



*"In the Spirit of Town Government"*

**TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WI  
NOTICE OF PLAN COMMISSION MEETING  
JANUARY 11, 2021 AT 7:00 P.M.  
BUCHANAN TOWN HALL, N178 COUNTY RD N, APPLETON, WI 54915**

**AGENDA**

**1) CALL MEETING TO ORDER**

**2) PLEDGE OF ALLEGIANCE**

**3) ROLL CALL & VERIFY PUBLIC NOTICE**

**4) PUBLIC FORUM**

*Members of the public are welcome to address the Plan Commission. Individuals wishing to speak on any agenda item must sign in prior to the start of the meeting and may speak during the Public Comment Forum. The Public Comment Forum allows any member of the public to make their comments prior to the Plan Commission discussion or action on an agenda related matter. Commentators must state name and address for the record. Individual comments are limited to no more than five minutes each. Once the public comment forum ends there will be no additional discussion from the audience. The Plan Commission may suspend this rule if deemed necessary.*

**5) MINUTES TO APPROVE**

- a) December 14, 2020 Plan Commission Minutes

**6) PUBLIC HEARINGS: NONE**

- a) Application for Rezoning (#2021-01): Parcel number 030 039900, 030 039901, and 030 039904 (CSM 261 Lot 1, CSM 261 Lot 3 and CSM 253 Lot 1) total approximately 5.94 acres. Town of Buchanan, Outagamie County, Wisconsin. Applicant Bob Reider, Carow Land Surveying Co., Inc, on behalf of Wendall & Carol Van Stippen. General Agriculture (AGD) to Residential Single Family (RSF) District. – For Approval/Denial.

**7) APPLICATIONS FOR APPROVAL/DENIAL:**

- a) Application for Rezoning (#2021-01): Parcel number 030 039900, 030 039901, and 030 039904 (CSM 261 Lot 1, CSM 261 Lot 3 and CSM 253 Lot 1) total approximately 5.94 acres. Town of Buchanan, Outagamie County, Wisconsin. Applicant Bob Reider, Carow Land Surveying Co., Inc, on behalf of Wendall & Carol Van Stippen. General Agriculture (AGD) to Residential Single Family (RSF) District. – For Approval/Denial.
- b) Application for CSM (#2021-01): Applicant Bob Reider, Carow Land Surveying Co., Inc, on behalf of Wendall & Carol Van Stippen. Parcel number 030 039900, 030 039901, and 030 039904 (CSM 261 Lot 1, CSM 261 Lot 3 and CSM 253 Lot 1) total approximately 5.94 acres; Certified Survey Map Re-Creating Three Lots. – For Approval/Denial.

**8) UNFINISHED BUSINESS: NONE**

**9) NEW BUSINESS: NONE**

**10) PROJECT UPDATES/CORRESPONDENCE: NONE**

**11) COMPREHENSIVE PLAN 2040 UPDATE: NONE**

**12) FUTURE AGENDA ITEMS**

Future meeting agenda/discussion items and possible action for future Plan Commission meetings.

**13) ADJOURN**

Other Future Meetings:

January 19, 2021 Town Board Meeting 7:00 p.m.  
February 4, 2021 Stormwater Utility Meeting 7:00 p.m.

Cynthia Sieracki, Clerk  
Posted: January 6, 2021

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**Public Notice:** Agendas are posted in the following locations: Town Hall bulletin board & Town website: [www.townofbuchanan.org](http://www.townofbuchanan.org), Buchanan Festival Foods and Darboy Joint Sanitary District. *2015 Wisconsin Act 79 allows the publication of certain legal notices on an Internet site maintained by a municipality. This law allows these types of legal notices to be posted in one physical location in the jurisdiction (instead of three) if also placed on an Internet site maintained by the local government.*

**Special Accommodations:** Requests from persons with disabilities who need assistance to participate in this meeting should be made to the Clerk's Office at (920) 734-8599 with as much advance notice as possible.

**Notice of Possible Quorum:** A quorum of the Town Board, Board of Review, and/or Board of Appeals may be present at this meeting for the purpose of gathering information and possible discussion on items listed on this agenda. However, unless otherwise noted in this agenda, no official action by the Town Board, Board of Review, and/or Board of Appeals will be taken at this meeting.

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*"In the Spirit of Town Government"*

**TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WI  
MINUTES OF PLAN COMMISSION MEETING  
DECEMBER 14, 2020 AT 7:00 P.M.  
BUCHANAN TOWN HALL, N178 COUNTY RD N, APPLETON, WI 54915**

- 1) **CALL MEETING TO ORDER:** Erdmann called the meeting to order at 7:00 p.m.
- 2) **PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited.
- 3) **ROLL CALL & VERIFY PUBLIC NOTICE:** Public notice verified. Commissioners present – Erdmann, McAndrews, Kavanaugh, Schultz, Coenen, Lamers, and Jensema. Also present was Clerk/Treasurer Sieracki. Members of the public were also in attendance.
- 4) **PRESENTATION: NONE**
- 5) **PUBLIC FORUM:**
  - Ed Bowen, 1664 Mill River Road, Oshkosh stated that he was here for the CSM and that he supports it.
  - Dave Schmalz, W5884 Sweet William Dr, Appleton stated that he is for the CSM. When they did the grocery store there were two out-lots planned. Red Robin took the East out-lot, the grocery store owns the easement. When Kohls was planned they have infields in the front. Pick N Save also had an expansion plan for frozen food section. The out-lot has a comment back from the County stating that Lot 2 does not have required access/frontage and will need approved access in order to be buildable. This can be accomplished with a Planned Unit Development that would need to be approved by the Town. He feels this isn't a big deal and is done in other municipalities. Mr. Schmalz stated that the County will recodify this ordinance in the future. He stated he is in favor of this petition.

