The Waupun Plan Commission will meet on Wednesday, May 24, 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 from the April 26, 2023 meeting
2. Public Hearing - Rezoning Petition of Matt & Katie Bohn / Steve & Mary Guth to rezone property located at 912 E. Main St. from the R-4 Mixed Residential District to the PCD Planned Community Development District.
3. Public Hearing - Conditional Use Permit application of Maria A Lao and Nick Manansale at 600 Fern St. to operate a Church per Municipal Code Section 16.04(1)(d)(iv).
4. Site Plan Review - Kwik Trip - 800 W Main St.
5. Site Plan Review - Scott Peters - 26 W. Main St.
6. Extraterritorial Zoning Review - CSM - Helen & Roy Reabe Trust at W7485 State Rd. 68, Dodge County
7. Extraterritorial Zoning Review - Certified Survey Map - Frank VanBever - CTH M, Fond du Lac County

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.
CALL TO ORDER
Chairman Bishop called the Plan Commission meeting to order at 4:30 pm

ROLL CALL
Members Present: Elton TerBeest, Jerry Medema, Jeff Daane, Rohn Bishop, Mike Matoushek, Jill Vanderkin, Jason Whitford
Staff Present: Sue Leahy, Dan VandeZande, and Kathy Schlieve

Others Present: None

PERSONS WISHING TO ADDRESS THE PLAN COMMISSION
None

FUTURE MEETINGS AND GATHERING INVOLVING THE PLAN COMMISSION
Next meeting will be on May 24, 2023 at 4:30 pm

CONSIDERATION - ACTION
1. Recognition of Mayoral Appointments of Board Members
   Chairman Bishop stated that Mike Matoushek has remained on as the Common Council representative and Elton TerBeest has accepted another term on the Board.

2. Nominations and Appointment of Secretary
   Whitford nominated Jeff Daane as secretary. Jeff accepted nomination. Motion by Whitford, 2nd by Vanderkin to appoint Jeff Daane as Secretary. Motion carried, unanimously.

3. Establish Day and Month and Time of Board Meeting
   Motion by Whitford, 2nd by Vanderkin to change the meeting date of the Plan Commission to the third Wednesday of each month. Time will remain the same and start at 4:30 pm. Motion carried, unanimously.

4. Approve minutes of the March 29, 2023 meeting.
   Motion by Medema, 2nd by TerBeest to approve the minutes of the March 29, 2023 meeting. Motion carried, unanimously.

5. Public Hearing - Ordinance Amendment to add Barber and Beauty salons as Permitted uses in the B-1 Business/Professional Office District.
   Motion by Matoushek, 2nd by Whitford to open the Public Hearing. Motion carried, unanimously.

   Currently only Professional Offices including offices and clinics for doctors and dentists, and hospitals are allowed in the B-1 district. A beauty shop has recently moved into a building on Fern St. that is Zoned B-1, so it is proposed to add Barber and Beauty Salons as a permitted use in the B-1 Zoning District. Traffic would be pretty much the same as a doctor or dentist office. It is a similar type use as a doctor/dentist office.

   The City currently does not have a registration process for businesses so staff did not know that this business moved here until after it was done. This has been very problematic in the past and the City is currently working on a process for this.
Motion by Matoushek, 2nd Medema by to close the Public Hearing. Motion carried, unanimously.

Motion by Matoushek, 2nd by Whitford to recommend to the Common Council the approval of the Ordinance amendment to add Barber and Beauty Salons as a permitted use in the B-1 Business/Professional Office District. Motion carried, unanimously.


Motion by Matoushek, 2nd Whitford by to open the Public Hearing. Motion carried, unanimously.

Currently churches are only allowed as Conditional Uses in Residentially Zoned Districts. They are not allowed in any Business Zoned Districts. Typically in Business Districts there would be ample parking for churches. They would only be allowed with a Conditional Use Permit so the Plan Commission could put restrictions on this for parking and other matters.

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

Motion by Matoushek, 2nd by Whitford to recommend to the Common Council the approval the Ordinance amendment to add Churches as a Conditional Use in all of the Business Zoned Districts. Motion carried, unanimously.

7. Discuss possible Ordinance change for Off Street Parking in Residential Zoned Districts.

This was brought up by Mike Matoushek due to cars being parked in front lawns, mud issues. A proposed amendment was presented to the Commission. This would allow a 10’ parking area in the front plane of the house. Much discussion was held as to the location of the off street parking, material of the off street parking area, can we limit the # of vehicles, could duplexes have two parking areas, should this require a building permit or a conditional use permit, trailers in the front yard and people selling items from them.

