



OFFICIAL PUBLIC NOTICE

MEETING OF THE PLANNING COMMISSION

WEDNESDAY, SEPTEMBER 23, 2026 AT 5:30 PM

COUNCIL ROOM AT THE MUNICIPAL BUILDING, 450 S. MAIN STREET, RICHLAND CENTER, WI 53581

Teams Virtual Meeting Link: <http://bit.ly/RCTeamsMeeting>

AGENDA

CALL TO ORDER *Roll Call for the meeting, determine whether a quorum is present; determine whether the meeting has been properly noticed.*

APPROVAL OF MINUTES

- [1.](#) August 26, 2026 Meeting Minutes

BUILDING INSPECTOR SERVICES by Tracy Johnson

DISCUSSION AND ACTION ITEMS

2. **Public Hearing** for Land Division by Certified Survey Map (CSM) Application of Schreiber Foods Inc (Tax Parcel 276-2154-1000)
- [3.](#) **Land Division by Certified Survey Map (CSM) Application** of Richland County (Tax Parcel 276-1712-1000)
4. **Public Hearing** for Land Division by Certified Survey Map (CSM) Application of Schreiber Foods Inc (Tax Parcel 276-2154-1000)
- [5.](#) **Land Division by Certified Survey Map (CSM) Application** of Schreiber Foods Inc (Tax parcel 276-2154-1000)

COMPREHENSIVE PLAN

REPORTS/UPDATES

- [6.](#) Zoning Administrator's Monthly Report

FUTURE AGENDA ITEMS

SET NEXT MEETING DATE *Fourth Wednesday of the month - October 28th*

ADJOURNMENT

Posted this 22nd day of September, 2026 by 4:30 PM.

Copy to the official newspaper the Richland Observer.

PLEASE NOTE: To request disability-related accommodations, please contact City Administrator Ashley Oliphant (608-647-3466 or 450 S. Main St.) at least 24 hours in advance. Notice is hereby given that a quorum of other city governmental bodies may be present at this meeting for informational and discussion purposes only, and no formal action will be taken by those bodies at this meeting. The City of Richland Center is an equal opportunity employer, provider, and lender

WEDNESDAY, AUGUST 26, 2026 AT 5:30 PM

COUNCIL ROOM AT THE MUNICIPAL BUILDING, 450 S. MAIN STREET, RICHLAND CENTER, WI 53581

CALL TO ORDER Chair Jarvis called the meeting to order at 5:31 PM. Oliphant affirmed proper notice. A quorum was present. Members present: Karin Tepley, Chris Jarvis, Ray Wilson, Duane Welte, and Mark Jelinek. Members absent: Ryan Cairns (excused).

APPROVAL OF MINUTES Motion by Wilson, second by Cairns to approve the July 22, 2026, meeting minutes as presented. Motion carried unanimously.

DISCUSSION AND ACTION ITEMS

Public Hearing for the Conditional Use Permit Application of Schreiber Foods Inc to process dairy products at 920 Sextonville Rd (Tax Parcel 276-2100-7630): Chair Jarvis opened the public hearing at 5:31 p.m. Zoning Administrator Unbehaun reviewed the application. The property has operated as a dairy processing facility for many years. The zoning ordinance was later amended to classify dairy product processing as a conditional use in an Industrial District. The applicant is requesting a conditional use permit so the existing operation conforms to the current ordinance and as a prerequisite for future building additions or improvements. Devin Winter addressed the Commission on behalf of Schreiber Foods, Inc. Winter stated that the request is a formality to bring the property's permit status into conformance with the current ordinance and that current operations are not changing. Unbehaun reported receiving one email in support of the request. Chair Jarvis called for public comment three times. There being no public comment, Chair Jarvis closed the hearing at 5:37 p.m.

Consider the Conditional Use Permit Application of Schreiber Foods Inc to process dairy products at 920 Sextonville Rd (Tax Parcel 276-2100-7630): Zoning Administrator Unbehaun reviewed the staff report dated August 26, 2026, on the application submitted by Excel Engineering, Inc. for property owner Schreiber Foods, Inc. The request is for a Specific Conditional Use Permit to process dairy products under §409.04(3a) on property in the Industrial district. Unbehaun explained that upon issuance of the permit and approval of a land division to be considered at the next Plan Commission meeting, Schreiber will obtain zoning permits for whey silo additions on the east side of the property and a new intake bay on the south side. Staff found the request consistent with the Comprehensive Plan, found public facilities adequate and site conditions suitable, and found all eight review criteria satisfied, including the finding under Wis. Stat. sec. 62.23(7)(de) that the applicant demonstrated by substantial evidence that all requirements and conditions are or shall be satisfied. Staff recommended approval with the five conditions set forth in the report.

Motion by Jarvis, second by Welte to recommend that the Common Council approve a Specific Conditional Use Permit for Schreiber Foods, Inc. at 920 Sextonville Road (Tax Parcel No. 276-2100-7630) for the processing of dairy products in accordance with §409.04(3a), subject to the Conditions of Approval set forth in the Plan Commission report dated 8/26/2026.

COMPREHENSIVE PLAN: None.

REPORTS/UPDATES

Zoning Department Monthly Report: Zoning Administrator Unbehaun advised 41 projects and inquiries were tracked during the period, including eight permits issued and eight inquiries completed, with 23 items in process, one on hold, and one open inquiry. Twenty-eight items were located within City limits and 13 within the Extraterritorial Zone. Unbehaun noted that the report format and accompanying visuals remain a work in progress as additional data is collected.

FUTURE AGENDA ITEMS: Continued Review of R1/R2 Consolidation Ordinance

SET NEXT MEETING DATE: The next meeting was scheduled for September 23rd at 5:30PM.

ADJOURNMENT: Motion by Tepley, second by Wilson to adjourn at 5:55PM. Motion carried unanimously.

Item 1.

Minutes recorded by Ashley Oliphant

APPLICANT / AGENT	Richland County	BUSINESS NAME:	Richland County
SITE ADDRESS:	1200 US Hwy 14 W	ZONING DISTRICT:	(R-1) Residential
TAX PARCEL:	276-1712-1000	REQUEST:	Land Division by CSM
DESCRIPTION:	Pt NE-NW, SE-NW, NW-NE, SW-NE, NE-SW & NW-SE, Sec. 17, T10N, R1E		
MEETINGS:	Plan Commission September/23/2026; Common Council October/06/2026		

Request / Background

Request for approval of a CSM to divide 19.667 acres from the southwest corner of 1200 US Hwy 14 W (Parcel No 276-1712-1000) creating Lot 1, Parcel No. to be determined upon recording the CSM.

- **Lot 1 (Richland School District):** Additional Parcel and increase of 19.667 acres.
- **Lot 2 (1200 US Hwy 14 W):** Decreases to 111.63 acres.

Both properties will remain zoned R-1 Residential with no changes to current intended land use. The land transfer is requested to expand educational opportunities at the Richland School District.

Authority and Basis for Review

The request is a land division under Chapter 448, requiring a certified survey map (CSM). Section 448.04(7)(d) directs the Plan Commission to review the draft CSM for conformity with this ordinance, other applicable ordinances, and the master plan, and to recommend approval, conditional approval, or rejection to the City Council. The Council must act within sixty (60) days of filing under §448.04(7)(e).

Comprehensive Plan

The subject property is designated Institutional/Public on the Future Land Use Map of the *Comprehensive Plan for Richland Center, Wisconsin 2022-2032* (adopted December 21, 2021) and is currently zoned R-1 Residential. The proposed division would create an approximately 19.6-acre parcel to accommodate the expansion of a educational opportunities on this new parcel.

The Land Use chapter directs the City toward "land use policies and zoning that maximize the available opportunities and encourage residential, commercial, and industrial development," while the Leadership, Cooperation, and Volunteerism chapter highlights declining enrollment, strengthening the City/School District Relationship and Strengthen City relationships with the County and neighboring Municipalities. This Land Division will advance these objectives and reflect the plan's emphasis on making use of existing and underutilized sites rather than extending development into new areas while diversifying education services to aide in slowing and/or reversing the declining enrollment trend.

Staff find the proposed land division consistent with the Comprehensive Plan.

CRITERIA FOR CONSIDERATION	Yes	No
Is the project consistent with the Comprehensive Plan?	☒	☐
Can the request demonstrate adequate public facilities, including roads and drainage, and utilities?	☒	☐
All lots, structures, and uses will conform to the zoning code after the division.	☒	☐

All resulting parcels, existing structures, parking, and loading areas conform to the requirements of the zoning district as measured from the new lot lines.	☒	☐
The request conforms to all applicable provisions of the code.	☒	☐

RECOMMENDED CONDITIONS FOR APPROVAL

1. The certified survey map (CSM) shall conform to the plans and specifications submitted with the application dated 7/24/2026 and as presented at the Plan Commission public hearing on 9/23/2026. Any material change requires resubmittal.
2. The final CSM shall comply with Wis. Stat. § 236.34 and shall bear the surveyor's certification that the land division complies with all provisions of Chapter 448.
3. All resulting parcels and all existing structures shall comply with the setback, yard, and traffic visibility requirements of Zoning Code as measured from the proposed lot lines. No parcel shall be created that renders an existing structure, parking area, or loading area nonconforming.
4. The approved certified survey map shall be promptly recorded with the Richland County Register of Deeds, and two copies of the recorded map showing recording data shall be transmitted to the City.
5. Approval of this CSM does not authorize construction or a change in use.
6. Large parcel must allow for future subdivision into standard lots.

Staff Recommendation

It is recommended that the land division be approved with the conditions as presented and be forwarded to the Common Council for approval.

Recommended Action

Motion to recommend that the Common Council approve the CSM submitted by Richland County, which transfers 19.667 acres from 1200 US Hwy 14 W, Parcel No. 276-1712-1000, to the Richland School District designated as Lot 1 on the CSM, Parcel No. to be determined, based on the following findings:

1. The land division is permitted to proceed by certified survey map under §448.04(7)(a), fewer than five parcels being proposed.
2. Notice of public hearing was given to owners of property within 300 feet of the exterior boundaries as required by §448.04(7)(c), and a public hearing was held.
3. The certified survey map conforms to Chapter 448, the Zoning Ordinance, and the master plan and master plan components as required by §448.04(7)(d).
4. The resulting parcels comply with the requirements of the R-1 Residential district, and the division creates no nonconforming lot, structure, or use.

