



City of Waupun

201 E. Main Street

Phone: 920-324-7917

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"Wild Goose Center of Wisconsin"

May 13, 2015

TO: Plan Commission Members
FROM: Mayor, Kyle Clark
SUBJECT: Plan Commission meeting scheduled for **Wednesday, May 20, 2015, at 4:45 p.m.** in the Council Chambers, City Hall, Waupun.

AMENDED AGENDA

1. Call to Order
2. Roll Call
3. Appointment of Secretary.
4. Approve minutes of the April 15, 2015 meeting.
5. Discuss / Approve Billboard signs.
6. Discuss / Approve Preliminary Plat for Mayfair Estates.
7. Adjournment

Cc: Mayor & Common Council
City Attorney
Department Managers
Media
Mary Kay Vogel

It is possible that members of and possibly a quorum of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any other governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.

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.

CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE APRIL 15, 2015 MEETING
(**DRAFT**)

1. Call to Order:
The Plan Commission met at 4:45 p.m. in the Council Chambers, City Hall, Waupun.

2. Roll Call:
Members Present: Kyle Clark, Fred Lueck, Richard Flynn, Nancy Vanderkin, Elton TerBeest, Derek Drews
Member Excused: Scott Aylesworth
Staff Present: Mary Kay Vogel

3. Chairman Clark called for the approval of the minutes of the March 18, 2015 meeting. Flynn suggested that the comments by Dr. Sparks at the bottom of Page 1 be stricken as being inappropriate for this discussion. Motion by TerBeest, seconded by Flynn to approve the minutes of the March 18, 2015 meeting with the suggested change. Motion carried, unanimously.

4. Discuss / Approve Site Plan for the Faith Baptist Church, 608 Buwalda Dr.

Mary Kay Vogel, City Zoning Administrator, discussed her memo to the Plan Commission regarding this site plan. She said:

The parcel is zoned R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT. Churches are a Conditional Use in this District.

Setback requirements are 30 feet from Buwalda Drive and Andy Lane. Setback is not shown, but according to the scale, the setback is met. Six foot side and thirty foot rear yard requirements are met.

Existing parking is 14 stalls. They scale out at about 10' x 18'. Minimum required is 10' x 20'. 14 stalls meet the requirement for 56 seats. It is not noted how many people will be occupying the building.

Action required: Review and grant, conditionally grant or deny site plan approval.

Recommendation: Approval, subject to verification that setbacks are met, parking stalls meet the size requirement and the number of stalls is adequate.

Representatives from the Faith Baptist Church and Smies & Associates Architects LLC appeared to discuss their proposed addition and their site plan.

They are requesting approval for a 36' x 45' addition on the west dimension of the church. The addition would consist of a fellowship hall, nursery, office, pastors office, ADA bathroom, and storage area.

Mary Kay questioned the additions setback from Buwalda Dr. and she noted the existing off street parking spaces do not appear to meet the cities minimum size. She also questioned the number of church members which determines the number of required off street parking stalls needed.

The applicants noted there are 25 members and they want room for 50 people. The architect indicated the proposed addition is approximately 44' from the street.

Lueck suggested that a condition of approval should require erosion control plans during and after the construction project so that run off soil does not get into the Cities storm sewer lines.

No further comments were forth coming so Chairman Clark declared the discussion and review closed.

Motion by Vanderkin, seconded by Flynn to approve the site plan as presented for the Faith Baptist Church at 608 Buwalda Dr. subject to the following conditions:

1. The on site parking stalls shall meet the minimum number required by the code for this use.
2. The minimum size of the stalls shall be 10' x 20' or a variance, if possible shall be obtained.
3. The site plan shall show the distance the new addition will be from Buwalda Dr.
4. An erosion control plan to be used during and after construction shall be submitted to the City Engineer for review and approval prior to construction

Motion carried, unanimously. 6/0.

5. Motion by Lueck, seconded by TerBeest to adjourn the meeting, motion carried, meeting adjourned at 4:52 pm.

Fred Lueck
Secretary



February 6, 2015

City of Waupun
Attn: Kyle
Waupun, WI

RE: Billboard Procedure

Dear Kyle:

The following process is what the City of Waupun and CEE MEDIA, LLC will need to do to construct a billboard sign in the City of Waupun.

1. Zone land as commercial ✓
2. Transfer ownership of land
3. Homan Easement
- ✓ 4. Adopt Wisconsin DOT sign laws
- ✓ 5. Approvals from City of Waupun to build sign
6. Issuance of building permit
7. Installation of culvert
8. Apply for DOT permit
9. Order structure
10. Receive structure
11. Erect sign

I look forward to hearing from you. If you have any questions or require further information, please don't hesitate to contact me.

