Lush Blooms and whether a flower business is considered under home occupation provisions.
Wednesday, May 27, 2026	Applicant submitted a conditional use permit application and supporting documentation to Mayor Quimby by email.
Friday, May 29 and Saturday, May 30, 2026	Applicant operated the self-serve flower cart from 8:00 a.m. to 7:00 p.m.
Monday, June 1, 2026	Applicant received response that the application would be handled at the June 23 Plan Commission meeting and that the cart should not continue selling on the property until a decision is made. Applicant responded that the cart would stay empty.
Monday, June 8, 2026	Applicant requested any written complaints, public comments, and related materials that would be included in the Plan Commission packet.
Wednesday, June 10, 2026	City Clerk responded that no written complaints were known and that there had been a phone call regarding selling flowers as a possible ordinance violation. Mayor later clarified that the call had been followed by an internal email summary.
Tuesday, June 23, 2026	Plan Commission meeting scheduled for review of the applicant's conditional use permit application.

7. Exhibits

The following exhibits are included to support the factual description of the applicant's operation and property context.

- Exhibit A - Conditional Use Permit Application
- Exhibit B - Home Business Use Documentation
- Exhibit C - Property and Neighboring Parcel Context
- Exhibit D - Website Screenshot
- Exhibit E - 2025 Cut Flower Growing Plan

Exhibit A - Conditional Use Permit Application

The application identifies the property, owner/applicant, parcel information, residential use, home office, small-scale seasonal flower growing, seasonal self-serve flower cart, one owner/operator, and no retail storefront proposed.

136 North Monroe Street
Waterloo, WI 53594
Phone: (920) 478-3025
Fax: (920) 478-2021
www.waterloowi.us

APPLICATION FOR CONDITIONAL USE PERMIT
(Review and Action by City Plan Commission/Common Council)

Number: _____ Date Filed: _____ Fee Paid: _____

Location of Property: 838 E Madison St. Waterloo

Applicant: Shawn L. Vieth Email: shawn@shawnlvieth.com

Address: 838 E Madison St Waterloo Telephone: 262-443-0745

Owner of Property: Shawn L. Vieth

Address: 838 E Madison St Telephone: 262-443-0745

Contractor: N/A

Address: N/A Telephone: N/A

Architect or Professional Engineer: N/A

Address: N/A Telephone: N/A

Legal Description of Property: parcel Number 290-0813-0821-001

Land Parcel Size: 0.478 acres Present Use: residential Property Zoning District: Please Verify

Type of Existing Structure (if any): house with detached garage

Proposed Use of the Structure or Site: Residential with home office and seasonal flower cart Number of Employees: 1 = myself

Terms of Municipal Code	Conditional Use Requested
Applicable home occupation to be confirmed by city staff	home occupation / conditional use provisions

Specify Reason(s) for Application: (for example, insufficient lot area, setback, etc.)

Continued residential use with home office, small-scale seasonal flower growing, and a seasonal self-serve flower cart selling cut flowers grown by the applicant. No retail storefront is proposed

ATTACH THE FOLLOWING:
Site Plan showing the area involved, its location, dimensions, elevations, drainage, parking, etc., and location of adjacent structures within 200 feet.

Date: 5-27 20 26

Shawn L. Vieth
Signature of Applicant

Exhibit B - Home Business Use Documentation

May 27th, 2026

Mayor Quimby
City of Waterloo
136 North Monroe Street
Waterloo, WI 53594

Dear Mayor Quimby,

I am submitting the enclosed information regarding my home-based business use and seasonal flower cart for Red Bilita Flowers by Shawn L Vieth LLC.

I attended the recent Plan Commission meeting, where roadside flower carts and home-based business use were discussed. During the meeting, I asked whether I should apply for a conditional use permit for my own seasonal flower cart. Although it was not completely clear whether a conditional use permit is required for my specific situation, one member indicated that I should proceed with submitting an application. I would like to be proactive and make sure my business is properly documented with the City.

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I respectfully ask that you direct this application and supporting documentation to the appropriate person or persons for review. My goal is to understand the correct process, follow the City's requirements, and continue operating responsibly and transparently.

Thank you for your time and guidance.

Respectfully,

Shawn Vieth
Shawn L Vieth LLC / Red Bilita Flowers
Waterloo, Wisconsin
262-443-0745
shawn@shawnlvieth.com
www.shawnlvieth.com

Exhibit C - Property and Neighboring Parcel Context

The Jefferson County Land Information map shows 838 E. Madison St. and surrounding parcels for context.

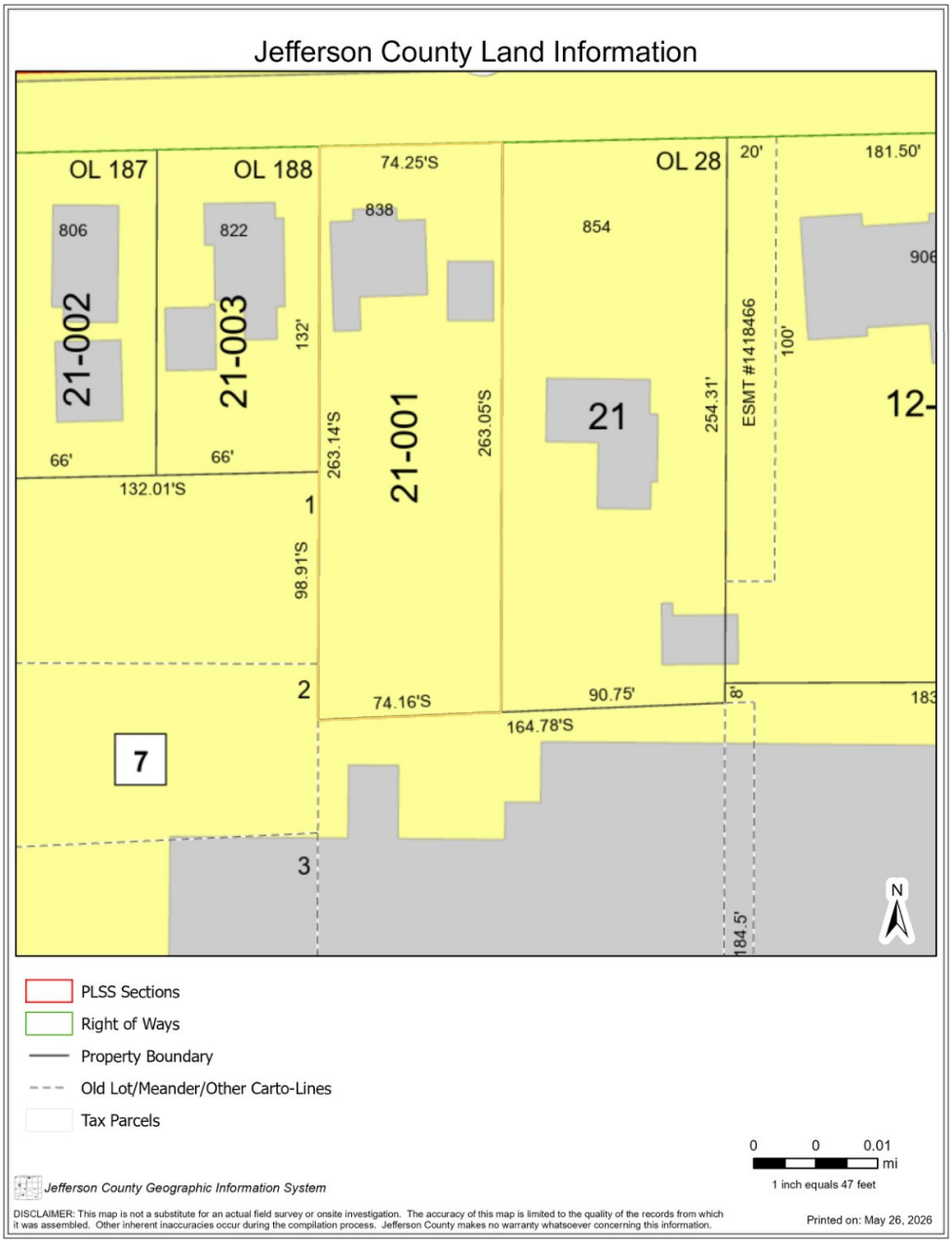


Exhibit D - Website Screenshot

The website screenshot shows the public-facing business as Shawn L Vieth LLC Landscape Design and Flower Farm.

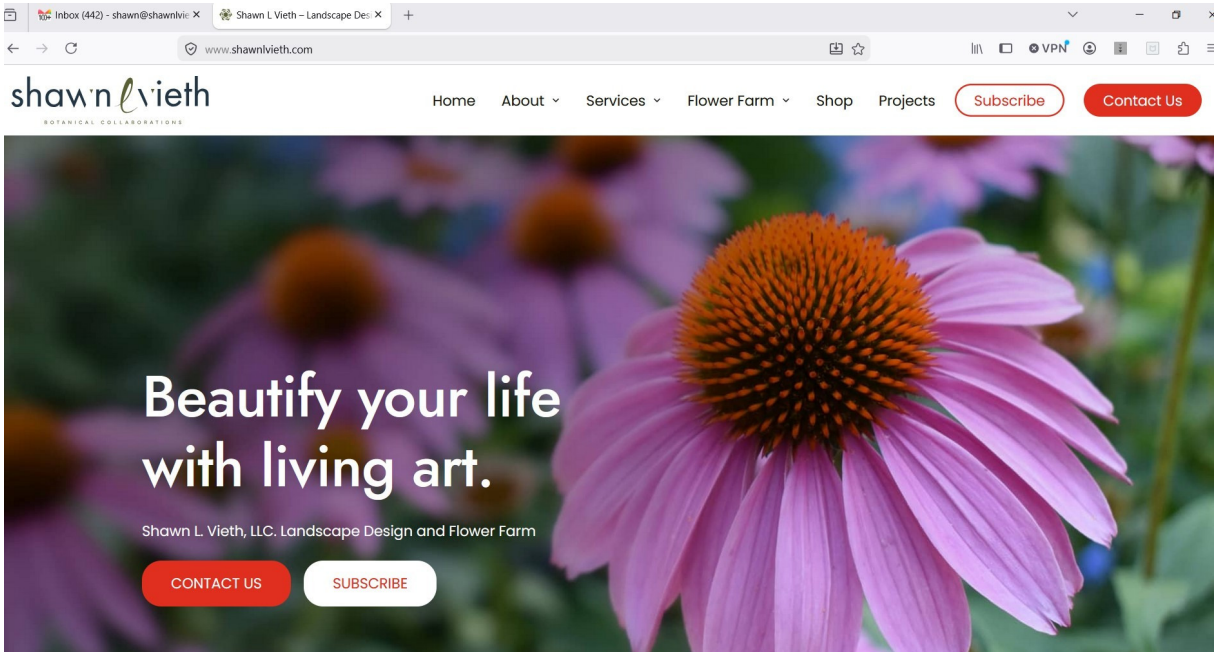
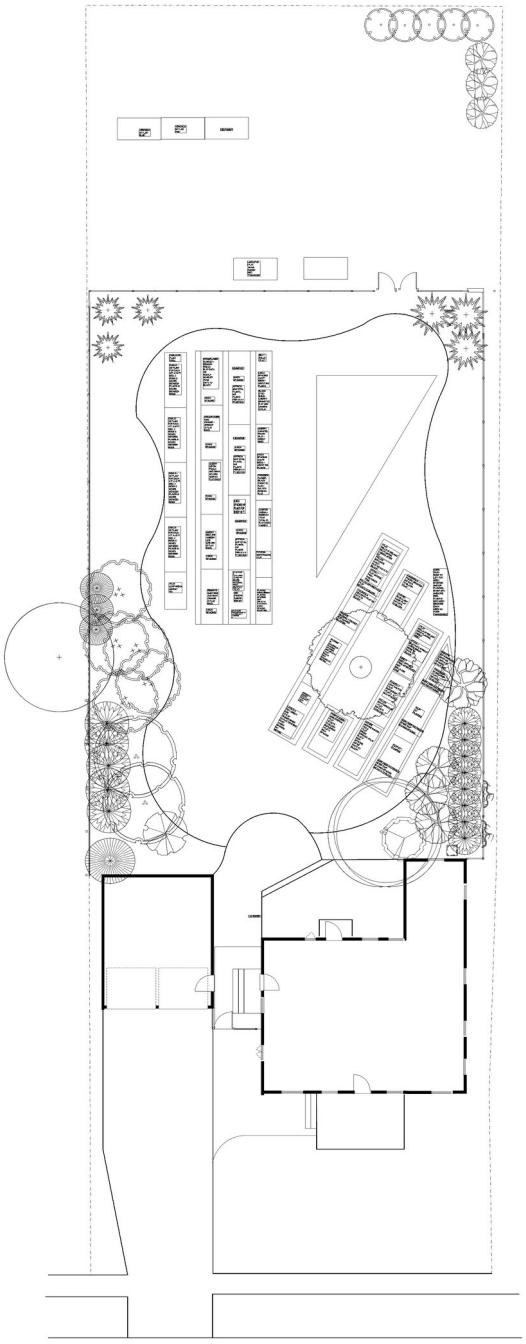


Exhibit E - 2025 Cut Flower Growing Plan

The annual bed plan documents organized on-premises cut flower production, including annual flowers, succession plantings, and integrated landscape growing areas.



