



**A G E N D A**  
**CITY OF WAUPUN SPECIAL COUNCIL MEETING**  
**Waupun City Hall 201 E Main Street, Waupun WI**  
**53963**  
**Monday, June 06, 2022 at 5:30 PM**

The Waupun Common Council will meet In-person, virtual, and teleconference. Instructions to join the meeting are provided below:

**Join Zoom Meeting:** <https://us02web.zoom.us/j/81658455606?pwd=M2xGckdIWVphbXlVNmklvcWY2OEVqdz09>  
**Dial by your location:** 1 312 626 6799

**Meeting ID: 816 5845 5606**  
**Passcode: 885032**

**CALL TO ORDER**

**ROLL CALL**

**CONSIDERATION - ACTION**

- [1.](#) Ordinance of Annexation- Town of Chester Parcel 010-1315-0843-001
- [2.](#) Certified Survey Map for Waupun Industrial Park

**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.*



## AGENDA SUMMARY SHEET

**MEETING DATE:** 6-6-22

**TITLE:** Ordinance of Annexation- Town of Chester  
Parcel 010-1315-0843-001

**AGENDA SECTION:** CONSIDERATION-ACTION

**PRESENTER:** Administrator Kathy Schlieve

DEPARMTENT GOAL(S) SUPPORTED <i>(if applicable)</i>	FISCAL IMPACT	
Economic Vitality	N/A	

### ISSUE SUMMARY:

As part of work to expand the Waupun Industrial Park, the City of Waupun acquired land south of the Waupun Industrial Park to extend Wilson and Shaler Drive to STH26. The Annexation ordinance as outlined annexes the parcel to the City of Waupun and designates the land as M2 Zoning for manufacturing, consistent with abutting property owned by the City. Wis. Stats 66.0223 (1) permits municipalities to annex municipal-owned land as follows:

- Owned by and initiated by City
- Municipality must enact ordinance to annex property (attached)
- No noticing is required and not subject to review by the Dept of Administration

### STAFF RECOMMENDATION:

Waive first reading and approve annexation ordinance as outlined.

### ATTACHMENTS:

Annexation Ordinance

### MOTIONS FOR CONSIDERATION:

*It is understood that this motion may change, based on Plan Commission recommendation coming from a meeting scheduled for Monday, 6/6, at 5 p.m.*

Motion to waive the first reading and adopt Ordinance # \_\_\_\_\_ to annex parcel 010-1315-0843-001 located in the Town of Chester, being part of Lot 2 of CSM #7085 and being a part of the SE 1/4 of the SE 1/4 of Section 8, Town 13 North, Range 15 East in the Town of Chester, Dodge County, Wisconsin.

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ORDINANCE # \_\_\_\_\_

**AN ORDINANCE TO ANNEX REAL ESTATE LOCATED IN THE  
TOWN OF CHESTER TO THE CITY OF WAUPUN**

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

SECTION 1: Real Estate identified on the attached Exhibit "A," currently owned by the City of Waupun, is detached from the Township of Chester and annexed to the City of Waupun, all in accordance with Wis. Stat. § 66.0223(1).

SECTION 2: The real estate shall be zoned M-2 Open Storage/Heavy Manufacturing for zoning purposes until the zoning map may otherwise be amended.

SECTION 3: The real estate shall be placed in Ward 13 of the First Aldermanic District.

Enacted this \_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Rohn W. Bishop, Mayor

ATTEST:

\_\_\_\_\_  
Angela Hull  
Waupun City Clerk

## EXHIBIT "A"

### PROPERTY DESCRIPTION

Lands being part of Lot 2 of CSM #7085 and being a part of the SE 1/4 of the SE 1/4 of Section 8, Town 13 North, Range 15 East in the Town of Chester, Dodge County, Wisconsin and being more particularly described as follows:

**COMMENCING** at the SE Corner of Section 8, Town 13 North, Range 15 East in the Town of Chester, Dodge County, Wisconsin, thence N 01°36'10" E, 946.32 feet along the east line of the SE 1/4 of said Section 8 to the easterly extension of the north line of Lot 1 of CSM #7085; thence N 88°56'23" W, 60.71 along the easterly extension of the north line of Lot 1 of CSM #7085 to the northeast corner of Lot 1 of CSM #7085, the westerly right of way of S.T.H. 26, and the **POINT OF BEGINNING**; thence continuing N 88°56'23" W, 1237.80 along the north line of Lot 1 of CSM #7085; thence N 01°41'18" W, 318.51 feet to a point on the north line of Lot 2 of CSM #7085, the north line of the SE 1/4 of the SE 1/4 of said Section 8 and south line of Lot 2 of CSM #2132; thence N 88°18'35" E, 1262.44 feet along the north line of Lot 2 of CSM #7085, the north line of the SE 1/4 of the SE 1/4 of said Section 8, the south line of Lot 2 of CSM #2132 and the south line of lands described in Volume 263 on Page 196 to the northeast corner of Lot 2 of CSM #7085 and the westerly right of way of S.T.H. 26; thence S 01°57'24" W, 205.33 feet along the east line of Lot 2 of CSM #7085 and the westerly right of way of S.T.H. 26 to the beginning of a curve; thence southerly 173.48 feet along the arc of curve to the right, having a radius of 7574.44 feet, with a chord which bears S 02°36'46" W, 173.48 feet along the east line of Lot 2 of CSM #7085 and the westerly right of way of S.T.H. 26 to the **POINT OF BEGINNING**.

Said Parcel contains 435,640 sq. ft. / 10.000 acres

Property Address: N11363 State Road 26, Waupun, WI 53963

Tax Parcel Number: Part of 010-1315-0843-001



## AGENDA SUMMARY SHEET

**MEETING DATE:** 6-6-22

**TITLE:** Certified Survey Map for Waupun Industrial Park

**AGENDA SECTION:** CONSIDERATION-ACTION

**PRESENTER:** Administrator Kathy Schlieve

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DEPARMTENT GOAL(S) SUPPORTED <i>(if applicable)</i>	FISCAL IMPACT	
Economic Vitality	N/A	

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**ISSUE SUMMARY:**

A CSM for expansion of lands to extend Wilson and Shaler Drive in the Waupun Industrial Park is attached. Your consideration of this map will be based on the Plan Commission's recommended motion.

**STAFF RECOMMENDATION:**

This is City-owned land and the CSM supports needed annexation to the City of Waupun. Approve CSM as presented.

**ATTACHMENTS:**

CSM of Waupun Industrial Park

**MOTIONS FOR CONSIDERATION:**

*It is understood that this motion may change based on Plan Commission recommendation coming from a meeting scheduled for Monday, 6/6, at 5 p.m.*

Motion to approve the CSM of Waupun Industrial Park showing annexation of land to support expansion of the Waupun Industrial Park.