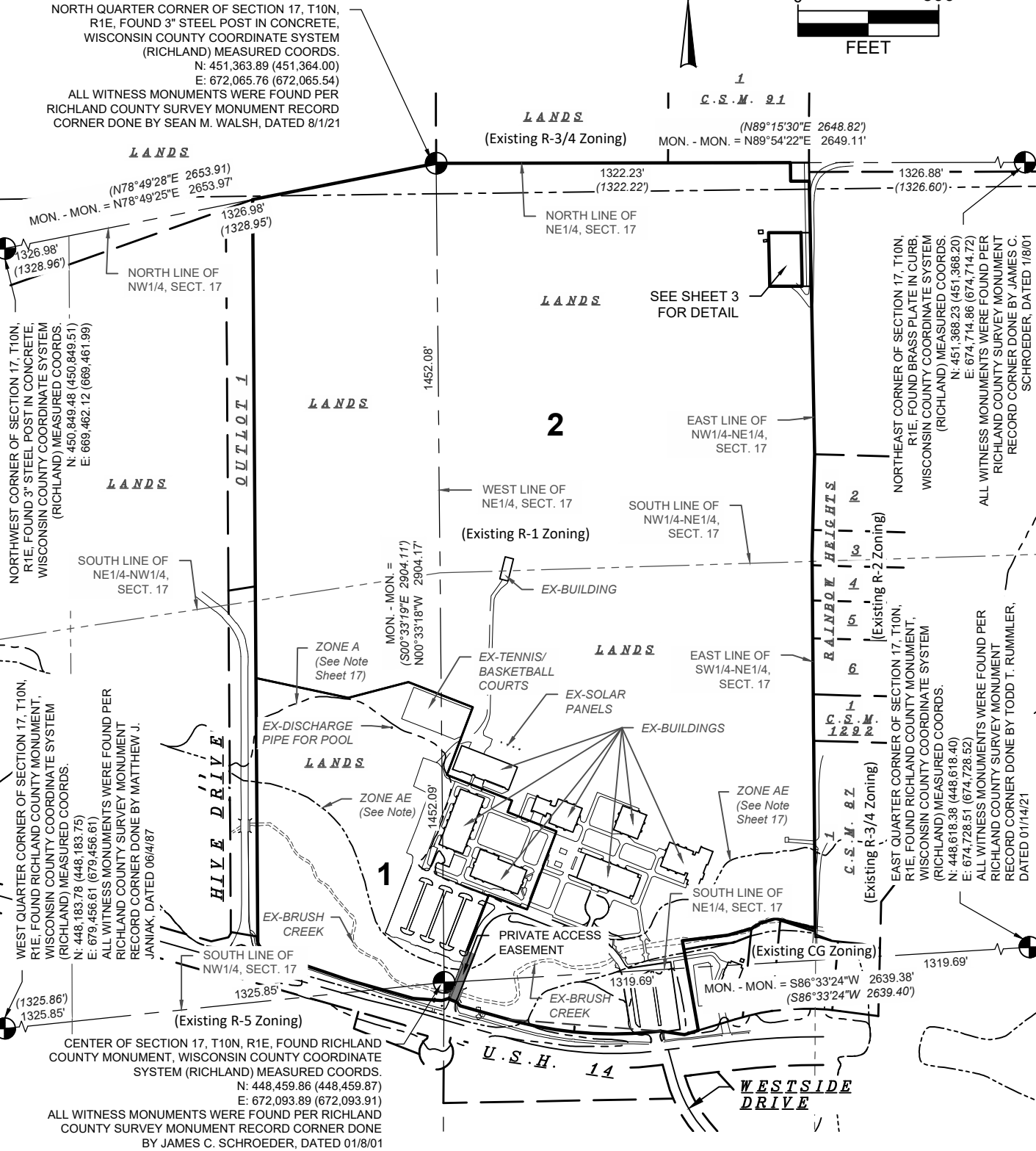
Subject to the conditions of approval set forth in the staff report dated 9/23/2026.

CERTIFIED SURVEY MAP No. _____

PART OF THE NE 1/4 AND SE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SW 1/4, AND PART OF THE NW 1/4 OF THE SE 1/4, ALL IN SECTION 17, TOWNSHIP 10 NORTH, RANGE 1 EAST, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN.

NOTES:

- 1. See sheets 2-4 for more survey detail information.
- 2. See sheet 16 for Private Access Easement Detail.
- 3. See sheet 17 for legend, lot area table, curve table and line table.
- 4. This survey was prepared with benefit of a title commitment from Hometown Title Services, LLC, Commitment Number: 2026-3263-WI-C, dated February 2, 2026.
- 5. Lands included in this Certified Survey map are currently zoned R-1 per the current Richland Center Zoning Map dated March 2021.



 SNYDER & ASSOCIATES	SURVEYED FOR: Richland County 181 W. Seminary Street Richland Center, WI 53581	SURVEYED BY: Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com	FN: 126.0220.30 DATE: 03-24-26 REVISIONS: REV5: 07-15-26 REV6: 08-03-26 REV7: 09-22-26
--	--	---	---

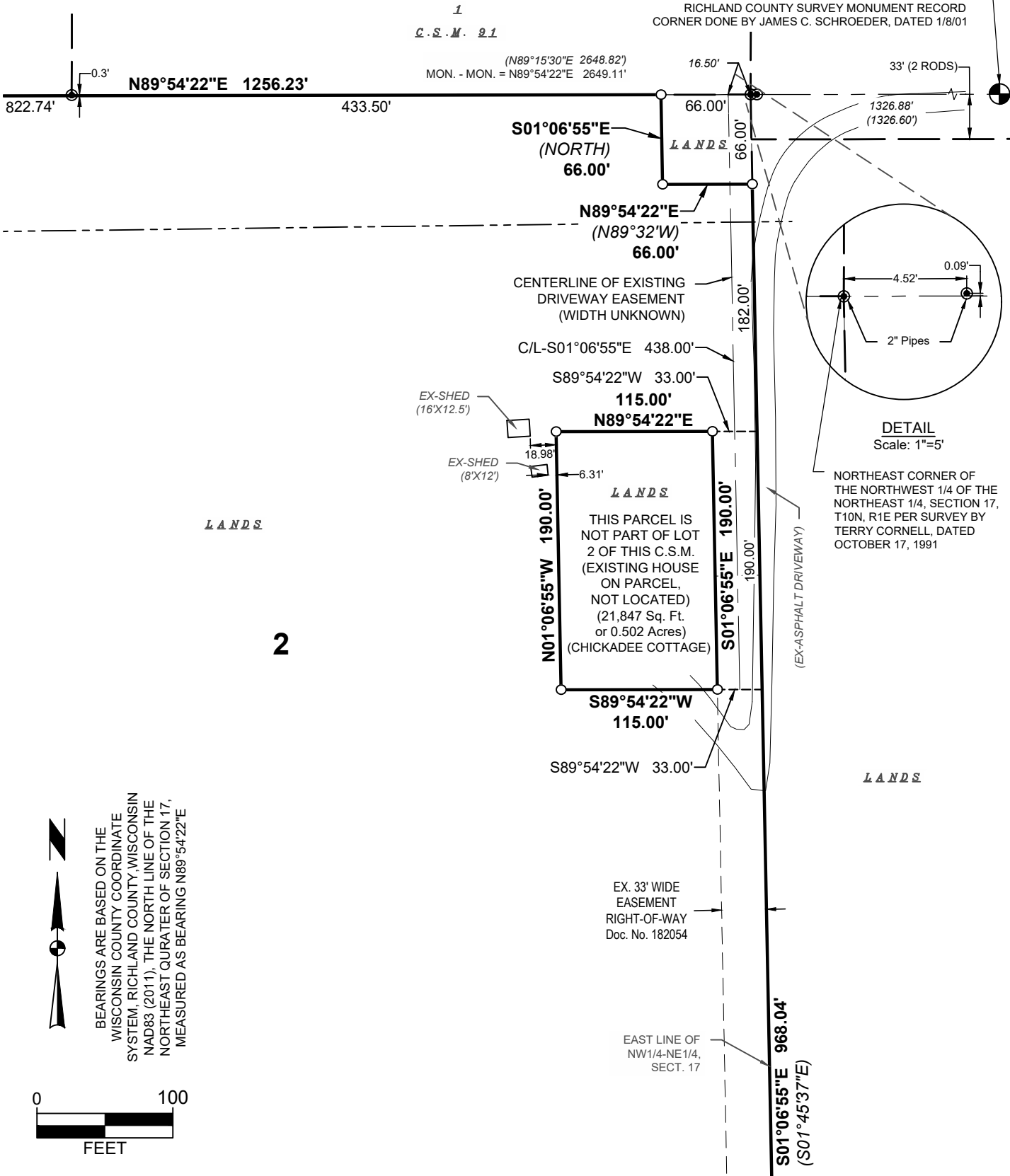
CERTIFIED SURVEY MAP No. _____

PART OF THE NE 1/4 AND SE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SW 1/4, AND PART OF THE NW 1/4 OF THE SE 1/4, ALL IN SECTION 17, TOWNSHIP 10 NORTH, RANGE 1 EAST, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN.

NOTES:

- 1. See sheets 2-4 for more survey detail information.
- 2. See sheet 16 for Private Access Easement Detail.
- 3. See sheet 17 for legend, lot area table, curve table and line table.
- 4. This survey was prepared with benefit of a title commitment from Hometown Title Services, LLC, Commitment Number: 2026-3263-WI-C, dated February 2, 2026.
- 5. Lands included in this Certified Survey map are currently zoned R-1 per the current Richland Center Zoning Map dated March 2021.

NORTHEAST CORNER OF SECTION 17, T10N, R1E, FOUND BRASS PLATE IN CURB, WISCONSIN COUNTY COORDINATE SYSTEM (RICHLAND) MEASURED COORDS.
N: 451,368.23 (451,368.20)
E: 674,714.86 (674,714.72)
ALL WITNESS MONUMENTS WERE FOUND PER RICHLAND COUNTY SURVEY MONUMENT RECORD CORNER DONE BY JAMES C. SCHROEDER, DATED 1/8/01



SURVEYED FOR:
Richland County
181 W. Seminary Street
Richland Center, WI 53581

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

FN: 126.0220.30
DATE: 03-24-26
REVISIONS:
REV5: 07-15-26
REV6: 08-03-26
REV7: 09-22-26

CERTIFIED SURVEY MAP No. _____

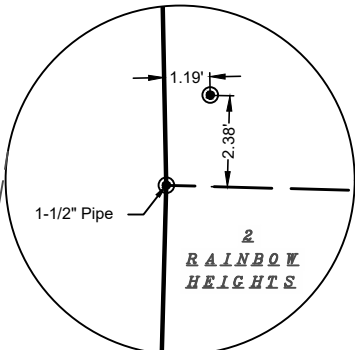
PART OF THE NE 1/4 AND SE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SW 1/4, AND PART OF THE NW 1/4 OF THE SE 1/4, ALL IN SECTION 17, TOWNSHIP 10 NORTH, RANGE 1 EAST, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN.

- NOTES:
- 1. See sheets 2-4 for more survey detail information.
 - 2. See sheet 16 for Private Access Easement Detail.
 - 3. See sheet 17 for legend, lot area table, curve table and line table.
 - 4. This survey was prepared with benefit of a title commitment from Hometown Title Services, LLC, Commitment Number: 2026-3263-WI-C, dated February 2, 2026.
 - 5. Lands included in this Certified Survey map are currently zoned R-1 per the current Richland Center Zoning Map dated March 2021.

