



A G E N D A
CITY OF WAUPUN PLAN COMMISSION MEETING
201 E Main St
Wednesday, November 18, 2020 at 4:45 PM

VIDEO CONFERENCE AND TELECONFERENCE

The Waupun Plan Commission will meet virtually at 4:45 pm on November 18, 2020 via Zoom. The Public may access the conference meeting online or by phone. Instructions to join the meeting are provided below.

To join the zoom meeting:

<https://us02web.zoom.us/j/85633876903?pwd=MVlyT3AySzJ2MEJ2dzVFUVFRNnVrQT09>

Meeting ID: 856 3387 6903

Passcode: 741050

Phone: +1 312 626 6799 US (Chicago)

CALL TO ORDER

ROLL CALL

PERSONS WISHING TO ADDRESS THE PLAN COMMISSION--State name, address, and subject of comments. (2 Minutes)

No Public Participation after this point.

FUTURE MEETINGS AND GATHERING INVOLVING THE PLAN COMMISSION

CONSIDERATION - ACTION

1. Approve minutes of the October 21, 2020 Meeting.
2. Public Hearing - Rezoning Petition of David Garcia to rezone property at 118 Commercial St. from the R-4 Central Area Single Family Residential District to the M-1 Closed Storage/Light Manufacturing District.
3. Public Hearing - Conditional Use Permit Application of Darrell Stibb at 707 and 709 Brandon St. for a split two-family dwelling per section 16.03(2)(d)(iii) of the Waupun Municipal Code.
4. Public Hearing - Rezoning Petition from the City of Waupun to rezone property described as A resurvey of Lots 1 & 2 and Outlot 1 of CSM #7278.
5. Certified Survey Map Review - A resurvey of Lots 1 & 2 and Outlot 1 of CSM #7278. (The former Washington School Site)

ADJOURNMENT

Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact the City Clerk at 920-324-7915.



MINUTES
CITY OF WAUPUN PLAN COMMISSION MEETING
Video Conference and Teleconference
Wednesday, October 21, 2020 at 4:45 PM
(DRAFT)

VIDEO CONFERENCE AND TELECONFERENCE

The Waupun Plan Commission met virtually at 4:45 pm on October 21, 2020, via Zoom.

CALL TO ORDER

The Waupun Plan Commission met virtually at 4:45 pm via Zoom

ROLL CALL

Members Present: Julie Nickel, Fred Lueck, Jerry Medema, Jeff Daane, Jill Vanderkin, and Mike Matoushek

Member Excused: Elton TerBeest

Staff Present: Sarah VanBuren and Sue Leahy

PERSONS WISHING TO ADDRESS THE PLAN COMMISSION-- Chairman Nickel asked if there were any persons wishing to address the committee on any items not included on today's agenda. Hearing nothing, Chairman Nickel proceeded to address the items listed for consideration and action on today's committee agenda.

FUTURE MEETINGS AND GATHERING INVOLVING THE PLAN COMMISSION

Chairman Nickel indicated the next meeting of the Plan Commission will be Wednesday, November 18, 2020 at 4:45 pm. Daane will not be available for the meeting.

CONSIDERATION - ACTION

1. Approve minutes of the September 16, 2020 Plan Commission meeting.
Motion by Matoushek, seconded by Medema to approve the minutes of the September 16, 2020 Plan Commission meeting as presented. Motion carried, unanimously.
2. Public Hearing - Conditional Use Permit - Valido Homes at 1032 Tanager St. and 1034 Tanager St. for a split two-family dwelling per section 16.03(2)(d)(iii) of the Waupun Municipal Code.

Chairman Nickel read the call of the hearing and its purpose. Chairman Nickel noted that Kathy Schlieve has talked to the City Attorney about split two-family (zero lot line) structures and the problem the City has where the contractors apply for a permit for a duplex and then later on ask to convert the structure to a split two-family home with a zero lot line, after the fact. If the contractor complies with the requirements of Section 16.03(2)(d)(iii) of the Code, we have to grant a Conditional Use Permit. Lueck notes he is aware of the new law that came into affect around 2017 which curbs the ability of this committee to deny Conditional Use Permits. However, he also notes that the committee is also required to make the additional findings in order to grant a Conditional Use Permit listed in Section 16.12(1) of the Cities Zoning Ordinance. This committee could deny a Conditional Use Permit if the intended use is inappropriate for the area, if it creates traffic hazards, if it would hinder future development in the area, create undesirable levels of noise or light in the immediate area or cause property values to measurably decline. He just feels that a zero lot line split two-family home is nothing more than a lawsuit waiting to happen. The committee or the staff may want to improve the present process for this type of use and make some changes to the ordinance or procedure before coming to the Plan Commission for a public hearing.

Sue Leahy, Zoning Administrator said the lots meet the minimum 4,000 sq. ft. for each lot, and they will provide a set of restrictive covenants for each lot within 90 days of each sale. The homes will contain two (2) bedrooms. There is a gas meter outside for each unit and one electric meter for both units. However, there will be electric subpanels in each basement.

No further facts were presented by the staff. The applicant nor anyone else was present for the meeting to discuss the proposal so Chairman Nickel closed the hearing and called for a motion to act on this request for a Conditional Use Permit.

Motion by Matoushek, seconded by Vanderkin to grant a Conditional Use Permit to Valido Homes for a split two-family (zero lot line) dwelling at 1032 and 1034 Tanager St. per Section 16.03(2)(d)(iii) of the Waupun Zoning Ordinance subject to the following findings and conditions. We find that the proposed split two-family (zero lot line) dwelling will not be detrimental to the adjacent lands in this area, we find it is an appropriate use, it will not create any traffic hazards, will not hinder future development in this area, it will not create any undesirable levels of noise or light in the immediate area or cause property values to measurably decline.

Conditions:

1. A CSM shall be approved by the City showing the land and structure split containing no less than 4,000 sq. ft. for each individual lot.
2. The attached sideyard setback shall be zero (0) feet.
3. Restrictive Covenants regarding property maintenance, approved in form by the City Building Inspector, shall be recorded and maintained with regard to each lot within 90 days of the sale.

