



# CITY OF RIPON

100 Jackson Street \* Ripon, WI 54971-1396

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**PLAN COMMISSION MEETING  
WEDNESDAY, FEBRUARY 18, 2026  
CONFERENCE ROOM, CITY HALL  
7:00 p.m.**

Call to order/roll call

Approval of agenda

Approve meeting minutes – November 19, 2025

Action items

1. Extraterritorial CSM – W14390 SR-23/49
2. Extraterritorial CSM – W12607 Silver Creek Rd.
3. Zoning Code Update Discussion and Review – Vierbicher

Project updates and staff reports

Agenda items for future meetings

Adjourn

# PLAN COMMISSION MEETING

November 19, 2025

**Present:** Grant, Splitt, Boscaljon, Davieau, Mathias, Dretske

**Absent:** Denkert

**Others Present:** City Administrator Sonntag, Don Lenz, Bruce Knapwurst, Craig Tebon, Matt Miller (Vierbicher)

Mayor Grant called the meeting to order at 7:01 p.m.

**Approval of Agenda:** Dretske moved, and Splitt seconded, a motion to approve the agenda. Motion carried.

**Approval of Meeting Minutes:** Boscaljon moved, and Mathias seconded, a motion to approve the minutes from September 17, 2025. Motion carried.

## **Action Items:**

### **Certified Survey Map (CSM) – Bruce Knapwurst – 307 & 309 Hamburg St.:**

The Commission reviewed a submission from Bruce Knapwurst for 307 and 309 Hamburg Street to combine parcels. Don Lenz was in attendance to discuss the CSM and noted there were challenges with a city right-of-way that were recently resolved. Dretske moved, and Mathias seconded, a motion to approve the CSM as submitted. Motion carried.

### **Zoning Code Project Discussion and Review:**

Matt Miller from Vierbicher attended to solicit feedback from the Commission on the zoning code project. The Commission reviewed a memo prepared by Vierbicher and discussed various aspects of the zoning code. The Commission recommended consolidating code sections, utilizing a table-based structure, and suggested several specific regulatory updates. This feedback will be used by Vierbicher as they move into the drafting phase of the project.

**Project Updates and Staff Reports:** None.

**Agenda Items for Future Meetings:** None.

With no further business, Dretske moved, and Boscaljon seconded, a motion to adjourn. Motion carried. Mayor Grant declared the meeting adjourned at 7:59 p.m.



City of Ripon  
100 Jackson Street, Ripon, WI 54971  
(920)748-4916

Fee: \$50.00

**APPLICATION FOR CERTIFIED SURVEY MAP (CSM)**

DATE: 2-5-26

PROPERTY OWNER: JEFFREY & LISA HUNGER

ORGANIZATION: \_\_\_\_\_

ADDRESS: W14390 SR-23/49, RIPON, WI

PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

SURVEYOR: TN LAND SURV, LLC, TRBNT NELSON

PHONE: 920-787-3500 EMAIL: tnlandllc@gmail.com

PLEASE STATE REASON(S) FOR CERTIFIED SURVEY REQUEST:

FOR SALE OF LAND & TRANSFER OF  
SMALL PARCEL TO WISCONSIN DOT

EXTRATERRITORIAL REVIEW: YES  NO  - IF YES, JURISDICTION: TOWN OF RIPON

CURRENT ZONING: RURAL RESID. CURRENT USE: SINGLE FAMILY / OPEN /  
AG LAND

PERCENTAGE OF IMPERVIOUS SURFACE / LOT COVERAGE FOR EACH LOT IN PROPOSED CSM: \_\_\_\_\_

LOT 1 = 0.015%  
LOT 2 = 0.27%  
LOT 3 = 0.00%

2-5-26

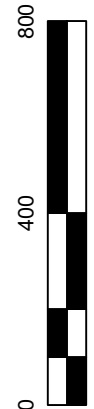
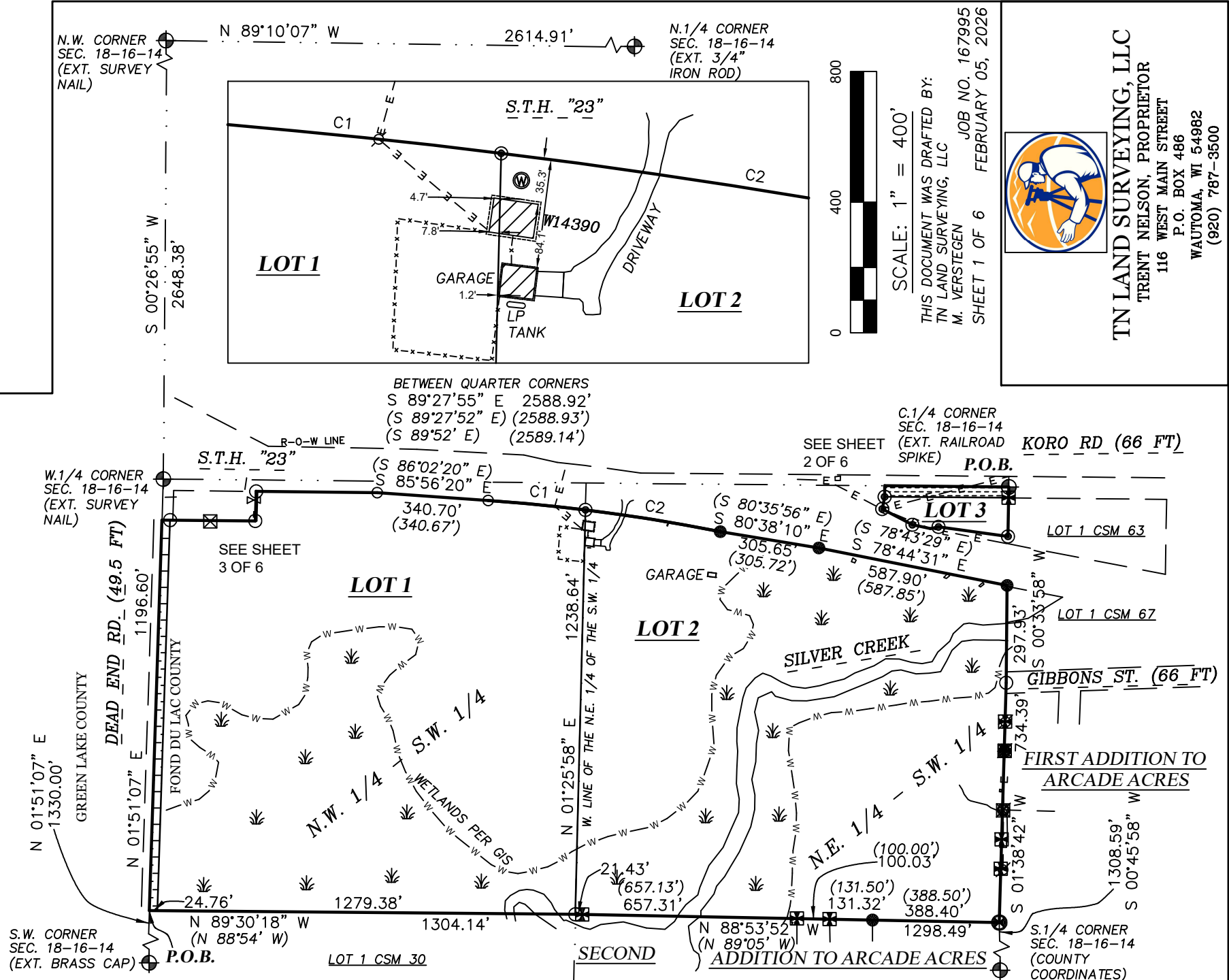
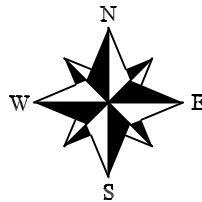
APPLICANT'S SIGNATURE