Sincerely,

Mike Butler
CeeMedia, LLC
(920) 960-6389



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EXPERIENCED
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877-991-BLUE



RYAN ENTERPRISES, LLC
310-500-8339

ESTIMATE OF PROBABLE CONSTRUCTION COST SUMMARY
City of Waupun - Residential Development South of Mayfair Street

STREET	SANITARY	WATER	STORM	STREET	CONTINGENCY	DESIGN ENGINEERING	CONST. ENGINEERING	TOTAL
Fraser Lane	\$40,500	\$37,310	\$20,620	\$149,320	\$24,770	\$17,340	\$22,310	\$312,170
Taft Lane	\$52,180	\$48,750	\$15,920	\$194,220	\$31,110	\$21,770	\$28,000	\$391,950
Road "A" Between Taft & Fraser Ln.	\$73,240	\$77,220	\$43,340	\$296,280	\$49,000	\$34,310	\$44,110	\$617,500
Total	\$165,920	\$163,280	\$79,880	\$639,820	\$104,880	\$73,420	\$94,420	\$1,321,620

General Notes:

1. The quantities and prices are the best estimate at this time and should be re-computed after a more detailed engineering study is performed and plans are prepared. The costs associated with City administration, financing, and inflation are not included. All costs are assumed to be 2014 construction costs.
2. The pipe sizes are estimated and will require further study to determine the appropriate sizes, types, and configurations.
3. Costs are based upon "normal" construction conditions. There is no allowance for poor sub-soil conditions, high bedrock, high groundwater, or any other un-foreseen conditions that would require extra effort from the contractor.
4. The costs shown for Design & Construction Engineering are an estimate at this time based on a percentage of the overall project costs. These costs may increase or decrease once a defined scope of services is determined.

ESTIMATE OF PROBABLE CONSTRUCTION COST

FRASER LANE EXTENSION
 Estimated Length (feet) = 460
 Estimated Width (feet) = 36

ITEM	EST. QNTY.	UNITS	UNIT PRICE	TOTAL
SANITARY SEWER CONSTRUCTION				
PVC sanitary sewer reconstruction (8" I.D.)	400	L.F.	\$40	\$16,000
Sanitary manhole (4' I.D.)	3	Ea.	\$3,000	\$9,000
Sanitary service lateral reconstruction (6" I.D.)	1	Ea.	\$2,000	\$2,000
Rock excavation & removal	100	C.Y.	\$75	\$7,500
Trucked-in trench backfill	750	Ton	\$8	\$6,000
Subtotal Sanitary Sewer Construction				\$40,500
Contingency (10%)				\$4,050
Design engineering (7%)				\$2,840
Construction engineering (9%)				\$3,650
Total Sanitary Sewer Construction				\$51,040
WATER CONSTRUCTION				
Water main construction (8" I.D.)	460	L.F.	\$40	\$18,400
Fire hydrant assembly (complete)	1	Ea.	\$4,000	\$4,000
Water service (residential lots - 1" I.D.)	1	Ea.	\$2,000	\$2,000
Trucked-in trench backfill	520	Ton	\$8	\$4,160
Rock excavation & removal	50	C.Y.	\$75	\$3,750
Misc. mainline fittings (cross, tee, reducer, bends, etc.)	4	Ea.	\$500	\$2,000
Water main valve & road box (6" I.D.)	0	Ea.	\$1,200	\$0
Water main valve & road box (8" I.D.)	2	Ea.	\$1,500	\$3,000
Subtotal Water Construction				\$37,310
Contingency (10%)				\$3,730
Design engineering (7%)				\$2,610
Construction engineering (9%)				\$3,360
Total Water Construction				\$47,010
STORM SEWER CONSTRUCTION				
Street inlet w/casting	2	Ea.	\$1,500	\$3,000
Storm manhole w/casting	1	Ea.	\$2,500	\$2,500
Storm sewer pipe (12" RCP)	80	L.F.	\$30	\$2,400
Storm sewer pipe (15" RCP)	0	L.F.	\$35	\$0
Storm sewer pipe (18" RCP)	0	L.F.	\$40	\$0
Storm sewer pipe (24" RCP)	240	L.F.	\$45	\$10,800
Trucked-in trench backfill	240	Ton	\$8	\$1,920
Subtotal Storm Sewer Construction				\$20,620
Contingency (10%)				\$2,060
Design engineering (7%)				\$1,440
Construction engineering (9%)				\$1,860
Total Storm Sewer Construction				\$25,980

ITEM	EST. QNTY.	UNITS	UNIT PRICE	TOTAL
STREET CONSTRUCTION				
Mobilization/Bonds/Insurance	1	L.S.	\$10,000	\$10,000
Traffic & Erosion Control	1	L.S.	\$5,000	\$5,000
Unclassified excavation & removals	1	L.S.	\$25,000	\$25,000
Over-excavation and sub-base repair with breaker run	700	Ton	\$15	\$10,500
Stabilization fabric for sub-base repair	2640	S.Y.	\$2	\$5,280
Crushed breaker run base course (8" thick)	2210	S.Y.	\$6	\$13,260
Crushed aggregate base course (4" thick)	2210	S.Y.	\$3	\$6,630
Asphaltic binder pavement (2-1/2" thick)	2210	S.Y.	\$9	\$19,890
Asphaltic surface pavement (1-3/4" thick)	2210	S.Y.	\$8	\$17,680
Concrete curb & gutter (30" wide)	1100	L.F.	\$10	\$11,000
Concrete sidewalk (4' wide)	4420	S.F.	\$4	\$17,680
Intersection ramp (w/warning field)	4	Ea.	\$600	\$2,400
Restoration and clean-up (R/W Areas)	1000	S.Y.	\$5	\$5,000
Subtotal Street Construction				\$149,320
Contingency (10%)				\$14,930
Design engineering (7%)				\$10,450
Construction engineering (9%)				\$13,440
Total Street Construction				\$188,140