Vote: Matoushek, Vanderkin, Daane, Medema, Nickel - "AYE"

Lueck - "NAY"

Motion carried 5/1

3. Public Hearing - Conditional Use Permit Application of Valido Homes at 1033 Tanager St. and 1035 Tanager St. for a split two-family dwelling per section 16.03(2)(d)(iii) of the Waupun Municipal Code.

Chairman Nickel read the call of the hearing and its purpose. Sue Leahy, Zoning Administrator, said both lots will meet the minimum 4,000 sq. ft required for each lot and they will provide a set of restrictive covenants for each lot within 90 days of each sale.

Each home will be a two (2) bedroom home. There are two (2) gas meters noted on each of the plans, one for each home. There is only one electric meter noted, however Sue said there will be electric subpanels in each basement to separate the usage. The contractor nor anyone else appeared at the hearing and the staff had no further questions so Chairman Nickel closed the hearing and called for a motion to act on this Conditional Use Permit Application.

Motion by Nickel, seconded by Matoushek to grant a Conditional Use Permit to Valido Homes for a split two-family (zero lot line) dwelling at 1033 and 1035 Tanager St. per Section 16.03(2)(d)(iii) of the Waupun Zoning Ordinance subject to the following findings and conditions: We find that the proposed split two-family (zero lot line) dwelling will not be detrimental to the adjacent lands in the area. We also find this will be an appropriate use for the area that will not create traffic hazards, it will not hinder future development in the area, will not create undesirable levels of noise or light in the immediate area or cause property values to measurably decline.

Conditions:

1. A CSM shall be approved by the City showing the land and structure split containing no less than 4,000 sq. ft. for each individual lot.
2. The attached sideyard setback shall be zero (0) feet.
3. Restrictive covenants regarding property maintenance approved in form by the City Building Inspector shall be recorded and maintained with regard to each lot within 90 days of the sale.

Vote: Matoushek, Vanderkin, Daane, Medema, and Nickel - "AYE"

Lueck - "NAY"

Motion carried 5/1

4. Public Hearing - Conditional Use Permit application of Pat Stanton at 721 Edgewood Dr. and 609 Beske St. for a split two-family dwelling per section 16.03(2)(d)(iii) of the Waupun Municipal Code.

Chairman Nickel read the call of the hearing and its purpose. Sue Leahy, Zoning Administrator noted the proposed home would be the same as the one approved by the committee last month except this one would be on the opposite corner to the north.

No further information nor was a site plan provided to the committee for this hearing. The contractor nor any neighbors attended the hearing so Chairman Nickel declared the hearing closed and asked for a motion to act on this Conditional Use Permit.

Motion by Matoushek, seconded by Daane to grant a Conditional Use Permit to Pat Stanton for a split two-family (zero lot line) dwelling at 721 Edgewood Dr. & 609 Beske St. per Section 16.03(2)(d)(iii) of the Waupun Zoning Ordinance subject to the following findings and conditions: We find that the proposed split two-family (zero lot line) dwelling will not be detrimental to the adjacent lands in the area. We find it is an appropriate use for the area, it will not create any traffic hazards, it will not hinder future development in the area, it will not create undesirable levels of noise or light in the immediate area or cause property values to measurable decline.

Conditions:

1. A CSM shall be approved by the City showing the land and structure split containing no less than 4,000 sq. ft. for each individual lot.
2. The attached sideyard setback shall be zero (0) feet.
3. Restrictive covenants regarding property maintenance, approved in form by the City Building Inspector, shall be recorded and maintained with regard to each lot within 90 days of their sale.

Vote: Matoushek, Vanderkin, Daane, Medema, and Nickel - "AYE"

Lueck - "NAY"

Motion carried 5/1.

ADJOURNMENT

No further business was at hand so Chairman Nickel called for a motion to adjourn.

Motion by Matoushek, seconded by Medema to adjourn the meeting. Motion carried, unanimously. Meeting adjourned at 5:00 pm.

Fred Lueck
Secretary

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that at a meeting of the Plan Commission of the City of Waupun, will be held on Wednesday the 18th day of November, at 4:45 o'clock in the P.M. there will be considered an ordinance to amend Chapter 16 of the Municipal Code of the City of Waupun.

The meeting will be held via Zoom. Instructions to join the zoom meeting are below:

Join Zoom Meeting

<https://us02web.zoom.us/j/85633876903?pwd=MVlyT3AySzJ2MEJ2dzVFUVFRNnVrQT09>

Meeting ID: 856 3387 6903

Passcode: 741050

Phone: +1 312 626 6799 US (Chicago)

ORDINANCE # 20 - ____

AN ORDINANCE TO AMEND CHAPTER SIXTEEN OF THE MUNICIPAL CODE OF THE CITY OF WAUPUN ENTITLED "ZONING ORDINANCE."

THE COMMON COUNCIL OF THE CITY OF WAUPUN ORDAINS:

SECTION 1: Section 16.01 (10) of the Municipal Code of the City of Waupun entitled "Zoning Map" is amended so that real estate currently owned by David Garcia, and presently zoned in the R-4 Central Area Single Family Residential is rezoned to the M-1 Closed Storage/Light Manufacturing District. The real estate to be rezoned is described as follows:

118 Commercial St – WPN-14-15-99-TC-230-00
S32 T14N R15E Taylor & Ackerman's Addition, Lots 3 & 12, Block 5. City of Waupun,
Fond du Lac County, Wisconsin

SECTION 2: This Ordinance shall be in full force and effect upon its passage and publication as provided by law.

Enacted this ____ day of _____, 2020.

Julie Nickel
Mayor

ATTEST:

Angela Hull
City Clerk

PLEASE TAKE FURTHER NOTICE that the ordinance is on file in the office of the Zoning Administrator in the City Hall of the City of Waupun, Wisconsin and may be inspected during regular business hours.

PLEASE TAKE FURTHER NOTICE that all persons desiring to be heard on the proposed ordinance in support thereof or in opposition thereto, must appear at the said meeting of the Plan Commission of the City of Waupun.

