



# City of Waupun

201 E. Main Street

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*Wild Goose Center of Wisconsin*

June 17, 2013

TO: Plan Commission Members  
FROM: Mayor Jodi Steger  
SUBJECT: Special Plan Commission meeting scheduled for Tuesday, June 18, 2013 at 4:45 p.m. in the Council Chambers, City Hall, Waupun.

## AGENDA

1. Call to Order
2. Roll Call
3. Approve minutes of the May 15, 2013 meeting.
4. Discuss/Approve CSM for City owned property on the corner of Shaler Dr. and Wilcox St.
5. Adjournment

Cc: Common Council  
Mary Kay Vogel  
City Attorney & Department Managers  
Fond du Lac Reporter, WMRH, Neighbors

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 MAY 15, 2013 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: Jodi Steger, Fred Lueck, Scott Aylesworth, Richard Flynn, Nancy Vanderkin, and Elton TerBeest  
Staff Present: Mary Kay Vogel and Kyle Clark
3. Chairman Steger called for the approval of the minutes of the April 17, 2013 meeting. Motion by Vanderkin, seconded by Aylesworth to approve the minutes of the April 17, 2013 meeting. Motion carried, minutes approved, unanimously.
4. Public Hearing - Application for a Conditional Use Permit for the Waupun Historical Society at 520 McKinley St.

Chairman Steger read the call of the hearing and it's purpose.

Jim Laird, head of the Historical Society and Frank Mesa with the VFW appeared and discussed the VFW's proposal to occupy one class room and access shared facilities for their regularly scheduled and specially convened meetings, each of which will not exceed 50 persons in exchange for a nominal donation to the Waupun Historical Society to be determined by the governing members of the VFW post. An interior floor plan of the old school noted the location of the meeting room to be used by the FVW. Mr. Laird vented his concerns with the City holding up their progress and requiring zoning permits and State approved plans for their interior remodeling project and handicapped bathrooms, and etc. He noted they are getting close to suing the city.

Chairman Steger indicated the Historical Society still has not submitted the required site and interior floor plans or State approved plans and the City should not be approving any use in the structure until the plans are approved by the City and the State. Mr. Laird noted the building is only being used for storage at this time. They hope one of the rooms will be a military room. Mr. Flynn indicated there needs to be a state approved plan for sprinklers and handicapped bathrooms. Mr. Mesa noted the architect will know the codes for the structure. They also noted they may need a Class B license. The VFW would also like to have old and new military exhibits. Ema Bos, a neighbor of Mr. Laird appeared and indicated she was opposed to having parties, weddings, etc. on the property and doesn't want drinking around her house or lots of traffic.

No further facts were presented for or against the proposed Conditional Use Permit so Chairman Steger declared the hearing closed.

Motion by Steger, seconded by TerBeest to allow the Bently-Hull Post #6709 of the Veterans of Foreign Wars (VFW) to occupy one classroom and access shared facilities for their regularly scheduled and specially convened meetings, each of which shall not exceed 50 persons in the Waupun Historical Society structure at 520 McKinley St. in accordance with the submitted former school floor plan on the condition that no further use of the structure will be allowed by the City until all necessary site and interior floor plans and State approved plans are submitted and approved by the City and State.

Lueck noted that he must abstain from voting as his uncle, Jerold Hull is the Hull in the Posts name and he does not want to appear prejudicial on his vote.

Vote: TerBeest, Vanderkin, Flynn, Aylesworth, Steger – “AYE”

Lueck – Abstain

Motion carried 5/0/1.

5. Discuss/approve street names for the street extensions off of Mayfair St. and street extensions off of Jefferson St.

Richard Flynn noted that he had been asked twice by the Utilities about new street names for the two stub streets off of Mayfair St., and a new street off of E. Jefferson St., west of Shaler Dr., by Meadowview School. A list of several names for the street off of E. Jefferson was discussed and Washington St. was suggested for the new street. Lueck noted his concern of using Washington St or Ave. He believes that originally, Main St. was platted as Washington St. He remembers Staehling Bros. printing using Washington Street on all of their stationary, bills, etc. To have two Washington Streets or a Washington Ave in the City may be confusing to the fire department, EMS or Utilities in an emergency. Bell Street was suggested as there would be a Taco Bell on the East side of the street and a school bell at Meadowview School to the east. Fraser was suggested for the name of the stub street East of the apartments, and Taft for the stub street West of the new apartments off of Mayfair St.

Motion by Flynn, seconded by Vanderkin to recommend to the Council that the new street off of E. Jefferson St. be named Washington Ave. and the stub street off of Mayfair St. and east of the eastern apartment, be named as Fraser Lane and the stub street off of Mayfair St. and west of the western most apartment building be named Taft Lane. Motion carried, unanimously.

