

REQUEST FOR PROPOSALS

Development of City-Owned Property

500 Woodland Circle, Waupaca, WI
520 Woodland Circle, Waupaca, WI
540 Woodland Circle, Waupaca, WI
550 Woodland Circle, Waupaca, WI
560 Woodland Circle, Waupaca, WI
570 Woodland Circle, Waupaca, WI

Neighborhood: Woodland Estates
City: Waupaca
State: Wisconsin
Tax Acres: Varying Lot Sizes

APRIL 14, 2026

Contact Information:
Justin Berrens, Interim City Administrator
111 S. Main Street, Waupaca WI 54981
(715)-942-9911 | justin.berrens@waupacawi.gov



Issued: April 14, 2026
PROPOSALS WILL BE REVIEWED ON
A ROLLING BASIS

Legal Disclaimer

This Request for Proposals ("RFP") is being supplied to the recipient by the City of Waupaca ("City") for the recipient's convenience. Any action taken by the City in response to submissions made under this RFP, or in making any awards or failure or refusal to make any award under such submissions, or in any cancellation of awards, or any withdrawal or cancellation of this RFP, either before or after issuance of any awards, shall be without any liability or obligation on the part of the City and its employees, officers, or commissioners.

The City, at its discretion, may, at any time, withdraw this RFP, accept or decline any submissions, and/or waive any abnormality if the City deems it appropriate and if it is in the City's best interest. The City has the ability to determine the responsiveness and acceptability of any submitted proposal. The City reserves the right to reject any and all proposals without cause. The City makes no guarantee that any submission that conforms to the requirements of this RFP will be selected for consideration or approval.

It is the responsibility of the developer to fully understand and interpret all applicable City ordinances and building codes when preparing and submitting proposals. Prospective developers should be aware of all City review and approval processes (Site Plans, Building Permits, etc.). The City is not liable for the misinterpretation of City laws and ordinances. Developers should contact City officials or staff to obtain needed information.

The City makes no representations regarding the enforceability of restrictive covenants. The developer shall be responsible for identifying and complying with all recorded covenants, easements, and restrictions affecting the site and for informing prospective buyers of any restrictions that convey with the land.

The City and the selected developer(s) will be bound only if and when a submission, as same may be modified, and any applicable definitive agreements and budgetary authorizations pertaining thereto, are approved by the Common Council of the City of Waupaca and then only under the terms of the definitive agreements executed among the parties.

Introduction

The City of Waupaca is excited to announce a Request for Proposals (RFP) for the purchase and development of residential properties in the Woodland Park Estates Subdivision. The properties are located on Woodland Circle, adjacent to the intersection of State Hwy 49 and Timber Drive. This ideal location presents an exceptional opportunity for family-oriented residential development in a fantastic neighborhood and in close proximity to Waupaca's premier park, Swan Park.

Proposals for both individual lots and multiple lots for residential development will be considered. The City will require the selected developer(s) to finish all work and obtain an occupancy permit within 36 months of purchase.

Community Profile

The City of Waupaca is a vibrant community nestled in the heart of Wisconsin. With a population of approximately 6,400 residents, Waupaca offers the perfect blend of small-town charm and modern convenience. Spanning an area of about 7 square miles, the city provides a picturesque setting that combines natural beauty with a strong sense of community.

Waupaca's strategic location makes it a gateway to numerous amenities and attractions both within and beyond its borders. The city is just a short drive from the larger metropolitan areas of Stevens Point to the west and Appleton and Green Bay to the east, providing residents with easy access to a broader range of shopping, dining, cultural, and recreational opportunities. Additionally, Waupaca is near the stunning Chain O' Lakes, a series of 22 interconnected lakes renowned for their crystal-clear waters, which offer endless possibilities for boating, fishing, and outdoor recreation.

Waupaca is also conveniently located close to major highways, making it easily accessible from other parts of Wisconsin. This proximity to key transport routes ensures that residents and visitors alike can enjoy the city's unique attractions while also benefiting from the amenities of nearby cities and natural landmarks.

We invite you to explore the City of Waupaca, where community spirit, natural beauty, and convenient access to surrounding amenities make it a wonderful place to live, work, and play.

Site Details and Utility Information

Current Owner	City of Waupaca
Physical Addresses	500 Woodland Circle, Waupaca, WI 520 Woodland Circle, Waupaca, WI 540 Woodland Circle, Waupaca, WI 550 Woodland Circle, Waupaca, WI 560 Woodland Circle, Waupaca, WI 570 Woodland Circle, Waupaca, WI
School District	Waupaca
Special Covenants or Additional Requirements Beyond City Code	1) Rain garden is required to be constructed and maintained. 2) Single-family detached dwellings only

	<ul style="list-style-type: none"> 3) Maximum home height: 35 feet 4) Setbacks: <ul style="list-style-type: none"> a. Street yard: 20 ft. b. Side yard: 8 ft. c. Rear yard: 50 ft. for those lots abutting HWY 49; 20 ft. for those lots that do not 5) Attached garage required Minimum required size: 480 sq. ft. 6) NO detached garages 7) Minimum 1,500 sq. ft. of living space (above grade living space and excludes garages and breezeways) for a ranch, bi-level, or tri-level; Minimum 1,800 sq. ft. for a two-story residence 8) Roof pitches shall be 6/12 or greater 9) T-11 siding, hardboard, or other similar siding is not allowed 10) Driveways must be paved or concreted
Wetlands	No wetland indicators are present on any of the sites
Floodplain	None
Water	Municipal water. Adjacent to the property
Sewer	Municipal sewer. Adjacent to the property
Gas	We Energies. Adjacent to the property
Electric	<p>Wisconsin Public Service. Underground, adjacent to property.</p> <p>*Overhead lines present on 540, 550, 560, and 570 along with utility company easements for maintenance of those lines.</p>
Size	Various sizes. See Exhibits for site maps
Previous Use	Vacant land
Current Zoning	R1 Single-Family Residential District
Proposed Zoning Changes	None at this time
Future Land Use Classification	Low Density Residential
Residential Types	Single-family attached
Located within a TIF District	These parcels are not located within any TIF Districts

Surrounding Site Amenities

Walking Distance (15 minutes or less) to:

- Swan Park
- Brainard's Bridge Park

Walking Distance (30 minutes or less) to:

- Waupaca Foundry Plant 1
- Historic Downtown Waupaca
 - Shops/Convenience Stores
 - Eateries
 - Service Businesses
 - Churches
- Waupaca Public Library
- Waupaca Recreation Center

Driving Distance (10 minutes or less) to:

- Most restaurants and shopping establishments in the City of Waupaca and on the Chain O' Lakes
 - King District
 - Fulton Street Commercial Corridor
 - Churchill Street Commercial Corridor
 - Historic Downtown Waupaca
- Waupaca Area High School, Middle School, and Learning Center
- All major Waupaca Parks
- Highway 10 Interchange (west to Stevens Point and east to Appleton/Oshkosh)

Purchase Price

The City is accepting offers for purchase and has a minimum price of \$7,500 per lot. The City reserves the right to review each proposal and accept or deny any offers. The City reserves the right to negotiate the purchase price after submittal of proposals with the prospective developer(s).