Susan Leahy
Zoning Administrator
City of Waupun
(PUBLISH November 4, and November 11, 2020)

ORDINANCE NUMBER 20-

AN ORDINANCE TO AMEND CHAPTER SIXTEEN OF THE MUNICIPAL CODE OF THE CITY OF WAUPUN ENTITLED "ZONING ORDINANCE."

THE COMMON COUNCIL OF THE CITY OF WAUPUN, DO ORDAIN:

SECTION 1: Section 16.01 (10) of the Municipal Code of the City of Waupun entitled "Zoning Map" is amended so that real estate currently owned by David Garcia, and presently zoned in the R-4 Central Area Single Family Residential is rezoned to the M-1 Closed Storage/Light Manufacturing District. The real estate to be rezoned is described as follows:

118 Commercial St – WPN-14-15-99-TC-230-00
S32 T14N R15E Taylor & Ackerman's Addition, Lots 3 & 12, Block 5. City of Waupun,
Fond du Lac County, Wisconsin

SECTION 2: This Ordinance shall be in full force and effect upon its passage and publication as provided by law.

Enacted this ____ day of _____, 2020.

Julie Nickel
Mayor

ATTEST:

Angela Hull
City Clerk



CITY OF WAUPUN
201 E. Main Street
WAUPUN, WISCONSIN 53963

PETITION FOR REZONING

From: David Garcia
181 Harmon Ave
Waupun WI 53963

Phone: (920) 344-1379
Fax: _____

The petition of David Garcia respectfully alleges and petitions the Common Council
Owners Name:
of the City of Waupun as follows:

1. That the petitioner is owner of real estate which is situated in the City of Waupun,
Fond du Lac County, Wisconsin and legally described as follows:
118 N Commercial St.
Waupun WI 53963

532 TIAN RISE Taylor : ACKERMAN'S ADDITION, LOTS 3 : 12, BLOCK 5
0.3180 ACRES PARCEL NO. WPN-14-15-99-TC-230-00

2. That the petitioner is the owner of the real estate described above which lies in the
R4 District of the City of Waupun for zoning purposes.
3. That the petitioner wishes that the above described real estate be rezoned and placed in the
M1 District of the City of Waupun for zoning purposes.

Dated this 30 day of October 2020

Petitioners Signature David Garcia

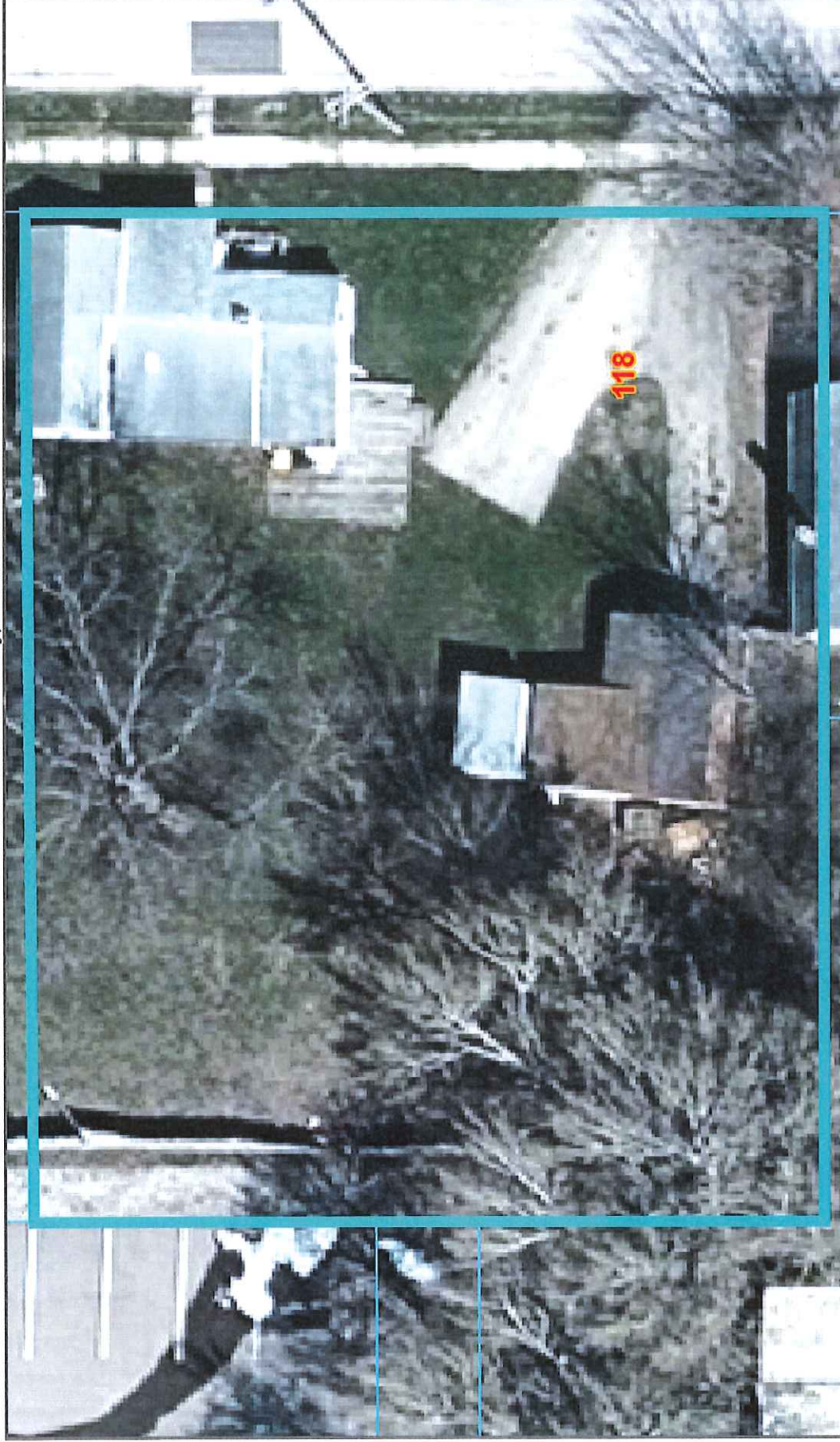
Petitioners Signature _____

Petitioners Signature _____

\$150.00 Application fee payable upon filing. Date paid: _____

File Petition with: Zoning Administrator
City of Waupun
201 E. Main St.
Waupun, WI 53963

