



City of Waupun

201 E. Main Street

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"Wild Goose Center of Wisconsin"

April 17, 2018

TO: Plan Commission Members
FROM: Mayor, Julie Nickel
SUBJECT: Plan Commission meeting scheduled for Wednesday, April 18, 2018, at 4:45 p.m. in the Council Chambers, City Hall, Waupun.

AMENDED AGENDA

1. Call to Order
2. Roll Call
3. Approve minutes of the March 21, 2018 meeting.
4. Site Plan Review – Waupun High School Agriculture Building – 801 E. Lincoln St.
5. **Extraterritorial Review – Certified Survey Map for Bruins Dairy LLC.**
6. Comprehensive Plan Update
 - a. Land Use Chapter
 - b. Implementation Chapter
7. Adjournment

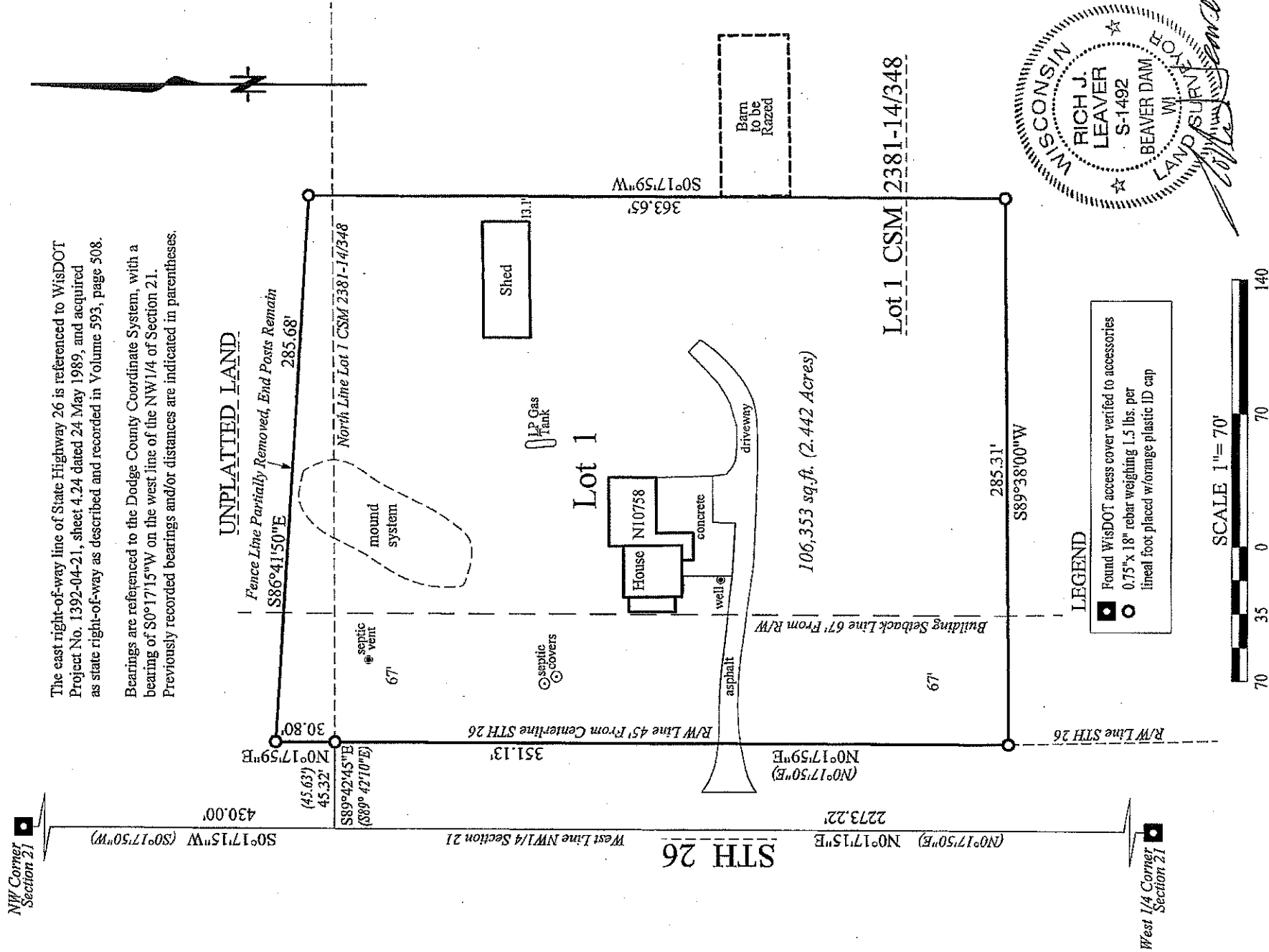
Cc: Mayor & Common Council
City Attorney
Department Managers
Media
Waupun School District
Kathy Thunes
Rich Leaver

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact Angie Hull, City Clerk at 920-324-7900.