Required Proposal Materials

1. Development team overview, including background of development company and key team members, with a portfolio/summary of relevant experience if available
2. Purchase price proposal (per lot)
3. Total estimated value of project
4. Summary of development: conceptual lot layout, lot count, product types and price ranges. The layout may be adjusted but should closely match the intended build.
5. Project schedule for construction and occupancy in the form of a timeline
6. Description of the developer's financial capacity, including an overall financing plan

Recommended Proposal Materials

1. Preliminary building plans
2. Building elevations and sketches with architectural details
3. Preliminary site plan of the overall site(s) that addresses building placement, accessory structures, setbacks, driveway location, drainage, and landscaping

Selection Criteria & Process

The City will create a selection committee to evaluate proposals based on the following criteria:

- Purchase price
- Submitter's experience in single-family home development
- Overall quality and attractiveness of the proposed development
- Neighborhood compatibility
- Value of the estimated taxable value of the proposed development
- Overall responsiveness to the RFP requirements
- Other such criteria as deemed necessary

The City will give each proposal an overall score based on the proposed development. City staff may conduct interviews/proposal meetings with developers submitting a proposal. It is anticipated that a summary presentation will be made by the developer to the City in the final selection process. Upon selection, the committee will make a final recommendation to the Common Council, at which point the developer will enter into a development agreement.

The City reserves the right to reject any or all proposals for any reason at its sole discretion.

Furthermore, the City reserves the right to combine development proposals and suggest development partnerships between development proposals. If no development proposal is selected or the developers are unable to finalize an agreement with the City, the City reserves the right to advance development proposals as they come forward, or to select an alternative development proposal.

Submission of Proposals

All proposals must be submitted electronically via City of Waupaca OneDrive. All submittal materials shall be submitted in a folder with a name format of "Proposal Woodland Circle Developer Name". Please use [this link](#) to access the OneDrive submission folder. An email should be sent to justin.berrens@waupacawi.gov once the proposal has been uploaded. Paper copies of the proposals will not be accepted.

Questions

Questions may be submitted to the following individuals:

Justin Berrens
Interim City Administrator
Phone: 715-942-9911
Email: justin.berrens@waupacawi.gov

Julianna Stohs
Community & Economic Development Director
Phone: 715-942-9912
Email: julianna.stohs@waupacawi.gov

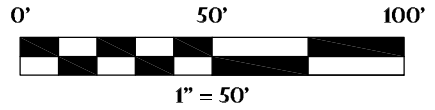
STORMWATER EASEMENT EXHIBIT

LEGEND

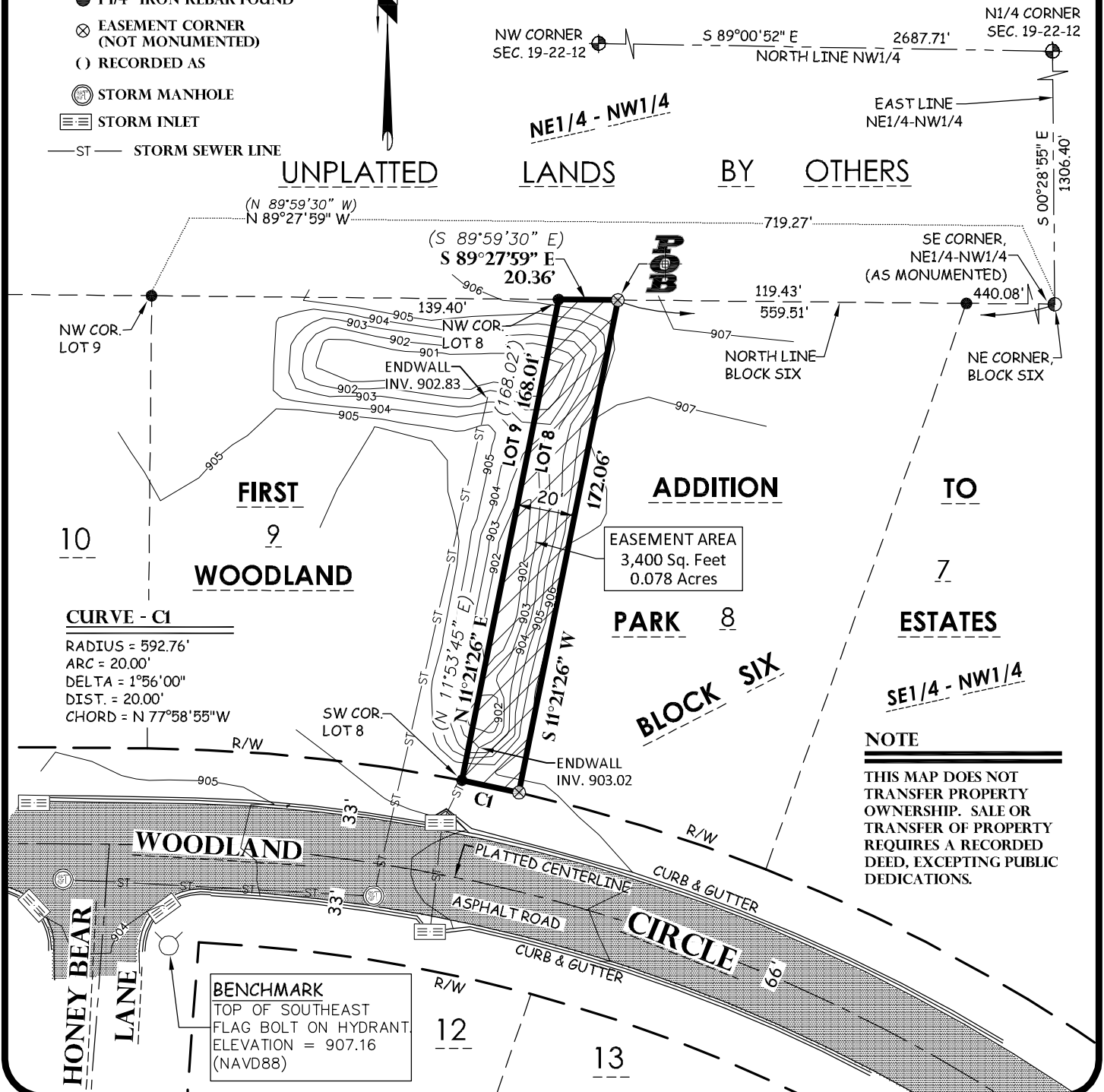
- 2" O.D. IRON PIPE FOUND
- 3/4" IRON REBAR FOUND
- 1-1/4" IRON REBAR FOUND
- ⊗ EASEMENT CORNER (NOT MONUMENTED)
- () RECORDED AS
- ⊙ STORM MANHOLE
- ▬ STORM INLET
- ST— STORM SEWER LINE

BASIS OF BEARINGS

THE NORTH LINE OF THE NW1/4 OF SEC.19, T.22N, R.12E, WHICH BEARS S 89°00'52"E AS REFERENCED TO THE WAUPACA CO. CRD. SYSTEM, NAD83 (2011).



UNPLATTED LANDS BY OTHERS



CURVE - C1
 RADIUS = 592.76'
 ARC = 20.00'
 DELTA = 1°56'00"
 DIST. = 20.00'
 CHORD = N 77°58'55" W

EASEMENT AREA
 3,400 Sq. Feet
 0.078 Acres

NOTE
 THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP. SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED, EXCEPTING PUBLIC DEDICATIONS.