DATE

**Summary of Minor Land Division (Certified Survey Map) Requirements and Process can be found at:**

[https://library.municode.com/wi/ripon/codes/code\\_of\\_ordinances?nodeId=TIT19SU\\_CH19.10PR\\_MISUCESUMA](https://library.municode.com/wi/ripon/codes/code_of_ordinances?nodeId=TIT19SU_CH19.10PR_MISUCESUMA)

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
 PARCELS BEING A PART OF LOT 1 C.S.M. NO. 3163, AND A PART OF THE N. 1/2 OF THE S.W. 1/4 IN SECTION 18, TOWNSHIP 16 NORTH, RANGE 14 EAST, IN THE TOWN OF RIPON, FOND DU LAC COUNTY, WISCONSIN.



SCALE: 1" = 400'  
 THIS DOCUMENT WAS DRAFTED BY:  
 TN LAND SURVEYING, LLC  
 M. VERSTEGEN  
 JOB NO. 167995  
 SHEET 1 OF 6 FEBRUARY 05, 2026

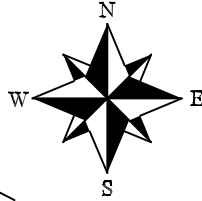


**TN LAND SURVEYING, LLC**  
 TRENT NELSON, PROPRIETOR  
 116 WEST MAIN STREET  
 P.O. BOX 486  
 WAUTOMA, WI 54982  
 (920) 787-3500



# CERTIFIED SURVEY MAP NO.

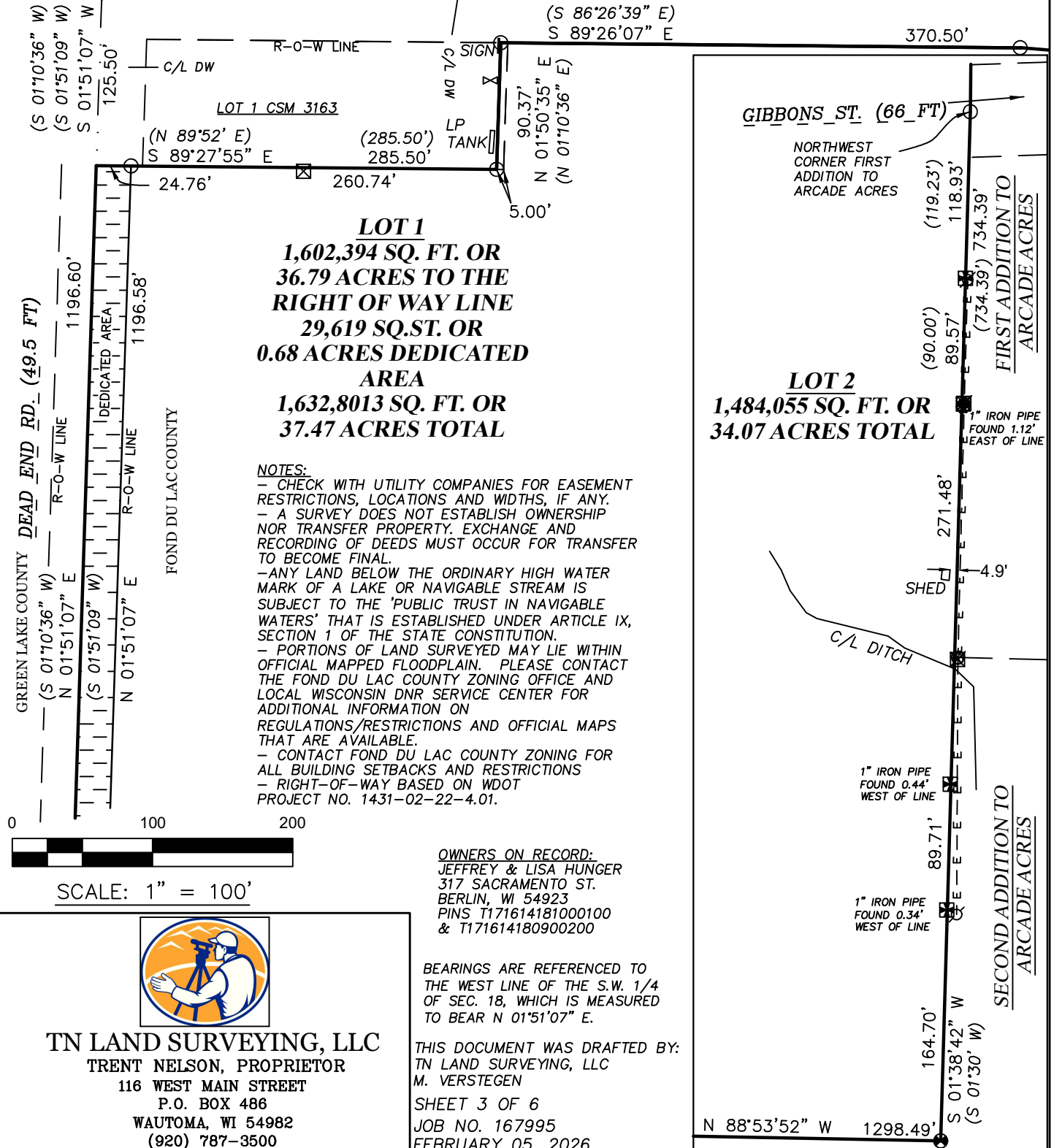
PARCELS BEING A PART OF LOT 1 C.S.M. NO. 3163, AND A PART OF THE N. 1/2 OF THE S.W. 1/4 IN SECTION 18, TOWNSHIP 16 NORTH, RANGE 14 EAST, IN THE TOWN OF RIPON, FOND DU LAC COUNTY, WISCONSIN.



