



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

CITY OF WATERLOO COUNCIL AGENDA
COUNCIL CHAMBER OF THE MUNICIPAL BUILDING – 136 N. MONROE STREET
Thursday, July 2, 2026 – 7:00 p.m.

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

- 1.) CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL
- 2.) MEETING MINUTES APPROVAL: June 18, 2026
- 3.) CITIZEN INPUT / PUBLIC COMMENT (3-Minute time limit)
- 4.) MEETING SUMMARIES (since last Council meeting)
 - a. 06/22/2026 Fire/.EMS
 - b. 06/23/2026 Plan Commission
 - c. 06/24/2026 Library Board
- 5.) Recommendations from Committees
 - a. Plan Commission
 - i. 102 Gregor Street Home Occupation Permit
 - ii. 868 E Madison Street Home Occupation Permit
 - iii. Highland House Site Plan
 - iv. Drumlin Field Apartments. N. Monroe/Clarkson Plan Review
- 6.) NEW BUSINESS
 - a. Approving new CDA Committee members. Dahlke and Paape.
- 7.) OLD BUSINESS
- 8.) FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
- 9.) ADJOURNMENT

Jeanne Ritter
Clerk/Deputy Treasurer

Posted & Emailed: 06/29/2026

PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at 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 COMMON COUNCIL - MEETING MINUTES: June 18, 2026

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

- 1) CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL. Mayor Quimby called the meeting to order at 7:00 p.m. Alderpersons present: Cummings, C.Kuhl, J.Zimmermann, T. Thomas, R. Weihert, and J. Haseleu. Absent: Dorn. Others attending in-person: Police Chief Warner;; Asst. Chief Whitebird; Fire Chief Butzine; 1Lt Butzine; A.Chia; Treasurer Nelson; DPW Supervisor Yerges; Utilities Sorenson; Clerk Ritter and WLOO Videographers. The Pledge of Allegiance was recited.
- 2) MEETING MINUTES APPROVAL: June 4, 2026 Motion [Kuhl/Zimmermann] VOICE VOTE: Motion carried. Cummings abstain.
- 3) CITIZEN INPUT / PUBLIC COMMENT (3-Minute time limit)-
- 4) MEETING SUMMARIES (since last Council meeting)
 - a) 06/09/2026 Water & Light
 - b) 06/11/2026 WLOO Cable Board
 - c) 06/16/2026 CDA
 - d) 06/18/2026 Finance
 - e)
- 5) CONSENT AGENDA ITEMS Motion [Cummings/Weihert] VOICE VOTE Motion carried
 - a) Reports of City Officials & Contract Service Providers
 - i) Parks
 - ii) Fire & Emergency Medical Services
 - iii) Building Inspections
 - iv) Public Works
 - v) Police
 - vi) Library Board
 - vii) Water & Light Utility Commission
 - viii) Watertown Humane Society
 - ix) Cable TV
- 6) OLD BUSINESS
- 7) NEW BUSINESS
 - a) Class A & B Beer, Liquor License Applications for the license period 07/01/2026-06/30/2027. Motion for all licenses besides Solarium [Kuhl/Weihert] Voice Vote. Solarium is conditionally approved pending review and passing of fire and building inspections. Motion[Kuhl/Cummings] Voice Vote: Motion carried.
 - b) Cigarette License Applications for the license period 07/01/2026-06/30/2027. Motion[Cummings/Weihert] VOICE VOTE: Motion carried.
 - c) Annual Mobile Home Park Licenses for the license period 07/01/2026-06/30/2027. Motion to approve on successful completion of sharing documentation of all mobile homes. [Kuhl/Cummings] VOICE VOTE: Motion carried.
- 8) RECOMMENDATIONS OF BOARDS, COMMITTEES, AND COMMISSIONS
 - a) Finance
 - i) May 2026 Financial Statements: Payroll \$95,357.58, General Disbursements \$280,487.47 and Clerk/Treasurer's Reports [\[see on municipal website\]](#) Motion [Kuhl/Cummings] ROLL CALL: Yes 6 No 0 VOICE VOTE: Motion carried.
 - ii) Resolution 2026-28 Purchase of Sand Pro 3040 Motion[Kuhl/Zimmermann] ROLL CALL: Yes 6 No 0 Motion carried.
 - iii) Resolution 2026- 29 Updating Park Fees on Fee Schedule. Motion [Kuhl/Cummings] ROLL CALL: Yes -6 No 0 Motion carried.
 - b) Waterloo Water & Light
 - i) Resolution 2026-25 CMAR Utilities Resolution Motion [Weihert/Cummings]VOICE VOTE: Motion carried.
 - ii) Resolution 2026-27Liftstation Recommendations. Motion [Weihert/Cummings] VOICE VOTE: Motion carried.
 - c) Waterloo Fire/EMS
 - i) Assistance to Firefighter Grants due June 22, 2026 Resolution 2026-30 Motion[Kuhl/Cummings] ROLL CALL Yes 6 No 0. Motion carried.
 - ii) Staffing for Adequate Fire and Emergency Response due June 22, 2026 Resolution2026-31 Motion[Kuhl/Zimmermann] ROLL CALL: Yes 6 No 0. Motion carried.

9) FUTURE AGENDA ITEMS AND ANNOUNCEMENTS

10) ADJOURNMENT [C. Kuhl/Cummings] VOICE VOTE: Motion carried. Approx. 7:46 pm

Attest: Jeanne Ritter Clerk/Deputy Treasurer



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**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:

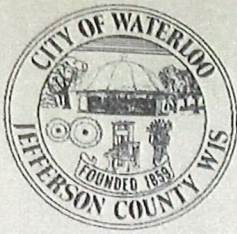
- Parcel 290-0813-0533-006. S150FT OF OUT LOT 44, ASR PLT. Also, known as 102 Gregor St. Waterloo, WI.

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



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Waterloo, WI 53594
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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.)

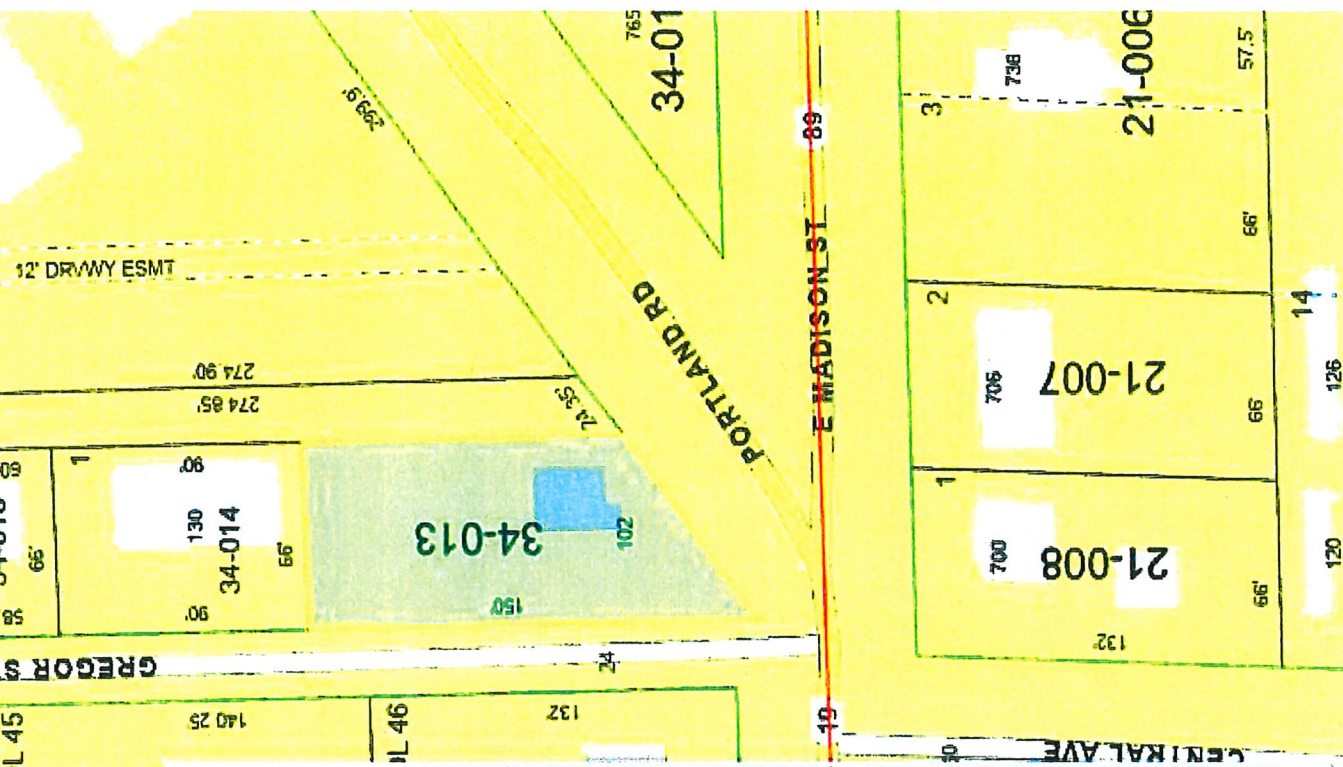
growing flowers on property garden and selling flowers on flower cart on my property

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]
Signature of Applicant



Re: Home Occupation

[Summarize](#)

Heather Herron <herron.heather@hotmail.com>

To Denise Knutson

Reply Reply All Forward

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



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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@shawnvieth.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 home occupation / conditional use
to be confirmed by city staff 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

ATTACH THE FOLLOWING: grown by the applicant. No retail storefront is proposed
Site Plan showing the area involved, its location, dimensions, elevations, drainage, parking, etc.) and location of adjacent structures within 200 feet.

Date: 5-27 2026

Shawn L. Vieth
Signature of Applicant



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OF CHAPTER §385-10.2B AND §385.10 C OF THE ZONING CODE OF THE CITY OF
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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.

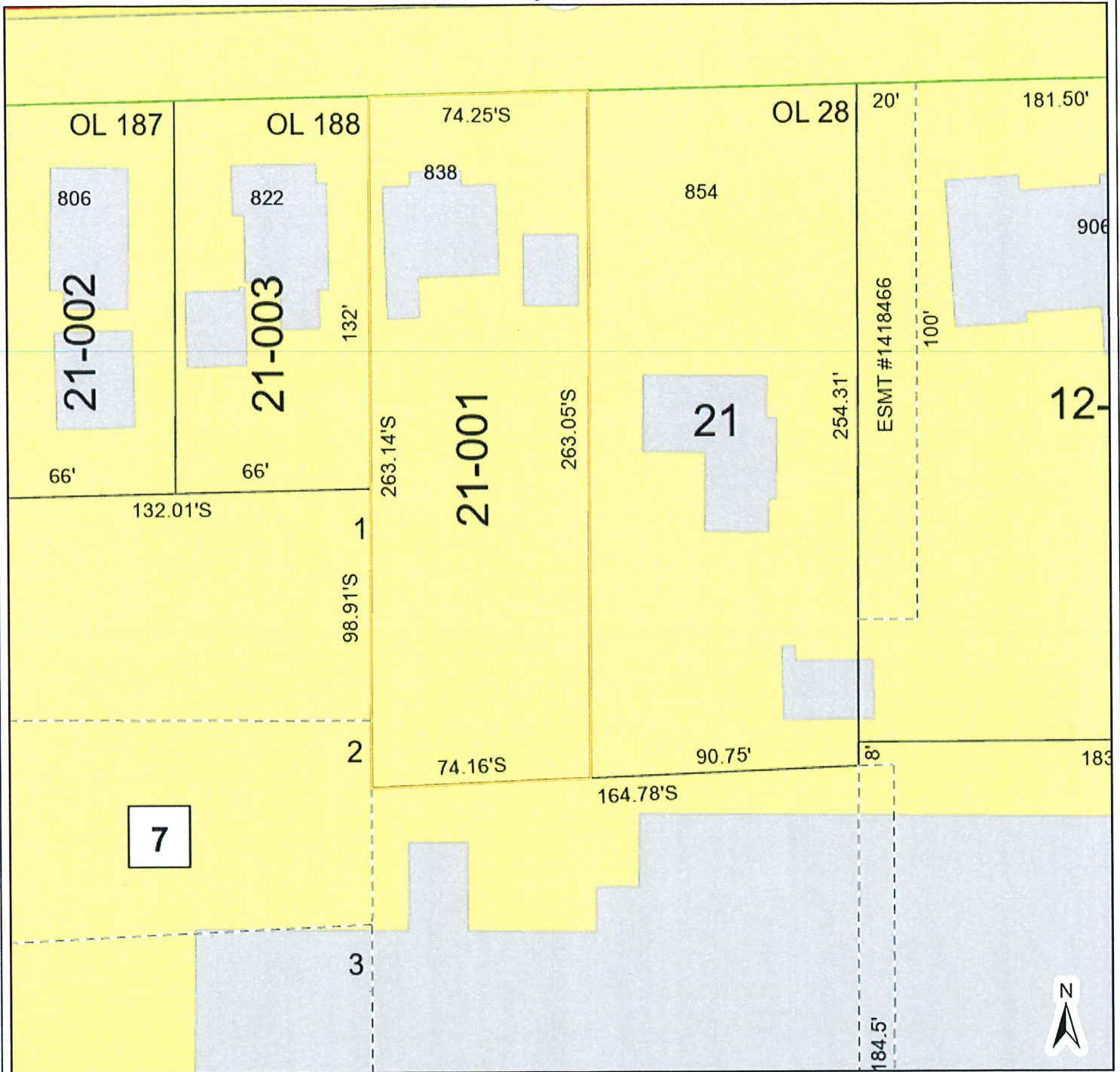
I respectfully ask that you direct this application and supporting documentation to the appropriate person or persons for review. My goal is to understand the correct process, follow the City's requirements, and continue operating responsibly and transparently.