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, RICHLAND COUNTY, WISCONSIN NAD83 (2011), THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 17, MEASURED AS BEARING N89°54'22"E



LANDS



DETAIL
Scale: 1"=5'

EAST LINE OF
NW1/4-NE1/4,
SECT. 17

EX. 33' WIDE
EASEMENT
RIGHT-OF-WAY
Doc. No. 182054

2

(N00°48'07"E 357.17')
S01°26'26"W 357.49'
268.10'
(268.29')

2
RAINBOW
HEIGHTS

89.39'
(88.88')

3
RAINBOW

22.29'
36.15'
(36.14')

PIPE IS 0.46' WEST OF PROPERTY LINE

EAST LINE OF
SW1/4-NE1/4,
SECT. 17

124.76'
(125.07')

4



SURVEYED FOR:
Richland County
181 W. Seminary Street
Richland Center, WI 53581

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

FN: 126.0220.30
DATE: 03-24-26
REVISIONS:
REV5: 07-15-26
REV6: 08-03-26
REV7: 09-22-26

CERTIFIED SURVEY MAP No. _____

PART OF THE NE 1/4 AND SE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SW 1/4, AND PART OF THE NW 1/4 OF THE SE 1/4, ALL IN SECTION 17, TOWNSHIP 10 NORTH, RANGE 1 EAST, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN.

NOTES:

- 1. See sheets 2-4 for more survey detail information.
- 2. See sheet 16 for Private Access Easement Detail.
- 3. See sheet 17 for legend, lot area table, curve table and line table.
- 4. This survey was prepared with benefit of a title commitment from Hometown Title Services, LLC, Commitment Number: 2026-3263-WI-C, dated February 2, 2026.
- 5. Lands included in this Certified Survey map are currently zoned R-1 per the current Richland Center Zoning Map dated March 2021.



BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, RICHLAND COUNTY, WISCONSIN NAD83 (2011), THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 17, MEASURED AS BEARING N89°54'22"E



FEET

EAST LINE OF NW1/4-NE1/4, SECT. 17

PIPE IS 0.46' WEST OF PROPERTY LINE

2

EAST LINE OF SW1/4-NE1/4, SECT. 17

EX. 33' WIDE EASEMENT RIGHT-OF-WAY Doc. No. 182054

S01°42'21"E 32.66'
(S01°13'30"E 32.65')



SURVEYED FOR:
Richland County
181 W. Seminary Street
Richland Center, WI 53581

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

FN: 126.0220.30
DATE: 03-24-26
REVISIONS:
REV5: 07-15-26
REV6: 08-03-26
REV7: 09-22-26

CERTIFIED SURVEY MAP No. _____

PART OF THE NE 1/4 AND SE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SW 1/4, AND PART OF THE NW 1/4 OF THE SE 1/4, ALL IN SECTION 17, TOWNSHIP 10 NORTH, RANGE 1 EAST, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN.

- NOTES:
- 1. See sheets 2-4 for more survey detail information.
 - 2. See sheet 16 for Private Access Easement Detail.
 - 3. See sheet 17 for legend, lot area table, curve table and line table.
 - 4. This survey was prepared with benefit of a title commitment from Hometown Title Services, LLC, Commitment Number: 2026-3263-WI-C, dated February 2, 2026.
 - 5. Lands included in this Certified Survey map are currently zoned R-1 per the current Richland Center Zoning Map dated March 2021.

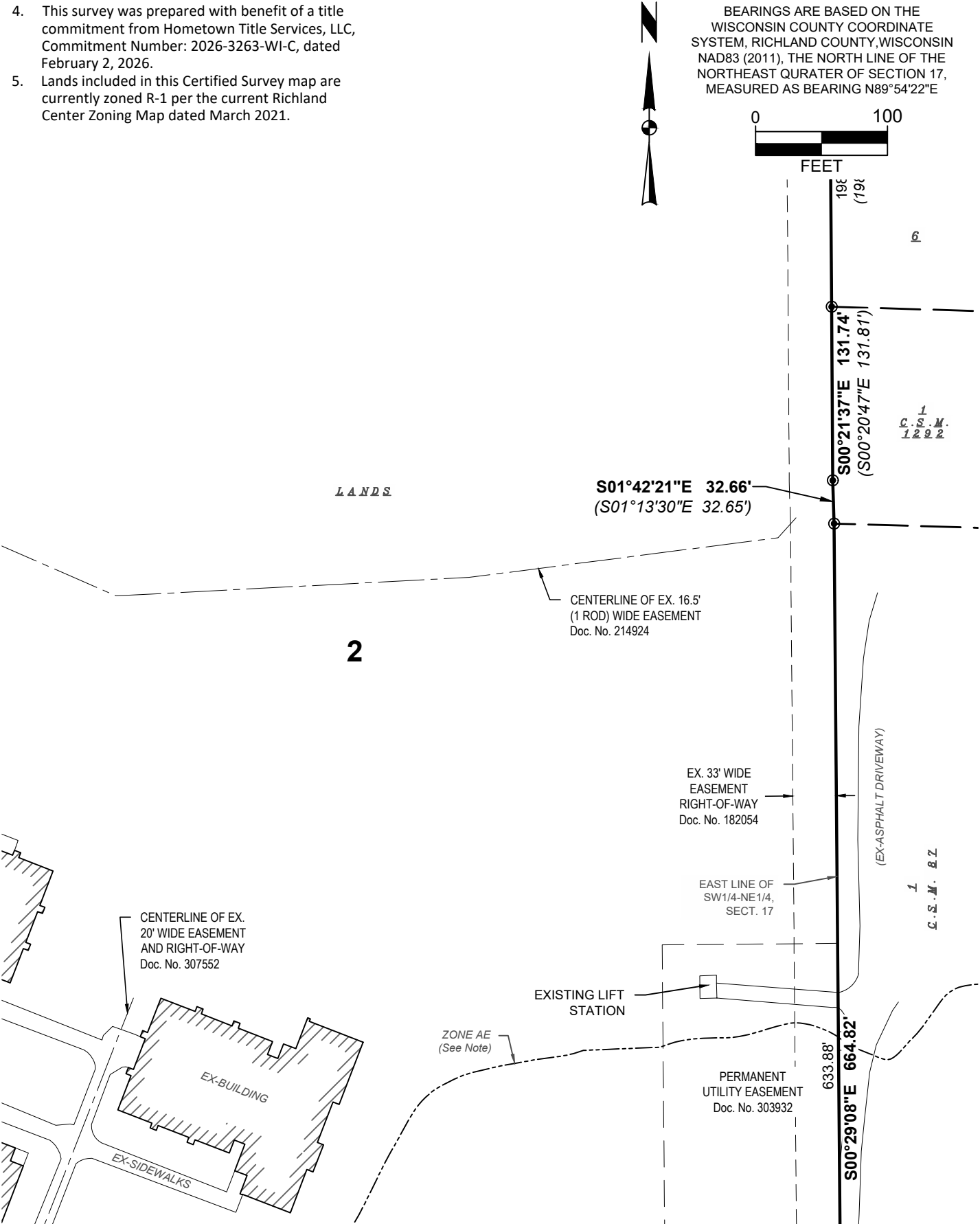


BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, RICHLAND COUNTY, WISCONSIN NAD83 (2011), THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 17, MEASURED AS BEARING N89°54'22"E

0

100

FEET



 SNYDER & ASSOCIATES	SURVEYED FOR: Richland County 181 W. Seminary Street Richland Center, WI 53581	SURVEYED BY: Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com	FN: 126.0220.30
			DATE: 03-24-26
			REVISIONS:
			REV5: 07-15-26
			REV6: 08-03-26
			REV7: 09-22-26
			SHEET 6 OF 20

CERTIFIED SURVEY MAP No. _____

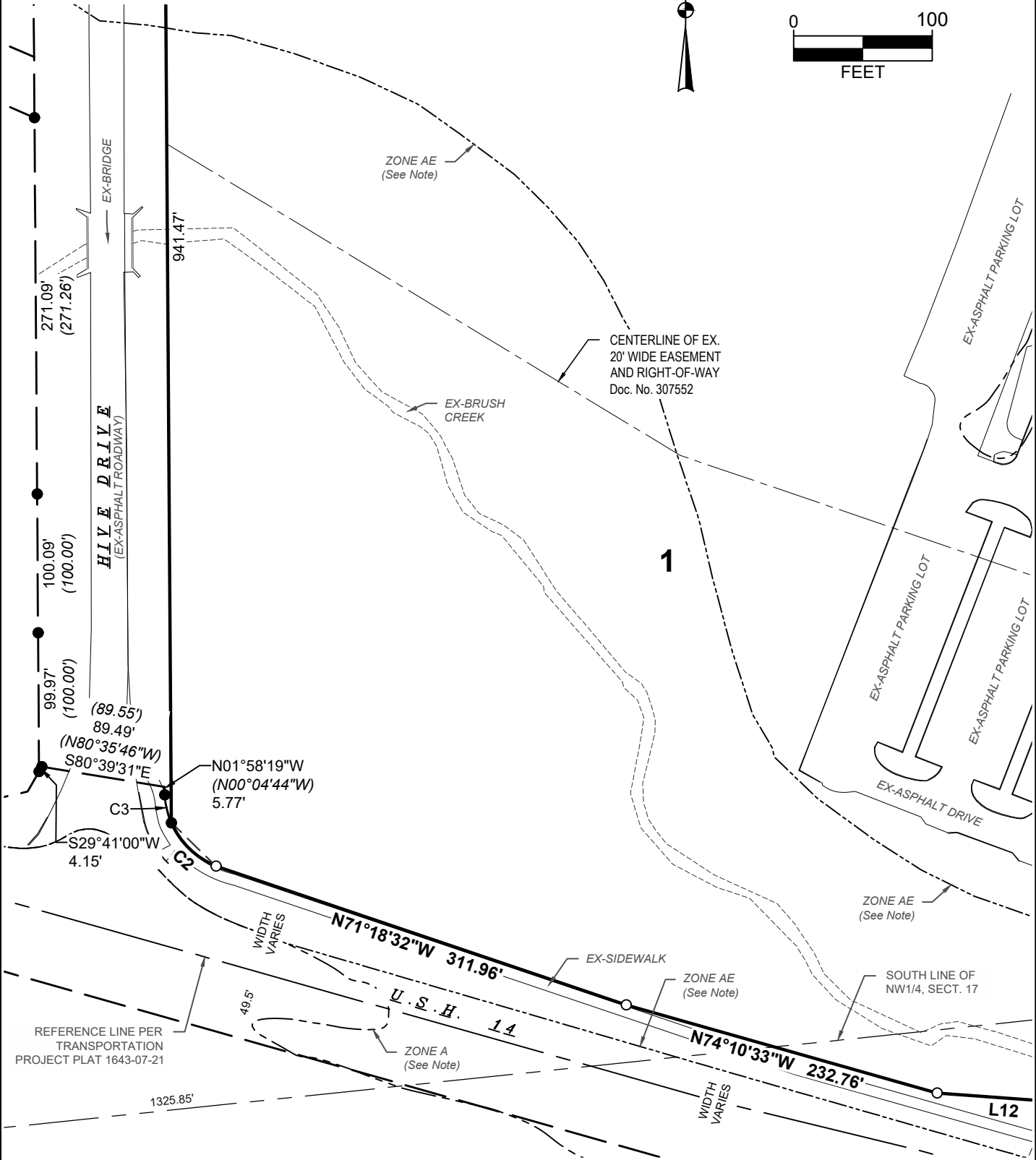
PART OF THE NE 1/4 AND SE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SW 1/4, AND PART OF THE NW 1/4 OF THE SE 1/4, ALL IN SECTION 17, TOWNSHIP 10 NORTH, RANGE 1 EAST, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN.