R-O-W LINE

S.T.H. "23" VARIES

W.1/4 CORNER  
SEC. 18-16-14  
(EXT. SURVEY  
NAIL)



GREEN LAKE COUNTY DEAD END RD. (49.5 FT)



SCALE: 1" = 100'



**TN LAND SURVEYING, LLC**  
TRENT NELSON, PROPRIETOR  
116 WEST MAIN STREET  
P.O. BOX 486  
WAUTOMA, WI 54982  
(920) 787-3500

N 88°53'52" W 1298.49'

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

PARCELS BEING A PART OF LOT 1 C.S.M. NO. 3163, AND A PART OF THE N. 1/2 OF THE S.W. 1/4 IN SECTION 18, TOWNSHIP 16 NORTH, RANGE 14 EAST, IN THE TOWN OF RIPON, FOND DU LAC COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE  
STATE OF WISCONSIN)**

:SS

**WAUSHARA COUNTY)**

I, **Trent Nelson**, Wisconsin Professional Land Surveyor do hereby certify;

THAT I have surveyed and mapped parcels being a Part of Lot 1 C.S.M. No. 3163 and a Part of the N. 1/2 of the S.W. 1/4 in Section 18, Township 16 North, Range 14 East, in the Town of Ripon, Fond du Lac County, Wisconsin, which is bounded and described as follows;

COMMENCING AT THE SOUTHWEST CORNER (BRASS CAP) OF SAID SECTION 18;  
THENCE NORTH 01°51'07" EAST ALONG THE WEST LINE OF THE S.W. 1/4, A DISTANCE OF 1,330.00 FEET TO THE NORTHWEST CORNER OF LOT 1 C.S.M. NO. 30 AND THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED;  
THENCE CONTINUING NORTH 01°51'07" EAST ALONG SAID LINE, A DISTANCE OF 1,196.60 FEET;  
THENCE SOUTH 89°27'55" EAST ALONG THE SOUTH LINE OF LOT 1 C.S.M. NO. 3163, A DISTANCE OF 285.50 FEET;  
THENCE NORTH 01°50'35" EAST, A DISTANCE OF 90.37 FEET;  
THENCE SOUTH 89°26'07" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF S.T.H. "23", A DISTANCE OF 370.50 FEET;  
THENCE SOUTH 85°56'20" EAST ALONG SAID LINE, A DISTANCE OF 340.70 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5,654.58 FEET AND A DELTA ANGLE OF 03°01'51";  
THENCE SOUTHEASTERLY 299.10 FEET ALONG THE ARC OF SAID CURVE WHOSE CHORD BEARS SOUTH 84°27'38" EAST, A DISTANCE OF 299.07 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5,654.58 FEET AND A DELTA ANGLE OF 04°14'29";  
THENCE SOUTHEASTERLY 418.59 FEET ALONG THE ARC OF SAID CURVE WHOSE CHORD BEARS SOUTH 80°49'33" EAST, A DISTANCE OF 418.419 FEET;  
THENCE SOUTH 80°38'10" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF S.T.H. "23", A DISTANCE OF 305.65 FEET;  
THENCE SOUTH 78°44'31" EAST ALONG SAID LINE, A DISTANCE OF 587.90 FEET;  
THENCE SOUTH 00°33'58" WEST ALONG THE WEST LINE OF C.S.M. NO. 67, A DISTANCE OF 297.93 FEET;  
THENCE SOUTH 01°38'42" WEST ALONG THE WEST LINE OF THE FIRST ADDITION TO ARCADE ACRES AND THE SECOND ADDITION TO ARCADE ACRES, A DISTANCE OF 734.39 FEET;  
THENCE NORTH 88°53'52" WEST ALONG THE NORTH LINE OF THE SECOND ADDITION TO ARCADE ACRES, A DISTANCE OF 1,298.49 FEET;  
THENCE NORTH 89°30'18" WEST ALONG THE NORTH LINE OF LOT 1 C.S.M. NO. 30, A DISTANCE OF 1,304.14 FEET TO THE POINT OF BEGINNING. **ALSO**  
COMMENCING AT THE WEST QUARTER CORNER (SURVEY NAIL) OF SAID SECTION 18;  
THENCE SOUTH 89°27'55" EAST ALONG THE NORTH LINE OF THE S.W. 1/4, A DISTANCE OF 2,588.92 FEET TO THE CENTER OF THE SECTION (RAILROAD SPIKE) AND THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED;  
THENCE SOUTH 00°58'51" WEST ALONG THE WEST LINE OF LOT 1 C.S.M. 63, A DISTANCE OF 151.46 FEET;  
THENCE NORTH 82°12'54" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF S.T.H. "23", A DISTANCE OF 214.67 FEET;  
THENCE SOUTH 78°49'53" WEST ALONG SAID LINE, A DISTANCE OF 25.06 FEET;  
THENCE NORTH 78°22'36" WEST ALONG SAID LINE, A DISTANCE OF 56.64 FEET;  
THENCE NORTH 62°20'240 WEST ALONG SAID LINE, A DISTANCE OF 104.32 FEET;  
THENCE NORTH 11°10'35" EAST ALONG SAID LINE, A DISTANCE OF 37.89 FEET;  
THENCE NORTH 00°38'45" EAST ALONG SAID LINE, A DISTANCE OF 33.75 FEET;  
THENCE SOUTH 89°27'55" EAST ALONG THE NORTH LINE OF THE S.W. 1/4, A DISTANCE OF 380.04 FEET TO THE POINT OF BEGINNING.