Land Surveying
 Civil Engineering
 Landscape Architecture
Jordan G. Brost, PLS #3009
 4941 Kirschling Court
 Stevens Point, WI 54481
 715.344.9999 (PH) 715.344.9922 (FX)

FIELDWORK COMPLETED 3/20/24
 DRAWN: TDP CHECKED: JGB
 FIELD BOOK 46 PAGE 16
 JOB NO: 24-5165

CLIENT / OWNER
 CITY OF WAUPACA
 111 S. MAIN STREET
 WAUPACA, WI 54981
 SHEET 1 OF 2

STORMWATER EASEMENT EXHIBIT

Stormwater Easement Legal Description:

Being a part of Lot 8 of Block Six of the First Addition to Woodland Park Estates, located in part of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 22 North, Range 12 East, City of Waupaca, Waupaca County, Wisconsin, described as follows:

Commencing at the North 1/4 corner of Section 19, Township 22 North, Range 12 East;

Thence S 00°28'55" E along the East line of the Northeast 1/4 of the Northwest 1/4 of said Section 19, 1306.40 feet to the Southeast corner thereof, said point also known as the Northeast corner of Block Six of the First Addition to Woodland Park Estates;

Thence N 89°27'59" W along the North line of said Block Six, 559.51 feet to the Point of Beginning (POB) of a Stormwater Easement;

Thence S 11°21'26" W, 172.06 feet to a point on the North right-of-way line of Woodland Circle;

Thence 20.00 feet along the arc of a curve to the left, along said North right-of-way line, having a radius of 592.76 feet and whose long chord bears N 77°58'55" W, 20.00 feet to the Southwest corner of Lot 8 of said Block Six;

Thence N 11°21'26" E along the West line of Lot 8, 168.01 feet to the Northwest thereof;

Thence S 89°27'59" E along the North line of said Block Six, 20.36 feet to the Point of Beginning.

Containing 3,400 Square Feet - 0.078 acres.



Point of Beginning

Land Surveying
Civil Engineering
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Jordan G. Brost, PLS #3009

4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

FIELDWORK COMPLETED 3/20/24

DRAWN: TDP CHECKED: JGB

FIELD BOOK 46 PAGE 16

JOB NO: 24-5165

CLIENT / OWNER

CITY OF WAUPACA
111 S. MAIN STREET
WAUPACA, WI 54981

SHEET 2 OF 2

TRAIL EASEMENT EXHIBIT

Trail Easement Legal Description:

Being a part of Lot 5, Lot 6, Lot 7 and Lot 8 of Block Six of the First Addition to Woodland Park Estates, located in a part of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 22 North, Range 12 East, City of Waupaca, Waupaca County, Wisconsin, described as follows:

Commencing at North 1/4 corner of Section 19, Township 22 North, Range 12 East;

Thence S 00°28'55" E along the East line of the Northeast 1/4 of the Northwest 1/4 of said Section 19, 1306.40 feet to the Southeast corner thereof, said point also known as the Northeast corner of Block Six of the First Addition to Woodland Park Estates;

Thence S 00°28'54" E along the East line of said Block Six and along the West right-of-way line of S.T.H. "49", 25.76 feet to the Point of Beginning (POB) of a Trail Easement;

Thence continuing S 00°28'54" E along said East line Block Six and along said West right-of-way line, 18.57 feet;

Thence N 54°22'08" W, 50.99 feet;

Thence N 89°27'59" W, 541.81 feet to a point on the West line of Lot 8 of Block Six of the First Addition to Woodland Park Estates;

Thence N 11°21'26" E along said West line, 15.27 feet to the Northwest corner of said Lot 8;

Thence S 89°27'59" E along the North line of said Block Six, 543.68 feet;

Thence S 54°22'08" E, 44.79 feet to the Point of Beginning.

Containing 8,859 Square Feet - 0.203 acres.



Point of Beginning

Land Surveying
Civil Engineering
Landscape Architecture
Jordan G. Brost, PLS #3009

4941 Kirschling Court
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FIELDWORK COMPLETED 3/20/24

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FIELD BOOK 46 PAGE 16

JOB NO: 24-5165

CLIENT / OWNER

CITY OF WAUPACA
111 S. MAIN STREET
WAUPACA, WI 54981

SHEET 2 OF 2

SITE PLAN

LEGAL DESCRIPTION

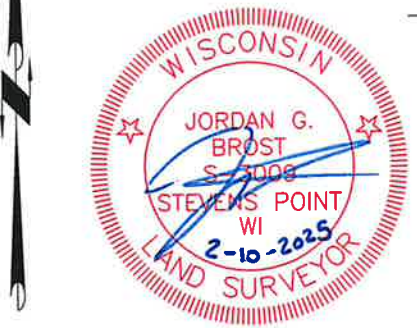
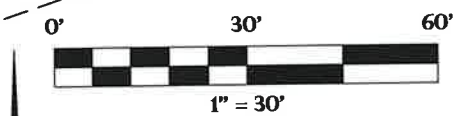
BEING LOT 1, BLOCK SIX OF FIRST ADDITION TO WOODLAND PARK ESTATES, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 12 EAST, CITY OF WAUPACA, WAUPACA COUNTY, WISCONSIN.

WOODLAND PARK ESTATES

CURVE - C1

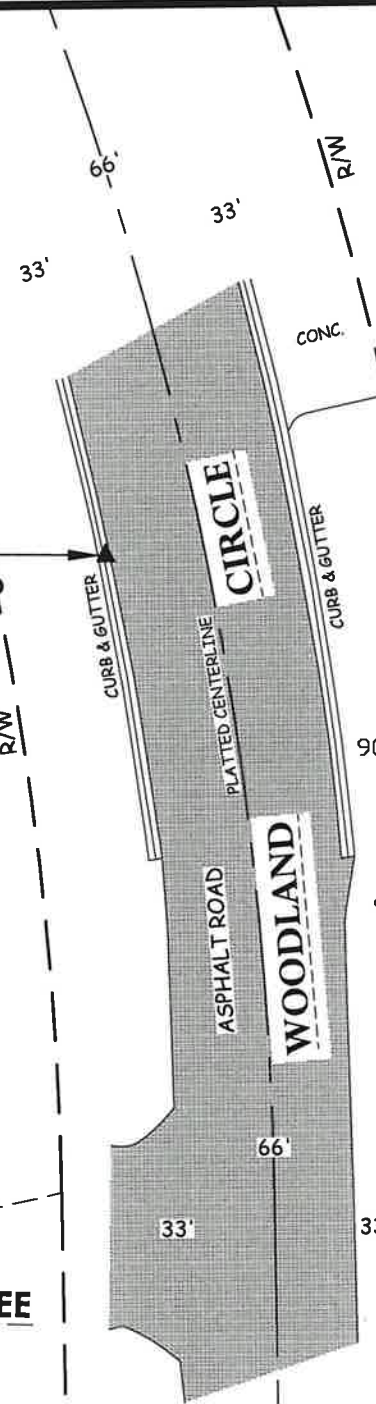
DELTA = $9^{\circ}42'37''$ ($9^{\circ}42'46''$)
 ARC = $100.46'$ ($100.48'$)
 RADIUS = $592.76'$
 CHORD BRG. = $N 05^{\circ}20'09'' W$
 ($N 04^{\circ}51'23'' W$)
 CH. DIST. = $100.34'$ ($100.36'$)

BENCHMARK
 MAG NAIL IN FLANGE.
 ELEVATION = 907.92
 (NAVD88)