ESTIMATE OF PROBABLE CONSTRUCTION COST**TAFT LANE EXTENSION**

Estimated Length (feet) = 490
 Estimated Width (feet) = 36

ITEM	EST. QNTY.	UNITS	UNIT PRICE	TOTAL
SANITARY SEWER CONSTRUCTION				
PVC sanitary sewer reconstruction (8" I.D.)	430	L.F.	\$40	\$17,200
Sanitary manhole (4' I.D.)	3	Ea.	\$3,000	\$9,000
Sanitary service lateral reconstruction (6" I.D.)	6	Ea.	\$2,000	\$12,000
Rock excavation & removal	100	C.Y.	\$75	\$7,500
Trucked-in trench backfill	810	Ton	\$8	\$6,480
Subtotal Sanitary Sewer Construction				\$52,180
Contingency (10%)				\$5,220
Design engineering (7%)				\$3,650
Construction engineering (9%)				\$4,700
Total Sanitary Sewer Construction				\$65,750
WATER CONSTRUCTION				
Water main construction (8" I.D.)	490	L.F.	\$40	\$19,600
Fire hydrant assembly (complete)	1	Ea.	\$4,000	\$4,000
Water service (residential lots - 1" I.D.)	6	Ea.	\$2,000	\$12,000
Trucked-in trench backfill	550	Ton	\$8	\$4,400
Rock excavation & removal	50	C.Y.	\$75	\$3,750
Misc. mainline fittings (cross, tee, reducer, bends, etc.)	4	Ea.	\$500	\$2,000
Water main valve & road box (6" I.D.)	0	Ea.	\$1,200	\$0
Water main valve & road box (8" I.D.)	2	Ea.	\$1,500	\$3,000
Subtotal Water Construction				\$48,750
Contingency (10%)				\$4,880
Design engineering (7%)				\$3,410
Construction engineering (9%)				\$4,390
Total Water Construction				\$61,430
STORM SEWER CONSTRUCTION				
Street inlet w/casting	4	Ea.	\$1,500	\$6,000
Storm manhole w/casting	1	Ea.	\$2,500	\$2,500
Storm sewer pipe (12" RCP)	70	L.F.	\$30	\$2,100
Storm sewer pipe (15" RCP)	120	L.F.	\$35	\$4,200
Storm sewer pipe (18" RCP)	0	L.F.	\$40	\$0
Storm sewer pipe (24" RCP)	0	L.F.	\$45	\$0
Trucked-in trench backfill	140	Ton	\$8	\$1,120
Subtotal Storm Sewer Construction				\$15,920
Contingency (10%)				\$1,590
Design engineering (7%)				\$1,110
Construction engineering (9%)				\$1,430
Total Storm Sewer Construction				\$20,050

ITEM	EST. QNTY.	UNITS	UNIT PRICE	TOTAL
STREET CONSTRUCTION				
Mobilization/Bonds/Insurance	1	L.S.	\$10,000	\$10,000
Traffic & Erosion Control	1	L.S.	\$5,000	\$5,000
Unclassified excavation & removals	1	L.S.	\$50,000	\$50,000
Over-excavation and sub-base repair with breaker run	800	Ton	\$15	\$12,000
Stabilization fabric for sub-base repair	2810	S.Y.	\$2	\$5,620
Crushed breaker run base course (8" thick)	2350	S.Y.	\$6	\$14,100
Crushed aggregate base course (4" thick)	2350	S.Y.	\$3	\$7,050
Asphaltic binder pavement (2-1/2" thick)	2350	S.Y.	\$9	\$21,150
Asphaltic surface pavement (1-3/4" thick)	2350	S.Y.	\$8	\$18,800
Concrete curb & gutter (30" wide)	1180	L.F.	\$10	\$11,800
Concrete sidewalk (4' wide)	4700	S.F.	\$4	\$18,800
Intersection ramp (w/warning field)	4	Ea.	\$600	\$2,400
Restoration and clean-up (Lot Areas)	2	AC.	\$6,000	\$12,000
Restoration and clean-up (R/W Areas)	1100	S.Y.	\$5	\$5,500
Subtotal Street Construction				\$194,220
Contingency (10%)				\$19,420
Design engineering (7%)				\$13,600
Construction engineering (9%)				\$17,480
Total Street Construction				\$244,720

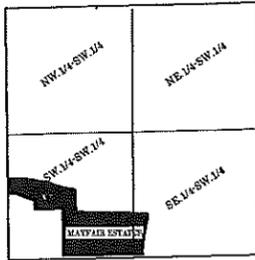
ESTIMATE OF PROBABLE CONSTRUCTION COST**ROAD "A" - Between Taft & Fraser Lane**