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



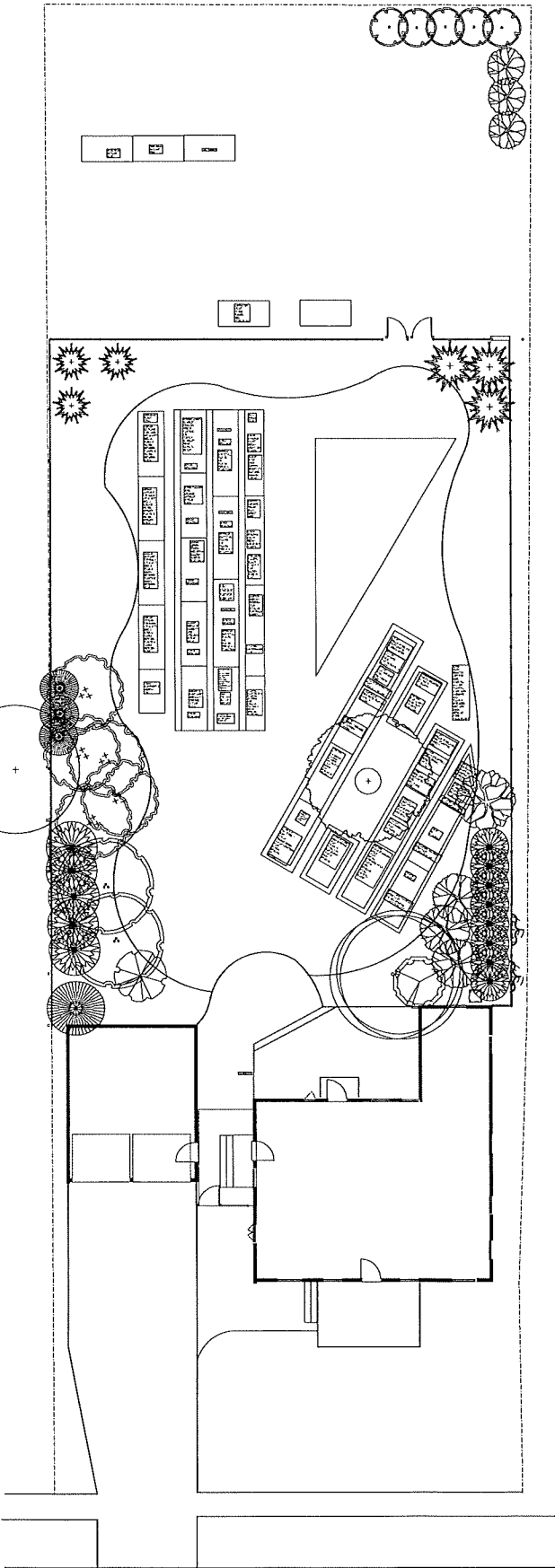
- PLSS Sections
- Right of Ways
- Property Boundary
- Old Lot/Meander/Other Carto-Lines
- Tax Parcels

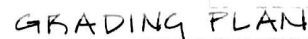
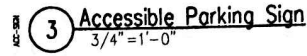
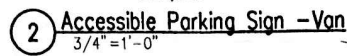
0 0 0.01
mi
1 inch equals 47 feet

 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.

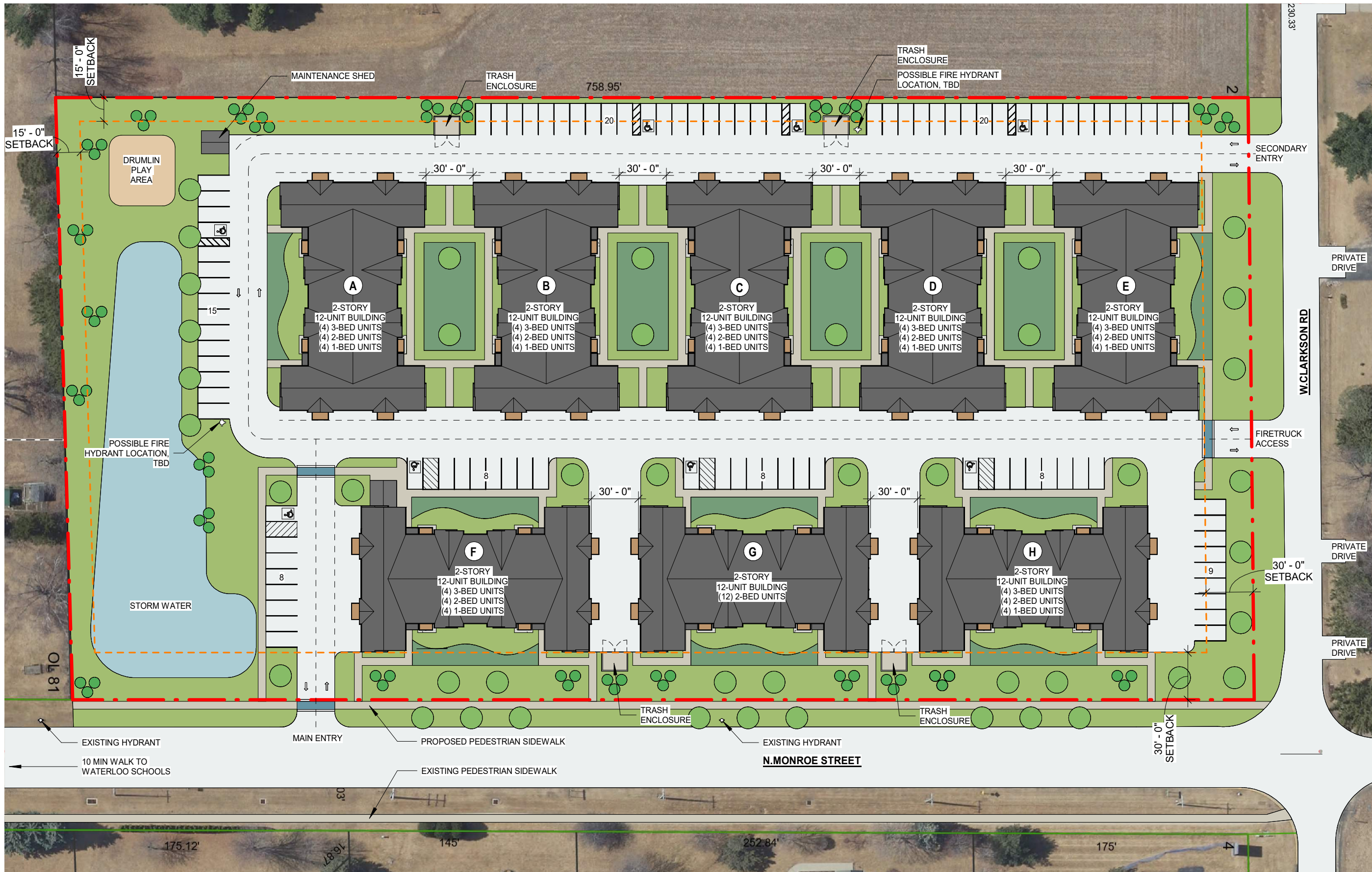
Printed on: May 26, 2026





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

262-420-4732 SAFEbuilt, Inc.		WI UNIFORM PERMIT APPLICATION Wlinspections@safebuilt.com Inspections need to be called in by 4 pm for next business day inspections.			PERMIT NO. TAXKEY# 290-0813-0522-068	
ISSUING MUNICIPALITY	☐ TOWN ☐ VILLAGE ☒ CITY	PROJECT LOCATION (Building Address)		161 GODEHL RD WATERLOO, WI 53594		
	OF <u>WATERLOO</u> COUNTY: <u>JEFFERSON</u>	PROJECT DESCRIPTION		8 CAR GARAGE ☒ COMMERCIAL ☐ ONE & TWO FAMILY		
Owner's Name <u>REDISCOVERED HOMES, LLC</u>		Mailing Address - Include City & Zip <u>132 W. OAK ST. LAKEMILLS, WI 53551</u>		Telephone - Include Area Code <u>414/339001</u>		
Construction Contractor <u>MIDWEST STEEL CARPORTS</u>		Lic No.		Telephone - Include Area Code		
Mailing Address - Include City & Zip <u>13479 S. MASON DRIVE, GRANT, MI 48723-5210</u>		Email		Telephone - Include Area Code		
Dwelling Contractor Qualifier (shall be an owner, CEO, COB, or employee of Dwelling Contractor) DCQ Lic No. <u>JAY LANG / LANG GROUP</u>		Lic No.		Telephone - Include Area Code <u>414-313-9001</u>		
Mailing Address - Include City & Zip <u>132 W. OAK ST. LAKEMILLS, WI 53551</u>		Email		Telephone - Include Area Code		
Plumbing Contractor <u>N/A</u>		Lic No.		Email		
Mailing Address - Include City & Zip		Telephone - Include Area Code		Email		
Electrical Contractor <u>N/A</u>		Lic No.		Telephone - Include Area Code		
Mailing Address - Include City & Zip		Email		Telephone - Include Area Code		
HVAC Contractor <u>N/A</u>		Lic No.		Email		
Mailing Address - Include City & Zip		Telephone - Include Area Code		Email		
PROJECT INFORMATION		Subdivision Name <u>N/A</u>		Lot No.		Block No.
Zoning District <u>PUD</u>	Lot Area <u>1.17 ACRES</u> Sq. Ft.	N.S.E.W. Setbacks	Front <u>24 +</u> Ft.	Rear <u>100 +</u> Ft.	Left <u>100 +</u> Ft.	Right <u>15 +</u> Ft.
1a. PROJECT		3. TYPE		6. STORIES		9. HVAC EQUIPMENT
☒ New ☐ Addition ☐ Raze ☐ Alteration ☐ Repair ☐ Move		☐ Single Family ☐ Two Family ☐ Multi ☒ Commercial		☒ 1-Story ☐ 2-Story ☐ Other		☐ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☐ Central Air Conditioning ☐ Other
☐ Other		4. CONST. TYPE		7. FOUNDATION		12. ENERGY SOURCE
1b. GARAGE		☒ Site Constructed ☐ Mfd. UDC ☐ Mfd. HUD		☐ Concrete ☐ Masonry ☐ Treated Wood ☐ ICF ☒ Other <u>ANCHOR</u>		☐ Municipal ☐ Septic No.
2. AREA		5. ELECTRICAL		8. USE		10. PLUMBING
Basement _____ Sq. Ft.		Entrance Panel Size: _____ amp		☐ Seasonal ☒ Permanent ☐ Other		Sewer ☐ Municipal ☐ Septic No.
Living Area _____ Sq. Ft.		Service: _____ New _____ Rewire		11. WATER		☐ Municipal Utility ☐ Private On-Site Well
Garage <u>1600</u> Sq. Ft.		Phase _____ Volts		☐ Municipal ☐ Private On-Site Well		
Other _____ Sq. Ft.		Underground _____ Overhead _____				
TOTAL <u>1600</u>		Power Company:				
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 municipality ordinances.						
APPLICANT (PRINT): <u>JAY LANG</u> SIGN: <u>[Signature]</u> DATE: <u>3-21-26</u>						
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 \$ _____		Name _____
Electric Fee _____		Pimb. # _____		Date _____		Date _____
Plumbing Fee _____		HVAC # _____		From _____		Certification No. _____
HVAC Fee _____				Rec By. _____		
Adm. Fee _____						
Other _____						
Total _____						



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

Plan Commission Drawing Set



Plan Commission Drawing Set

Drumlin Fields Apartments



PROJECT:
**DRUMLIN FIELDS -
WATERLOO
RESIDENTIAL
DEVELOPMENT**

LOCATION:
CITY OF WATERLOO

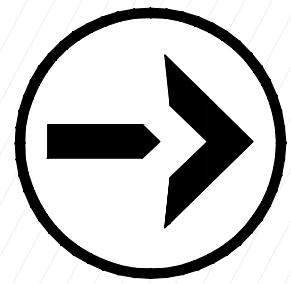
CLIENT:

RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:



SCALE: 1" = 30'

SEAL:

all in

SHEET:
**EXISTING
CONDITIONS PLAN**

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

SHEET NUMBER:
C100



BEARINGS ARE REFERENCED TO WsCRS
NAD83(2011) - SAUK COUNTY

VERTICAL DATUM IS NAVD 88

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

LEGEND

- = BENCH MARK
- ▲ = CONTROL POINT
- = 1" IRON PIPE O.D.
FOUND OR AS NOTED
- = 1-1/4" O.D.x 18" LONG.
IRON PIPE SET,
WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- (R.A.) = RECORDED AS
- O.D. = OUTSIDE DIAMETER
- ⊗ = WATER VALVE
- ⊗ = FIRE HYDRANT
- 970.90 = SPOT ELEVATION
- ⊗ = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- = PULLBOX
- ⊗ = MANHOLE TYPE NOTED
- ⊗ = SANITARY SEWER MANHOLE
- ⊗ = STORM SEWER MANHOLE
- ⊗ = ELECTRIC MANHOLE
- ⊗ = TELEPHONE MANHOLE
- ⊗ = WATER MANHOLE
- ⊗ = UTILITY METER
- ⊗ = GUY WIRE POLE
- ⊗ = LIGHT POLE
- ⊗ = PEDESTAL
- ⊗ = POWER POLE
- ⊗ = INLET
- ⊗ = CURB INLET
- ⊗ = GAS VALVE
- ⊗ = LIGHT POLE WITH MAST
- ⊗ = TREE (CONIFEROUS) DRIP LINE SCALABLE
- ⊗ = TREE (DECIDUOUS) DRIP LINE SCALABLE
- ⊗ = CLEANOUT
- ⊗ = FLAG POLE
- ⊗ = UTILITY MARKER POST
- ⊗ = SIGN ON POST
- ⊗ = UTILITY CONTROL BOX
- ⊗ = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- ⊗ = BUILDING OUTLINE
- 3 --- = MINOR CONTOUR
- 5 --- = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- W --- = WATER MAIN
- ST --- = STORM SEWER
- SAN --- = SANITARY SEWER
- G --- = NATURAL GAS MAIN
- T --- = UNDERGROUND TELEPHONE
- E --- = UNDERGROUND ELECTRIC
- OH --- = OVERHEAD UTILITY LINES
- FO --- = UNDERGROUND FIBER OPTIC
- TV --- = UNDERGROUND CABLE TV
- C --- = COMMUNICATION CONDUIT
- (P) --- = UTILITIES PER PLAN

