



CITY OF RIPON

100 Jackson Street Ripon, WI 54971-1396

**PLAN COMMISSION MEETING
WEDNESDAY, JUNE 16, 2021
CONFERENCE ROOM, CITY HALL
7:00 p.m.**

AGENDA

Call to order/roll call

Approval of agenda

Approve meeting minutes – May 26, 2021

Action item

A. Certified Survey Map – Tom and Nicole Moniz – 836 Thomas Street

Project updates and staff reports

Agenda items for future meetings

Adjourn

PLAN COMMISSION MEETING

May 26, 2021

Present: Grant, Iverson, Splitt, Poppy

Absent: Hutton, Pollesch

Others: City Administrator Sonntag, City Attorney Wurtz, Tony Dolgner, Cameron Butler, John Hollatz, Wayne Lamont, and Randy Hein

Mayor Grant called the meeting to order at 7:00 p.m.

Approval of Agenda

Iverson moved and Splitt seconded a motion to approve the agenda. Motion carried 4-0.

Approve meeting minutes – May 26, 2021

Splitt moved and Iverson seconded a motion to approve the May 26, 2021 minutes as presented. Motion carried 4-0.

Action items

Public Hearing – Rezoning Request - John Hollatz to rezone approximately 5.736 acres located on Hall Street between 175 N Douglas St and W13150 Hall St. The request is to change from B-2 – Highway Business to I – Industrial.

Mayor Grant opened the Public Hearing at 7:01 p.m. John Hollatz was present to request the rezoning of his property and stated the change from B-2 to Industrial was a contingency of the sale of the property. Cameron Butler stated he was purchasing the property and the future use of mini storage was the reason the rezoning was requested. Tony Dolgner stated he was the realtor working on the property sale and that Butler was denied the sale of a city owned industrial lot to build mini storage. Dolgner discussed the property location and it being ideal for storage buildings. Butler provided background on his storage business and the need for storage buildings in Ripon. Wayne Lamont expressed his concerns as a neighboring property owner to the possibility of Industrial zoning creating a nuisance in the future. Attorney Wurtz noted the hearing was to discuss the rezone and not potential uses. Wurtz advised that the commission should consider the appropriateness of the rezone as it relates to other zoning districts in the corridor. Sonntag pointed out zoning districts in the areas surrounding this property, including Industrials zones. Wayne Lamont raised concerns regarding runoff from possible uses. Randy Hein expressed his concerns as a neighboring property owner and questioned floodplain regulations. The Commission discussed floodplain and stormwater management. Splitt stated he supported the zoning change and Industrial was already present on the east side of Douglas St. Mayor Grant closed the public hearing at 7:16 p.m. Splitt moved and Poppy seconded a motion to rezone the 5.736 acres of property Parcel Number RIP-16-14-22-08-005-00 on Hall St. Friendly amendment from Iverson to specify the rezone from B-2 to I – Industrial. Motion carried 4-0. Rezoning application will be moved to the Common Council for final determination.

Project updates and staff reports

Nothing to report currently.

Agenda items for future meetings

Splitt questioned paving at a storage unit property. Contact Sonntag or Mayor Grant with other agenda items.

With no further business, Iverson moved and Splitt seconded a motion to adjourn. Motion carried 4-0. Mayor Grant declared the meeting adjourned at 7:19 p.m.

CITY OF RIPON


CERTIFIED SURVEY MAP SUBMITTAL CHECKLIST

The following items should be completed prior to submitting a Certified Survey Map for approval by the Plan Commission.

SUBMITTER	REVIEWER		
✓		1.	Date of map
✓		2.	Graphic Scale
✓		3.	Name and address of owner
✓		4.	Name and address of subdivider
✓		5.	Name and address of surveyor.
		6.	All existing:
✓		a.	Buildings
✓		b.	Watercourses
✓		c.	Drainage ditches
✓		d.	Others features pertinent to the proper division
		7.	Names of:
✓		a.	Adjoining streets
NA		b.	Adjoining highways
NA		c.	Adjoining parkways
NA		d.	Adjoining cemeteries
✓		e.	Adjoining subdivisions
NA		f.	Adjoining ponds, streams, lakes and/or wetlands
✓		8.	Acreage included in each parcel
✓		9.	Exterior boundaries
✓		10.	Bearings and distances on all existing and proposed lot lines
✓		11.	Building restriction lines
		12.	Certificates shall be in conformity with the requirements of Section 236.12(2)(a)
✓		a.	Surveyors Certificate
✓		b.	Owners Certificate
✓		c.	Plan Commission Certificate
NA		d.	Council Certificate
NA		13.	Master plan streets which shall be dedicated by the C.S.M.
✓		14.	Two points labeled with Wisconsin State/County coordinates, if available
✓		15.	Monuments
NA		16.	Easements with size
✓		17.	Lot numbering
NA		18.	Curve data
✓		19.	Title Report

