

Ordinance 25-09
Annexation-City Owned Property- Phoenix
(Drafted by Angela J. Hull)

Document Number

Document Title

DOCUMENT#: **1363038**

Recorded: **08-29-2025 at 12:35 PM**
DODGE COUNTY , WISCONSIN
DENISE LEPPLE, REGISTER OF DEEDS
Fee Amount: **\$30.00** Pages: 8

Recording Area

Name and Return Address

Angela J. Hull, Clerk
City of Waupun
201 E Main St.
Waupun WI 53963

Parcel Identification Number (PIN)

ORD1976

RECEIVED

August 29, 2025

Municipal Boundary Review
Wisconsin Dept. of Admin.

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

CERTIFICATE

I, Angela J. Hull, DO HEREBY CERTIFY, THAT I AM THE DULY APPOINTED AND QUALIFIED City Clerk of the City of Waupun, a Wisconsin Municipal Corporation, located in Dodge and Fond du Lac Counties, Wisconsin.

I certify that the attached Ordinance #25-09 is a true and correct copy of the original Ordinance passed by the Common Council of the City of Waupun at a special meeting of said Council held on the 26th day of August 2025.

I further certify that the real estate annexed to the City of Waupun, Dodge County, by said Ordinance is not occupied and that its associated population is zero (0).

I further certify that the map attached hereto is a true and correct copy of a map attached to the petition for annexation filed with the City of Waupun, identifying the real estate annexed and indicating its location with respect to the corporate limits of the City of Waupun.


Dated at Waupun, Wisconsin, this 26th day of August 2025.



Angela J. Hull
City Clerk



Subscribed and sworn to before me this
26th day of August 2025



Jennifer Petersen, Notary Public

My commission expires 3/13/2026



ORDINANCE # 25-09

**AN ORDINANCE TO ANNEX REAL ESTATE LOCATED IN THE TOWN OF
CHESTER TO THE CITY OF WAUPUN, DODGE COUNTY, WISCONSIN**

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, Dodge County, Wisconsin, all in accordance with Wis. Stat. § 66.0223(1).

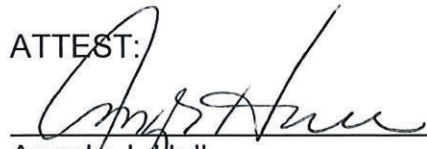
SECTION 2: The real estate described as Parcel A (PIN 010-1315-0433-003) on the attached Exhibit A shall be zoned within the R-2 Two-Family Residential District for zoning purposes until the zoning map may otherwise be amended. The real estate described as Parcel B (PIN 010-1315-0911-000) on the attached Exhibit A shall be zoned within the C Conservancy District for zoning purposes until the zoning map may otherwise be amended.

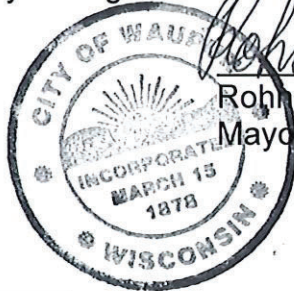
SECTION 3: The real estate shall be placed in Ward 15 of the First Aldermanic District of the City of Waupun, Dodge County, Wisconsin.

SECTION 4: The population in all areas to be annexed is currently zero.

Adopted and Effective this 26 day of August 2025.

ATTEST:


Angela J. Hull
Waupun City Clerk/Treasurer




Robin W. Bishop
Mayor

EXHIBIT A

ANNEXATION PROPERTY DESCRIPTION

PARCEL A

A SURVEY OF UNPLATTED LANDS IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 15 EAST, TOWN OF CHESTER, DODGE COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 1° 37' 25" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 4, 12.00 FEET; THENCE NORTH 88° 33' 00" EAST, ALONG A LINE, IF EXTENDED WOULD GO TO THE SOUTH 1/4 CORNER OF SAID SECTION 4, 33.07 FEET TO THE EAST RIGHT-OF-WAY LINE OF S.T.H. "26" AND BEING THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING ALONG SAID LINE, NORTH 88° 33' 00" EAST, AND BEING THE SOUTH LINE OF LANDS TO BE DESCRIBED, 1712.06 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S.H. "151", WAUPUN BELTLINE; THENCE NORTH 7° 17' 32" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 33.39 FEET; THENCE SOUTH 88° 33' 00" WEST, ALONG A LINE 33 FEET NORTH OF, AS MEASURED NORMAL TO AND PARALLEL WITH AFOREMENTIONED SOUTH LINE, 1716.85 FEET TO SAID EAST RIGHT-OF-WAY LINE OF S.T.H. "26"; THENCE SOUTH 0° 58' 25" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 33.00 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN QUIT CLAIM DEED RECORDED OCTOBER 25, 2012 AS DOCUMENT NO. 1187521.