Final Note

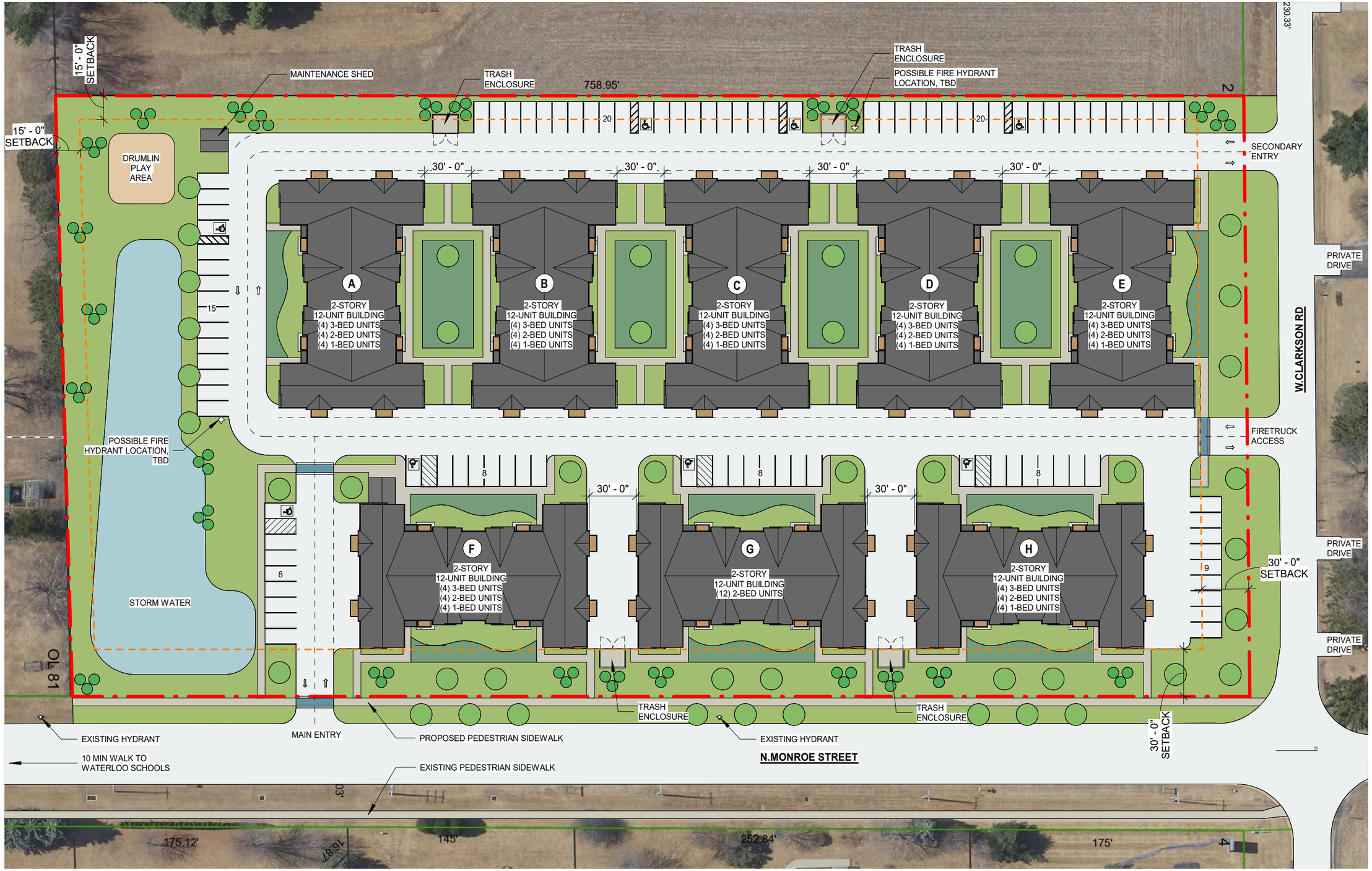
The applicant has email correspondence and additional supporting material available upon request. Full email threads are not included in this supplemental packet so the Plan Commission can focus on the specific requested use and the factual criteria for review.

Jeanne Ritter

From: Terri Mohr <terrimohr1@gmail.com>
Sent: Thursday, June 18, 2026 6:15 PM
To: Jeni Quimby; Jeanne Ritter
Subject: Red Bilita Flower Cart

Mayor Jenifer Quimby
City Clerk Jeanne Ritter
Shawn Veith's beautiful Red Bilita Flower cart complements Waterloo's current growth of fabulous, women owned businesses here in Waterloo. I feel like businesses like Shawn's increase the feeling of community in our small town. I've lived in Waterloo since 1991 and am so happy to see people creating beauty here and bringing individuals together in support of one another. I love it, and hope that you see her flower cart as a positive endeavor and support Shawn in her effort to grow flowers and share them right here in Waterloo.
Thank you for your consideration,
Terri Mohr

Virus-free.www.avg.com



UNIT MIX

8 TOTAL BUILDINGS
96 TOTAL UNITS
(Garden Style Apartments)

28 (29%) 3-BED
40 (42%) 2-BED
28 (29%) 1-BED

PARKING MIX

EXTERIOR STALLS = 96 stalls
(including 8 ADA stalls)
INTERIOR/GARAGE STALLS
(12 stalls per building) = 96 TOTAL

N

Plan Commission Drawing Set

KCB Architects
400 E. Wisconsin Ave. #205 Milwaukee, WI
e: keith@kcb-architects.com p: (414) 261-8956

BREW CITY CAPITAL GROUP

Drumlin Fields Apartments

Site Plan
AD-001
Scale: 1" = 60'-0"
06/15/2026

N

Plan Commission Drawing Set

KCB Architects
400 E. Wisconsin Ave. #205 Milwaukee, WI
e: keith@kcb-architects.com p: (414) 261-8956

BREW CITY CAPITAL GROUP

Drumlin Fields Apartments

Rendered Site Plan
AR-201
Scale:
06/15/2026

Plan Commission Drawing Set

KCB Architects
400 E. Wisconsin Ave. #205 Milwaukee, WI
e: keith@kcb-architects.com p: (414) 261-8956

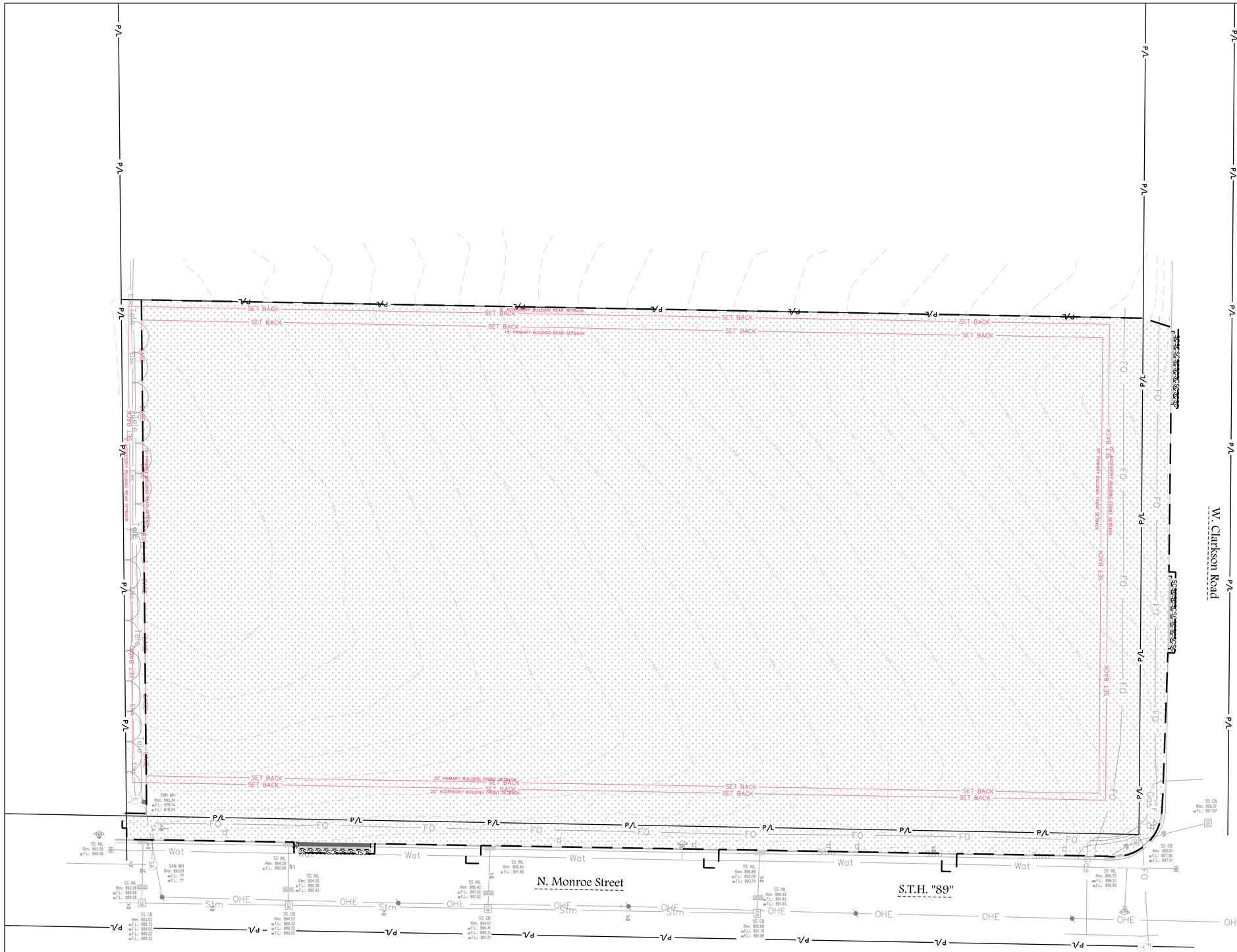
BREW CITY CAPITAL GROUP®

Drumlin Fields Apartments

Rendered View
AR-201

Scale:
06/15/2026

N. Monroe Street
S.T.H. "89"
W. Clarkson Road
Lot 1
260705 sq. ft.
6.00 ac.
SAN MH
Rim: 893.34
FL: 878.14
FL: 878.04
SAN MH
Rim: 893.81
FL: ??
FL: ??
SS INL
Rim: 893.36
FL: 890.06
SS INL
Rim: 893.38
FL: 889.58
FL: 889.58
SS CB
Rim: 893.02
FL: 888.72
FL: 889.02
FL: 889.22
FL: 888.32
SS INL
Rim: 894.29
FL: 890.59
SS INL
Rim: 894.33
FL: 890.38
FL: 890.43
SS CB
Rim: 894.52
FL: 889.32
FL: 889.22
FL: 890.02
SS INL
Rim: 895.40
FL: 891.90
SS INL
Rim: 895.42
FL: 891.52
FL: 891.52
SS CB
Rim: 894.91
FL: 890.41
FL: 890.31
FL: 891.21
SS INL
Rim: 896.89
FL: 892.09
FL: 892.19
SS CB
Rim: 895.68
FL: 891.78
FL: 891.88
SS INL
Rim: 896.93
FL: 891.93
FL: 891.93
SS INL
Rim: 899.70
FL: 896.10
FL: 895.90
SS CB
Rim: 900.07
FL: 897.67
SS CB
Rim: 900.01
FL: 897.56
FL: 897.51
30' BACK
30' BACK
30' BACK



FILENAME: S:_SiteDsgn\Brew City Capital Group\260705 Drumlin Fields Waterloo\Design\C101 – SITE DEMOLITION PLAN.dwg

kapur

788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202

kapurinc.com

PROJECT:

DRUMLIN FIELDS - WATERLOO RESIDENTIAL DEVELOPMENT

LOCATION:

CITY OF WATERLOO

CLIENT:

RELEASE:

PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

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

DEMOLITION NOTES

1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- SET BACK — SET BACK LINE
- VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED. UNUSED & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- SAWCUT FULL DEPTH

NORTH ARROW:

SCALE: 1" = 30'