- ⊗ = ASPHALT SURFACE
- ⊗ = CONCRETE SURFACE
- ⊗ = RUBBERIZED PLAY SURFACE

PROJECT:

DRUMLIN FIELDS -
WATERLOO
RESIDENTIAL
DEVELOPMENT

LOCATION:

CITY OF WATERLOO

CLIENT:

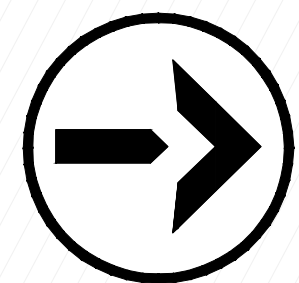
RELEASE:

PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:



SCALE:

1" = 30'



SEAL:

all in

SHEET:

OVERALL SITE
DEMOLITION PLAN

PROJECT MANAGER:

RB

PROJECT NUMBER:

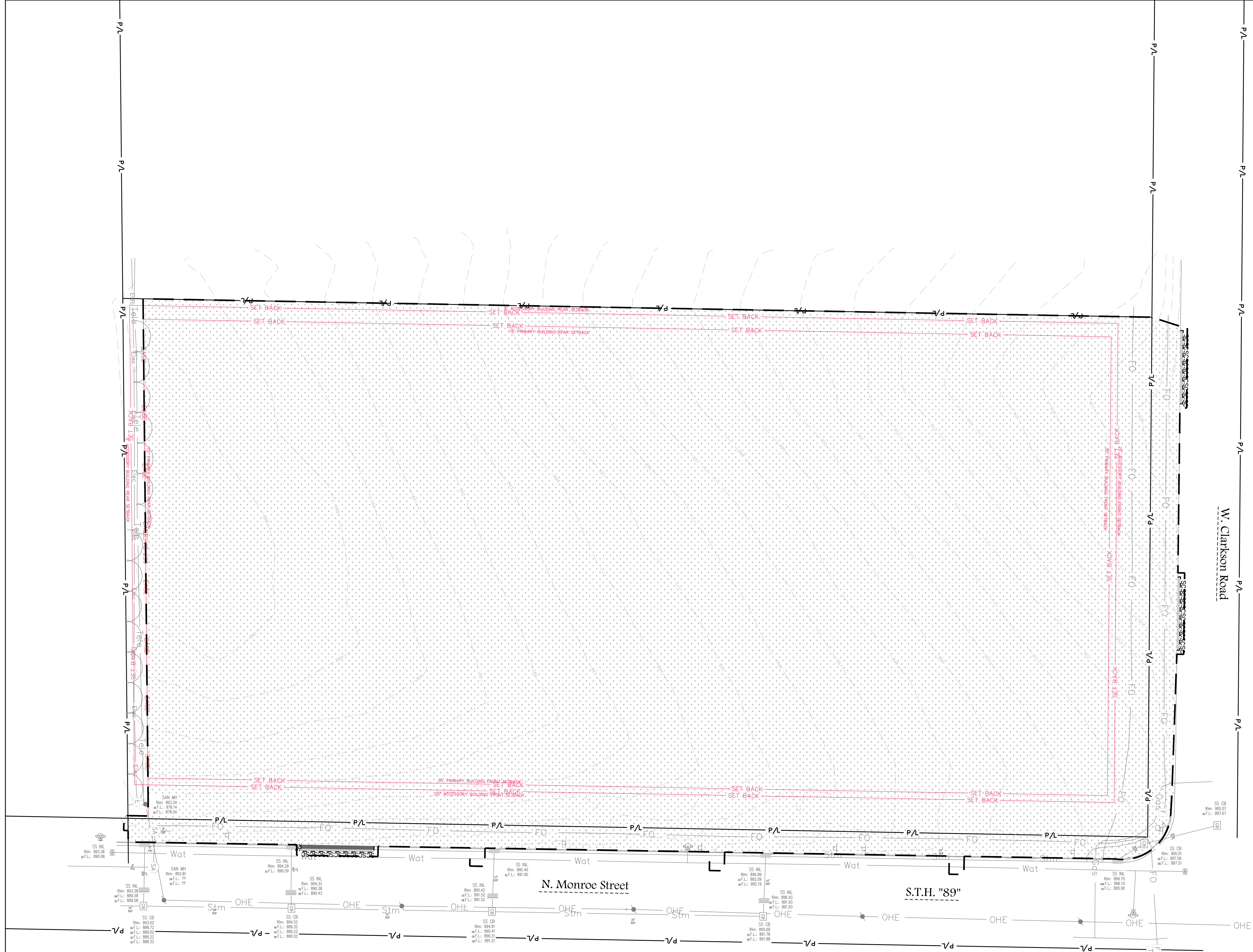
250705.01

DATE:

06/15/2026

SHEET NUMBER:

C101



PROJECT:
**DRUMLIN FIELDS -
WATERLOO
RESIDENTIAL
DEVELOPMENT**

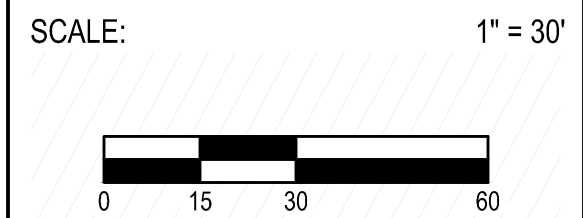
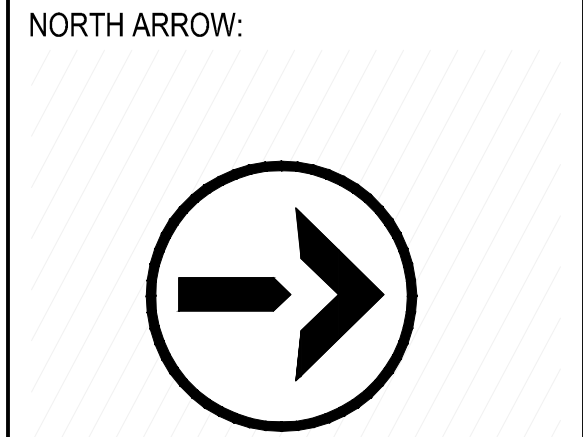
LOCATION:
CITY OF WATERLOO

CLIENT:

RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION



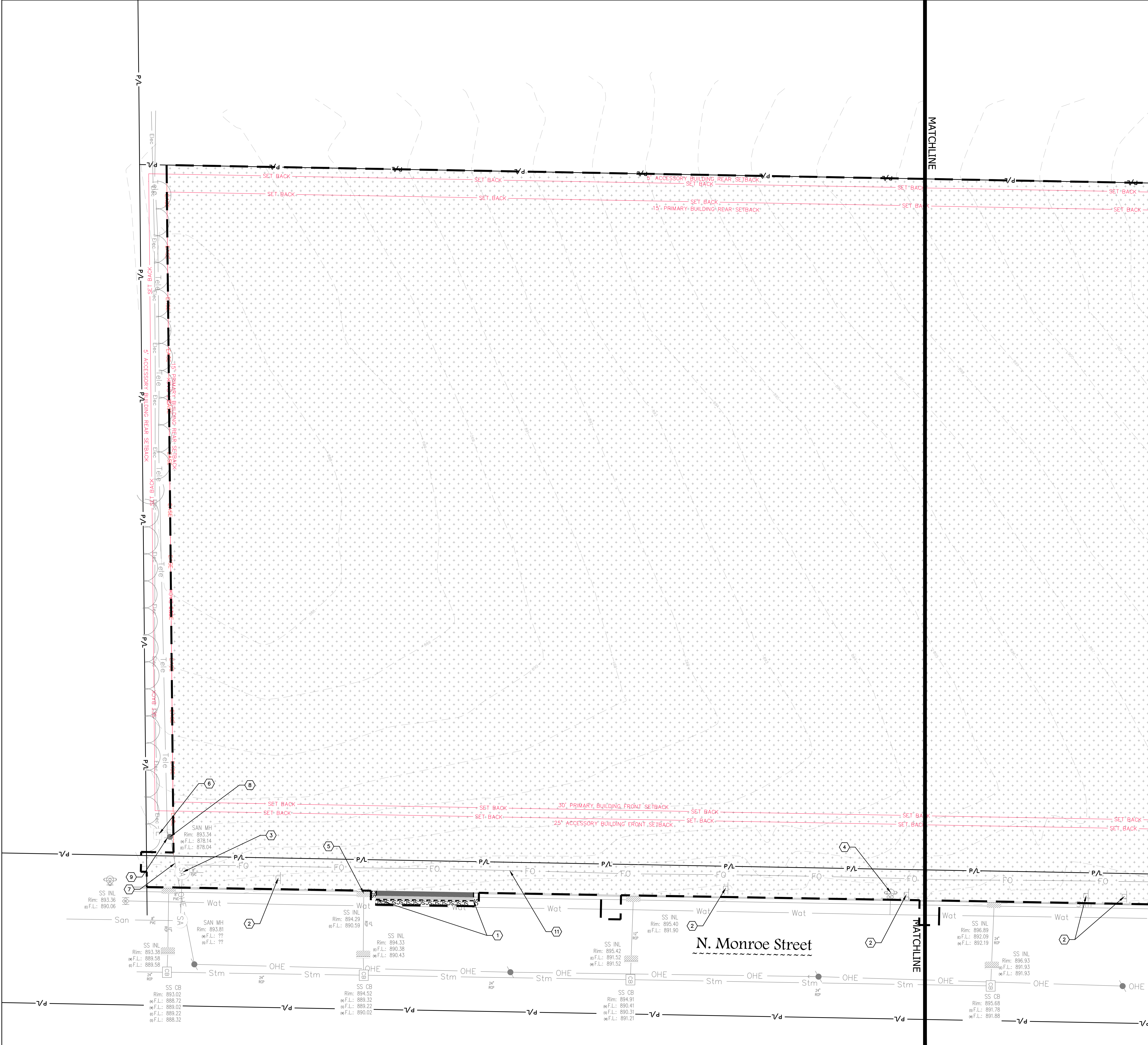
SEAL:

all in

SHEET:
**SITE DEMOLITION
PLAN - AREA A**

PROJECT MANAGER: RB
PROJECT NUMBER: 250705.01
DATE: 06/15/2026

SHEET NUMBER:
C101A



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 WORK, 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
- PROPERTY LINE
- EASEMENT LINE
- 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
- SAWCUT APPROXIMATELY 2' OF ASPHALT PAVEMENT OFF THE EDGE OF THE ROADWAY TO PROVIDE A SMOOTH EDGE FOR INSTALLATION OF NEW PAVEMENT.
- EXISTING SIGN TO REMAIN, CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- EXISTING SANITARY SEWER STRUCTURE TO REMAIN, CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- EXISTING HYDRANT TO REMAIN, CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- EXISTING STORM SEWER STRUCTURE TO REMAIN, CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- EXISTING TRANSFORMER TO REMAIN, CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- EXISTING ELECTRICAL LINE TO REMAIN, CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- EXISTING OVERHEAD POLE TO REMAIN, CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- EXISTING TELEPHONE PEDESTAL TO REMAIN, CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- EXISTING FIBER OPTIC PULL BOX TO REMAIN, CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- EXISTING FIBER OPTIC LINE TO REMAIN, CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.

PROJECT:
**DRUMLIN FIELDS -
WATERLOO
RESIDENTIAL
DEVELOPMENT**

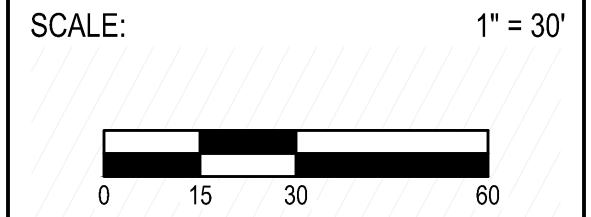
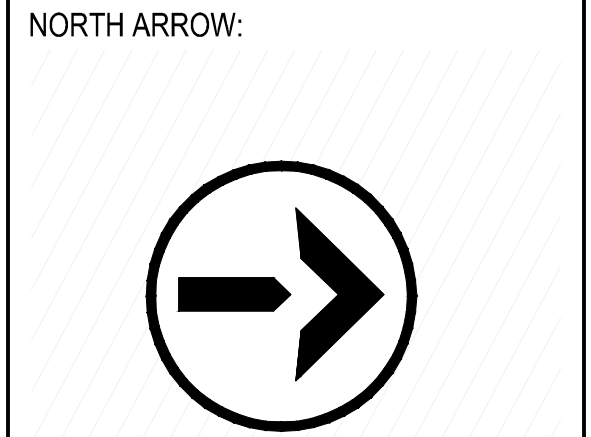
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CITY OF WATERLOO

CLIENT:

RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION



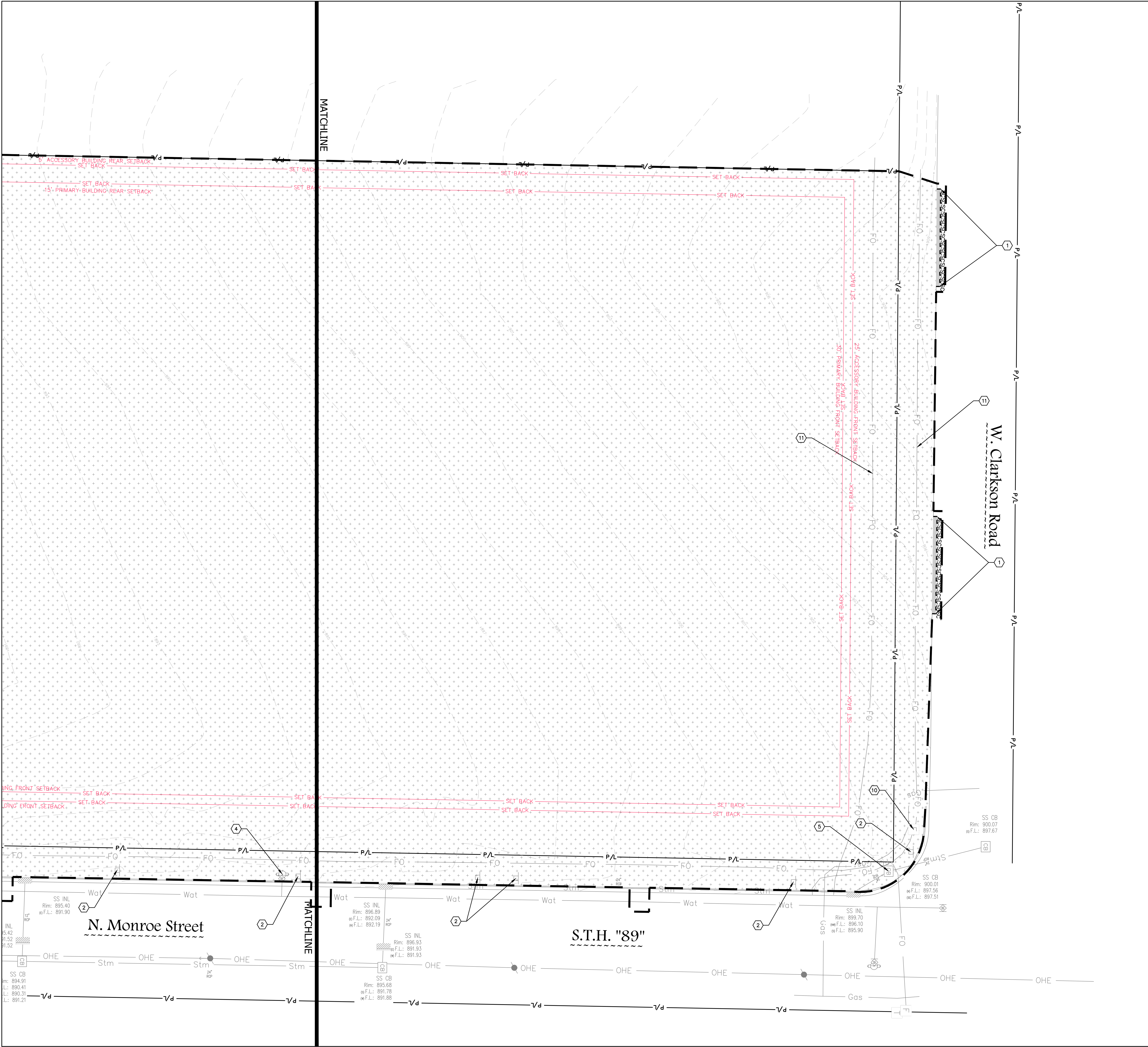
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all in

SHEET:
**SITE DEMOLITION
PLAN - AREA B**

PROJECT MANAGER: RB
PROJECT NUMBER: 250705.01
DATE: 06/15/2026

SHEET NUMBER:
C101B



PROJECT:
**DRUMLIN FIELDS -
WATERLOO
RESIDENTIAL
DEVELOPMENT**

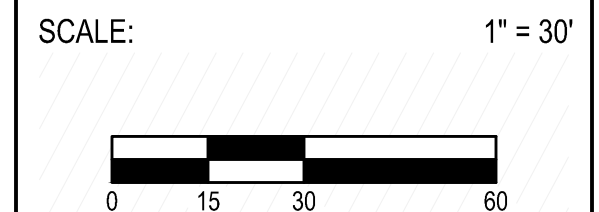
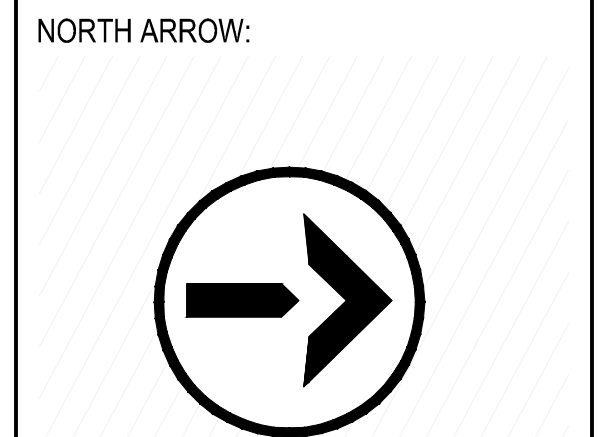
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CITY OF WATERLOO

CLIENT:

RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION



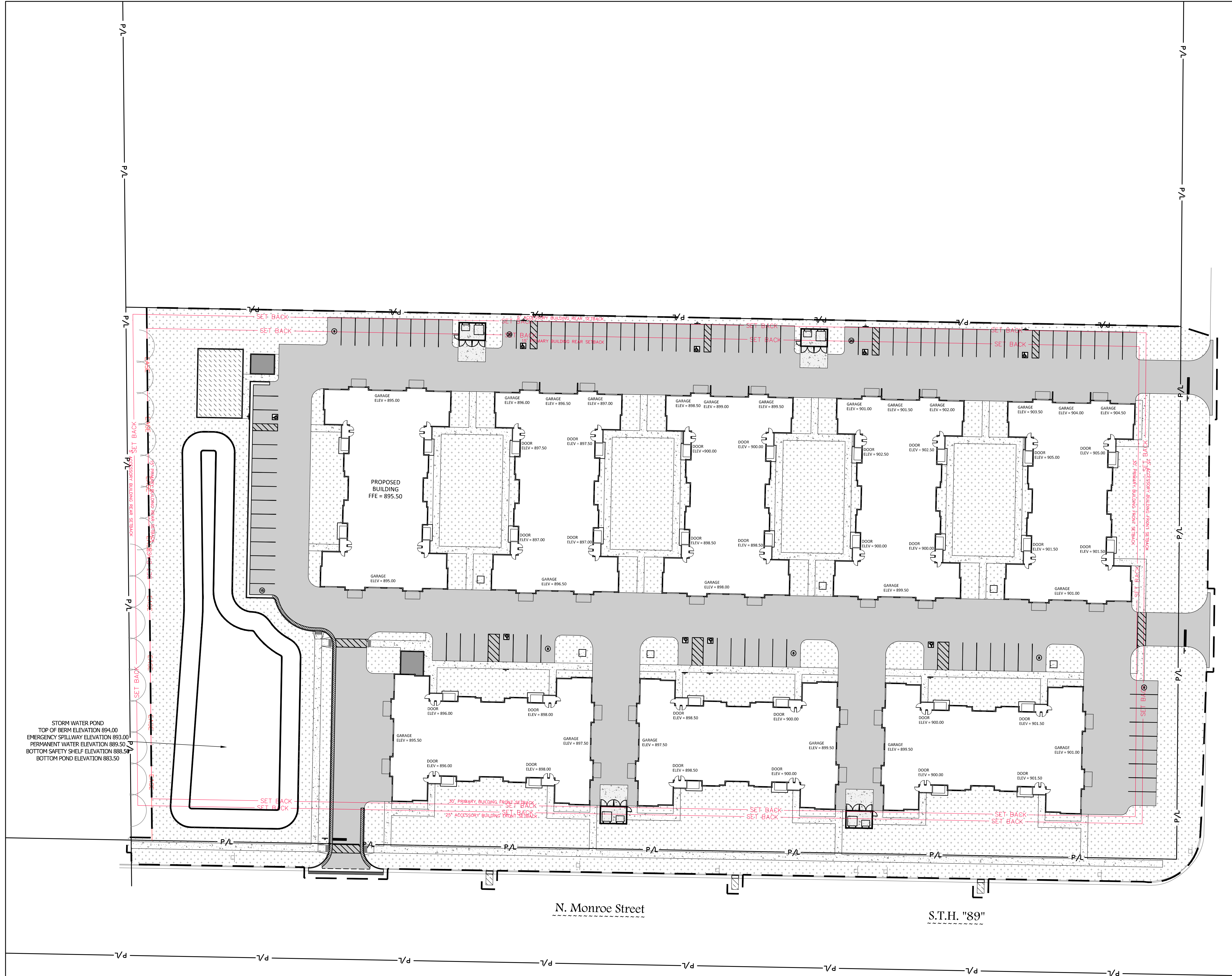
SEAL:

all in

SHEET:
**OVERALL SITE
LAYOUT PLAN**

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

SHEET NUMBER:
C102



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

KEY INDEX

- PROJECT LIMITS
 - PROPERTY LINE
 - EASEMENT LINE
 - 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
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 IPMA 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

PROJECT:

DRUMLIN FIELDS -
WATERLOO
RESIDENTIAL
DEVELOPMENT

LOCATION:

CITY OF WATERLOO

CLIENT:

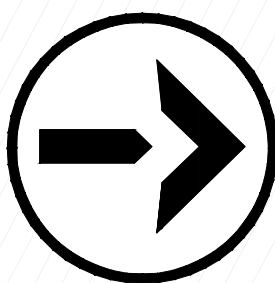
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PLAN COMMISSION

REVISIONS:

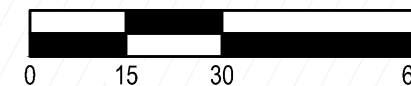
#	DATE	DESCRIPTION

NORTH ARROW:



SCALE:

1" = 30'



SEAL:

all in

SHEET:

SITE LAYOUT PLAN -
AREA A

PROJECT MANAGER:

RB

PROJECT NUMBER:

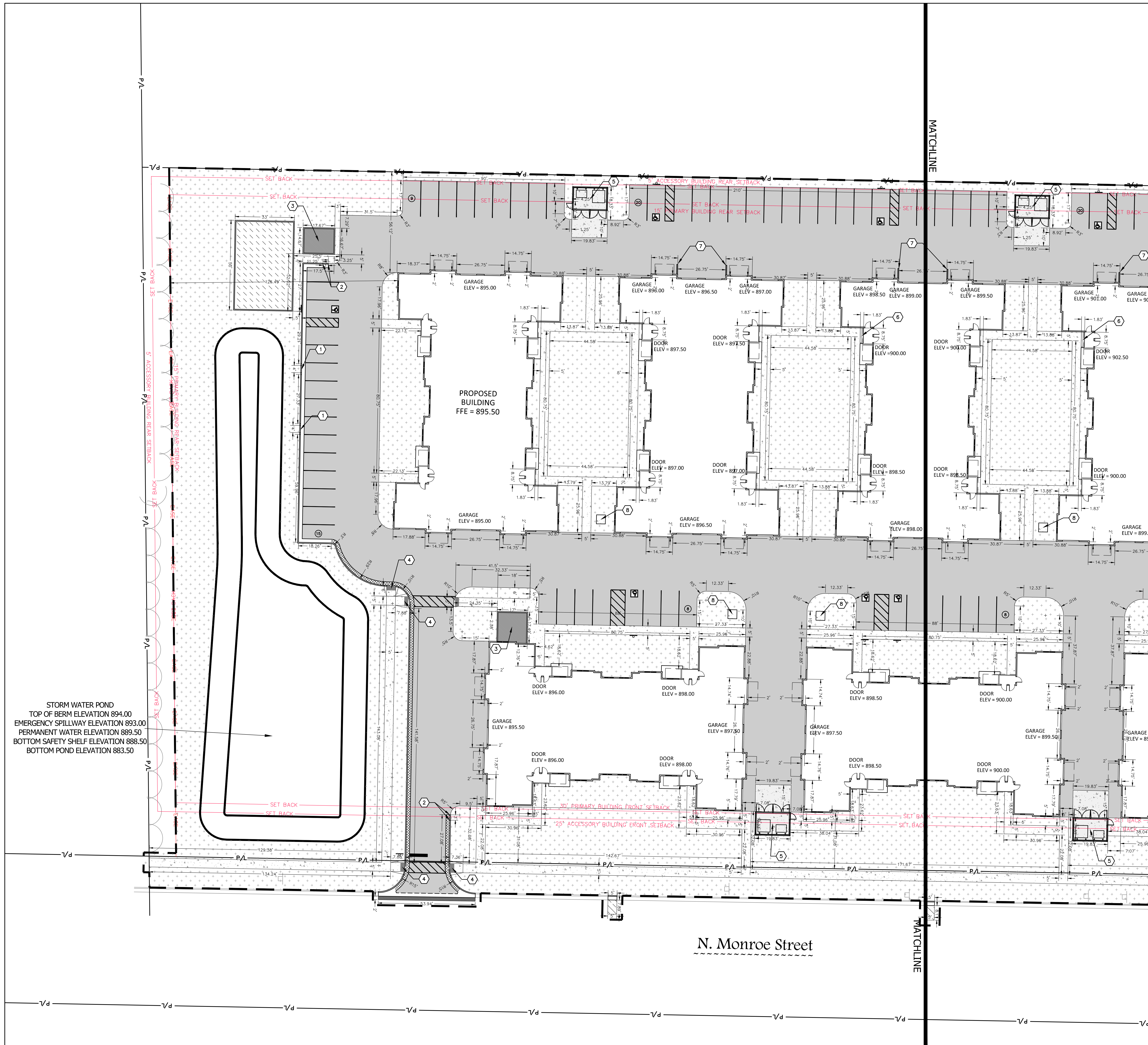
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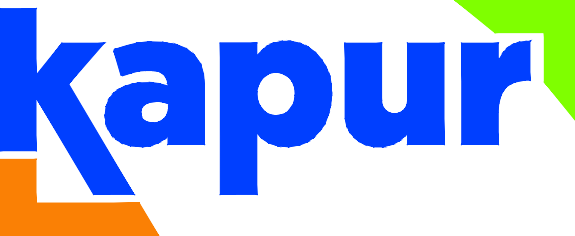
DATE:

06/15/2026

SHEET NUMBER:

C102A





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

kapurinc.com

PROJECT:

DRUMLIN FIELDS -
WATERLOO
RESIDENTIAL
DEVELOPMENT

LOCATION:

CITY OF WATERLOO

CLIENT:

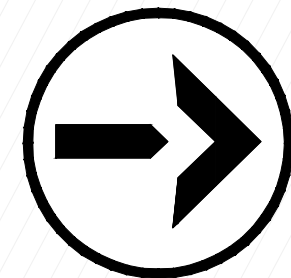
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PLAN COMMISSION

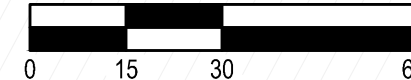
REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:



SCALE: 1" = 30'



SEAL:

all in

SHEET:

SITE LAYOUT PLAN -
AREA B

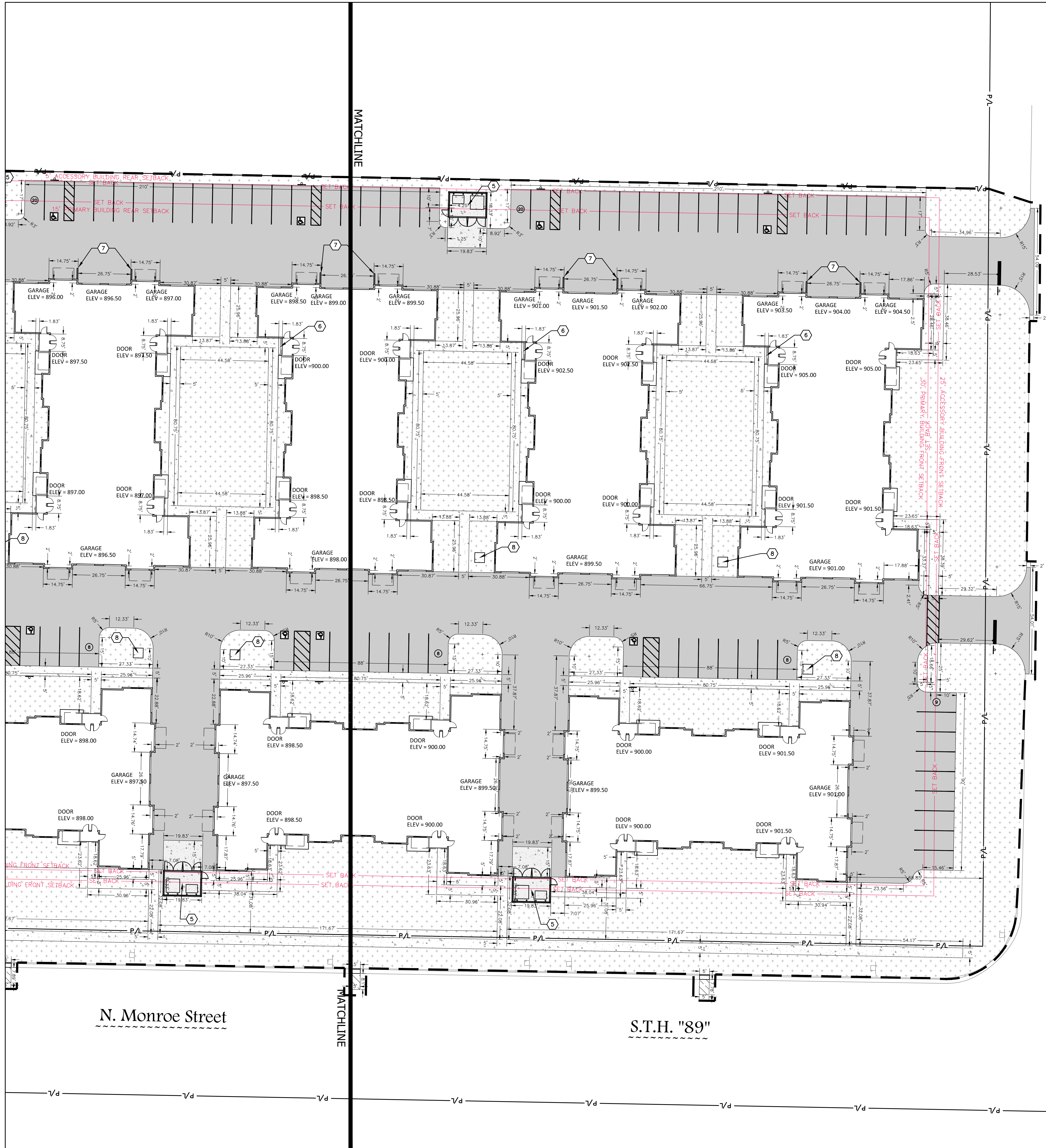
PROJECT MANAGER: RB

PROJECT NUMBER: 250705.01

DATE: 06/15/2026

SHEET NUMBER:

C102B



PROJECT:
DRUMLIN FIELDS -
WATERLOO
RESIDENTIAL
DEVELOPMENT

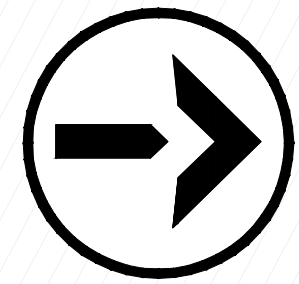
LOCATION:
CITY OF WATERLOO

CLIENT:

RELEASE:
PLAN COMMISSION

REVISIONS:		
#	DATE	DESCRIPTION

NORTH ARROW:



SCALE: 1" = 30'



SEAL:

all in

SHEET:
OVERALL SITE
SIGNAGE & TRAFFIC
CONTROL PLAN

PROJECT MANAGER: RB
PROJECT NUMBER: 250705.01
DATE: 06/15/2026

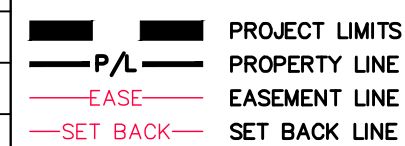
SHEET NUMBER:
C103



Dial 811 or (800)242-8511

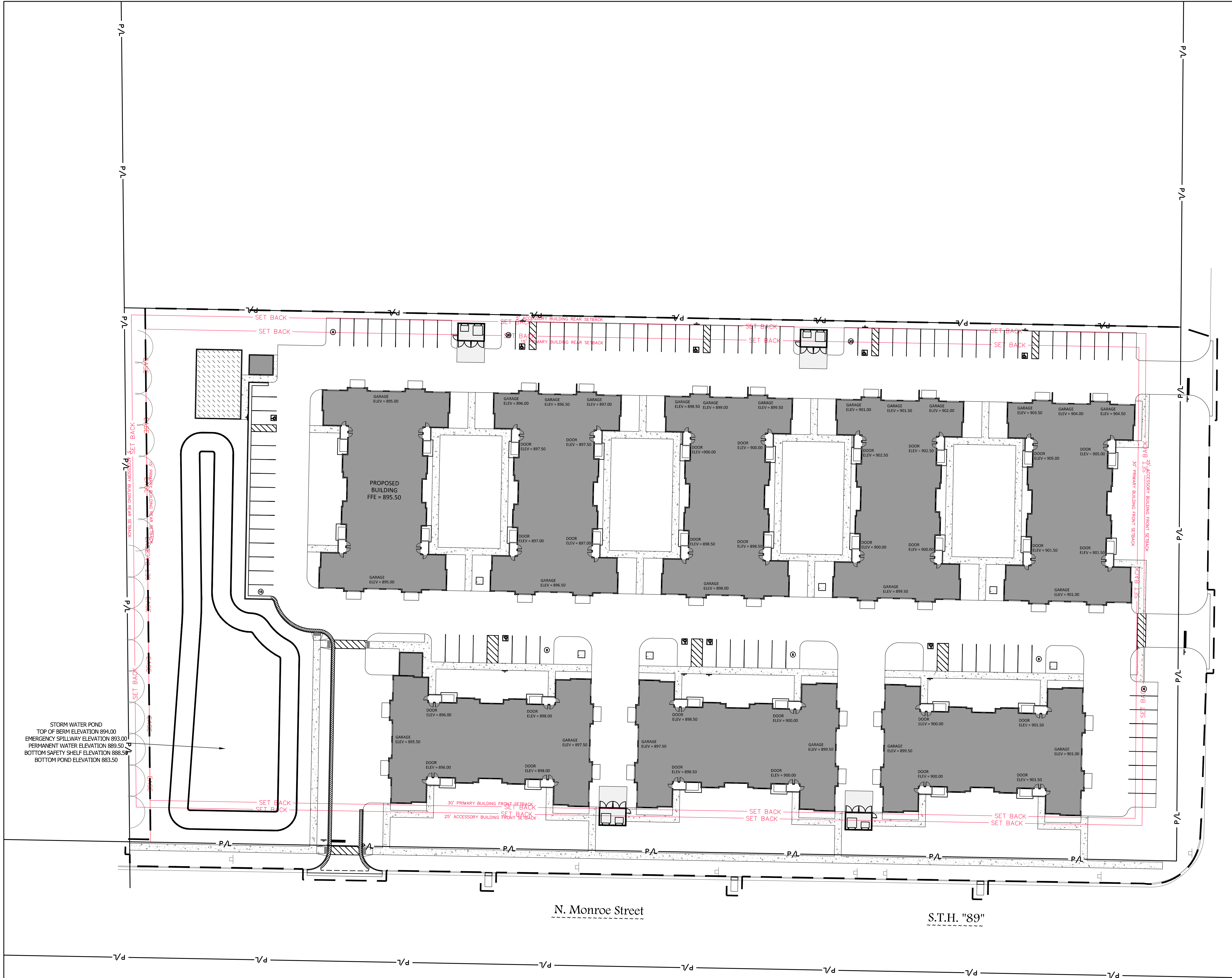
www.DiggersHotline.com

KEY INDEX



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



PROJECT:
**DRUMLIN FIELDS -
WATERLOO
RESIDENTIAL
DEVELOPMENT**

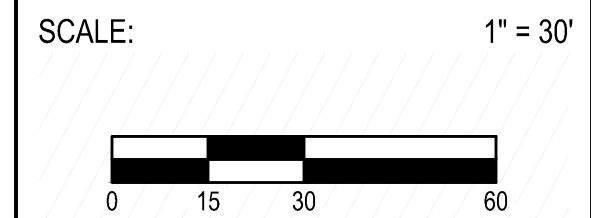
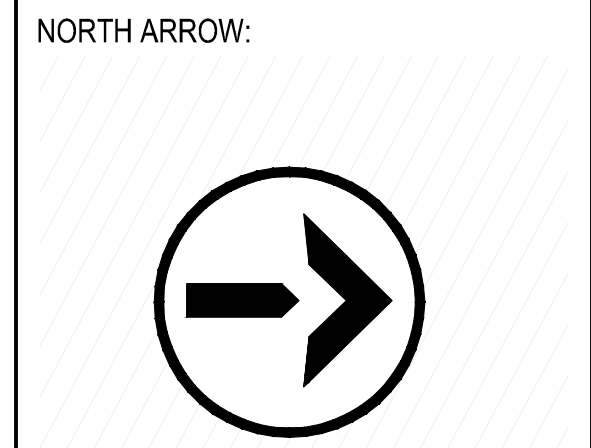
LOCATION:
CITY OF WATERLOO

CLIENT:

RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION



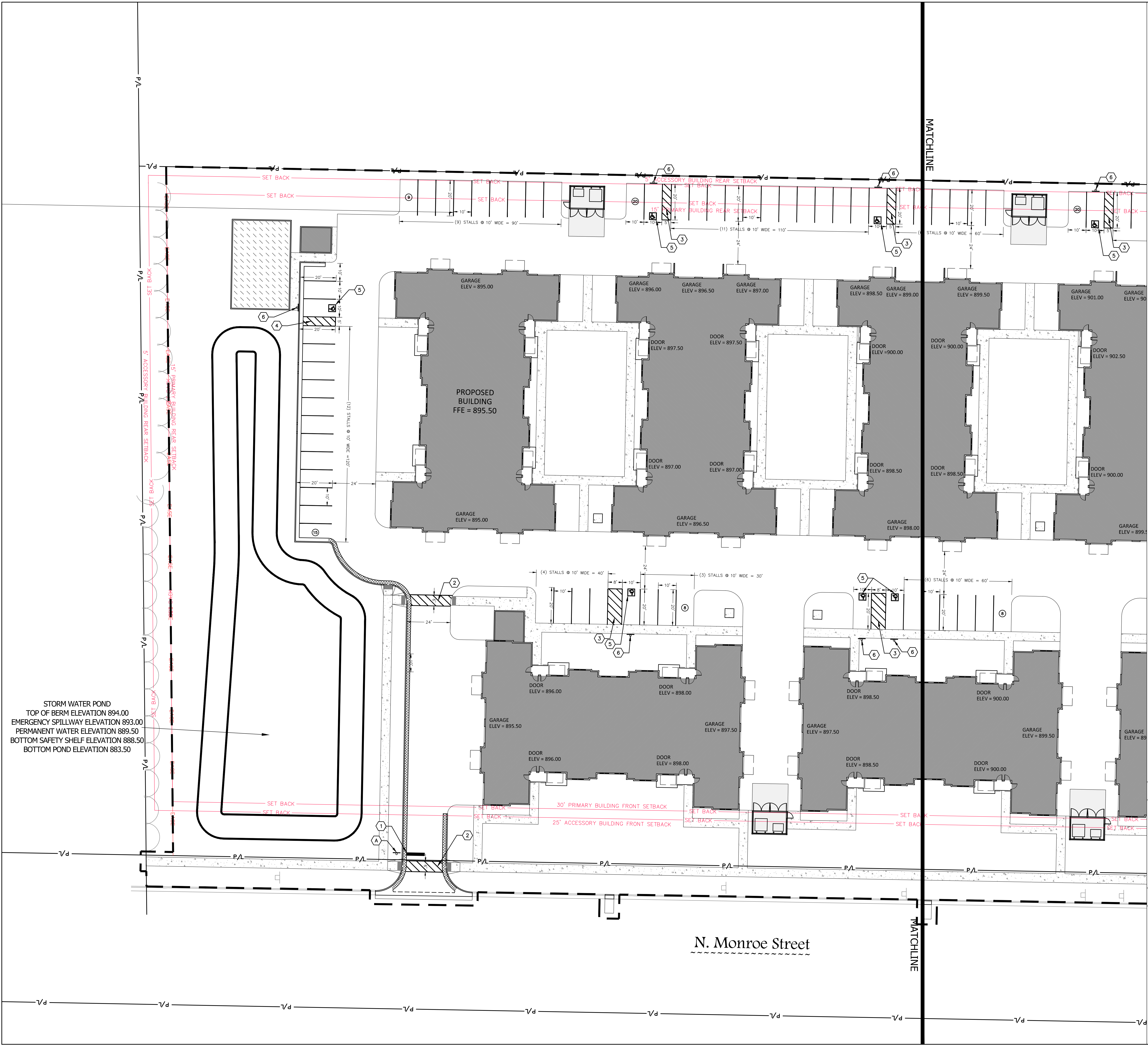
SEAL:

all in

SHEET:
**SITE SIGNAGE &
TRAFFIC CONTROL
PLAN - AREA A**

PROJECT MANAGER: RB
PROJECT NUMBER: 250705.01
DATE: 06/15/2026

SHEET NUMBER:
C103A

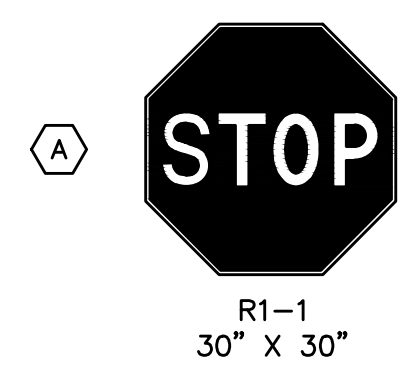


STORM WATER POND
TOP OF BERM ELEVATION 894.00
EMERGENCY SPILLWAY ELEVATION 893.00
PERMANENT WATER ELEVATION 889.50
BOTTOM SAFETY SHELF ELEVATION 888.50
BOTTOM POND ELEVATION 883.50

