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.

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

   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 steal 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 shear 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)
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' x 2'.
See attached Google Picture.

Zoning Ordinance Section Involved:
140.03 (4)(b)(iv)

Date Presented to Plan Commission: 7-19-23

CONDITIONAL USE: □ Granted □ Denied

Comments:

Signature of Applicant(s) [Signature]
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:

Owner's Name:

DENISE MUNRO

Mailing Address:

435 E JEFFERSON ST Wau, WI 53963

Tel:

609.219.9928

Contractor's Name Type:

Lic/Cert #

Mailing Address

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
One acre or more of soil will be disturbed

PARCEL NO:

Building Address:

County:

Subdivision Name:

Lot No:

Zoning District:

Zoning Permit No

PROJECT

LOCATION

Lot Area: sq ft
One acre or more of soil will be disturbed

PARCEL NO:

Building Address:

County:

Subdivision Name:

Lot No:

Zoning District:

Zoning Permit No

1. PROJECT

New
Alteration
Addition
Other

2. AREA INVOLVED (sq ft)

Basement
Living Area:
Garage:
Deck

3. OCCUPANCY

Single Family
Two-Family
Garage
Other

4. CONST. TYPE

Site-Built
WI UDC
US HUD

5. STORIES

1-Story
2-Story
Other

6. ELECTRIC

Entrance Panel Amps:

Underground
Overhead

7. WALLS

Wood Frame
Steel
ICF
Timber/Pole
Other

8. USE

Seasonal
Permanent
Other

9. HVAC EQUIP

Furnace

Radiant Basstd
Heat Pump
Boiler
Central Air Cond

10. SEWER

Fire Place
Other

11. WATER

Municipal Utility
On-Site Well

12. ENERGY SOURCE

Fuel
Nat Gas
LP Oil
Elec
Solid
Solar
Space Hlg

Water Hlg

13. HEAT LOSS

BTU/HR Total Calculated Envelope and Infiltration Losses (Maximum Allowable Heating Equipment Output on Energy Worksheet "Total Building Heating Load" on Roschke Report

14. EST. BUILDING COST w/o LAND

$5,000 to $100

I understand that I am subject to all applicable codes, statutes and ordinances and with the conditions of this permit; I 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 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 MUNRO

SIGN: NIELSEN

DATE: 09/21/2013

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 Dwelling Location:

Zoning Fee:
Inspection Fee:
Erosion Control:
WI Seal Fee:
Plan Review Fee:
Bond Fee:
Total Fees:

PERMIT(S) ISSUED

PERMIT ISSUED BY:

NAME:

DATE:

Permit No:

DATE:

Cert No:

E-Mail:

Zoning Approval:

City of Waupun

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:

PERMIT(S) ISSUED:

PERMIT ISSUED BY:

NAME:

DATE:
435 E Jefferson St

Waupun, Wisconsin
Google Street View
Oct 2013

Replace with Concrete

https://www.google.com/maps/place/431+E+Jefferson+St,+Waupun,+WI+53963/@43.6321074,-88.7285476,3a,75y,158.26h,86.26z/data=!3m6!1e113m1...
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: 3206  Date: 12/22/23

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: heppinspector@yahoo.com
City, State, Zip: Waupun WI 53963

Property Description and address:
Single family home located at 431 E. Jefferson Street, Waupun.

Conditional Use Requested:
Remove 4' x 7' patch of grass between driveway and service walk to home and replace with concrete. Please see Google pictures.

Zoning Ordinance Section Involved:
10.03(4)(b)(iv)

Date Presented to Plan Commission:

CONDITIONAL USE:  ☐ Granted  ☐ Denied

Comments:

Signature of Applicant(s): Jame Hepp
Replace driveway

1. PROJECT:

2. AREA INVOLVED (sq ft):
- Basement Area: [Unit 1] [Unit 2] [Total]
- Living Area: [1] [2] [3]
- Deck: [1] [2] [3]
- Totals: [1] [2] [3]

3. OCCUPANCY:
- Single Family
- Two-Family
- Garage
- Other

4. CONST. TYPE:
- Site-Built
- WI UDC
- US HUD
- Other

5. STORIES:
- 1-Story
- 2-Story
- Other

6. ELECTRIC:
- Entrance Panel Amps: [Underground]
- Overhead
- Boiler
- Wood Frame
- Steel
- ICF
- Timber/Pole
- Seasonal
- Permanent
- Other

7. WALLS:
- Fire Place
- Other

8. USE:
- Municipal Utility
- On-Site Well

9. HVAC EQUIP:
- Furnace
- Radiant Baseboard
- Heat Pump
- Boiler
- Central Air Cond
- Other

10. SEWER:
- Municipal
- Other

11. WATER:
- Municipal Utility
- On-Site Well

12. ENERGY SOURCE:
- Fuel
- Nat Gas
- LP
- Oil
- Elec
- Solid
- Solar

13. HEAT LOSS:
- BTU/HR Total Calculated Envelope and Infiltration Losses ("Maximum Allowable Heating Equipment Output" on Energy Worksheet: "Total Building Heating Load" on Rescheck report)

14. EST. BUILDING COST w/o LAND: $7,000

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): James Hepp
Sign: [Signature]
DATE: 6/9/23

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

FEES:
- Zoning Fee:
- Inspection Fee:
- Erosion Control:
- Wi Seal Fee:
- Plan Review Fee:
- Bond Fee:
- Total Fees:

ISSUING JURISDICTION:
- City of Waupun

Municipality Number of Dwelling Location:

City of Waupun

PERMIT ISSUED BY:
- NAME:
- DATE:
- Tel
- Cert No:
- E-Mail
- Zoning Approval:

RECEIVED:
- Recpt:
- Date:
- From:
- E-Mail
- Zoning Approval:
Replace with concrete.
TJ's Autobody Addition
8' sidewall
6/12 Pitch
Total height on gable side 17'

Addition

35'

14'

14'

15'

20'

Exterior

35'
7/11/2023

Angie Hull
City of Waupun Clerk
201 E. Main St.
Waupun, WI 53963

Re: CSM/HULL

Dear Ms. Hull:

In accordance with the Fond du Lac County Subdivision Ordinance and Section 236 of Wisconsin Statutes, a copy of the (certified survey) plat is hereby submitted to the City of Waupun for your initial review.

X TOWN OF WAUPUN

X COUNTY PLANNING DEPARTMENT

X CITY OF WAUPUN

X HIGHWAY DEPARTMENT

X STATE HIGHWAY DEPARTMENT

Upon County Planning Department receiving the original certified survey map back from the Town, we will then forward it to you for your approval or objection. Please return it to us as soon as possible. If you object to the CSM, notify this department immediately. If you approve the plat, have the certification signed.

Sincerely,

Terry Dietzel
Land Information Director

TD:kg
enc.

cc: Town Clerk
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
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 Southwesterly 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 5380 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


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 Statues this ______ day of ________, 2023.

______________________________
Director of Planning
July 10, 2023

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

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 Streblow, 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.

[Signature]

ROBERT W. CONDON
Professional Land Surveyor. No. 1851

RWC/mm

Enclosure(s)