



AMENDED AGENDA
CITY OF WAUPUN PLAN COMMISSION MEETING
Waupun City Hall – 201 E. Main Street, Waupun WI
Wednesday, July 19, 2023 at 4:30 PM

The Waupun Plan Commission will meet on Wednesday, July 19, 2023 at 4:30 pm in the Waupun City Hall Council Chambers. The meeting will be held in person, virtual, and teleconference.

To Join Zoom Meeting:

<https://us02web.zoom.us/j/81152900995?pwd=bit3MWtVNFNEczRhc1U0aFBvK2dGUT09>

Meeting ID: 811 5290 0995

Passcode: 854038

By Phone: (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 June 21, 2023 meeting.
2. Public Hearing - Conditional Use Permit application of Denise Munro at 435 E Jefferson St. to extend the driveway 9' into the front yard plane of the house to the front property line per Municipal Code Section 16.03(4)(b)(iv).
3. Public Hearing - Conditional Use Permit application of James Hepp at 431 E. Jefferson St. to extend the driveway 5' into the front yard plane of the house to the front property line per Municipal Code Section 16.03(4)(b)(iv).
4. Site Plan Review - TJ's Autobody - 701 S Watertown St.
5. Extraterritorial Zoning Review for property owned by Richard and Penny Hull on Savage Rd. Parcel #'s T21-14-15-19-16-011-00 & T21-14-15-19-16-012-00
6. **Certified Survey Map Review - 810 N Madison St.**

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
Waupun City Hall – 201 E. Main Street, Waupun WI
Wednesday, June 21, 2023 at 4:30 PM

The Waupun Plan Commission met Wednesday, June 21, 2023 at 4:30 pm in the Waupun City Hall Council Chambers. The meeting was held in person, virtual, and teleconference.

CALL TO ORDER

Chairman Bishop called the meeting to order at 4:30 pm

ROLL CALL

Members Present: Jerry Medema, Elton TerBeest, Jeff Daane, Rohn Bishop, Jill Vanderkin, and Jason Whitford

Members Excused: Mike Matoushek

Staff Present: Sue Leahy, Dan VandeZande, Kathy Schlieve

Others Present: Timothy Kent

PERSONS WISHING TO ADDRESS THE PLAN COMMISSION—

None

FUTURE MEETINGS AND GATHERING INVOLVING THE PLAN COMMISSION

The next meeting will be held on July 19, 2023 at 4:30 pm

CONSIDERATION - ACTION

1. Approve minutes of the May 24, 2023 meeting.
Motion by Medema, 2nd Whitford by to approve the minutes of the May 24, 2023 meeting. Motion carried, unanimously.
2. Public Hearing - Ordinance Amendment - Off Street Parking
Motion by Whitford, 2nd TerBeest by to open the Public Hearing. Motion carried, unanimously.

This will restrict parking 10' in front of house on hard surface (concrete, asphalt, or gravel). This has been a problem in the City. This will require the owner of the property to apply for a Conditional Use Permit. If more than 10' is needed, the homeowner could apply for a Variance, however they would have to prove a hardship.

Motion by TerBeest, 2nd Medema by to close the Public Hearing. Motion carried, unanimously.

Motion by Whitford, 2nd by Vanderkin to recommend approval of ordinance to the Common Council. Motion carried, unanimously.

3. Site Plan Review - Wisconsin Dairy Distributing - 504 Barnes St.
Timothy Kent appeared and discussed the Site Plan. They are proposing a small loading dock addition going 8' towards Industrial Dr. and 54' wide. There will be 3 new loading docks and steel stairs coming out of building. A retaining wall will also be placed on the west side of building. The east side of the lot will drain toward catch basin on that side. The exterior of the addition will be insulated metal panels and will match the existing building. Phase 2 will come next year. Jeff asked if there could be a water issue where it would trap water on the west side by the docks. It will be pitched to north and sheet drag across lot. Jeff suggested putting PVC in by loading docks to drain water. Impervious area will be the loading dock and the building. There will be a 2' overhang on dock area. For future, when they come back they will need to show

how much difference in impervious area. Sue asked if semis could stick out into the street, and there is a potential for that if it is a large semi.

Motion by TerBeest, 2nd by Whitford, to approve the site plan for 504 Barnes St. Motion carried, unanimously.

4. Certified Survey Map Review - 305 & 307 E. Main St.

A Certified Survey Map was presented for 305 and 307 E. Main St. Gysbers Jewelry recently acquired 307 E. Main St. and will be making 305 and 307 into one building. The BID and CDA approved their request for funding earlier today. This will combine both parcels into one.

Motion by Daane, 2nd by Vanderkin to recommend approval of the Certified Survey Map for 305 and 307 E. Main St. to the Common Council. Motion carried, unanimously.

5. Certified Survey Map Review - 1021 - 1023 Tanager St

A Certified Survey Map for 1021 and 1023 Tanager St. was presented. This is for a split two-family home that is built on this lot. Sue stated there are written covenants for these lots. This will be the last split-two family home on that street.

Motion by Medema, 2nd by TerBeest to recommend approval of the Certified Survey Map for 1021 and 1023 Tanager St. to the Common Council. Motion carried, unanimously.

ADJOURNMENT

Motion by Terbeest, 2nd by Vanderkin to adjourn the meeting. Motion carried, unanimously. Meeting adjourned at 4:46 pm.

Minutes prepared by Trista Steinbach

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that at a meeting of the Plan Commission of the City of Waupun, to be on Wednesday the 19th day of July 2023 at 4:30 pm, where there will be considered an application for a Conditional Use Permit of:

1. Denise Munro at 435 E Jefferson St. to extend the driveway 9' into the front yard plane of the house to the front property line per Municipal Code Section 16.03(4)(b)(iv) of the Waupun Municipal Code.
2. James Hepp at 431 E Jefferson St. to extend the driveway 5' into the front yard plane of the house to the front property line per Municipal Code Section 16.03(4)(b)(iv)

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

Join Zoom Meeting

<https://us02web.zoom.us/j/81152900995?pwd=bit3MWtVNFNEczRhc1U0aFBvK2dGUT09>

Meeting ID: 811 5290 0995

Passcode: 854038

By Phone: (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 July, 2023

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH July 11, 2023)

Fee: \$150.00

Paid: # 2692

Date: 7/22/23



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

Conditional Use Permit Application

Applicant Name: Denise C Munro Phone # 608.219.9928

Address: 435 E Jefferson E-mail: denise.munro@cgschmidt.com

City, State, Zip Waupun, WI 53963

Property Description and address:

Single family home at 435 E Jefferson St.

Conditional Use Requested:

Replace approach with concrete, extending driveway 9 1/2 ft.
See attached Google Picture.