PARCEL DESCRIBED IS SUBJECT TO ALL EXISTING RIGHT OF WAYS, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

THAT I have made this survey by the direction of TOM MALCHETSKE for JEFFREY & LISA HUNGER the owners of said land.  
THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.  
THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Subdivision Ordinance of Fond du Lac County, Wisconsin.

\_\_\_\_\_  
Trent Nelson, Date  
Wisconsin Professional Land  
Surveyor 3132-8

**THIS DOCUMENT WAS DRAFTED BY:  
TN LAND SURVEYING LLC.  
TRENT NELSON**

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

PARCELS BEING A PART OF LOT 1 C.S.M. NO. 3163, AND A PART OF THE N. 1/2 OF THE S.W. 1/4 IN SECTION 18, TOWNSHIP 16 NORTH, RANGE 14 EAST, IN THE TOWN OF RIPON, FOND DU LAC COUNTY, WISCONSIN.

DEDICATED AREA

COMMENCING AT THE SOUTHWEST CORNER (BRASS CAP) OF SAID SECTION 18; THENCE NORTH 01°51'07" EAST ALONG THE WEST LINE OF THE S.W. 1/4, A DISTANCE OF 1,330.00 FEET TO THE NORTHWEST CORNER OF LOT 1 C.S.M. NO. 30 AND THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING NORTH 01°51'07" EAST ALONG SAID LINE, A DISTANCE OF 1,196.60 FEET; THENCE SOUTH 89°27'55" EAST ALONG THE SOUTH LINE OF LOT 1 C.S.M. NO. 3163, A DISTANCE OF 24.76 FEET; THENCE SOUTH 01°51'07" WEST, A DISTANCE OF 1,196.58 FEET; THENCE NORTH 89°30'18" WEST ALONG THE NORTH LINE OF LOT 1 C.S.M. NO. 30, A DISTANCE OF 24.76 FEET TO THE POINT OF BEGINNING. **ALSO**

COMMENCING AT THE WEST QUARTER CORNER (SURVEY NAIL) OF SAID SECTION 18; THENCE SOUTH 89°27'55" EAST ALONG THE NORTH LINE OF THE S.W. 1/4, A DISTANCE OF 2,588.92 FEET TO THE CENTER OF THE SECTION (RAILROAD SPIKE) AND THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE SOUTH 00°58'51" WEST ALONG THE WEST LINE OF LOT 1 C.S.M. 63, A DISTANCE OF 32.77 FEET; THENCE NORTH 89°36'44" WEST, A DISTANCE OF 379.85 FEET; THENCE NORTH 00°38'45" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF S.T.H. "23", A DISTANCE OF 33.75 FEET; THENCE SOUTH 89°27'55" EAST ALONG THE NORTH LINE OF THE S.W. 1/4, A DISTANCE OF 380.04 FEET TO THE POINT OF BEGINNING.

I further certify that such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Subdivision Ordinance of Fond du Lac County, the Town of Ripon Subdivision Ordinance, and the City of Ripon Extra-Territorial Ordinance in surveying and mapping the same, to the best of my knowledge and belief.

I hereby certify that I have caused the land as described in the foregoing certificate of Trent Nelson surveyor, to be surveyed, monumented, and mapped as represented by this Certified Survey Map.

I further certify that this survey is required by Section 236.10 or 236.12 of the Wisconsin State Statutes to be submitted to the following for approval or rejection:

- 1) Fond du Lac County Planning Agency
- 2) Town Board of the Town of Ripon
- 3) City of Ripon Planning Commission

STATE OF WISCONSIN) SS  
COUNTY

Witness the hand and seal of Jeffery & Lisa Hunger this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Jeffrey Hunger

\_\_\_\_\_  
Lisa Hunger

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named Jeffrey & Lisa Hunger known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Wisconsin Notary Public  
My Commission expires \_\_\_\_\_

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

PARCELS BEING A PART OF LOT 1 C.S.M. NO. 3163, AND A PART OF THE N. 1/2 OF THE S.W. 1/4 IN SECTION 18, TOWNSHIP 16 NORTH, RANGE 14 EAST, IN THE TOWN OF RIPON, FOND DU LAC COUNTY, WISCONSIN.

TOWN OF RIPON PLAN COMMISSION CERTIFICATE

STATE OF WISCONSIN) SS  
\_\_\_\_\_ COUNTY

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by the Town of Ripon Plan Commission.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Clerk

TOWN OF BOARD CERTIFICATE

STATE OF WISCONSIN) SS  
\_\_\_\_\_ COUNTY

This Certified Survey Map is hereby approved in accordance with the Town of Ripon Subdivision Ordinance

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Clerk

FOND DU LAC COUNTY PLANNING AGENCY CERTIFICATE

STATE OF WISCONSIN) SS  
\_\_\_\_\_ COUNTY

Approved in accordance with Section 236.12 of the Wisconsin Statutes this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by the Town of Ripon Plan Commission.

\_\_\_\_\_  
Planning Director

\_\_\_\_\_  
Print Name

CITY OF RIPON PLAN COMMISSION CERTIFICATE

STATE OF WISCONSIN) SS  
\_\_\_\_\_ COUNTY

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by the City of Ripon Plan Commission.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
City Administrator



City of Ripon  
100 Jackson Street, Ripon, WI 54971  
(920)748-4916

Fee: \$50.00

### APPLICATION FOR CERTIFIED SURVEY MAP (CSM)

DATE: Feb. 4, 2026

PROPERTY OWNER: Maryls A. Whitney Revocable Farm Trust

ORGANIZATION: Jim Whitney

ADDRESS: W12607 Silver Creek Road, Ripon, WI 54971

PHONE: 920-638-1570 EMAIL: jmwhitney@charter.net

SURVEYOR: Donald Lenz - Green Lake Surveying Company

PHONE: 920-294-6666 EMAIL: dlenz@generalengineering.net

PLEASE STATE REASON(S) FOR CERTIFIED SURVEY REQUEST:

To create a two lot Certified Survey Map from 2 separate parcels of land.