It was suggested to remove subsection (b) of the proposed ordinance and bring this back to the committee for more discussion along with an analysis of how other communities handle selling from front yards of residences.

8. Discuss possible changes to the Zoning Code pertaining to setbacks for driveways.

Currently the City does not have a required side yard setback for driveways so they can go right up to the property line. New subdivision aren’t typically an issue, but the older sections of the City there are a lot that go right up to the property line and some that share driveways. Sue suggested a 3’ setback and Jeff suggested a 6” setback as long as drainage isn’t an issue. We do not currently require building permits for driveways. Discussion on changing that process to ensure drainage is not a problem and consensus that this would be a good thing to do.

ADJOURNMENT
Motion by Medema, 2nd by Vanderkin. Meeting adjourned at 5:22 pm
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 24th day of May, 2023, at 4:30 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 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)

ORDINANCE # 23 - ___

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 Matt & Katie Bohn / Steve & Mary Guth located at 912 E. Main St. presently zoned in the R-4 Mixed Residential District is rezoned to PCD Planned Community Development District. The real estate to be rezoned is described as follows:

Parcel #: WPN-14-15-33-12-005-00
UNPL LAND S33 T14N R15E COM 239' E OF SW COR SE 1/4 SW 1/4 TH N0*22'40"E 230' 
N88*57'40"E 66' 50*22'40"W TO S LI SE 1/4 SW 1/4 TH S88*57'40"W TO POB*

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

Enacted this____ day of ______________, 2023.

____________________
Rohn Bishop
Mayor

ATTEST:

____________________
Angela Hull
City Clerk

(Publish May 10 and 17, 2023)
PETITION FOR REZONING

From: Matt & Katie Bohn/Steve & Mary Guth
928 East Main Street
Waupun, WI 53963

Phone: 920-948-4709
Fax: email: sguth@guthscandy

The petition of Matt & Kate Bohn/Steve & Mary Guth respectfully alleges and petitions the Common Council of the City of Waupun as follows:

1. That the petitioner is owner of real estate which is situated in the City of Waupun, 912 East Main Street, Fond du Lac County, Wisconsin and legally described as follows:
   Parcel No.: WPN-14-15-33-12-005-00
   UNPL LAND S33 T14N R15E COM 239' E OF SW COR SE 1/4 SW 1/4 TH N0'22'40"E 230' N88'57'40"E 36' S0'22'40"W TO S LI SE 1/4 SW 1/4 TH S88'57'40"W TO POB

2. That the petitioner is the owner of the real estate described above which lies in the R-4 - Central Residential 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 PCD - Planned Community Development District of the City of Waupun for zoning purposes.

Dated this 1st day of May, 2023

Petitioners Signature

Petitioners Signature

Petitioners Signature

$150.00 Application fee payable upon filing. Date paid: May 1st, 2023

File Petition with: Zoning Administrator
City of Waupun
2C1 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, to be on Wednesday the 24th day of May, 2023 at 4:30 pm, there will be considered the application for a Conditional Use Permit of:

1. Maria A Lao, Nick Manansale to operate a Church at 600 Fern St. per Section 16.04(6)(d)(xiv) of the Waupun Municipal Code.

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 3rd day of May 2023

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH May 17, 2023)
CITY OF WAUPUN  
201 E. Main Street  
WAUPUN, WISCONSIN 53963

Conditional Use Permit Application

Applicant Name: Maria A Lao, Nick Manansala          Phone #702 355-8346
Address: 2312 Indigo Island          E-mail: laomd345@aol.com
City, State, Zip  Henderson, NV 89044-0329

Property Description and address:
600 Fern St, Waupun, WI 53963-1018  S31 T14n R15e Parkview Add., Lots 1, 2, 7 & 8 Blk 3

(895344) .950A

Conditional Use Requested:
Request Conditional Use Under Chapter 16.04(6) B Neighborhood Commercial District, contingent on
approval of zoning modification to include churches as a conditional use in the district.

Zoning Ordinance Section Involved:
16.04(6)

Date Presented to Plan Commission:

CONDITIONAL USE:  ☐ Granted  ☐ Denied

Comments:
See additional attached paperwork for operational specifics.

Signature of Applicant (s)  

Maria A Lao  
Nick Manansala

604072532E29479
604072533E29479
Operation plans for Cornerstone UPCI.
March 31, 2023

Cornerstone UPCI would like to be considered for Conditional Use of 600 Fern St, Waupun WI 53963.

