



Notice of Planning Commission Meeting
Monday, March 2nd 2026 - 6:00pm
Campbellspport Municipal Center - Community Room
470 Grandview Ave.

AGENDA

1. Call Meeting to Order
2. Roll Call
3. Approval Meeting Minutes 11-3-2026
4. Consider recommendation of CSM for

Parcel T03-13-19-19-06-003-00 & T03-13-19-19-06-004-00

5. 5. Adjournment

MEMBERS:

- Pat Twohig -
Chair
- Randy
Zielieke
- Kim Keceli
- Dave Krebs
- Tristy King
- Mark Gruber

Village Board members may attend but no action will be taken



470 Grandview Avenue, PO Box 709

Campbellsport, WI 53010

Village of Campbellsport
Plan Commission Staff Report -Padrick Dunn
Meeting Date: March 2, 2026

Agenda Item

Consideration and recommendation to the Village Board regarding approval of a Certified Survey Map (CSM) for the following parcels:

- Parcel #T03-13-19-19-06-003-00
 - Parcel #T03-13-19-19-06-004-00
-

Application Review

Engineering Review: MSA Professional Services
Village Engineer Contact: Sara Sharp & Team

Background

The applicant has submitted a Certified Survey Map (CSM) for Parcel #T03-13-19-19-06-003-00 and Parcel #T03-13-19-19-06-004-00. (See attachment for purpose)

The CSM has been reviewed by Sara Sharp and her team at MSA Professional Services on behalf of the Village of Campbellsport. The review included evaluation for compliance with:

- Applicable zoning regulations
- Access, utility, and easement considerations
- State of Wisconsin statutory requirements



470 Grandview Avenue, PO Box 709

Campbellsport, WI 53010

Staff Review & Findings

Recommendation

Staff recommends that the Plan Commission recommend for Village Board Approval of Certified Survey Map for Parcel #T03-13-19-19-06-003-00 and Parcel #T03-13-19-19-06-004-00 and forward a recommendation of approval to the Village Board, subject to any standard conditions required by MSA Professional Services and Village staff prior to recording.

Suggested Motion

“I move to recommend Certified Survey Map for Parcel #T03-13-19-19-06-003-00 and Parcel #T03-13-19-19-06-004-00 to the Village Board.”



Fond du Lac County

LAND INFORMATION DEPARTMENT
160 S. Macy Street Phone: (920) 929-3027
Fond du Lac, WI 54935
Email: land.information@fdlco.wi.gov

LAND DIVISION REVIEW LETTER OF INTENT

A copy of the Letter of Intent must be emailed with digital PDF copies of the proposed land division to:
PlatReview@fdlco.wi.gov

Check One	Type	Number of Copies	Fee
<input checked="" type="radio"/>	Certified Survey Map (CSM)	One digital PDF	\$200
<input type="radio"/>	Preliminary Plat (State)	One digital PDF & one hard copy	\$300 + \$15 per lot _____
<input type="radio"/>	Preliminary Plat (County)	One digital PDF & one hard copy	\$300 + \$15 per lot _____
<input type="radio"/>	Final Plat	One digital PDF & one hard copy	\$275 + \$15 per lot _____
<input type="radio"/>	Planned Unit Development	One digital PDF	\$300 + \$15 per lot _____

Please remit ONE check, payable to Fond du Lac County

Surveyor K. Adam DeGroot, PLS 4019 Email adegroot@parishse.com
 Surveyor Address Parish Survey & Engineering, 122 Wisconsin St, West Bend, WI 53096 Phone 541-580-2675
 Property Owner(s) Name Dennis J Oppermann and Joan M Oppermann Family Trust dtd April 20, 2021
 Property Owner(s) Address N1273 County Road V, Campbellsport, WI 53010 Joan 920-533-8675
 Buyer(s) Name (If Applicable) _____

Background Information

Municipality Town of Auburn
 Parcel Number(s) T03-13-19-19-06-003-00, T03-13-19-19-06-004-00
 Number of Lots 2 Number of Outlots _____ Net Acreage 5.71
 Type of Sewer: ___ Public Private
 Current Land Use Residential and cultivated agricultural field
 Proposed Land Use Same
 Current Zoning RD Rural District Proposed Zoning No Change requested

Brief Summary of Submittal

The purpose of this 2 Lot CSM is to adjust the boundary between the current tax parcels and to dedicate the Right-of-Way of CTH V. This will result in a 1.18 acre residential lot around the existing house site, a 3.97 acres lot (currently cultivated field), and a 0.55 acre R/W dedication.

Digitally signed by K. Adam DeGroot
Date: 2026.01.07 15:09:52 -06'00'

Additional Notes

Empty box for additional notes.