**6) MINUTES TO APPROVE:**

- a) October 12, 2020 Plan Commission Minutes

*Motion by Coenen/Kavanaugh to approve the Minutes of the October 12, 2020 Plan Commission meeting as presented.  
Motion passed 7 to 0 by voice vote.*

**7) PUBLIC HEARINGS: NONE**

**8) APPLICATIONS FOR APPROVAL/DENIAL:**

- a) Application for CSM (#2020-07): Applicant David Schmalz, McMahan Associates, Inc. on behalf of MPForm LLC and W.D.O.T. Parcel ID 030 051501 and 50' strip of W.D.O.T.; Certified Survey Map Creating Two Lots. – For Approval/Denial. Commissioner Erdmann introduced the Application for CSM.

*Motion by Schultz/Kavanaugh to suspend the rules to allow Ed Bowen to speak on the CSM. Motion passed 7 to 0 by voice vote.*

Mr. Bowen stated that the approval process is about 80% complete. The approvals have been granted, an appraisal is still needed, and the Governor will need to sign off. He feels this will happen. They are doing some site planning and looking at several possibilities.

Mr. Bowen was asked about the type of business they were planning for. He stated he was unsure at this point. Plan Commissioner Coenen commented that in the packet it stated a fast food restaurant. Mr. Bowen stated they are planning for that; however it could be an office building or a bank. Plan Commissioner Kavanaugh asked if it could be a tavern, Mr. Bowen said it would not per the agreement with Pick N Save.

Chairperson McAndrews asked about the lease agreement with Pick N Save. Mr. Bowen stated that it was for another six to seven years with options after that time. McAndrews asked if Pick N Save could take back the proposed lot 2. Mr. Bowen stated that Pick N Save could add onto the West side of the building but not into the parking lot. Mr. Bowen added that Pick N Save actually leases the entire property. As the owner of this property, consent is needed from Pick N



Save to proceed. Additional parking stalls will be created at Pick N Save with the property that will be purchased from the DOT. These stalls will replace those that are currently on lot 2.

McAndrews stated he would like approval from the Town Attorneys before the Plan Commission approves the CSM. He also read the information on Planned United Development (PUD) from the Plan Commission Bylaws and for these reasons alone feels that the Town Attorneys need to review the application.

Mr. Bowen explained his experience with PUD's is not a one size fits all. The PUD would establish a baseline to allow flexibility from the developer and the municipality. He stated they would work with the Town. He is hoping the Town could approve the CSM on the condition that they will be able to purchase the land from the DOT. If the DOT purchase doesn't happen he would submit a new CSM.

Mr. Bowen stated they are only looking to have the CSM approved. Any site plan would be addressed at a future meeting.

*Motion by Lamers/Coenen to approve CSM #2020-07 on the condition of approval of the land purchase from the DOT and with approval from the Town Attorney.*

The Plan Commission continued to discuss.

McAndrews stated that the County doesn't approve and he asked why they are trying to make the Town approve this.

Dave Schmaltz stated that Outagamie County had granted a variance to Sonic's. He stated that Red Robin doesn't have front access and uses the Pick N Save parking lot to enter Red Robin. He went on to explain why the County states this is non-compliant. He stated there are many businesses in the area that have easements from other businesses. He stated they meet all the Town of Buchanan requirements and could get a variance from the County.

The Plan Commission continued to discuss. There was discussion about rescinding the motion since a vote had not been taken.

*Motion by Lamers/Coenen to rescind the motion to approve CSM #2020-07 on the condition of approval of the land purchase from the DOT and with approval from the Town Attorney. Schultz – Aye, Coenen – Aye, McAndrews – Aye, Erdmann – Aye, Kavanaugh – Aye, Jensema – Aye, Lamers - Aye. Motion carried 7 to 0 by roll call vote.*

*Motion by Lamers/Coenen to postpone CSM #2020-07 for one month providing the Town hears back for the Town Attorney, Outagamie County and the DOT. Schultz – Aye, Coenen – Aye, McAndrews – Aye, Erdmann – Aye, Kavanaugh – Aye, Jensema – Aye, Lamers - Aye. Motion carried 7 to 0 by roll call vote.*

**9) UNFINISHED BUSINESS:** Plan Commission Bylaws. The Plan Commission will use the bylaws as a guide going forward. Staff mentioned that the Commissioners should keep the bylaws accessible and refer to them often.

**10) NEW BUSINESS: NONE**

**11) PROJECT UPDATES/CORRESPONDENCE: NONE**

**12) COMPREHENSIVE PLAN 2040 UPDATE: NONE**

**13) FUTURE AGENDA ITEMS:**

Future meeting agenda/discussion items and possible action for future Plan Commission meetings include the status of W.I.R.

**14) ADJOURN:** *Motion by Schultz/Kavanaugh to adjourn at 7:56 p.m. Motion carried 7 to 0 by voice vote.*

Other Future Meetings:

December 15, 2020 Town Board Meeting 7:00 p.m.

January 7, 2021 Stormwater Utility Meeting 7:00 p.m.