We would use this building as a Place of Worship — Church.

Currently we have services on Sunday morning with people arriving around 9:00 a.m. and service starting at 10:30 a.m. and dismissing around noon. We also have a midweek service on Wednesday nights with people arriving around 6:30 with service starting at 7:00 p.m. and dismissing around 8:00 p.m.

We currently have an attendance of around 85 for Sunday morning and around 30 for Wednesday night. I believe there are 25 – 30 vehicles at this time. We would expect this number to grow as we have more room for people. Projection would be to double in 5 years based on past growth.

The church could also be used for youth events/meetings which would occur usually on a Friday night. That would be an attendance of 15 – 25 at this time.

There could be occasional get togethers of other departments, but those are only once every 3 -4 months and would be an attendance of around 25 at this time.

We are talking with the salon owner next door to 600 Fern St to discuss renting space from her on Sunday mornings. She is checking with her insurance and will get back to us.

Please let me know if you need any further information.

Lynn Morey
Secretary/Treasurer
Cornerstone UPCI
4/19/2023
RE: Kwik Trip #651 Located at 800 W Main St, Waupun, WI 53963

Kwik Trip is requesting to be placed on the next Planning Commission agenda for consideration of a proposed building addition, dumpster addition, canopy rebuild and minor site work at the property located at 800 W Main St.

Owner Information:
Kwik Trip Inc.
Chris Nutini- Project Manager
Kwik Trip Store Engineering
608-793-5551
cnutini@kwiktrip.com

Project Information:

Kwik Trip is proposing a 2,400 SF building addition to the North-East corner of the building. The addition would be to expand the kitchen operations & the sales floor. We will be re-building the gas canopy and increasing its size to a 40’ x 95’ foot print and adding 2 more dispensers. We re-piping our fuel operations as they are coming close to their end of useful life. We are required to replace them at this time to stay in compliance with the state of Wisconsin’s regulations.

Prior to starting any work, we will complete and record a CSM combining 732 W. Main St and 800 W Main St.

The exterior work will include the following:

- 2,400 SF building addition
  - The addition will be a flat roof with parapets to screen the mechanical units on the roof
  - Parapet will be EIFS painted Almond
- We will brick the entire store to match a typical Kwik Trip color scheme. The building will be bricked burgundy with (2) tan accent bands.
- The gables of the existing building will be EIFS and painted Almond
- New Fascia, soffit and gutter. Soffit to be almont, fascia to be almond and red, gutter to be almond.
- Demo existing dumpster enclosure and rebuild in same location. The new dumpster enclosure will be pressure treated 6’ w x 6’ tall wood slats. The dumpster gates will be 6’ x 8’ tall Grey Trex Board.

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Our Mission

To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone’s life.
• Demo existing fuel canopy. Install new 40’ deep x 95’ wide canopy in the same location. New canopy to have almond fascia.
• New LED red stripe and Kwik Trip Signs on the canopy. New LED Kwik Trip Sign in Gable.
• Replace gas tanks and re-pipe the fuel system. Gas tank to be in a new location. Add 2 dispensers.
• Parking to remain as it is today.
• Repair damaged/ broken asphalt & concrete as needed on the site.
• We do not plan on modifying the entrance/ exits to the site.

The building addition and interior remodel will include the following scope:
• New 14’ type 2 hood
• New 6’-8” type 1 hood with 3-well chicken fryer
• New dishwasher
• Add an additional interior cooler/freezer box
• Add 1000 gal exterior grease trap
• New Beer cave
• Remodel bathrooms. Make bathrooms compliant with ADA standards, increase bathroom stalls.
• Expand salesfloor into old kitchen space. New cabinetry, additional beverage equipment
• New register sets and cabinetry.
• New Office

The regular store operations will not be changing as part of this remodel.

We appreciate your time and consideration. Please feel free to contact me if you have any questions or need additional copies submitted.

