



**A G E N D A**  
**CITY OF WAUPUN**  
**PLAN COMMISSION MEETING - SPECIAL**  
**VIRTUAL AND TELECONFERENCE**  
**Monday, December 21, 2020 at 4:45 PM**

**VIDEO CONFERENCE AND TELECONFERENCE**

The Waupun Plan Commission will meet virtually at 4:45 pm on Monday, December 21, 2020 via Zoom. The Public may access the conference meeting online or by phone. Instructions to join the meeting are provided below.

To Join Zoom Meeting

<https://us02web.zoom.us/j/82614045482?pwd=VXhnTVRENUdKZldCMHBFSjZqdEM0QT09>

Meeting ID: 826 1404 5482

Passcode: 064322

Phone +1 312 626 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. [Review](#) CSM of Waupun West Realty JIG, LLC for Part of Lots 1, 2, 3, 4, 5, 7, 8, 9, 10 & all of Lots 12 & 13, Block 2, Harris Park Subdivision.

**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.*

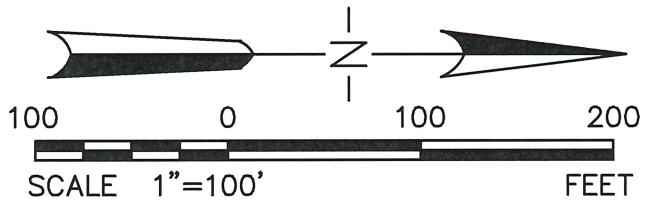
**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

FOR

**WAUPUN WEST REALTY JIG, LLC**

PART OF LOTS 1, 2, 3, 4, 5, 7, 8, 9, 10 & ALL OF LOTS 12  
& 13, BLOCK 2, HARRIS PARK SUBDIVISION  
CITY OF WAUPUN, FOND DU LAC COUNTY, WISCONSIN

REVISED: DECEMBER 17, 2020  
DATE: DECEMBER 10, 2020  
PROJECT NUMBER: 842.5063



NORTH POINT REFERENCED TO THE SOUTH LINE OF THE  
SW 1/4, SECTION 31-14-15 RECORDED AS S89°59'02"W  
PER FOND DU LAC COUNTY COORDINATE SYSTEM