Cynthia Sieracki, Clerk  
Drafted: December 18, 2020

**TOWN OF BUCHANAN  
NOTICE OF PUBLIC HEARING  
APPLICATION FOR REZONING**

PLEASE TAKE NOTICE that an application has been presented for the rezoning of the property described below in the Town of Buchanan, Outagamie County, Wisconsin, from General Agriculture (AGD) to Residential Single Family (RSF) District.

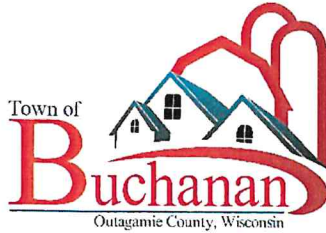
CSM 261 LOT 1, CSM 261 LOT 3 and CSM 253 LOT 1, Parcel numbers 030 039900, 030 039901 & 030 039904, 5.94 acres. Town of Buchanan, Outagamie County, Wisconsin. Applicant: Bob Reider, Carow Land Surveying Co., Inc. on behalf of Wendall & Carol Van Stippen.

PLEASE TAKE FURTHER NOTICE that a Public Hearing will be held in regard to the proposed rezoning at the regular meeting of the Plan Commission on Monday, January 11, 2021, at 7:00 p.m. at the Town of Buchanan Town Hall, N178 County Road N, Appleton, WI 54915.

Information regarding the rezoning is available for inspection at the Town of Buchanan Town Hall, N178 County Road N, Appleton, WI 54915 during regular office hours or at the Town's website [www.townofbuchanan.org](http://www.townofbuchanan.org). Interested parties may make arrangements with the Town Clerk to obtain a copy of the request at (920) 734-8599 or [cynthias@townofbuchanan.org](mailto:cynthias@townofbuchanan.org). Written comments can be submitted to the Town Clerk prior to the meeting and shall become part of the record.

Cynthia Sieracki  
Clerk

Published: December 23 & December 30, 2020  
Posted: December 21, 2020



*"In the Spirit of Town Government"*

## AGENDA MEMORANDUM

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**To:** Plan Commission Chairperson and Members  
**From:** Staff  
**Date:** January 11, 2021  
**RE:** Rezoning Petition 2021-01 Van Stippen

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**SUMMARY:** A request has been filed by Applicant Bob Reider, Carow Land Surveying Co., Inc, on behalf of Wendall & Carol Van Stippen, requesting to rezone Parcel number 030 039900, 030 039901, and 030 039904 (CSM 261 Lot 1, CSM 261 Lot 3 and CSM 253 Lot 1) total approximately 5.94 acres. From the current use of General Agriculture (AGD) to Residential Single Family (RSF) District

The request is consistent with the Comprehensive Plan. In the Future Land Use Chapter of the Plan, the area is designated as Single Family Residential.

**POLICY/PLAN REFERENCE(S):**

1. Town of Buchanan Municipal Code: Chapter §525 – Zoning
2. Town of Buchanan 2040 Comprehensive Plan

**RECOMMENDED ACTION:** This is a quasi-judicial<sup>1</sup> action item for Town approval or denial. The motion to approve or deny must include the explicit reason for such action based on the findings of fact and standards of law; including any interpretations or conditions.

Staff recommends approval of the application for rezoning.

**"Motion to approve Rezoning Petition 2021-01."**

**FISCAL IMPACT: NONE**

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**Attachments:**

1. Rezoning Petition #2021-01

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<sup>1</sup> *Quasi-judicial actions involve the application of rules, policies and ordinances to the facts of a particular proposal or application. The Board acts in a quasi-judicial manner when it considers special exception permits, site plans, land divisions, variances, license/permit revocations and similar decisions. Quasi-judicial decisions involve the exercise of limited discretion. For example, when deciding whether to grant a site plan, the Board has the power to investigate facts, hold hearings, weigh evidence, draw conclusions, and use that information as a basis for their official decision. Discretion of quasi-judicial decision makers is strictly limited by local ordinance and state law. Quasi-judicial decision makers must apply the law as written and may not substitute their judgment for that of the governing body. Board members should not have conversations or receive correspondence regarding a quasi-judicial matter that is pending before the Board or which may come before the Board except during a noticed meeting or hearing on the matter. Such outside contacts are known as "ex parte communication." Parties are entitled by law to know*

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*and examine the source of information used by the Board in its decision-making. Board members should avoid ex-parte communication by suggesting that members of the public present information in an open meeting or public hearing or submit a written comment for distribution at the meeting. Board members should disclose ex parte communication at an open meeting or hearing to make the information part of the record so that it can be considered in decision making.*





615 N. Lynndale Drive  
P.O. Box 1297  
Appleton, Wisconsin 54912-1297  
Phone (920) 731-4168  
Fax (920) 731-5673

November 23, 2020

Cynthia Sieracki  
Clerk, Town of Buchanan  
N178 C.T.H. "N"  
Appleton, Wisconsin 54915

Cynthia,

Enclosed please find eight copies of a certified survey map and rezoning application prepared for Wendall Van Stippen in the Town of Buchanan along with the town application forms and check in the amount of \$625.00 (\$225.00 for the first lot and \$25.00 for each additional lot and the \$350 rezoning fee). The Original rezoning form will be delivered to the town hall after the owner has signed the form. Please have the review of this certified survey map and rezoning application placed on your earliest agenda. Please contact Bryan Van Stippen (920-277-8442) and let him know of your meeting schedule. Bryan is responsible to attend your meetings and answer any questions. **The rezoning matches the land use plan and is required because Lots 1 and 2 are smaller than the minimum lot size required under the general ag zoning district.** Thank you for your help in expediting the review and approval process. The ORIGINAL certified survey map will be delivered to your office, after we have received all review comments and completed any revisions necessary and the owners have signed, dated and notarized. Please return the ORIGINAL CSM in the enclosed envelope after signed by the town officials.