Fond du Lac County, WI



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 20 feet
10/30/2020



CITY OF WAUPUN BUILDING INSPECTOR
Waupun City Hall – 201 E. Main Street, Waupun WI
P: 920-324-7917 * F: 920-324-7939
www.cityofwaupun.org

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that at a meeting of the Plan Commission of the City of Waupun, to be held via zoom on Wednesday the 18th day of November, 2020 at 4:45 O'clock in the P.M., there will be considered the application for a Conditional Use Permit of:

1. Darrell Stibb at 707 and 709 Brandon St. for a split two-family dwelling per section 16.03(2)(d)(iii) of the Waupun Municipal Code.

The meeting will be held via zoom.

To Join Zoom Meeting

<https://us02web.zoom.us/j/85633876903?pwd=MVlyT3AySzJMEJ2dzVFUVFRNnVrQT09>

Meeting ID: 856 3387 6903

Passcode: 741050

Phone: your location

+1 312 626 6799 US (Chicago)

PLEASE TAKE FURTHER NOTICE that all persons desiring to be heard on the proposed Conditional Use in support thereof or in opposition thereto, must contact the Zoning Administrator prior to said meeting of the Plan Commission of the City of Waupun.

Dated this 6th day of November, 2020

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH November 11, 2020)

Fee: \$150.00 Paid: \$150.00 11/6/2020 Date: November 6, 2020



CITY OF WAUPUN
201 E. Main Street
WAUPUN, WISCONSIN 53963

Conditional Use Permit Application

Applicant Name: Darrell Stibb Phone #920-229-8858

Address: 707 Brandon Street E-mail:

City, State, Zip Waupun, WI 53963

Property Description and address:

707/709 Bradnson Street. Zoned R-2 Two-Family Residential District

Conditional Use Requested:

Split parcel through common wall

Zoning Ordinance Section Involved:

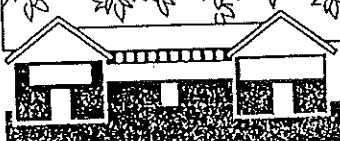
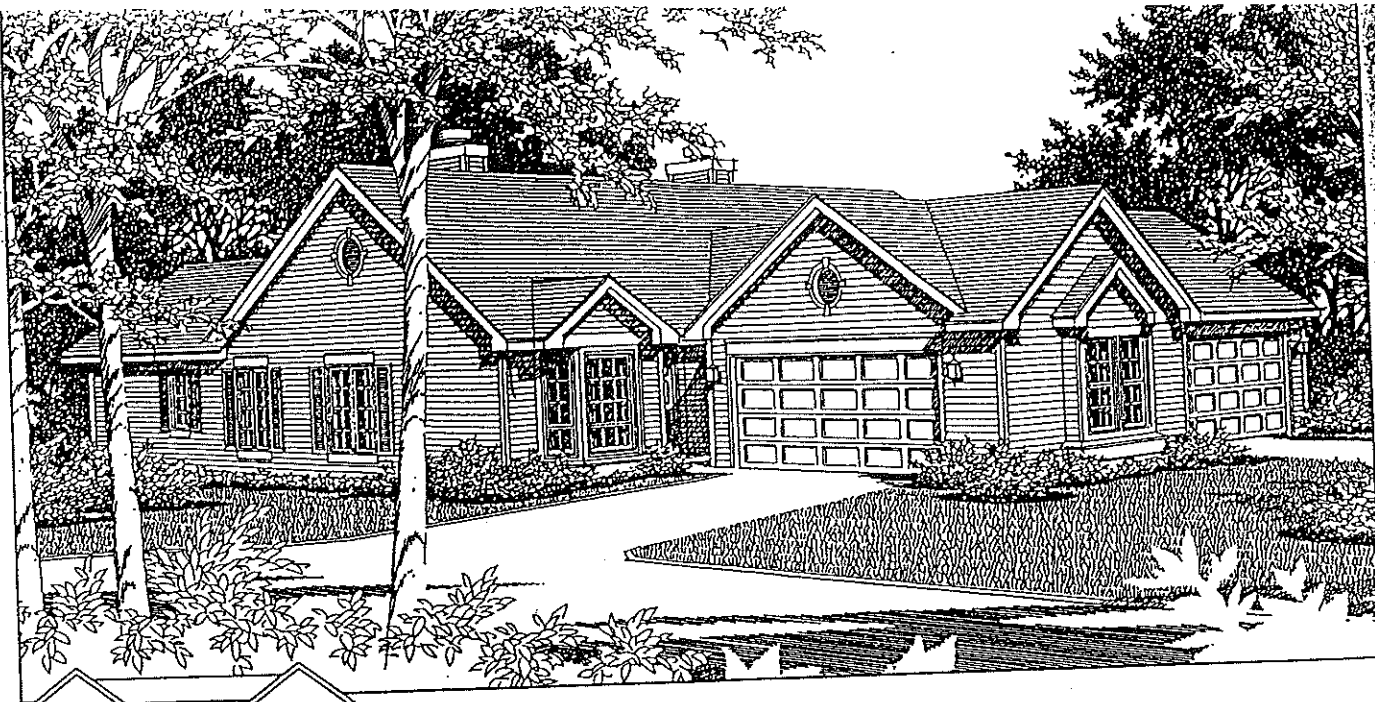
16.03(2)(d)(iii) Split two-family dwelling, provided that the requirements shall be as provided in subsection (2)(c), except as specifically listed below: a. The lot area shall be no less than 4,000 square feet for each individual lot; b. The attached side yard setback shall be zero feet; c. Restrictive covenants regarding property maintenance, in such form as is approved by the Building Inspector, shall be recorded and maintained with regard to each lot.