Tax Parcel Number: 010-1315-0433-003

PARCEL B

A SURVEY OF UNPLATTED LANDS IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, THE NORTHEAST 1/4 OF SECTION 10, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, ALL IN TOWNSHIP 13 NORTH, RANGE 15 EAST, TOWN OF CHESTER, DODGE COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 4; THENCE NORTH 88° 32' 14" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 9, 2659.76 FEET TO THE NORTHWEST CORNER OF SAID SECTION 10; THENCE NORTH 89° 32' 10" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 10, 2842.48 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 3; THENCE NORTH 88° 53' 48" EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 3, 83.81 FEET TO THE POINT OF A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 925.35 FEET AND MEASURED ALONG A CHORD BEARING NORTH 70° 37' 19" EAST, 580.33 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF

FORMER RAILROAD LANDS, PRESENTLY OWNED BY THE STATE OF WISCONSIN (FORMERLY THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY); THENCE SOUTH 36° 41' 30" WEST, ALONG SAID RIGHT-OF-WAY LINE, 103.16 FEET TO A POINT BEING 33.00 FEET SOUTHEASTERLY OF, AS MEASURED NORMAL TO AND PARALLEL WITH AFOREMENTIONED CURVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 958.35 FEET AND BEING 33.00 FEET SOUTH AND SOUTHEASTERLY OF, AS MEASURED NORMAL TO AND PARALLEL WITH THE AFOREMENTIONED CURVE, AND BEING MEASURED ALONG A CHORD BEARING SOUTH 73° 35' 47" WEST, 505.76 FEET TO A POINT BEING 33.00 FEET SOUTH OF, AS MEASURED NORMAL TO SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 3; THENCE SOUTH 88° 53' 48" WEST, ALONG A LINE 33.00 FEET SOUTH OF, AS MEASURED NORMAL TO AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 3, 83.99 FEET; THENCE SOUTH 89° 32' 10" WEST, CONTINUING ALONG SAID LINE AND BEING ALSO 33.00 FEET SOUTH OF AS MEASURED NORMAL TO AND PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 10, 2842.20 FEET TO THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 9; THENCE SOUTH 88° 32' 14" WEST, ALONG A LINE 33.00 FEET SOUTH OF, AS MEASURED NORMAL TO AND PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 9, 2660.33 FEET TO THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 9; THENCE NORTH 78° 59' 17" WEST, TO A POINT LOCATED 150.00 FEET WESTERLY OF SAID SOUTH 1/4 CORNER, SECTION 4, AND ON A LINE RUNNING FROM THE SOUTH 1/4 CORNER OF SECTION 4, EXTENDED WESTERLY WILL INTERSECT THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 4, 12.00 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 4; THENCE SOUTH 88° 33' 00" WEST, ALONG SAID LINE, AND BEING HEREIN REFERENCED AS A SOUTH PROPERTY LINE, 520.84 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S.H. "151", WAUPUN BELTLINE; THENCE NORTH 7° 17' 32" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 33.39 FEET TO A POINT 33.00 FEET NORTH OF, AS MEASURED NORMAL TO AFOREMENTIONED SOUTH PROPERTY LINE; THENCE NORTH 88° 33' 00" EAST, ALONG A LINE BEING 33.00 FEET NORTH OF, AS MEASURED NORMAL TO AND PARALLEL WITH AFOREMENTIONED SOUTH PROPERTY LINE, 665.81 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 4; THENCE SOUTH 1° 21' 57" EAST, ALONG SAID NORTH-SOUTH 1/4 LINE, 33.00 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN QUIT CLAIM DEED RECORDED APRIL 16, 2003 AS DOCUMENT NO. 986415 AND AGAIN IN QUIT CLAIM DEED RECORDED JULY 9, 2003 AS DOCUMENT NO. 995817.

Tax Parcel Number: 010-1315-0911-000



ENGINEERING | ARCHITECTURE | SURVEYING
FUNDING | PLANNING | ENVIRONMENTAL
201 Corporate Drive, Beaver Dam WI 53916
(920) 887-4242 www.msa-ps.com
© MSA Professional Services, Inc.