Zoning Ordinance Section Involved:

16.03 (A)(b)(IV)

Date Presented to Plan Commission: 7-19-23

CONDITIONAL USE: Granted Denied

Comments:

Signature of Applicant (s)

City of Waupun 201 E Main St Waupun, WI 53963 (920) 229-6360	WISCONSIN UNIFORM BUILDING PERMIT APPLICATION The information you provide may be used by other government agency programs.	PERMIT NO
		Project Description: <i>Replace driveway</i>

PERMIT REQUESTED	<input type="checkbox"/> Constr <input type="checkbox"/> HVAC <input type="checkbox"/> Electric <input type="checkbox"/> Plumbing <input type="checkbox"/> Erosion Control <input checked="" type="checkbox"/> Other
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Owner's Name: <i>Denise Munro</i>	Mailing Address: <i>435 E Jefferson St Waupun, WI 53963</i>	Tel: <i>608.219.9928</i>
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Contractor's Name-Type	Lic/Cert #	Mailing Address	Tel. / Fax
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Dwelling Contractor (Construction):			
Dwelling Contr Qualifier:		The Dwelling Contr. Qualifier shall be an owner, CEO, COB, or employee of the Dwelling Contr.	
HVAC			
Electrical			
Master Electrician:			
Plumbing			

PROJECT LOCATION	Lot Area: sq ft	<input type="checkbox"/> One acre or more of soil will be disturbed	PARCEL NO: <i>292-1315-0511-011</i>	1/4: <u>1/4</u> of Section <u>T</u> <u>NR</u> <u>E</u> or <u>W</u>
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Building Address:	County:	Subdivision Name:	Lot No:	Block No:
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Zoning District:	Zoning Permit No	Setbacks: Front: ft. Rear: ft. Left: ft. Right: ft.
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1. PROJECT			3. OCCUPANCY			6. ELECTRIC			9. HVAC EQUIP			12. ENERGY SOURCE		
<input type="checkbox"/> New	<input type="checkbox"/> Deck	<input checked="" type="checkbox"/> Single Family	Entrance Panel Amps:	<input type="checkbox"/> Furnace	Fuel	Nat Gas	LP	Oil	Elec	Solid	Solar	Space Htg	Water Htg	
<input type="checkbox"/> Alteration	<input type="checkbox"/> Raze	<input type="checkbox"/> Two-Family	<input type="checkbox"/> Underground	<input checked="" type="checkbox"/> Radiant Basbrd										
<input type="checkbox"/> Addition	<input type="checkbox"/> Move	<input type="checkbox"/> Garage	<input type="checkbox"/> Overhead	<input type="checkbox"/> Heat Pump										
<input checked="" type="checkbox"/> Other <i>Replace Driveway</i>		<input type="checkbox"/> Other	7. WALLS			<input type="checkbox"/> Boiler								
2. AREA INVOLVED (sq ft)			4. CONST. TYPE			10. SEWER			13. HEAT LOSS			14. EST. BUILDING COST w/o LAND		
Basement Area:	Unit 1	Unit 2:	Total:	<input type="checkbox"/> Site-Built	<input type="checkbox"/> Wood Frame	<input type="checkbox"/> Municipal	BTU/HR Total Calculated Envelope and Infiltration Losses ("Maximum Allowable Heating Equipment Output" on Energy Worksheet: "Total Building Heating Load" on Reschek report)			5,000 D best.				
Living Area:				<input type="checkbox"/> WI UDC	<input type="checkbox"/> Steel	<input type="checkbox"/> Other								
Garage:				<input type="checkbox"/> US HUD	<input type="checkbox"/> ICF	11. WATER								
Deck:				5. STORIES			<input type="checkbox"/> On-Site Well							
Totals:				<input type="checkbox"/> 1-Story	<input type="checkbox"/> Timber/Pole									
				<input type="checkbox"/> 2-Story	<input type="checkbox"/> Other									
				<input type="checkbox"/> Other	<input type="checkbox"/> Other									
				<input type="checkbox"/> Plus Basement	<input type="checkbox"/> Other									

I understand that I am subject to all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the back of the permit if not signing below. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

I vouch that I am or will be the owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the reverse side of this form.

APPLICANT (Print): *Denise C Munro* Sign: *Denise C Munro* DATE: *06/08/2023*

CONDITIONS OF APPROVAL: This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. See attached for conditions of approval.

FEES	ISSUING JURISDICTION City of Waupun	Municipality Number of Dewling Location:
Zoning Fee:	PERMIT(S) ISSUED	WIS PERMIT SEAL #:
Inspection Fee:	<input type="checkbox"/> Construction	PERMIT ISSUED BY:
Erosion Control:	<input type="checkbox"/> HVAC	NAME:
WI Seal Fee:	<input type="checkbox"/> Electrical	DATE
Plan Review Fee:	<input type="checkbox"/> Plumbing	Tel
Bond Fee:	<input type="checkbox"/> Erosion	Cert No:
Total Fees:	<input type="checkbox"/> Other	E-Mail
		Zoning Approval:

435
422 E Jefferson St

435



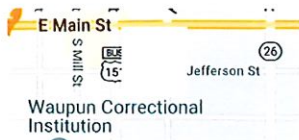
Image capture: Oct 2013 © 2023 Google

← 435 431 E Jefferson St

All

Street View & 360°

↙
Replace with concrete



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that at a meeting of the Plan Commission of the City of Waupun, to be on Wednesday the 19th day of July 2023 at 4:30 pm, where there will be considered an application for a Conditional Use Permit of:

1. Denise Munro at 435 E Jefferson St. to extend the driveway 9' into the front yard plane of the house to the front property line per Municipal Code Section 16.03(4)(b)(iv) of the Waupun Municipal Code.
2. James Hepp at 431 E Jefferson St. to extend the driveway 5' into the front yard plane of the house to the front property line per Municipal Code Section 16.03(4)(b)(iv)

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

Join Zoom Meeting

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Meeting ID: 811 5290 0995

Passcode: 854038

By Phone: (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 July, 2023

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH July 11, 2023)

Fee: \$150.00

Paid: H/3206

Date: 6/22/23



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

Conditional Use Permit Application

Applicant Name: Jame Hepp

Phone # 920-344-3747

Address: 431 e Jefferson

E-mail: heppinspect@yahoo.com

City, State, Zip Waupun WI 53963

Property Description and address:

Single family home located @ 431 e Jefferson street
Waupun.

Conditional Use Requested:

Remove 4'x7' Patch of Grass between driveway
& service walk to home and replace with concrete
please see Google pictures.

Zoning Ordinance Section Involved:

16.03(4)(b)(iv)