Motion by Vanderkin, seconded by Lueck to adjourn the meeting. Motion carried, meeting adjourned at 5:35 p.m.

Fred Lueck  
Secretary

PROJECT # R.00212044.0	SCALE: 1" = 200'	FILE # 00212044.CSM
FIELD BOOK # 3210	DRAWN BY D.L. LEISTEKOW	SHEET # 1 OF 3
PAGES # 88-89	CHECKED BY M. J. LAUE	SIDE #



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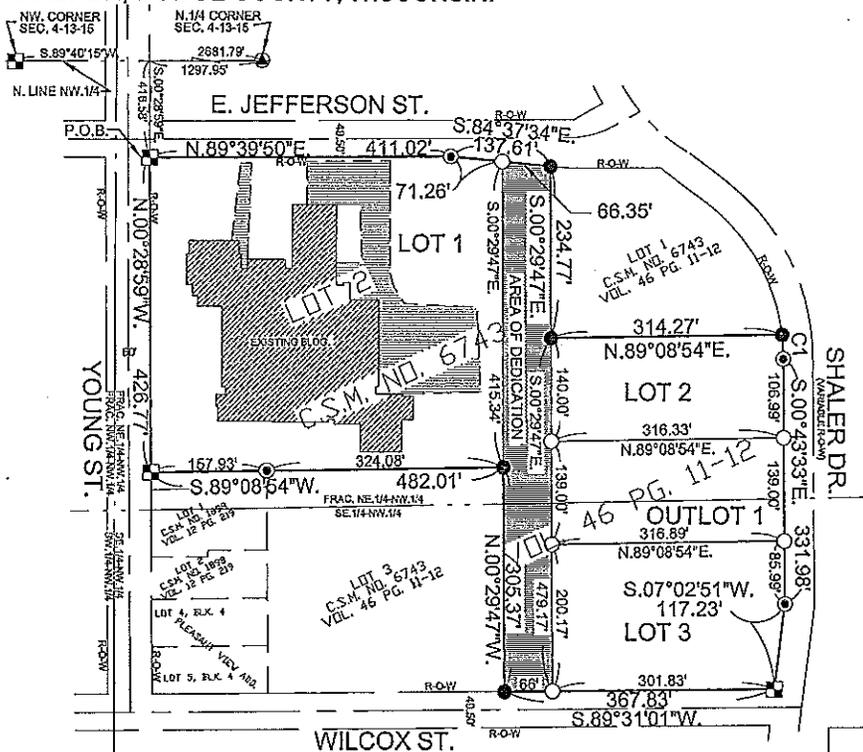
SURVEYOR:  
MICHAEL J. LAUE  
MSA PROFESSIONAL SERVICES, INC.  
201 CORPORATE DRIVE  
BEAVER DAM, WI 53916  
(820) 887-4242

CLIENT:  
CITY OF WAUPUN  
201 E. MAIN STREET  
WAUPUN, WI 63963

\*REGISTRAR'S SEAL\*

DODGE COUNTY CERTIFIED SURVEY MAP #

A RESURVEY OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6743 AS RECORDED IN VOLUME 46 OF CERTIFIED SURVEYS ON PAGES 11-12 IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE AND BEING PART OF THE FRACTIONAL NE.1/4 OF THE NW.1/4 AND PART OF THE SE.1/4 OF THE NW.1/4 OF SECTION 4, T.13N., R.15E., CITY OF WAUPUN, DODGE COUNTY, WISCONSIN.



CURVE DATA

NUMBER	DELTA	CH BR	IR	ARC	CH
C1	07°05'41"	S 03°19'42" E	267.00	33.06	33.04

LEGEND

- ◆ FD. B.C.A.M.
- FD. 1" IRON PIPE
- ⊠ FD. CHISELED CROSS
- SET 3/4" (O.D.) BY 18" IRON ROD-1.68 LBS./FT.
- ⊙ FD. "MAG" NAIL W/DODGE CO. SHINER
- ⊙ FD. 3/4" IRON ROD

AREA:

LOT 1 AREA: 204,386± SQ.FT.  
4.893± ACRES  
LOT 2 AREA: 44,234± SQ.FT.  
1.015± ACRES  
LOT 3 AREA: 62,913± SQ.FT.  
1.444± ACRES  
OUTLOT 1 AREA: 44,008± SQ.FT.  
1.010± ACRES  
AREA OF DEDICATION: 47,344± SQ.FT.  
1.087± ACRES  
TOTAL AREA: 402,885± SQ.FT.  
9.249± ACRES

\*SURVEYOR'S SEAL\*



BEARINGS REFERENCED TO THE N WHICH INDICATE SURETY OF THE N



SAID PARCEL SUBJECT TO ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.