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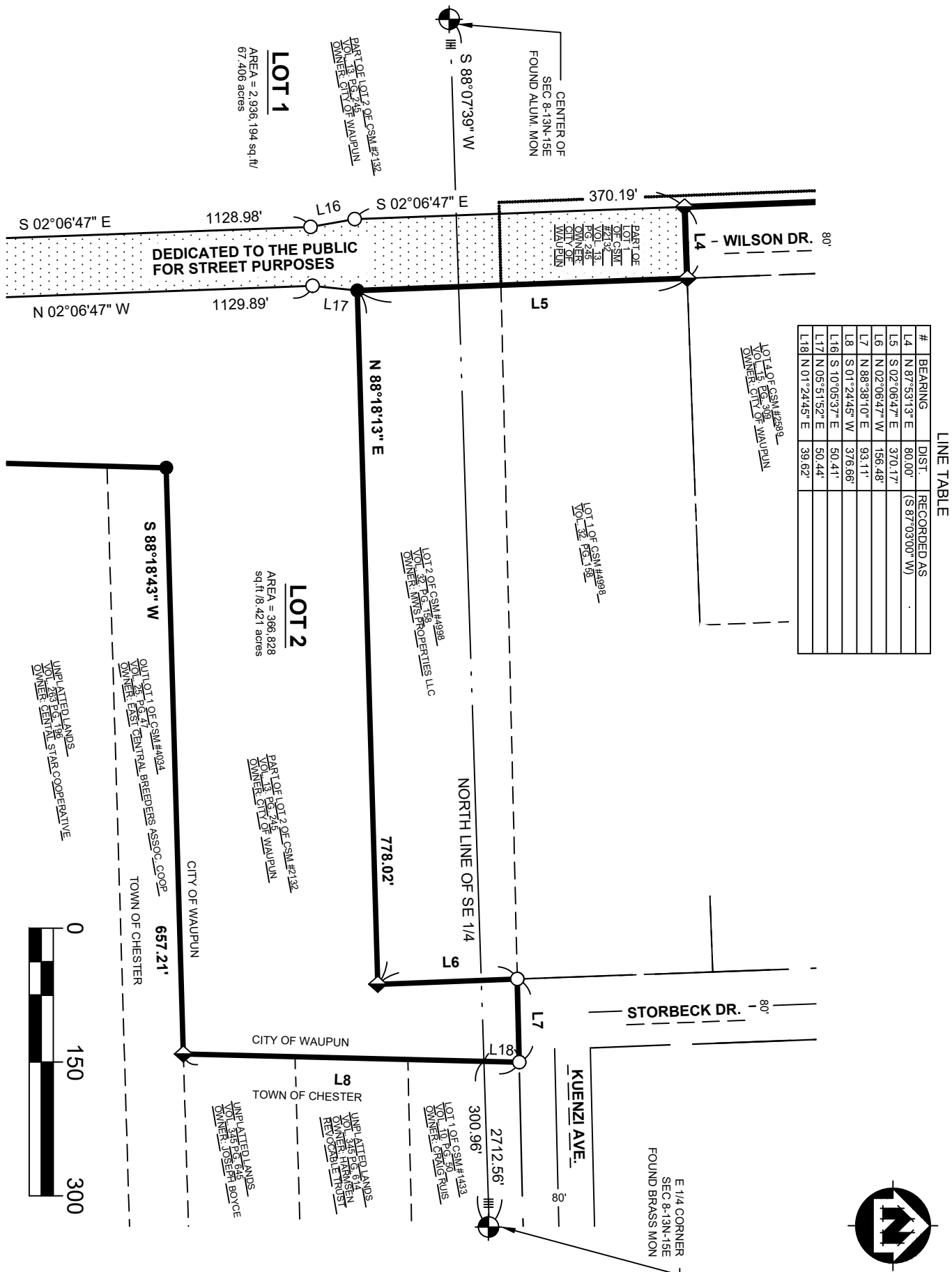




PROJECT NO.	212130
DRAWN BY:	B. BUCHDA
SURVEYOR	E. SCHOOT
FILE:	UNITED COOP CSM
SHEET NO.	3 OF 5

## DODGE COUNTY CERTIFIED SURVEY MAP #

LANDS BEING A PART OF LOTS 1 & 2 OF CSM #2132 AS RECORDED IN VOL. 13 PG. 245 IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE & A PART OF LOT 2 OF CSM #7085 VOL. 48 PG. 288 AS RECORDED IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE. ALSO BEING A PART OF THE SE 1/4 OF THE NE 1/4, A PART OF THE SW 1/4 OF THE NE 1/4, A PART OF THE NE 1/4 OF THE SE 1/4, A PART OF THE NW 1/4 OF THE SE 1/4, A PART OF THE SE 1/4 OF THE SE 1/4 ALL IN SECTION 8, T.13N., R.15E., CITY OF WAUPUN, DODGE COUNTY, WISCONSIN.