Date Presented to Plan Commission: _____

CONDITIONAL USE: Granted Denied

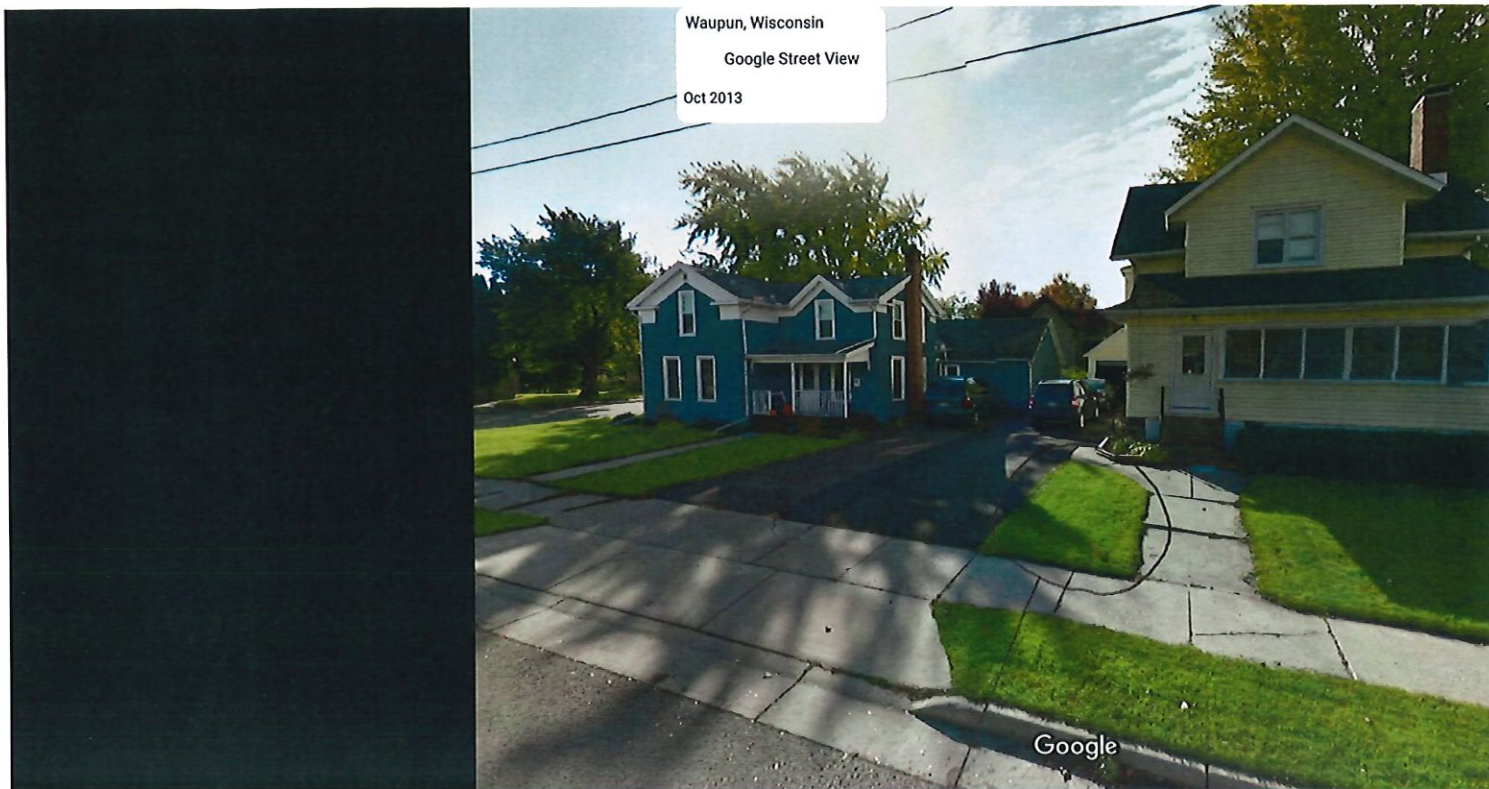
Comments:

Signature of Applicant (s)

Jame Hepp

City of Waupun 201 E Main St Waupun, WI 53963 (920) 229-6360		WISCONSIN UNIFORM BUILDING PERMIT APPLICATION The information you provide may be used by other government agency programs.		PERMIT NO _____ Project Description: <i>Replace driveway</i>	
PERMIT REQUESTED		<input type="checkbox"/> Constr <input type="checkbox"/> HVAC <input type="checkbox"/> Electric <input type="checkbox"/> Plumbing <input type="checkbox"/> Erosion Control <input checked="" type="checkbox"/> Other			
Owner's Name: <i>JAMES HEFF</i>		Mailing Address: <i>431 east Jefferson street Waupun WI</i>		Tel: <i>920-344-3747</i>	
Contractor's Name-Type		Lic/Cert #	Mailing Address		Tel. / Fax
Dwelling Contractor (Construction):					
Dwelling Contr Qualifier:		The Dwelling Contr. Qualifier shall be an owner, CEO, COB, or employee of the Dwelling Contr.			
HVAC					
Electrical					
Master Electrician:					
Plumbing					
PROJECT LOCATION	Lot Area: _____ sq ft	<input type="checkbox"/> One acre or more of soil will be disturbed	PARCEL NO: <i>292-1345-0511-010</i>	1/4: _____	1/4 of Section _____ T _____ NR _____ E or W _____
Building Address:		County:	Subdivision Name:		Lot No: _____ Block No: _____
Zoning District:	Zoning Permit No	Setbacks:	Front: _____ ft.	Rear: _____ ft.	Left: _____ ft. Right: _____ ft.
1. PROJECT		3. OCCUPANCY		6. ELECTRIC	
<input type="checkbox"/> New <input type="checkbox"/> Deck <input type="checkbox"/> Alteration <input type="checkbox"/> Raze <input type="checkbox"/> Addition <input type="checkbox"/> Move <input checked="" type="checkbox"/> Other <i>replace driveway</i>		<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Two-Family <input type="checkbox"/> Garage <input type="checkbox"/> Other		Entrance Panel Amps: <input checked="" type="checkbox"/> Underground <input type="checkbox"/> Overhead 7. WALLS <input type="checkbox"/> Wood Frame <input type="checkbox"/> Steel <input type="checkbox"/> ICF <input type="checkbox"/> Timber/Pole <input type="checkbox"/> Other	
2. AREA INVOLVED (sq ft)		4. CONST. TYPE		9. HVAC EQUIP	
	Unit 1	Unit 2	Total:	<input type="checkbox"/> Furnace <input checked="" type="checkbox"/> Radiant Basbrd <input type="checkbox"/> Heat Pump <input type="checkbox"/> Boiler <input type="checkbox"/> Central Air Cond <input type="checkbox"/> Fire Place <input type="checkbox"/> Other	
Basement Area:				10. SEWER	
Living Area:				<input type="checkbox"/> Municipal Permit No: _____	
Garage:				11. WATER	
Deck:				<input type="checkbox"/> Municipal Utility <input type="checkbox"/> On-Site Well	
Totals:				12. ENERGY SOURCE	
				Fuel Nat Gas LP Oil Elec Solid Solar Space Htg <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Water Htg <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
				13. HEAT LOSS	
				BTU/HR Total Calculated Envelope and Infiltration Losses ("Maximum Allowable Heating Equipment Output" on Energy Worksheet: "Total Building Heating Load" on Reschek report)	
				14. EST. BUILDING COST w/o LAND	
				<i>\$7,000 2 best.</i>	
I understand that I am subject to all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the back of the permit if not signing below. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.					
<input type="checkbox"/> I vouch that I am or will be the owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the reverse side of this form.					
APPLICANT (Print): <i>James Heff</i>		Sign: <i>James R. Heff</i>		DATE: <i>6.9.23</i>	
CONDITIONS OF APPROVAL: This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. See attached for conditions of approval.					
FEES		ISSUING JURISDICTION		Municipality Number of Dwelling Location: _____	
Zoning Fee: _____ Inspection Fee: _____ Erosion Control: _____ WI Seal Fee: _____ Plan Review Fee: _____ Bond Fee: _____ Total Fees: _____		City of Waupun PERMIT(S) ISSUED <input type="checkbox"/> Construction <input type="checkbox"/> HVAC <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> Erosion <input type="checkbox"/> Other		WIS PERMIT SEAL #: Rcpt: _____ Date: _____ From: _____ Rec By: _____	
				PERMIT ISSUED BY: NAME: _____ DATE: _____ Tel: _____ Cert No: _____ E-Mail: _____ Zoning Approval: _____	

422 E Jefferson St



Waupun, Wisconsin
 Google Street View
 Oct 2013

Google

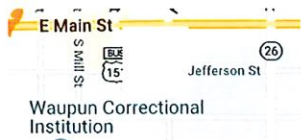
Image capture: Oct 2013 © 2023 Google

← 431 E Jefferson St

All

Street View & 360°

Replace with concrete



S-WATER TOWN ST

26

0432-053
0.201 ac.

annexed
#1255271

53'

53'

0432-018
0.417 ac.

61

52.15'

52.15'

0432-015
0.197 ac.

165'

ROW
0 ac.

DOTY ST

Zoning: B6
NEIGHBORHOOD COMMERCIAL

SETBACKS:
FRONT: 25'
SIDE: 10'
REAR: 10'

0432-016
0.659 ac.