Sincerely,

Robert F. Reider, RLS  
A2009.17





"In the Spirit of Town Government"

TOWN OF BUCHANAN
N178 COUNTY RD N, APPLETON, WI 54915
Phone: (920) 734-8599 Fax: (920) 734-9733

APPLICATION FOR: REZONING

Application Date: 11/25/2020

The Town Board may amend the regulations and requirements of the Town Zoning Code or change district boundaries when a petition for amendment is filed. A petition may be filed by any property owner in the area to be affected, by the Town Board or by any member of the Plan Commission. Procedures for amendments and rezoning shall be in accordance with Sec. 62.23(7), Wis. Stats.

A public hearing shall be scheduled by the Town Administrator and/or Clerk with the Town Plan Commission within 60 days of filing. A Class 2 Public Notice shall be completed by the Town and notice shall be provided to the Clerk of any contiguous municipality. A Town approved amendment or rezoning shall also be submitted to the Outagamie County Zoning Department and County Board for approval or denial.

Applicant

Name: Bob Reider - Carow Land Surveying Co., Inc
Mailing Address: 615 N. Lyndale Dr.
City/State/Zip: Appleton, WI 54914
E-Mail Address: bob\_r@carowlandsurveying.com

Owner

Name: Wendall & Carol Van Stippen
Mailing Address: W3056 Creekside Lane
City/State/Zip: Appleton, WI 54915

Engineer/Surveyor (if applicable)

Name: Same as applicant
Mailing Address:
City/State/Zip:

Legal Description of Property: Lot 1 CSM 253 & Lots 1 & 3 of CSM 261
(Parcel No. or platted Subdivision Name with Lot No.)

Current Zoning District: Gen Ag

Current Use of Property: Residential

Proposed Zoning District: R-SF Single Family Residential

Proposed Use of Property: Residential

This request is for a Rezoning/Amendment under the terms of Section § 525-24E(1)b of the Town of Buchanan Zoning Code.

**Submittal Requirements:**

- A plot plan, drawn to scale, showing the area involved, its location, dimensions and the location of any structures on the property and the location, if appropriate, of any structures within 300 feet of the property in question.
- A statement addressing any conditions set forth by the Zoning Code and reason for request.
- Description of consistency with Town of Buchanan Comprehensive Plan. If a request is not consistent, an amendment to the comprehensive plan may be required.
- Non-refundable fee paid per Buchanan Fees & Licenses Schedule.
- Completed application form.
- Total of eight (8) copies of application and attachments.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

Ralt J. Reed 9-23-20  
Signature of Applicant Date

Wendell P. Van Dyken 12-2-20  
Signature of Owner Date

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**OFFICE USE ONLY** File No.: 2021-01 Public Hearing Date: 1/11/2021  
Date Filed: 12/10/2020 Town Board Meeting: 1/19/2021  
Fee Paid: \$ 350.<sup>00</sup> County Board Meeting: \_\_\_\_\_

A2009.17

**PLAN COMMISSION MEETING:**  
**ACTION TYPE:**

**January 11, 2021**  
**Quasi-Judicial**

**AGENDA ITEM #: 7b**  
**(For Approval/Denial)**



*"In the Spirit of Town Government"*

## AGENDA MEMORANDUM

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**To:** Plan Commission Chairperson and Members  
**From:** Cynthia Sieracki, Clerk/Treasurer  
**Date:** January 11, 2021  
**RE:** Applicant Bob Reider, Carow Land Surveying Co., Inc, on behalf of Wendall & Carol Van Stippen. Parcel number 030 039900, 030 039901, and 030 039904 (CSM 261 Lot 1, CSM 261 Lot 3 and CSM 253 Lot 1) total approximately 5.94 acres; Certified Survey Map Re-Creating Three Lots.

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**SUMMARY:** Applicant Bob Reider, Carow Land Surveying Co., Inc, on behalf of Wendall & Carol Van Stippen. Parcel number 030 039900, 030 039901, and 030 039904 (CSM 261 Lot 1, CSM 261 Lot 3 and CSM 253 Lot 1) total approximately 5.94 acres; Certified Survey Map Re-Creating Three Lots. – For Approval/Denial.

Based on administrative review, it is our interpretation, the proposed application meets the following Town Code requirements for land division and zoning.

- The proposed land division appears compliant with Town Code §460 – Subdivision of Land
- The proposed land division appears compliant with Wisconsin State Statutes Ch. 236.
- The proposed land division appears compliant with Outagamie County Ordinance.
- The current zoning district for all current parcels is AGD –General Agriculture (§525-23).
  - The proposed Lots meet the minimum dimensions for current zoning RSF district.
- The proposed land division does appear consistent with the Town’s Comprehensive Plan.