N. Monroe Street

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

SIGN INDEX



KEY INDEX

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

PROJECT:
DRUMLIN FIELDS -
WATERLOO
RESIDENTIAL
DEVELOPMENT

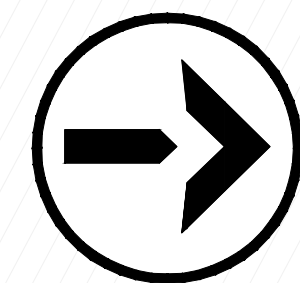
LOCATION:
CITY OF WATERLOO

CLIENT:

RELEASE:
PLAN COMMISSION

REVISIONS:		
#	DATE	DESCRIPTION

NORTH ARROW:



SCALE: 1" = 30'

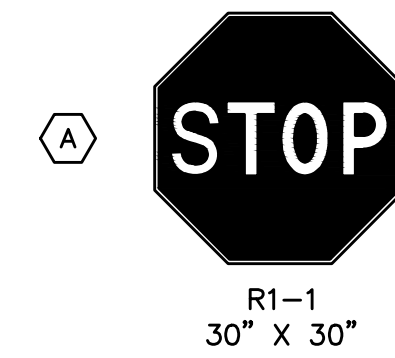


SEAL:

DIGGERS HOTLINE

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SIGN INDEX



KEY INDEX

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- 4" WHITE PAINT 36" O.C. FOR DIAGONALS
- ACCESSIBLE PARKING SYMBOL
- ACCESSIBLE SIGN

SHEET:
SITE SIGNAGE &
TRAFFIC CONTROL
PLAN - AREA B

PROJECT MANAGER: RB
PROJECT NUMBER: 250705.01
DATE: 06/15/2026

SHEET NUMBER:
C103B



PROJECT:
**DRUMLIN FIELDS -
WATERLOO
RESIDENTIAL
DEVELOPMENT**

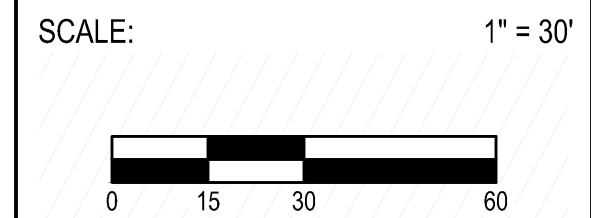
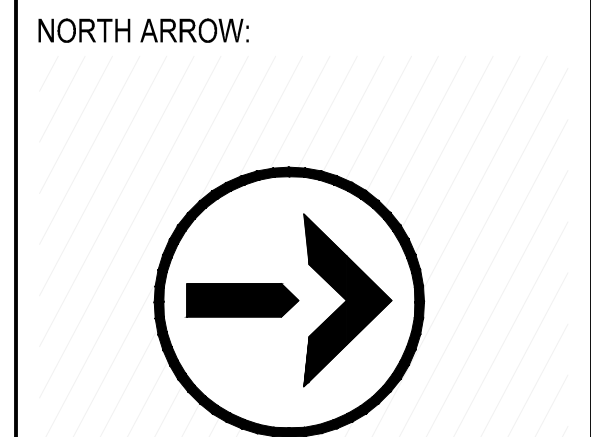
LOCATION:
CITY OF WATERLOO

CLIENT:

RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION



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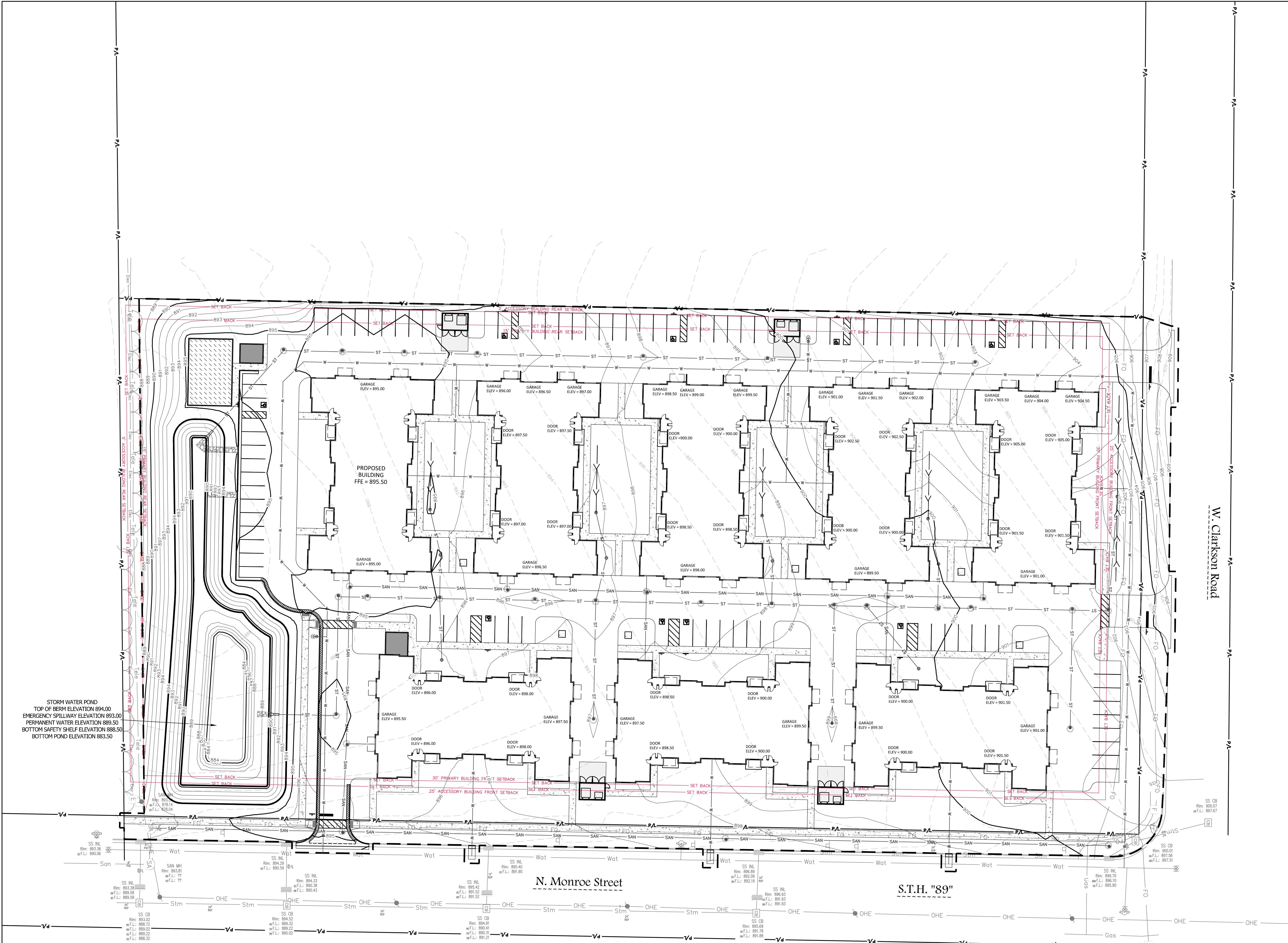
www.DiggersHotline.com

GRADING NOTES
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.

KEY INDEX

	PROJECT LIMITS
	PROPERTY LINE
	EASEMENT LINE
	SET BACK LINE
	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED CONTOUR MAJOR
	DRAINAGE SWALE

SHEET NUMBER:
C104



PROJECT:
**DRUMLIN FIELDS -
WATERLOO
RESIDENTIAL
DEVELOPMENT**

LOCATION:
CITY OF WATERLOO

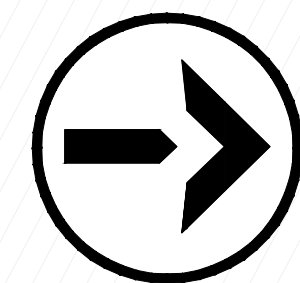
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RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:



SCALE: 1" = 30'



SEAL:

DIGGERS HOTLINE

Dial 811 or (800)242-8511

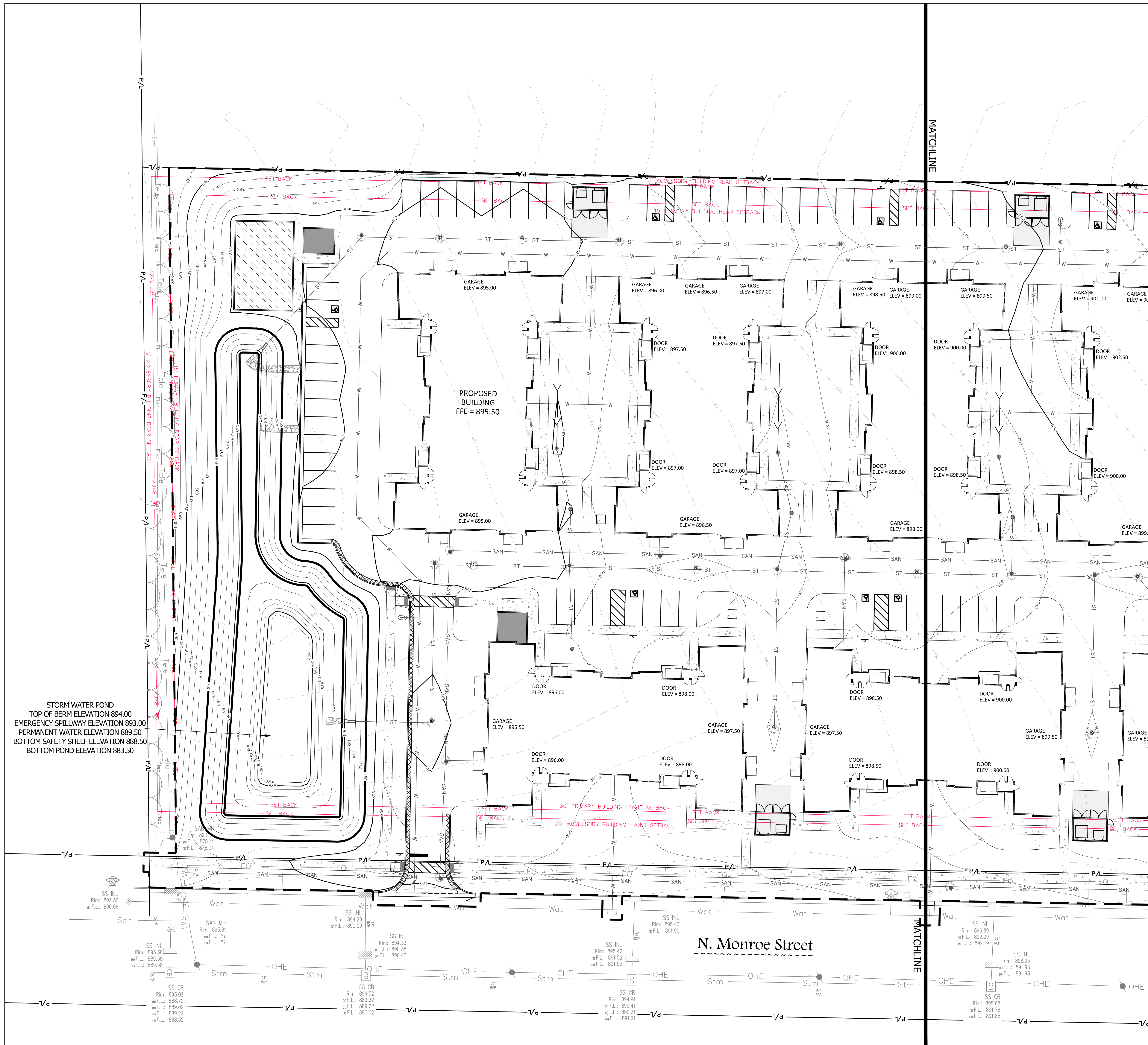
www.DiggersHotline.com

GRADING NOTES

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.

KEY INDEX

- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE
- SET BACK LINE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- DRAINAGE SWALE



PROJECT:
DRUMLIN FIELDS -
WATERLOO
RESIDENTIAL
DEVELOPMENT

LOCATION:
CITY OF WATERLOO

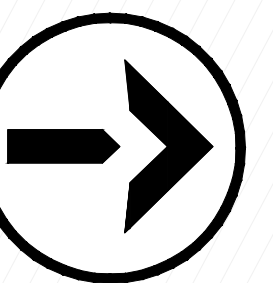
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PLAN COMMISSION

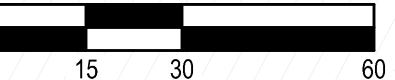
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NORTH ARROW:



SCALE: 1" = 30'



SEAL:



GRADING NOTES

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.