703HLF703
701

701

703

0432-017
0.22 ac.

58'

58'

58'

58'

58'

58'

0433-005
0.439 ac.

165'

165'

0433-011
0.22 ac.

520
037
ac.

120'

2.2'

19'

05'

72'

702
1-027
6 ac.

131'

72'

50'

58'

58'

58'

58'

58'

165'

165'

15'

50'-0"

20'

58'

58'

58'

58'

58'

58'

58'

58'

58'

58'

58'

58'

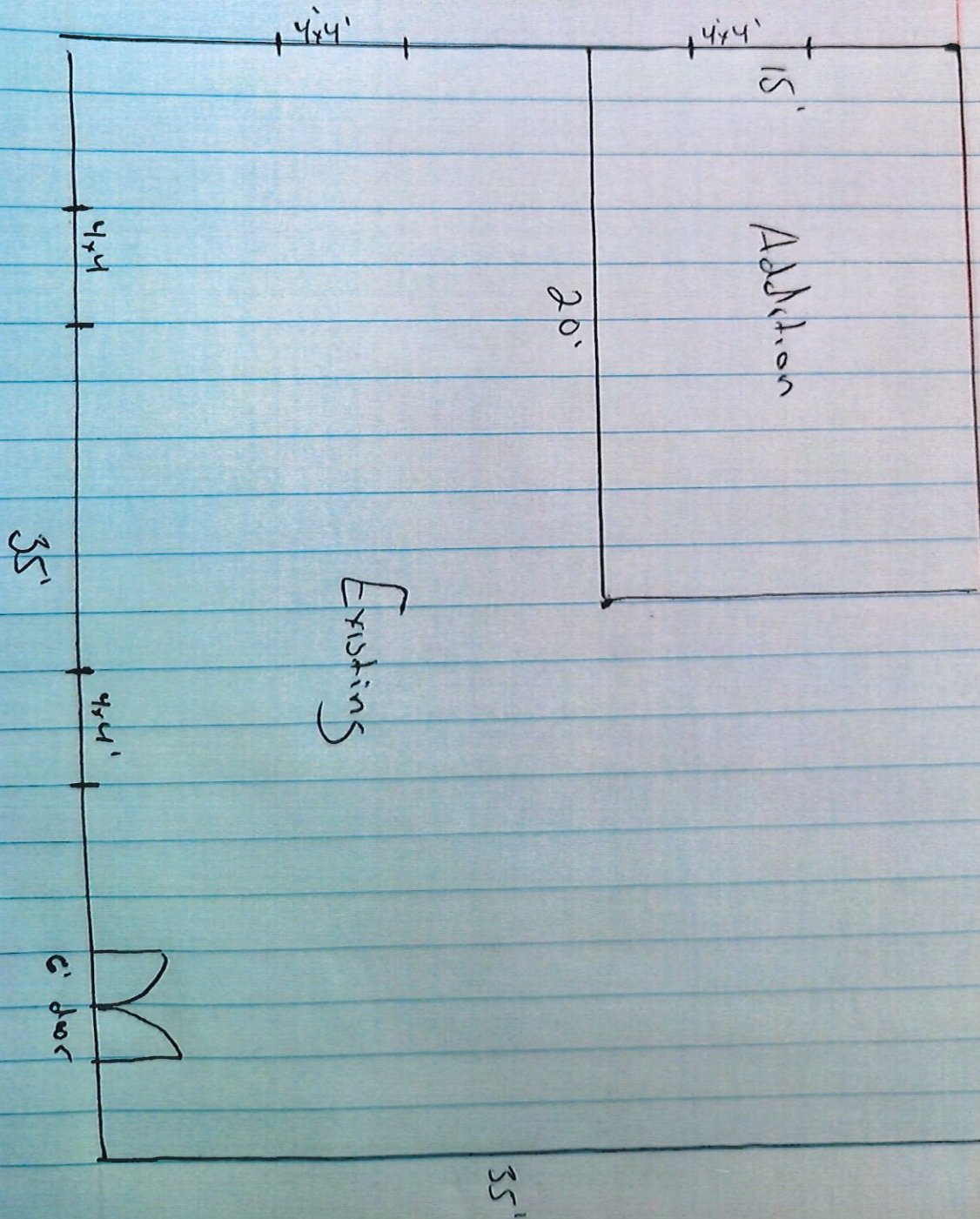
58'