**POLICY/PLAN REFERENCE(S):**

1. Town of Buchanan Municipal Code: Chapter §460 – Subdivision of Land
2. Wisconsin State Statutes: §236 - Platting Lands and Recording and Vacating Plats
3. Town of Buchanan Municipal Code: Chapter §525 – Zoning
4. Town of Buchanan Comprehensive Plan

**RECOMMENDED ACTION:** This is a quasi-judicial<sup>1</sup> action item for Town approval or denial. The motion to approve or deny must include the explicit reason for such action based on the findings of fact and standards of law; including any interpretations or conditions.

Staff recommends approval of CSM #2021-01.

**“Motion to approve CSM #2021-01.”**

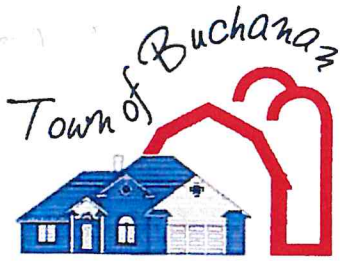
CRS



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**Attachments:**

- 1. Application for Minor Land Division 2021-01**
  - 2. CSM 2021-01 Van Stippen**
  - 3. Outagamie County – CSM Preliminary Consultation**
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"In the Spirit of Town Government"

TOWN OF BUCHANAN  
N178 COUNTY RD N, APPLETON, WI 54915  
Phone: (920) 734-8599 Fax: (920) 734-9733

**APPLICATION FOR: MINOR LAND DIVISION**

Application Date: 11/25/2020

When submitting the required Certified Survey Map for a Minor Land Division, all items required in Article IV of the Town of Buchanan Subdivision of Land Ordinance must be submitted.

An owner's and treasurer's certificate and approval signature of the Town of Buchanan Chairperson and Administrator/Clerk after approval by the Town Board in accordance with Chapter 236.21(3) Wisconsin Statutes, shall be the only approvals required for recording, unless additional approvals are necessary for dedication purposes.

**Applicant**

Name: Bob Reider - Carow Land Surveying Co., Inc  
Mailing Address: 615 N. Lynndale Dr.  
City/State/Zip: Appleton, WI 54914  
E-Mail Address: bob\_r@carowlandsurveying.com Phone: 920-731-4168

**Land Owner**

Name: Wendall & Carol Van Stippen  
Mailing Address: W3056 Creekside Lane  
City/State/Zip: Appleton, WI 54914

**Engineer/Surveyor (if applicable)**

Name: Same as applicant  
Mailing Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_ Phone: \_\_\_\_\_

**Legal Description of Property:** Lot 1 CSM 253 & Lots 1 & 3 CSM 261  
(Parcel No. or platted Subdivision Name with Lot No.)