BLOCK THREE

1



BASIS OF BEARINGS

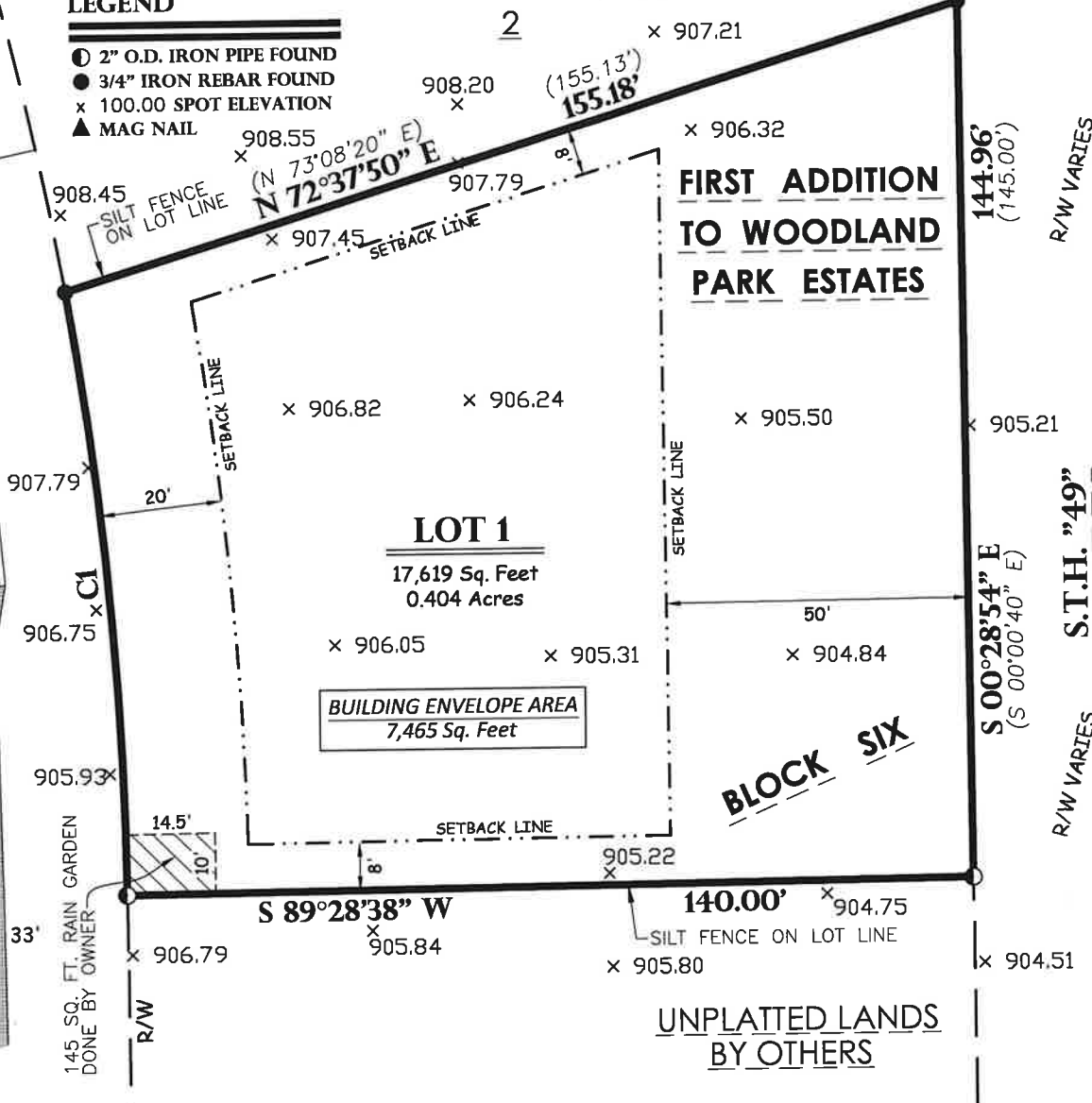
THE NORTH LINE OF LOT 1, BLOCK SIX OF THE FIRST ADDITION TO WOODLAND PARK ESTATES, WHICH BEARS $N 72^{\circ}37'50'' E$ AS REFERENCED TO THE WAUPACA COUNTY COORDINATE SYSTEM, NAD83 (2011).

LEGEND

- 2" O.D. IRON PIPE FOUND
- 3/4" IRON REBAR FOUND
- x 100.00 SPOT ELEVATION
- ▲ MAG NAIL

SITE ADDRESS:

500 WOODLAND CIRCLE
 WAUPACA, WI 54981
ZONING
 R-1 SINGLE FAMILY
 RESIDENTIAL DISTRICT



LOT 1

17,619 Sq. Feet
 0.404 Acres

BUILDING ENVELOPE AREA
 7,465 Sq. Feet

FIRST ADDITION TO WOODLAND PARK ESTATES

BLOCK SIX

UNPLATTED LANDS BY OTHERS

145 SQ. FT. RAIN GARDEN DONE BY OWNER

x 905.50

144.96'
 (145.00')

x 905.21

S $00^{\circ}28'54'' E$
 (S $00^{\circ}00'40'' E$)

R/W VARIES

S.T.H. "49"

R/W VARIES

R/W

R/W

19

18

CLIENT / OWNER
 CITY OF WAUPACA
 311 S. MAIN STREET
 WAUPACA, WI 54981

FIELDWORK COMPLETED 3/20/24
 DRAWN: TDP CHECKED: JGB

FIELD BOOK 46 PAGE 16
 JOB NO: 24-5165

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Jordan G. Brost, PLS #3009
 4941 Kirschling Court
 Stevens Point, WI 54481
 715.344.9999 (PH) 715.344.9922 (FX)



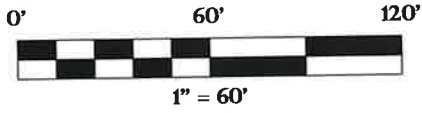
SHEET 1 OF 1

SITE PLAN

BEING LOT 5, BLOCK SIX OF FIRST ADDITION TO WOODLAND PARK ESTATES, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 12 EAST, CITY OF WAUPACA, WAUPACA COUNTY, WISCONSIN.

Building Area Envelope Note

North side of building envelope area is bounded by the South side of an 80 foot wide transmission line easement.



BASIS OF BEARINGS

THE EAST LINE OF LOT 5, BLOCK SIX OF THE FIRST ADDITION TO WOODLAND PARK ESTATES, WHICH BEARS S 00°28'54"E AS REFERENCED TO THE WAUPACA COUNTY COORDINATE SYSTEM, NAD83 (2011).

LEGEND

- 3/4" O.D. IRON BAR FOUND
- 2" O.D. IRON PIPE FOUND
- x 100.00 SPOT ELEVATION

SITE ADDRESS:

540 WOODLAND CIRCLE
WAUPACA, WI 54981

ZONING

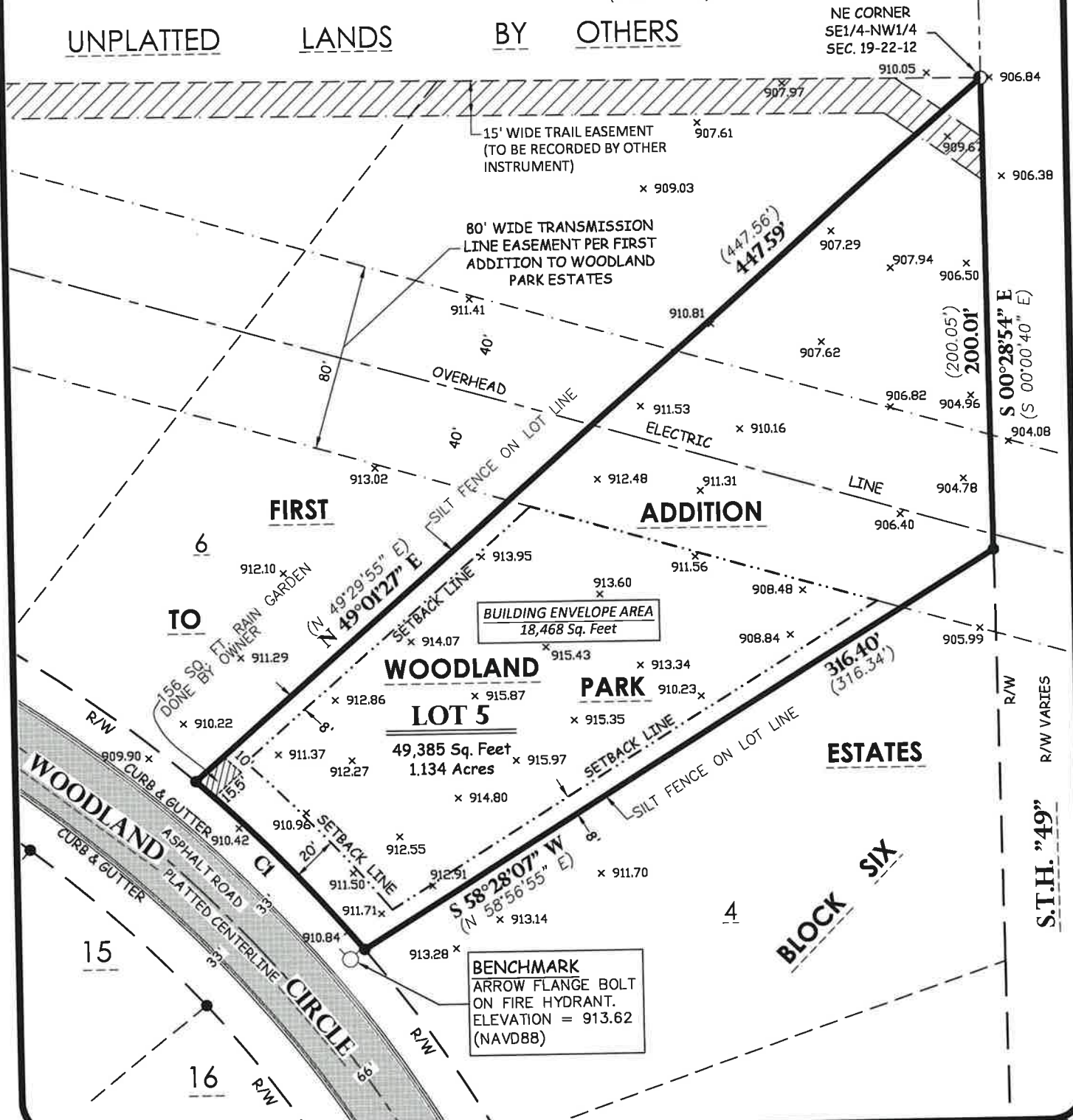
R-1 SINGLE FAMILY
RESIDENTIAL DISTRICT

CURVE - C1

RADIUS = 592.76'
ARC = 100.46' (100.48')
DELTA = 9°42'37" (09°42'46")
DIST. = 100.34' (100.36')
CHORD = N 44°10'39"W
(N 43°42'27"W)



UNPLATTED LANDS BY OTHERS



15

16



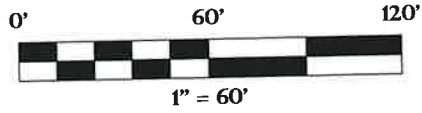
Land Surveying
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Landscape Architecture
Jordan G. Brost, PLS #3009
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

FIELDWORK COMPLETED 09/25/24
DRAWN: TDP CHECKED: JGB
FIELD BOOK 88 PAGE 68
JOB NO: 24.5165

CLIENT / OWNER
CITY OF WAUPACA
111 S. MAIN STREET
WAUPACA, WI 54981
SHEET 1 OF 1

SITE PLAN

BEING LOT 6, BLOCK SIX OF FIRST ADDITION TO WOODLAND PARK ESTATES, LOCATED IN PART OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 12 EAST, CITY OF WAUPACA, WAUPACA COUNTY, WISCONSIN.



BASIS OF BEARINGS

THE NORTH LINE OF LOT 6, BLOCK SIX OF THE FIRST ADDITION TO WOODLAND PARK ESTATES, WHICH BEARS S 89°27'59" E AS REFERENCED TO THE WAUPACA COUNTY COORDINATE SYSTEM, NAD83 (2011).

LEGEND

- 3/4" O.D. IRON BAR FOUND
- ⊙ 2" O.D. IRON PIPE FOUND
- x 100.00 SPOT ELEVATION

SITE ADDRESS:

550 WOODLAND CIRCLE
WAUPACA, WI 54981

ZONING

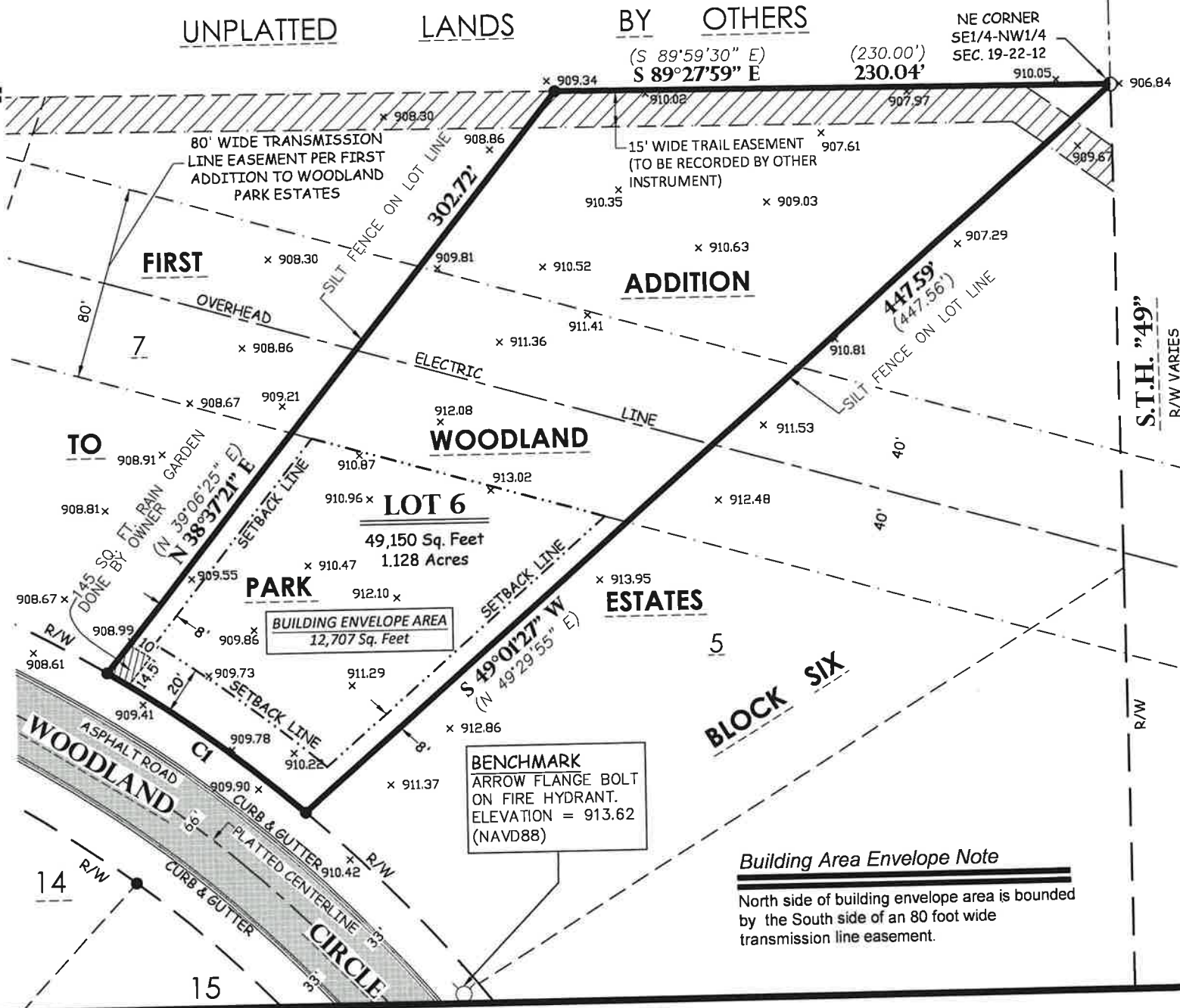
R-1 SINGLE FAMILY
RESIDENTIAL DISTRICT

CURVE - CI

RADIUS = 592.76'
ARC = 100.46' (100.48')
DELTA = 9°42'37" (09°42'46")
DIST. = 100.34' (100.36')
CHORD = N 53°53'16"W
(N 53°25'13"W)



2/10/2025



Building Area Envelope Note

North side of building envelope area is bounded by the South side of an 80 foot wide transmission line easement.