*Eric R. Otte*  
12/17/2020

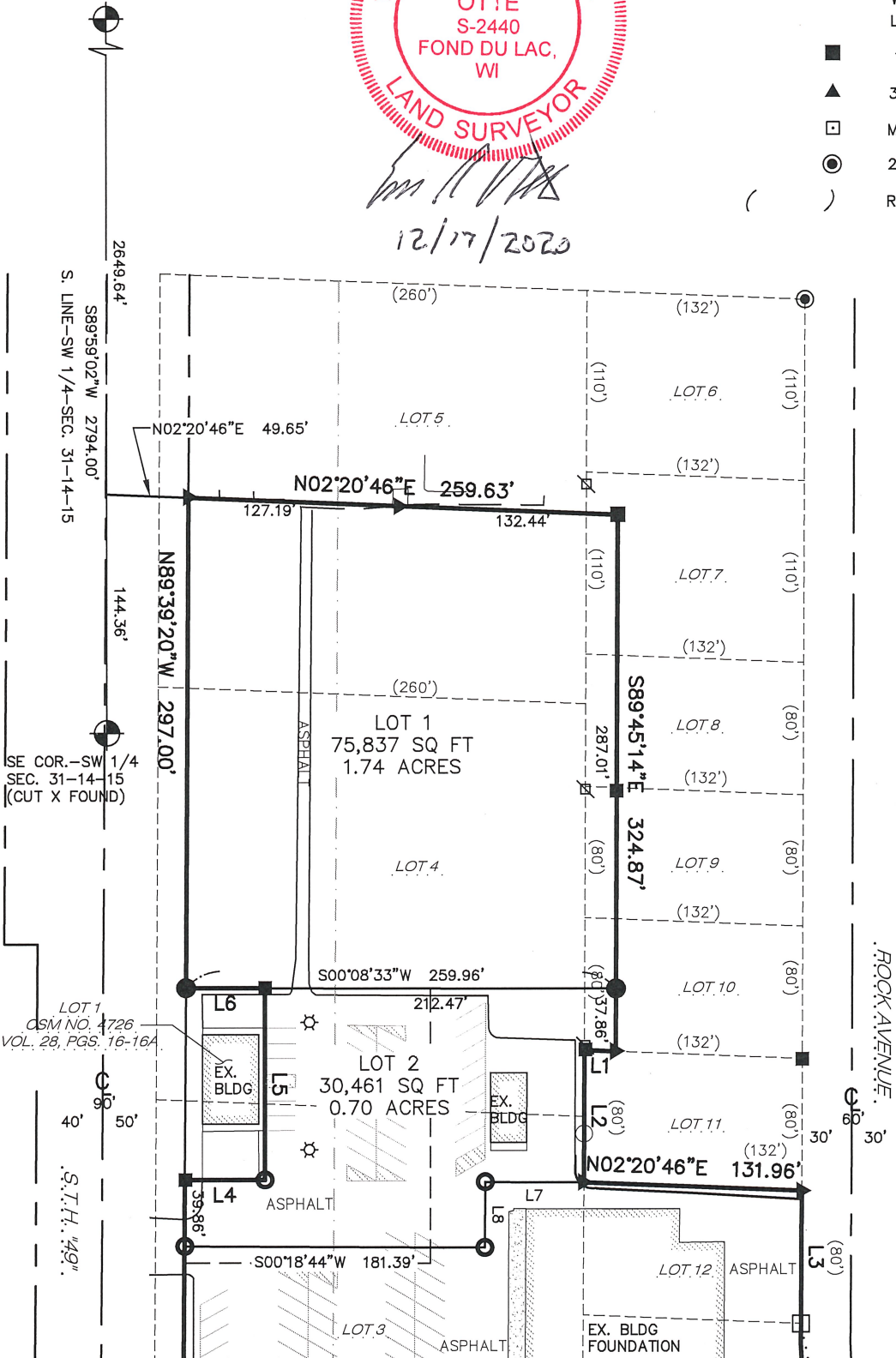
**LEGEND**

- MAG NAIL SET
- 1" X 18" (O.D.) IRON PIPE SET WEIGHING 1.13 LBS. PER LINEAL FOOT
- 1" IRON PIPE FOUND IN PLACE
- ▲ 3/4" REBAR W/CAP FOUND IN PLACE
- MAG NAIL FOUND IN PLACE
- ⊙ 2" IRON PIPE FOUND IN PLACE
- ( ) RECORDED INFORMATION

NOTE: PROPOSED LOT 1  
INGRESS/EGRESS WILL BE PROVIDED  
THROUGH PROPOSED LOTS 2 & 3.

TOTAL AREA  
307,714 SQ FT  
7.06 ACRES

SW COR.-SW 1/4  
SEC. 31-14-15  
(ALUM. MON. FOUND)



SE COR.-SW 1/4  
SEC. 31-14-15  
(CUT X FOUND)

LOT 1  
CSM NO. 4726  
VOL. 28, PGS. 16-16A

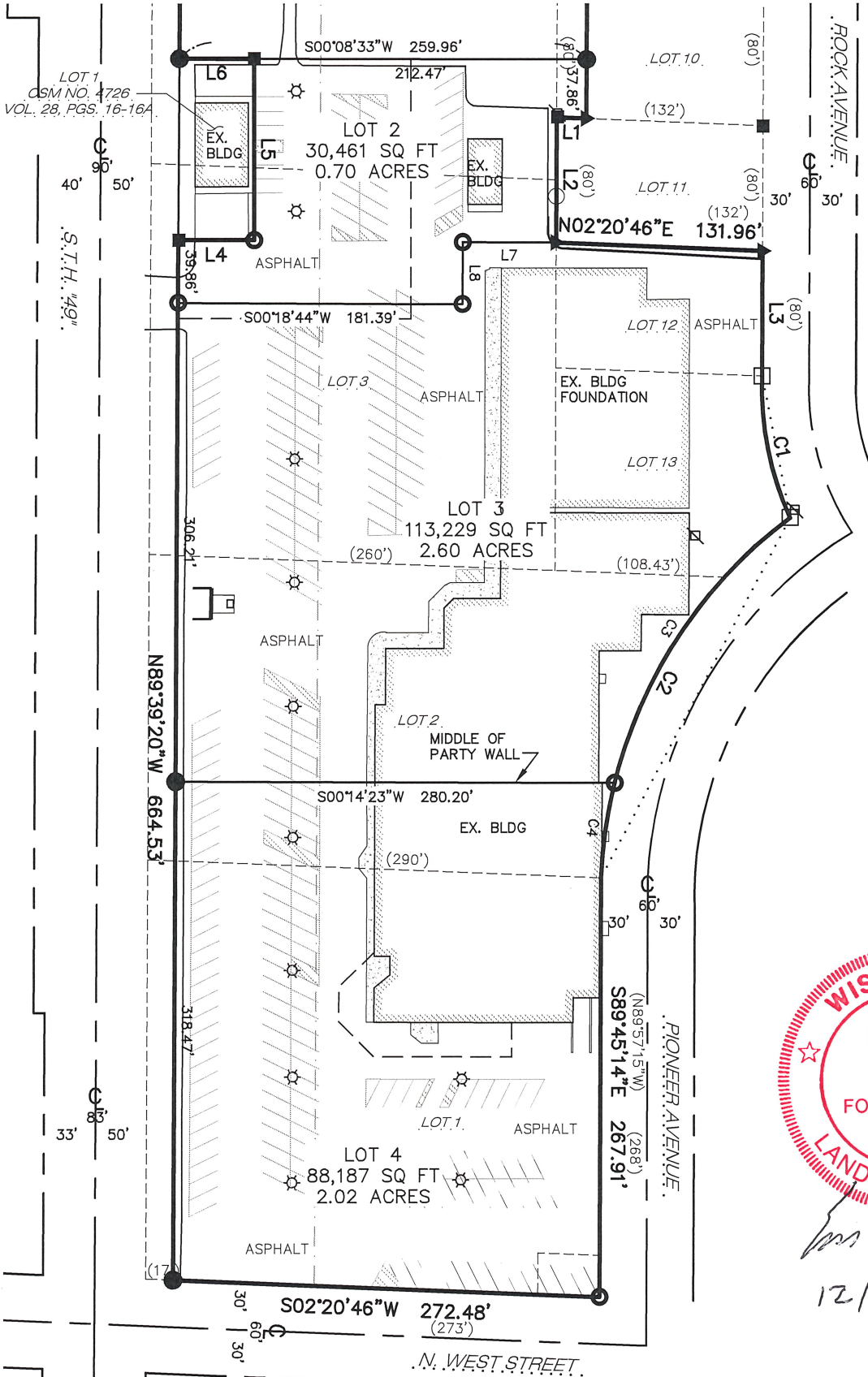
Parcel Line Table		
Line #	Direction	Length
L1	S02°20'46"W	18.99'
L2	S89°45'14"E	79.97'
L3	S89°45'14"E	79.97'
L4	N00°08'33"E	48.26'
L5	S89°57'51"W	116.00'
L6	S00°08'33"W	47.49'
L7	S00°18'44"W	59.82'
L8	S89°41'16"E	39.47'