Date Presented to Plan Commission:

CONDITIONAL USE: ☐ Granted ☐ Denied

Comments:

Signature of Applicant (s)



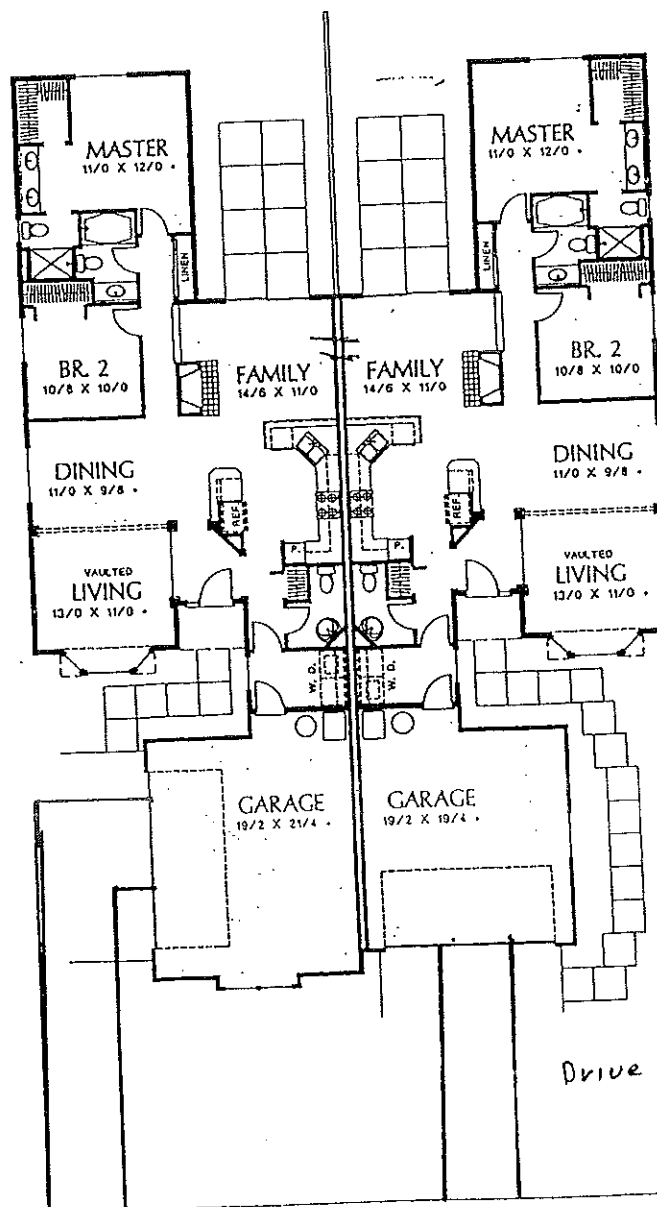
Plan HPT260039

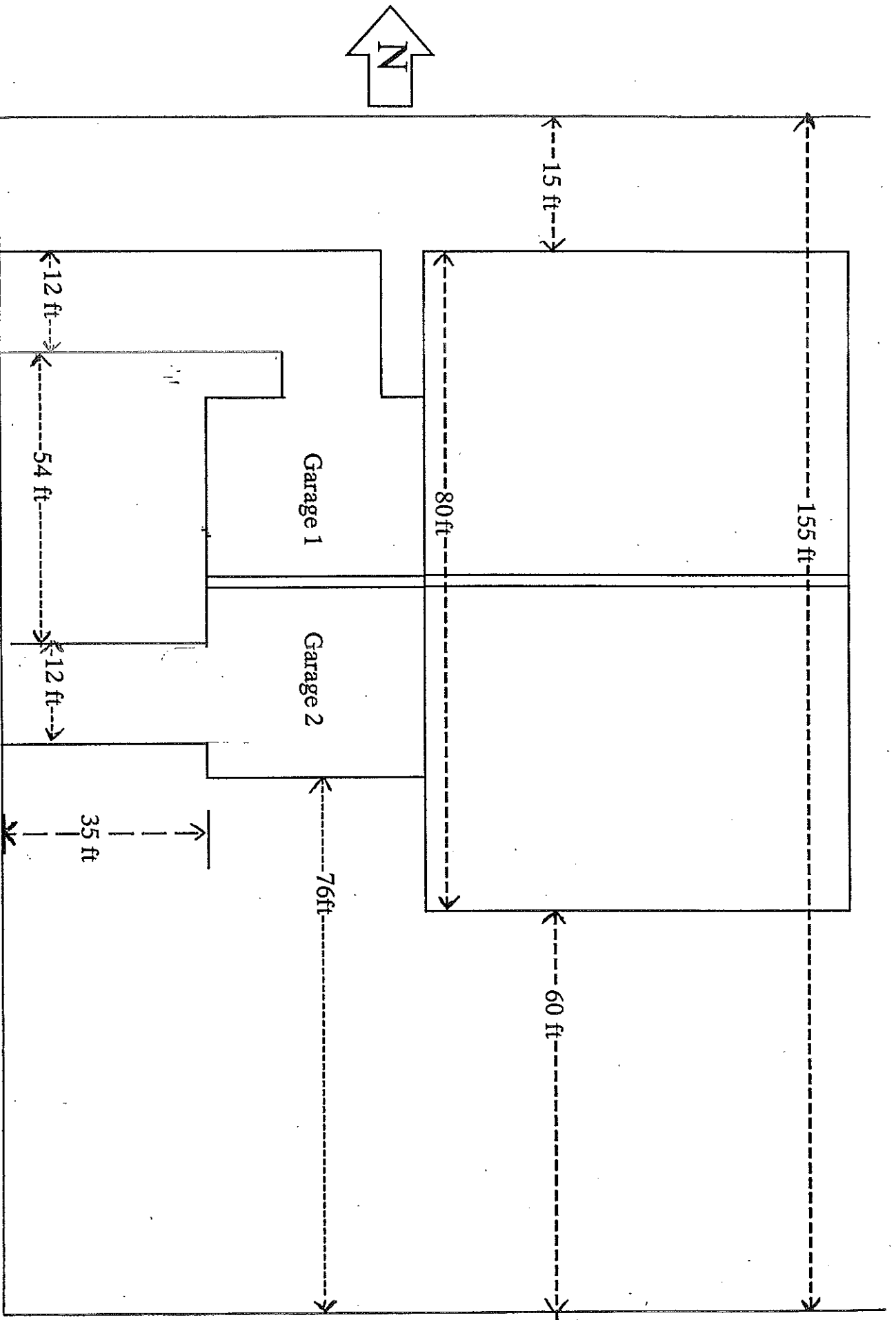
Square Footage:
1,367 per unit

Width: 60'-0"
Depth: 83'-0"