Estimated Length (feet) = 620

Estimated Width (feet) = 36

ITEM	EST. QNTY.	UNITS	UNIT PRICE	TOTAL
SANITARY SEWER CONSTRUCTION				
PVC sanitary sewer reconstruction (8" I.D.)	550	L.F.	\$40	\$22,000
Sanitary manhole (4' I.D.)	2	Ea.	\$3,000	\$6,000
Sanitary service lateral reconstruction (6" I.D.)	11	Ea.	\$2,000	\$22,000
Rock excavation & removal	200	C.Y.	\$75	\$15,000
Trucked-in trench backfill	1030	Ton	\$8	\$8,240
Subtotal Sanitary Sewer Construction				\$73,240
Contingency (10%)				\$7,320
Design engineering (7%)				\$5,130
Construction engineering (9%)				\$6,590
Total Sanitary Sewer Construction				\$92,280
WATER CONSTRUCTION				
Water main construction (8" I.D.)	660	L.F.	\$40	\$26,400
Fire hydrant assembly (complete)	2	Ea.	\$4,000	\$8,000
Water service (residential lots - 1" I.D.)	11	Ea.	\$2,000	\$22,000
Trucked-in trench backfill	740	Ton	\$8	\$5,920
Rock excavation & removal	100	C.Y.	\$75	\$7,500
Misc. mainline fittings (cross, tee, reducer, bends, etc.)	4	Ea.	\$500	\$2,000
Water main valve & road box (6" I.D.)	2	Ea.	\$1,200	\$2,400
Water main valve & road box (8" I.D.)	2	Ea.	\$1,500	\$3,000
Subtotal Water Construction				\$77,220
Contingency (10%)				\$7,720
Design engineering (7%)				\$5,410
Construction engineering (9%)				\$6,950
Total Water Construction				\$97,300
STORM SEWER CONSTRUCTION				
Street inlet w/casting	4	Ea.	\$1,500	\$6,000
Storm manhole w/casting	2	Ea.	\$2,500	\$5,000
Storm sewer pipe (12" RCP)	70	L.F.	\$30	\$2,100
Storm sewer pipe (15" RCP)	0	L.F.	\$35	\$0
Storm sewer pipe (18" RCP)	560	L.F.	\$40	\$22,400
Storm sewer pipe (24" RCP)	80	L.F.	\$45	\$3,600
Trucked-in trench backfill	530	Ton	\$8	\$4,240
Subtotal Storm Sewer Construction				\$43,340
Contingency (10%)				\$4,330
Design engineering (7%)				\$3,030
Construction engineering (9%)				\$3,900
Total Storm Sewer Construction				\$54,600

ITEM	EST. QNTY.	UNITS	UNIT PRICE	TOTAL
STREET CONSTRUCTION				
Mobilization/Bonds/Insurance	1	L.S.	\$10,000	\$10,000
Traffic & Erosion Control	1	L.S.	\$5,000	\$5,000
Unclassified excavation & removals	1	L.S.	\$100,000	\$100,000
Over-excavation and sub-base repair with breaker run	1000	Ton	\$15	\$15,000
Stabilization fabric for sub-base repair	3550	S.Y.	\$2	\$7,100
Crushed breaker run base course (8" thick)	2980	S.Y.	\$6	\$17,880
Crushed aggregate base course (4" thick)	2980	S.Y.	\$3	\$8,940
Asphaltic binder pavement (2-1/2" thick)	2980	S.Y.	\$9	\$26,820
Asphaltic surface pavement (1-3/4" thick)	2980	S.Y.	\$8	\$23,840
Concrete curb & gutter (30" wide)	1490	L.F.	\$10	\$14,900
Concrete sidewalk (4' wide)	5950	S.F.	\$4	\$23,800
Intersection ramp (w/warning field)	0	Ea.	\$600	\$0
Restoration and clean-up (Lot Areas)	6	AC.	\$6,000	\$36,000
Restoration and clean-up (R/W Areas)	1400	S.Y.	\$5	\$7,000
Subtotal Street Construction				\$296,280
Contingency (10%)				\$29,630
Design engineering (7%)				\$20,740
Construction engineering (9%)				\$26,670
Total Street Construction				\$373,320