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PROJECT NO.	212130
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SHEET NO.	4 OF 5

DODGE COUNTY CERTIFIED SURVEY MAP #

LANDS BEING A PART OF LOTS 1 & 2 OF CSM #2132 AS RECORDED IN VOL. 13 PG. 245 IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE & A PART OF LOT 2 OF CSM #7085 VOL. 48 PG. 288 AS RECORDED IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE. ALSO BEING A PART OF THE SE 1/4 OF THE NE 1/4 , A PART OF THE SW 1/4 OF THE NE 1/4 , A PART OF THE NE 1/4 OF THE SE 1/4 , A PART OF THE NW 1/4 OF THE SE 1/4 , A PART OF THE SE 1/4 OF THE SE 1/4 ALL IN SECTION 8, T.13N., R.15E., CITY OF WAUPUN, DODGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATION

I, Eric Schoot, Professional Land Surveyor of the State of Wisconsin do hereby certify that by order of City of Waupun. I have made a survey being a part of Lots 1 & 2 of CSM #2132 and a part of Lot 2 of CSM #7085. Also being a part of the SE 1/4 of the NE 1/4, a part of the SW 1/4 of the NE 1/4, a part of the NE 1/4 of the SE 1/4 , a part of the NW 1/4 of the SE 1/4 , a part of the SE 1/4 of the SE 1/4 All in Section 8, Town 13 North, Range 15 East, City of Waupun, Dodge County, Wisconsin and being more particularly described as follows:

LEGAL DESCRIPTION

**COMMENCING** at the SE corner of Section 8, Town 13 North, Range 15 East in the City of Waupun, Dodge County, Wisconsin, thence N 01°36'10" E, 946.32 feet along the east line of the SE 1/4 of said Section 8 to the easterly extension of the north line of Lot 1 of CSM #7085; thence N 88°56'23" W, 60.71 feet along the easterly extension of the north line of Lot 1 of CSM #7085 to the NE corner of Lot 1 of CSM #7085, the SE corner of lands described in Document # #####, the westerly right of way of Hwy 26 and the **POINT OF BEGINNING**; thence continuing N 88°56'23" W, 1237.80 feet along the north line of Lot 1 of CSM #7085 and the south line of lands described in Document # ##### to the SW corner of lands described in Document # #####; thence N 01°41'18" W, 318.51 feet along the west line of lands described in Document # ##### to the NW corner of lands described in Document # #####, the south line of Lot 2 of CSM #2132, the north line of Lot 2 of CSM #7085 and the north line of the south half of the SE 1/4 of said Section 8; thence S 88°18'35" W, 1284.75 feet along the north line of Lot 2 of CSM #7085, the south line of Lot 2 of CSM #2132 and the north line of the south half of the SE 1/4 of said Section 8 to the NW corner of Lot 2 of CSM #7085, the SW corner of Lot 2 of CSM #2132 and the easterly right of way of the Wisconsin & Southern Railroad; thence N 00°02'04" E, 2088.29 feet along the west line of Lot 2 of CSM #2132 and the easterly right of way of the Wisconsin & Southern Railroad to the SW corner of Lot 1 of CSM #4808; thence N 88°04'15" E, 1361.78 feet along the south line of Lot 1 of CSM #4808, the southerly right of way of Moorman Drive, the south line of Lot 1 of CSM #3152, the south line of Lot 2 of CSM 4369 and a northerly line of Lot 2 of CSM #2132 to the SE corner of Lot 2 of CSM 4369 and the westerly right of way of Wilson Drive; thence S 02°06'47" E, 515.32 feet along the westerly right of way of Wilson Drive; thence N 87°53'13" E, 80.00 feet along the southerly right of way of Wilson Drive to the NW corner of Lot 1 of CSM #4998 and the easterly right of way of Wilson Drive; thence S 02°06'47" E, 370.17 feet along the west line of Lots 1 & 2 of CSM #4998 to the SW corner of Lot 2 of CSM #4998; thence N 88°18'13" E, 778.02 feet along the south line of Lot 2 of CSM #4998 to the SE corner of Lot 2 of CSM #4998; thence N 02°06'47" W, 156.48 feet along the east line of Lot 2 of CSM #4998 to the NE corner of Lot 2 of CSM #4998 and the southerly right of way of Kuenzi Avenue; thence N 88°38'10" E, 93.11 feet along the southerly right of way of Kuenzi Avenue to the NW corner of Lot 1 of CSM #1433; thence S 01°24'45" W, 376.66 feet along the west lines of Lot 1 of CSM #1433, unplatted lands described in Vol. 345 on Pg. 614 and unplatted lands described in Vol. 345 on Pg. 645 to the SW corner of lands described in Vol. 345 on Pg. 645 and the north line of Outlot 1 of CSM #4034; thence S 88°18'43" W, 657.21 feet along the north line of Outlot 1 of CSM #4034 to the NW corner of Outlot 1 of CSM #4034; thence S 01°36'11" W, 989.72 feet along the west line of Outlot 1 of CSM #4034 and the west line of unplatted lands described in Vol. 263 on Pg. 196 to the SW corner of unplatted lands described in Vol. 263 Pg. 196, the north line of lands described in Document # ##### and the north line of the south half of the SE 1/4 of said Section 8; thence N 88°18'35" E, 900.52 feet along the south line of unplatted lands described in Vol. 263 on Pg. 196, the north line of lands described in Document # ##### and the north line of the south half of the SE 1/4 of said Section 8 to the NE corner of lands described in Document # ##### and the westerly right of way of Hwy 26; thence S 01°57'24" W, 205.33 feet along the east line of lands described in Document # ##### and the westerly right of way of Hwy 26 to the beginning of a curve; thence 173.48 feet along the arc of a curve to the right, having a radius of 7574.44 feet, with a chord which bears S 02°36'46" W, 173.48 along the east line of lands described in Document # ##### and the westerly right of way of Hwy 26 to the **POINT OF BEGINNING**.