Ashleigh Meadows

With the two-car garages facing different directions, this duplex might easily pass for a single family unit at first glance. Inside, however, the layouts are identical, with many amenities. The master suite is large and comfortable, offering a walk-in closet and a private bath. There is a formal area for entertaining, with the living room featuring a vaulted ceiling and a bay window. A family room is available in which to relax—complete with a fireplace. The large kitchen is easily accessible to both the dining room and the family room, providing ease of service.





Co Hwy MM



CITY OF WAUPUN
201 E. Main Street
WAUPUN, WISCONSIN 53963

PETITION FOR REZONING

From: City of Waupun
201 East Main Street
Waupun, WI 53963

Phone: 920-324-7900
Fax: _____

The petition of City of Waupun respectfully alleges and petitions the Common Council
Owners Name:
of the City of Waupun as follows:

1. That the petitioner is owner of real estate which is situated in the City of Waupun,
Dodge County County, Wisconsin and legally described as follows:

A resurvey of Lots 1+2 and Outlot #1 of CSM #7278
as recorded in Volume 50 on pages 143-145 in the
Dodge County Register of Deeds Office being part of the
fractional NE 1/4 - NW 1/4 of Section 4, T. 13N., R. 15E,
City of Waupun, Dodge County, Wisconsin

2. That the petitioner is the owner of the real estate described above which lies in the
B4 District of the City of Waupun for zoning purposes.

3. That the petitioner wishes that the above described real estate be rezoned and placed in the
R3 District of the City of Waupun for zoning purposes.

Dated this 28 day of October, 2020

Petitioners Signature Kathleen Schieve, City Administrator

Petitioners Signature _____

Petitioners Signature _____

\$150.00 Application fee payable upon filing. Date paid: _____

File Petition with: Zoning Administrator
City of Waupun
201 E. Main St.
Waupun, WI 53963

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that at a meeting of the Plan Commission of the City of Waupun, will be held on Wednesday the 18th day of November, at 4:45 o'clock in the P.M. there will be considered an ordinance to amend Chapter 16 of the Municipal Code of the City of Waupun.

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<https://us02web.zoom.us/j/85633876903?pwd=MVlyT3AySzJ2MEJ2dzVFUVFRNnVrQT09>

Meeting ID: 856 3387 6903

Passcode: 741050

Phone: +1 312 626 6799 US (Chicago)

ORDINANCE # 20 - ____

AN ORDINANCE TO AMEND CHAPTER SIXTEEN OF THE MUNICIPAL CODE OF THE CITY OF WAUPUN ENTITLED "ZONING ORDINANCE."

THE COMMON COUNCIL OF THE CITY OF WAUPUN ORDAINS:

SECTION 1: Section 16.01 (10) of the Municipal Code of the City of Waupun entitled "Zoning Map" is amended so that real estate currently owned by the City of Waupun, and presently zoned in the B-4 Interchange Business District is rezoned to the R-3 Multi-Family Residential District. The real estate to be rezoned is described as follows:

A resurvey of Lots 1 & 2 and Outlot 1 of CSM #7278 as recorded in Volume 50 on Pages 143-145 in the Dodge County Register of Deeds Office and being part of the fractional NE ¼ - NW ¼ of Section 4, T.13N, R.15E., City of Waupun, Dodge County, Wisconsin

SECTION 2: This Ordinance shall be in full force and effect upon its passage and publication as provided by law.

Enacted this ____ day of _____, 2020.

Julie Nickel
Mayor

ATTEST:

Angela Hull
City Clerk

PLEASE TAKE FURTHER NOTICE that the ordinance is on file in the office of the Zoning Administrator in the City Hall of the City of Waupun, Wisconsin and may be inspected during regular business hours.

PLEASE TAKE FURTHER NOTICE that all persons desiring to be heard on the proposed ordinance in support thereof or in opposition thereto, must appear at the said meeting of the Planning Commission of the City of Waupun.

Susan Leahy
Zoning Administrator
City of Waupun
(PUBLISH November 4, and November 11, 2020)

ORDINANCE NUMBER 20-

AN ORDINANCE TO AMEND CHAPTER SIXTEEN OF THE MUNICIPAL CODE OF THE CITY OF WAUPUN ENTITLED "ZONING ORDINANCE."

THE COMMON COUNCIL OF THE CITY OF WAUPUN, DO ORDAIN:

SECTION 1: Section 16.01 (10) of the Municipal Code of the City of Waupun entitled "Zoning Map" is amended so that real estate currently owned by the City of Waupun, and presently zoned in the B-4 Interchange Business District is rezoned to the R-3 Multi-Family Residential District. The real estate to be rezoned is described as follows:

A resurvey of Lots 1 & 2 and Outlot 1 of CSM #7278 as recorded in Volume 50 on Pages 143-145 in the Dodge County Register of Deeds Office and being part of the fractional NE ¼ - NW ¼ of Section 4, T.13N, R.15E., City of Waupun, Dodge County, Wisconsin

SECTION 2: This Ordinance shall be in full force and effect upon its passage and publication as provided by law.

Enacted this ____ day of _____, 2020.

Julie Nickel
Mayor

ATTEST:

Angela Hull
City Clerk



ENGINEERING | ARCHITECTURE | SURVEYING
FUNDING | PLANNING | ENVIRONMENTAL
201 Corporate Drive, Beaver Dam WI 53916
(920) 887-4242 www.msa-ps.com
© MSA Professional Services, Inc.