CLIENT / OWNER
CITY OF WAUPACA
111 S. MAIN STREET
WAUPACA, WI 54981

FIELDWORK COMPLETED 09/25/24
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JOB NO: 24-5165

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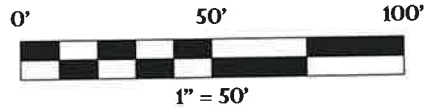


Point of Beginning

SHEET 1 OF 1

SITE PLAN

BEING LOT 7, BLOCK SIX OF FIRST ADDITION TO WOODLAND PARK ESTATES, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 12 EAST, CITY OF WAUPACA, WAUPACA COUNTY, WISCONSIN.



BASIS OF BEARINGS

THE NORTH LINE OF LOT 7, BLOCK SIX OF THE FIRST ADDITION TO WOODLAND PARK ESTATES, WHICH BEARS S 89°27'59"E AS REFERENCED TO THE WAUPACA COUNTY COORDINATE SYSTEM, NAD83 (2011).

LEGEND

- 3/4" O.D. IRON BAR FOUND
- x 100.00 SPOT ELEVATION

SITE ADDRESS:

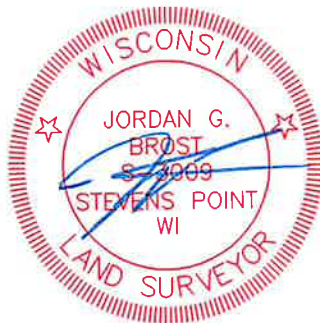
560 WOODLAND CIRCLE
WAUPACA, WI 54981

ZONING

R-1 SINGLE FAMILY
RESIDENTIAL DISTRICT

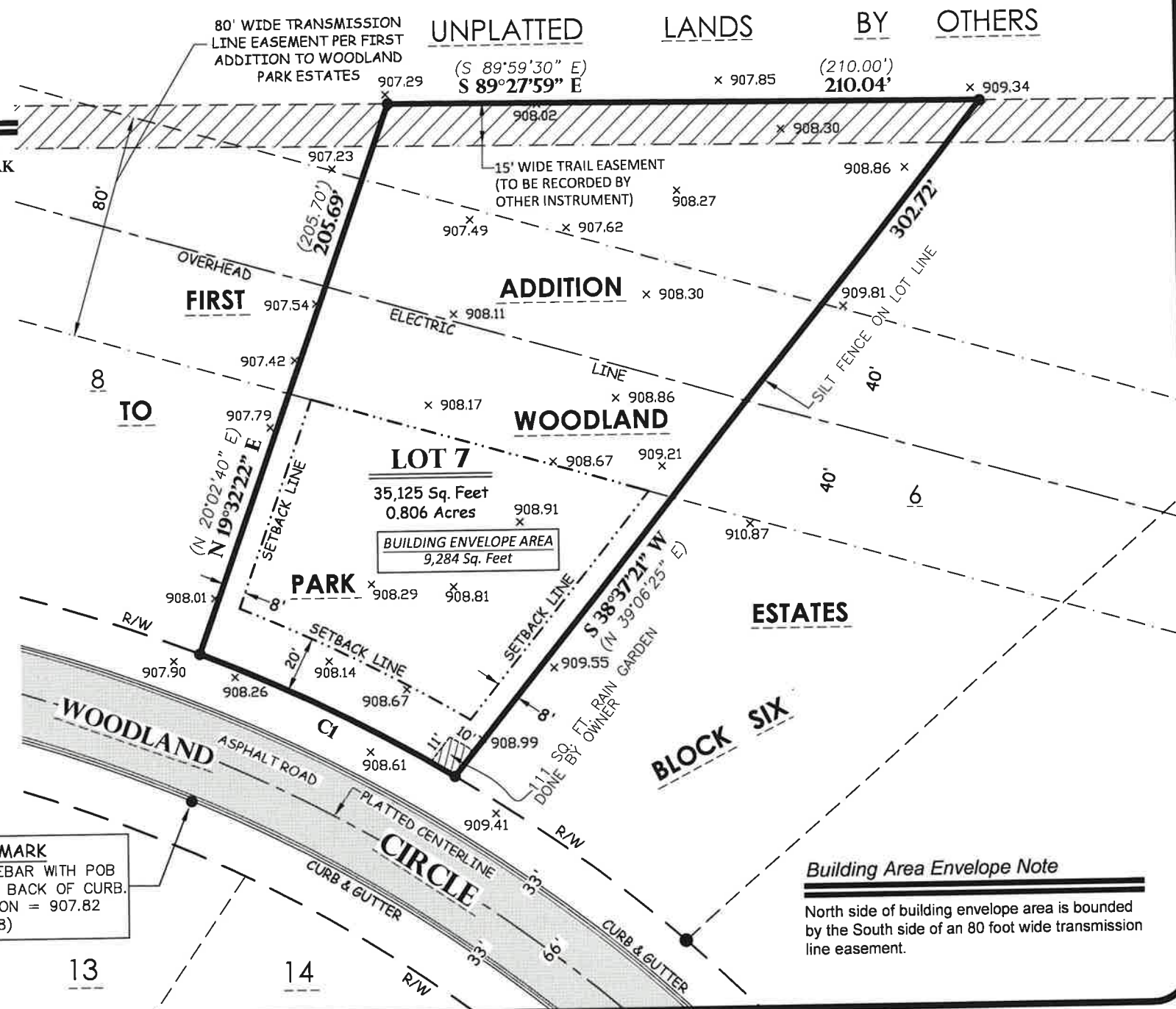
CURVE - CI

RADIUS = 592.76'
ARC = 100.46' (100.48')
DELTA = 9°42'36" (09°42'46")
DIST. = 100.34' (100.36')
CHORD = N 63°35'53"W
(N 63°07'59"W)



2-10-2025

BENCHMARK
3/4" REBAR WITH POB
CAP AT BACK OF CURB.
ELEVATION = 907.82
(NAVD88)



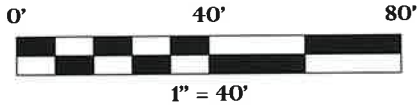
Building Area Envelope Note

North side of building envelope area is bounded by the South side of an 80 foot wide transmission line easement.

CLIENT / OWNER CITY OF WAUPACA 111 S. MAIN STREET WAUPACA, WI 54981	SHEET 1 OF 1
FIELDWORK COMPLETED 09/25/24 DRAWN: TDP CHECKED: JGB	FIELD BOOK 88 PAGE 68 JOB NO: 24-5165
Land Surveying Civil Engineering Landscape Architecture Jordan G. Brost, PLS #3009 4941 Kirschling Court Stevens Point, WI 54481 715.344.9999 (PH) 715.344.9922 (FX)	

SITE PLAN

BEING LOT 8, BLOCK SIX OF FIRST ADDITION TO WOODLAND PARK ESTATES, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 12 EAST, CITY OF WAUPACA, WAUPACA COUNTY, WISCONSIN.