**Current Zoning District:** Gen Ag

**Conservation CSM:**  YES  NO

A2009.17

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

Ralph J. Rusk  
Signature of Applicant

9-23-20  
Date

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OFFICE USE ONLY

File No.: 2021-01

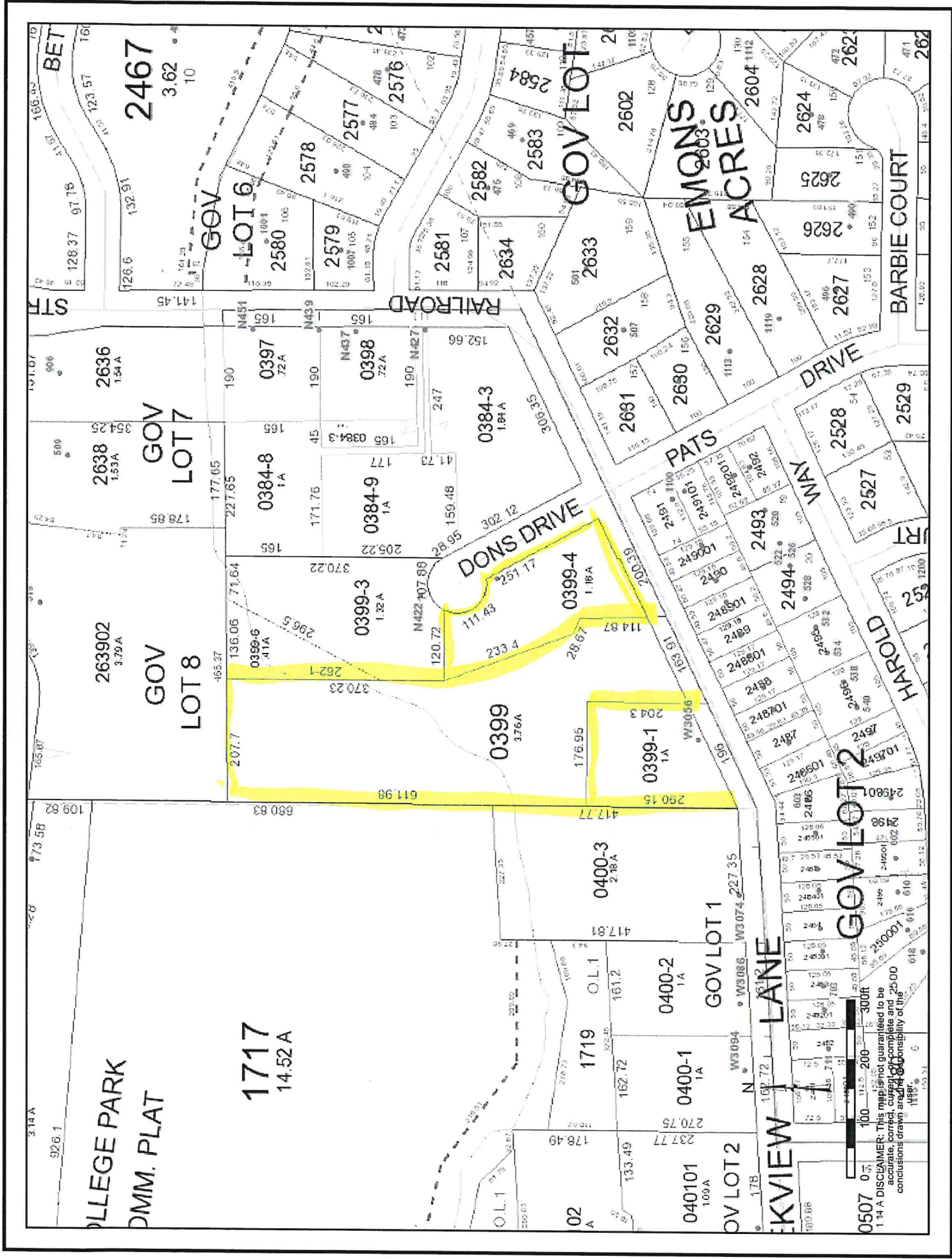
Town Plan Commission Meeting: 1/11/2021

Date Filed: 11/25/2020

Town Board Meeting: 1/19/2021

Fee Paid: \$275.<sup>00</sup>





COLLEGE PARK  
BLVD  
DMM. PLAT

1717  
14.52 A

GOV  
LOT 8

GOV  
LOT 7

GOV  
LOT 6

GOV LOT

EMMONS  
ACRES

GOV LOT 2

GOV LOT 1

LANE

BARBIE COURT

RAILROAD

DONS DRIVE

PATS

DRIVE

WYK

HAROLD

0507  
1.14 A  
DISCLAIMER: This map is not guaranteed to be accurate, correct, current or complete and the user assumes all responsibility for the conclusions drawn therefrom.



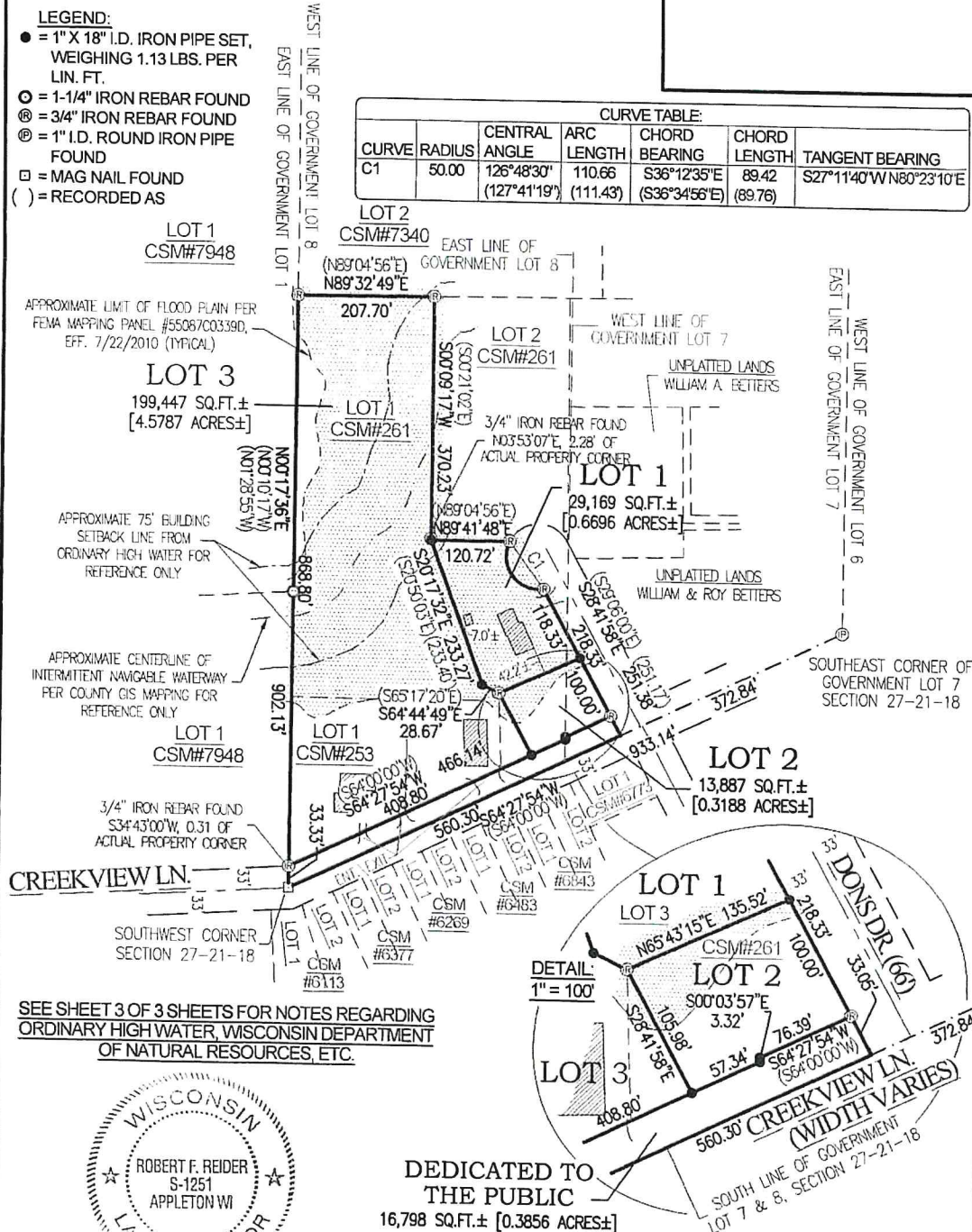
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 253 AS RECORDED IN DOCUMENT NO. 795901 AND ALL OF LOTS 1 AND 3 OF CERTIFIED SURVEY MAP NO. 261 AS RECORDED IN DOCUMENT NO. 799216, LOCATED IN GOVERNMENT LOTS 7 AND 8 OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WISCONSIN.