Fond du Lac County, WI



 *Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.*

Map Scale
1 inch = 200 feet
6/11/2021

State Bar of Wisconsin Form 2-2003
WARRANTY DEED

DOC# 1057250

Document Number

Document Name

Recorded
August 26, 2015 12:21 PM
SHAWN KELLY
REGISTER OF DEEDS
FOND DU LAC COUNTY
Fee Amount: \$30.00
Transfer Fee \$93.00

THIS DEED, made between Mark A. Wolzenburg and Robin E. Wolzenburg *i/k/a* Robin E. Voss, ("Grantor," whether one or more), and Thomas W. Moniz and Nicole R. Moniz Joint Revocable Trust, dated March 28, 2014, ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys and warrants to Grantee, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Fond du Lac County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lot 1 of Certified Survey Map No. 6478 as recorded in Volume 44 of Certified Survey Maps on Pages 74 - 74C, as Document No. 779375, being all of Lot 1 of CSM 1964 and part of Lot 16 of Newton's Resurvey, and being located in the W 1/2 of the NW 1/4 of Section 28, T16N, R14E, City of Ripon, Fond du Lac County, Wisconsin.



Exceptions to warranties: All easements, restrictions and exceptions of record.

Recording Area

Name and Return Address
Thomas & Nicole Moniz
836 Thomas Street
Ripon, WI 54971

4-152368

RIP-16-14-28-06-160-11

Parcel Identification Number (PIN)

This Is Not homestead property.

Dated: August 21, 2015

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s)

authenticated on _____

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Louis J. Andrew, Jr.
Andrew Law Offices, S.C.

(SEAL)

(SEAL)

ACKNOWLEDGMENT

STATE OF WISCONSIN)

) ss.

FOND DU LAC COUNTY)

Personally came before me on August 21, 2015
the above-named Mark A. Wolzenburg and Robin E.
Wolzenburg

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

* Monica J. Meidenhauer

Notary Public, State of Wisconsin

My commission (is permanent) (expires: 02.27.2018)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 2-2003

*Type name below signatures.

INFO-PRQ Legal Forms • (800)655-2021 • info@proforms.com

sh

State Bar of Wisconsin Form 2-2003
WARRANTY DEED

DOC# 1054854

Document Number	Document Name
<p>THIS DEED, made between Cristopher W. Bumby and Kay L. Bumby, as husband and wife, ("Grantor," whether one or more), and Thomas W. Moniz and Nicole R. Moniz Joint Revocable Trust, dated March 28, 2014, ("Grantee," whether one or more). Grantor, for a valuable consideration, conveys and warrants to Grantee, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Fond du Lac County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):</p>	

Recorded
July 02, 2015 12:30 PM
SHAWN KELLY
REGISTER OF DEEDS
FOND DU LAC COUNTY
Fee Amount: \$30.00
Transfer Fee \$822.00



Property described on Exhibit A, attached hereto

Exceptions to warranties: All easements, restrictions and exceptions of record.

Recording Area	
Name and Return Address	
Thomas & Nicole Moniz	
836 Thomas Street	
Ripon, WI 54971	4-151376
RIP-16-14-28-06-160-10	
Parcel Identification Number (PIN)	
This Is homestead property.	

Dated: June 26, 2015

(SEAL)

* _____
(SEAL)

Cristopher W. Bumby (SEAL)
* Cristopher W. Bumby

Kay L. Bumby (SEAL)
* Kay L. Bumby

AUTHENTICATION

Signature(s)
authenticated on _____

* TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Louis J. Andrew, Jr.
Andrew Law Offices, S.C.