Chris Nutini
Kwik Trip Store Engineering
608-793-5551
cnutini@kwiktrip.com
LOGO DETAIL - SIGNS #01 & #02

SCALE: 1/8" = 1'-0"

24" HIGH LED LETTERS

24.37 S.F.

STORE ELEVATION

SCALE: 1/8" = 1'-0"
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NORTH ELEVATION
SCALE: 1/8" = 1'-0"
Property at 26 W Main Street ( Former McDowell Gas Station) Condition Use Required Fence Installation (complete)
Dodge County
Land Resources and Parks Department
127 East Oak Street · Juneau, WI 53039-1329
PHONE: (920) 386-3700 · FAX: (920) 386-3979
EMAIL: landresources@co.dodge.wi.us

DATE SENT TO CITY: MAY 15, 2023

DEADLINE FOR CITY DENIAL: JUNE 14, 2023

LETTER OF INTENT NOTIFICATION

Please find attached a copy of the minor subdivision letter of intent(s) submitted to our department for approval.

NAME
HELEN & ROY REABE

CITY
WAUPUN

ACTIVITY NUMBER
2023-0369

Please notify our department of your City’s position on the enclosed letter(s) of intent. If your City does not return the completed form by the above deadline or file a request that the County review be delayed until a date after which your City has reviewed the proposal, we will assume that the City is in favor of the land division request and we will then proceed with scheduling County Planning Committee review at their next available meeting.

CONTACT: Land Resources and Parks Department
ATTN: Land Division
127 E. Oak Street
Juneau, WI 53039

Phone: (920) 386-3700
FAX: (920) 386-3979

Thank you!

CITY’S RECOMMENDATION

APPROVE □ DENY □ NO RECOMMENDATION □

LAYOVER TO DATE: _____________________________ □

COMMENTS: __________________________________________________________

__________________________________________
CITY REPRESENTATIVE
# MINOR LAND DIVISION
## LETTER OF INTENT FORM

**Application Fee:** $75 (Non-Refundable)

## NAMES & MAILING ADDRESSES

**Applicant (Agent):** Leaver Land Surveying LLC  
Rich Leaver, WI LS-1492  
W8871 Gosfield Ln.  
Beaver Dam, WI 53916

**Property Owner (if different from applicant):** Helen C. & Roy W. Reabe Trust  
W7485 State Rd. 68  
Waupun, WI

## PROPERTY DESCRIPTION

**Parcel Identification Number (PIN):** 044-1314-0142-001

**Town:** Trenton

**Section:** 1

**Acreage of Parent Parcel:** 15.3

**Acreage of Proposed Lot(s):** 2.5

## PROPERTY USE

**Current Property Use:**
- Vacant Property
- Single Family Residential
- Duplex (Two-Family Residential)
- Multi-Family Residential
  - Number of residential units: __________
  - Active Working Farm Operation
  - Recreational / Wetlands / Wooded Parcel
  - Business / Industrial / Commercial Use (Describe Below)
  - Other (Describe Below)

**Proposed Use:**
- Single Family Residential
- Duplex (Two-Family Residential)
- Multi-Family Residential
  - Number of residential units: __________
  - Agricultural Use Only – No residential structures
  - Open Space Recreational / Wetlands - No residential structures
  - Business / Industrial / Commercial Use (Describe Below)
  - Other (Describe Below)

## CONTACT PERSON

**Name:** Rich Leaver  
**Daytime Phone:** (920) 887-2401

## A SKETCH PLAN SHOWING THE PROPOSED LAND DIVISION IS REQUIRED TO BE SUBMITTED WITH THIS APPLICATION.

## CERTIFICATE

I, the undersigned, hereby apply for Minor Land Division approval and certify that all the information both above and attached is true and correct to the best of my knowledge. I hereby authorize members of the Dodge County Land Resources and Parks Department to enter the above-described property for purposes of obtaining information pertinent to my request.

**Contact Person (Print):** Thomas R. Reabe  
**Daytime Contact Phone:** (920) 219-2026  
**Email:** treabe@att.net

**Signature:** ____________  
**Date:** 5-15-2023

## OFFICE USE ONLY

- CUP Required (App)  
- REZOE Required (App)  
- Restriction Release Required

## LAND RESOURCES AND PARKS DEPARTMENT

**Notes:**

**Approved:** [ ]  
**Denied:** [ ]  
**Date:** ____________

**Office Use Only**

- [ ] CUP Required (App)  
- [ ] REZOE Required (App)  
- [ ] Restriction Release Required

**Notes:**

**Approved:** [ ]  
**Denied:** [ ]  
**Date:** ____________
I'm not sure if Sue responded.

17.10 - FEES. (Rep. & recr. #06-04)
SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD (DOCX) OF SECTIONSEMAIL SECTION

(4) CERTIFIED SURVEY MAP REVIEW FEE. A fee of $100.00 + $15.00 per lot shall be paid at the time of first submission for approval of any Certified Survey Map to defray the cost of review.