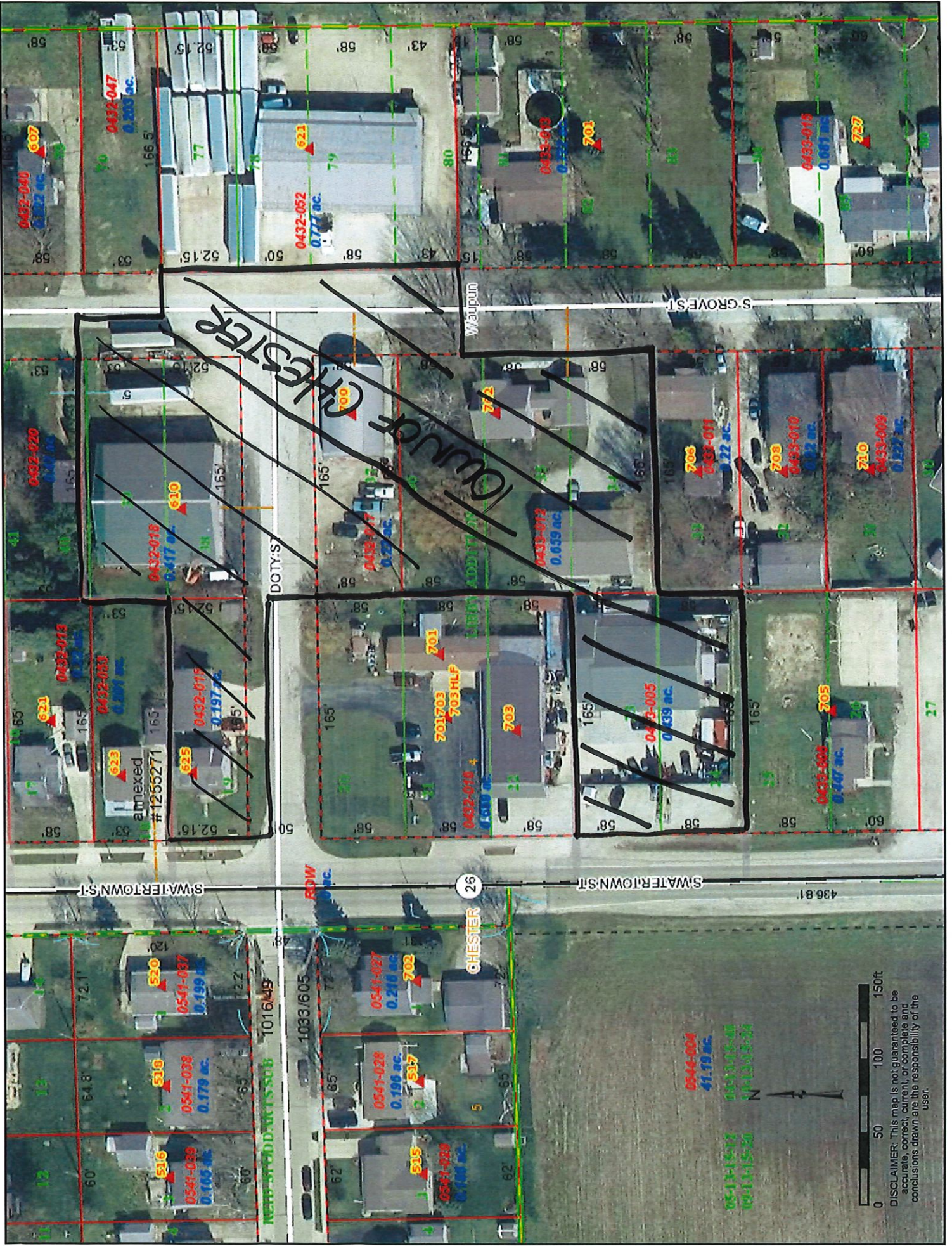
TJ's Autobody Addition

8' sidewalk

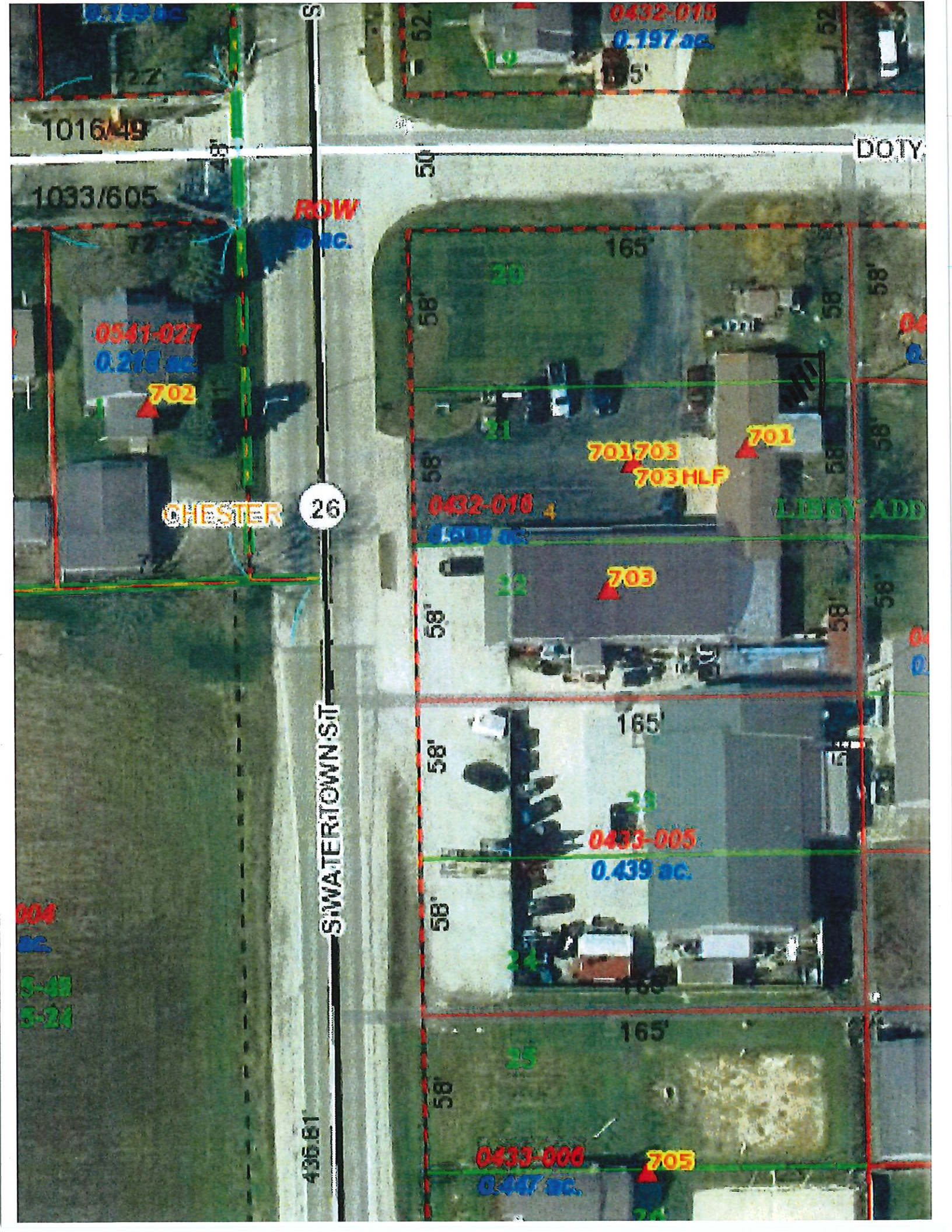
6/12 Pitch

Total height on gable side 17'





0 50 100 150ft
 DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.



S

0432-015
0.197 ac.

1016/49

DOTY

1033/605

ROW
0 ac.

0541-027
0.218 ac.
702

CHESTER 26



50

58'

58'

58'

58'

58'

58'

165'

165'

165'

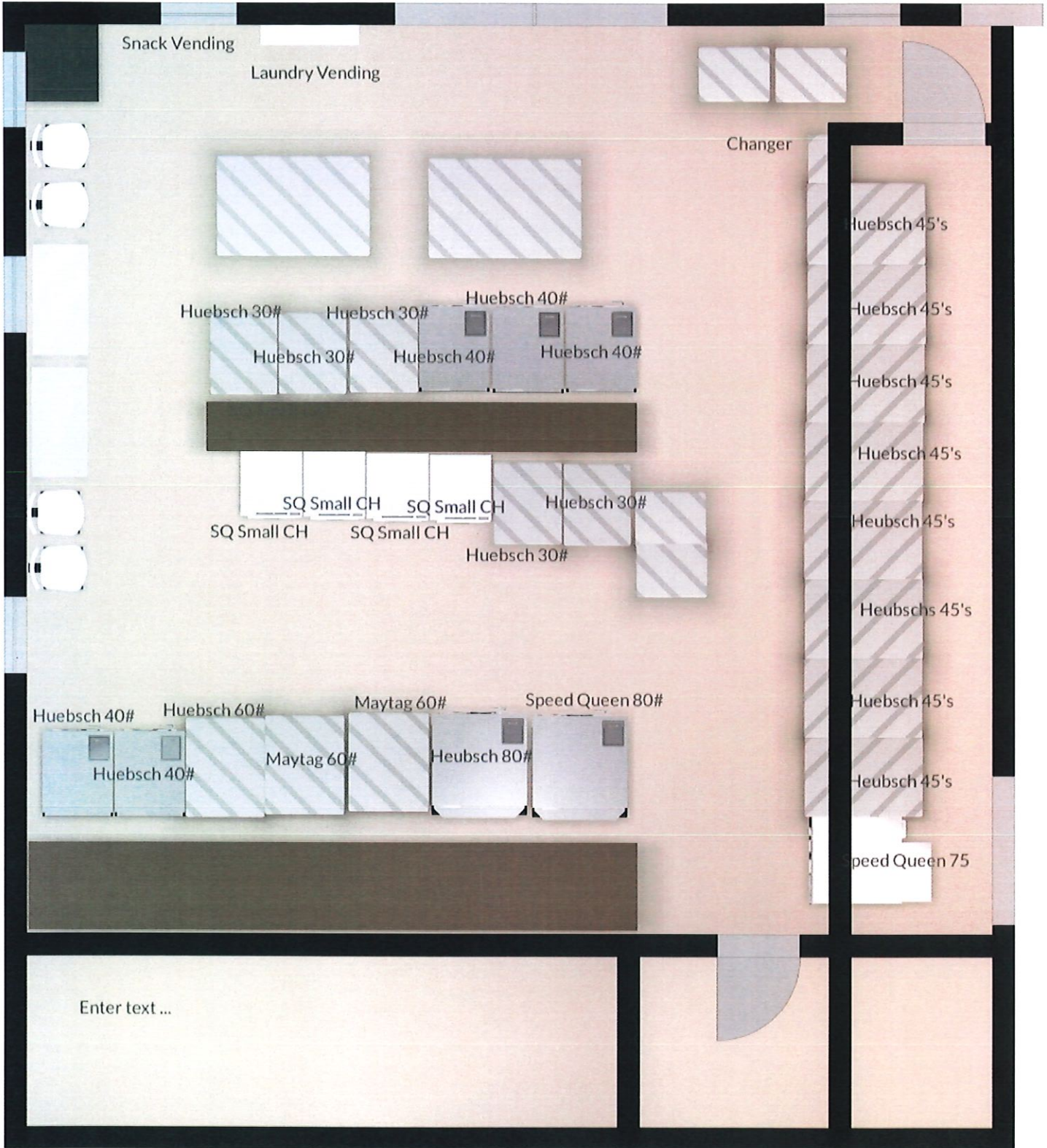
0433-000
0.447 ac.