CERTIFIED SURVEY MAP # _____

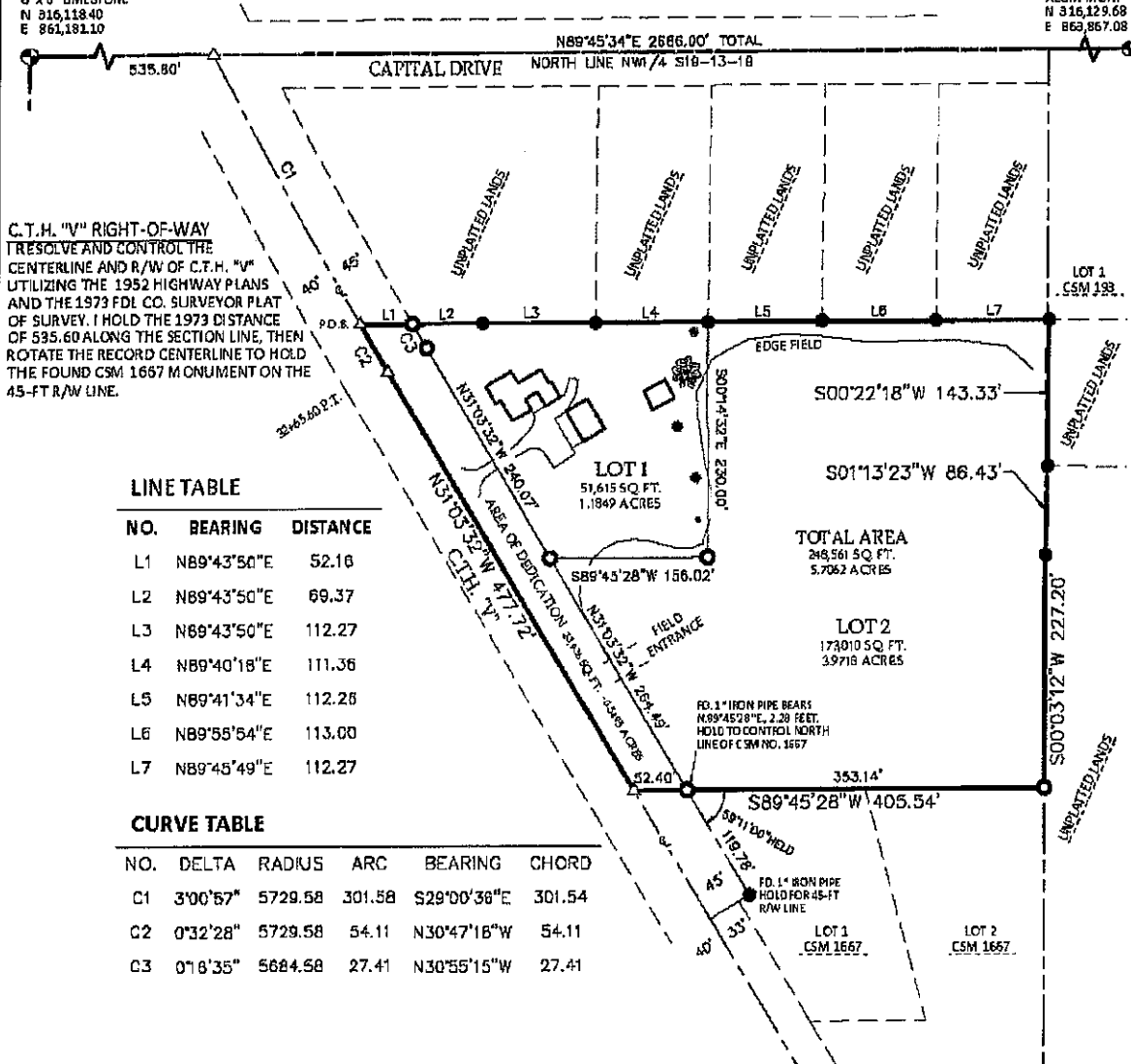
PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 19 EAST, TOWN OF AUBURN, FOND DU LAC COUNTY, WISCONSIN.

PRELIMINARY

OWNERS:
OPPERMANN FAMILY TRUST
N1273 COUNTY ROAD V
CAMPBELLSPORT, WI 53010

NW CORNER
SEC. 19-13-19
6"x6" LIMESTONE
N 316,118.40
E 861,181.10

N 1/4 CORNER
SEC. 19-13-19
ALUM MON.
N 316,129.68
E 863,867.08



C.T.H. "V" RIGHT-OF-WAY
I RESOLVE AND CONTROL THE
CENTERLINE AND R/W OF C.T.H. "V"
UTILIZING THE 1952 HIGHWAY PLANS
AND THE 1973 FDL CO. SURVEYOR PLAT
OF SURVEY. I HOLD THE 1973 DISTANCE
OF 535.60 ALONG THE SECTION LINE, THEN
ROTATE THE RECORD CENTERLINE TO HOLD
THE FOUND CSM 1657 MONUMENT ON THE
45-FT R/W LINE.

LINE TABLE

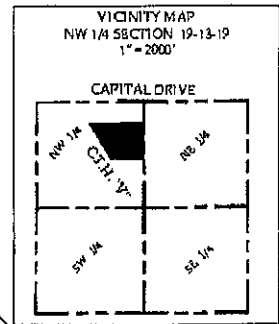
NO.	BEARING	DISTANCE
L1	N89°43'50"E	52.16
L2	N89°43'50"E	69.37
L3	N89°43'50"E	112.27
L4	N89°40'18"E	111.36
L5	N89°41'34"E	112.28
L6	N89°55'54"E	113.00
L7	N89°48'49"E	112.27

CURVE TABLE

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	3°00'57"	5729.58	301.58	S29°00'36"E	301.54
C2	0°32'28"	5729.58	54.11	N30°47'18"W	54.11
C3	0°18'35"	5684.58	27.41	N30°55'15"W	27.41