Trista Steinbach
City of Waupun
201 E Main St
Waupun, WI 53963
(920) 324-7917

283-57 Van Bever $130.00
send copy of CSM

From: Angie Hull <angie@cityofwaupun.org>
Sent: Tuesday, April 4, 2023 1:24 PM
To: Rob Condon <rcondon@grothman.com>
Cc: Trista Steinbach <trista@cityofwaupun.org>; Building Inspector <inspector@cityofwaupun.org>
Subject: RE: Certified Survey Map

Sue/Trista —
Please respond to the requirements of a CSM.

From: Rob Condon <rcondon@grothman.com>
Sent: Tuesday, April 4, 2023 12:22 PM
To: Angie Hull <angie@cityofwaupun.org>
Subject: Certified Survey Map

Angie,

Does the City require a Fee for review of a Certified Survey Map, and if so how much?

Thank you,
Rob Condon
FOND DU LAC COUNTY CERTIFIED SURVEY MAP
GENERAL LOCATION
BEING PART OF THE NE1/4 OF THE NE1/4 AND PART OF THE SE1/4 OF THE NE1/4, SECTION 32,
T. 14 N., R. 16 E., TOWN OF WAUPUN, FOND DU LAC COUNTY, WISCONSIN
CONTAINING: 394,053 SQ.FT. - 9.05 ACRES

BASIS OF BEARINGS:
IS THE NORTH LINE OF THE NE1/4,
SECTION 32 WHICH BEARS
S89°55'31"E AS REFERENCED TO
GRID NORTH FOND DU LAC CO.
COORDINATE SYSTEM NAD83(91).

PARCEL "A"
C.S.M. 7016
BY OTHERS

WEST
S89°55'55"E
615.65'

NE1/4-NE1/4

LOT 1
217,800 SQ.FT.
5.00 ACRES

S88°37'35"W - 787.41'
S87.94'
N88°37'35"W - 787.41'

S88°37'35"E - 625.00'
S89.04'

LOT 2
165,095 SQ.FT.
3.79 ACRES

S88°37'35"W
625.00'

LOT 1
C.S.M. 8979
BY OTHERS

S88°37'35"E - 625.00'
S89.04'

S88°37'35"W - 787.41'
S87.94'

N88°37'35"W - 787.41'

NOTES:
LOT 1 IS TO BE
SOLD TO THE OWNER OF PARCEL
T21-14-15-32-01-008-00

PARCEL NO. T21-14-15-32-01-010-00

UNPLATTED LANDS BY OWNER

UNPLATTED LANDS BY OWNER

LEGEND

○ 3/4" X 24" IRON ROD SET
□ 3/4" IRON ROD FND.
□ MAG NAIL SET
□ MAG NAIL FND.
□ 3/4" IRON ROD WITH CAP FND.
□ 1" PIPE FND.
□ 2" PIPE W/ ALUM. CAP FND.
□ BERNTSEN PLASTIC MON. FND.
□ BROKEN TOP
□ PREVIOUS SURVEY
□ OR RECORDED INFO.
□ X-FENCE

CLIENT/OWNER: FRANK T. VAN BEVER
W5953 S.T.H. "49"
WAUPUN, WI 53963

COPY
FOND DU LAC COUNTY CERTIFIED SURVEY MAP

GENERAL LOCATION
CONTAINING 394,053 SQ.FT. – 9.05 ACRES

SURVEYOR'S CERTIFICATE

I, ROBERT W. CONDON, Professional Land Surveyor, do hereby certify that by the order of Frank T. Van Bever, I have surveyed, monumented, mapped and divided part of the Northeast Quarter of the Northeast Quarter and part of the Southeast Quarter of the Northeast Quarter, Section 32, Town 14 North, Range 15 East, Town of Waupun, Fond Du Lac County, Wisconsin, described as follows:

Commencing at the North Quarter corner of said Section 32;
thence South 95°55'31" East along the North line of the Northeast Quarter, 1,307.74 feet to the Northwest corner of the Northeast Quarter of the Northeast Quarter;
thence South 01°22'25" West along the West line of the Northeast Quarter of the Northeast Quarter, 1,139.01 feet to the point of beginning;
thence South 88°23'13" East along the South line of lands described and recorded in Document No. 942136 and the Westerly extension thereof, 164.20 feet to the Southeast corner thereof;
thence North 01°10'03" East along lands described and recorded in Document No. 942136, Document No. 957587 and Document No.255465, 304.61 feet to a point in the South line of lands described and recorded in Document No. 117672;
thence South 89°55'55" East along the South line of lands described and recorded in Document No. 1176723 and the South line of Parcel A, Certified Survey Map, No. 7016, 615.65 feet;
thence South 00°04'05" West, 351.87 feet;
thence North 88°37'35" West along the North line of Certified Survey Map, No. 8879 and the Easterly extension thereof, 737.41 feet to the Northwest corner of said Certified Survey Map, No. 8879 and being a point in the West line of the Northeast Quarter of the Northeast Quarter;
thence South 01°22'25" West along the West line of the Northeast Quarter of the Northeast Quarter and the West line of the Southeast Quarter of the Northeast Quarter and being the West line of Certified Survey Map, No. 8879, 260.00 feet to the Southwest corner of Certified Survey Map, No. 8879;
thence South 88°37'35" East along the South line of Certified Survey Map, No. 8879, 625.00 feet to the Southeast corner thereof;
thence South 01°22'25" West, 280.00 feet;
thence North 88°37'35" West, 625.00 feet to a point in the West line of the Northeast Quarter of the Northeast Quarter;
thence North 01°22'25" East along the West line of the Southeast Quarter of the Northeast Quarter and the West line of the Northeast Quarter of the Northeast Quarter, 573.83 feet to the point of beginning.

Containing 394,053 square feet, (9.05 acres), more or less. Being subject to County Trunk Highway M, also known as North Madison Street, right-of-way along the Westerly side 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 have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and the Fond Du Lac County Subdivision Ordinance to the best of my knowledge and belief.

ROBERT W. CONDON
Professional Land Surveyor, No. 1851
Dated: March 6, 2023
File No: 223-87

CLIENT/OwNER FRANK T. VAN BEVER
W5953 S.T.H. "49"
WAUPUN, WI 53963
FOND DU LAC COUNTY CERTIFIED SURVEY MAP
GENERAL LOCATION
BEING PART OF THE NE1/4 OF THE NE1/4 AND PART OF THE SE1/4 OF THE NE1/4, SECTION 32,
T. 14 N., R. 15 E., TOWN OF WAUPUN, FOND DU LAC COUNTY, WISCONSIN
CONTAINING: 394,653 SQ.FT. = 9.05 ACRES

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 _______________________________

TOWN BOARD RESOLUTION

RESOLVED that this certified survey map in the Town of Waupun, Frank T. Van Bever, Owner,
is hereby approved and dedication accepted by the Town Board.

Dated this ______ day of ________, 2023. Town Chairperson _______________________________

I HEREBY CERTIFY that the foregoing is a copy of the Resolution adopted by the Town Board of Waupun.

Dated this ______ day of ________, 2023. Town Clerk _______________________________

FOND DU LAC COUNTY APPROVAL CERTIFICATE

Approved in accordance with Section 236.12 Wisconsin Statutes __________, 2023. Town of Waupun,
Fond du Lac County Planning Agency by:

Director of Planning _______________________________

CLIENT/OWNER: FRANK T. VAN BEVER
W5953 S.T.H. "49"
WAUPUN, WI 53963
FOND DU LAC COUNTY CERTIFIED SURVEY MAP
GENERAL LOCATION
BEING PART OF THE NE1/4 OF THE NE1/4 AND PART OF THE SE1/4 OF THE NE1/4, SECTION 32,
T. 14 N., R. 15 E., TOWN OF WAUPUN, FOND DU LAC COUNTY, WISCONSIN
CONTAINING: 394,053 SQ.FT. — 9.05 ACRES

OWNER’S CERTIFICATE of DEDICATION

As Owner(s), I/we hereby certify that I/we consented to the land described on this Certified Survey Map to be surveyed, dedicated, divided and mapped as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by 5.236.10 or 236.12 to be submitted to the following for approval or objection.

1. Town of Waupun
2. Fond du Lac County Planning Agency

______________________________
Frank T. Van Bever

Witness the hand and seal of said Owner this _____ day of __________, 2023.
STATE of WISCONSIN
CITY OF FOND DU LAC)

Personally came before me this _____ day of __________, 2023, the above named Frank T. Van Bever to me known to be the persons who executed the foregoing instrument and acknowledged the same.

______________________________ Notary Public  My commission expires: __________

CLIENT/OWNER  FRANK T. VAN BEVER
WS953 S.T.H. "49"
WAUPUN, WI 53963
Future Development Plan