Said parcel contains 3,848,765 sq. ft / 88.355 acres more or less.

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

ERIC SCHOOT, PLS S-3149



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DODGE COUNTY CERTIFIED SURVEY MAP #

LANDS BEING A PART OF LOTS 1 & 2 OF CSM #2132 AS RECORDED IN VOL. 13 PG. 245 IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE & A PART OF LOT 2 OF CSM #7085 VOL. 48 PG. 288 AS RECORDED IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE. ALSO BEING A PART OF THE SE 1/4 OF THE NE 1/4 , A PART OF THE SW 1/4 OF THE NE 1/4 , A PART OF THE NE 1/4 OF THE SE 1/4 , A PART OF THE NW 1/4 OF THE SE 1/4 , A PART OF THE SE 1/4 OF THE SE 1/4 ALL IN SECTION 8, T.13N., R.15E., CITY OF WAUPUN, DODGE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

I, Rohn Bishop, Mayor of the City of Waupun, as owner, do hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. Said owner further certifies that this Certified Survey Map is required by S.236.34, Wisconsin Statutes to be submitted to the City of Waupun for approval.

In witness whereof, Rohn Blshop, a representative of the Clty of Waupun, have caused these documents to be signed this

\_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_

Rohn Blshop, Mayor of City of Waupun

State of Wisconsin) SS

\_\_\_\_\_ County ) SS

Personally came before me on this \_\_\_\_ day of \_\_\_\_\_, 2022, the above named Rohn Bishop, Mayor of the City of Waupun., to me known to be the person who executed the foregoing instrument, and acknowledged the same.

Notary Public, \_\_\_\_\_ County, Wisconsin  
My Commission Expires \_\_\_\_\_

\_\_\_\_\_

CITY OF WAUPUN APPROVAL

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

\_\_\_\_\_

ROHN BISHOP  
MAYOR

\_\_\_\_\_

Date