EXTRATERRITORIAL REVIEW: YES  NO  - IF YES, JURISDICTION: Town of Ripon

CURRENT ZONING: Farmland Preservation CURRENT USE: Farming

PERCENTAGE OF IMPERVIOUS SURFACE / LOT COVERAGE FOR EACH LOT IN PROPOSED CSM: Lot 1 - 48.61 Acres, Outlot 1 - 0.13 Acres, Dedicated - 0.25 Acres, Lot 2 - 25.42 Acres

  
APPLICANT'S SIGNATURE

02/4/2026  
DATE

**Summary of Minor Land Division (Certified Survey Map) Requirements and Process can be found at:**

[https://library.municode.com/wi/ripon/codes/code\\_of\\_ordinances?nodeId=TIT19SU\\_CH19.10PR\\_MISUCESUMA](https://library.municode.com/wi/ripon/codes/code_of_ordinances?nodeId=TIT19SU_CH19.10PR_MISUCESUMA)

# CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP BEING A PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ AND IN PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 14 EAST, TOWN OF RIPON, FOND DU LAC COUNTY, WISCONSIN.

GREEN LAKE SURVEYING COMPANY  
A DIVISION OF GENERAL ENGINEERING COMPANY

Green Lake, Wisconsin  
*Donald W. Lenz*  
Donald W. Lenz, WI P. L. S. No. S-2603

Dated this 1st day of January, 2026.  
Revised this 19th of January, 2026.  
Drafted by: BAB

OWNER(S)  
MARYLS A. WHITNEY REVOCABLE FARM TRUST

ADDRESS  
W12607 SILVER CREEK ROAD  
RIPON WI, 54971

A SURVEY DOES NOT ESTABLISH OWNERSHIP NOR TRANSFER PROPERTY. EXCHANGE AND RECORDING OF DEEDS MUST OCCUR FOR TRANSFER TO BECOME FINAL.

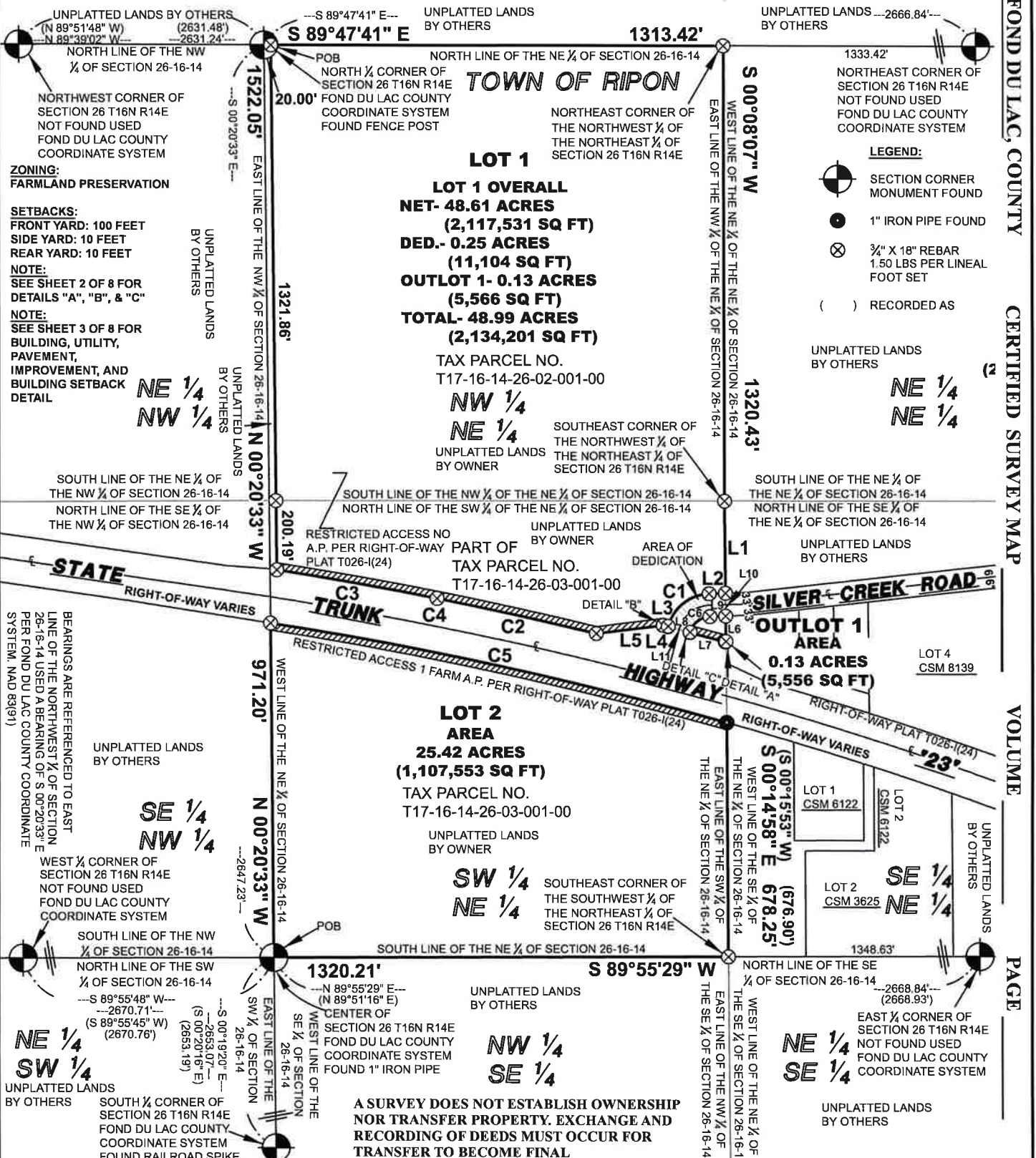
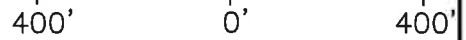


Green Lake Surveying Company  
A Division Of



General Engineering Company  
P.O. Box 131 • N6205 Busse Road Green Lake, WI 54941  
920-294-6666 (Green Lake Office)  
dlenz@generalengineering.net

SCALE: 1" = 400'



# CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP BEING A PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ AND IN PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 14 EAST, TOWN OF RIPON, FOND DU LAC COUNTY, WISCONSIN.