BASIS OF BEARINGS

THE NORTH LINE OF LOT 8, BLOCK SIX OF THE FIRST ADDITION TO WOODLAND PARK ESTATES, WHICH BEARS S 89°27'59" E AS REFERENCED TO THE WAUPACA COUNTY COORDINATE SYSTEM, NAD83 (2011).

Building Area Envelope Note

*West side of building envelope area is bounded by the East side of a 20 foot wide stormwater easement.
 *North side of building envelope area is bounded by the South side of an 80 foot wide transmission line easement.

SITE ADDRESS:

570 WOODLAND CIRCLE
 WAUPACA, WI 54981

ZONING

R-1 SINGLE FAMILY
 RESIDENTIAL DISTRICT

CURVE - C1

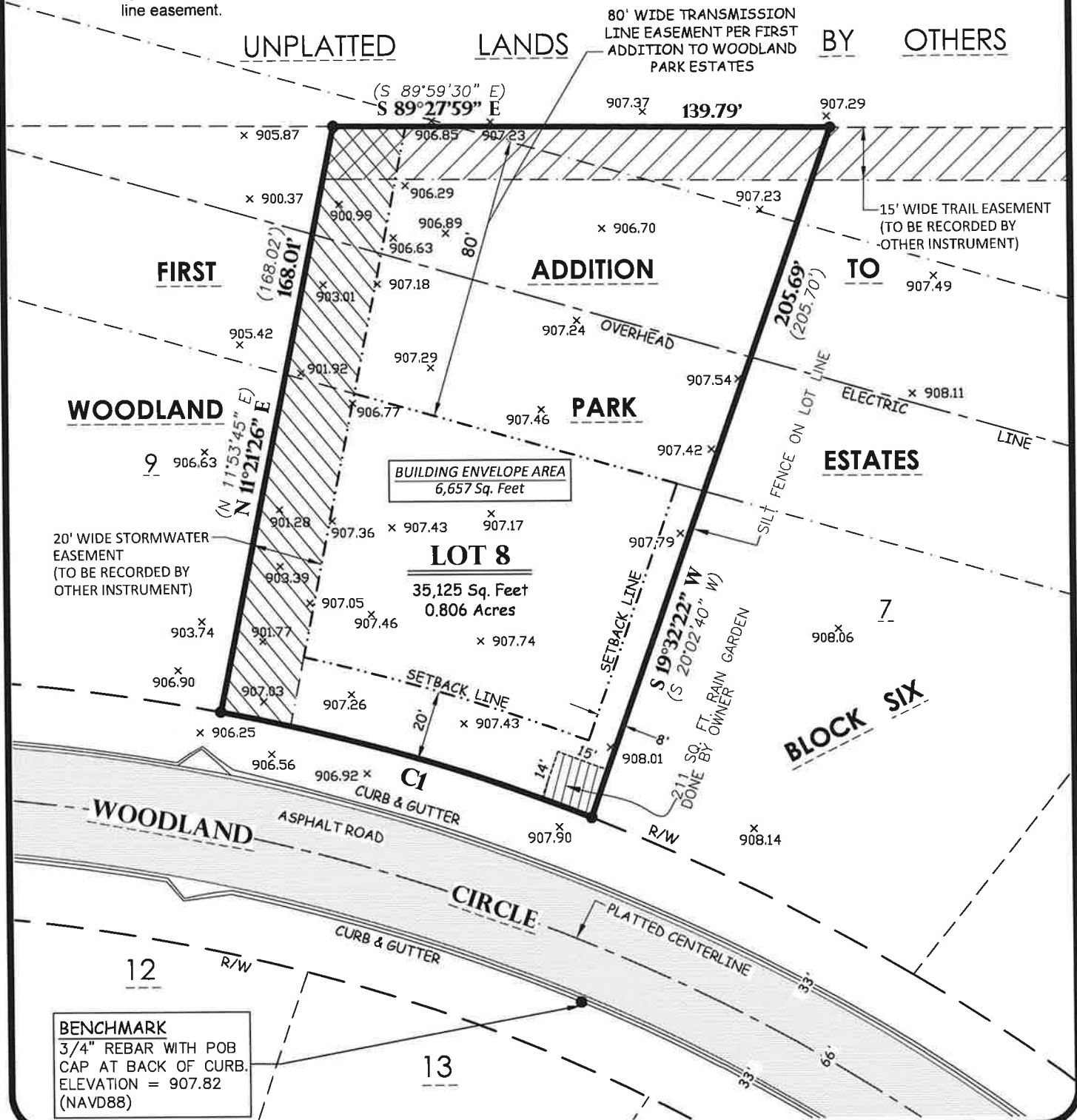
RADIUS = 592.76'
 ARC = 108.58' (108.64')
 DELTA = 10°29'44" (10°30'04")
 DIST. = 108.43' (108.49')
 CHORD = N 73°42'03"W
 (N 73°14'24"W)



2/10/2025

LEGEND

- 3/4" O.D. IRON BAR FOUND
- x 100.00 SPOT ELEVATION



BENCHMARK
 3/4" REBAR WITH POB
 CAP AT BACK OF CURB.
 ELEVATION = 907.82
 (NAVD88)



Point of Beginning

Land Surveying
 Civil Engineering
 Landscape Architecture
Jordan G. Brost, PLS #3009
 4941 Kirschling Court
 Stevens Point, WI 54481
 715.344.9999 (PH) 715.344.9922 (FX)

FIELDWORK COMPLETED 03/20/24

DRAWN: TDP CHECKED: JGB

FIELD BOOK 46 PAGE 16

JOB NO: 24-5165

CLIENT / OWNER

CITY OF WAUPACA
 111 S. MAIN STREET
 WAUPACA, WI 54981

SHEET 1 OF 1

VOL 812 PAGE 863

535629

REGISTER'S OFFICE
WAUPACA COUNTY WI
RECEIVED FOR RECORD

AUG 17 1995

At 1:50 o'clock P M and Recorded
In Vol. 812 of Register on Page 863
Rennick Register

FIRST ADDITION TO
WOODLAND PARK ESTATES

WA-11880

Declaration of conditions, covenants, restrictions and assignments for the development of the First Addition to Woodland Park Estates, hereinafter collectively referred to as covenants. Being Lots 1-16, Block 6; Lots 10-19, Block 3; Lots 10-20, Block 4; Lots 1-10, Block 5; all in the City of Waupaca.

WHEREAS, Jerry C. Lyons, referred to as "Developer", is the owner of said lots, First Addition to Woodland Park Estates, and whereas, the Developer's desire to control the purpose for which the lots are used, to maintain a high standard of quality with respect to the development and maintenance of the lots and the structures constructed thereon, and to facilitate the same, to obligate the owners of the lots or any part thereof to be bound by certain conditions, restrictions, reservations and easements for the benefit and protection of the investment of each lot owner.

NOW, THEREFORE, the Developer hereby declares and provides that all of the above-described lots, as part of First Addition to Woodland Park Estates, are hereby subject to the following covenants:

1. SINGLE FAMILY RESIDENCES

The lots shall be used for single-family residences only with a private, standard size garage for two or more cars and at least 480 square feet or more attached to said dwelling. No detached garages. The garage shall be built at the time of the initial construction. No motor vehicle, trailer, basement, tent, shack, detached garage, barn or outbuilding, shall at any time be used as a residence.

2. PETS

Only two domestic animals may be kept on any lot owner's premises. No other animals, livestock or poultry of any kind shall be raised, bred or kept on the lot. Commercial animal boarding, kenneling or treatment is prohibited whether for fee or not.

3. LOT APPEARANCE

The lot buyer shall be responsible for maintaining the lot in a neat condition. Pre-construction lots shall be cultivated or tended to so as to keep them free of noxious weeds or grasses in excess of 6".