PROJECT NO. 00212166

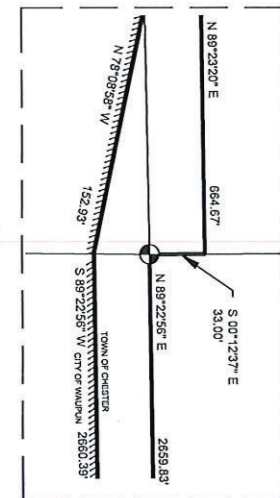
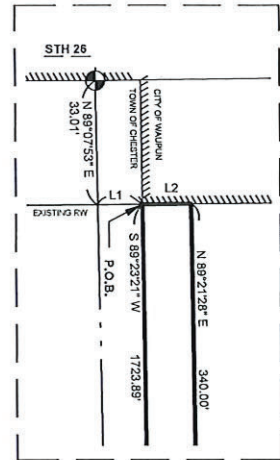
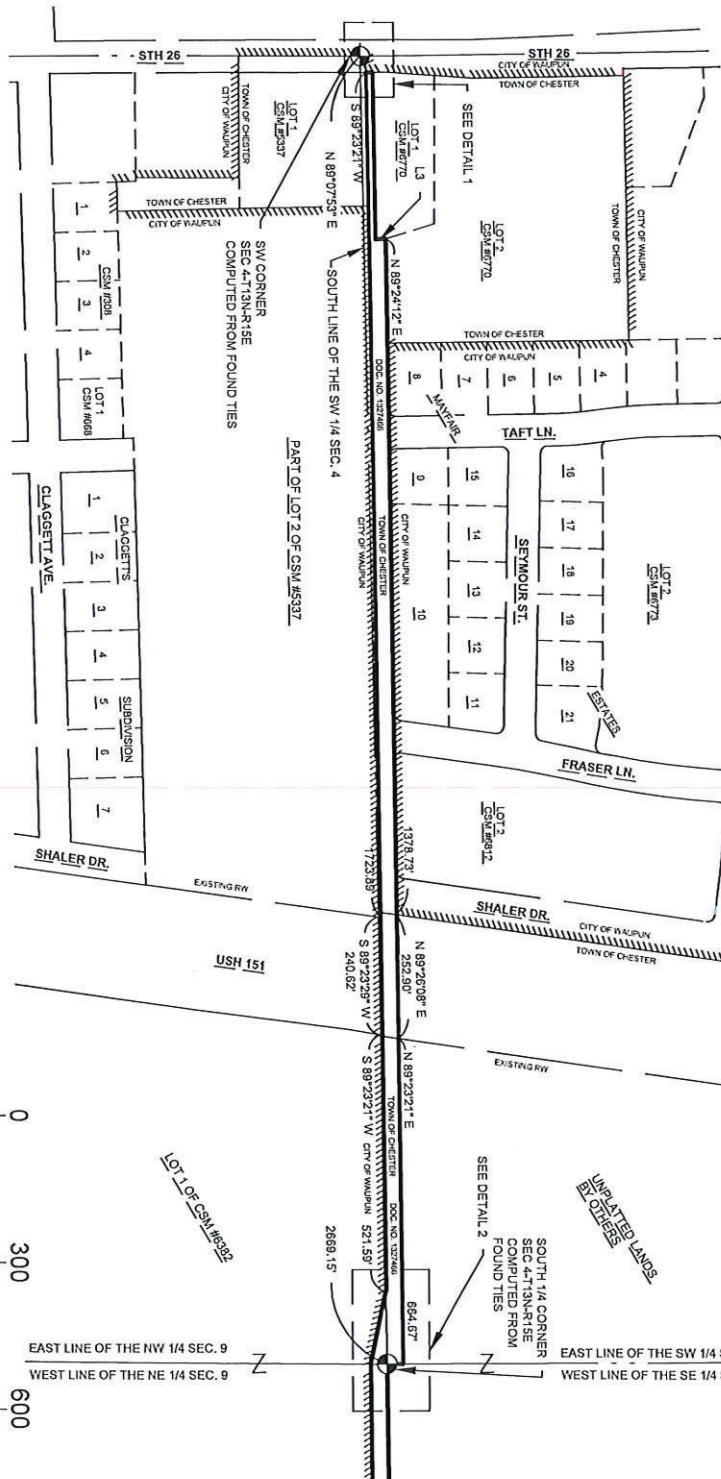
SURVEYOR B. BUCHDA

DRAWN BY: B. BUCHDA

FILE: WAUPUN PHOENIX ANNEXATION.DWG

SHEET NO. 1 OF 4

ANNEXATION MAP



#	BEARING	DISTANCE
L1	N 00°33'54" W	11.86'
L2	N 00°33'54" W	12.99'
L3	N 00°33'54" W	20.36'

BEARINGS ARE REFERENCED TO THE
TOWNSHIP AND RANGE CORNER
SOUTH LINE OF THE SW 1/4 OF SECTION 4
WHICH BEARS N 89°07'53\"/>