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
FOND DU LAC COUNTY)

Personally came before me on June 26, 2015
the above-named Cristopher W. Bumby and Kay L. Bumby

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

Monica J. Moldenhauer
* Monica J. Moldenhauer
Notary Public, State of Wisconsin
My commission (is permanent) (expires: 02.27.2018)

(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED
*Type name below signatures.

©2003 STATE BAR OF WISCONSIN

FORM NO. 2-2003
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EXHIBIT "A"

Lot Two (2) of Certified Survey Map No. 3890, as recorded in Volume 21 of Certified Survey Maps on Pages 129 & 129A, as Document No. 480812, located in Lot Sixteen (16) of Newton's Resurvey of the West ½ of the Northwest ¼ of Section 28, Township 16 North of Range 14 East in the City of Ripon, Fond du Lac County, Wisconsin.

ALSO

Outlot Lot One (1) of Certified Survey Map No. 4314, as recorded in Volume 24 of Certified Survey Maps on Pages 87, 87A & 87B, as Document No. 521414, located in Lot Sixteen (16) of Newton's Resurvey of the West ½ of the Northwest ¼ of Section 28, Township 16 North of Range 14 East in the City of Ripon, Fond du Lac County, Wisconsin.

Location Information



*2 Lots -
Change boundary*

Municipality: CITY OF RIPON

Site Address: 836 THOMAS ST

Owner Name(s): MONIZ JT REV TR, THOMAS
W: MONIZ JT REV TR,
NICOLE R

Mailing Address: 836 THOMAS ST
City State Zip: RIPON WI 54971

Property Description: (As of last tax bill issued)

Legal Description: S28 T16N R14E NEWTON'S RESURVEY LOT 2 CSM #3390-21-129 & OL 1 CSM #4314-24-87 LOC IN LOT 16 OF W 1/2 NW 14 (717335), .818A

(Please refer to the source document for actual legal description)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Sec. 28, T16N, R14E Volume: N/A Document Number: 1054854
Total Acres: 0.8180 Page: N/A [View all documents](#)

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

Assesment Information

Real Estate Tax Information

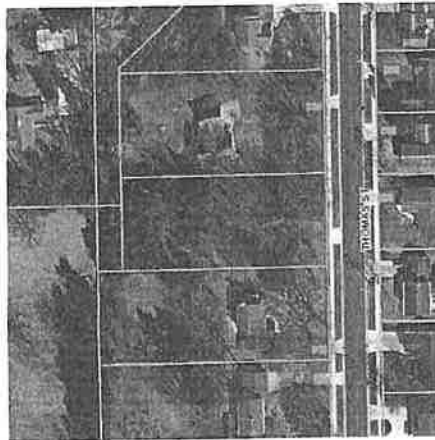
	2020	2019		2020	2019
Land Value:	\$28500.00	\$28500.00	Original Tax:	\$5980.86	\$6113.86
Improvement Value:	\$227400.00	\$227400.00	Lottery Credit:	\$0.00	\$0.00
Total Value:	\$255900.00	\$255900.00	First Dollar Credit:	\$63.55	\$72.81
Fair Market Value:	\$273800.00	\$259700.00	Net Tax:	\$5917.31	\$6186.67

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*For additional information go to:

<https://online5.afrax.com/PropertyList.asp?tab=state&source=ProneDxContentLink?pt=tax&id=103440>

Location Information



Municipality: CITY OF RIPON

Site Address:

Owner Name(s): MONIZ JT REV TR, THOMAS W; MONIZ JT REV TR, NICOLE R

Mailing Address: 836 THOMAS ST
City State Zip: RIPON WI 54971

Property Description: (As of last tax bill issued)

Legal Description: S28 T16N R14E NEWTON'S RESURVEY LOT 1 CSM #5478-44-74 LOC IN LOT 16 W 1/2 NW 1/4

(Please refer to the source document for actual legal description)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Sec. 28, T16N, R14E Volume: N/A Document Number: 1057250
Total Acres: 0.8150 Page: N/A [View all documents](#)

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

Assessment Information

Real Estate Tax Information

	<u>2020</u>	2019		2020	2019
Land Value:	\$28500.00	\$28500.00	Original Tax:	\$670.76	\$621.04
Improvement Value:	\$200.00	\$200.00	Lottery Credit:	\$0.00	\$0.00
Total Value:	\$28700.00	\$28700.00	First Dollar Credit:	\$63.55	\$72.81
Fair Market Value:	\$30700.00	\$29100.00	Net Tax:	\$607.21	\$693.85