PROJECT NO. 212056	OWNER: CITY OF WAUPUN
DRAWN BY: B. BUCHDA	
SURVEYOR: M. LAUE	
FILE NO. Young St. CSM.DWG	
SHEET NO. 1 of 3	

DODGE COUNTY CERTIFIED SURVEY MAP # _____

A RESURVEY OF LOTS 1 & 2 AND OUTLOT 1 OF CSM # 7278 AS RECORDED IN VOLUME 50 ON PAGES 143-145 IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE AND BEING PART OF THE FRACTIONAL NE 1/4 - NW 1/4 OF SECTION 4, T.13N., R.15E., CITY OF WAUPUN, DODGE COUNTY, WISCONSIN.

TOTAL AREA
3.754± acres
163,537 sq. ft.

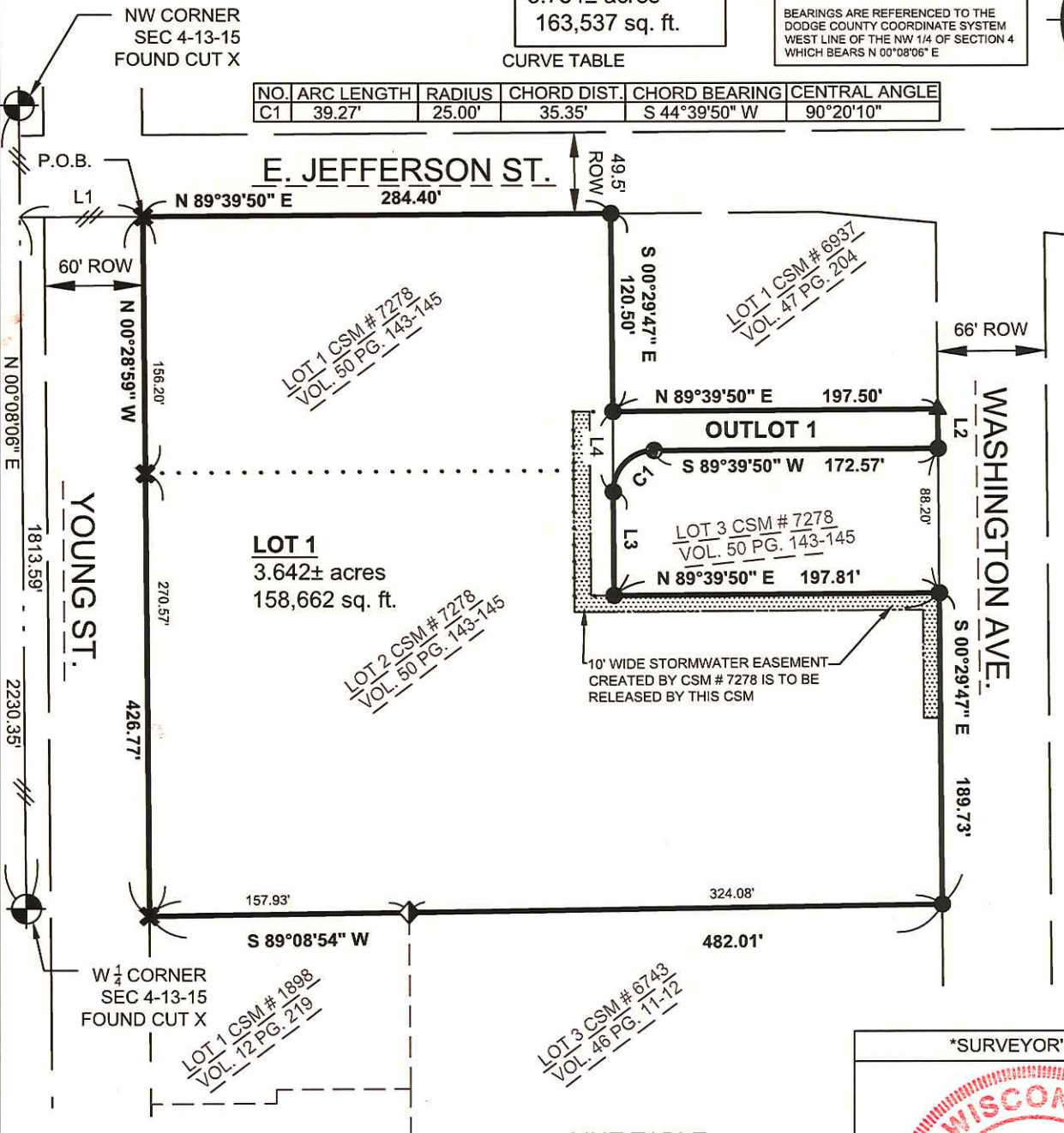
SAID PARCEL IS SUBJECT TO ALL EASEMENTS
AND AGREEMENTS RECORDED AND UNRECORDED.

BEARINGS ARE REFERENCED TO THE
DODGE COUNTY COORDINATE SYSTEM
WEST LINE OF THE NW 1/4 OF SECTION 4
WHICH BEARS N 00°08'06" E



CURVE TABLE

NO.	ARC LENGTH	RADIUS	CHORD DIST.	CHORD BEARING	CENTRAL ANGLE
C1	39.27'	25.00'	35.35'	S 44°39'50" W	90°20'10"



LINE TABLE

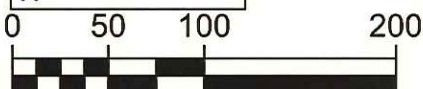
NO.	BEARING	DISTANCE
L1	N 89° 39' 50" E	1388.34'
L2	S 00° 29' 47" E	24.00'
L3	S 00° 20' 10" E	63.20'
L4	S 00° 20' 10" E	49.00'

SURVEYOR'S SEAL



- LEGEND
- FD. SECTION CORNER
 - SET PK NAIL
 - FD. 1" IRON PIPE
 - SET. 3/4" BY 18" IRON ROD - 1.50 LBS / FT
 - FD. CHISELED X

OUTLOT 1 AREA
0.112± acres
4875 sq. ft.