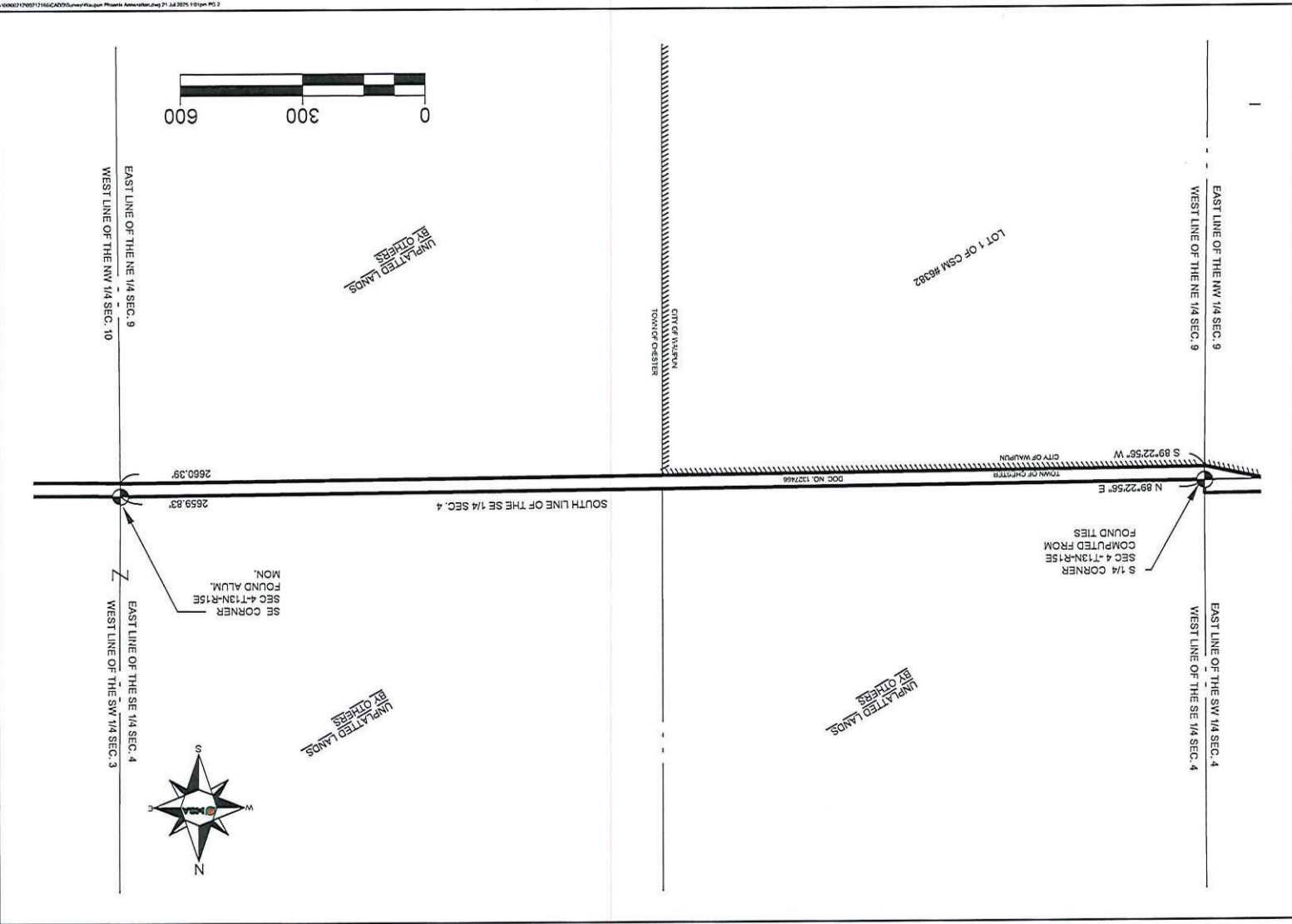




ENGINEERING | ARCHITECTURE | SURVEYING
FUNDING | PLANNING | ENVIRONMENTAL
201 Corporate Drive, Beaver Dam WI 53916
(920) 887-4242 www.msa-ps.com
© MSA Professional Services, Inc.

PROJECT NO.	00212166
SURVEYOR	B. BUCHDA
DRAWN BY:	B. BUCHDA
FILE:	WAUPUN PHOENIX ANNEXATION.DWG
SHEET NO.	2 OF 4

ANNEXATION MAP





ENGINEERING | ARCHITECTURE | SURVEYING
FUNDING | PLANNING | ENVIRONMENTAL
201 Corporate Drive, Beaver Dam WI 53916
(920) 887-4242 www.msa-ps.com
© MSA Professional Services, Inc.

PROJECT NO. 00212166
SURVEYOR B. BUCHDA
DRAWN BY: B. BUCHDA
FILE: WAUPUN PHOENIX ANNEXATION.DWG
SHEET NO. 3 OF 4

ANNEXATION MAP