KEY INDEX

- | | |
|---|------------------------|
|  | PROJECT LIMITS |
|  | PROPERTY LINE |
|  | EASEMENT LINE |
|  | SET BACK LINE |
|  | EXISTING CONTOUR MINOR |
|  | EXISTING CONTOUR MAJOR |
|  | PROPOSED CONTOUR MINOR |
|  | PROPOSED CONTOUR MAJOR |
|  | DRAINAGE SWALE |

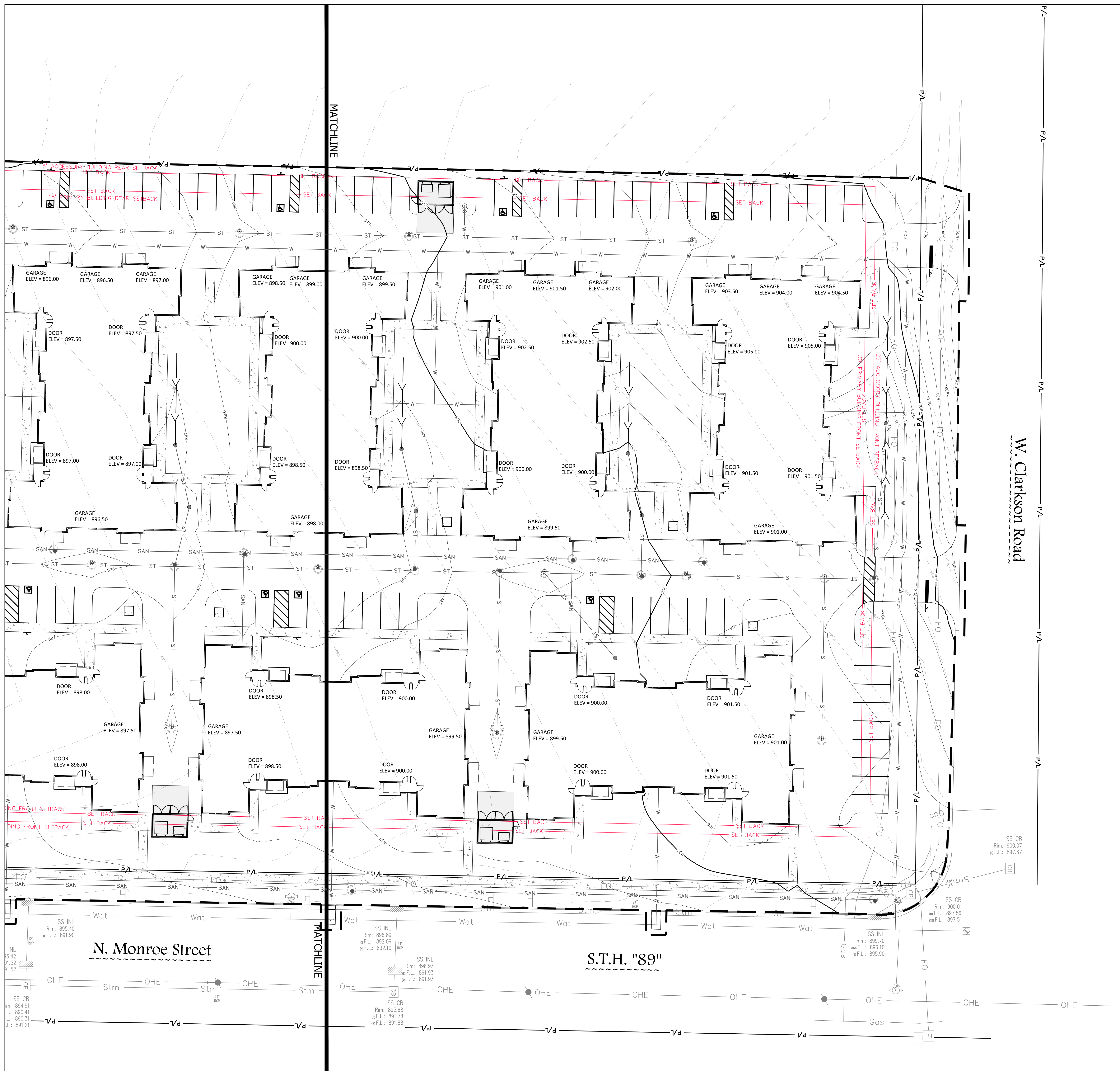
PROJECT MANAGER:	RB
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PROJECT NUMBER:	260705.01
-----------------	-----------

DATE:	06/15/2026
-------	------------

SHEET NUMBER:

C104B



PROJECT:
**DRUMLIN FIELDS -
WATERLOO
RESIDENTIAL
DEVELOPMENT**

LOCATION:
CITY OF WATERLOO

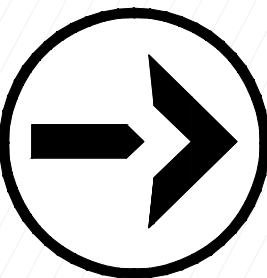
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RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:



SCALE: 1" = 30'

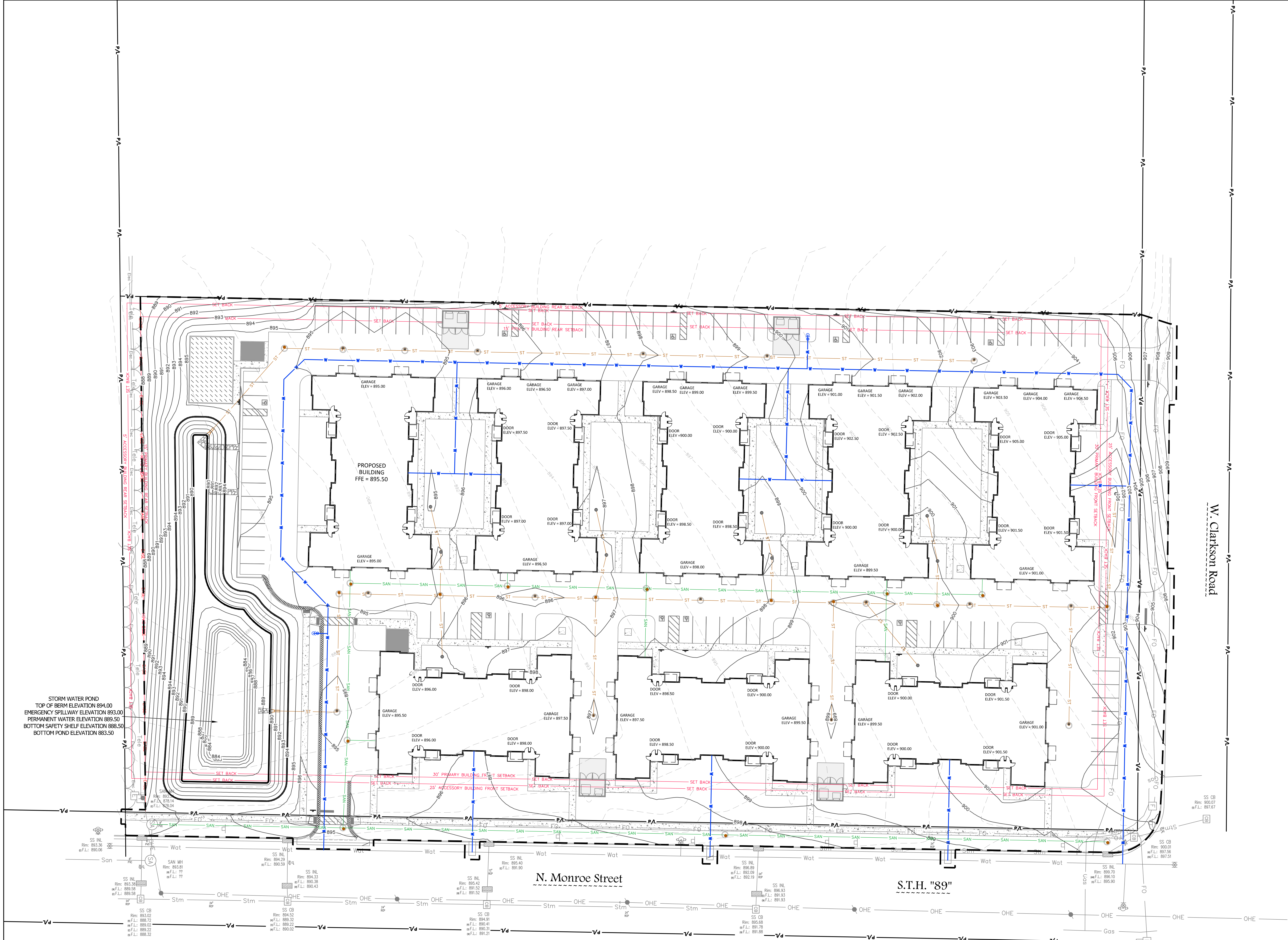
SEAL:

all in

SHEET:
**OVERALL SITE
UTILITY PLAN**

PROJECT MANAGER: RB
PROJECT NUMBER: 250705.01
DATE: 06/15/2026

SHEET NUMBER:
C105



PROJECT:
**DRUMLIN FIELDS -
WATERLOO
RESIDENTIAL
DEVELOPMENT**

LOCATION:
CITY OF WATERLOO

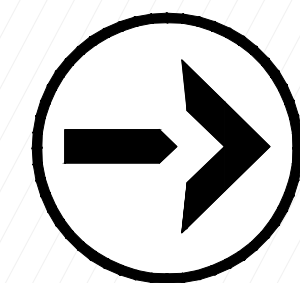
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RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:



SCALE: 1" = 30'



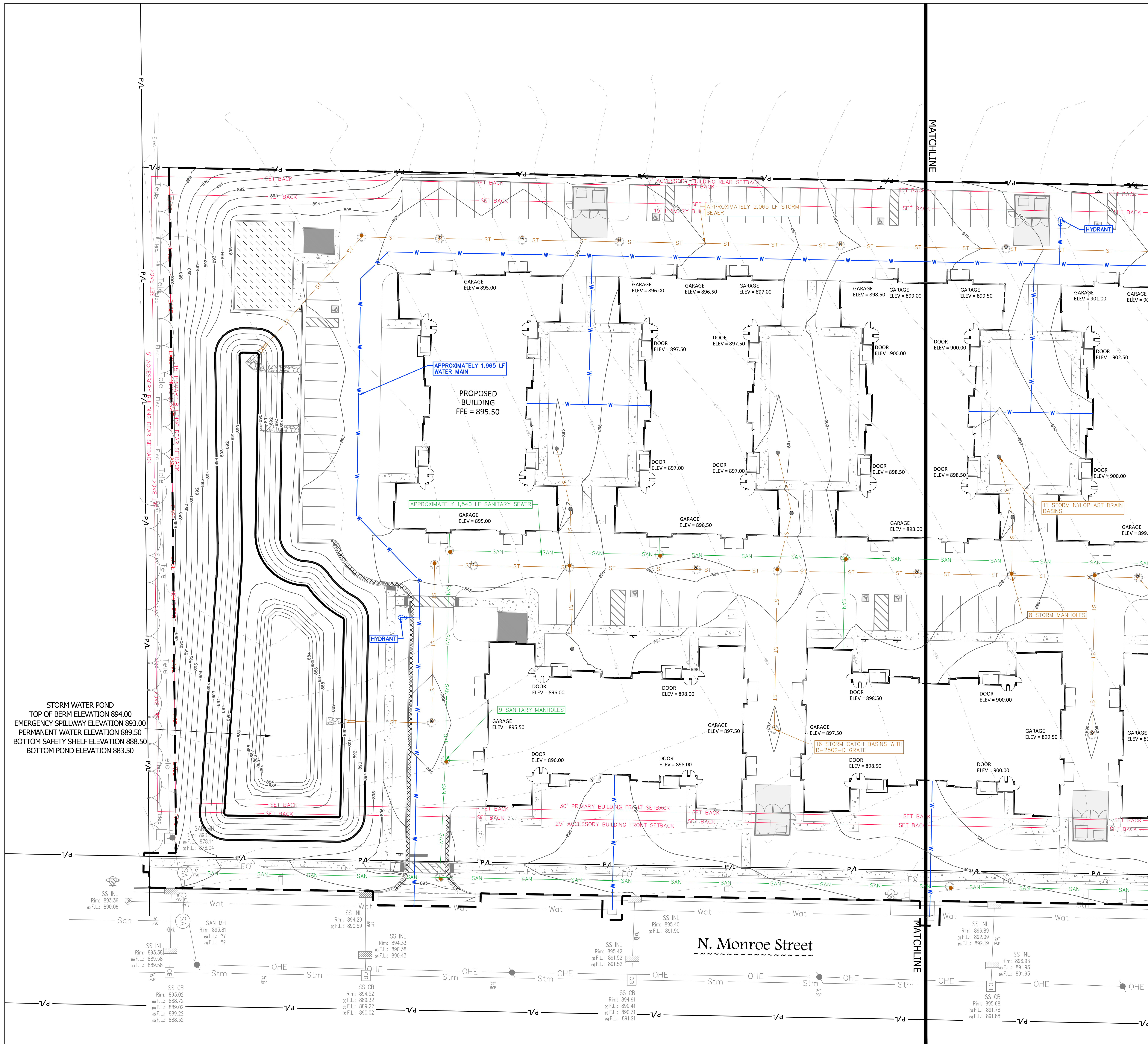
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all in

SHEET:
**SITE UTILITY PLAN -
AREA A**

PROJECT MANAGER: RB
PROJECT NUMBER: 250705.01
DATE: 06/15/2026

SHEET NUMBER:
C105A



PROJECT:
**DRUMLIN FIELDS -
WATERLOO
RESIDENTIAL
DEVELOPMENT**

LOCATION:
CITY OF WATERLOO

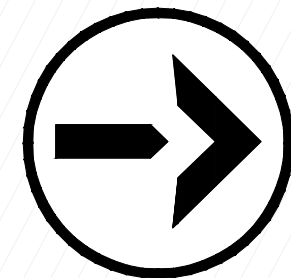
CLIENT:

RELEASE:
PLAN COMMISSION

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:



SCALE: 1" = 30'

