

PLAN COMMISSION

City of Kaukauna
Council Chambers
Municipal Services Building
144 W. Second Street, Kaukauna



Thursday, July 20, 2023 at 4:00 PM

AGENDA

1. Roll Call.
2. Approval of Minutes.
 - [a.](#) Approve minutes from June 8, 2023 Meeting
3. New Business.
 - [a.](#) Park Donation Application Review - Lower Grignon Park
 - [b.](#) Park Donation Application Review - Locks Trail
 - [c.](#) Facade Ordinance
 - [d.](#) Certified Survey Map Review - Lots 117, 118, & 119 of Blue Stem Meadows 3
 - [e.](#) Certified Survey Map Review - Lots 119, 120, 121, & 122 of Blue Stem Meadows 3
 - [f.](#) Certified Survey Map Review - Legacy Creekside Apartments
 - [g.](#) Extraterritorial Review - Certified Survey Map; Parcel 130044800 Town of Kaukauna
 - [h.](#) Extraterritorial Review - Final Plat; Legacy Acres
4. Other Business.
5. Adjourn.

NOTICES

IF REQUESTED THREE (3) DAYS PRIOR TO THE MEETING, A SIGN LANGUAGE INTERPRETER WILL BE MADE AVAILABLE AT NO CHARGE.

PLAN COMMISSION

City of Kaukauna
Council Chambers
 Municipal Services Building
 144 W. Second Street, Kaukauna



Thursday, June 08, 2023 at 4:00 PM

MINUTES

1. Roll Call.

Members present: Michael Avanzi, Giovanna Feller, John Moore, Mayor Penterman, Ken Schoenike, Pennie Thiele

Member(s) absent: DPW John Neumeier

Other(s) present: AP Lily Paul, PCDD Joe Stephenson

Avanzi made a motion to excuse the absent members. Moore seconded the motion. The motion passed unanimously.

2. Approval of Minutes.

a. Approve Minutes from May 18, 2023 Meeting

Moore made a motion to approve the minutes from May 18, 2023 Meeting. Feller seconded the motion. The motion passed unanimously.

3. New Business.

a. Rezoning Request - Parcel 200027000

AP Lily presented a rezoning request for a parcel that is not yet in the City of Kaukauna. The property is adjacent to Commerce Crossing north of I-41. Site plans for the development of the parcel have been approved contingent upon the parcel being annexed into the city. The proposed development is a light industrial use, whereas the current zoning is General Agriculture. If the parcel is annexed into the City of Kaukauna it resumes its current Zoning and will need to be adjusted for development. Staff has created a new zoning district called Business District that allows most commercial uses and light industrial uses. This parcel is looking to gain that zoning classification. Further steps of approval will come after the annexation process.

Avanzi made a motion to approve the rezone of parcel 200027000 from General Ag to Business District contingent upon the City annexing the property. Thiele seconded the motion. The motion passed unanimously.

b. CSM Review - Parcel 200027000

AP Lily presented a CSM for a parcel 200027000, which is not yet within the City of Kaukauna. The CSM is a part of a new development adjacent to Commerce Crossing to the west and just north of I-41. The CSM splits the parcel in two to accommodate two light industrial developments. The CSM will include a 15 foot utility set back.

Avanzi made a motion to approve the CSM with a 15 foot utility setback. Schoenike seconded the motion. The motion passed unanimously.

4. Other Business.

There was no other business.

5. Adjourn.

Thiele made a motion to adjourn the meeting. Moore seconded the motion. The motion passed unanimously. Meeting adjourned at 4:14 PM.



MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Plan Commission
From: Lily Paul, Associate Planner
Date: July 13, 2023
Re: Park Donation Application Review – Grignon Park

A donation application has been submitted by Megan Maynard to donate a [centennial blush magnolia tree](#) in memory of a classmate that passed: Rebecca Verbeten. Ms. Maynard and other classmates chose Grignon Park as the location for this memorial tree.

There will be a plaque installed along with the tree inscribed with the text:

*"In Loving Memory of
Becca (Rebecca) Verbeten
'My Love Will Fly High to You Each Night'
1992-2023"*

Staff has approved the general location with Grignon Mansion Executive Director. The tree has also been approved as hardy in the area's growing zone. Images of the tree are on the next page. The images were taken from TheTreeCenter.com:

<https://www.thetreecenter.com/centennial-blush-magnolia/>

Please see the attached map for location reference.

Friends and family are hoping to participate/attend the tree planting. Staff will coordinate with the Street Department a time that works best for those involved.

Staff Recommendation


Staff recommends to approve the centennial blush magnolia tree donation in memory of Rebecca Verbeten and grant staff to work with the application to install a tree in a more precise location and organize a planting ceremony.