CERTIFIED SURVEY MAP NO.

For Bruins Dairy LLC

Part of Certified Survey Map No. 2381, Volume 14, page 348 and Unplatted Land, Located in the NW1/4-NW1/4 of Section 21, T13N-R15E, Town of Chester, Dodge County, Wisconsin



CERTIFIED SURVEY MAP NO. _____

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Part of Certified Survey Map No. 2381, Volume 14, page 348 and Unplatted Land, Located in the NW1/4-NW1/4 of Section 21, T13N-R15E, Town of Chester, Dodge County, Wisconsin

SURVEYOR'S CERTIFICATE

I, Rich J. Leaver, Wisconsin Licensed Land Surveyor, hereby certify that I have surveyed and mapped a parcel of land by the direction of Randall Bruins of Bruins Dairy LLC. This parcel is located and described as indicated above, and more particularly described as the following:

Commencing at the NW Corner of Section 21, T13N-R15E, thence S0°17'15"W, 430.00 feet along the west line of the NW1/4 of Section 21; thence S89°42'45"E, 45.32 feet to the point of beginning on the easterly right-of-way line of State Highway 26; thence N0°17'59"E, 30.80 feet along this easterly right-of-way line to a fence line which has been partially removed; thence S86°41'50"E, 285.68 feet along this fence line partially removed; thence S0°17'59"W, 363.65 feet; thence S89°38'00"W, 285.31 feet to the easterly right-of-way line of State Highway 26; thence N0°17'59"E, 351.13 feet along this easterly right-of-way line to the point of beginning. Bearings are referenced to the Dodge County Coordinate System.

The above described parcel contains 106,353 square feet (2.442 acres) of land and is also subject to all easements, including utility easements and restrictions, either recorded or unrecorded, if any.

Surveyor's Report

In the process of performing the survey, the majority of the fence line along the north line was removed, but its one-time location is well evidenced by the end posts at either end of the partially removed fence line.

Initially I relied upon the record evidence of the right-of-way line of State Highway 26 as indicated on Lot 1 of Certified Survey Map No. 2381. This also agreed with the county parcel mapping. However, when comparing the east right-of-way line of State Highway 26 to what was indicated in the state highway plan, and verified by the description in Volume 593, page 508 of the register of deeds, I determined the certified survey map (CSM) and the county parcel mapping to be slightly in error. At the NW part of the right-of-way line of the CSM, there is indicated a course of N0°17'50"E, 351.29 feet. This is shown as being parallel with the west line of the NW1/4 of Section 21. In fact, the highway plan shows the 2 lines to be not parallel. Also the east right-of-way line of the state highway is shown as 45 feet from the section line, yet the tie distance from the section line is shown as S89°42'10"E, 45.63 feet.

So, I re-staked the east right-of-way line of the state highway based upon the state highway plan and the recorded description as contained within the register of deeds. I also searched for state right-of-way markers in the field and found 2 markers that agreed with the plan and description, some that did not agree to within expected positional tolerances, but were within 0.3 of 1 foot, and some that were missing. None of the found markers definitively supported the right-of-way line as shown on the certified survey map.

I further certify that the information contained herein is a correct representation of the boundaries of the land surveyed and mapped, and that I have fully complied with the provisions of Chapter 236.34 of the revised Wisconsin State Statutes, and the Dodge County Land Use Code in surveying and mapping the same, to the best of my knowledge and belief.



Rich J. Leaver, WI LS-1492
Leaver Land Surveying LLC
W8871 Gossfeld Ln.
Beaver Dam, WI 53916
920-887-2401



Owner of Record
Bruins Dairy LLC
N10798 State Rd. 26
Waupun, WI 53963

CERTIFIED SURVEY MAP NO. _____

For Bruins Dairy LLC

Part of Certified Survey Map No. 2381, Volume 14, page 348 and
Unplatted Land, Located in the NW1/4-NW1/4 of Section 21,
T13N-R15E, Town of Chester, Dodge County, Wisconsin

TOWN BOARD CERTIFICATE

State of Wisconsin)
Dodge County) ss

This certified survey map and the resulting lot are hereby approved in accordance with the Town of Chester
subdivision and zoning ordinances.

Dated this _____ day of _____, 2018

Ronald Hull, Chairman, Town of Chester

Extraterritorial Jurisdiction Approval City of Waupun

This certified survey map and the resulting lot are hereby approved in accordance with the City of Waupun, by its
extraterritorial jurisdiction.

Dated this _____ day of _____, 2018

Julie Nickel, Mayor

Dated this _____ day of _____, 2018

Angela Hull, Clerk