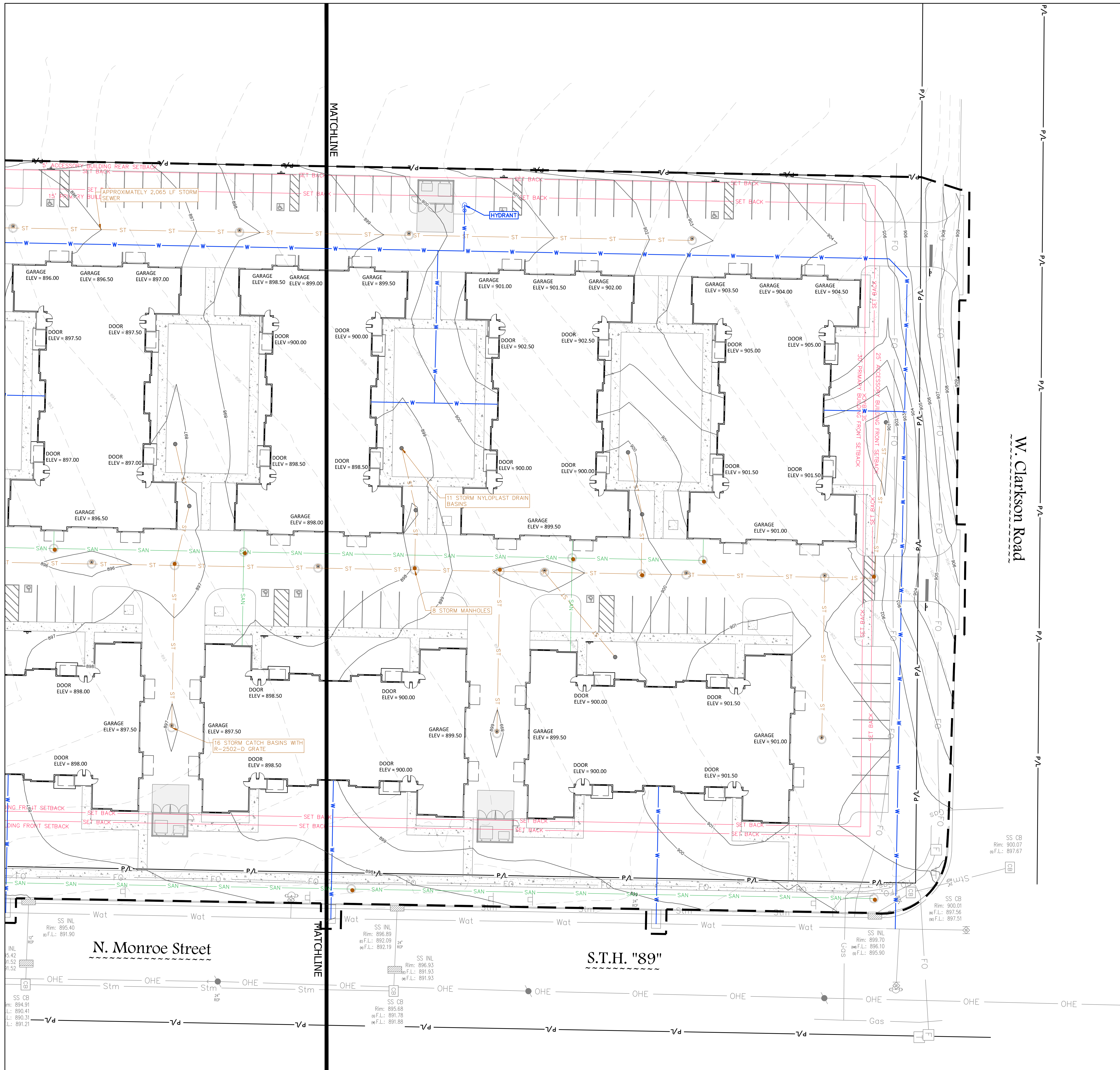
SEAL:

all in

SHEET:
**SITE UTILITY PLAN -
AREA B**

PROJECT MANAGER: RB
PROJECT NUMBER: 250705.01
DATE: 06/15/2026

SHEET NUMBER:
C105B



PROJECT:
DRUMLIN FIELDS -
WATERLOO
RESIDENTIAL
DEVELOPMENT

LOCATION:
CITY OF WATERLOO

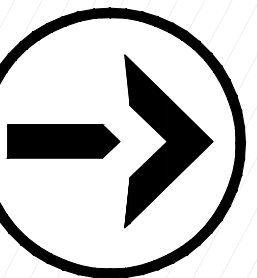
CLIENT:

RELEASE:
PLAN COMMISSION

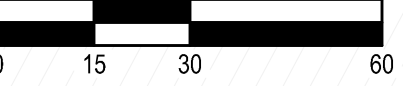
REVISIONS:

[illegible]

NORTH ARROW:



SCALE: 1" = 30'



SEAL:

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 ONE INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE WITHIN DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY 1.05 INCH PRECIPITATION REPORTS, AND ANY OTHER RECORDS MUST 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, W 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
-  USE CLASS I, TYPE A WOOD WISDOT 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 II, TYPE A MAY BE USED FOR THE REMAINDER OF THE SLOPES IN DRAINAGE SWALES EXCEEDING 2 FEET VERTICALLY.
-  FILTER FABRIC FENCE
-  TRIANGULAR SILT DIKES
-  STONE TRACKING PAD REQUIRED. LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN.
-  DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.
-  DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED

SHEET:

OVERALL SITE
EROSION CONTROL
PLAN

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

SHEET NUMBER:

C106

PROJECT:
**DRUMLIN FIELDS -
WATERLOO
RESIDENTIAL
DEVELOPMENT**

LOCATION:
CITY OF WATERLOO

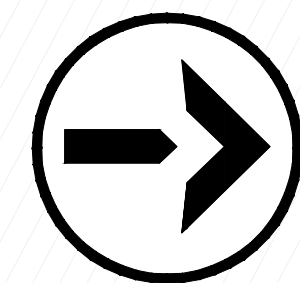
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RELEASE:
PLAN COMMISSION

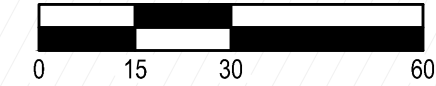
REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:



SCALE: 1" = 30'



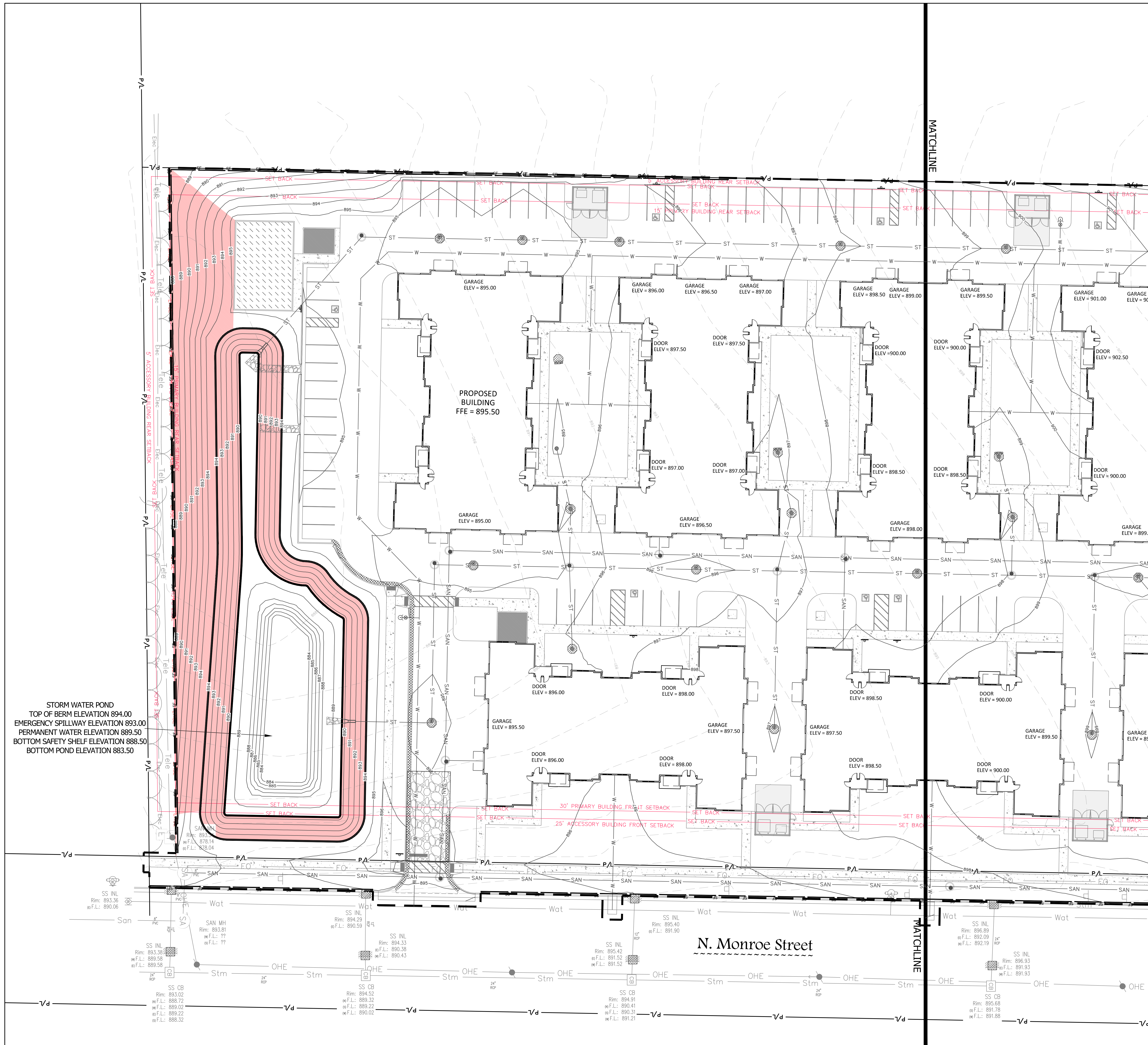
SEAL:

all in

SHEET:
**SITE EROSION
CONTROL PLAN -
AREA A**

PROJECT MANAGER: RB
PROJECT NUMBER: 250705.01
DATE: 06/15/2026

SHEET NUMBER:
C106A



DIGGERS HOTLINE

Dial 811 or (800)242-8511

www.DiggersHotline.com

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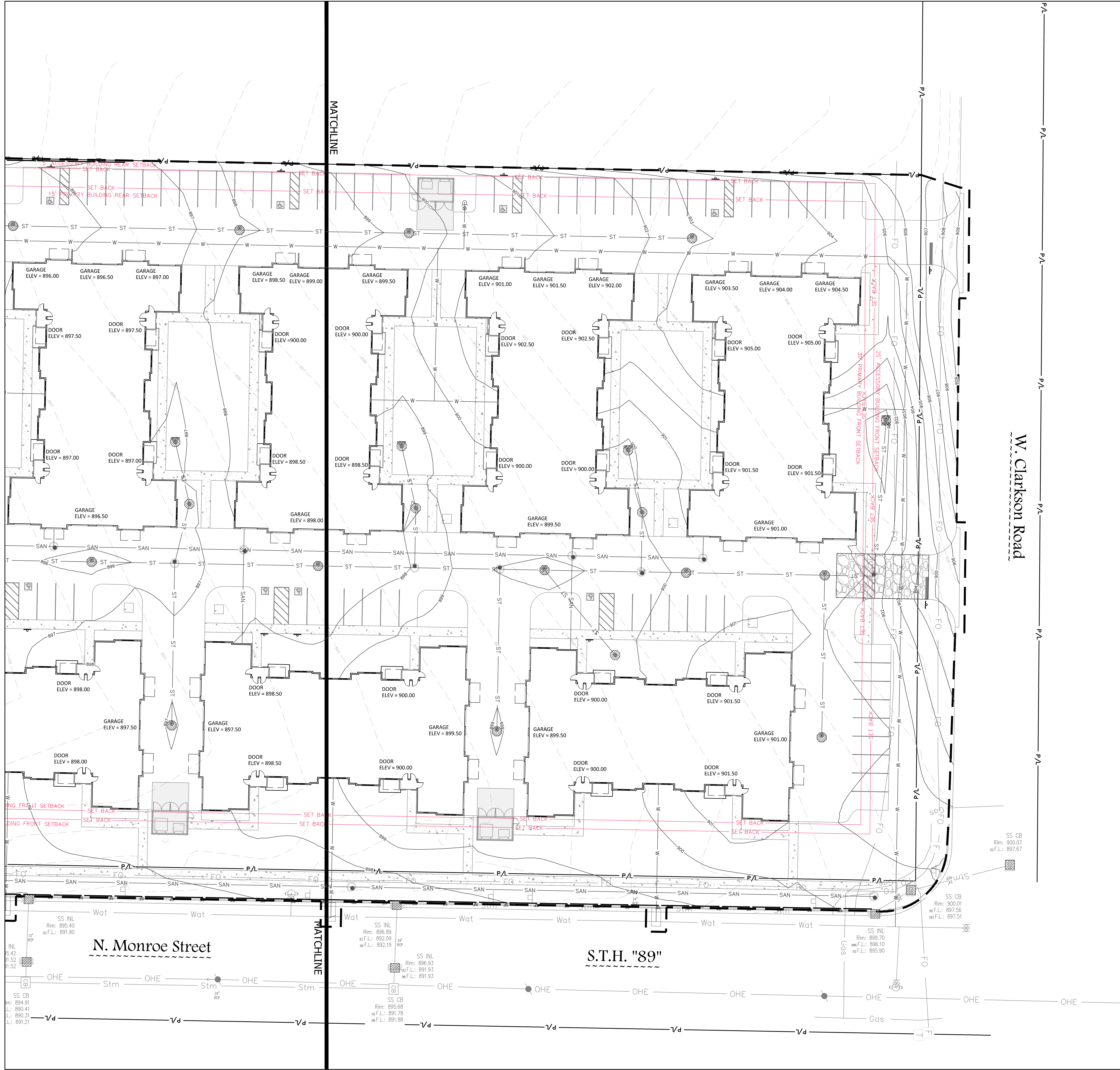
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KEY INDEX

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



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'

SEAL:

all in

SHEET:
SITE EROSION
CONTROL PLAN -
AREA B

PROJECT MANAGER: RB
PROJECT NUMBER: 250705.01
DATE: 06/15/2026

SHEET NUMBER:
C106B