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*For additional information go to:

<http://landinfo.fondulac.wi.gov/Records/Property/1614280616011?taxid=1614280611>



RIPON LAND SURVEYING

827 W. Fond du Lac St.
Ripon, Wisconsin 54971
Phone (920) 748-9696

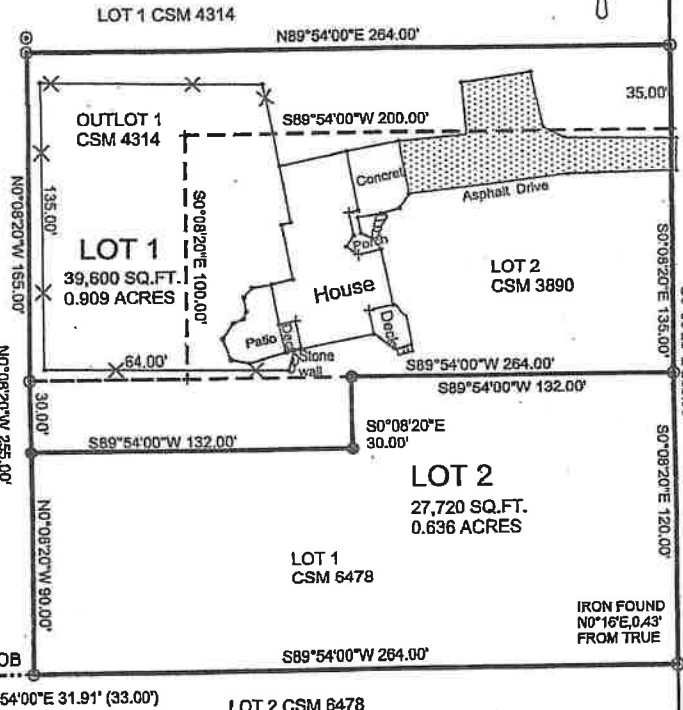
CERTIFIED SURVEY MAP FOR THOMAS W. AND NICOLE R. MONIZ JOINT REVOCABLE TRUST LOCATED IN LOT 2 CERTIFIED SURVEY MAP 3890, OUTLOT 1 CERTIFIED SURVEY MAP 4314 AND LOT 1, CERTIFIED SURVEY MAP 6478 ALL IN LOT 16 OF NEWTON'S RESURVEY OF THE WEST 1/2 OF THE NW1/4 OF SECTION 28, T.16N., R.14E., CITY OF RIPON, FOND DU LAC COUNTY, WISCONSIN.

BEARINGS REFERENCED TO THE WEST LINE OF THE NW1/4 OF SECTION 28 RECORDED AS S00°04'00"E ON CSM 3890.

NW COR.
SEC.28
T.16N.,R.14E.

UNPLATTED LANDS BY OTHERS
WEST LINE NW1/4 SECTION 28 2658.30'

W1/4 COR.
SEC.28
T.16N.,R.14E.



THOMAS STREET

STREET

FOND DU LAC COUNTY CERTIFIED SURVEY MAP NO. _____ VOLUME _____ PAGE _____

LEGEND

- ☐ CROSS IN STONE MONUMENT FOUND
- △ "PK" NAIL FOUND
- ⊙ 1" DIA. IRON PIPE FOUND
- 3/4"X18" IRON REBAR, 1.50lb/ft SET
- () RECORDED AS

SCALE: 1"=60'



SETBACKS FOR BUILDING
30' FRONT
6' SIDE YARD
20' REAR YARD

OWNER: THOMAS W. MONIZ AND NICOLE R. MONIZ JOINT REVOCABLE TRUST, DATED MARCH 28, 2014
836 THOMAS ST.
RIPON, WI. 54971

WISCONSIN LAND SURVEYOR
DENNIS M. GREEN
S-1184
RIPON, WI

Dennis M. Green
6-10-21



RIPON LAND SURVEYING

827 W. Fond du Lac St.
Ripon, Wisconsin 54971
Phone (920) 748-9696

CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP FOR
THOMAS W. AND NICOLE R. MONIZ
JOINT REVOCABLE TRUST LOCATED
IN LOT 2 CERTIFIED SURVEY MAP
3890, OUTLOT 1 CERTIFIED SURVEY
MAP 4314 AND LOT 1, CERTIFIED
SURVEY MAP 6478 ALL IN LOT 16 OF
NEWTON'S RESURVEY OF THE WEST
1/2 OF THE NW1/4 OF SECTION 28,
T.16N., R.14E. CITY OF RIPON, FOND
DU LAC COUNTY, WISCONSIN.