LEGEND

- FOUND PLSS MONUMENT PER FDL COUNTY MONUMENT RECORD
- FOUND 1" IRON PIPE - OR AS NOTED
- SET 3/4" x 18" (NO.6) REBAR WEIGHING 1.502 LBS/FOOT
- ▲ COMPUTED POINT - NOTHING SET



Digitally signed by K. Adam DeGroot
Date: 2026.01.15:11:49 -06'00'

WISCONSIN
K. ADAM DEGROOT
S-4019
WEST BEND, WI
LAND SURVEYOR

SURVEY COORDINATE SYSTEM
GEOCENTRIC DATUM: NAD83 (1991)
PROJECTION: WCCS FOND DU LAC COUNTY ZONE
UNITS: U.S. SURVEY FEET

THE NORTH LINE OF THE NW 1/4 SEC. 19-13-19 BEARS N.89°45'34"E, 2686.00'

SCALE 1 INCH = 150 FEET

PSE

122 Wisconsin Street, West Bend, WI 53095
952.348.7800 kperish@parishse.com
FN: DO-01-26 DATE: 1/07/2026

SURVEYED BY BRAYDON HOTTENSTEIN
MAPPED BY K. ADAM DEGROOT, PLS

REVISED:

SHEET 1 OF 3

CERTIFIED SURVEY MAP # _____

**PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 19 EAST,
TOWN OF AUBURN, FOND DU LAC COUNTY, WISCONSIN.**

SURVEYOR'S CERTIFICATE

I, K. ADAM DEGROOT, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING PARCEL OF LAND AS DIRECTED BY THE OWNERS DENNIS & JOAN OPPERMANN, TRUSTEES OF THE DENNIS J. OPPERMANN AND JOAN M. OPPERMANN FAMILY TRUST DATED APRIL 20, 2021:

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 19 EAST, IN THE TOWN OF AUBURN, FOND DU LAC COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST 1/4 CORNER OF SECTION 19, T. 13 N., R. 19 E.; THENCE N.89°45'34" E. ALONG NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19, 535.60 FEET TO THE CENTERLINE OF C.T.H. "V"; THENCE 301.58 FEET ALONG THE ARC OF A 1-DEGREE CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 3°00'57", A RADIUS OF 5729.578 FEET, THE LONG-CHORD OF WHICH BEARS S.29°00'36"E., 301.54 FEET TO THE POINT OF BEGINNING; THENCE N.89°43'50"E., 52.16 TO THE EASTERLY 45-FOOT RIGHT-OF-WAY LINE OF C.T.H. "V"; THENCE N.89°43'50"E., 69.37 FEET; THENCE N.89°43'50"E., 112.27 FEET; THENCE N.89°40'18"E., 111.36 FEET; THENCE N.89°41'34"E., 112.26 FEET; THENCE N.89°55'54"E., 113.00 FEET; THENCE N.89°45'49"E., 112.27 FEET TO THE SOUTHWEST CORNER OF LOT 1, CSM NO. 193; THENCE S.00°22'18"W., 143.33 FEET; THENCE S.01°13'23"W., 86.43 FEET; THENCE S.00°03'12"W., 227.20 FEET TO THE NORTHEAST CORNER OF LOT 2, CSM NO. 1667; THENCE S.89°45'28"W., 353.14 FEET TO THE NORTHWEST CORNER OF LOT 1, CSM NO. 1667 ON THE EASTERLY 45-FOOT RIGHT-OF-WAY LINE OF C.T.H. "V"; THENCE S.89°45'28"W., 52.40 FEET TO THE CENTERLINE OF C.T.H. "V"; THENCE ALONG SAID CENTERLINE N.31°03'32"W., 477.72 FEET TO A POINT OF CURVE AT HIGHWAY STATION 32+65.60; THENCE 54.11 FEET ALONG THE ARC OF A 1-DEGREE CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 00°32'28", A RADIUS OF 5729.578 FEET, THE LONG-CHORD OF WHICH BEARS N.30°47'18"W., 54.11 FEET TO THE POINT OF BEGINNING.

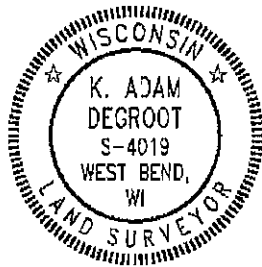
CONTAINING 248,561 SQUARE FEET // 5.7062 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE REVISED WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCES OF FOND DU LAC COUNTY AND THE TOWN OF AUBURN IN SURVEYING, DIVIDING, AND MAPPING THE SAME, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS _____ DAY OF _____, 2026

PRELIMINARY

K. ADAM DEGROOT, PLS 4019
PARISH SURVEY & ENGINEERING, LLC



122 Wisconsin Street, West Bend, WI 53096
262.348.7800 kparish@parishse.com

REVISED: FN: DO-01-26 DATE: 1/07/2026

2 of 3

CERTIFIED SURVEY MAP # _____

**PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 19 EAST,
TOWN OF AUBURN, FOND DU LAC COUNTY, WISCONSIN.**

OWNER'S CERTIFICATE

WE, DENNIS J. OPPERMANN AND JOAN M. OPPERMANN, TRUSTEES OF THE DENNIS J. OPPERMANN AND JOAN M. OPPERMANN FAMILY TRUST DATED APRIL 20, 2021, AS OWNERS, HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED TO BE SURVEYED, MAPPED, COMBINED, AND DEDICATED AS REPRESENTED HEREON. WE DO ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY WISCONSIN STATUTE 236.34 TO BE SUBMITTED TO THE TOWN OF AUBURN, FOND DU LAC COUNTY PLANNING AGENCY, AND FOND DU LAC COUNTY HIGHWAY COMMISSION FOR APPROVAL OR OBJECTION.