NOTES:

- 1. See sheets 2-4 for more survey detail information.
- 2. See sheet 16 for Private Access Easement Detail.
- 3. See sheet 17 for legend, lot area table, curve table and line table.
- 4. This survey was prepared with benefit of a title commitment from Hometown Title Services, LLC, Commitment Number: 2026-3263-WI-C, dated February 2, 2026.
- 5. Lands included in this Certified Survey map are currently zoned R-1 per the current Richland Center Zoning Map dated March 2021.



BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, RICHLAND COUNTY, WISCONSIN NAD83 (2011), THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 17, MEASURED AS BEARING N89°54'22"E



 SNYDER & ASSOCIATES	SURVEYED FOR: Richland County 181 W. Seminary Street Richland Center, WI 53581	SURVEYED BY: Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com	FN: 126.0220.30
			DATE: 03-24-26
			REVISIONS:
			REV5: 07-15-26
			REV6: 08-03-26
			REV7: 09-22-26
			SHEET 10 OF 20

CERTIFIED SURVEY MAP No. _____

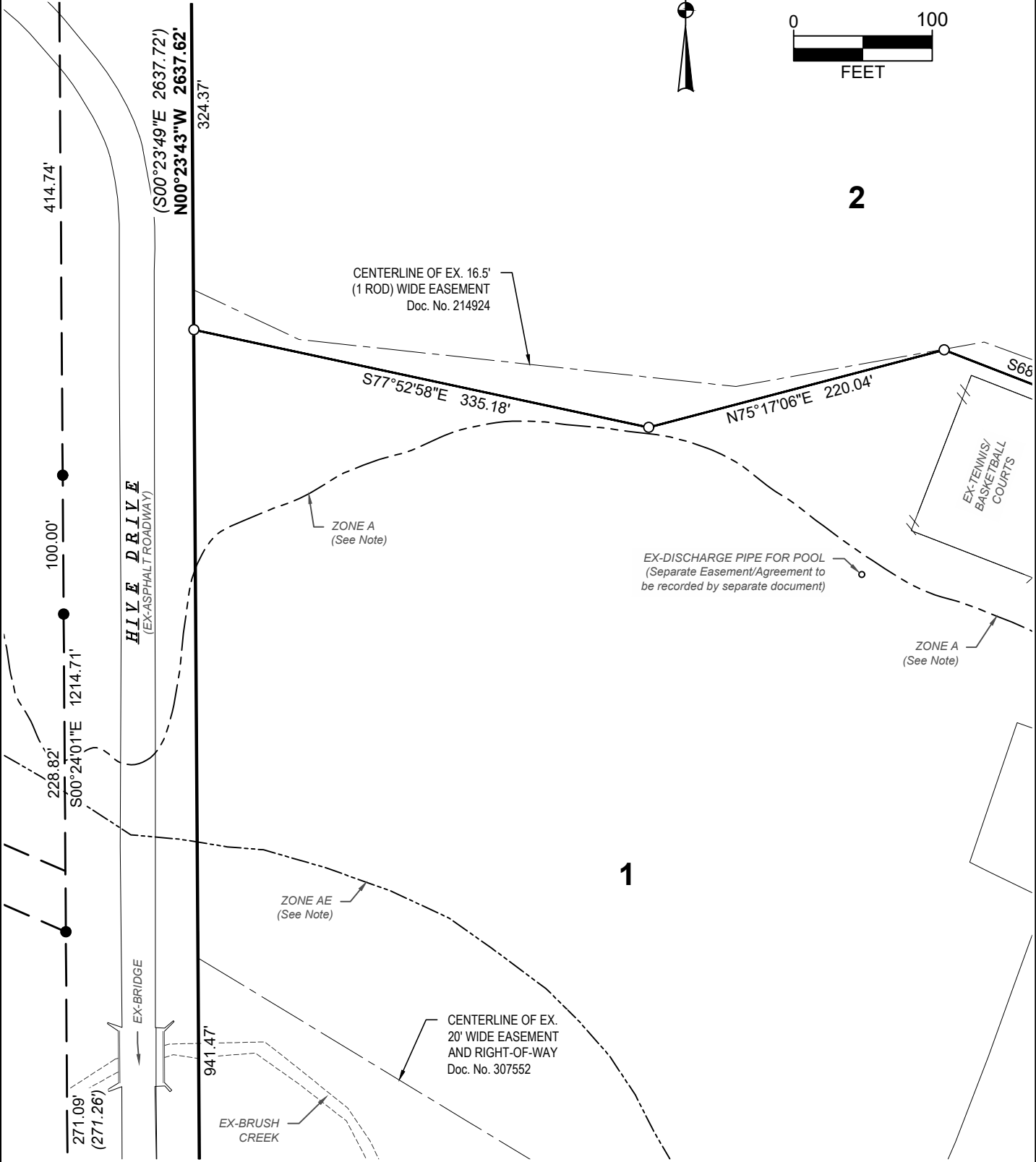
PART OF THE NE 1/4 AND SE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SW 1/4, AND PART OF THE NW 1/4 OF THE SE 1/4, ALL IN SECTION 17, TOWNSHIP 10 NORTH, RANGE 1 EAST, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN.

NOTES:

- 1. See sheets 2-4 for more survey detail information.
- 2. See sheet 16 for Private Access Easement Detail.
- 3. See sheet 17 for legend, lot area table, curve table and line table.
- 4. This survey was prepared with benefit of a title commitment from Hometown Title Services, LLC, Commitment Number: 2026-3263-WI-C, dated February 2, 2026.
- 5. Lands included in this Certified Survey map are currently zoned R-1 per the current Richland Center Zoning Map dated March 2021.



BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, RICHLAND COUNTY, WISCONSIN NAD83 (2011), THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 17, MEASURED AS BEARING N89°54'22"E



SURVEYED FOR:
Richland County
181 W. Seminary Street
Richland Center, WI 53581

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

FN: 126.0220.30
DATE: 03-24-26
REVISIONS:
REV5: 07-15-26
REV6: 08-03-26
REV7: 09-22-26

CERTIFIED SURVEY MAP No. _____

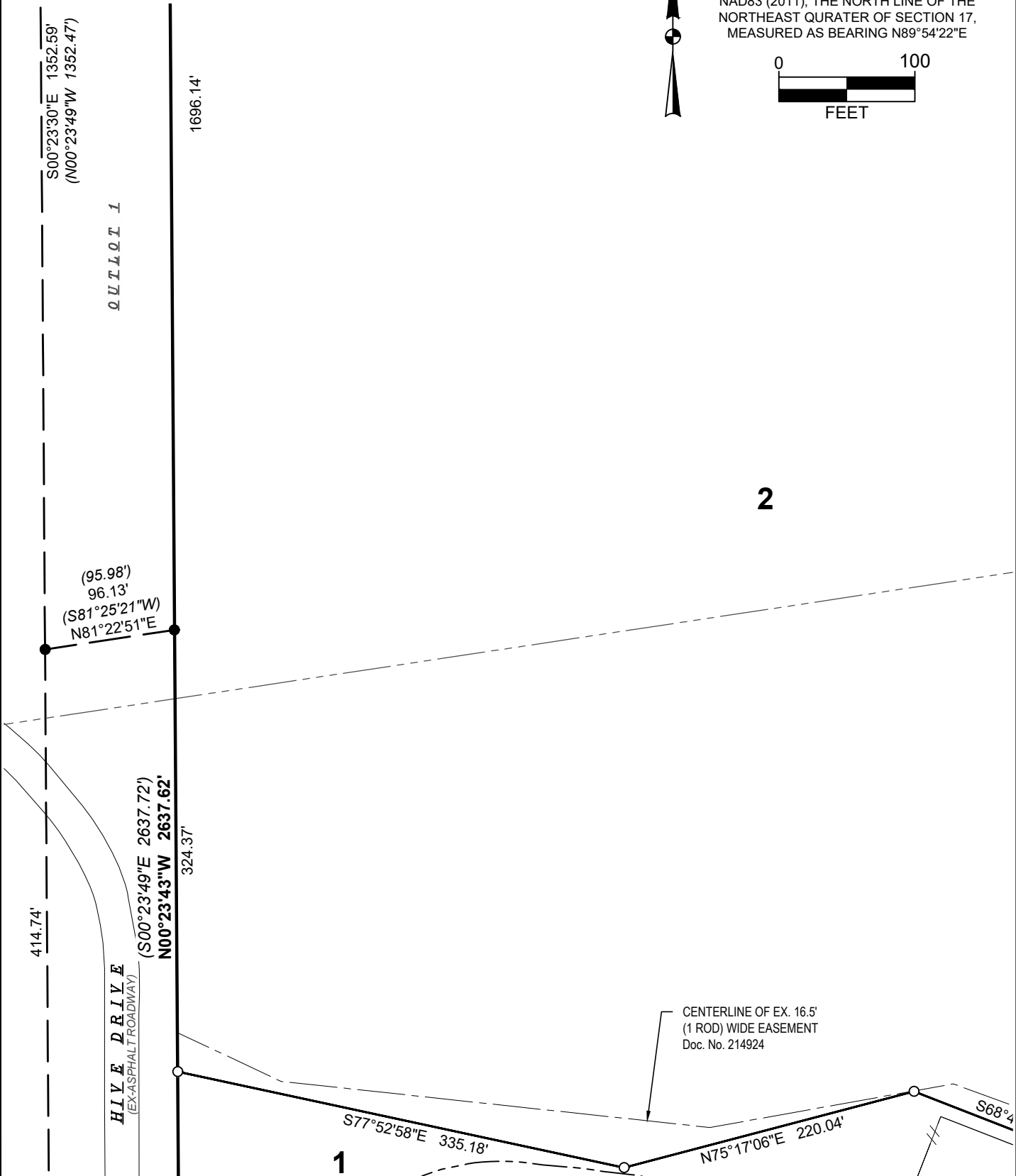
PART OF THE NE 1/4 AND SE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SW 1/4, AND PART OF THE NW 1/4 OF THE SE 1/4, ALL IN SECTION 17, TOWNSHIP 10 NORTH, RANGE 1 EAST, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN.

NOTES:

- 1. See sheets 2-4 for more survey detail information.
- 2. See sheet 16 for Private Access Easement Detail.
- 3. See sheet 17 for legend, lot area table, curve table and line table.
- 4. This survey was prepared with benefit of a title commitment from Hometown Title Services, LLC, Commitment Number: 2026-3263-WI-C, dated February 2, 2026.
- 5. Lands included in this Certified Survey map are currently zoned R-1 per the current Richland Center Zoning Map dated March 2021.



BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, RICHLAND COUNTY, WISCONSIN NAD83 (2011), THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 17, MEASURED AS BEARING N89°54'22"E



SURVEYED FOR:
Richland County
181 W. Seminary Street
Richland Center, WI 53581

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

FN: 126.0220.30
DATE: 03-24-26
REVISIONS:
REV5: 07-15-26
REV6: 08-03-26
REV7: 09-22-26

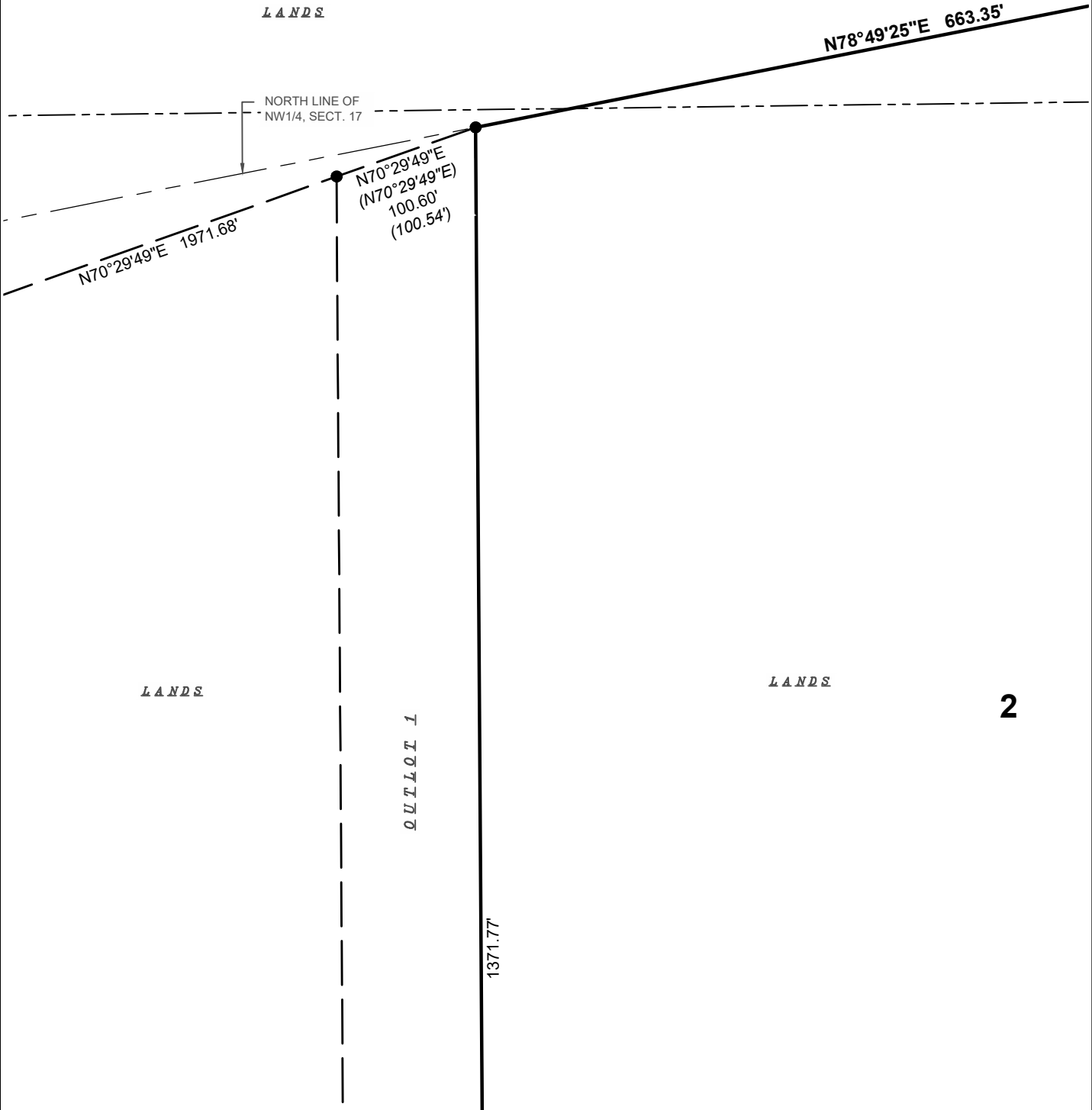
CERTIFIED SURVEY MAP No. _____

PART OF THE NE 1/4 AND SE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SW 1/4, AND PART OF THE NW 1/4 OF THE SE 1/4, ALL IN SECTION 17, TOWNSHIP 10 NORTH, RANGE 1 EAST, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN.

- NOTES:
- 1. See sheets 2-4 for more survey detail information.
 - 2. See sheet 16 for Private Access Easement Detail.
 - 3. See sheet 17 for legend, lot area table, curve table and line table.
 - 4. This survey was prepared with benefit of a title commitment from Hometown Title Services, LLC, Commitment Number: 2026-3263-WI-C, dated February 2, 2026.
 - 5. Lands included in this Certified Survey map are currently zoned R-1 per the current Richland Center Zoning Map dated March 2021.



BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, RICHLAND COUNTY, WISCONSIN NAD83 (2011), THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 17, MEASURED AS BEARING N89°54'22"E



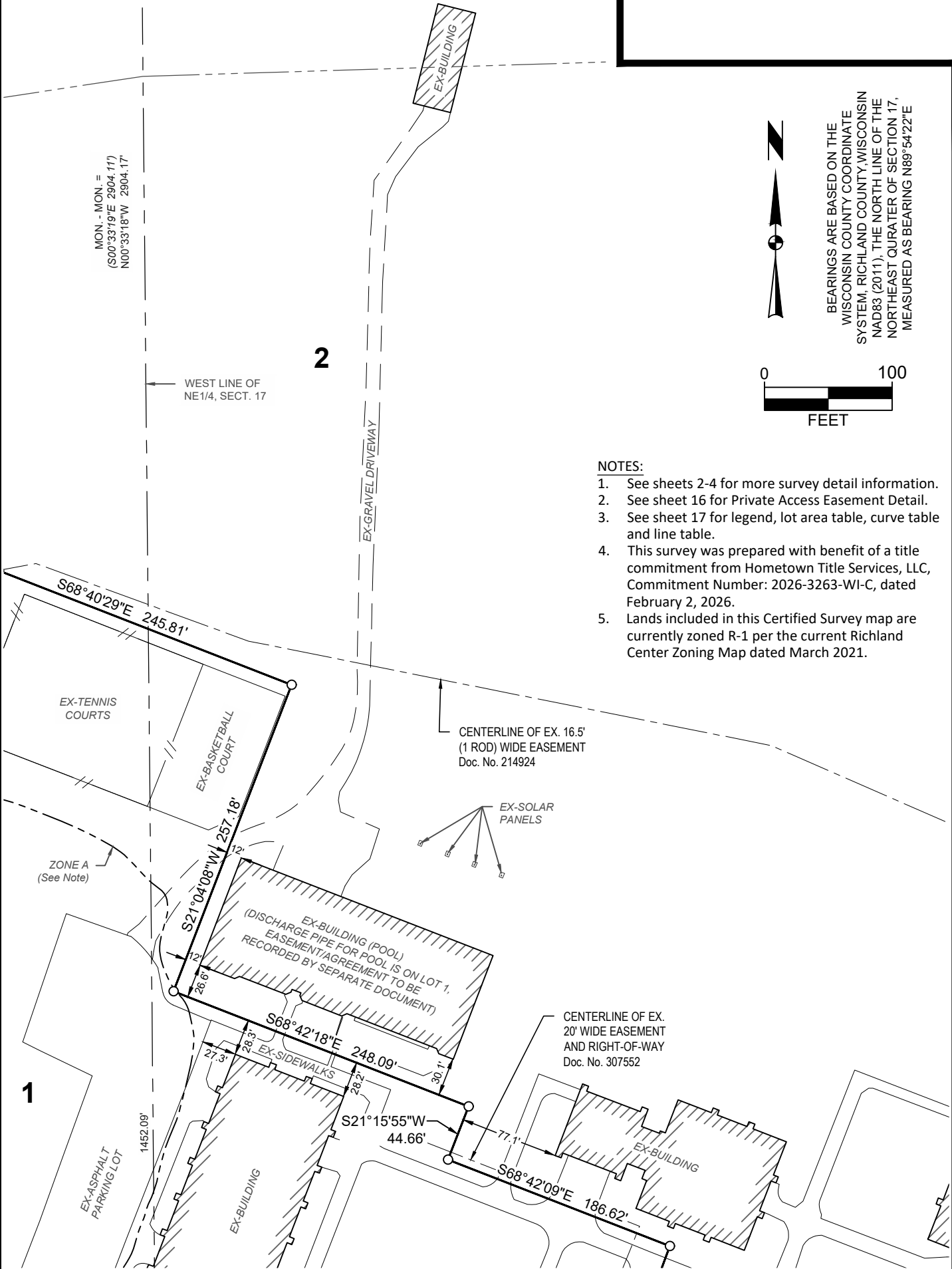
SURVEYED FOR:
Richland County
181 W. Seminary Street
Richland Center, WI 53581

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

FN: 126.0220.30
DATE: 03-24-26
REVISIONS:
REV5: 07-15-26
REV6: 08-03-26
REV7: 09-22-26

CERTIFIED SURVEY MAP No. _____

PART OF THE NE 1/4 AND SE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SW 1/4, AND PART OF THE NW 1/4 OF THE SE 1/4, ALL IN SECTION 17, TOWNSHIP 10 NORTH, RANGE 1 EAST, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN.



- NOTES:
- 1. See sheets 2-4 for more survey detail information.
 - 2. See sheet 16 for Private Access Easement Detail.
 - 3. See sheet 17 for legend, lot area table, curve table and line table.
 - 4. This survey was prepared with benefit of a title commitment from Hometown Title Services, LLC, Commitment Number: 2026-3263-WI-C, dated February 2, 2026.
 - 5. Lands included in this Certified Survey map are currently zoned R-1 per the current Richland Center Zoning Map dated March 2021.



SURVEYED FOR:
Richland County
181 W. Seminary Street
Richland Center, WI 53581

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

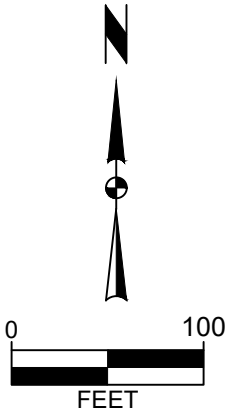
FN: 126.0220.30
DATE: 03-24-26
REVISIONS:
REV5: 07-15-26
REV6: 08-03-26
REV7: 09-22-26

CERTIFIED SURVEY MAP No. _____

PART OF THE NE 1/4 AND SE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SW 1/4, AND PART OF THE NW 1/4 OF THE SE 1/4, ALL IN SECTION 17, TOWNSHIP 10 NORTH, RANGE 1 EAST, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN.

- NOTES:
- 1. See sheets 2-4 for more survey detail information.
 - 2. See sheet 16 for Private Access Easement Detail.
 - 3. See sheet 17 for legend, lot area table, curve table and line table.
 - 4. This survey was prepared with benefit of a title commitment from Hometown Title Services, LLC, Commitment Number: 2026-3263-WI-C, dated February 2, 2026.
 - 5. Lands included in this Certified Survey map are currently zoned R-1 per the current Richland Center Zoning Map dated March 2021.

