



A G E N D A
CITY OF WAUPUN PLAN COMMISSION
Waupun City Hall – 201 E. Main Street, Waupun WI
Wednesday, March 19, 2025 at 4:30 PM

The City of Waupun Plan Commission will meet in-person, virtually and teleconference. Instructions to join the meeting are provided below:

Virtual: <https://us02web.zoom.us/j/82624763823?pwd=QS9XZUpxK0pWeEdTdDNtTDlwQjRaZz09>

Meeting ID: 826 2476 3823

Passcode: 023373

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

1. Next Regularly Scheduled Meeting: Wednesday, April 16, 2025, 4:30 p.m. Waupun City Hall, 201 E Main Street, Waupun, WI

CONSIDERATION - ACTION

2. Approve Minutes from February 19, 2025 Plan Commission Meeting
3. Extra-territorial Review of Dodge County Certified Survey Map General Location Being Park of the NW1/4 of the NE1/4, Part of the SW1/4 of the NE1/4, Part of the SE1/4 of the NW1/4 and Part of the NE1/4 of the NW1/4, Section 10, T.13 N, R. 15 E, Town of Chester, Dodge County, Wisconsin.
4. Update from City Administrator on Future Planning Work Involving the Plan Commission

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
Waupun City Hall – 201 E. Main Street, Waupun WI
Wednesday, February 19, 2025 at 4:30 PM

Meeting called to order at 4:30 pm by Chairperson, Mayor Bishop.

Roll call taken. Members Present: Chairperson Bishop; Jason Whitford (online); Elton TerBeest; Jeff Daane; Gary DeJager; Jerry Medema. Absent and excused: Mike Matoushek. Staff present: Sue Leahy, Grand Valley Inspection; Administrator Schlieve; Attorney Vande Zande. Also present, Tom Clement on behalf of American Transmission Company.

No members of the public are present to address the Plan Commission.

Next Regularly Scheduled Plan Commission Meeting, March 19, 2025, 4:30 pm, Waupun City Hall.

Motion TerBeest, second Medema to approve Minutes from January 27, 2025 Plan Commission Meeting.

Motion Whitford, second TerBeest to open the public hearing for conditional use for Tom Clement on behalf of American Transmission Company, construction activities are located in Section 33, Township 14 North, Range 15 East, within the City of Waupun, Fond Du Lac County WI for the rebuild of approximately one mile of the Y-25 Transmission Line, South Fond Du Lac Rebuild Project, per Municipal Code Chapter 20 Shoreland and Floodplain. Carried unanimously. Clement explains the project will rebuild transmission lines and impacts the floodplain. As part of the project ATC will remove old structures and offset new poles 10-15 feet on the same center line. Impact to floodplain will be negligible and backfill to surround grade. Guidelines will be removed, making it easier to mow and maintain around the structures. Mayor Bishop requests movement of one of the poles to reduce impact with pictures near End of the Trail Sculpture in Shaler Park. Bishop requests that ATC representatives reach out to Steve Brooks, Utility Manager to address movement. No members of the public are present to speak on the conditional use application and no comments received from public prior to hearing. Motion DeJager, second Whitford to approve conditional use as presented. Carried unanimously.

Revised easements are reviewed. Approve Electric Easements with American Transmissions Company (ATC). Attorney Vande Zande indicates that the City will request modification of the language in the easement to allow for the city to maintain, repair and work within the easement and to limit use of herbicides to those allowable by WI-DNR and EPA. Motion DeJager, second TerBeest to approve the easements contingent on Attorney Vande's recommendations being included in the easement language specific to right to maintain, repair and work within the easement and to restrict use of herbicides to those approved by WI-DNR and EPA. Carried unanimously.

Motion Medema, second TerBeest to adjourn the meeting at 4:44 pm. Carried unanimously.