FOND DU LAC COUNTY

CERTIFIED SURVEY MAP NO. _____

VOLUME _____

PAGE _____

SURVEYOR'S CERTIFICATE

I, Dennis M. Green, Professional Land Surveyor in the State of Wisconsin, hereby certify that by the order of Thomas Moniz, I have surveyed, divided, monumented and mapped lands located in Lot 2 Certified Survey Map 3890, Outlot 1 Certified Survey Map 4314 and Lot 1, Certified Survey Map 6478 all in Lot 16 of Newton's Resurvey of the West 1/2 of the NW1/4 of Section 28, T.16N., R.14E., City of Ripon, Fond du Lac County, Wisconsin being more particularly described as follows:

Commencing at the Northwest Corner of said Section 28; thence S 0°04'00" E along the West line of the Northwest Quarter of Section 28, 913.22 feet; thence N 89°54'00" E, 31.91 feet to the Point of Beginning; thence N 00°08'20" W along the West line of Lot 1, CSM 6478 and the West line of Outlot 1, CSM 4314, 255.00 feet; thence N89°54'00"E along the North line of Outlot 1 CSM 4314, 264.00 feet; thence S 00°08'20" E along the West right-of-way line of Thomas Street, 255.00 feet; thence S 89°54'00" W along the South line of Lot 1 CSM 6478, 264.00 feet, to the True Point of Beginning, the Area being 67,320 SqFt or 1.545 Acres. All bearings referenced to the west line of the NW1/4 of Section 28 recorded as S 00°04'00" E on CSM 3890.

I further certify that the within survey is a correct representation of the boundaries surveyed, divided, monumented and mapped and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and that this survey is correct to the best of my knowledge and belief.

RIPON LAND SURVEYING
Ripon, Wisconsin

Dennis M. Green, P.L.S. 1184
Dated this 10th day of June 2021.





RIPON LAND SURVEYING

827 W. Fond du Lac St.
Ripon, Wisconsin 54971
Phone (920) 748-9696

CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP FOR
THOMAS W. AND NICOLE R. MONIZ
JOINT REVOCABLE TRUST LOCATED
IN LOT 2 CERTIFIED SURVEY MAP
3890, OUTLOT 1 CERTIFIED SURVEY
MAP 4314 AND LOT 1, CERTIFIED
SURVEY MAP 6478 ALL IN LOT 16 OF
NEWTON'S RESURVEYS OF THE WEST
1/2 OF THE NW1/4 OF SECTION 28,
T.16N., R.14E. CITY OF RIPON, FOND
DU LAC COUNTY, WISCONSIN.

FOND DU LAC COUNTY CERTIFIED SURVEY MAP NO. _____ VOLUME _____ PAGE _____

OWNER'S CERTIFICATE

We, hereby certify that we have caused the land as described in the foregoing certificate of Dennis M. Green, Professional Land Surveyor, to be surveyed, divided, monumented, mapped as represented by this Certified Survey Map. We 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:

City of Ripon

WITNESS the hand and seal of Thomas W. Moniz and Nicole R. Moniz, Joint Revocable Trust this ____ day of _____, 2021.

Thomas W. Moniz, Owner

Nicole R. Moniz, Owner

STATE OF WISCONSIN)
SS
FOND DU LAC COUNTY)

Personally, came before me this ____ day of _____, 2021, the above named to me known to be the persons who executed the foregoing instrument and acknowledged the same.

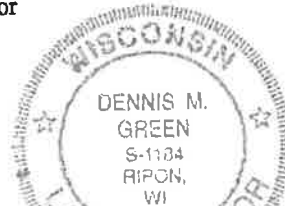
Wisconsin Notary Public
My commission expires _____

RIPON PLANNING COMMISSION CERTIFICATE

Approved this ____ day of _____, 2021 City of Ripon Planning Commission.

Mayor

City Administrator



Dennis M. Green
6-10-21