1452.08'



BEARINGS ARE BASED ON THE
WISCONSIN COUNTY COORDINATE
SYSTEM, RICHLAND COUNTY, WISCONSIN
NAD83 (2011). THE NORTH LINE OF THE
NORTHEAST QUARTER OF SECTION 17,
MEASURED AS BEARING N89°54'22"E

2



 SNYDER & ASSOCIATES	SURVEYED FOR: Richland County 181 W. Seminary Street Richland Center, WI 53581	SURVEYED BY: Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com	FN: 126.0220.30 DATE: 03-24-26
			REVISIONS:
			REV5: 07-15-26
			REV6: 08-03-26
			REV7: 09-22-26

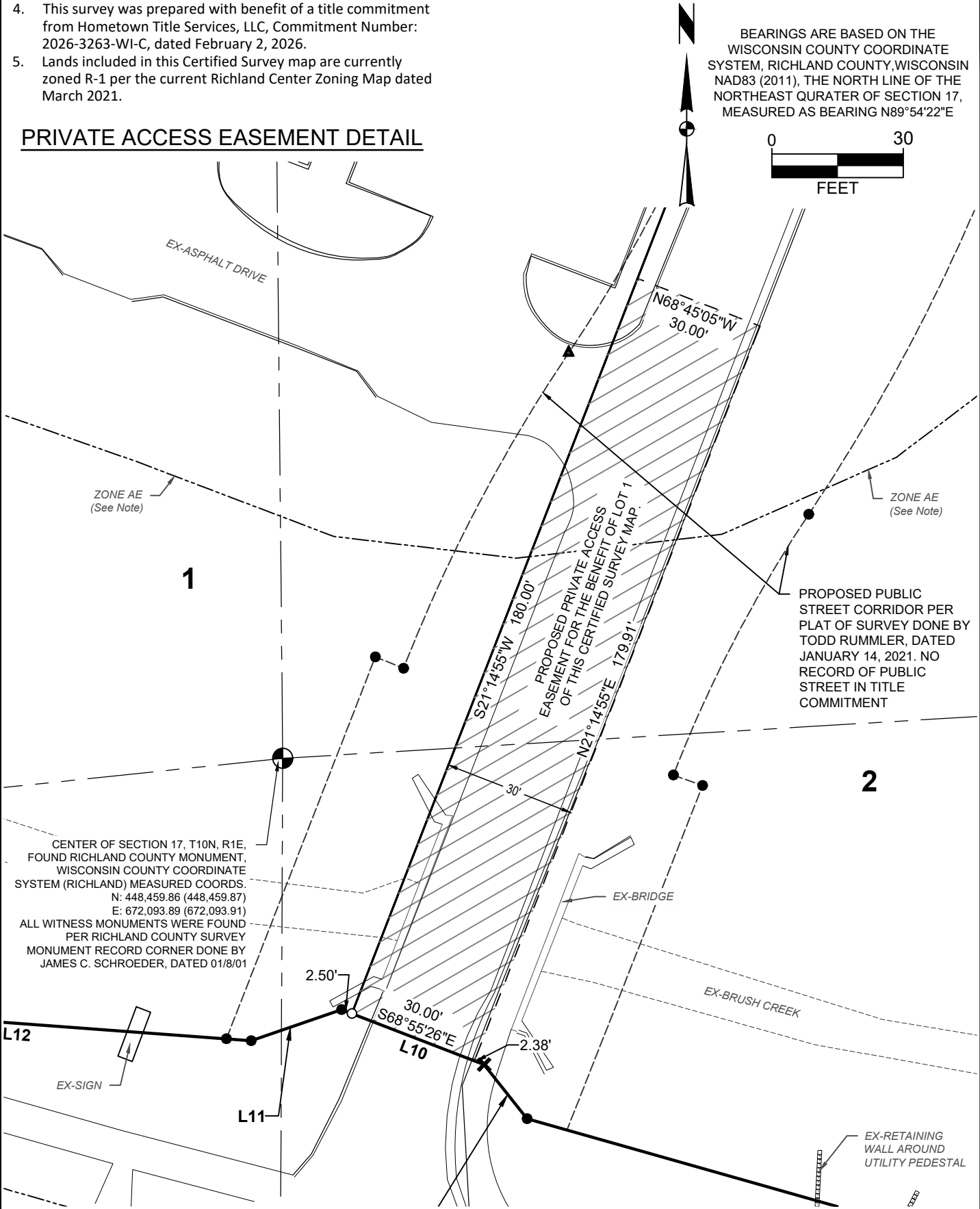
CERTIFIED SURVEY MAP No. _____

PART OF THE NE 1/4 AND SE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SW 1/4, AND PART OF THE NW 1/4 OF THE SE 1/4, ALL IN SECTION 17, TOWNSHIP 10 NORTH, RANGE 1 EAST, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN.

NOTES:

- 1. See sheets 2-4 for more survey detail information.
- 2. See sheet 16 for Private Access Easement Detail.
- 3. See sheet 17 for legend, lot area table, curve table and line table.
- 4. This survey was prepared with benefit of a title commitment from Hometown Title Services, LLC, Commitment Number: 2026-3263-WI-C, dated February 2, 2026.
- 5. Lands included in this Certified Survey map are currently zoned R-1 per the current Richland Center Zoning Map dated March 2021.

PRIVATE ACCESS EASEMENT DETAIL



SURVEYED FOR:
Richland County
181 W. Seminary Street
Richland Center, WI 53581

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

FN: 126.0220.30
DATE: 03-24-26
REVISIONS:
REV5: 07-15-26
REV6: 08-03-26
REV7: 09-22-26

CERTIFIED SURVEY MAP No. _____

PART OF THE NE 1/4 AND SE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SW 1/4, AND PART OF THE NW 1/4 OF THE SE 1/4, ALL IN SECTION 17, TOWNSHIP 10 NORTH, RANGE 1 EAST, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN.

LINE TABLE		
LINE #	BEARING	DIST. (FT)
L1	N76°17'04"W	144.71'
L2	S74°06'27"W	55.52'
L3	S58°31'48"W	38.36'
L4	S74°00'47"W	87.04'
L5	S83°14'40"W	162.09'
L6	S73°05'09"W	51.28'
L7	N81°19'22"W	85.81'
L8	N74°10'22"W	178.86'
L9	N38°27'08"W	15.78'
L10	N68°55'26"W	34.88'
L11	S71°01'51"W	21.81'
L12	N85°44'47"W	102.18'

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (ACRES)
1	856,682	19.667
2	4,862,584	111.630

(Lot 2 area includes the lands between the meander line and the thread of Brush Creek)

CURVE TABLE							
CURVE #	Δ	RAD.	ARC LENGTH	CHORD	CHORD BEARING	TAN. BRG. BACK	TAN. BRG. AHEAD
C1	22°55'19"	1362.39'	545.04'	541.42'	N85°38'09"W	S82°54'11"W	N74°10'29"W
C2	44°43'34"	59.00'	46.06'	44.90'	N45°45'50"W	N68°07'37"W	N23°24'03"W
C3	20°06'26"	59.00'	20.71'	20.60'	N13°20'51"W	N23°24'03"W	N03°17'38"W
C4	4°52'48"	1362.39'	116.04'	116.00'	N85°20'35"E	N87°46'59"E	N82°54'11"E
C5	18°02'31"	1362.39'	429.01'	427.24'	N83°11'45"W	S87°46'59"W	N74°10'29"W

LEGEND

- 3/4" SOLID IRON REBAR FOUND
- ⊙ 1" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- ✕ CHISELED CROSS FOUND
- ▲ COTTON GIN SPIKE FOUND
- 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft
- ⊗ CHISELED CROSS SET
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

ZONE A NOTE:
Area without Base Flood Elevation (BFE). Areas with a 0.2% Annual Chance Flood Hazard. Information per FEMA Firm map number 55103C0307D, effective date December 08, 2016.

ZONE AE NOTE:
Regulatory Floodway. Areas with a 1% Annual Chance Flood Hazard with average depth less than one foot or with drainage areas of less than one square mile. Information per FEMA Firm map number 55103C0307D, effective date December 08, 2016.

CERTIFIED SURVEY MAP No. _____

PART OF THE NE 1/4 AND SE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SW 1/4, AND PART OF THE NW 1/4 OF THE SE 1/4, ALL IN SECTION 17, TOWNSHIP 10 NORTH, RANGE 1 EAST, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN.

NOTES:
Exceptions as described in Title Commitment File No.: 2026-3263-WI-C: dated: February 2, 2026 @ 8:00 AM, issued by Hometown Title Services, LLC:

Exceptions

- 8. Easement dated December 4, 1935 and recorded December 30, 1935 as Document No. 83469A in the official records of the Richland County Register of Deeds. (Affects CSM, could not show graphically, refer to document)
- 9. Right-of-Way easement for rural electric line dated October 1, 1936 and recorded April 15, 1937 as Document No. 87312 in the official records of the Richland County Register of Deeds. (Affects CSM, could not show graphically, refer to document)
- 10. Deed of Easement dated August 21, 1972 and recorded August 24, 1972 as Document No. 150679 between Richland County, a Wisconsin municipal corporation and the City of Richland Center, a municipal corporation. (Easement superseded by Document No. 307552, as shown on survey)
- 11. Conveyance of rights in land by public utility dated December 17, 1979 and recorded on January 3, 1980 as Document No. 171123 in the official records of Richland County Register of Deeds. (Affects CSM, could not show graphically, refer to document)
- 12. Conveyance of rights in land by public utility dated December 20, 1979 and recorded on January 17, 1980 as Document No. 171318 in the official records of the Richland County Register of Deeds. (Affects CSM, could not show graphically, refer to document)
- 13. Deed of Easement dated March 22, 1984 and recorded March 22, 1984 as Document No. 182054 between Richland County, a Wisconsin municipal corporation and the City of Richland Center, a municipal corporation. (As shown on survey)
- 14. Easement for Sewer as set forth in Deed of Easement dated October 23, 1996 and recorded October 23, 1996 as Document No. 222098 from Richland County, a municipal corporation of the States of Wisconsin, to the City of Richland Center, municipal coporation of the State of Wisconsin. (Easement is not on surveyed property)
- 15. Easement for Utility as set forth in Deed of Easement dated December 28, 2000 and recorded December 28, 2000 as Document No. 241924 from Richland County, a municipal corporation of the State of Wisconsin, c/o County Clerk Victor V. Vlasak, Courthouse, Richland Center to Tech Com, Inc, a Wisconsin Corporation. (As shown on survey)
- 16. Easement for Underground Utility as set forth in Grant of Underground Utility Easement dated September 18, 2008 and recorded September 18, 2008 as Document No. 284710 from Campus View Corporation, a Wisconsin corporation to the City of Richland Center. (Easement is not on surveyed property)
- 17. Transportation Project Plat dated September 30, 2001 and recorded with the Richland County Register of Deeds on November 9, 2001 as Document No. 295731.
- 18. Transportation Project Plat dated September 30, 2001 and recorded with the Richland County Register of Deeds on November 9, 2001 as Document No. 295732.
- 19. Easement for Utilities as set forth in Utility Easement Agreement dated October 31, 2013 and recorded December 9, 2013 as Document No. 303932 from Richland County, Wisconsin, a Wisconsin municipal corporation to City of Richland Center.
- 20. First amendment to grant of Easement and Right-of-Way, recorded on January 6, 2015 as Instrument #307552 in the official records of the Richland County Register of Deeds. (As shown on survey)