GREEN LAKE SURVEYING COMPANY  
A DIVISION OF GENERAL ENGINEERING COMPANY  
Green Lake, Wisconsin

*Donald W. Lenz*  
Donald W. Lenz, W.P. L. S. No. S-2003  
Dated this 1st day of January, 2026.  
Revised this 19th day of January, 2026.  
Drafted by: BAB



**OWNER(S)**  
MARYLS A. WHITNEY REVOCABLE FARM TRUST

**ADDRESS**  
W12607 SILVER CREEK ROAD  
RIPON WI, 54971

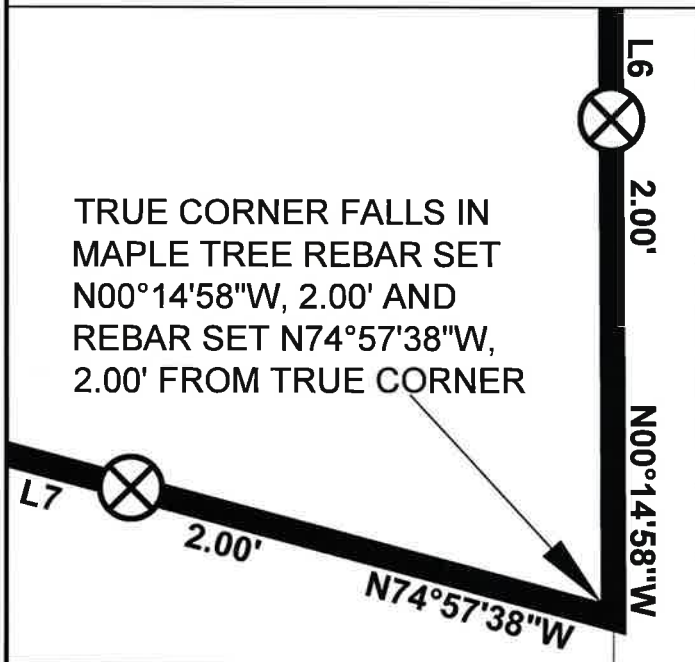
Green Lake Surveying Company  
A Division Of  
**GEC**  
General Engineering Company  
P.O. Box 131 • N6205 Busse Road Green Lake, WI 54941  
920-294-6666 (Green Lake Office)  
dlenz@generalengineering.net

THE PURPOSE OF THIS CERTIFIED SURVEY MAP IS TO CREATE A TWO LOT CERTIFIED SURVEY MAP FROM TWO PARCELS OF LAND LOCATED IN THE NORTHEAST ¼ OF SECTION 26 T16N R14E TO CONFORM TO TOWN OF RIPON LAND DIVISION SUBDIVISION ORDINANCES.

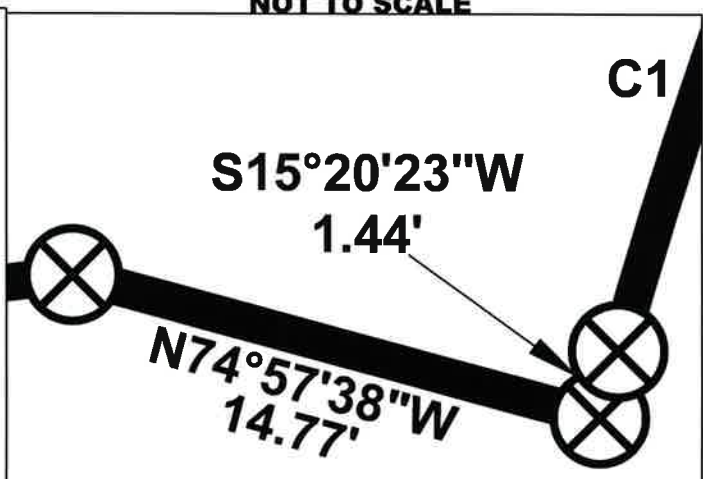
CURVE	RADIUS	ARC	CHORD BEARING & DISTANCE	TANGENT BEARING IN,OUT	CEN ANGLE	DEF ANGLE
C1	127.67'	162.57'	S51°49'07"W, 151.81'	S88°17'51"W S15°20'23"W	72°57'28"	36°28'44"
C2	11539.16'	472.99'	N77°30'11.5"W, 472.96'	N76°19'44"W N78°40'39"W	02°20'55"	01°10'27.5"
C3	11539.16'	472.68'	N79°51'03.5"W, 472.64'	N78°40'39"W N81°01'34"W	02°20'49"	01°10'24.5"
C4	11,539.16'	945.67'	N78°40'36"W, 945.40'	N76°19'44"W N81°01'34"W	04°41'44"	02°20'52"
C5	11,384.16'	1355.53'	S77°35'15"E, 1354.73'	S80°59'55"E S74°10'34"E	06°49'20"	03°24'40"
C6	61.67'	78.53'	N51°49'07"E, 73.33'	N15°20'23"E N88°17'51"E	72°57'28"	36°28'44"

LINE	BEARING	DISTANCE
L1	S00°14'58"E	266.38'
L2	S88°17'51"W	47.25'
L3	S15°20'23"W	1.44'
L4	N74°57'38"W	14.77'
L5	S83°08'51"W	195.54'
L6	S00°14'58"E	75.64'
L7	N74°57'38"W	107.50'
L8	N15°20'23"E	1.10'
L9	N88°17'51"E	45.58'
L10	S00°14'58"E	66.02'
L11	N74°57'38"W	66.00'

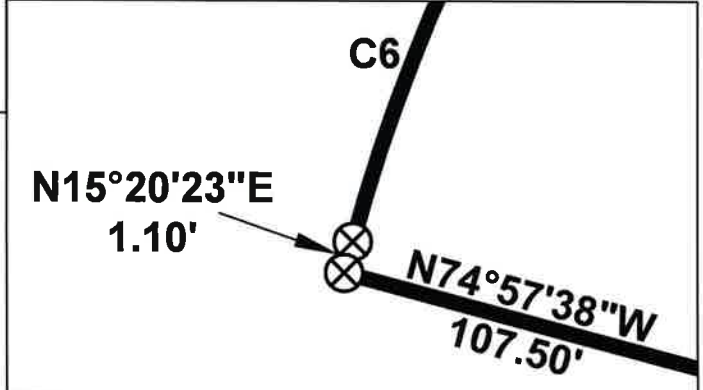
**DETAIL "A"**  
NOT TO SCALE



**DETAIL "B"**  
NOT TO SCALE



**DETAIL "C"**  
NOT TO SCALE



FOND DU LAC COUNTY

CERTIFIED SURVEY MAP

VOLUME

PAGE



**CERTIFIED SURVEY MAP**

**CERTIFIED SURVEY MAP BEING A PART OF THE NORTHWEST ¼ OF THE  
NORTHEAST ¼ AND IN PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF  
SECTION 26, TOWNSHIP 16 NORTH, RANGE 14 EAST, TOWN OF RIPON, FOND DU LAC  
COUNTY, WISCONSIN.**