Submitted by Kathy Schlieve, City Administrator

Date: February 24, 2025

TO: City of Waupun
Attn: Angie Hull
201 E. Main Street
Waupun, WI 53963

FR: Scott P. Hewitt, PLS

RE: Certified Survey Map (Vande Slunt)
Northwest Quarter – Northeast Quarter
Southwest Quarter – Northeast Quarter
Southeast Quarter – Northwest Quarter
Northeast Quarter – Northwest Quarter
Section 10, Town 13 North, Range 16 East
Town of Chester, Dodge County, WI

G&A File No: 125

Dear Angie,

I have enclosed a Certified Survey Map for Michael & Susan Vande Slunt for city review & signatures. I am enclosing a check for \$100 for your review fee.

Could you please return it to our office in the enclosed envelope when signed?

We appreciate your cooperation!

As prepared by:

CA GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 844-8877
E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:

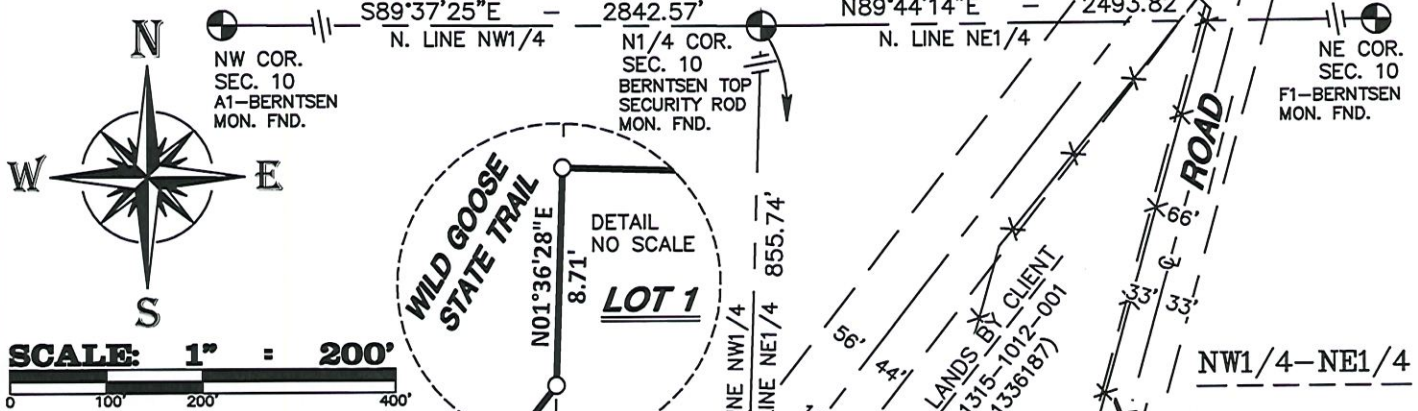


PRELIMINARY

G & A FILE NO. 125-4
DRAFTED BY: T. KASPER
CHECKED BY: RC
PROJ. 125-4
DWG. 125-4 SHEET 1 OF 4

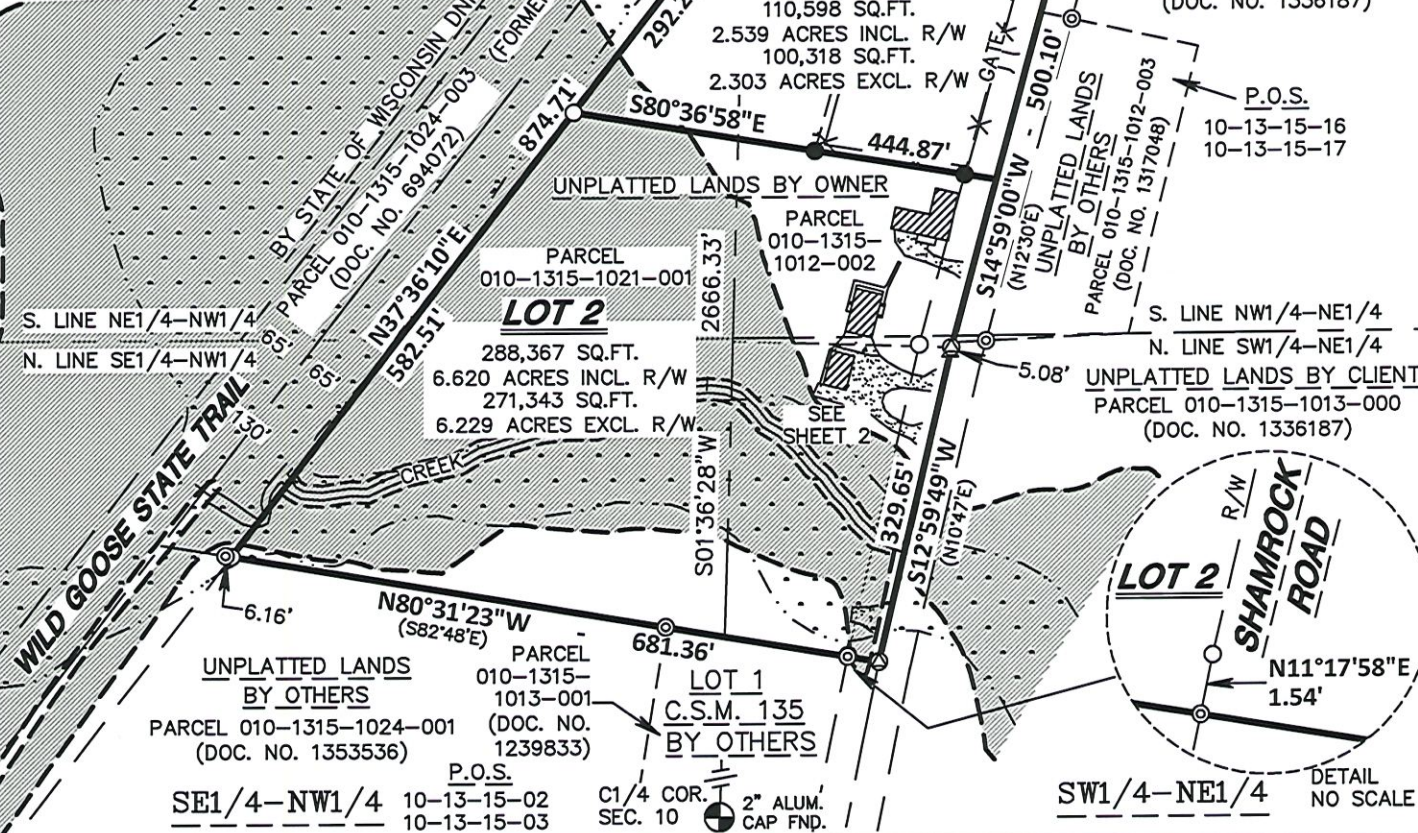