0 15 30 60

SEAL:

all in

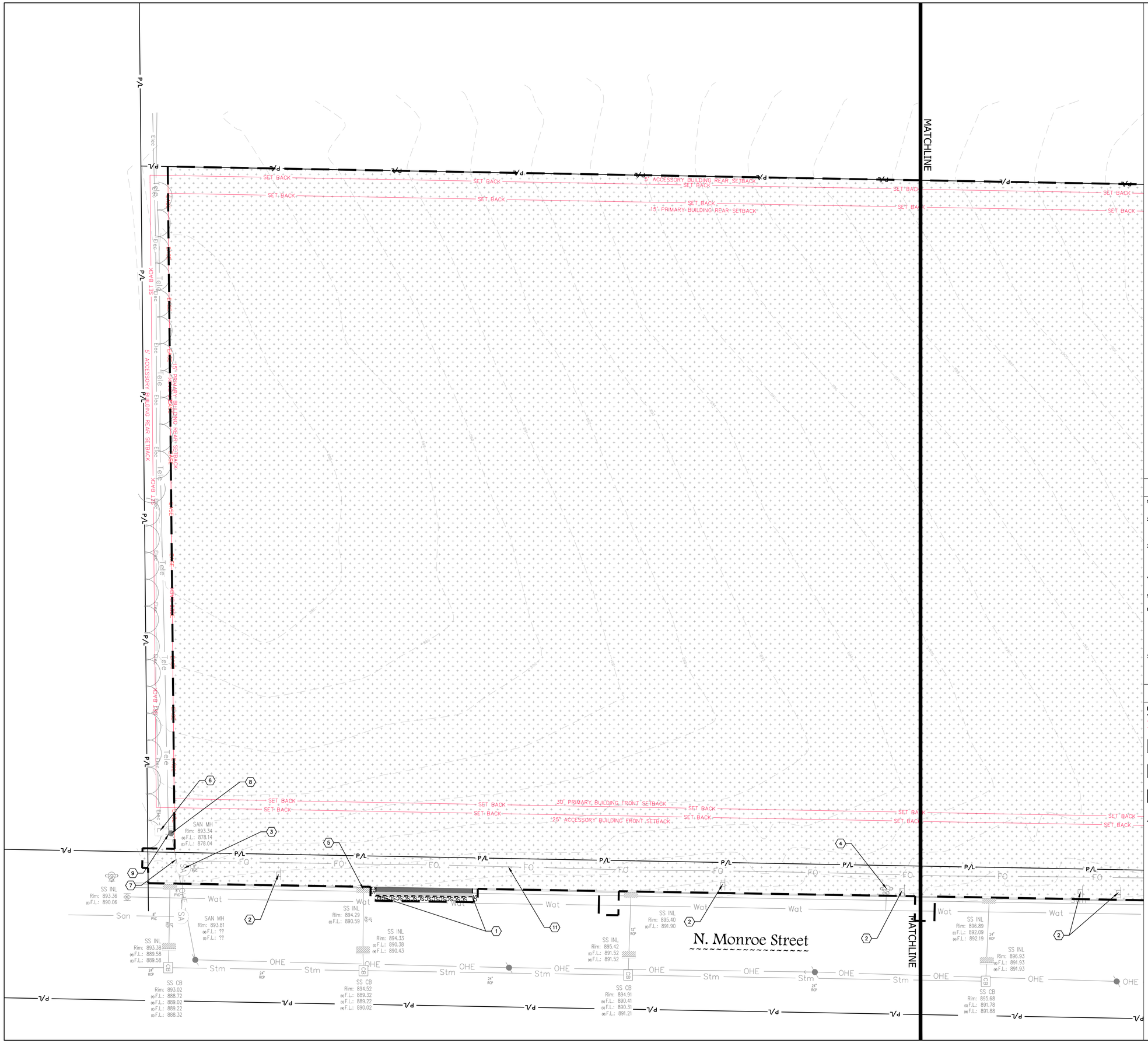
SHEET:

OVERALL SITE DEMOLITION PLAN

PROJECT MANAGER:	RB
PROJECT NUMBER:	260705.01
DATE:	06/15/2026

SHEET NUMBER:

C101



DEMOLITION NOTES

1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- SET BACK — SET BACK LINE
- VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED. UNUSED & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- SAWCUT FULL DEPTH
- 1 SAWCUT APPROXIMATELY 2' OF ASPHALT PAVEMENT OFF THE EDGE OF THE ROADWAY TO PROVIDE A SMOOTH EDGE FOR INSTALLATION OF NEW PAVEMENT.
- 2 EXISTING SIGN TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 3 EXISTING SANITARY SEWER STRUCTURE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 4 EXISTING HYDRANT TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 5 EXISTING STORM SEWER STRUCTURE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 6 EXISTING TRANSFORMER TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 7 EXISTING ELECTRICAL LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
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- 9 EXISTING TELEPHONE PEDESTAL TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 10 EXISTING FIBER OPTIC PULL BOX TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 11 EXISTING FIBER OPTIC LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.

DIGGERS HOTLINE
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www.DiggersHotline.com

kapur
788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

PROJECT:
DRUMLIN FIELDS - WATERLOO RESIDENTIAL DEVELOPMENT

LOCATION:
CITY OF WATERLOO

CLIENT:

RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 30'
0 15 30 60

SEAL:

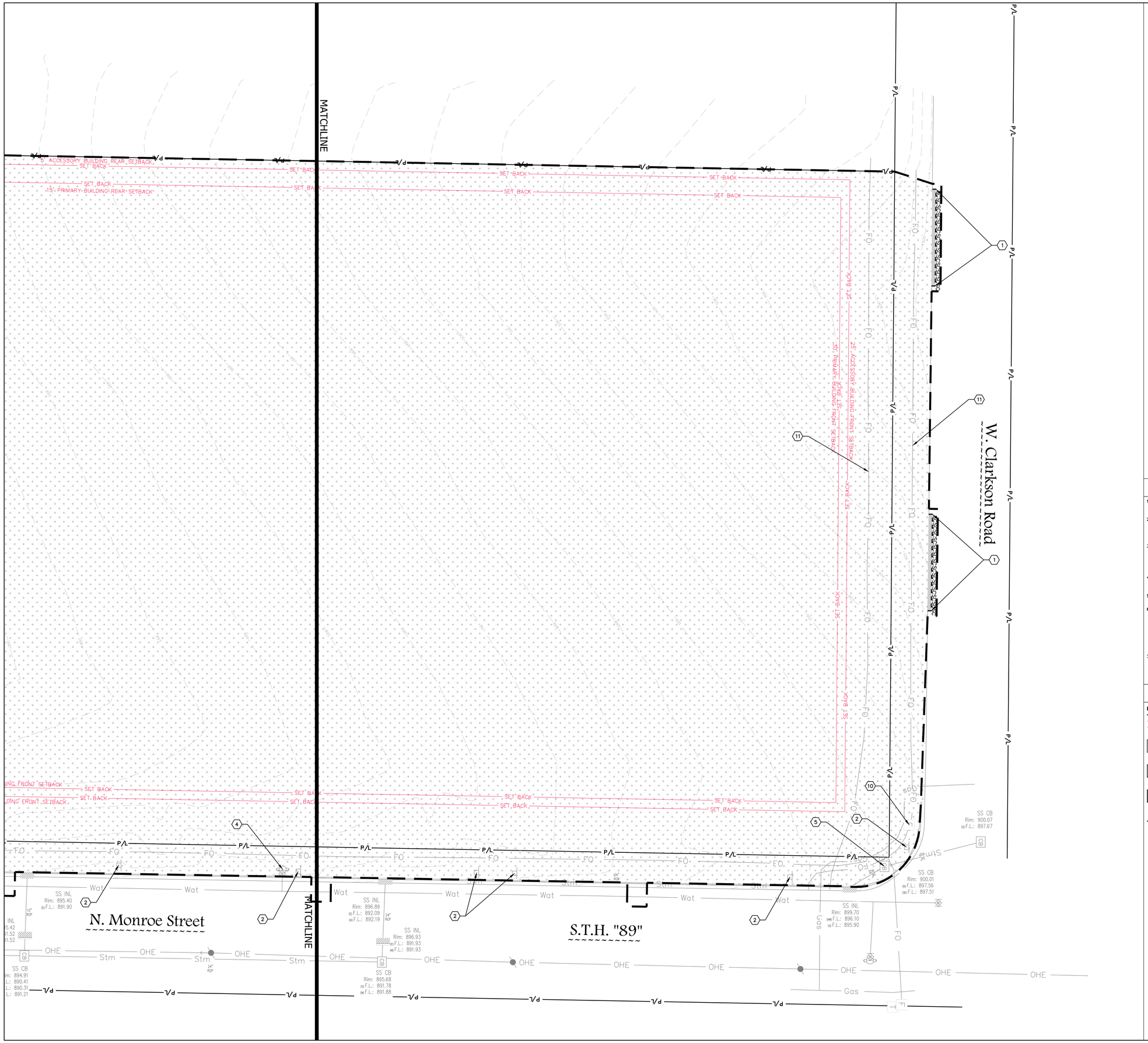
all in

SHEET:
SITE DEMOLITION PLAN - AREA A

PROJECT MANAGER:	RB
PROJECT NUMBER:	260705.01
DATE:	06/15/2026

SHEET NUMBER:
C101A

FILENAME: S:_SiteDsgn\Brew City Capital Group\260705 Drumlin Fields Waterloo\Design\C101 – SITE DEMOLITION PLAN.dwg



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kapurinc.com

PROJECT:

DRUMLIN FIELDS - WATERLOO RESIDENTIAL DEVELOPMENT

LOCATION:

CITY OF WATERLOO

CLIENT:

RELEASE:

PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 30'

0 15 30 60

SEAL:

all in

SHEET:

SITE DEMOLITION PLAN - AREA B

PROJECT MANAGER:	RB
PROJECT NUMBER:	260705.01
DATE:	06/15/2026

SHEET NUMBER:

C101B

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www.DiggersHotline.com

DEMOLITION NOTES

1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
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KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
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- SET BACK — SET BACK LINE
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- (1) SAWCUT APPROXIMATELY 2' OF ASPHALT PAVEMENT OFF THE EDGE OF THE ROADWAY TO PROVIDE A SMOOTH EDGE FOR INSTALLATION OF NEW PAVEMENT.
- (2) EXISTING SIGN TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
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- (11) EXISTING FIBER OPTIC LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.

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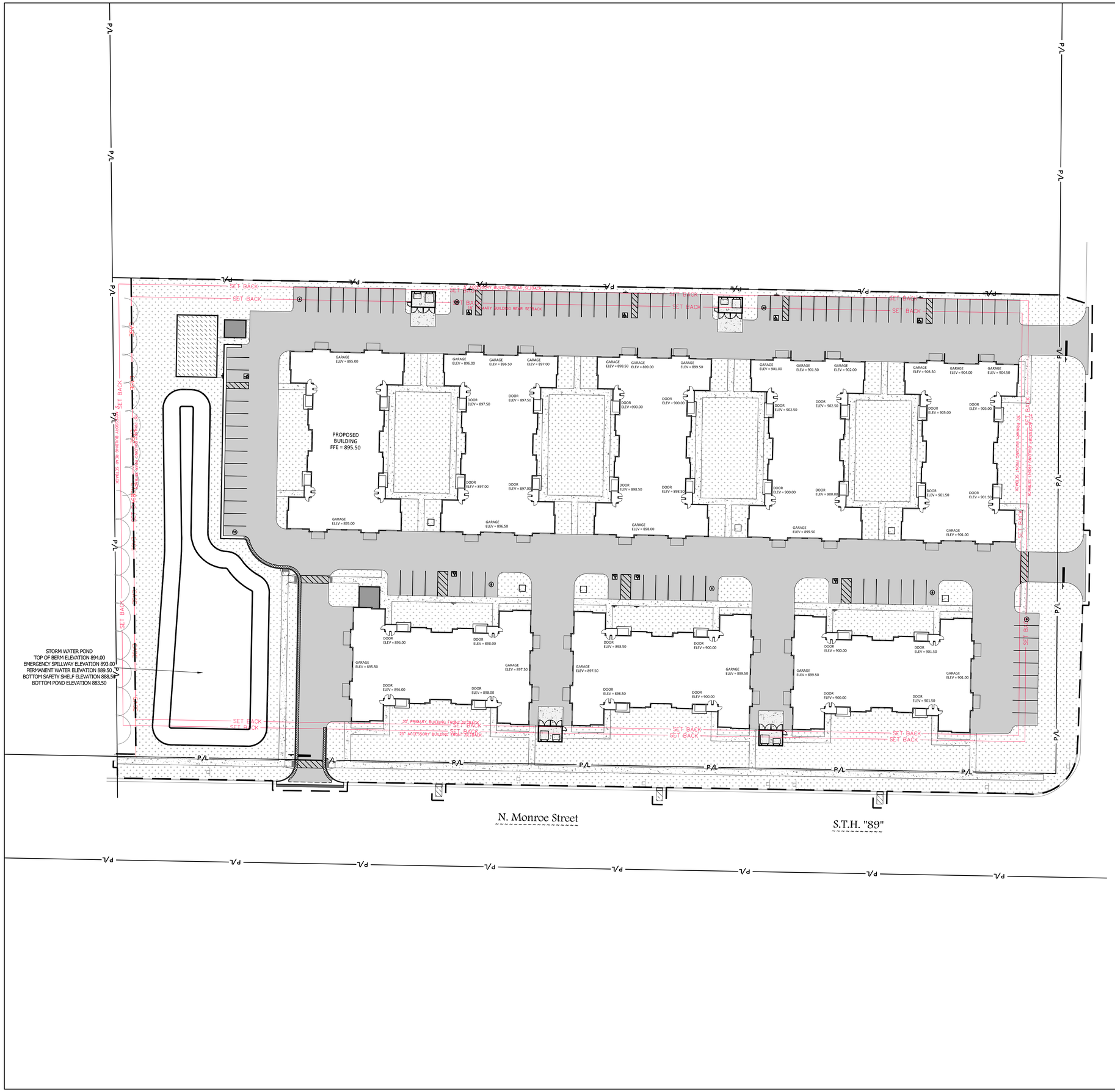

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kapurinc.com

PROJECT:

DRUMLIN FIELDS - WATERLOO RESIDENTIAL DEVELOPMENT

LOCATION:

CITY OF WATERLOO

CLIENT:

RELEASE:

PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 30'

0 15 30 60

SEAL:

all in

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www.DiggersHotline.com

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
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AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.