I HEREBY CERTIFY THAT I HAVE ON THIS 22nd DAY OF AUGUST, 1995, MICROPHOTOGRAINED THE ABOVE AND FOREGOING DOCUMENTS IN ACCORDANCE WITH AND WITH STANDARDS ESTABLISHED BY S. 889 (3) (b) AND WITH ESTABLISHED PROCEDURES. MARIA WATRAS, MICROFILM TECHNICIAN, WAUPACA COUNTY COURTHOUSE, WAUPACA, WI 54981

4. RELOCATION OF EXISTING STRUCTURES PROHIBITED

No building constructed elsewhere shall be moved upon any lot.

5. CITY'S RIGHT TO INSTALL SIDEWALKS

The lot buyer agrees to allow the City of Waupaca to construct new sidewalks at its discretion once three-fourths of the lots have been sold and to assess 100% of the cost of same to the lot owner or any heirs, successors and assigns of the lots which constitute First Addition to Woodland Park Estates subdivision. The special assessment notice and hearing procedure is waived.

6. UTILITY EASEMENT

The buyers of lots 4,5,6,7,8,9 and 10 in Block 6 are aware that Wisconsin Public Service maintains an 80' utility easement as recorded in Waupaca County, Wisconsin, Doc. #323139, recorded July 8, 1969.

7. SIGNS

No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot or one sign of not more than five square feet advertising the property during the construction and sales period.

8. NUISANCE

No activity shall be conducted and no equipment or processes shall be used or maintained on the property that creates unusual noise, vibration, glare, fumes, odors or electrical interference detectable by normal senses beyond the lot boundary except in connection with construction, repairs or maintenance of the property.

9. TEMPORARY BUILDING AND STRUCTURES

No temporary building or structure shall be occupied for living purposes at any time.

I HEREBY CERTIFY THAT I HAVE ON THIS 22nd DAY OF NOVEMBER, 1995, MICROPHOTOGRAHED THE ABOVE AND FOREGOING DOCUMENTS IN ACCORDANCE WITH AND WITH STANDARDS ESTABLISHED BY S. 889 (3) (b) AND WITH ESTABLISHED PROCEDURES. MARLA WAHRS, MICROFILM TECHNICIAN, WAUPACA COUNTY COURTHOUSE, WAUPACA, WI 54981.

10. VEHICLES AND EQUIPMENT

No vehicles except those used primarily for general personal transportation on a recurrent basis shall be parked or stored on the lot unless parked or stored within the garage. Any service vehicles owned or operated by the lot owners and their families is prohibited unless they are kept in the garage. There shall be no customary parking or storage of any boat, camper, trailer and the like unless parked or stored within the garage. No vehicle, boat, camper or trailer shall be stored on the lot prior to the occupancy of the dwelling. The Developer, his agents or assigns is permitted to maintain a sales trailer in connection with the sale of lots.

11. TRASH

All trash and waste shall be kept in sanitary containers. No sanitary container shall be placed in the front of any dwelling prior to the day before regularly scheduled collection, except as may be authorized by city ordinance.

12. FENCES

Fences are permitted provided they fall into one of the following categories: split rail, chainlink or decorative cedar. If a solid fence is used the exterior must be same as the interior.

13. MINIMUM FLOOR AREA

Each residential structure shall be no less than 1,500 square feet of living space for a ranch, bi-level or tri-level, nor less than 1,800 square feet of living space for a two story residence.

- (a) Living space is defined as those levels totally above the exterior finished grade, excluding garage of breezeway.

I HEREBY CERTIFY THAT I HAVE ON THIS 22nd DAY OF AUGUST, 1995, MICROPHOTographed THE ABOVE AND FOREGOING DOCUMENTS IN ACCORDANCE WITH AND WITH STANDARDS ESTABLISHED BY S. 889 (3) (b) AND WITH ESTABLISHED PROCEDURES.
Maria Verras
MARIA VERRAS, MICROFILM TECHNICIAN, WAUPACA COUNTY COURTHOUSE, WAUPACA, WI 54981

14. APPROVAL OF BUILDING PLANS

- (a) All roof pitches shall be 6/12 or greater;
- (b) Aluminum, steel, vinyl, brick, stone and most wood siding types will be permitted. However, "Texture 1-11", hardboard or other similar siding is not permitted. All wood siding must be sealed, stained, or painted. Trim, siding and roofing colors will be coordinated to provide the most esthetic combination.
- (c) Each residential structure erected shall have its external construction completed and the lot fully landscaped within 12 months from the date of issuance of the building permit, except for delays in completion due to strike, war or act of God. All external construction must be completed prior to occupancy.
- (d) All driveways from the garage to the lot line shall be paved bituminous (asphalt) or concrete (cement) within one year from date of occupancy.

15. LANDSCAPING

The following are minimum landscaping requirements:

- (a) No landowner shall cause the obstruction of any swale or drainage way whether protected by easement or not which is in existence at the time of development so as to impede the flow of surface water from the other lots through such swale or drainage way. This shall include the drainage ditches along public streets.
- (b) The use of decorative landscape beds, berms and plantings is encouraged; however, the complete screen of the front yard is prohibited.

16. SUBDIVISION OF LOTS PROHIBITED

No lots shall be re-subdivided so as to create additional building parcels.

I HEREBY CERTIFY THAT I HAVE ON THIS 22nd DAY OF AUGUST, 1995, MICROPHOTOGRAHED THE ABOVE AND FOREGOING DOCUMENTS IN ACCORDANCE WITH AND WITH STANDARDS ESTABLISHED BY S. 889 (3) (b) AND WITH ESTABLISHED PROCEDURES.
Maria Winters
MARIA WINTERS, MICROFILM TECHNICIAN, WAUPACA COUNTY COURTHOUSE, WAUPACA, WI 54981

17. ENFORCEMENT

The Developer and/or the owners benefitted by this Declaration may enforce these conditions, covenants and restrictions using any available legal or equitable remedies including by way of example only affirmative or restrictive injunctions. In the event of litigation to enforce these conditions, covenants and restrictions, the non-performing party of the party violating any of the conditions, covenants and restrictions shall reimburse the Developer and/or owners for all out-of-pocket expenses (including actual attorney's fees and court costs) incurred in successfully enforcing these conditions, covenants and restrictions.

18. TERMS OF COVENANTS

This declaration shall run with the land and shall be binding on all owners of lots covered by this document for a period of 25 years from the date this document is recorded, after which time it shall automatically stand renewed for successive 10-year periods unless an instrument terminating or changing such covenants in whole or in part is signed by at least two-thirds of the lot owners and recorded in the office of the Waupaca County Register of Deeds.

19. VALIDITY

Invalidation of anyof these covenants or any severable part of any covenant by judgement or court order, shall in no way affect any of the other provisions, which shall remain in full force and effect.

20. ZONING

All lots and improvements are further subject to all applicable zoning laws, ordinances and building codes.

OWNER
Dated

Jerry C. Lyons
Jerry C. Lyons
8-17-95

ANGELA L. ROWLAND
Notary Public, Waupaca County
My commission expires: 2/7/99
Subscribed and sworn to before me
this 17th day of August, 1995.
Angela L. Rowland

This instrument drafted by Jerry C. Lyons

I HEREBY CERTIFY THAT I HAVE ON THIS 22nd DAY OF AUGUST, 1995, MICROPHOTOGRAHED THE ABOVE AND FOREGOING DOCUMENTS IN ACCORDANCE WITH AND WITH STANDARDS ESTABLISHED BY S. 889 (3) (b) AND WITH ESTABLISHED PROCEDURES.
MARLA VANRAS, MICROFILM TECHNICIAN, WAUPACA COUNTY COURTHOUSE, WAUPACA, WI 54981