705

LIBBY ADD

004
5-48
5-24

436.61





N3756 Hickory Road | Fond du Lac, WI 54937 | (920) 517-1683 | www.compass-surveying.com

May 15, 2023

Terry Dietzel
County Planner
City-County Building
160 South Macy Street
Fond du Lac, WI 54935

Re: Hull C.S.M.
Project # 220105

Dear Mr. Dietzel:

We are sending you the original Certified Survey for Richard & Penny Hull, and four copies of the same.

Enclosed is a check in the amount of \$150.00 to cover the Fond du Lac County review fee.

As per Fond du Lac County Subdivision Ordinance, Section 2.3, "Letter of Intent," the following information is provided:

1. Owner: Richard & Penny Hull
2. Buyer: Lot 1 – To be retained by Richard & Penny Hull
3. Surveyor: Jeffrey S. Butzke
4. Present land use: A-1 Exclusive Agriculture (Farmland Preservation)
Residential District
5. Proposed land use: Same.
6. Soil tests for Lot 1 of this CSM have not been submitted as there is an existing POTWS in place.

After County approval and signatures, please forward the originals back to our office.

Sincerely,

Compass Surveying, LLC

By:



Jeffrey S. Butzke, P.L.S.

cc: Richard & Penny Hull



COPY

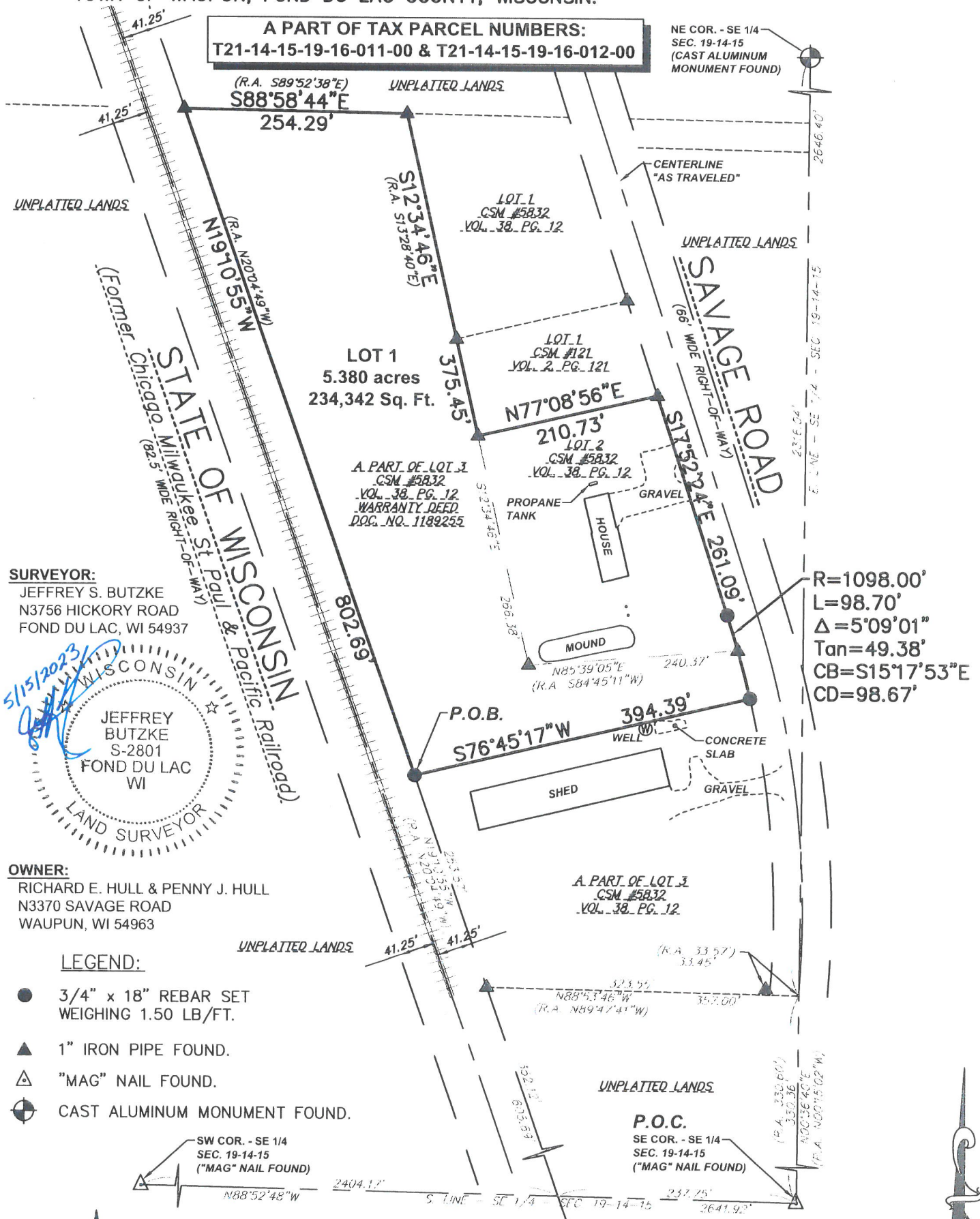
CERTIFIED SURVEY MAP

FOR

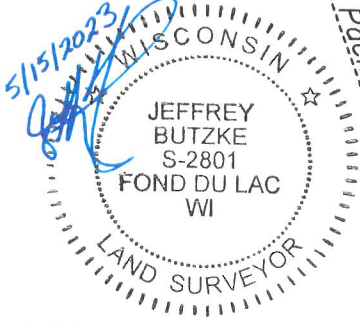
RICHARD E. HULL & PENNY J. HULL
LOT 2 AND A PART OF LOT 3, CERTIFIED SURVEY MAP NO. 5832,
VOLUME 38, PAGE 12, BEING A PART OF THE SOUTHEAST 1/4 OF
THE SOUTHEAST 1/4, SECTION 19, T. 14 N. - R. 15 E.,
TOWN OF WAUPUN, FOND DU LAC COUNTY, WISCONSIN.

A PART OF TAX PARCEL NUMBERS:
T21-14-15-19-16-011-00 & T21-14-15-19-16-012-00

NE COR. - SE 1/4
SEC. 19-14-15
(CAST ALUMINUM
MONUMENT FOUND)



SURVEYOR:
JEFFREY S. BUTZKE
N3756 HICKORY ROAD
FOND DU LAC, WI 54937



OWNER:
RICHARD E. HULL & PENNY J. HULL
N3370 SAVAGE ROAD
WAUPUN, WI 54963

LEGEND:

- 3/4" x 18" REBAR SET WEIGHING 1.50 LB/FT.
- ▲ 1" IRON PIPE FOUND.
- △ "MAG" NAIL FOUND.
- ⊕ CAST ALUMINUM MONUMENT FOUND.