CERTIFIED SURVEY MAP # \_\_\_\_\_ VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ SHEET 1 OF 4 SHEETS

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

FOR  
**WAUPUN WEST REALTY JIG, LLC**

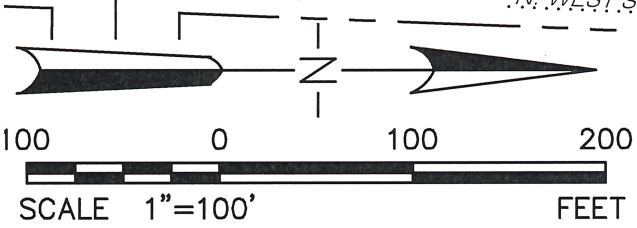
PART OF LOTS 1, 2, 3, 4, 5, 7, 8, 9, 10 & ALL OF LOTS 12  
& 13, BLOCK 2, HARRIS PARK SUBDIVISION  
CITY OF WAUPUN, FOND DU LAC COUNTY, WISCONSIN



Parcel Line Table		
Line #	Direction	Length
L1	S02°20'46"W	18.99'
L2	S89°45'14"E	79.97'
L3	S89°45'14"E	79.97'
L4	N00°08'33"E	48.26'
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L6	S00°08'33"W	47.49'
L7	S00°18'44"W	59.82'
L8	S89°41'16"E	39.47'



*Eric R. Otte*  
12/17/2020



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	93.63'	200.02'	26°49'16"	N78°53'31"E	92.78'
C2	268.37'	302.34'	50°51'33"	S62°11'14"E	259.65'
C3	207.11'	302.34'	39°14'56"	S56°22'55"E	203.08'
C4	61.26'	302.34'	11°36'37"	S81°48'42"E	61.16'

CERTIFIED SURVEY MAP # \_\_\_\_\_ VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ SHEET 2 OF 4 SHEETS

PROJECT NUMBER: 842.5063  
DATE: DECEMBER 10, 2020  
REVISED: DECEMBER 17, 2020

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF LOTS 1, 2, 3, 4, 5, 7, 8, 9, 10 AND ALL OF LOTS 12 AND 13  
BLOCK 2, HARRIS PARK SUBDIVISION  
CITY OF WAUPUN, FOND DU LAC COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE**

I, Eric R. Otte, Professional Land Surveyor, hereby certify:

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

That I have made such Certified Survey by the direction of Michael and Waupun West Realty JIG, LLC, bounded and described as follows:

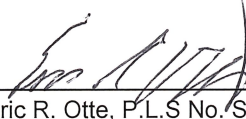
Part of Lots 1, 2, 3, 4, 5, 7, 8, 9, 10 and all of Lots 12 and 13, Block 2, Harris Park Subdivision being part of the Southwest 1/4 of the Southeast 1/4 and part of the Southeast 1/4 of the Southwest 1/4 of Section 31, T. 14 N.-R. 15 E., City of Waupun, Fond du Lac County, Wisconsin and more particularly described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of said Section 31; thence South 89°-59'-02" West along the South line of the Southwest 1/4 of said Section 31, 144.36 feet; thence North 02°-20'-46" East, 49.65 feet to a point on the North right of way line of S.T.H. "49" and to the point of beginning; thence continuing North 02°-20'-46" East, 259.63 feet; thence South 89°-45'-14" East, 324.87 feet to a point on the East line of said Lot 10; thence South 02°-20'-46" West along said East line, 18.99 feet to the Southeast corner of said Lot 10; thence South 89°-45'-14" East along the South line of Lot 11, said Block 2, 79.97 feet to the Southwest corner of said Lot 11; thence North 02°-20'-46" East along the East line of said Lot 11, 131.96 feet to a point on the South right of way line of Rock Avenue; thence South 89°-45'-14" West along said South right of way line, 79.97 feet; thence continuing along said South right of way line on a curve to the left having a radius of 200.02 feet, 93.63 feet along curve to a point which is North 78°-53'-31" East, 92.78 feet from last described point and to a point on the South right of way line of Pioneer Road; thence along said South right of way line on a curve to the left having a radius of 302.34 feet, 268.37 feet along curve to a point which is South 62°-11'-14" East, 259.65 feet from last described point; thence South 89°-45'-14" East along said South right of way line, 267.91 feet to a point on the West right of way line of N. West Street; thence South 02°-20'-46" West along said West right of way line, 272.48 feet to a point on the North right of way line of S.T.H. "49"; thence North 89°-39'-20" West along said North right of way line, 664.53 feet to the Southeast corner of Lot 1, Certified Survey Map No. 4726, recorded in Volume 28, Pages 16-16A, Certified Survey Maps, Fond du Lac County Register of Deeds Office; Thence North 00°-08'-33" East along the East line of said Lot 1, 48.26 feet to the Northeast corner of said Lot 1; thence South 89°-57'-51" West along the North line of said Lot 1, 116.00 feet to the Northwest corner of said Lot 1; thence South 00°-08'-33" West along the West line of said Lot 1, 47.49 feet to a point on the North right of way line of S.T.H. "49"; thence North 89°-39'-20" West along said North right of way line, 297.00 feet to the point of beginning and containing 7.06 acres (307,714 sq. ft.) of land, more or less.

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 City of Waupun in surveying, dividing, and mapping the same.



  
Eric R. Otte, P.L.S No. S-2440  
**J.E. Arthur and Associates, Inc.**  
Fond du Lac, Wisconsin 54935

Dated this 10TH day of  
DECEMBER, 2020  
Project No. 842.5063  
Field Notes: Volume 143, Page

D. T. Hitsman, Field Asst.

**CITY OF WAUPUN APPROVAL CERTIFICATE**

Approved in accordance with the Subdivision Ordinance of the City of Waupun this

\_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Julie Nickel, Mayor

CERTIFIED SURVEY MAP # \_\_\_\_\_  
VOLUME \_\_\_\_\_  
PAGE \_\_\_\_\_  
SHEET 3 OF 4 SHEETS

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF LOTS 1, 2, 3, 4, 5, 7, 8, 9, 10 & ALL OF LOTS 12  
& 13, BLOCK 2, HARRIS PARK SUBDIVISION  
CITY OF WAUPUN, FOND DU LAC COUNTY, WISCONSIN

**CONSENT OF CORPORATE MORTGAGEE**

Sterling Federal Bank ISAOA, a corporation duly organized and existing under and by virtue of the laws of the State of Illinois, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this certified survey, and does hereby consent to the above certificate of Waupun West Realty JJG, LLC.

In witness whereof, said Sterling Bank ISAOA has caused these presents to be signed

\_\_\_\_\_ (Print Name) \_\_\_\_\_ (Title)

and countersigned by

\_\_\_\_\_ (Print Name) \_\_\_\_\_ (Title)

at Sterling, Illinois, and its corporate seal to be hereunto affixed on this

\_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

***Sterling Federal Bank ISAOA***

\_\_\_\_\_  
Signature

COUNTERSIGNED:

\_\_\_\_\_  
Signature

STATE OF ILLINOIS)  
COUNTY ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_

\_\_\_\_\_(Print Name) and \_\_\_\_\_ (Print Name)  
of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Mortgage Documentation Officers and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_, Wisconsin

My Commission Expires \_\_\_\_\_



*[Handwritten Signature]*  
12/10/2020

CERTIFIED SURVEY MAP # \_\_\_\_\_

VOLUME \_\_\_\_\_

PAGE \_\_\_\_\_

SHEET 4 OF 4 SHEETS