DODGE COUNTY CERTIFIED SURVEY MAP GENERAL LOCATION

BEING PART OF THE NW1/4 OF THE NE1/4, PART OF THE SW1/4 OF THE NE1/4, PART OF THE SE1/4 OF THE NW1/4 AND PART OF THE NE1/4 OF THE NW1/4, SECTION 10, T. 13 N., R. 15 E., TOWN OF CHESTER, DODGE COUNTY, WISCONSIN. CONTAINING: 398,965 SQ.FT., 9.159 ACRES



BASIS OF BEARINGS:
IS THE WEST LINE OF THE NE1/4, SECTION 10 WHICH BEARS S01°36'28"W AS REFERENCED TO GRID NORTH, DODGE COUNTY COORDINATE SYSTEM NAD83(91).

SITE ADDRESS
N11597 SHAMROCK RD
WAUPUN, WI 53963



OWNER: LEROY L. VANDE SLUNT
MICHAEL L. VANDE SLUNT
N11597 SHAMROCK ROAD
WAUPUN, WI 53963

CLIENT: MICHAEL L. VANDE SLUNT
SUSAN K. VANDE SLUNT
W5759 STATE ROAD 49
WAUPUN, WI 53963

As prepared by:

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DWG. 125-4 SHEET 3 OF 4

DODGE COUNTY CERTIFIED SURVEY MAP GENERAL LOCATION

BEING PART OF THE NW1/4 OF THE NE1/4, PART OF THE SW1/4 OF THE NE1/4, PART OF THE SE1/4 OF THE NW1/4 AND PART OF THE NE1/4 OF THE NW1/4, SECTION 10, T. 13 N., R. 15 E, TOWN OF CHESTER, DODGE COUNTY, WISCONSIN. CONTAINING: 398,965 SQ.FT., 9.159 ACRES