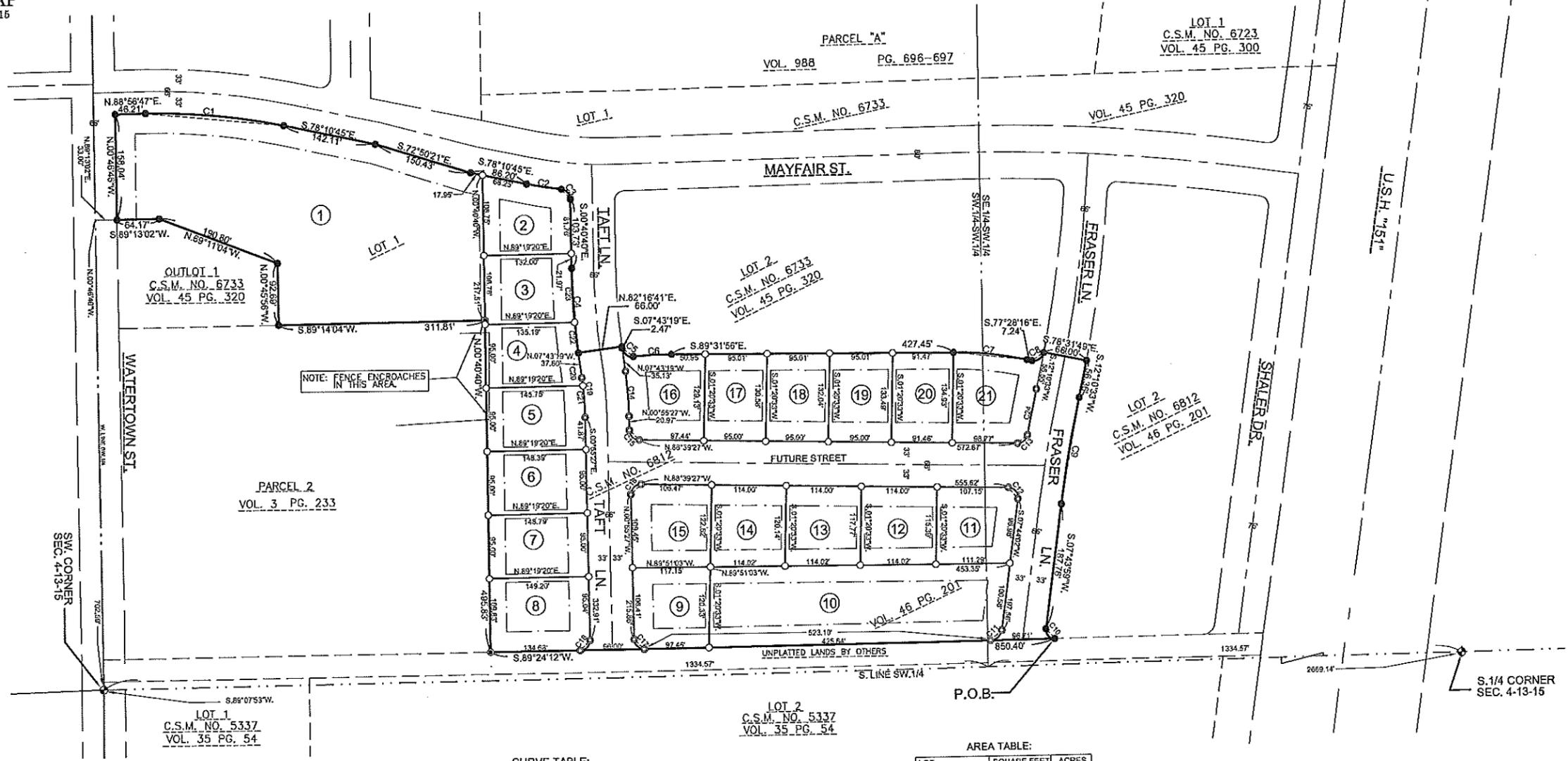


LOCATION MAP
SW 1/4, SECTION 4-13-15
SCALE: 1" = 100'

PRELIMINARY PLAT FOR

MAYFAIR ESTATES

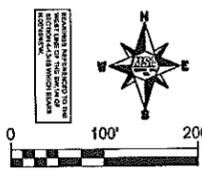
LANDS BEING LOT 1 OF CERTIFIED SURVEY MAP NO. 6812 AS RECORDED IN VOLUME 46 OF CERTIFIED SURVEYS ON PAGES 201-204 IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE AND BEING PART OF THE SW.1/4 OF THE SW.1/4 AND PART OF THE SE.1/4 OF THE SW.1/4 OF SECTION 4, T.13N., R.15E., CITY OF WAUPUN, DODGE COUNTY, WISCONSIN.



SETBACK REQUIREMENTS
(AS PER CURRENT ZONING CODE)

LOTS 2 - 22	LOT 1
FRONT = 30'	40'
REAR = 25'	20'
SIDE = 6'	20'

ZONING:
LOT 1 = B · 4 / INTERCHANGE
BUSINESS DISTRICT
LOTS 2-22 = R-1



LEGEND

- FD, R.C.A.M.
- FD, 1" IRON PIPE
- SET 2-1/4" (O.D.) BY 18" IRON ROD-3.65 LBS./FT.
- SET 3/4" (O.D.) BY 18" IRON ROD-1.50 LBS./FT.

CURVE TABLE:

Curve	Delta Angle	Chord Bearing	Radius	Arc Length	Chord Length	Tangent Bearings
C1	12°52'28"	S 84°35'59" E	934.00	209.87	209.43	N.88°56'47"E. - S.78°10'45"E.
C2	05°14'31"	S 80°48'00" E	580.00	53.05	53.05	S.78°10'45"E. - S.83°19'23"E.
C3	62°44'36"	S 42°02'58" E	15.00	21.66	19.83	S.83°19'23"E. - S.00°40'40"E.
C4	07°02'39"	S 04°11'59" E	1033.00	127.00	126.92	S.00°40'40"E. - N.07°43'19"W.
C5	88°02'35"	S 51°44'36" E	15.00	23.05	20.85	S.07°43'19"E. - N.84°20'00"E.
C6	09°13'58"	N 87°21'05" E	533.00	57.98	57.85	N.84°20'00"E. - S.89°31'56"E.
C7	12°03'40"	S 83°30'06" E	533.00	112.20	111.99	S.89°31'56"E. - S.77°28'16"E.
C8	91°03'33"	N 56°59'57" E	15.00	23.84	21.41	S.77°28'16"E. - N.11°33'52"E.
C9	04°40'48"	S 10°11'20" W	1967.00	160.66	160.62	S.12°10'33"W. - S.07°43'59"W.
C10	98°19'48"	S 41°25'55" E	12.98	22.25	19.62	S.07°43'59"W. - S.89°24'12"W.
C11	81°40'10"	N 48°34'07" E	17.36	24.74	22.70	S.07°43'59"W. - N.88°39'27"E.
C12	96°30'23"	N 40°24'15" W	15.00	25.27	22.38	N.07°43'59"E. - N.88°39'27"E.
C13	80°17'48"	N 51°11'40" E	15.00	21.02	19.34	S.01°20'33"W. - S.88°39'27"E.
C14	06°47'52"	S 04°19'23" E	588.00	67.15	67.11	S.07°43'19"E. - S.00°55'27"E.
C15	87°44'00"	S 44°47'27" E	15.00	22.97	20.79	S.00°55'27"E. - N.88°39'27"W.
C16	92°16'00"	S 45°12'33" W	15.00	24.16	21.63	N.88°39'27"W. - S.00°55'27"E.
C17	89°40'22"	S 45°45'38" E	15.00	23.48	21.15	S.00°55'27"E. - S.69°24'12"W.
C18	90°19'38"	S 44°14'22" W	14.91	23.51	21.15	S.00°55'27"E. - S.69°24'12"W.
C19	06°47'52"	N 04°19'23" W	500.00	59.33	59.30	N.00°55'27"W. - N.07°43'19"W.
C20	01°23'15"	N 07°01'41" W	500.00	12.11	12.11	
C21	05°24'37"	N 03°37'45" W	500.00	47.21	47.19	
C22	02°32'42"	S 06°26'58" E	1033.00	45.88	45.88	
C23	04°29'57"	N 02°55'38" W	1033.00	81.11	81.09	
C24	01°57'59"	N 11°32'24" E	2033.00	69.77	69.77	S.12°10'33"W. - N.07°43'59"E.

AREA TABLE:

LOT	SQUARE FEET	ACRES
1	125,147±	2.873±
2	14,025±	0.322±
3	13,691±	0.314±
4	13,317±	0.306±
5	14,042±	0.322±
6	14,116±	0.324±
7	14,153±	0.325±
8	16,300±	0.376±
9	13,842±	0.318±
10	52,418±	1.204±
11	13,363±	0.307±
12	13,289±	0.305±
13	13,591±	0.311±
14	13,831±	0.318±
15	14,749±	0.339±
16	14,778±	0.339±
17	12,336±	0.283±
18	12,474±	0.286±
19	12,612±	0.290±
20	12,271±	0.282±
21	16,042±	0.368±
TOTAL LOT AREA	440,427±	10.112±
AREA OF DEDICATION	97,390±	2.234±
TOTAL AREA	537,817±	12.346±

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

MSA PROFESSIONAL SERVICES
TRANSPORTATION • MUNICIPAL DEVELOPMENT • ENVIRONMENTAL
201 Corporate Drive, Suite 200, Waupun, WI 53190
920-487-4242 • 920-487-8333 • Fax: 920-487-4250
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SHEET 1 OF 2
PROJECT NO.: R.00212049.0