LIGHT DUTY ASPHALTIC CONCRETE
1.75" SURFACE COURSE
2.25" BINDER COURSE
12.00" AGGREGATE BASE COURSE

CONCRETE SLAB/SIDEWALK
5.00" CONCRETE
4.00" AGGREGATE BASE COURSE

HEAVY DUTY CONCRETE PAVEMENT
7.00" CONCRETE
6.00" AGGREGATE BASE COURSE

MIN 12" THICK OF RANDOM-SIZED IPEMA CERTIFIED WOOD CHIPS (EXCESSIVE DIRT AND DUST LIKE OR OLD MATERIAL ARE NOT ACCEPTABLE) OVER TYPAR WEED FABRIC.

ASPHALTIC CONCRETE TO MATCH EXISTING ROADWAY SECTION.

HIGH-SIDE CONCRETE CURB & GUTTER
30" BARRIER UNLESS OTHERWISE NOTED

LOW-SIDE CONCRETE CURB & GUTTER
30" BARRIER UNLESS OTHERWISE NOTED

DEPRESSED CONCRETE CURB & GUTTER
30" DEPRESSED UNLESS OTHERWISE NOTED

SHEET:

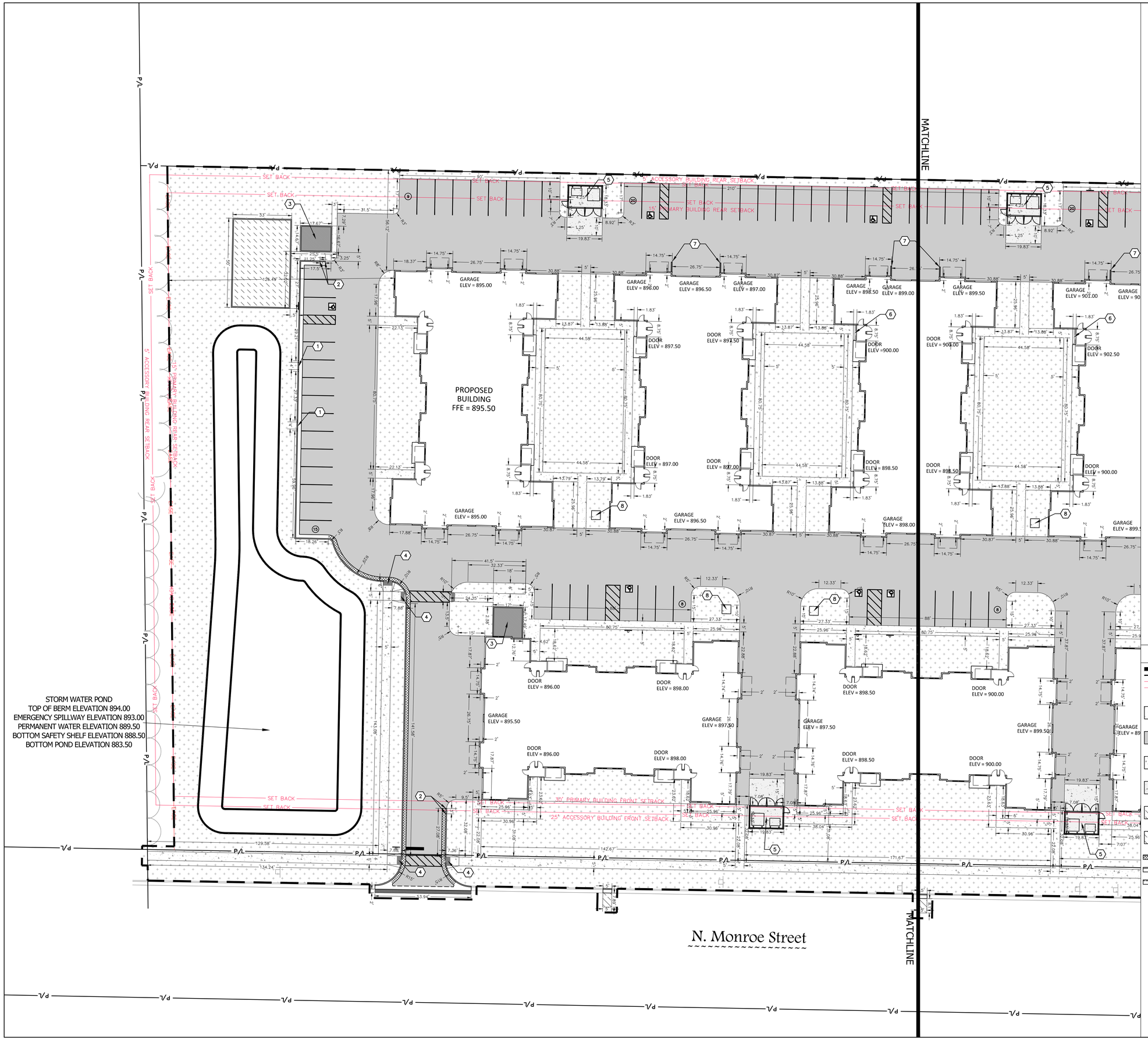
OVERALL SITE LAYOUT PLAN

PROJECT MANAGER:	RB
PROJECT NUMBER:	260705.01
DATE:	06/15/2026

SHEET NUMBER:

C102

FILENAME: S:_SiteDsgn\Brew City Capital Group\260705 Drumlin Fields Waterloo\Design\C102 – SITE LAYOUT PLAN.dwg



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www.DiggersHotline.com

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
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- MIN 12" THICK OF RANDOM-SIZED IPEMA CERTIFIED WOOD CHIPS (EXCESSIVE DIRT AND DUST LIKE OR OLD MATERIAL ARE NOT ACCEPTABLE) OVER TYPAR WEED FABRIC.
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- HIGH-SIDE CONCRETE CURB & GUTTER 30" BARRIER UNLESS OTHERWISE NOTED
- LOW-SIDE CONCRETE CURB & GUTTER 30" BARRIER UNLESS OTHERWISE NOTED
- DEPRESSED CONCRETE CURB & GUTTER 30" DEPRESSED UNLESS OTHERWISE NOTED

1. 4' WIDE CURB CUT
2. TRANSITION FROM 30" BARRIER CURB & GUTTER TO ZERO FACE CURB & GUTTER
3. STORAGE SHED. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
4. ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS
5. TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
6. CONCRETE STAIRS. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR MORE INFORMATION.
7. WING WALL. REFER TO STRUCTURAL PLANS FOR MORE INFORMATION.
8. TRANSFORMER. REFER TO SITE ELECTRICAL PLANS FOR MORE INFORMATION. INSTALL PAD PER MANUFACTURER SPECIFICATIONS.

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PROJECT:
DRUMLIN FIELDS - WATERLOO RESIDENTIAL DEVELOPMENT

LOCATION:
CITY OF WATERLOO

CLIENT:

RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 30'
0 15 30 60

SEAL:

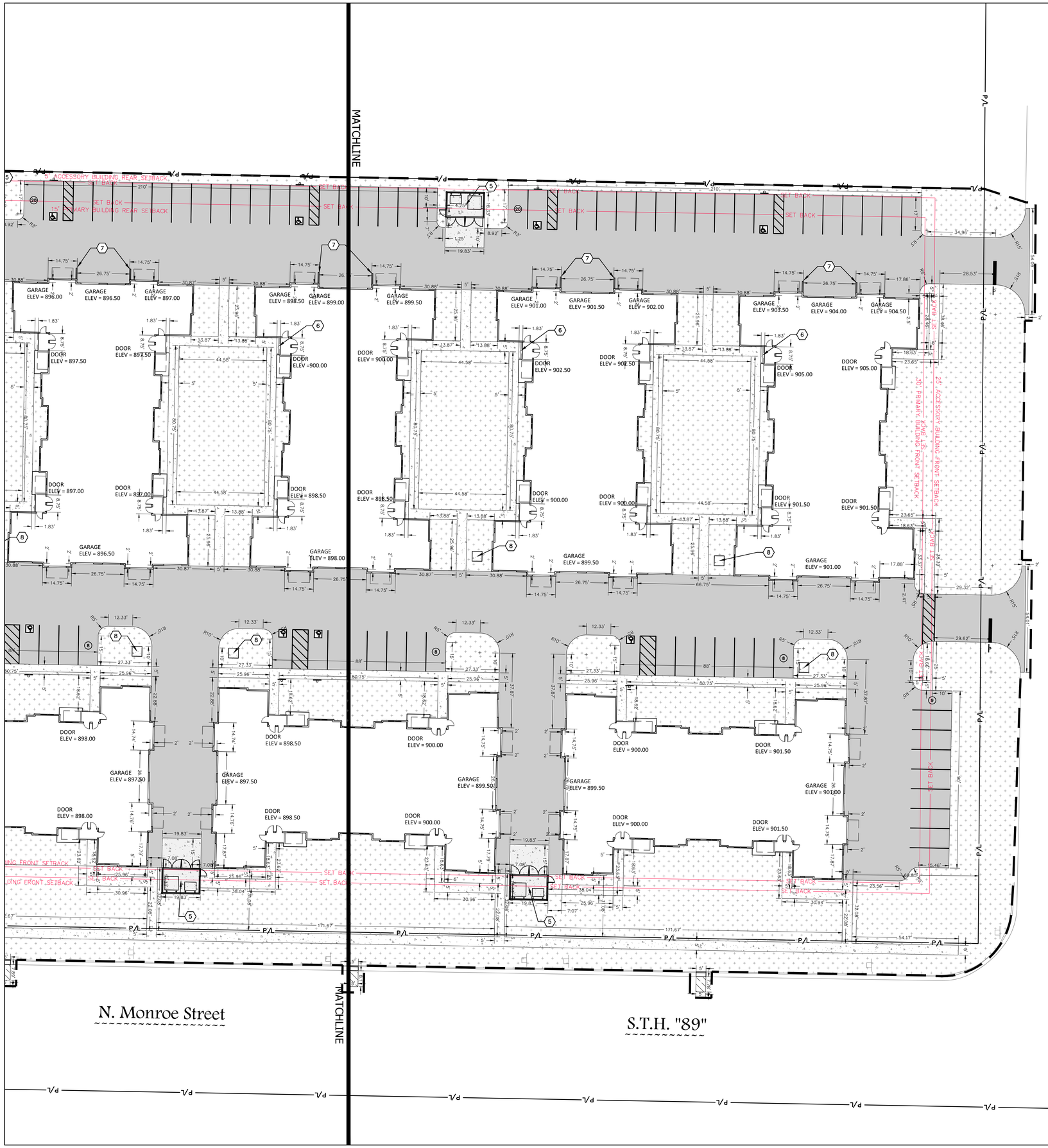
all in

SHEET:
SITE LAYOUT PLAN - AREA A

PROJECT MANAGER:	RB
PROJECT NUMBER:	260705.01
DATE:	06/15/2026

SHEET NUMBER:
C102A

FILENAME: S:_SiteDsgn\Brew City Capital Group\260705 Drumlin Fields Waterloo\Design\C102 – SITE LAYOUT PLAN.dwg



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Milwaukee, Wisconsin 53202
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PROJECT:
DRUMLIN FIELDS - WATERLOO RESIDENTIAL DEVELOPMENT

LOCATION:
CITY OF WATERLOO

CLIENT:

RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

DIGGERS HOTLINE
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www.DiggersHotline.com

KEY INDEX

- PROJECT LIMITS
- P/L PROPERTY LINE
- EASE EASEMENT LINE
- SET BACK SET BACK LINE

AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.

LIGHT DUTY ASPHALTIC CONCRETE
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12.00" AGGREGATE BASE COURSE

CONCRETE SLAB/SIDEWALK
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4.00" AGGREGATE BASE COURSE

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ASPHALTIC CONCRETE TO MATCH EXISTING ROADWAY SECTION.

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30" BARRIER UNLESS OTHERWISE NOTED

LOW-SIDE CONCRETE CURB & GUTTER
30" BARRIER UNLESS OTHERWISE NOTED

DEPRESSED CONCRETE CURB & GUTTER
30" DEPRESSED UNLESS OTHERWISE NOTED

1. 4' WIDE CURB CUT
2. TRANSITION FROM 30" BARRIER CURB & GUTTER TO ZERO FACE CURB & GUTTER
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6. CONCRETE STAIRS. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR MORE INFORMATION.
7. WING WALL. REFER TO STRUCTURAL PLANS FOR MORE INFORMATION.
8. TRANSFORMER. REFER TO SITE ELECTRICAL PLANS FOR MORE INFORMATION. INSTALL PAD PER MANUFACTURER SPECIFICATIONS.