ENGINEERING | ARCHITECTURE | SURVEYING
FUNDING | PLANNING | ENVIRONMENTAL
201 Corporate Drive, Beaver Dam WI 53916
(920) 887-4242 www.msa-ps.com

© MSA Professional Services, Inc.

PROJECT NO. 212056

DRAWN BY: B. BUCHDA

CHECKED BY: M. LAUE

FILE: Young St. CSM. DWG

SHEET NO. 2 OF 3

DODGE COUNTY CERTIFIED SURVEY MAP # _____

A RESURVEY OF LOTS 1 & 2 AND OUTLOT 1 OF CSM # 7278 AS RECORDED IN VOLUME 50 ON PAGES 143-145 IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE AND BEING A PART OF THE FRACTIONAL NE 1/4 - NW 1/4 OF SECTION 4, T.13N., R 15E., CITY OF WAUPUN, DODGE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATION

I, Michael J. Laue, Professional Land Surveyor of the State of Wisconsin do hereby certify that by order of the City of Waupun, I have made a resurvey of Lots 1 & 2 and Outlot 1 of CSM # 7278 being part of the fractional NE 1/4 of the NW 1/4 of Section 4, Town 13 North, Range 15 East in the City of Waupun, Dodge County, Wisconsin and being more particularly described as follows:

LEGAL DESCRIPTION

COMMENCING at the West 1/4 corner of Section 4, Town 13 North, Range 15 East in the City of Waupun, Dodge County Wisconsin, thence N 00°08'06" E, 1813.59 feet along the West line of the fractional NW 1/4 of Section 4, thence N 89°39'50" E, 1388.34 feet to a found chiseled X and the Northwest corner of Lot 1 CSM # 7278 and the **POINT OF BEGINNING**; thence N 89°39'50" E, 284.40 feet along the North line of Lot 1 CSM # 7278 and the Southern right of way of E. Jefferson St. to the Northeast corner of Lot 1 of CSM # 7278 and the Northwest corner of Lot 1 CSM # 6937; thence S 00°29'47" E, 120.50 feet along the East line of Lot 1 CSM # 7278 and the West line of Lot 1 CSM # 6937 to the Southwest corner of Lot 1 CSM # 6937; thence N 89°39'50" E, 197.50 feet along the South line of Lot 1 CSM # 6937 and the North line of Outlot 1 CSM # 7278 to the Southeast corner of Lot 1 CSM # 6937 and the Western right of way of Washington Ave.; thence S 00°29'47" E, 24.00 feet along the East line of Outlot 1 CSM # 7278 and the Western right of way of Washington Ave. to the Northeast corner of Lot 3 CSM # 7278; thence S 89°39'50" W, 172.57 feet along the South line of Outlot 1 CSM # 7278 and the North line of Lot 3 CSM # 7278 to beginning of a tangent curve; thence Southerly 39.27 feet along the arc of a curve to the left, having a radius of 25.00 feet with a chord which bears S 44°39'50" W, 35.35 feet along the Southerly line of Outlot 1 of CSM # 7278 and the Northerly line of Lot 3 of CSM # 7278; thence S 00°20'10" E, 63.20 feet along the East line of Outlot 1 CSM # 7278 and the West line of Lot 3 of CSM # 7278 to the Southwest corner of Lot 3 of CSM # 7278 and the North line of Lot 2 of CSM # 7278; thence N 89°39'50" E, 197.81 feet along the South line of Lot 3 of CSM # 7278 and the North line of Lot 2 of CSM # 7278 to the Southeast corner of Lot 3 of CSM # 7278 and the Westerly right of way of Washington Ave.; thence S 00°29'47" E, 189.73 feet along the East line of Lot 2 of CSM # 7278 and the Westerly right of way of Washington Ave. to the Southeast corner of Lot 2 of CSM # 7278; thence S 89°08'54" W, 482.01 feet along the South line of Lot 2 of CSM # 7278, the North line of Lot 3 CSM # 6743 and the North line of Lot 1 of CSM # 1898 to the Southwest corner of Lot 2 of CSM # 7278 and the Easterly right of way of Young St.; thence N 00°28'59" W, 426.77 feet along the West line of Lots 1 & 2 of CSM # 7278 and the Easterly right of way of Young St. to the **POINT OF BEGINNING**.
Said parcel contains 163,537 sq ft / 3.754 acres more or less

I further certify that this map is a correct representation of all of the exterior boundaries of the land surveyed and the division of that land, that I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Waupun Subdivision Control Ordinance in surveying and mapping the same to the best of my knowledge and belief.


Michael J. Laue





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FUNDING | PLANNING | ENVIRONMENTAL
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PROJECT NO. 212056
DRAWN BY: B. BUCHDA
CHECKED BY: M. LAUE
FILE: Young St. CSM. DWG
SHEET NO. 3 OF 3

DODGE COUNTY CERTIFIED SURVEY MAP # _____

A RESURVEY OF LOTS 1 & 2 AND OUTLOT 1 OF CSM # 7278 AS RECORDED IN VOLUME 50 ON PAGES 143-145 IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE AND BEING A PART OF THE FRACTIONAL NE 1/4 - NW 1/4 OF SECTION 4, T.13N., R 15E., CITY OF WAUPUN, DODGE COUNTY, WISCONSIN

Easement/Restriction Release by Approval Authority

By approval of this CSM, the City of Waupun hereby releases its rights to the Storm Sewer easement over part of Lots 1, 2 and Outlot 1 of CSM # 7278 as recorded in Vol. 50, pgs 143-145 in the Dodge County Register of Deeds Office

In witness whereof, The City of Waupun., has caused these presents to be signed by their representative this _____ day of _____, 2020.

JULIE NICKEL
MAYOR

CITY OF WAUPUN APPROVAL

This Certified Survey Map is hereby approved by the City of Waupun.

JULIE NICKEL
MAYOR

Date



Michael J. Laue
10/13/2020