PRELIMINARY PLAT FOR
MAYFAIR ESTATES

LANDS BEING LOT 1 OF CERTIFIED SURVEY MAP NO. 6812 AS RECORDED IN VOLUME 46 OF CERTIFIED SURVEYS ON PAGES 201-204 IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE AND BEING PART OF THE SW.1/4 OF THE SW.1/4 AND PART OF THE SE.1/4 OF THE SW.1/4 OF SECTION 4, T.13N., R.15E., CITY OF WAUPUN, DODGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Michael J. Laue, Registered Land Surveyor of the State of Wisconsin do hereby certify that by order of the City of Waupun (owner), I have made a resurvey of Lot 1 of Certified Survey Map No. 6812 as recorded in Volume 46 of Certified Surveys on Pages 201-204 in the Dodge County Register of Deeds Office and being part of the SW.1/4 of the SW.1/4 and part of the SE.1/4 of the SW.1/4 of Section 4, T.13N., R.15E., City of Waupun, Dodge County, Wisconsin and being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 1 (C.S.M. No. 6812); thence S.89°24'12"W., 850.40 feet along a Southerly line of said Lot 1 (C.S.M. No. 6812) to a Southwesterly corner of said Lot 1 (C.S.M. No. 6812) and the Southeast corner of Parcel 2 as recorded in Volume 3 on Page 233; thence N.00°40'40"W., 495.83 feet along a Westerly line of said Lot 1 (C.S.M. No. 6812) and the East line of said Parcel 2; thence S.89°14'04"W., 311.81 feet along a Southerly line of said Lot 1 (C.S.M. No. 6812) and the North line of said Parcel 2 to the Southeast corner of Outlot 1 (C.S.M. No. 6733); thence N.00°45'56"W., 92.69 feet along the East line of said Outlot 1 (C.S.M. No. 6733); thence N.69°11'04"W., 190.80 feet along a Northerly line of said Outlot 1 (C.S.M. No. 6733); thence S.89°13'02"W., 64.17 feet along the North line of said Outlot 1 (C.S.M. No. 6733) to the Easterly right-of-way line of Watertown Street; thence N.00°46'46"W., 158.04 feet along said right-of-way line to the Southerly right-of-way line of Mayfair Street; thence N.88°56'47"E., 46.21 feet along said right-of-way line to the beginning of a curve; thence Southeasterly 209.87 feet along the arc of a curve to the right, having a radius of 934.00 feet with a chord which bears S.84°36'59"E., 209.43 feet and through a central angle of 12°52'28"; thence continuing along said right-of-way line S.78°10'45"E., 142.11 feet; thence S.72°50'21"E., 150.43 feet; thence S.78°10'45"E., 86.20 feet to the beginning of a curve; thence Southeasterly 53.06 feet along the arc of a curve to the left, having a radius of 580.00 feet with a chord which bears S.80°48'00"E., 53.05 feet and through a central angle of 05°14'31" along said right-of-way line to the beginning of a curve; thence Southeasterly 21.66 feet along the arc of a curve to the right, having a radius 15.00 feet with a chord which bears S.42°02'58"E., 19.83 feet and through a central angle of 82°44'36" to the Westerly right-of-way line of Taft Lane; thence S.00°40'40"E., 103.73 feet along said right-of-way line to the beginning of a curve; thence Southeasterly 127.00 feet along the arc of a curve to the left, having a radius of 1033.00 feet with a chord which bears S.04°11'59"E., 126.92 feet and through a central angle of 07°02'39"; thence N.82°16'41"E., 66.00 feet to the Easterly right-of-way line of Taft Lane and the West line of Lot 2 (C.S.M. No. 6733); thence S.07°43'19"E., 2.47 feet along said West line to the beginning of a curve; thence Southeasterly 23.05 feet along the arc of a curve to the left, having a radius of 15.00 feet with a chord which bears S.51°44'36"E., 20.85 feet and through a central angle of 88°02'35" to the beginning of a curve; thence Northeasterly 57.98 feet along the arc of a curve to the right, having a radius of 533.00 feet with a chord which bears N.87°21'05"E., 57.95 feet and through a central angle of 06°13'58" along the South line of said Lot 2 (C.S.M. No. 6733); thence continuing along said South line S.89°31'56"E., 427.45 feet to the beginning of a curve; thence Southeasterly 112.20 feet along the arc of a curve to the right, having a radius of 533.00 feet with a chord which bears S.83°30'06"E., 111.99 feet and through a central angle of 12°03'40"; thence continuing along the South line of said Lot 2 (C.S.M. No. 6733) S.77°28'16"E., 7.24 feet to the beginning of a curve; thence Northeasterly 23.84 feet along the arc of a curve to the left, having a radius of 15.00 feet with a chord which bears N.56°59'57"E., 21.41 feet and through a central angle of 91°03'33" to the Westerly right-of-way line of Fraser Lane; thence S.78°31'49"E., 66.00 feet to the Easterly right-of-way line of said Fraser Lane; thence S.12°10'33"W., 56.36 feet to the beginning of a curve; thence Southwesterly 160.66 feet along the arc of a curve to the left, having a radius of 1,967.00 feet with a chord which bears S.10°11'20"W., 160.62 feet and through a central angle of 04°40'48"; thence S.07°43'59"W., 187.76 feet to the beginning of a curve; thence Southeasterly 22.25 feet along the arc of a curve to the left, having a radius of 12.96 feet with a chord which bears S.41°25'55"E., 19.62 feet and through a central angle of 96°19'48" to the POINT OF BEGINNING.

Said parcel contains 537,817 sq. ft. / 12.346 acres more or less, and dedicating for street purposes 97,390 sq. ft. / 2.234 acres more or less.

Bearings referenced to the West line of the SW.1/4 of Section 4-13-15 which bears S.00°46'46"W.

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 Control Ordinance in surveying and mapping the same to the best of my knowledge and belief.

Michael J. Laue, S-1435

Dated: _____ day of _____, 2014

CITY COUNCIL RESOLUTION:

Resolved, that Mayfair Estates, in the City of Waupun, Dodge County Wisconsin, City of Waupun, owner, is hereby approved by the City Council.

Jodi Steger, Mayor _____ Date _____

I hereby certify that the foregoing is a true copy of a resolution duly adopted by the City Council of the City of Waupun, Dodge County, Wisconsin,

on the _____ day of _____,

Angela Hull, City Clerk _____

- OWNER'S CERTIFICATE OF DEDICATION -

As Owner(s), I (we) hereby certify that I (we) caused the land described on this PLAT to be surveyed, mapped and dedicated as represented on this PLAT. I (we) also certify that this PLAT is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- (1) Department of Administration - Plat Review
- (2) City of Waupun, Dodge County, Wisconsin
- (3) Dodge County Planning & Development Department

WITNESS the hand and seal of said owners this _____ day of _____, 20____, in the presence of:

OWNER(S) _____
City of Waupun Mayor/ Jodi Steger

City of Waupun Clerk/ Angie Hull

STATE OF WISCONSIN)
DODGE COUNTY) SS

Personally came before me this _____ day of _____, 20____, the above named, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

My commission expires by: _____
Notary Public

- PLAN COMMISSION CERTIFICATE -

STATE OF WISCONSIN)
DODGE COUNTY) SS

Approved this _____ day of _____, 20____.

City of Waupun Plan Commission

Chairman

- CERTIFICATE OF TREASURERS -

STATE OF WISCONSIN)
DODGE COUNTY) SS

We, _____, duly appointed, qualified and acting City Treasurer of the City of Waupun, and _____, the duly elected, qualified and acting Treasurer of County of Dodge, do hereby certify that in accordance with the records in our respective offices there are no unpaid taxes, unpaid special assessments, or unredeemed tax sales as of _____, 20____ on any of the land included in this plat.