**SURVEYOR'S CERTIFICATE**

\*\*\*\*\*

I, Donald W. Lenz, Professional Land Surveyor of the State of Wisconsin, hereby certify that I have at the order of James M. Whitney and Gary M. Voskuil, as Trustees of the Marlys A. Whitney Revocable Farm Trust, as owner thereof, surveyed lands being part of the Northwest ¼ of the Northeast ¼ and in part of the Southwest ¼ of the Northeast ¼ of Section 26, Town 16 North, Range 14 East, Town of Ripon, Fond du Lac County, Wisconsin, being more particularly described as follows:

Commencing at the North ¼ corner of said Section 26;  
thence S 89°-47'-41" E along the North line of the Northeast ¼ of said Section 26, 20.00 feet to the Point of Beginning and lands here and after described;  
thence continue S 89°-47'-41" E along the North line of the Northeast ¼ of said Section 26, 1313.42 feet to the Northeast corner of the Northwest ¼ of the Northeast ¼ of said Section 26;  
thence S 00°-08'-07" W along the East line of the Northwest ¼ of the Northeast ¼ of said Section 26, 1320.43 feet to the Southeast corner of the Northwest ¼ of the Northeast ¼ of said Section 26;  
thence S 00°-14'-58" E along the East line of the Southwest ¼ of the Northeast ¼ of said Section 26, 408.04 feet to the Northerly right-of-way of State Trunk Highway '23";  
thence N 74°-57'-38" W along said Northerly right-of-way, 188.27 feet;  
thence S 83°-08'-51" W along said Northerly right-of-way, 195.54 feet to a point of a curve;  
thence along the said Northerly right-of-way, and the arc of a curve to the left, 945.67 feet, having a radius of 11,539.16 feet, a central angle of 04°-41'-44" and a chord that bears North 78°-40'-36" West, 945.40 feet;  
thence N 00°-20'-33" W, 1522.05 feet to the Point of Beginning;  
Containing 48.99 acres (2,134,201 sq. ft.) of land. Being subject to a road dedication for Silver Creek Road over the entire southeasterly 66 feet more or less for road purposes. Also being subject to all easements and restrictions of record, if any.

**Dedicated Area:**

Commencing at the North ¼ corner of said Section 26;  
thence S 89°-47'-41" E along the North line of the Northeast ¼ of said Section 26, 1333.42 feet to the Northeast corner of the Northwest ¼ of the Northeast ¼ of said Section 26;  
thence S 00°-08'-07" W along the East line of the Northwest ¼ of the Northeast ¼ of said Section 26, 1320.43 feet to the Southeast corner of the Northwest ¼ of the Northeast ¼ of said Section 26;  
thence S 00°-14'-58" E along the East line of the Southwest ¼ of the Northeast ¼ of said Section 26, 266.38 feet to the Northerly right-of-way of Silver Creek Road and the Point of Beginning of lands here and after described;  
thence continue S 00°-14'-58" E along said East line, 66.02 feet to the Southerly right-of-way of Silver Creek Road;  
thence S 88°-17'-51" W along said Southerly right-of-way, 45.58 feet to the point of a curve;  
thence along the said Southerly right-of-way, and the arc of a curve to the left, 78.53 feet, having a radius of 61.67 feet, a central angle of 72°-57'-28" and a chord that bears S 51°-49'-07" W, 73.33 feet;  
thence S 15°-20'-23" W along said Southerly right-of-way, 1.10 feet to the Northerly right-of-way of State Trunk Highway "23";  
thence N 74°-57'-38" W along said Northerly right-of-way, 66.00 feet to the Northerly right-of-way of Silver Creek Road;  
thence N 15°-20'-23" E along said Northerly right-of-way, 1.44 feet to a point of a curve;  
thence along said Northerly right-of-way, and the arc of a curve to the right, 162.57 feet, having a radius of 127.67 feet, a central angle of 72°-57'-28" and a chord that bears North 51°-49'-07" East, 151.81 feet;  
thence N 88°-17'-51" E along said Northerly right-of-way, 47.25 feet to the Point of Beginning;  
Containing 0.25 acres (11,104 sq. ft.) of Dedicated Area.

I further certify that such survey is a correct representation of all exterior boundaries of the land surveyed and the division thereof made, and that I have fully complied with the provisions of Section 236.34 of the Wisconsin State Statutes, Fond du Lac County Land Division Ordinances, Town of Ripon Subdivision Ordinances and the City of Ripon Extra-Territorial Review in surveying and mapping the same, to the best of my knowledge and belief.

**GREEN LAKE SURVEYING COMPANY  
A DIVISION OF GENERAL ENGINEERING COMPANY**

Green Lake, Wisconsin

*Donald W. Lenz*

Donald W. Lenz, WI P. L. S. No. S-2003

Dated this 1st day of January, 2026.

Green Lake Surveying Company  
A Division Of



General Engineering Company

P.O. Box 131 • N6205 Busse Road Green Lake, WI 54941  
920-294-6666 (Green Lake Office)  
dlenz@generalengineering.net



GREEN LAKE COUNTY

CERTIFIED SURVEY MAP

VOLUME

PAGE

# CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP BEING A PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 14 EAST, TOWN OF RIPON, FOND DU LAC COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

\*\*\*\*\*

I, Donald W. Lenz, Professional Land Surveyor of the State of Wisconsin, hereby certify that I have at the order of James M. Whitney and Gary M. Voskuil, as Trustees of the Marlys A. Whitney Revocable Farm Trust, as owner thereof, surveyed lands being part of the Northwest ¼ of the Northeast ¼ and in part of the Southwest ¼ of the Northeast ¼ of Section 26, Town 16 North, Range 14 East, Town of Ripon, Fond du Lac County, Wisconsin, being more particularly described as follows:

Commencing at the West ¼ corner of said Section 26;

thence N 89°-55'-48" E along the South line of the Northwest ¼ of said Section 26, 2670.71 feet to the Center of Section of said Section 26, the West line of the Northeast ¼ of said Section 26 and to the Point of Beginning of lands here and after described;

thence N 00°-20'-33" W along the West line of the Northeast ¼ of said Section 26, 971.20 feet to the Southerly right-of-way of State Trunk Highway "23";

thence along the said Southerly right-of-way, and the arc of a curve to the right, 1355.53 feet, having a radius of 11,384.16 feet, a central angle of 06°-49'-20" and a chord that bears S 77°-35'-15" E, 1354.73 feet to the East line of the Southwest ¼ of the Northeast ¼ of said Section 26;

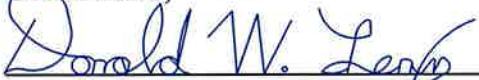
thence S 00°-14'-58" E along the said East line, 678.25 feet to the Southeast corner of the Southwest ¼ of the Northeast ¼ of the said Section 26;

thence S 89°-55'-29" W along the South line of the Southwest ¼ of the Northeast ¼ of the said Section 26, 1320.21 feet to the Point of Beginning;

Containing 25.42 acres (1,107,553 sq. ft.) of land. Also being subject to all easements and restrictions of record, if any.

I further certify that such survey is a correct representation of all exterior boundaries of the land surveyed and the division thereof made, and that I have fully complied with the provisions of Section 236.34 of the Wisconsin State Statutes, Fond du Lac County Land Division Ordinances and the Town of Ripon Subdivision Ordinances in surveying and mapping the same, to the best of my knowledge and belief.

GREEN LAKE SURVEYING COMPANY  
A DIVISION OF GENERAL ENGINEERING COMPANY  
Green Lake, Wisconsin



Donald W. Lenz, WI P. L. S. No. S-2003  
Dated this 1st day of January, 2026.

GREEN LAKE COUNTY

CERTIFIED SURVEY MAP

VOLUME

PAGE



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# CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP BEING A PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ AND IN PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 14 EAST, TOWN OF RIPON, FOND DU LAC COUNTY, WISCONSIN.

## OWNER'S CERTIFICATE:

I, James M. Whitney, as Trustee of the Marlys A. Whitney Revocable Farm Trust, dated August 15, 2011, as owner, hereby certify that I have caused the land as described in the foregoing certificate of Donald W. Lenz, surveyor, to be surveyed, divided, dedicated, monumented, and mapped as represented by this Certified Survey Map.

I further certify that this survey is required by Section 236.10 or 236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- 1) Town Board of the Town of Ripon
- 2) Fond Du Lac County Planning Agency
- 3) City of Ripon Planning Commission

WITNESS the hand and seal of James M. Whitney this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
James M. Whitney, Trustee of the Marlys  
A. Whitney Revocable Farm Trust

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY) <sup>SS</sup>

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2026, the above named James M. Whitney, to be known to be the person(s) who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Wisconsin Notary Public

Print Name \_\_\_\_\_

My Commission expires \_\_\_\_\_

**GREEN LAKE SURVEYING COMPANY  
A DIVISION OF GENERAL ENGINEERING COMPANY**

Green Lake, Wisconsin

*Donald W. Lenz*

Donald W. Lenz, WI P. L. S. No. S-2003

Dated this 1st day of January, 2026.

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GREEN LAKE COUNTY

CERTIFIED SURVEY MAP

VOLUME

PAGE

# CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP BEING A PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ AND IN PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 14 EAST, TOWN OF RIPON, FOND DU LAC COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE:**

I, Gary M. Voskuil, as Trustee of the Marlys A. Whitney Revocable Farm Trust, dated August 15, 2011, as owner, hereby certify that I have caused the land as described in the foregoing certificate of Donald W. Lenz, surveyor, to be surveyed, divided, dedicated, monumented, and mapped as represented by this Certified Survey Map.

I further certify that this survey is required by Section 236.10 or 236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- 1) Town Board of the Town of Ripon
- 2) Fond du Lac County Planning Agency
- 3) City of Ripon Planning Commission

WITNESS the hand and seal of Gary M. Voskuil this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Gary M. Voskuil, Trustee of the Marlys A. Whitney Revocable Farm Trust

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY) <sup>SS</sup>

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2026, the above named Gary M. Voskuil, to be known to be the person(s) who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Wisconsin Notary Public

Print Name \_\_\_\_\_

My Commission expires \_\_\_\_\_

**GREEN LAKE SURVEYING COMPANY  
A DIVISION OF GENERAL ENGINEERING COMPANY**

Green Lake, Wisconsin

*Donald W. Lenz*

Donald W. Lenz, WI P. L. S. No. S-2003

Dated this 1st day of January, 2026.

GREEN LAKE COUNTY

CERTIFIED SURVEY MAP

VOLUME

PAGE

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# CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP BEING A PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ AND IN PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 14 EAST, TOWN OF RIPON, FOND DU LAC COUNTY, WISCONSIN.

## TOWN OF RIPON PLAN COMMISSION CERTIFICATE:

Approved this \_\_\_\_ day of \_\_\_\_\_, 2026 by the Town of Ripon Plan Commission:

\_\_\_\_\_  
Chairman - George Wittler

\_\_\_\_\_  
Clerk - Cindy Beier

## TOWN BOARD CERTIFICATE:

This Certified Survey Map is hereby approved in accordance with the Town of Ripon Subdivision Ordinance.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Chairman - Barry Vandebrink

\_\_\_\_\_  
Clerk - Cindy Beier

## CITY OF RIPON PLAN COMMISSION CERTIFICATE:

Approved this \_\_\_\_ day of \_\_\_\_\_, 2026 by the City of Ripon Plan Commission.

\_\_\_\_\_  
Chairman - Theodore Grant

\_\_\_\_\_  
City Administrator - Adam Sonntag

## FOND DU LAC COUNTY PLANNING AGENCY CERTIFICATE:

Approved in accordance with Section 236.12 of the Wisconsin Statutes this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Fond du Lac County Planning Agency

\_\_\_\_\_  
Director of Planning - Terry Dietzel

**GREEN LAKE SURVEYING COMPANY**  
**A DIVISION OF GENERAL ENGINEERING COMPANY**  
Green Lake, Wisconsin

*Donald W. Lenz*

Donald W. Lenz, WI P. L. S. No. S-2003

Dated this 1st day of January, 2026.

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