NORTH ARROW:

SCALE: 1" = 30'

0 15 30 60

SEAL:

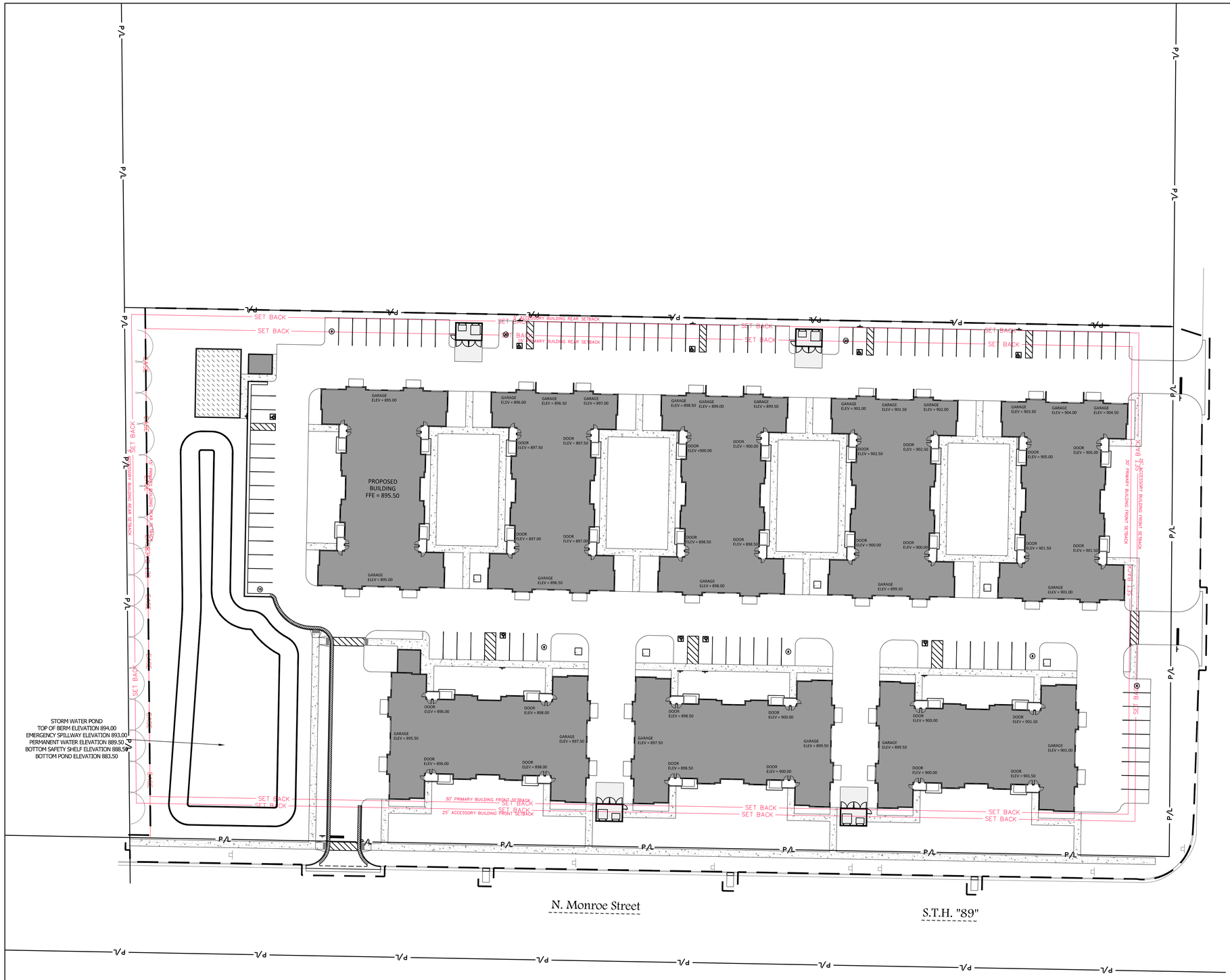
all in

SHEET:
SITE LAYOUT PLAN - AREA B

PROJECT MANAGER:	RB
PROJECT NUMBER:	260705.01
DATE:	06/15/2026

SHEET NUMBER:
C102B

FILENAME: S:_SiteDsgn\Brew City Capital Group\260705 Drumlin Fields Waterloo\Design\C102 – SITE LAYOUT PLAN.dwg



SITE PARKING SUMMARY	
REQUIRED VEHICLE SPACES – 1-1/2 SPACES FOR EACH UNIT, 96 UNITS	144
STANDARD SURFACE SPACES	88
STANDARD GARAGE SPACES	96
ACCESSIBLE SURFACE SPACES	9
TOTAL VEHICLE SPACES	193

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KEY INDEX

- PROJECT LIMITS
- P/L PROPERTY LINE
- EASE EASEMENT LINE
- SET BACK SET BACK LINE

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PROJECT:
DRUMLIN FIELDS - WATERLOO RESIDENTIAL DEVELOPMENT

LOCATION:
CITY OF WATERLOO

CLIENT:

RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 30'

0 15 30 60

SEAL:

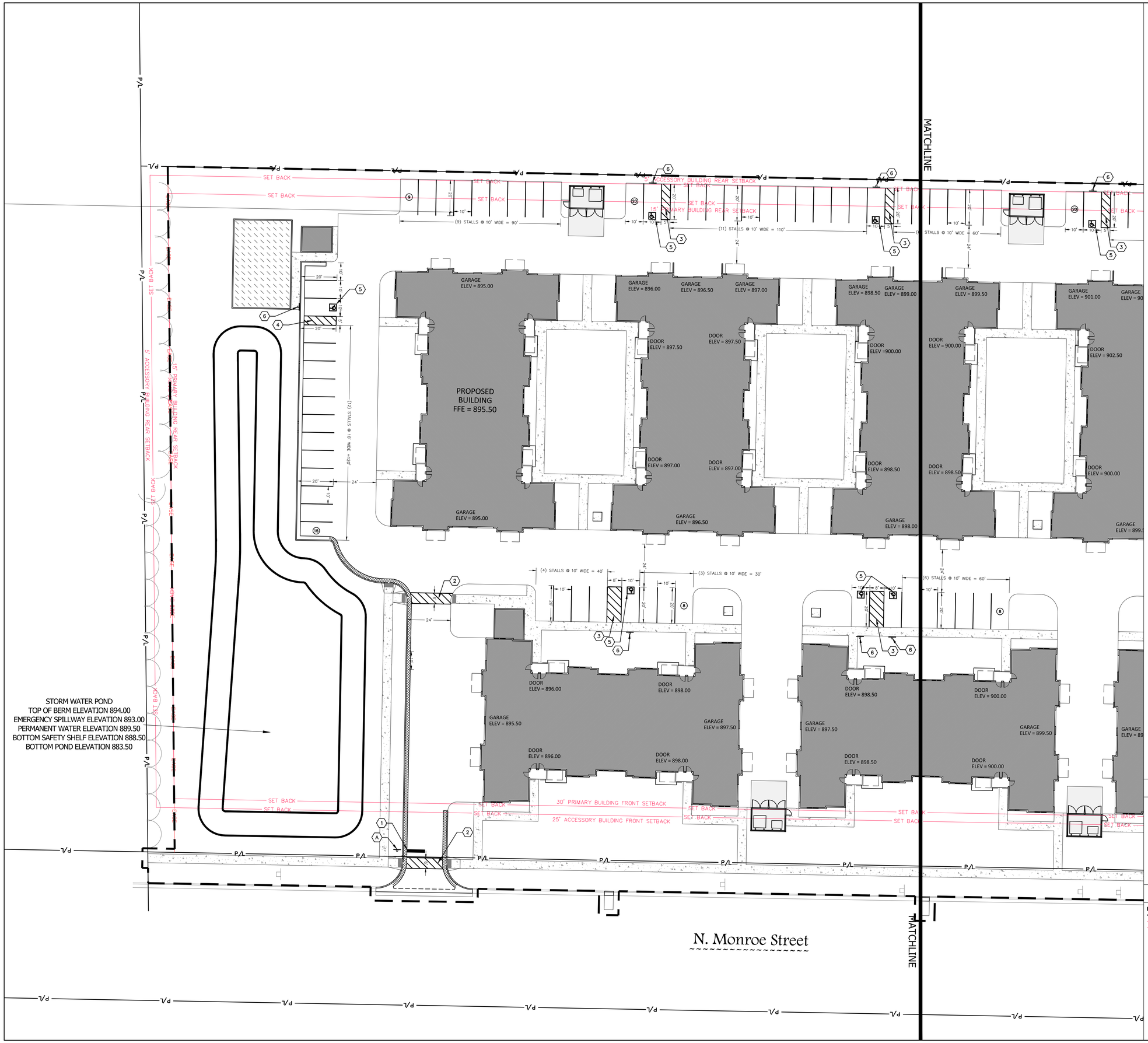
all in

SHEET:
OVERALL SITE SIGNAGE & TRAFFIC CONTROL PLAN

PROJECT MANAGER:	RB
PROJECT NUMBER:	260705.01
DATE:	06/15/2026

SHEET NUMBER:
C103

FILENAME: S:_SiteDsgn\Brew City Capital Group\260705 Drumlin Fields Waterloo\Design\C103 – SITE SIGNAGE & TRAFFIC CONTROL PLAN.dwg



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Milwaukee, Wisconsin 53202
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PROJECT:
DRUMLIN FIELDS - WATERLOO RESIDENTIAL DEVELOPMENT

LOCATION:
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CLIENT:

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REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

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0 15 30 60

SEAL:

all in

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SIGN INDEX

A — STOP
R1-1
30" X 30"

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- SET BACK — SET BACK LINE
- 1 — PAVEMENT MARKING STOP LINE, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- 2 — PAVEMENT MARKING CROSSWALK, LATEX PAVEMENT MARKING PAINT, WHITE, 4-INCH WIDE DIAGONAL STRIPING, 3' O.C. SPACING
- 3 — 4" WHITE PAINT 36" O.C. FOR DIAGONALS
- 4 — 4" WHITE PAINT 36" O.C. FOR DIAGONALS
- 5 — ACCESSIBLE PARKING SYMBOL
- 6 — ACCESSIBLE SIGN

SHEET:
SITE SIGNAGE & TRAFFIC CONTROL PLAN - AREA A

PROJECT MANAGER:	RB
PROJECT NUMBER:	260705.01
DATE:	06/15/2026

SHEET NUMBER:
C103A

FILENAME: S:_SiteDsgn\Brew City Capital Group\260705 Drumlin Fields Waterloo\Design\C103 – SITE SIGNAGE & TRAFFIC CONTROL PLAN.dwg

SIGN INDEX

A	STOP	R1-1 30" X 30"

KEY INDEX

P/L	PROJECT LIMITS
P/L	PROPERTY LINE
EASE	EASEMENT LINE
SET BACK	SET BACK LINE
1	PAVEMENT MARKING STOP LINE, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
2	PAVEMENT MARKING CROSSWALK, LATEX PAVEMENT MARKING PAINT, WHITE, 4-INCH WIDE DIAGONAL STRIPING, 3' O.C. SPACING
3	4" WHITE PAINT 36" O.C. FOR DIAGONALS
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5	ACCESSIBLE PARKING SYMBOL
6	ACCESSIBLE SIGN

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PROJECT:
DRUMLIN FIELDS - WATERLOO RESIDENTIAL DEVELOPMENT

LOCATION:
CITY OF WATERLOO

CLIENT:

RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 30'
0 15 30 60

SEAL:

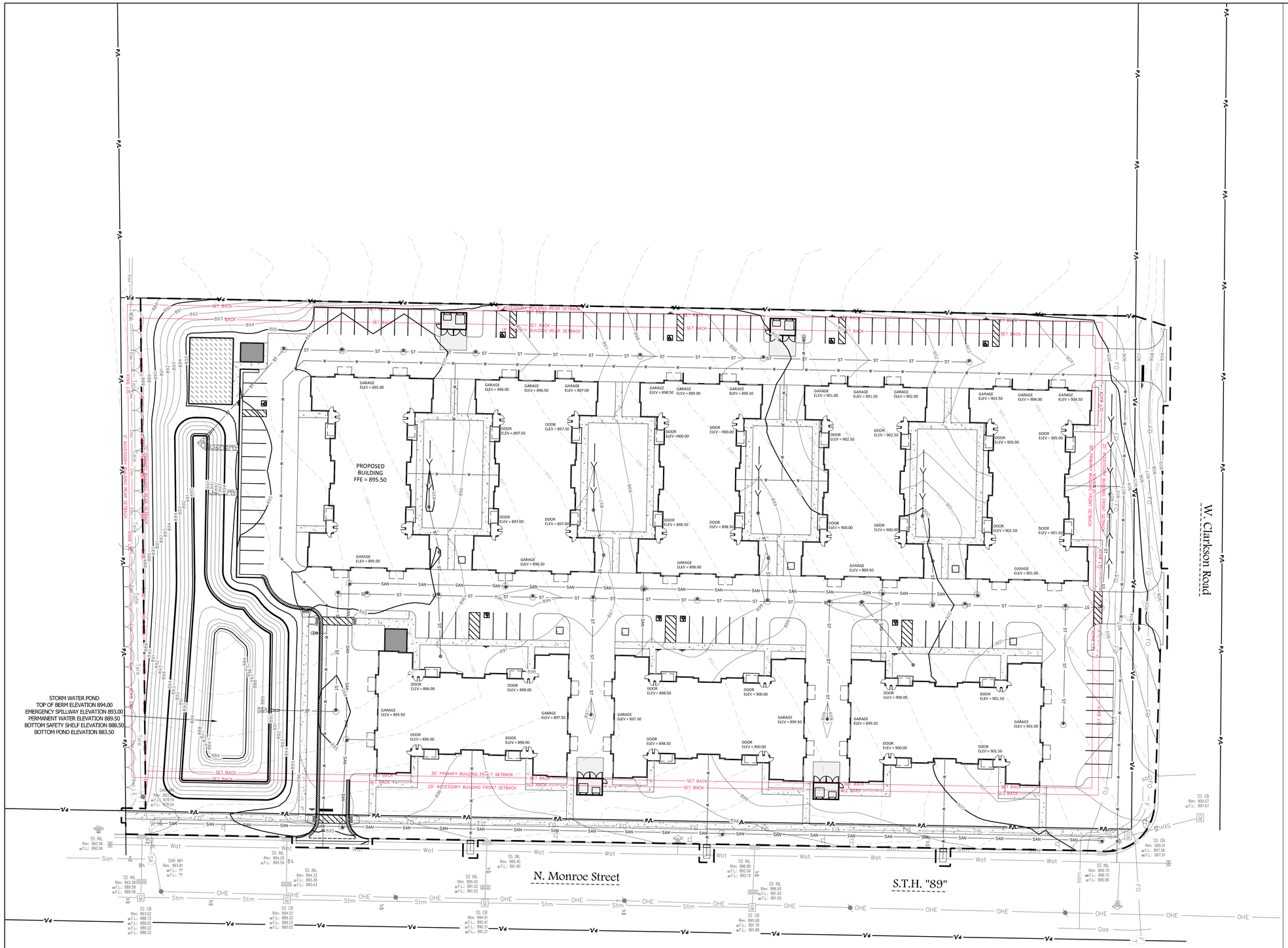
all in

SHEET:
SITE SIGNAGE & TRAFFIC CONTROL PLAN - AREA B

PROJECT MANAGER:	RB
PROJECT NUMBER:	260705.01
DATE:	06/15/2026

SHEET NUMBER:
C103B

FILENAME: S:_SiteDsgn\Brew City Capital Group\260705 Drumlin Fields Waterloo\Design\C103 - SITE SIGNAGE & TRAFFIC CONTROL PLAN.dwg



FILENAME: S:_SiteDsgn\Brew City Capital Group\260705 Drumlin Fields Waterloo\Design\C104 – SITE GRADING PLAN.dwg

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kapurinc.com

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CITY OF WATERLOO

CLIENT:

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SEAL:

all in

DIGGERS HOTLINE
Dial 811 or (800)242-8511
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GRADING NOTES

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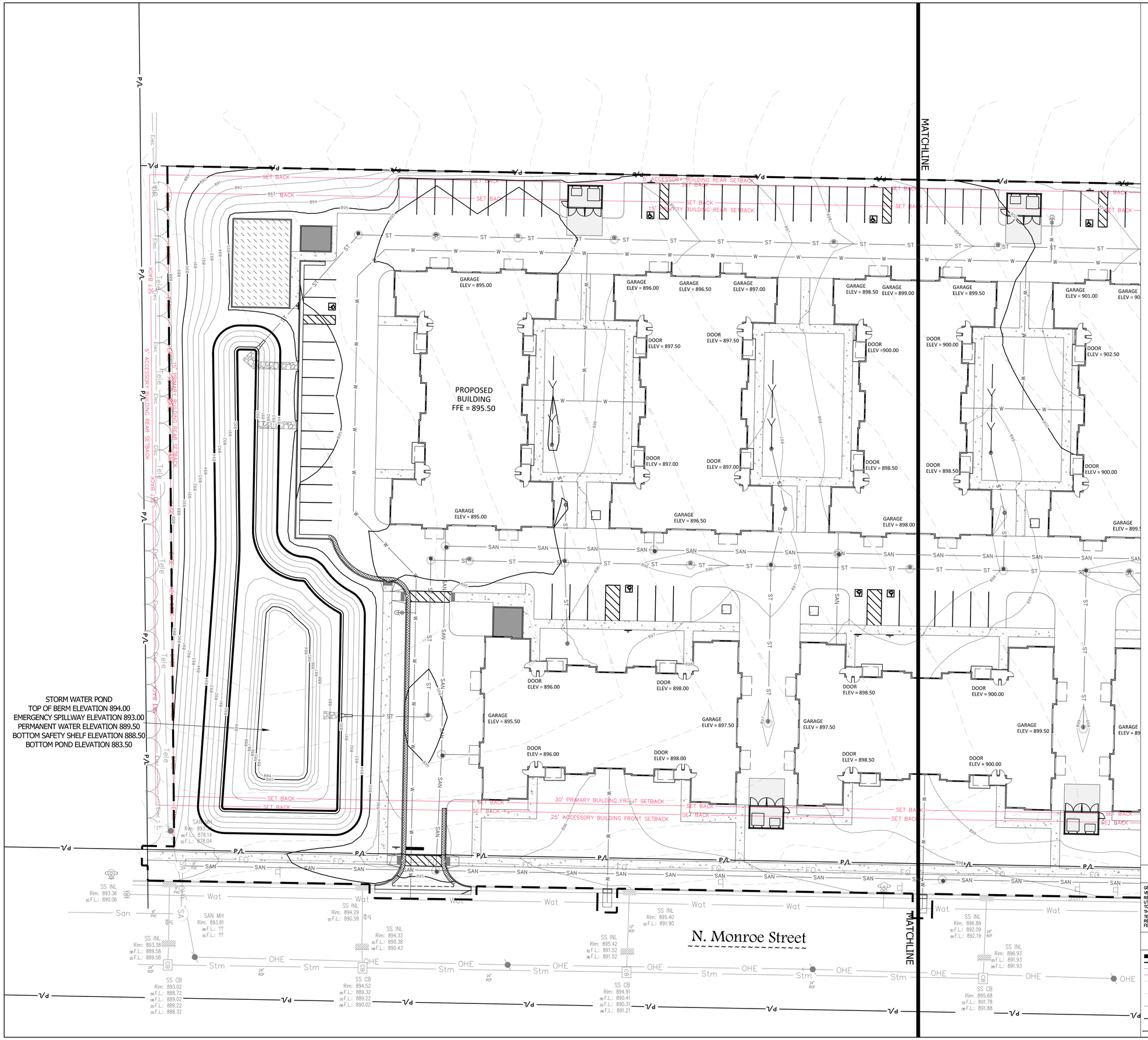
KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- SET BACK — SET BACK LINE
- 901 — EXISTING CONTOUR MINOR
- 900 — EXISTING CONTOUR MAJOR
- 901 — PROPOSED CONTOUR MINOR
- 900 — PROPOSED CONTOUR MAJOR
- DRAINAGE SWALE

SHEET:
OVERALL SITE GRADING PLAN

PROJECT MANAGER:	RB
PROJECT NUMBER:	260705.01
DATE:	06/15/2026

SHEET NUMBER:
C104



FILENAME: S:_SiteDsgn\Brew City Capital Group\260705 Drumlin Fields Waterloo\Design\C104 – SITE GRADING PLAN.dwg

kapur
788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

PROJECT:
DRUMLIN FIELDS - WATERLOO RESIDENTIAL DEVELOPMENT

LOCATION:
CITY OF WATERLOO

CLIENT:

RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 30'

0 15 30 60

SEAL:

all in

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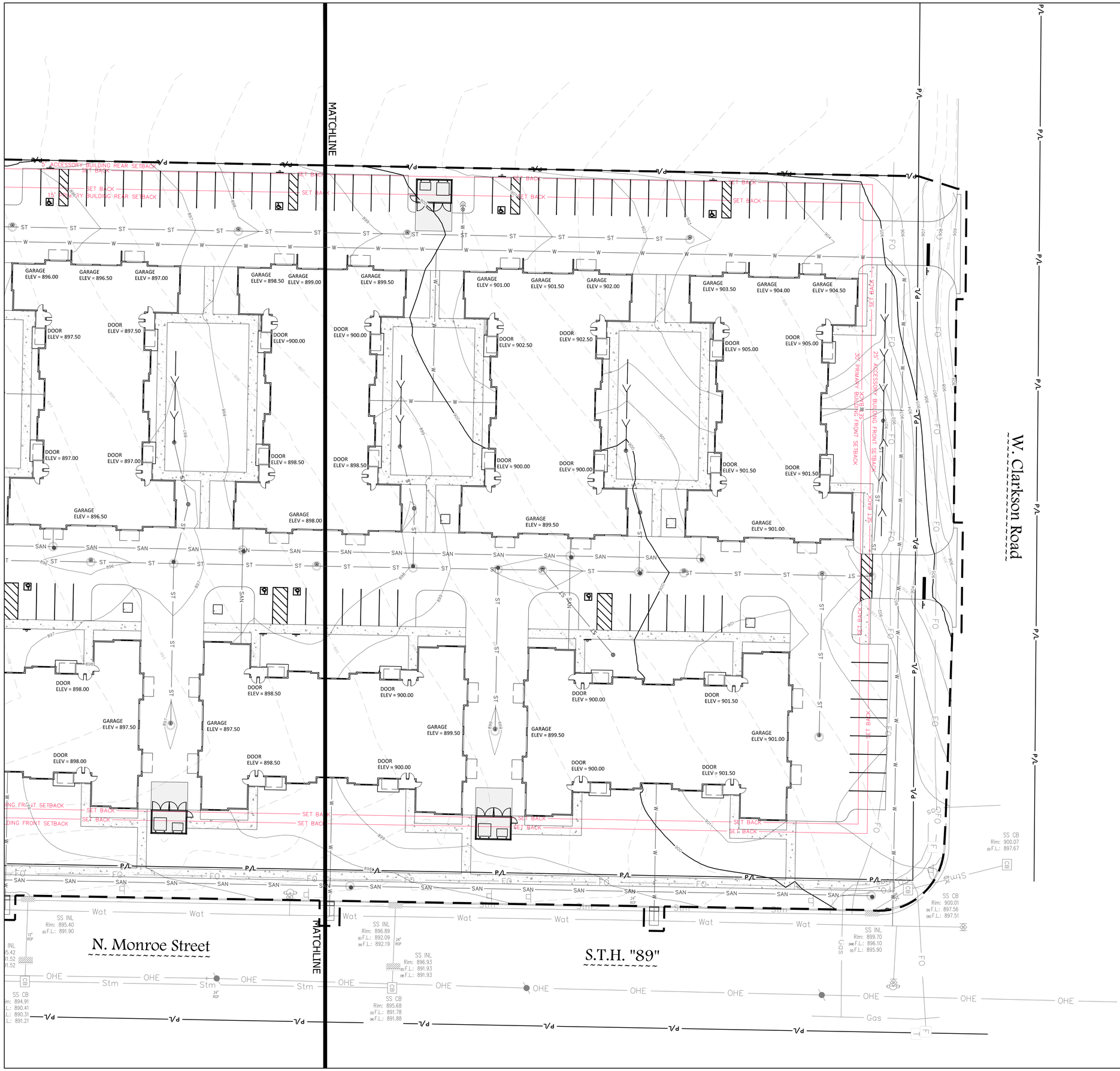
SHEET:
SITE GRADING PLAN - AREA A

PROJECT MANAGER:	RB
PROJECT NUMBER:	260705.01
DATE:	06/15/2026

SHEET NUMBER:
C104A



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SHEET:

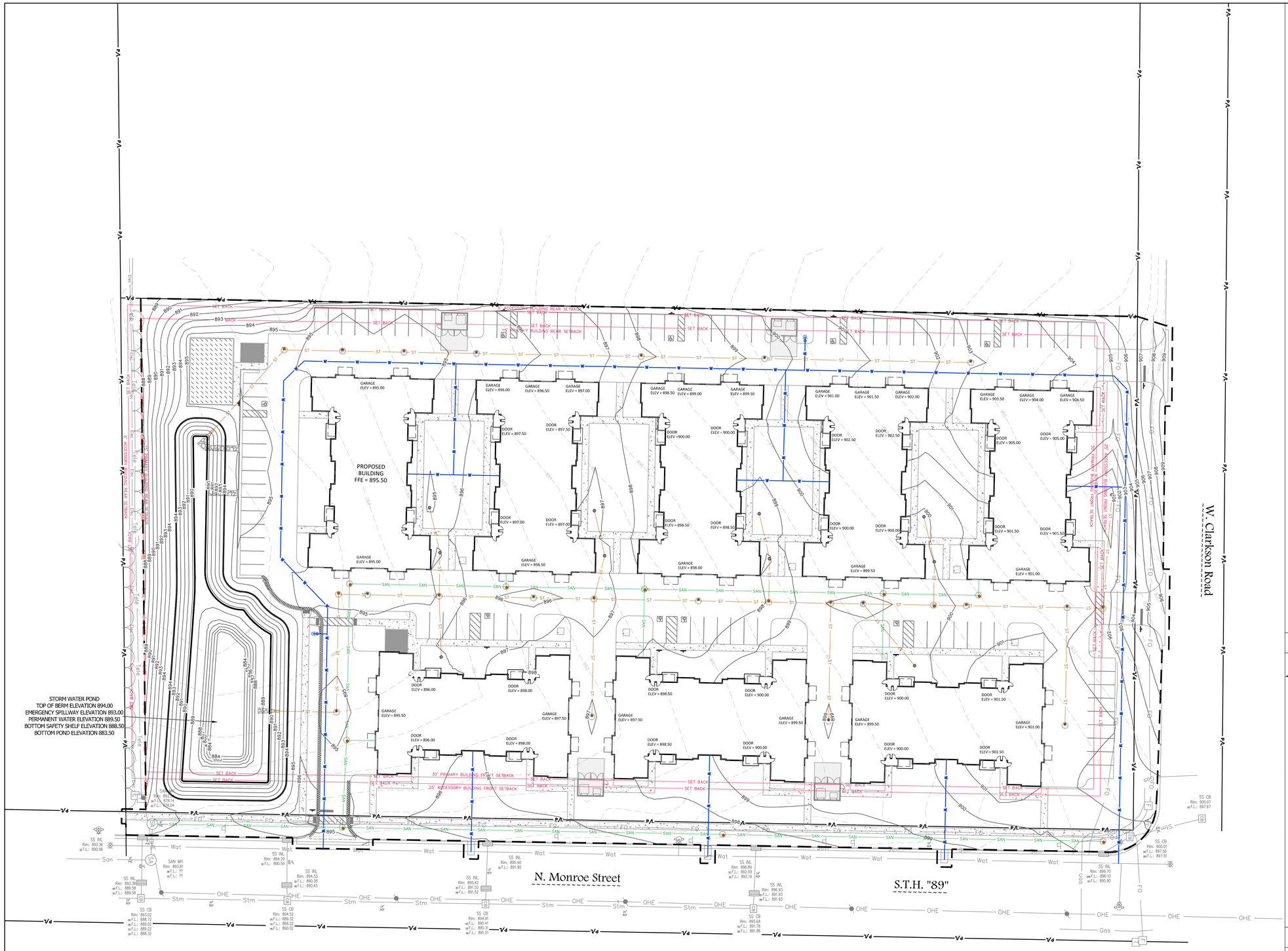
SITE GRADING PLAN - AREA B

PROJECT MANAGER:	RB
PROJECT NUMBER:	260705.01
DATE:	06/15/2026

SHEET NUMBER:

C104B

FILENAME: S:_SiteDsgn\Brew City Capital Group\260705 Drumlin Fields Waterloo\Design\C104 – SITE GRADING PLAN.dwg



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- ST — STORM SEWER
- SAN — SANITARY SEWER
- W — WATER MAIN

NORTH ARROW:

SCALE: 1" = 30'

0 15 30 60

SEAL:

all in

SHEET:

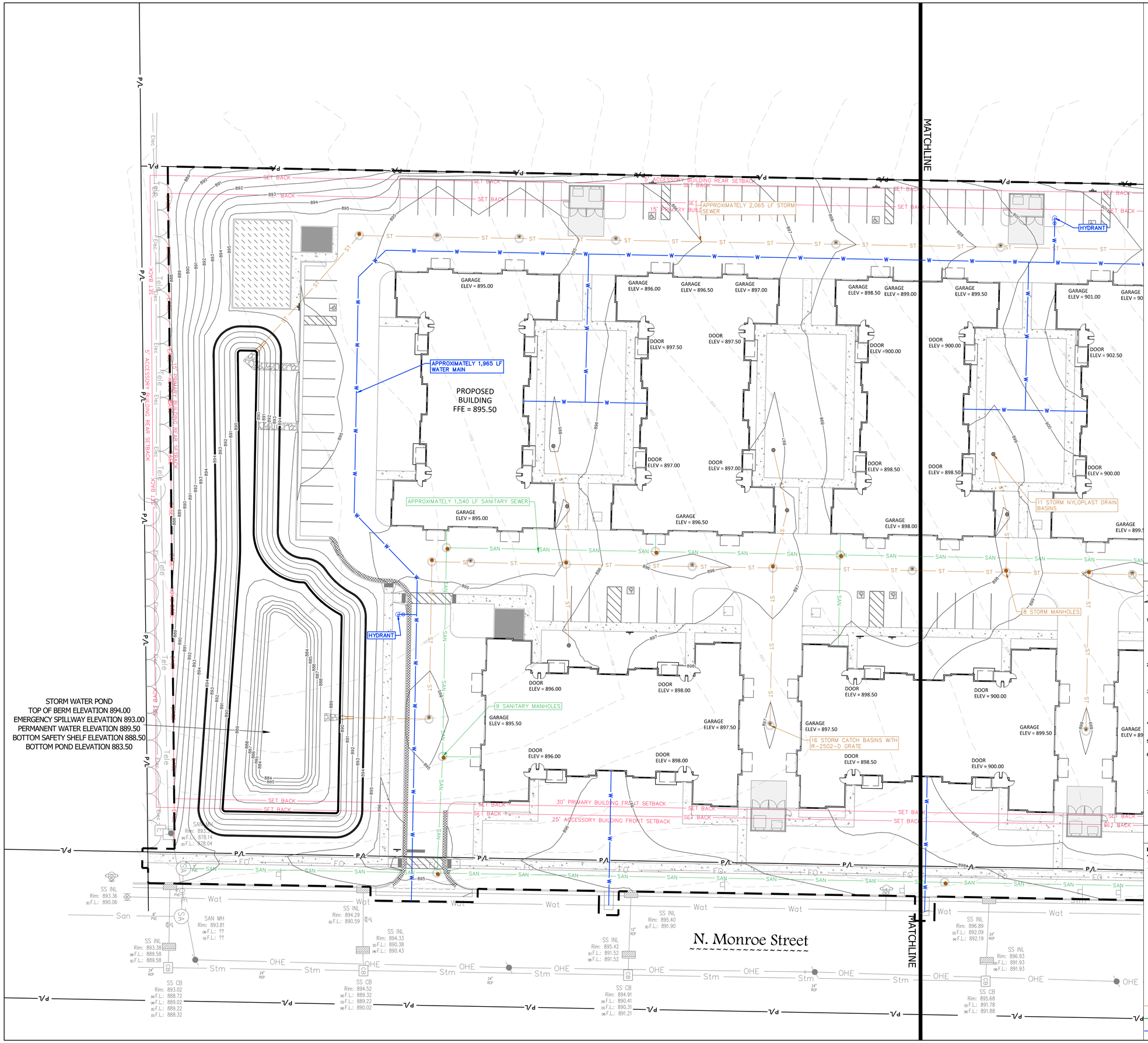
OVERALL SITE UTILITY PLAN

PROJECT MANAGER:	RB
PROJECT NUMBER:	260705.01
DATE:	06/15/2026

SHEET NUMBER:

C105

FILENAME: S:_SiteDsgn\Brew City Capital Group\260705 Drumlin Fields Waterloo\Design\C105 – SITE UTILITY PLAN.dwg



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PROJECT:
DRUMLIN FIELDS - WATERLOO RESIDENTIAL DEVELOPMENT

LOCATION:
CITY OF WATERLOO

CLIENT:

RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 30'
0 15 30 60

SEAL:

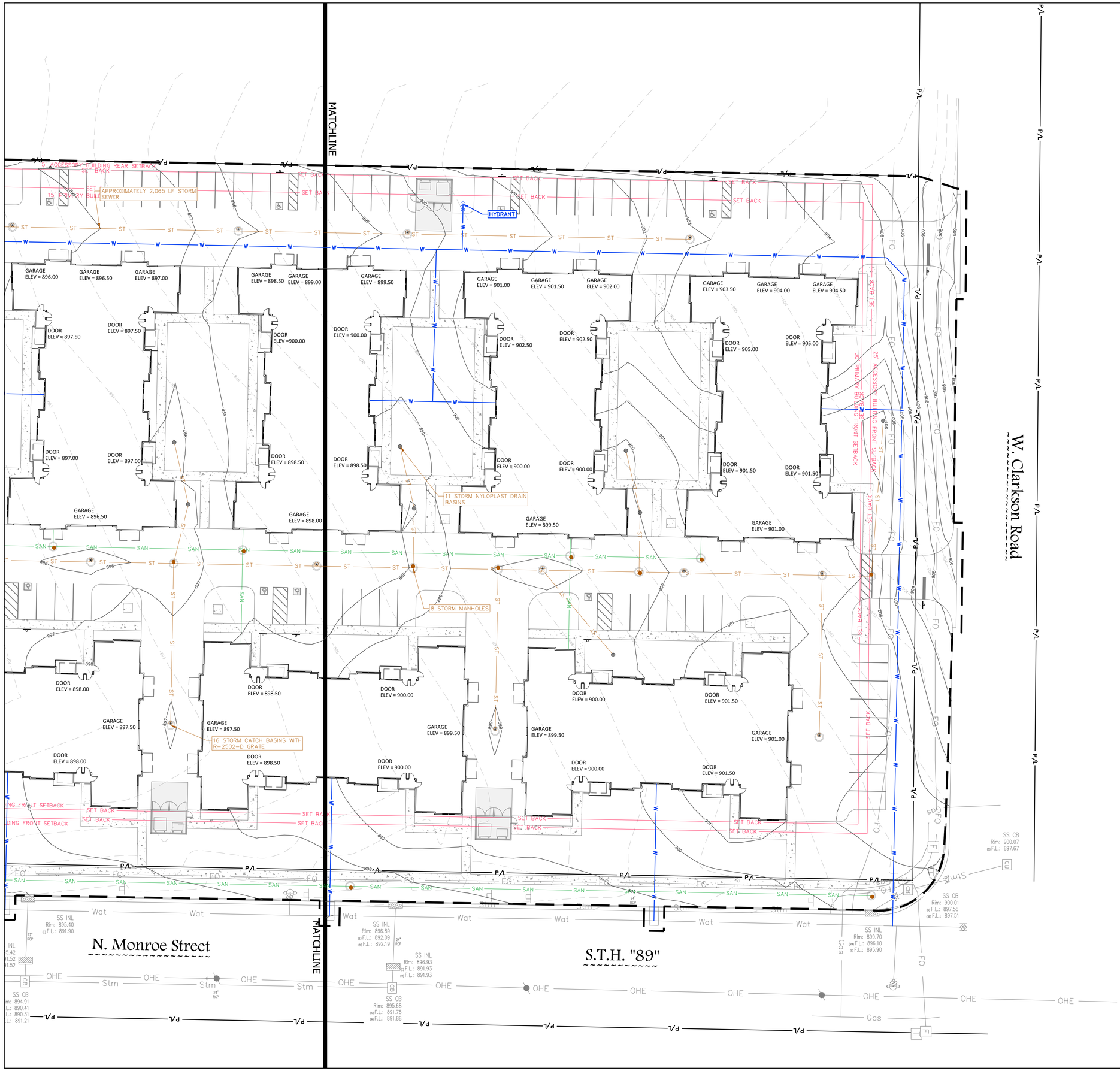
all in

SHEET:
SITE UTILITY PLAN - AREA A

PROJECT MANAGER:	RB
PROJECT NUMBER:	260705.01
DATE:	06/15/2026

SHEET NUMBER:
C105A

FILENAME: S:_SiteDsgn\Brew City Capital Group\260705 Drumlin Fields Waterloo\Design\C105 – SITE UTILITY PLAN.dwg



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NORTH ARROW:

SCALE: 1" = 30'

0 15 30 60

SEAL:

all in

SHEET:

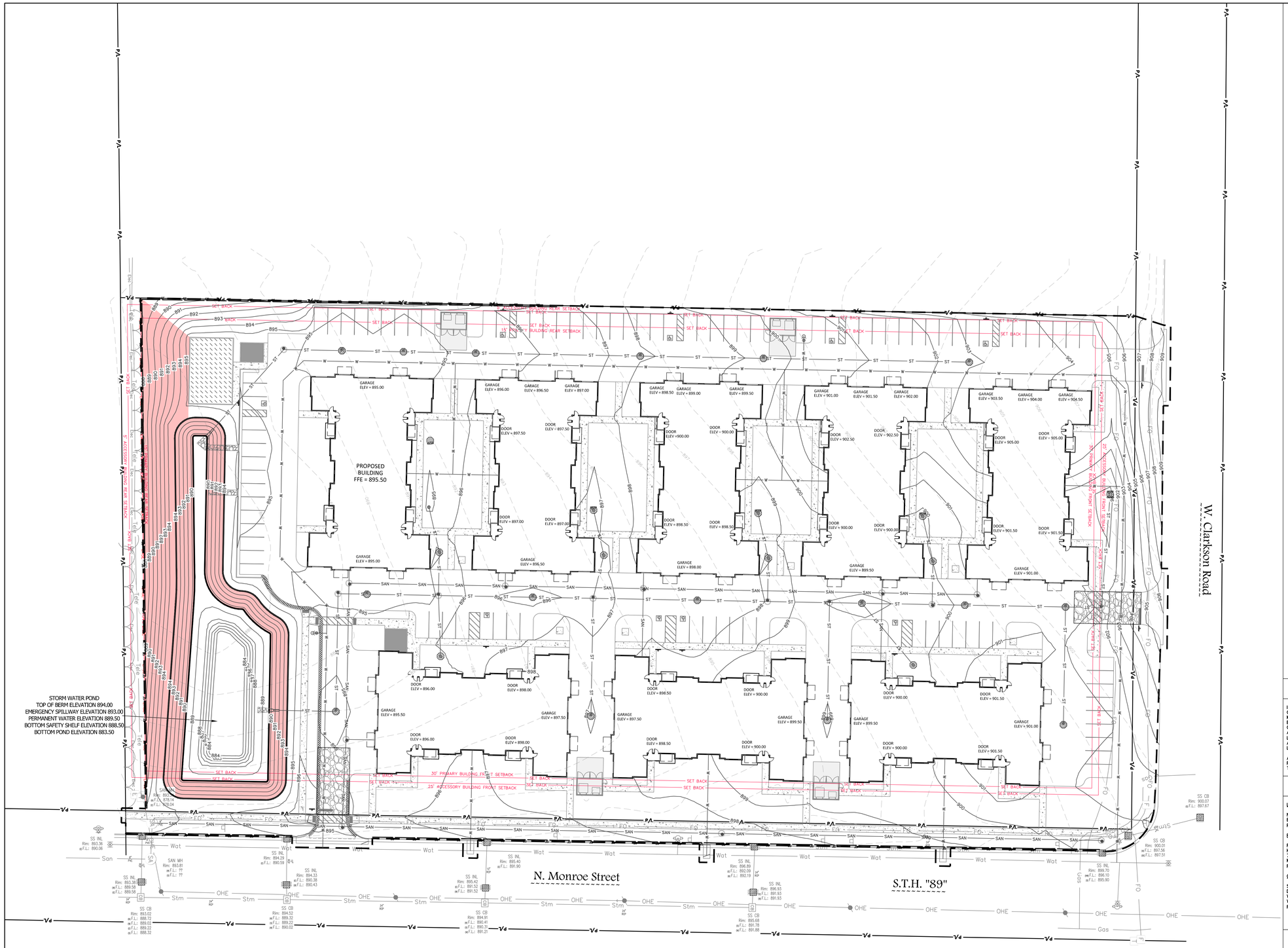
SITE UTILITY PLAN - AREA B

PROJECT MANAGER:	RB
PROJECT NUMBER:	260705.01
DATE:	06/15/2026

SHEET NUMBER:

C105B

FILENAME: S:_SiteDsgn\Brew City Capital Group\260705 Drumlin Fields Waterloo\Design\C105 – SITE UTILITY PLAN.dwg



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PROJECT:

DRUMLIN FIELDS - WATERLOO RESIDENTIAL DEVELOPMENT

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PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 30'

0 15 30 60

SEAL:

all in

SHEET:

OVERALL SITE EROSION CONTROL PLAN

PROJECT MANAGER:	RB
PROJECT NUMBER:	260705.01
DATE:	06/15/2026

SHEET NUMBER:

C106

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

EROSION NOTES

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND WPDES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

POINTS OF CONTACT

LAND OWNER:

NOAH JACOBSON
BREW CITY CAPITAL GROUP
PHONE: (608) 235-1474

PROJECT ENGINEER:

RYAN BIRSCHBACH, P.E.
KAPUR & ASSOCIATES, INC
788 NORTH JEFFERSON STREET, SUITE 900
MILWAUKEE, WI 53202
PHONE: (262) 758-6035

CONSTRUCTION MANAGER:

SAM SWAN
DUFFEK CONSTRUCTION
W229 N1870 WESTWOOD DRIVE
WAUKESHA, WI, 53186
PHONE: (262) 282-6639

KEY INDEX

- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE
- SET BACK LINE
- INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES
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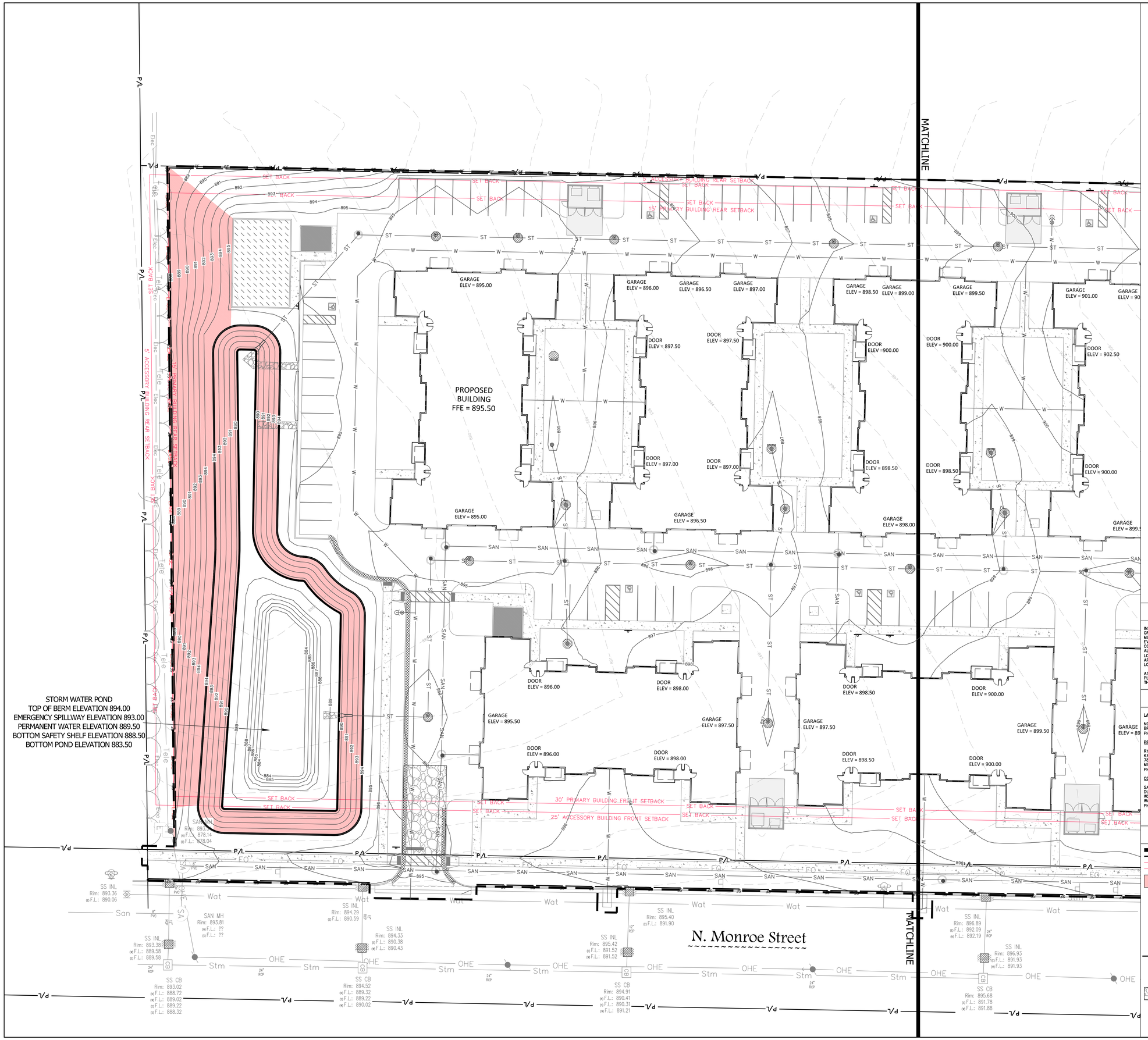
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED

FILENAME: S:_SiteDsgn\Brew City Capital Group\260705 Drumlin Fields Waterloo\Design\C106 – SITE EROSION CONTROL PLAN.dwg



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0 15 30 60

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SITE EROSION CONTROL PLAN - AREA A

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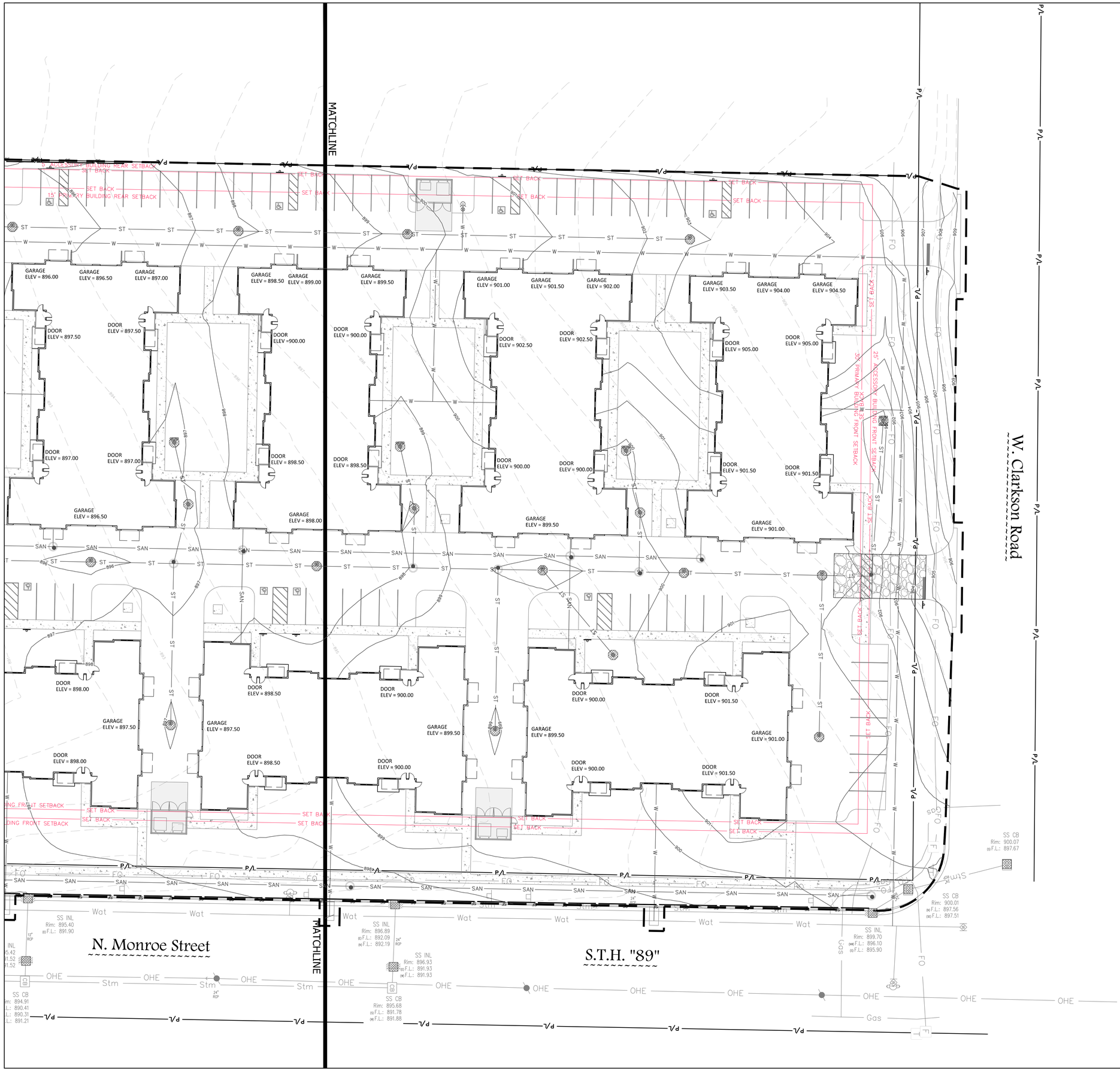
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED

FILENAME: S:_SiteDsgn\Brew City Capital Group\260705 Drumlin Fields Waterloo\Design\C106 - SITE EROSION CONTROL PLAN.dwg



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kapur

788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202

kapurinc.com

PROJECT:
DRUMLIN FIELDS - WATERLOO RESIDENTIAL DEVELOPMENT

LOCATION:
CITY OF WATERLOO

CLIENT:

RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 30'

0 15 30 60

SEAL:

all in

SHEET:
SITE EROSION CONTROL PLAN - AREA B

PROJECT MANAGER:	RB
PROJECT NUMBER:	260705.01
DATE:	06/15/2026

SHEET NUMBER:
C106B

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

EROSION NOTES

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND WPDES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

POINTS OF CONTACT

LAND OWNER:

NOAH JACOBSON
BREW CITY CAPITAL GROUP
PHONE: (608) 235-1474

PROJECT ENGINEER:

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PHONE: (262) 756-6035

CONSTRUCTION MANAGER:

SAM SWAN
DUFFEK CONSTRUCTION
W229 N1670 WESTWOOD DRIVE
WAUKESHA, WI, 53186
PHONE: (262) 282-6639

KEY INDEX

- PROJECT LIMITS
- P/L PROPERTY LINE
- EASE EASEMENT LINE
- SET BACK SET BACK LINE
- INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES
- USE CLASS I, TYPE A FROM WSDOT PRODUCT APPROVED LIST FOR ALL SIDE SLOPES
- USE CLASS II, TYPE B FOR ALL DRAINAGE SWALES. INSTALL EROSION MAT ON THE BOTTOM OF AND A MINIMUM OF 2 FEET VERTICALLY UP THE SIDE SLOPES OF ALL DRAINAGE SWALES. CLASS I, TYPE A MAY BE USED FOR THE REMAINDER OF THE SIDE SLOPES IN DRAINAGE SWALES EXCEEDING 2 FEET VERTICALLY.
- SF FILTER FABRIC FENCE
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