Date _____ City Treasurer

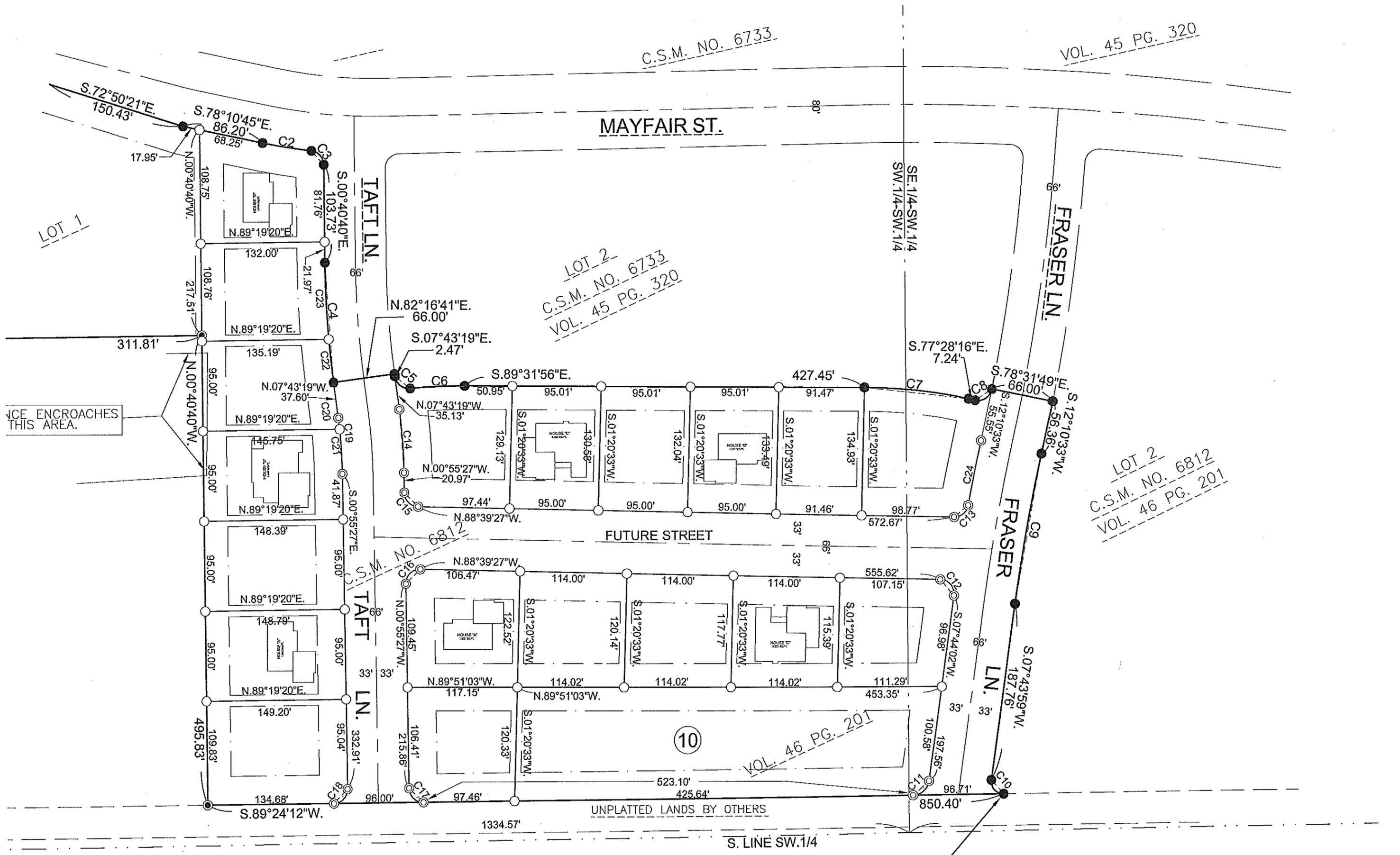
Date _____ County Treasurer

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20____
Department of Administration 

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C.S.M. NO. 6733

VOL. 45 PG. 320



LOT 2
C.S.M. NO. 6733
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LOT 2
C.S.M. NO. 6812
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LOT 2
C.S.M. NO. 5337

AREA TABLE:

LOT	SQUARE FEET	ACRES
1	125,147±	2.873±
2	14,025±	0.322±
3	13,681±	0.314±
4	13,317±	0.306±
5	14,042±	0.322±
6	14,116±	0.324±
7	14,153±	0.325±
8	16,380±	0.376±
9	13,842±	0.318±
10	52,418±	1.204±
11	13,363±	0.307±
12	13,289±	0.305±
13	13,561±	0.311±
14	13,831±	0.318±
15	14,749±	0.339±
16	14,778±	0.339±
17	12,336±	0.283±
18	12,474±	0.286±
19	12,612±	0.290±
20	12,271±	0.282±
21	16,042±	0.368±
TOTAL LOT AREA	440,427±	10.112±
AREA OF DEDICATION	97,390±	2.234±
TOTAL AREA	537,817±	12.346±