PRELIMINARY

DENNIS J. OPPERMANN, TRUSTEE

JOAN M. OPPERMANN, TRUSTEE

STATE OF WISCONSIN) SS.
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, _____, THE ABOVE NAMED DENNIS J. OPPERMANN AND JOAN M. OPPERMANN, TRUSTEES OF THE DENNIS J. OPPERMANN AND JOAN M. OPPERMANN FAMILY TRUST DATED APRIL 20, 2021, TO ME KNOW TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES: _____

TOWN OF AUBURN APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE TOWN OF AUBURN IN ACCORDANCE WITH TOWN ORDINANCES.

DATED THIS _____ DAY OF _____, 2026

KEN DEPPERMAN, CHAIRMAN

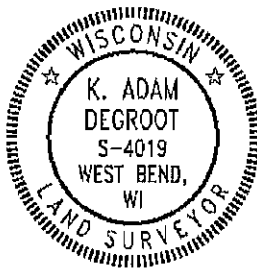
BONNIE BERG, CLERK

FOND DU LAC COUNTY PLANNING AGENCY APPROVAL

APPROVED IN ACCORDANCE WITH SEC. 236.12 WISCONSIN STATUTES

THIS _____ DAY OF _____, 2026

TERRY DIETZEL, LAND INFORMATION DEPARTMENT DIRECTOR



122 Wisconsin Street, West Bend, WI 53095
262.346.7900 kparish@parishse.com

REVISED:

FN: DO-01-25

DATE: 1/07/2026

3
OF
3

CERTIFIED SURVEY MAP # _____

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 19 EAST, TOWN OF AUBURN, FOND DU LAC COUNTY, WISCONSIN

OWNER'S CERTIFICATE

WE, DENNIS J. OPPERMANN AND JOAN M. OPPERMANN, TRUSTEES OF THE DENNIS J. OPPERMANN AND JOAN M. OPPERMANN FAMILY TRUST DATED APRIL 20, 2021, AS OWNERS HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED TO BE SURVEYED, MAPPED, COMBINED, AND DEDICATED AS REPRESENTED HEREON. WE DO ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY WISCONSIN STATUTE 236.34 TO BE SUBMITTED TO THE TOWN OF AUBURN, THE VILLAGE OF CAMPBELLSPORT AND FOND DU LAC COUNTY PLANNING AGENCY, FOR APPROVAL OR OBJECTION.

DENNIS J. OPPERMANN, TRUSTEE _____ JOAN M. OPPERMANN, TRUSTEE _____
STATE OF WISCONSIN) SS.
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, THE ABOVE NAMED DENNIS J. OPPERMANN AND JOAN M. OPPERMANN, TRUSTEES OF THE DENNIS J. OPPERMANN AND JOAN M. OPPERMANN FAMILY TRUST DATED APRIL 20, 2021, TO ME KNOW TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES: _____

TOWN OF AUBURN APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE TOWN OF AUBURN IN ACCORDANCE WITH TOWN ORDINANCES.

DATED THIS 11th DAY OF February, 2026.

Dennis Berg
DEN OPPERMAN, CHAIRMAN
SOPHIE BERG, CLERK

VILLAGE OF CAMPBELLSPORT PLAN COMMISSION EXTRA-TERRITORIAL APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED IN ACCORDANCE WITH CHAPTER 430 OF THE VILLAGE OF CAMPBELLSPORT ORDINANCES.

DATED THIS _____ DAY OF _____, 2026.

PATRICK THOMAS, TIER 1 CORP. CHAIRMAN
JUDY ABLER, VILLAGE CLERK

FOND DU LAC COUNTY PLANNING AGENCY APPROVAL

APPROVED IN ACCORDANCE WITH SEC. 236.12 WISCONSIN STATUTES

THIS _____ DAY OF _____, 2026.

TERRY DRETZEL, LAND INFORMATION DEPARTMENT DIRECTOR



PATRICK THOMAS & ENGINEERING, LLC
14000 Wisconsin Ave
2503167040
patrick@patrickthomas.com
PH 800-411-25 DATE: 10/7/2025

13
18
19

CERTIFIED SURVEY MAP #

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 19 EAST, TOWN OF AUBURN, FOND DU LAC COUNTY, WISCONSIN

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO COMBINE AND RE-ADJUST THE OPPERMANN PROPERTY DESCRIBED IN WARRANTY DEED DOCUMENT NO. 135899. INITIAL FIELD SEARCH WAS PERFORMED ON THE BOUNDARY OF OPPERMANN AND OF CSM NO. 1667. I ACCEPT THE FOUND MONUMENTS SHOWN AND NOTED ON SHEET 3 AS LIND AND FAITHFULLY SURVEYED, AND CONTROLLING THE BOUNDARY OF OPPERMANN AND RESOLVE AS FOLLOWS:

C.T.H. "V" RIGHT-OF-WAY. I RESOLVE AND CONTROL THE CENTERLINE AND R/W OF C.T.H. "V" UTILIZING THE 1962 HIGHWAY PLANS AND THE 1973 FOND DU LAC COUNTY SURVEY PLAT OF SURVEY, H010. THE 1973 DISTANCE OF 593.50 ALONG THE SECTION LINE THEN TO/AL/ THE RECORD CENTERLINE TO HOLD THE FOUND CSM 1667 MONUMENT ON THE 45-FOOT R/W LINE. THE DISTANCE BETWEEN POINTS "A" AND "D" CLOSELY MATCHES THE RECORD DEED DISTANCE, 531.83 MEASURED VS 531.67 RECORD. NORTH LINE - I PROJECT THE FOUND MONUMENTS OF LINE "B" WEST TO INTERSECT THE CENTERLINE OF C.T.H. "V". I ACCEPT ALL FOUND MONUMENTS AS CONTROLLING THE NORTH LINE. THE RESOLVED STRAIGHT-LINE DISTANCE BETWEEN POINTS "A" AND "D" CLOSELY MATCHES THE RECORD DEED DISTANCE, 682.47 RECORD. EAST LINE - I ACCEPT THE THE FOUND SW CORNER OF CSM 163 AND THE THE CORNER OF CSM 167 AS MEASURED VS 113.00 FEET. THE DISTANCE BETWEEN POINTS "B" AND "C" CLOSELY MATCHES THE RECORD DEED DISTANCE, 565.95 MEASURED VS 565.95 RECORD. SOUTH LINE - I ACCEPT THE THE FOUND SOUTHWEST CORNER OF CSM 167 BY HOLDING THE FOUND "E" MON. PIPE ON LINE AND THE RECORD MONUMENT ON THE 45-FOOT R/W LINE. I PROJECT THIS LINE WEST TO THE CENTERLINE OF C.T.H. "V" AND 118.84 HOLD THE THE CORNER OF CSM 1667 ON THE SECTION LINE CALL.

SURVEYOR'S CERTIFICATE

I, K. ADAM DEBROOT, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING PARCEL OF LAND AS DIRECTED BY THE OWNERS DENNIS & JOAN OPPERMANN, TRUSTEES OF THE DENNIS J. OPPERMANN AND JOAN R. OPPERMANN FAMILY TRUST DATED APRIL 20, 2021.


PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 19 EAST, IN THE TOWN OF AUBURN, FOND DU LAC COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 19, 1.13 N., R. 19 E.; THENCE N.89°45'34" E. ALONG NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19, 355.60 FEET TO THE CENTERLINE OF C.T.H. "V"; THENCE 301.58 FEET ALONG THE ARC OF A 1-DEGREE CURVE TO THE J.H.H. WITH A CENTRAL ANGLE OF 3°00'57". A RADIUS OF 5729.578 FEET, THE LONG-CHORD OF WHICH BEARS S.25°00'30"E., 301.54 FEET TO THE POINT OF BEGINNING. THENCE N.89°45'34" E., 233.80 FEET; THENCE N.89°40'18"E., 111.36 FEET; THENCE N.89°41'34"E., 112.26 FEET; THENCE N.89°55'54"E., 113.00 FEET; THENCE N.89°45'49"E., 112.77 FEET TO THE SOUTHWEST CORNER OF LOT 1, CSM NO. 193, RECORDED JULY 30, 1969 IN CSM VOLUME 1, PAGES 193-193A AS DOCUMENT NO. 242949; THENCE S.00°22'28"W., 456.95 FEET TO THE NORTHEAST CORNER OF LOT 2, CSM NO. 1667, RECORDED MAY 16, 1977 IN CSM VOLUME 9, PAGES 167-167A AS DOCUMENT NO. 321859; THENCE ALONG THE NORTH LINE OF CSM NO. 1667, S.89°45'28"W., 405.54 FEET TO A POINT ON THE CENTERLINE OF C.T.H. "V"; THENCE ALONG SAID CENTERLINE N.31°08'30"W., 477.72 FEET TO A POINT OF CURVE AT HIGHWAY STATION 32+65.60; THENCE 54.11 FEET ALONG THE ARC OF A 1-DEGREE CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 00°32'28". A RADIUS OF 5729.578 FEET, THE LONG-CHORD OF WHICH BEARS N.30°47'18"W., 54.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 248,760 SQUARE FEET // 5.7107 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 76.54 OF THE REVISED WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCES OF FOND DU LAC COUNTY AND THE TOWN OF AUBURN IN SURVEYING, DIVIDING, AND MAPPING THE SAME, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 13TH DAY OF DECEMBER, 2021.