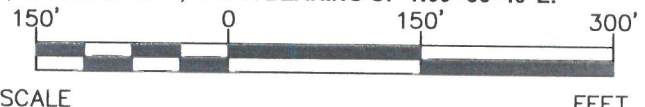
SW COR. - SE 1/4
SEC. 19-14-15
("MAG" NAIL FOUND)

P.O.C.
SE COR. - SE 1/4
SEC. 19-14-15
("MAG" NAIL FOUND)



PROJECT NO. 220105

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, FOND DU LAC COUNTY. THE EAST LINE OF THE SOUTHEAST 1/4, SECTION 19, T. 14 N.-R. 15 E., HAS A BEARING OF N00°-36'-40"E.



N3756 Hickory Road | Fond du Lac, WI 54937

CERTIFIED SURVEY MAP # _____

SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP

LOT 2 AND A PART OF LOT 3, CERTIFIED SURVEY MAP NO. 5832,
VOLUME 38, PAGE 12, BEING A PART OF THE SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4, SECTION 19, T. 14 N.-R. 15 E., TOWN OF WAUPUN,
FOND DU LAC COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Butzke, Professional Land Surveyor, hereby certify:

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

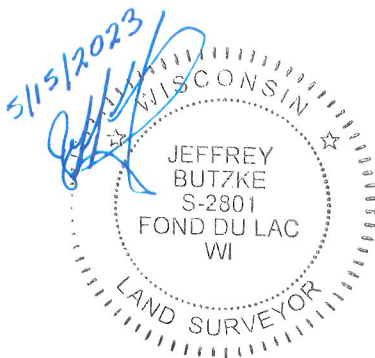
That I have made such Certified Survey Map under the direction of Richard E. Hull & Penny J. Hull of a parcel of land being bounded and described as follows:

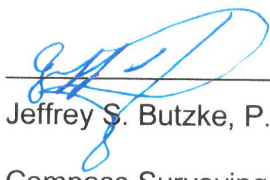
Lot 2, Certified Survey Map No. 5832, recorded in Volume 38, Page 12, Certified Survey Maps, Fond du Lac County Register of Deeds Office as Document No. 685340 and a part of Lot 3, said Certified Survey Map No. 5832, described in a Warranty Deed, and recorded in said Register of Deeds Office as Document No. 1182955, all being a part of the Southeast 1/4 of the Southeast 1/4, Section 19, T. 14 N.-R. 15 E., Town of Waupun, Fond du Lac County, Wisconsin, and being more particularly described as follows:

Commencing at the Southeast corner of the Southeast 1/4, said Section 19; thence North 00°-36'-40" East along the East line of the Southeast 1/4, said Section 19, 330.36 feet; thence North 88°-53'-36" West along the South line of said Lot 3 and its extension Easterly, 357.00 feet to the Southwest corner of said Lot 3; thence North 19°-10'-55" West along the Westerly line of said Lot 3, said line being the Easterly right-of-way line of the former Chicago Milwaukee St Paul & Pacific Railroad, 253.57 feet to the **point of beginning**; thence continuing North 19°-10'-55" West along the Westerly line of said Lot 3, 802.69 feet to the Northwest corner of said Lot 3; thence South 88°-58'-44" East along the North line of said Lot 3, 254.29 feet to a Northeasterly corner of said Lot 3; thence South 12°-34'-46" East along an Easterly line of said Lot 3, 375.45 feet to the Northwest corner of said Lot 2; thence North 77°-08'-56" East along the North line of said Lot 2, 210.73 feet to the Northeast corner of said Lot 2, said point being on the Westerly right-of-way line of Savage Road; thence South 17°-52'-24" East along the Westerly right-of-way line of said Savage Road, 261.09 feet; thence Southeasterly along the Westerly right-of-way line of said Savage Road, on a curve to the right, having a radius of 1098.00 feet, 98.70 feet along curve to a point that is South 15°-17'-53" East, 98.67 feet from last described point; thence South 76°-45'-17" West, 394.39 feet to the point of beginning and containing 5.380 acres (234,342 Sq. Ft.) more or less and being subject to all easements and restrictions of record.

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

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the Town of Waupun and Fond du Lac County in surveying, combining and mapping the same.




Jeffrey S. Butzke, P.L.S. No. S-2801

Compass Surveying, LLC
Fond du Lac, Wisconsin 54937

Project Number: 220105

CERTIFIED SURVEY MAP # _____

SHEET 2 OF 3 SHEETS

CERTIFIED SURVEY MAP

LOT 2 AND A PART OF LOT 3, CERTIFIED SURVEY MAP NO. 5832,
VOLUME 38, PAGE 12, BEING A PART OF THE SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4, SECTION 19, T. 14 N.-R. 15 E., TOWN OF WAUPUN,
FOND DU LAC COUNTY, WISCONSIN.

CERTIFIED SURVEY MAP # _____

TOWN OF WAUPUN TOWN BOARD CERTIFICATE

STATE OF WISCONSIN)
FOND DU LAC COUNTY) SS

This Certified Survey Map along with the resulting lot has been approved in accordance with the town zoning ordinance by the Town Board of the Town of Waupun this _____ day of _____, 2023.

Randy Vande Slunt, Chairperson

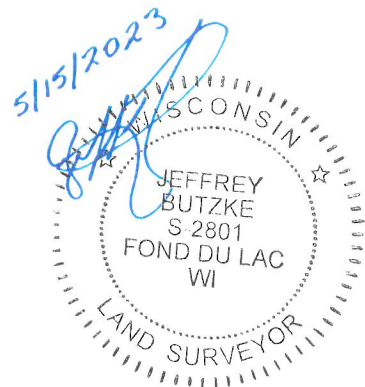
Ann Theune, Clerk

FOND DU LAC COUNTY PLANNING CERTIFICATE

STATE OF WISCONSIN)
FOND DU LAC COUNTY) SS

Approved in accordance with Section 236.12, Wisconsin Statutes this _____ day of _____, 2023.

Director of Planning



SHEET 3 OF 3 SHEETS

July 10, 2023

City of Waupun
Attn: Susan Leahy, Zoning Administrator
201 Main Street
Waupun, WI 53963

RE: Letter of Intent – Proposed Certified Survey Map – Jack & Leilane Nummerdor
Parcel No. WPN-14-15-32-02-002-00
Lot 2, Certified Survey Map, No. 4228
Northwest Quarter – Northeast Quarter
Section 32, Town 14 North, Range 15 East
City of Waupun, Fond du Lac County, WI
File No.: 623-281

Dear Ms. Leahy:

- A. The name and address of the owners/subdividers of the property is: **Jack & Leilane Nummerdor**
810 N. Madison Street
Waupun, WI 53963
- B. The name and address of the surveyor is: **Robert W. Condon, PLS, 625 E Slifer, Portage, WI 53901**
- C. The location of the property is: **810 N. Madison Street**
Waupun, WI 53963
- Located in: **Lot 2, Certified Survey Map, No. 4228**
Northwest Quarter – Northeast Quarter
Section 32, Town 14 North, Range 15 East
City of Waupun, Fond du Lac County, WI
- D. Prospective Buyers:
- Proposed Lot 1 & 2 – unknown
 - Proposed Lot 3 – Thomas Streblov, W1449 Catherine Ct, Waupun, WI 53963
- E. The present and proposed future use of the land is: **Currently – Residential & Vacant**
Future – Residential
- F. The estimated timetable of development: **As soon as possible**

Please contact me if you should have any questions or concerns.