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PROJECT NO.	R.00212044.0
DRAWN BY	D. L. LEISTEKOW
CHECKED BY	M. J. LAUE
FILE:	R.00212044.CSM
SHEET NO.	2 OF 3
FIELD BOOK NO.	3210 PAGES: 88-89

DODGE COUNTY CERTIFIED SURVEY MAP #

**SURVEYOR'S CERTIFICATE:**

I, Michael J. Laue, Registered Land Surveyor of the State of Wisconsin do hereby certify that by the order of the City of Waupun (owner), I have made a resurvey of Lot 2 of Certified Survey Map No. 6743 as recorded in Volume 46 of Certified Surveys on Pages 11-12 in the Dodge County Register of Deeds Office and being part of the Fractional NE.1/4 of the NW.1/4 and part of the SE.1/4 of the NW.1/4 of Section 4, T.13N., R.15E., City of Waupun, Dodge County, Wisconsin and being more particularly described as follows:

**COMMENCING** at the N.1/4 corner of said Section 4; thence S.89°40'15"W., 1,297.95 feet along the North line of said NW.1/4; thence S.00°28'59"E., 416.58 feet to the Northwest corner of Lot 2 of Certified Survey Map No. 6743, the Southerly right-of-way line of East Jefferson Street and the **POINT OF BEGINNING**; thence N.89°39'50"E., 411.02 feet along the North line of said Lot 2 (C.S.M. No. 6743) and said Southerly right-of-way line; thence S.84°37'34"E., 137.61 feet along the North line of said Lot 2 (C.S.M. No. 6743) and said right-of-way line to the Northwest corner of Lot 1 of Certified Survey Map No. 6743; thence S.00°29'47"E., 234.77 feet along the West line of said Lot (C.S.M. No. 6743) to the Southwest corner of said Lot 1 (C.S.M. No. 6743); thence N.89°08'54"E., 314.27 feet along the South line of said Lot 1 (C.S.M. No. 6743) to the Southeast corner of said Lot 1 (C.S.M. No. 6743) and a point on a curve on the Westerly right-of-way line of Shaler Drive; thence Southerly 33.06 feet along the arc of a curve to the right, having a radius of 267.00 feet and a chord which bears S.03°19'42"E., 33.04 feet and through a central angle of 07°05'41" along said right-of-way line; thence continuing along said right-of-way line S.00°43'33"E., 331.98 feet; thence S.07°02'51"W., 117.23 feet along said right-of-way line to the Northerly right-of-way line of Wilcox Street; thence S.89°31'01"W., 367.83 feet along said right-of-way line to the Southeast corner of Lot 3 of Certified Survey Map No. 6743; thence N.00°29'47"W., 305.37 feet along the East line of said Lot 3 (C.S.M. No. 6743) to the Northeast corner of said Lot 3 (C.S.M. No. 6743); thence S.89°08'54"W., 482.01 feet along the South line of said Lot 2 (C.S.M. No. 6743) to the Southwesterly corner of said Lot 2 (C.S.M. No. 6743) and the Easterly right-of-way line of Young Street; thence N.00°28'59"W., 426.77 feet along the West line of said Lot 2 (C.S.M. No. 6743) and said right-of-way line to the **POINT OF BEGINNING**.

Said parcel contains 402,885 sq.ft./ 9.249 acres more or less, and dedicating 47,344 sq.ft. / 1.087 acres for street purposes.

Bearings referenced to the North line of the NW.1/4 of Section 4-13-15 which bears S.89°40'15"W.

Approved by the City of Waupun this \_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



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.



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**PROFESSIONAL SERVICES**

PROJECT NO.	R.00212044.0
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CHECKED BY	M. J. LAUE
FILE:	R.00212044.CSM
SHEET NO.	3 OF 3
FIELD BOOK NO.	3210
PAGES:	88-89

**DODGE COUNTY CERTIFIED SURVEY MAP #**

**-OWNER'S CERTIFICATE OF DEDICATION-**

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

(1) City of Waupun

WITNESS the hand and seal of said owners this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_. In the presence of:

\_\_\_\_\_  
OWNER(S) \_\_\_\_\_  
City of Waupun Mayor/ Jodi Steger

\_\_\_\_\_  
City of Waupun Clerk/ Angie Hull

STATE OF WISCONSIN)  
SS  
DODGE COUNTY)

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

\_\_\_\_\_  
Notary Public My commission expires by: \_\_\_\_\_