SURVEYOR'S CERTIFICATE

I, **ROBERT W. CONDON**, Professional Land Surveyor, do hereby certify that by the order of **Michael L. and Susan K. Vande Slunt**, I have surveyed, monumented, mapped and divided part of the Northwest Quarter of the Northeast Quarter, part of the Southwest Quarter of the Northeast Quarter, part of the Southeast Quarter of the Northwest Quarter and part of the Northeast Quarter of the Northwest Quarter, Section 10, Town 13 North, Range 15 East, Town of Chester, Dodge County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 10;
thence South 01°36'28" West along the West line of the Northeast Quarter, 855.74 feet to the Northwest corner of lands described and recorded in Document No. 1110722 and being a point in the Southeast right-of-way line of Wild Goose Trail, formerly the Chicago and Northwestern Railroad and being the point of beginning;
thence South 88°23'32" East along the North line of lands described and recorded in Document No. 1110722, 341.65 feet to a point in the centerline of Shamrock Road;
thence South 14°59'00" West along the centerline of Shamrock Road, 500.10 feet;
thence South 12°59'49" West continuing along said centerline, 329.65 feet to the Southeast corner of lands described and recorded in Document No. 1322247 and being the Northeast corner of Lot 1, Certified Survey Map, No. 135;
thence North 80°31'23" West along the South line of said Document No. 1322247 and the North line of said Lot 1, Certified Survey Map, No. 135, 681.36 feet to a point in the Southeast right-of-way line of said Wild Goose Trail;
thence North 37°36'10" East along said Southeast right-of-way line, 874.71 feet to a point in the East line of the Northwest Quarter;
thence North 01°36'28" East along said East line and said Southeast right-of-way line, 8.71 feet to the point of beginning.
Containing 398,965 square feet, (9.159 acres), more or less. Being subject to Shamrock Road right-of-way along the Easterly 33 feet thereof and servitudes and easements of use or record if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and the Subdivision Provisions of the Dodge County Land Use Code and the Town of Chester Subdivision Ordinance to the best of my knowledge and belief.

ROBERT W. CONDON
Professional Land Surveyor, No. 1851
Dated: February 7, 2025
File No.: 125-4

LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- ⊗ RAILROAD SPIKE FND.
- ▲ MAG NAIL FND.
- ⊙ 1" IRON PIPE FND.
- ⊕ DODGE COUNTY SEC. COR. MON. FND. AS NOTED
- Ⓜ WELL
- Ⓢ CLEAN OUT
- Ⓣ SEPTIC TANK COVER
- Ⓥ SEPTIC VENT
- POWER POLE
- OHE—OVERHEAD UTILITY LINE
- X—X FENCE
- () PREVIOUS SURVEY OR RECORD INFO.
- ⌈...⌋ WETLANDS AREA DETERMINED FROM WISC. WETLAND INVENTORY MAP
- ▭ FLOOD PLAIN BOUNDARY LINE AS DETERMINED FROM FIRM PANEL NO. 55027C0227F EFF. 4/19/2010

OWNER: LEROY L. VANDE SLUNT
MICHAEL L. VANDE SLUNT
N11597 SHAMROCK ROAD
WAUPUN, WI 53963

CLIENT: MICHAEL L. VANDE SLUNT
SUSAN K. VANDE SLUNT
W5759 STATE ROAD 49
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CHECKED BY: RC

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DWG. 125-4 SHEET 4 OF 4

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TOWN BOARD RESOLUTION

BE IT RESOLVED that this certified survey map located in the Town of Chester is hereby approved by the Town Board.

Town Chairperson

Date

I HEREBY CERTIFY that the foregoing is a copy of a resolution adopted by the Town Board of Chester on

_____, 20____.

Town Clerk

Date

CITY of WAUPUN RESOLUTION

RESOLVED THAT this Certified Survey Map within the City of Waupun, extraterritorial jurisdiction is hereby approved and accepted by the City of Waupun Planning Commission.

Mayor

Date

City Clerk

Date

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MICHAEL L. VANDE SLUNT
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