Sincerely,

GROTHMAN & ASSOCIATES, S.C.



ROBERT W. CONDON
Professional Land Surveyor. No. 1851

RWC/mm

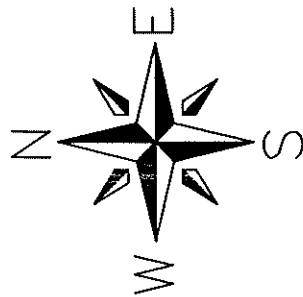
Enclosure(s)

N1/4 COR. SEC. 32
S89°55'31"E 2615.48'
N. LINE NE1/4 1307.74'
NE COR. SEC. 32
1307.74'

DATE: 7/10/2023

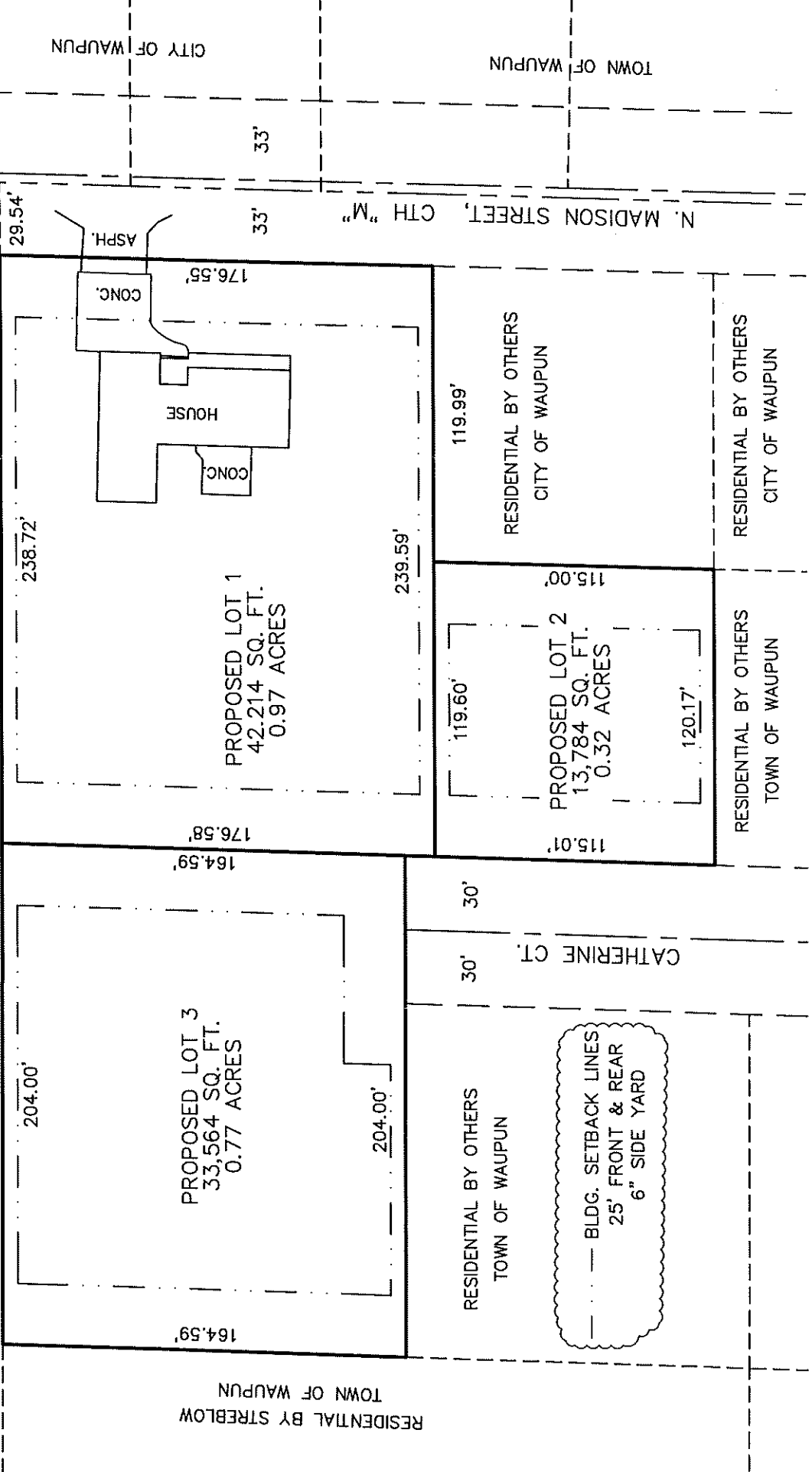


TOTAL AREA
89,562 SQ. FT.
2.06 ACRES



AG LAND BY OTHERS, TOWN OF WAUPUN

442.72'



PROPOSED LOT 1
42,214 SQ. FT.
0.97 ACRES

PROPOSED LOT 3
33,564 SQ. FT.
0.77 ACRES

BLDG. SETBACK LINES
25' FRONT & REAR
6" SIDE YARD

RESIDENTIAL BY STREBLOW
TOWN OF WAUPUN

RESIDENTIAL BY OTHERS
TOWN OF WAUPUN

30'
30'

CATHERINE CT.

PROPOSED LOT 2
13,784 SQ. FT.
0.32 ACRES

RESIDENTIAL BY OTHERS
TOWN OF WAUPUN

RESIDENTIAL BY OTHERS
CITY OF WAUPUN

RESIDENTIAL BY OTHERS
CITY OF WAUPUN

CITY OF WAUPUN

TOWN OF WAUPUN

E. LINE NW-NE
S01°22'25"W 707.70'

N. MADISON STREET, CTH "M"

ASPH.

CONC.

HOUSE

176.55'

CONC.

CONC.

176.58'

164.59'

164.59'

204.00'

204.00'

164.59'

164.59'

33'

33'

29.54'

238.72'

239.59'

119.99'

115.00'

115.01'

120.17'

RECORDED
 VOLUME 24 CERTIFIED SURVEY MAPS
 PGS. 1, 1A., 1B., 1C. & 1D.
 JUN 18 10 35 AM '92

UTTECH LAND SURVEYING

P.O. BOX 594
 BEAVER DAM, WI. 53916
 (414) 885-5339

512595
 REGISTER OF DEEDS
 FOND DU LAC COUNTY, WI

BEARINGS REFERENCE TO ASSUMED S.89°58'21"W.
 ALONG EAST-WEST 1/4 LINE, SEC. 32.

CERTIFIED SURVEY MAP FOR:

OWNERS: Jack D. Nummerdor and Leilane R. Nummerdor
 Thomas J. Miller and Annette M. Miller
 Roger Peters

OF UNPLATTED LANDS IN THE SW.1/4 OF THE NE.1/4 AND THE NW.1/4
 OF THE NE.1/4 OF SECTION 32, T.14 N., R.15 E., CITY OF
 WAUPUN, FOND DU LAC COUNTY, WISCONSIN.

APPROVED by the City of Waupun
 this 10 day of June, 1992

Kyle J. Clark Clerk
David Nummerdor Mayor

AREA: Lot 1 = 13,796 ± sq. ft. = 0.317 acres ±
 Lot 2 = 89,560 ± sq. ft. = 2.056 acres ±
 Dedication = 17,525 ± sq. ft. = 0.402 acres ±
 TOTAL = 120,881 ± sq. ft. = 2.775 acres ±

N. LINE VOL. 417, PG. 39
 WEST
 442.73'
 472.20'