K. ADAM DEBROOT, PLS 4019
PARISH SURVEY & ENGINEERING, LLC

PSE
PARISH SURVEY & ENGINEERING, LLC
122 Wisconsin Street, West Bend, WI 53095
Phone: 920-661-2000
Fax: 920-661-2025
DATE: 10/20/21

REVISION
1. 10/20/21
2. 10/20/21

CERTIFIED SURVEY MAP # _____

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 19 EAST, TOWN OF AUBURN, FOND DU LAC COUNTY, WISCONSIN

OWNERS' CERTIFICATE

WE, DENNIS J. OPPERMANN AND JOAN M. OPPERMANN, TRUSTEES OF THE DENNIS J. OPPERMANN AND JOAN M. OPPERMANN FAMILY TRUST DATED APRIL 20, 2021, AS OWNERS HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED TO BE SURVEYED, MAAPPED, COMBINED, AND DEDICATED AS REPRESENTED HEREON. WE DO ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY WISCONSIN STATUTE 236.34 TO BE SUBMITTED TO THE TOWN OF AUBURN, THE VILLAGE OF CAMPBELLSPORT AND FOND DU LAC COUNTY PLANNING AGENCY, FOR APPROVAL OR OBJECTION.

DENNIS J. OPPERMANN, TRUSTEE _____

JOAN M. OPPERMANN, TRUSTEE _____

STATE OF WISCONSIN)
COUNTY OF _____) SS.

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ THE ABOVE NAMED DENNIS J. OPPERMANN AND JOAN M. OPPERMANN, TRUSTEES OF THE DENNIS J. OPPERMANN AND JOAN M. OPPERMANN FAMILY TRUST DATED APRIL 20, 2021, TO ME KNOW TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN _____

MY COMMISSION EXPIRES: _____

TOWN OF AUBURN APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE TOWN OF AUBURN IN ACCORDANCE WITH TOWN ORDINANCES. DATED THIS 11th DAY OF February, 2026.

KEN DEPPERMAN, CHAIRMAN _____

Ken Depperman
BERNIE BERG, CLERK

VILLAGE OF CAMPBELLSPORT PLAN COMMISSION EXTRATERRITORIAL APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED IN ACCORDANCE WITH CHAPTER 420 OF THE VILLAGE OF CAMPBELLSPORT ORDINANCES.

DATED THIS _____ DAY OF _____, 2026.

PATRICK TROWING, PLAN COM. CHAIRMAN _____

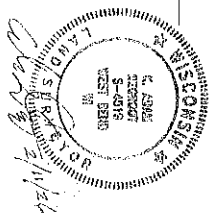
JUDY ABLER, VILLAGE CLERK _____

FOND DU LAC COUNTY PLANNING AGENCY APPROVAL

APPROVED IN ACCORDANCE WITH SEC. 236.12 WISCONSIN STATUTES

THIS _____ DAY OF _____, 2026.

TERRY DIETZEL, LAND INFORMATION DEPARTMENT DIRECTOR _____



PSPB

FRANISH SURVEY & ENGINEERING, LLC
122 Vokosonian Street, West Bend, WI 53095
Phone: 261.7530
Email: kpsend@pspe.com
DATE: 1/07/2026

3
3

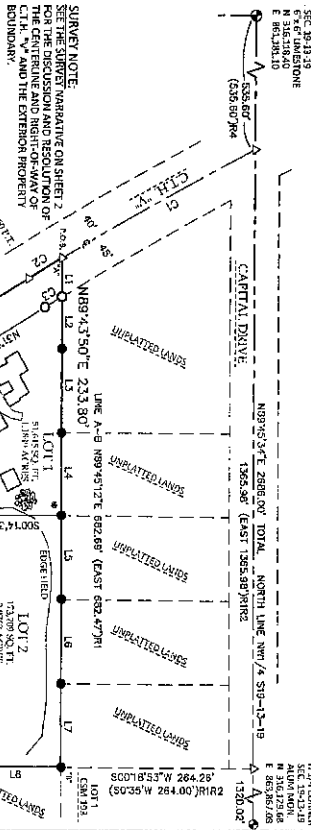
CERTIFIED SURVEY MAP # _____

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 19 EAST, TOWN OF AUBURN, FOND DU LAC COUNTY, WISCONSIN

OWNERS:
 OPENED: ANN FAMIL Y TRUST
 N173 COUNTY ROAD V
 CAMPBELLSPORT, WI 53010

PARENT PARCEL NUMBERS: TOTAL SURVEYED AREA
 244,760 SQ. FT.
 5.1701 ACRES

NEW CORNER:
 SEC. 28, 13, 19
 N 316.1840
 E 86.3670
 135.00'



LINE TABLE

NO.	BEARING	DISTANCE
L1	N89°43'50"E	52.16
L2	N89°43'50"E	69.37
L3	N89°43'50"E	112.27
L4	N89°40'18"E	111.36
L5	N89°41'34"E	112.26
L6	N89°55'4"E	113.00
L7	N89°45'49"E	112.27
L8	S00°22'28"W	143.33
L9	S01°13'23"W	86.43

CURVE TABLE

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	3700.57"	5729.578'	301.58'	S29°00'38"E	301.54'
C2	0322.28"	5729.578'	54.11'	N30°47'18"W	54.11'
C3	076.35"	5694.578'	27.41'	N30°55'15"W	27.41'

LEGEND

- FOUND PLUMBLINE IN FOL. COUNTY RECORD
- FOUND "X" MARK PER - OR AS NOTED
- SET 3/4" x 3/4" (NO. 6) IRON WEDGING 1.500' 189/17'
- △ COMPUTED POINT - NOTING SET