CERTIFIED SURVEY MAP No. _____

PART OF THE NE 1/4 AND SE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SW 1/4, AND PART OF THE NW 1/4 OF THE SE 1/4, ALL IN SECTION 17, TOWNSHIP 10 NORTH, RANGE 1 EAST, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter A-E7 of the WI Admin. Code and the land division and subdivision regulations of the City of Richland Center and under the direction of Richland County, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

Part of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter, and part of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter, and part of the Northeast Quarter of the Southwest Quarter, and part of the Northwest Quarter of the Southeast Quarter, all in Section 17, Township 10 North, Range 1 East, City of Richland County, Wisconsin, more fully described as follows:

Beginning at the North Quarter corner of said Section 17, thence N89°54'22"E along the north line of the Northeast Quarter of said Section 17, 1256.23'; thence S01°06'55"E, 66.00'; thence N89°54'22"E, 66.00' to the East line of the Northwest Quarter of the Northeast Quarter of said Section 17; thence S01°06'55"E, along said East line, 968.04' to the northwesterly corner of Lot 2, RAINBOW HEIGHTS SUBDIVISION, Richland County registry; thence continuing along said East line and the westerly line of said RAINBOW HEIGHTS SUBDIVISION, S01°26'26"W, 357.49'; thence continuing along said East line, S00°25'39"E, 493.68' to the northwesterly corner of Lot 1, Certified Survey Map (C.S.M.) 1292, Richland County registry; thence continuing along said East line and the westerly line of said Lot 1, S00°21'37"E, 131.74'; thence continuing along said East line and the westerly line of said Lot 1, S01°42'21"E, 32.66' to the northwesterly corner of Lot 1, C.S.M. 87, Richland County registry; thence continuing along said East line and the westerly line of said Lot 1, C.S.M. 87, S00°29'08"E, 633.88' to a meander line of Brush Creek; thence along the meander line of Brush Creek, N76°17'04"W, 145.04'; thence S74°06'27"W along said meander line of Brush Creek, 67.56'; thence S58°31'48"W along said meander line of Brush Creek, 38.39'; thence S74°00'47"W along said meander line of Brush Creek, 80.54'; thence S83°14'40"W along said meander line of Brush Creek, 161.41'; thence S10°04'39"E along the westerly line of C.S.M. 1266, Richland County registry, 353.48' to the northerly right-of-way line of S.T.H. 14; thence along said northerly right-of-way line, S73°05'09"W, 51.28'; thence continuing along said northerly right-of-way line, N81°19'22"W, 85.81' to a point of curvature; thence continuing along said northerly right-of-way line and the arc of a curve to the right through a central angle of 22°55'19", a radius of 1362.39', an arc distance of 545.04' and a chord bearing N85°38'09"W, 541.42'; thence continuing along said northerly right-of-way line, N74°10'22"W, 178.86'; thence continuing along said northerly right-of-way line N38°27'08"W, 15.78'; thence continuing along said northerly right-of-way line, N68°55'26"W, 34.88'; thence continuing along said northerly right-of-way line, S71°01'51"W, 21.81'; thence continuing along said northerly right-of-way line, N85°44'47"W, 102.18' to a point of curvature; thence continuing along said northerly right-of-way line and the arc of a curve to the right through a central angle of 44°43'34", a radius of 59.00', an arc length of 46.06' and a chord bearing N45°45'50"W, 44.90' to the easterly right-of-way line of Hive Drive; thence N00°23'43"W along the easterly right-of-way line of said Hive Drive, 2637.62' to the northeasterly corner of Outlot 1, C.S.M. 1190, Richland County registry; thence N78°49'25"E, 663.35' to the point of beginning. This description contains approximately 5,719,266 square feet or 131.2963 acres more or less including lands lying between the meander line and the thread of Brush Creek.

Dated this _____ day of _____, 2026.

Signed:
Adam R. Gross, P.L.S. No. 3017
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
agross@snyder-associates.com

CITY OF RICHLAND CENTER APPROVAL CERTIFICATE:

This certified survey map has been approved for recording in accordance with the City of Richland Centerland land division ordinance.

By: _____ Date: _____
Karin Tepley, Mayor, City of Richland Center

 SNYDER & ASSOCIATES	SURVEYED FOR: Richland County 181 W. Seminary Street Richland Center, WI 53581	SURVEYED BY: Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com	FN: 126.0220.30
			DATE: 03-24-26
			REVISIONS:
			REV5: 07-15-26
			REV6: 08-03-26
			REV7: 09-22-26
			SHEET 20 OF 20

APPLICANT / AGENT	Excel Engineering Inc.	BUSINESS NAME:	Schreiber Foods Inc.
SITE ADDRESS:	930 Sextonville Road	ZONING DISTRICT:	(IND) Industrial
TAX PARCEL:	276-2154-1000	REQUEST:	Land Division by CSM
DESCRIPTION:	NE1/4, SW1/4 Sec 21, T10N, R01E		
MEETINGS:	Plan Commission 09/23/2026; Common Council 10/06/2026		

Request / Background

Request for approval of a CSM to divide 0.27 acres from the northwest corner of 930 Sextonville Road (Parcel No 276-2154-1000) and combine it into the southwest corner of 920 Sextonville Road (Parcel No 276-2100-7630).

- **Lot 1 (920 Sextonville Rd):** Increases to 6.992 acres.
- **Lot 2 (930 Sextonville Rd):** Decreases to 3.612 acres.

Both properties will remain zoned Industrial with no changes to current intended land use. The land transfer is requested to establish required setbacks and ensure safe, efficient access for vehicles, semis, and emergency services around a proposed Intake Bay addition on Lot 1.

Authority and Basis for Review

The request is a land division under Chapter 448, requiring a certified survey map (CSM). Section 448.04(7)(d) directs the Plan Commission to review the draft CSM for conformity with this ordinance, other applicable ordinances, and the master plan, and to recommend approval, conditional approval, or rejection to the City Council. The Council must act within sixty (60) days of filing under §448.04(7)(e).

Zoning District and Land Division Requirements

<i>Lot Size</i>	No minimum/maximum
<i>Lot Width</i>	No minimum/maximum
<i>Lot Depth</i>	Minimum Average Depth of 100ft
<i>Lot Area & Dimensions</i>	Must conform to Zoning Code Large parcel must allow for future subdivision into standard lots
<i>Setbacks</i>	
• <i>Street</i>	15ft from ROW
• <i>Sideyard - abutting street</i>	15 ft
• <i>Sideyard - Interior</i>	None
• <i>Rear Yard</i>	None for principal structures
<i>Traffic Visibility Triangle</i>	33ft along the curb lines at intersections
<i>Detached Accessory Buildings</i>	3 ft from rear lot line (1.5 ft for eaves) 3 ft side if entirely in the rear yard 8 ft if any portion is in a side yard (6.5 ft eaves)

<i>Frontage</i>	Lot must front or abut public street
<i>Parking</i>	Shall be adequate to provide for off-street service and parking required by use
<i>Yard & Open Space</i>	Each building's required yard must lie entirely on its own lot — a new lot line cannot cut through the setback area serving an existing structure
<i>Screening</i>	If resulting lot abuts "R" District, screening is required
<i>Access to Public Infrastructure</i>	Layout adequately provides for city services and utilities, access to adequate public highways, and interior streets and sidewalks

Comprehensive Plan

The subject property is designated Industrial on the Future Land Use Map of the *Comprehensive Plan for Richland Center, Wisconsin 2022-2032* (adopted December 21, 2021) and is zoned IND. The proposed division would create an approximately 7-acre parcel to accommodate the expansion of a dairy processing use on the adjoining parcel. Both resulting parcels remain a conditional use, and the division requires no rezoning or change to the Future Land Use Map.

The Land Use chapter directs the City toward "land use policies and zoning that maximize the available opportunities and encourage residential, commercial, and industrial development," and the Economic Development chapter sets a goal to "build a resilient economy by supporting local businesses." Accommodating the expansion of an existing employer on land already designated Industrial and already zoned IND, advances both objectives and reflects the plan's emphasis on making use of existing and underutilized sites rather than extending development into new areas.

Staff find the proposed land division consistent with the Comprehensive Plan.

CRITERIA FOR CONSIDERATION	Yes	No
Is the project consistent with the Comprehensive Plan?	☒	☐
Can the request demonstrate adequate public facilities, including roads and drainage, and utilities?	☒	☐
The division creates no nonconforming lot, structure, or use.	☒	☐
All resulting parcels, existing structures, parking, and loading areas conform to the requirements of the zoning district as measured from the new lot lines.	☒	☐
The request conforms to all applicable provisions of the code.	☒	☐

RECOMMENDED CONDITIONS FOR APPROVAL

1. The certified survey map (CSM) shall conform to the plans and specifications submitted with the application dated 8/5/2026 and as presented at the Plan Commission public hearing on 09/23/2026. Any material change requires resubmittal.
2. The final CSM shall comply with Wis. Stat. § 236.34 and shall bear the surveyor's certification that the land division complies with all provisions of Chapter 448.
3. All resulting parcels and all existing structures shall comply with the setback, yard, and traffic visibility requirements of Zoning Code as measured from the proposed lot lines. No parcel shall be created that renders an existing structure, parking area, or loading area nonconforming.
4. Utility and drainage easements shall be shown on the face of the map.
5. The approved certified survey map shall be promptly recorded with the Richland County Register of Deeds, and two copies of the recorded map showing recording data shall be transmitted to the City.
6. Approval of this CSM does not authorize construction or a change in use.

Staff Recommendation

It is recommended that the land division be approved with the conditions as presented and be forwarded to the Common Council for approval.

Recommended Action

Motion to recommend that the Common Council approve the CSM submitted by Schreiber Foods, Inc., which transfers 0.27 acres from 930 Sextonville Road, Parcel No. 276-2154-1000, to the adjacent parcel at 920 Sextonville Road, Parcel No. 276-2100-7630, based on the following findings:

1. The land division is permitted to proceed by certified survey map under §448.04(7)(a), fewer than five parcels being proposed.
2. Notice of public hearing was given to owners of property within 300 feet of the exterior boundaries as required by §448.04(7)(c), and a public hearing was held.
3. The certified survey map conforms to Chapter 448, the Zoning Ordinance, and the master plan and master plan components as required by §448.04(7)(d).
4. The resulting parcels comply with the requirements of the Industrial district, and the division creates no nonconforming lot, structure, or use.

subject to the conditions of approval set forth in the staff report dated 09/23/2026.