**LEGEND:**

- = 1" X 18" I.D. IRON PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
- = 1-1/4" IRON REBAR FOUND
- ⊗ = 3/4" IRON REBAR FOUND
- ⊙ = 1" I.D. ROUND IRON PIPE FOUND
- = MAG NAIL FOUND
- ( ) = RECORDED AS

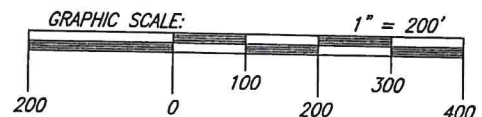
CURVE TABLE:						
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT BEARING
C1	50.00	126°48'30" (127°41'19")	110.66 (111.43)	S36°12'35"E (S36°34'56"E)	89.42 (89.76)	S27°11'40"W N80°23'10"E



SEE SHEET 3 OF 3 SHEETS FOR NOTES REGARDING ORDINARY HIGH WATER, WISCONSIN DEPARTMENT OF NATURAL RESOURCES, ETC.



DEDICATED TO THE PUBLIC  
16,798 SQ.FT. ± [0.3856 ACRES ±]



*Robert F. Reider 11-18-20*  
ROBERT F. REIDER, PLS-1251 DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDALE DR., P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168  
A2009.17 DATED: 11-18-2020  
DRAFTED BY: (jdb RDD)

NORTH IS REFERENCED TO THE SOUTH LINE OF GOVERNMENT LOT 7 & 8, SECTION 27, TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WISCONSIN, WHICH BEARS S64°27'54"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (OUTAGAMIE COUNTY)



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

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 253 AS RECORDED IN DOCUMENT NO. 795901 AND ALL OF LOTS 1 AND 3 OF CERTIFIED SURVEY MAP NO. 261 AS RECORDED IN DOCUMENT NO. 799216, LOCATED IN GOVERNMENT LOTS 7 AND 8 OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE**

AS OWNER (S), I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. I (WE) ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWN OF BUCHANAN AND OUTAGAMIE COUNTY.

WITNESS THE HAND AND SEAL OF SAID OWNER (S) THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
WENDELL J. VAN STIPPEN

\_\_\_\_\_  
CAROL M. VAN STIPPEN

STATE OF WISCONSIN )  
                                  )SS  
COUNTY OF OUTAGAMIE)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE ABOVE NAMED PERSON (S) TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_



*Robert F. Reider 11-18-20*  
ROBERT F. REIDER, PLS-1251                      DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDALE DRIVE, P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168  
A2009.17 (RFR) 11-12-2020

**ADDITIONAL NOTES:**

- THE ORDINARY HIGH WATER MARK SETBACK IS NOT BASED ON AN OFFICIAL DETERMINATION AND PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF THE ORDINARY HIGH WATER MUST BE MADE BY THE OUTAGAMIE COUNTY ZONING DEPARTMENT OR OTHER AUTHORIZED PERSON. ALSO ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE OUTAGAMIE COUNTY ZONING OFFICE PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.
- ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.
- THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER EASILY RECOGNIZED CHARACTERISTICS.



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

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 253 AS RECORDED IN DOCUMENT NO. 795901 AND ALL OF LOTS 1 AND 3 OF CERTIFIED SURVEY MAP NO. 261 AS RECORDED IN DOCUMENT NO. 799216, LOCATED IN GOVERNMENT LOTS 7 AND 8 OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE:**

I, ROBERT F. REIDER, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 253 AS RECORDED IN DOCUMENT NO. 795901 AND ALL OF LOTS 1 AND 3 OF CERTIFIED SURVEY MAP NO. 261 AS RECORDED IN DOCUMENT NO. 799216, LOCATED IN GOVERNMENT LOTS 7 AND 8 OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF BRYAN VAN STIPPEN, W3056 CREEKVIEW LANE, APPLETON, WISCONSIN 54915.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF OUTAGAMIE COUNTY AND THE TOWN OF BUCHANAN.



*Robert F. Reider* 11-18-20

ROBERT F. REIDER, PLS-1251 DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDALE DRIVE, P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168  
A2009.17 (RFR) 11-12-2020

**NOTES:**

- 1) THIS CSM IS ALL OF TAX PARCEL NO. (S): 030 039900, 030 039901 & 030039904.
- 2) THE PROPERTY OWNER (S) OF RECORD IS (ARE): WENDELL J. VAN STIPPEN AND CAROL M. VAN STIPPEN
- 3) THE CSM IS WHOLLY CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENT (S): JACKET 11715, IMAGE 31 AND DOCUMENT NO. 2123518.

**OUTAGAMIE COUNTY DEPARTMENT OF DEVELOPMENT AND LAND SERVICES APPROVAL:**

THIS CERTIFIED SURVEY MAP WAS REVIEWED BY THE DEPARTMENT OF DEVELOPMENT AND LAND SERVICES.