- ① FOUND PLUMBLINE IN FOL. COUNTY RECORD
- ② FOUND "X" MARK PER - OR AS NOTED
- ③ SET 3/4" x 3/4" (NO. 6) IRON WEDGING 1.500' 189/17'
- ④ COMPUTED POINT - NOTING SET

- ① FOUND PLUMBLINE IN FOL. COUNTY RECORD
- ② FOUND "X" MARK PER - OR AS NOTED
- ③ SET 3/4" x 3/4" (NO. 6) IRON WEDGING 1.500' 189/17'
- ④ COMPUTED POINT - NOTING SET

- ① FOUND PLUMBLINE IN FOL. COUNTY RECORD
- ② FOUND "X" MARK PER - OR AS NOTED
- ③ SET 3/4" x 3/4" (NO. 6) IRON WEDGING 1.500' 189/17'
- ④ COMPUTED POINT - NOTING SET

- ① FOUND PLUMBLINE IN FOL. COUNTY RECORD
- ② FOUND "X" MARK PER - OR AS NOTED
- ③ SET 3/4" x 3/4" (NO. 6) IRON WEDGING 1.500' 189/17'
- ④ COMPUTED POINT - NOTING SET

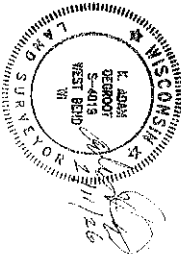
- ① FOUND PLUMBLINE IN FOL. COUNTY RECORD
- ② FOUND "X" MARK PER - OR AS NOTED
- ③ SET 3/4" x 3/4" (NO. 6) IRON WEDGING 1.500' 189/17'
- ④ COMPUTED POINT - NOTING SET

- ① FOUND PLUMBLINE IN FOL. COUNTY RECORD
- ② FOUND "X" MARK PER - OR AS NOTED
- ③ SET 3/4" x 3/4" (NO. 6) IRON WEDGING 1.500' 189/17'
- ④ COMPUTED POINT - NOTING SET

- ① FOUND PLUMBLINE IN FOL. COUNTY RECORD
- ② FOUND "X" MARK PER - OR AS NOTED
- ③ SET 3/4" x 3/4" (NO. 6) IRON WEDGING 1.500' 189/17'
- ④ COMPUTED POINT - NOTING SET

- ① FOUND PLUMBLINE IN FOL. COUNTY RECORD
- ② FOUND "X" MARK PER - OR AS NOTED
- ③ SET 3/4" x 3/4" (NO. 6) IRON WEDGING 1.500' 189/17'
- ④ COMPUTED POINT - NOTING SET

- ① FOUND PLUMBLINE IN FOL. COUNTY RECORD
- ② FOUND "X" MARK PER - OR AS NOTED
- ③ SET 3/4" x 3/4" (NO. 6) IRON WEDGING 1.500' 189/17'
- ④ COMPUTED POINT - NOTING SET



RECORDS

- ① - RECORD RECORDED IN REGISTRY, JANUARY
- ② - RECORD RECORDED IN REGISTRY, JANUARY
- ③ - RECORD RECORDED IN REGISTRY, JANUARY
- ④ - RECORD RECORDED IN REGISTRY, JANUARY

SURVEY COORDINATE SYSTEM

REGISTRATION POINT: 1983
 POINT: U.S. SURVEY FEET
 THE NORTH LINE OF THE NW 1/4 SEC. 28, 13, 19
 BEARS N 87° 05' 31" E, 2668.00'

SCALE 1 INCH = 150 FEET

0 75 150 300

PADSH SURVEY & ENGINEERING, LLC
 172 Wisconsin Street, West Bend, WI 53095
 262.346.7810
 info@padshsurvey.com
 DATE: 10/27/2028

PREPARED BY K. ADAM DERGROOT, PLS

RELEASED
 2/11/2026
 210422038

SUPERVISED BY BRANTON LOTTINGTON

MADE BY K. ADAM DERGROOT, PLS

DATE: 10/27/2028

CERTIFIED SURVEY MAP # _____
PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 19 EAST,
TOWN OF AUBURN, FOND DU LAC COUNTY, WISCONSIN

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO COMBINE AND RE-DIVIDE THE OPPERMANN PROPERTY DESCRIBED IN WARRANT DEED DOCUMENT NO. 1153049 DILIGENT FIELD SEARCH WAS PERFORMED OF THE BOUNDARY OF OPPERMANN AND OF CSM NO. 1667. I ACCEPT THE FOUND MONUMENTS SHOWN AND NOTED ON SHEET 1 AS GOOD AND FAITHFULLY SURVEYED, AND CONTROLLING THE BOUNDARY OF OPPERMANN AND RESOLVE AS FOLLOWS:

C.T.H. "V" RIGHT-OF-WAY - I RESOLVE AND CONTROL THE CENTERLINE AND R/W OF C.T.H. "V" UTILIZING THE 1952 HIGHWAY PLANS AND THE 1973 FOND DU LAC COUNTY SURVEYOR PLAT OF SURVEY. I HOLD THE 1973 DISTANCE OF 535.60 ALONG THE SECTION LINE, THEN NOTATE THE RECORD CENTERLINE TO HOLD THE FOUND CSM 1667 MONUMENT ON THE 45-FT R/W LINE. THE DISTANCE BETWEEN POINTS "A" AND "D" CLOSELY MATCHES THE RECORD DEED DISTANCE. 531.83 MEASURED VS 531.61 RECORD. NORTH LINE - I PROJECT THE FOUND MONUMENTS OF LINE "3" WEST TO INTERSECT THE CENTERLINE OF C.T.H. "V". I ACCEPT ALL FOUND MONUMENTS AS CONTROLLING THE NORTH LINE. THE RESOLVED STRAIGHT-LINE DISTANCE BETWEEN POINTS "A" AND "B" CLOSELY MATCHES THE RECORD DISTANCE. 682.69 MEASURED VS 682.47 RECORD. EAST LINE - I ACCEPT THE FOUND SW CORNER OF CSM 193 AND THE NE CORNER OF LOT 2. CSM 1667 AS CONTROLLING THE BOUNDARY. THE DISTANCE BETWEEN POINTS "B" AND "C" CLOSELY MATCHES THE RECORD DEED DISTANCE. 456.95 MEASURED VS 456.76 RECORD. THE SOUTH IRON PIPE OF LINE "B" IS PRESENTLY ON THE LINE. I DO NOT ACCEPT THE SOUTH IRON PIPE OF LINE "D" WHICH FALLS 1.27 FEET WEST OF LINE. SOUTH LINE - I RE-ESTABLISH THE NORTH LINE OF CSM 1667 BY HOLDING THE FOUND "1" IRON PIPE ON-LINE AND THE RECORD PLAT ANGLE TO THE FOUND MONUMENT ON THE 45-FOOT R/W LINE. I PROJECT THIS LINE WEST TO THE CENTERLINE OF C.T.H. "V" AND THEN HOLD THE DEED & CSM RECORD DISTANCE OF 405.54 FEET TO RE-ESTABLISH THE NE CORNER OF LOT 2. CSM 1667. THIS LINE IS 0°00'00" FROM PARALLEL OF THE CSM 1667 SECTION LINE CALL.

SURVEYOR'S CERTIFICATE

I, K. ADAM DEGRROOT, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING PARCEL OF LAND AS DIRECTED BY THE OWNERS DENNIS & JOAN OPPERMANN, TRUSTEES OF THE DENNIS I. OPPERMANN AND JOAN M. OPPERMANN FAMILY TRUST DATED APRIL 20, 2021:

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 19 EAST, IN THE TOWN OF AUBURN, FOND DU LAC COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

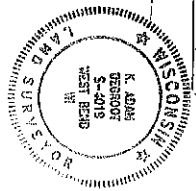
COMMENCING AT THE NORTHWEST 1/4 CORNER OF SECTION 19, T. 13 N., R. 19 E.; THENCE N. 89°45'34" E. ALONG NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19, 535.60 FEET TO THE CENTERLINE OF C.T.H. "V"; THENCE 301.58 FEET ALONG THE ARC OF A 1-DEGREE CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 3°00'57", A RADIUS OF 5729.578 FEET, THE LONG-CHORD OF WHICH BEARS S. 29°00'36" E., 301.54 FEET TO THE POINT OF BEGINNING; THENCE N. 89°43'50" E., 233.80 FEET; THENCE N. 89°40'18" E., 111.36 FEET; THENCE N. 89°41'34" E., 112.26 FEET; THENCE N. 89°55'54" E., 113.00 FEET; THENCE N. 89°45'49" E., 112.27 FEET TO THE SOUTHWEST CORNER OF LOT 1, CSM NO. 193, RECORDED JULY 30, 1969 IN CSM VOLUME 1, PAGES 193-193A AS DOCUMENT NO. 242949; THENCE S. 00°22'28" W., 456.95 FEET TO THE NORTHEAST CORNER OF LOT 2, CSM NO. 1667, RECORDED MAY 16, 1977 IN CSM VOLUME 9, PAGES 167-167A AS DOCUMENT NO. 321859; THENCE ALONG THE NORTH LINE OF CSM NO. 1667 S. 89°45'28" W., 405.54 FEET TO A POINT ON THE CENTERLINE OF C.T.H. "V"; THENCE ALONG SAID CENTERLINE N. 31°03'32" W., 477.72 FEET TO A POINT OF CURVE AT HIGHWAY STATION 32+465.00; THENCE S. 41.11 FEET ALONG THE ARC OF A 1-DEGREE CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 0°32'28", A RADIUS OF 5729.578 FEET, THE LONG-CHORD OF WHICH BEARS N. 30°47'18" W., 54.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 246,760 SQUARE FEET // 5.7107 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS SHOWN, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE REVISED WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCES OF FOND DU LAC COUNTY AND THE TOWN OF AUBURN IN SURVEYING, DIVIDING, AND MAPPING THE SAME, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 11th DAY OF FEBRUARY, 2026.

K. Adam Degroot
 K. ADAM DEGRROOT, PLS 4019
 PARISH SURVEY & ENGINEERING, LLC



PARISH SURVEY & ENGINEERING, LLC
 122 Wisconsin Street, West Bend, WI 53090
 262.246.7750
 info@psurvey.com
 DATE: 1/27/2026