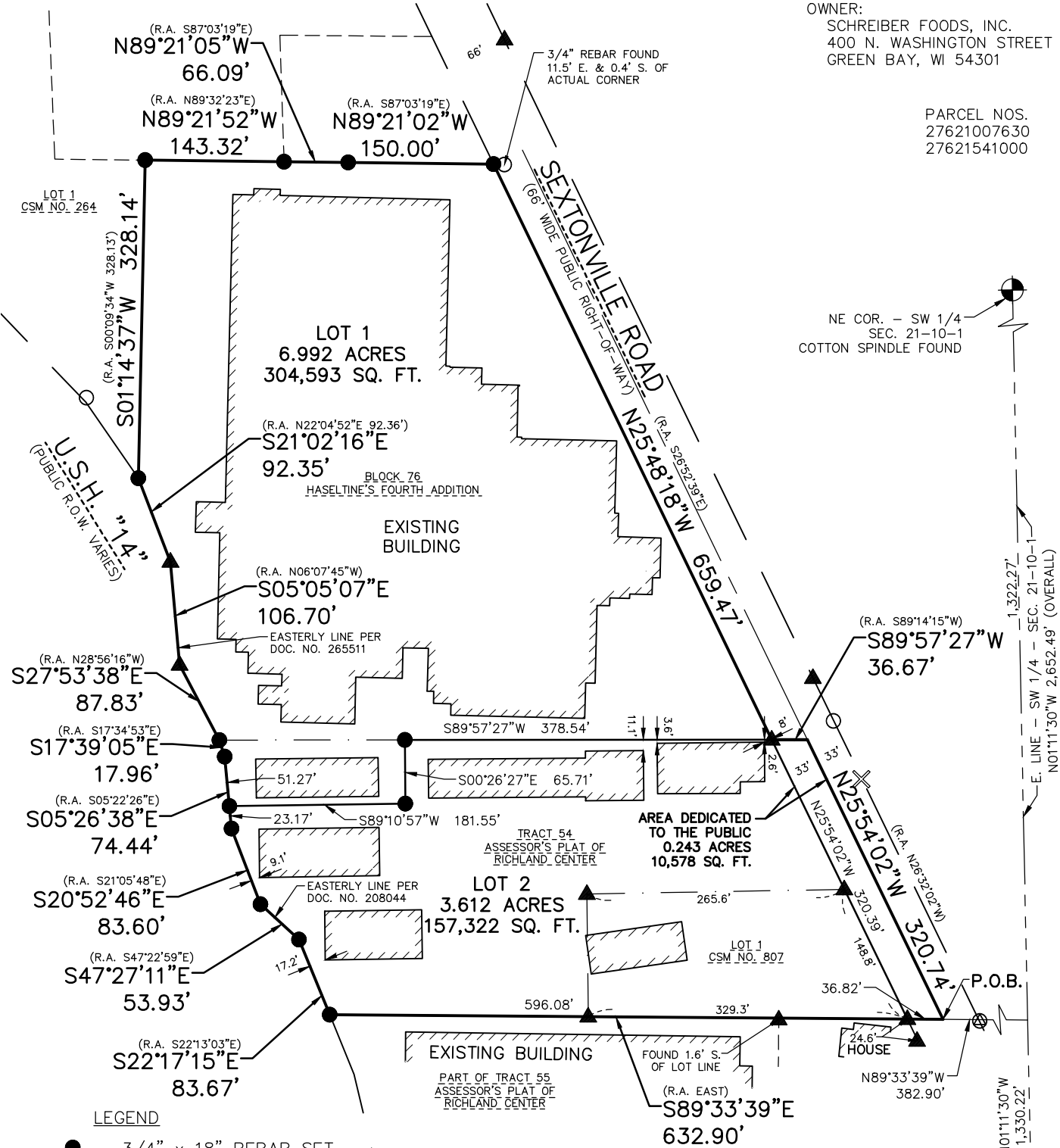
CERTIFIED SURVEY MAP NO.

FOR
SCHREIBER FOODS, INC.

PART OF TRACT 54, ASSESSOR'S PLAT, PART OF BLOCK 76,
HASLETINE'S FOURTH ADDITION & LOT 1, CSM NO. 807, LOCATED IN
PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 21,
TOWNSHIP 10 NORTH, RANGE 1 EAST, CITY OF RICHLAND CENTER,
RICHLAND COUNTY, WISCONSIN.

OWNER:
SCHREIBER FOODS, INC.
400 N. WASHINGTON STREET
GREEN BAY, WI 54301

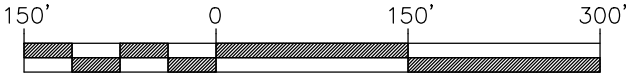
PARCEL NOS.
27621007630
27621541000



LEGEND

- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
 - ▲ - 1" IRON PIPE FOUND
 - ⊙ - 2" IRON PIPE FOUND
 - - 3/4" REBAR FOUND
 - ✕ - CUT "X" FOUND
 - ⊕ - SECTION CORNER MONUMENT FOUND
- (R.A.) "RECORDED AS" INFORMATION

NORTH POINT REFERENCED TO THE WISCONSIN STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE. THE EAST LINE
OF THE SOUTHWEST 1/4 OF SECTION 21 HAS A BEARING
OF NORTH 01°-11'-30" WEST.



SCALE: 1" = 150'

TOTAL AREA
10.847 ACRES
472,493 SQ. FT.

SHEET 1 OF 3 SHEETS

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a Better Plan

100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com
JOB NO. 260011500

CERTIFIED SURVEY MAP NO. _____

PART OF TRACT 54, ASSESSOR'S PLAT, PART OF BLOCK 76,
 HASELTINE'S FOURTH ADDITION, & LOT 1, CSM NO. 807, LOCATED IN
 PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4,
 SECTION 21, TOWNSHIP 10 NORTH, RANGE 1 EAST,
 CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Schreiber Foods, Inc. bounded and described as follows:

Part of Tract 54, Assessor's Plat, part of Block 76 of Haseltine's Fourth Addition and Lot 1 of Certified Survey Map No. 807, recorded in Volume 7 of Certified Survey Maps on Page 192 in the Richland County Register of Deeds Office as Document No. 283797, being located in part of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 10 North, Range 1 East, City of Richland Center, Richland County, Wisconsin being more particularly described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of said Section 21; thence North 01°-11'-30" West along the East line, a distance of 1,330.22 feet; thence North 89°-33'-39" West, a distance of 382.90 feet to a point on the centerline of Sextonville Road, said point being the point of beginning; thence North 25°-54'-02" West along said centerline, a distance of 320.74 feet; thence South 89°-57'-27" West along the North line of lands described per Warranty Deed recorded in the Richland County Register of Deeds Office as Document No. 341449, a distance of 36.67 feet to the Westerly right-of-way line of Sextonville Road; thence North 25°-48'-18" West along said Westerly line, a distance of 659.47 feet; thence North 89°-21'-02" West, a distance of 150.00 feet; thence North 89°-21'-05" West, a distance of 66.09 feet; thence North 89°-21'-52" West, a distance of 143.32 feet to an East line of Certified Survey Map No. 264, recorded in Volume 2 of Certified Survey Maps on Page 253 in the Richland County Register of Deeds Office as Document No. 229458; thence South 01°-14'-37" West along said East line, a distance of 328.14 feet to the Easterly right-of-way line of U.S.H. "14" per Quit Claim Deed recorded in the Richland County Register of Deeds Office as Document No. 265511; thence South 21°-02'-16" East along said Easterly line, a distance of 92.35 feet; thence South 05°-05'-07" East along said Easterly line, a distance of 106.70 feet; thence South 27°-53'-38" East along said Easterly line, a distance of 87.83 feet; thence South 17°-39'-05" East along the Easterly right-of-way line of U.S.H. "14" per Warranty Deed recorded in the Richland County Register of Deeds Office as Document No. 208044, a distance of 17.96 feet; thence South 05°-26'-38" East along said Easterly line, a distance of 74.44 feet; thence South 20°-52'-46" East along said Easterly line, a distance of 83.60 feet; thence South 47°-27'-11" East along said Easterly line, a distance of 53.93 feet; thence South 22°-17'-15" East along said Easterly line, a distance of 83.67 feet; thence South 89°-33'-39" East along the South line of lands described per said Document No. 341449, a distance of 632.90 feet to the point of beginning and containing 10.847 acres (472,493 sq. ft.) of land more or less.

That such is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Richland Center in surveying, dividing and mapping the same.

Ryan Wilgreen, P.L.S. No. S-2647
 ryan.wilgreen@excelengineer.com
 Excel Engineering, Inc.
 Fond du Lac, Wisconsin 54935
 Project Number: 260011500

CERTIFIED SURVEY MAP NO. _____

PART OF TRACT 54, ASSESSOR’S PLAT, PART OF BLOCK 76,
HASLTINE’S FOURTH ADDITION, & LOT 1, CSM NO. 807, LOCATED IN
PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4,
SECTION 21, TOWNSHIP 10 NORTH, RANGE 1 EAST,
CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN.

OWNER’S CERTIFICATE

Schreiber Foods, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map. Schreiber Foods, Inc. does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1. City of Richland Center

WITNESS the hand and seal of said owner this _____ day of _____, 20__.

Schreiber Foods, Inc.

_____, _____
(Print) (Title)

STATE OF _____)
_____ COUNTY)SS

Personally, came before me this _____ day of _____, 20__, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____
My Commission Expires: _____

COMMON COUNCIL APPROVAL CERTIFICATE

Resolved that this Certified Survey Map, in the City of Richland Center, is hereby approved.

Karin Tepley, Mayor Date

Zoning Administrator Report

City					
43	13	4	9	3	14
Items Tracked	In Process Projects	Inquiries Open	Inquiries Complete	Projects On Hold	Permits Issued
ETZ					
18	5	1	7	3	2
Items Tracked	In Process Projects	Inquiries Open	Inquiries Complete	Projects On Hold	Permits Issued
Totals					
61	18	5	16	6	16
Items Tracked	In Process Projects	Inquiries Open	Inquiries Complete	Projects On Hold	Permits Issued

Project Tracker		""	
Project Scope	Project Status	City	ETZ
Addition to existing bldg	In Process	2	2
Building: Ag	In Process		3
Building: Commercial/Industrial	On Hold		1
Building: Storage/Accessory >120 sq ft	On Hold		1
Conditional Use	Complete	2	
Conditional Use	In Process	2	
Deck/Porch/Patio	Complete	2	1
Demolition/Raze	Complete	1	
Fence/Retaining Wall	Complete	3	
Fence/Retaining Wall	In Process	3	
Garage/Carport - attached/detached	Complete	1	
Home: 1-2 Family Dwelling	Complete		1
Home: 1-2 Family Dwelling	On Hold	1	1
Inquiry	Complete	9	7
Inquiry	In Process	4	1
Land Split	In Process	1	
Remodeling of existing bldg	Complete	3	
Remodeling of existing bldg	In Process	2	
Remodeling of existing bldg	On Hold	2	
Sign	Complete	2	
Sign	In Process	2	
Change of Use	In Process	1	

Permit Tracker		""	
Project Scope		City	ETZ
Addition to existing bldg		1	
Building: Ag			
Building: Commercial/Industrial			
Building: Storage/Accessory >120 sq ft			
Conditional Use		2	
Deck/Porch/Patio		2	1
Demolition/Raze			
Fence/Retaining Wall		3	
Garage/Carport - attached/detached		1	
Home: 1-2 Family Dwelling			1
Inquiry			
Land Split			
Remodeling of existing bldg		3	
Sign		2	
Change of Use			

Projects have been going on hold for various reasons. Surveys, project scope has changed and waiting until next year. There has been a lot of activity in the City and I anticipate more permits coming for total remodels of interior as well as signs.

I am continuing to digitize as time permits, focusing on Conditional Use Permits. All documentation since I have started have been digital and being stored in a Master Parcel Activity Tracker.

I continue taking notes on items needing attention such as amendments to ordinances etc.