\_\_\_\_\_  
SIGNED DATED

**TOWN APPROVAL:**

THIS CERTIFIED SURVEY MAP WAS APPROVED AND ACCEPTED BY THE TOWN OF BUCHANAN ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
TOWN CHAIRPERSON DATED TOWN CLERK DATED

**TREASURER'S CERTIFICATE:**

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

\_\_\_\_\_  
TOWN TREASURER DATED COUNTY TREASURER DATED



Department of Development and Land Services  
 Planning & Zoning | GIS & Land Information  
 320 S. Walnut St. | Appleton, WI 54911  
 Outagamie County Government Center, 3rd Floor  
 Phone: (920) 832-5255 Fax: (920) 832-4770  
 www.outagamie.org

September 23, 2020

Carow Land Surveying  
 615 N Lynndale Dr, PO Box 1297  
 Appleton, WI 54912

Application Number:  
 PL202000527

## CSM Preliminary Consultation

RE: Parcel(s): 030039900030039901030039904; TOWN OF BUCHANAN  
 VANSTIPPEN, WENDELL J & VANSTIPPEN, CAROL  
 VANSTIPPEN, WENDELL & VANSTIPPEN, CAROL

Outagamie County has completed its initial consultation of the above referenced parcel(s). Please submit the final CSM through CityView Web Portal <https://cityview.outagamie.org/> for review.

### Environmental:

<b>WDNR Wetlands?</b> (If YES, see Notes 1 & 4)	No	<b>Floodplain?</b> (If YES, See Note 2)	Yes	<b>Navigable Stream?</b> (If YES, see Note 3)	Yes
<b>Wetland Indicator Soils?</b> (If YES, see Note 4)	No	<b>Lot(s) Affected:</b>	1-3	<b>Soil Series:</b> Bc, WnA, WnB, WnC2	
<b>High Groundwater: 3' to 6'</b>					

### Regulatory:

<b>Zoning District(s):</b>	General Agriculture				
<b>Town Zoning?</b>	Yes, Town of Buchanan				
<b>Airport Zoning District(s):</b>	N/A				
<b>Road Name(s):</b>	Dons Dr. & Creekview Lane				
<b>Controlled Access Highway(s)?</b> (If YES, See Note 5)	No	<b>Highway Jurisdiction:</b>	N/A		
<b>Required Access/Frontage?</b> (If NO, See Note 6)	Yes	<b>Lot(s) Affected:</b>	1-3		
<b>Waste Water Treatment:</b>	Municipal Sewer				

### Other:

<b>Neighboring Property Development:</b>	Residential & Commercial		
<b>Future Land Use:</b>	Suburban Residential		
<b>Road Dedication Proposal?</b> (If YES, See Note 7)	No	<b>Lots Proposed?</b> (See Note 8)	3
<b>Legal Drains?</b>	No	<b>Drainage District:</b>	N/A

- See notes regarding floodplain and navigable stream.
- These parcels are zoned by the Town of Buchanan, and they should be consulted with for all dimensional requirements, town comprehensive plan consistency, and to discuss whether this development proposal would require a rezoning.

If you have any further questions, please feel free to contact me at (920)832-7821 or by e-mail at Jason.Pausma@outagamie.org.

Sincerely,

Jason Pausma

Senior Planner

**NOTES:**

- 1) All WDNR mapped wetlands within the certified survey map (CSM) shall be depicted.
- 2) All areas that have been designated as floodplain and/or flood storage shall be shown and labeled on the CSM. Further, the source of floodplain determination shall be stated on the certified survey map (CSM) FEMA FIRM panel number and effective date.
- 3) All navigable streams and other navigable water bodies located within the Shoreland jurisdiction of the CSM boundary shall be shown. Further, a building setback line shall be shown at a distance of 75 feet from the Ordinary High Water Mark (OHWM).
- 4) If wetland indicator soils, potential wetlands, and/or WDNR mapped wetlands are present on the property, the following statement shall be placed on the certified survey map (CSM):  
*Prior to development, a wetland delineation may be required on lot(s) \_\_\_\_\_. Outagamie County Code of Ordinances, Section 48-7(c)(4)a requires a wetland setback of 10?, to 30?, 50?, or 75?, depending on the susceptibility of the wetland.*
- 5) If the certified survey map (CSM) abuts a controlled access highway and no driveway exists, a statement to that effect shall appear on the certified survey map.
- 6) Access. Every lot shall front or abut a public street and have direct vehicular access to that public street for a distance of at least 33 feet. Direct access does not include the use of easements. Lots that do not meet the minimum access requirements shall include a note on the CSM as follows:  
*To be considered buildable, individually, Lot(s) \_\_\_\_\_ will require approved vehicular access points to, and frontage on, a public street.*
- 7) If land to be dedicated to the public (public right-of-way) is included within the certified survey map (CSM), then a certificate of acceptance by the town board, signed by the clerk and chair, shall appear on the certified survey map (CSM). The area of such dedication in square feet or acres shall be shown within the dedication.
- 8) All four (4) lot certified survey maps (CSMs) using a single parent parcel shall include a statement that indicates that no future lots may be created from the lands described by use of certified survey map.

**If required by the Town** in which the certified survey map (CSM) is located, a certificate of approval by the town shall appear on the certified survey map (CSM). Please verify with the Town prior to submitting Final CSM for review.