APPLICATION FOR PARK DONATION

Donor Name: Megan Maynard
 Phone Number: 920-454-0958
 Address: 510 S. State St. Appleton WI 54911
 Email Address: meganmm136@gmail.com
 Proposed Location: Grignon Mansion
 Type of Donation:

Cambridge Bench Picnic Table
 Tree Book Exchange Garbage Receptacle
 Other Item (Please Describe)

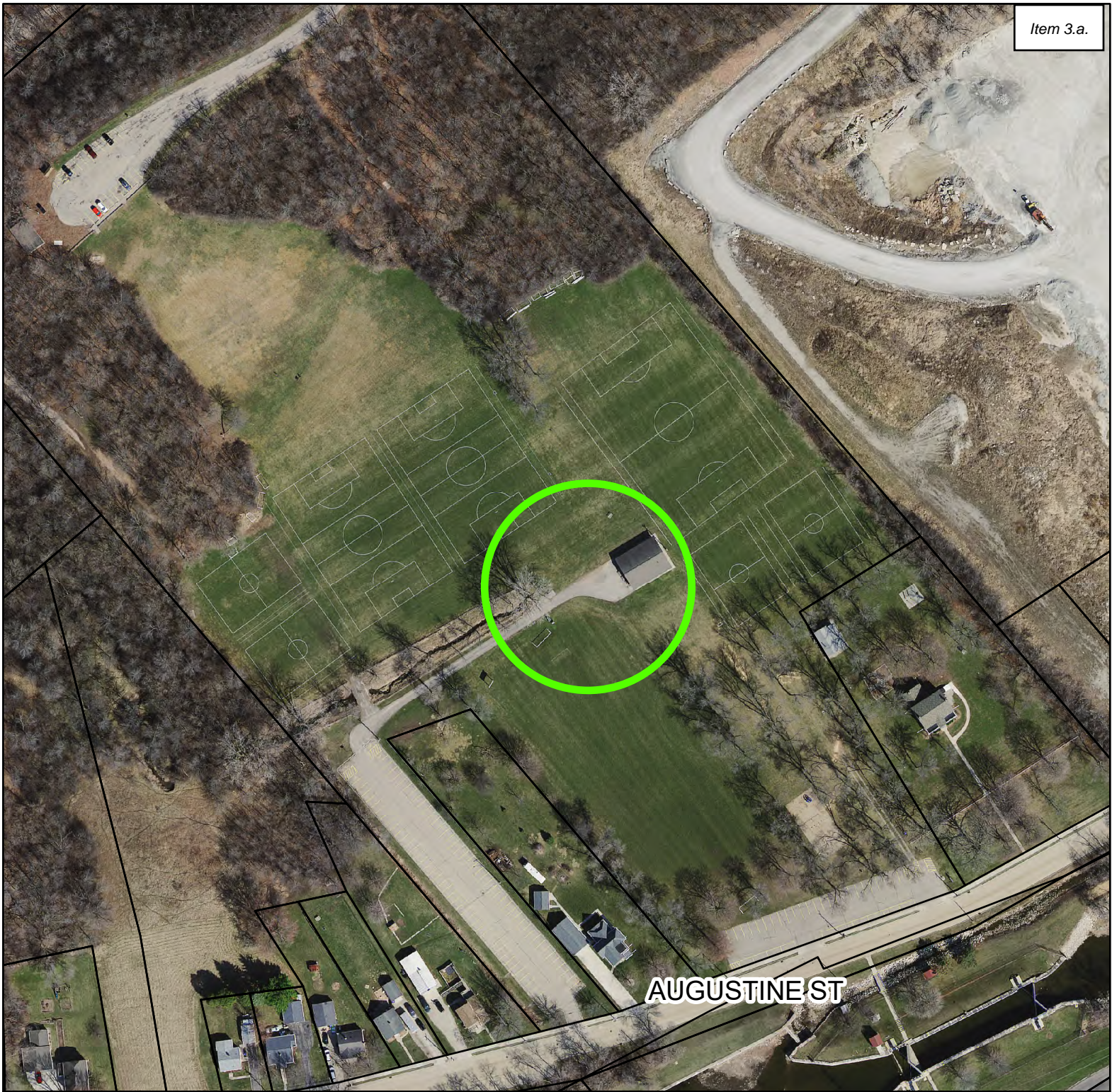
Inscription Text (If Applicable)

In loving memory of Becca (Rebecca) Verbeten,
 "My love will fly to you each night."
 1992-2023

Please attach any necessary photos or documents with this form

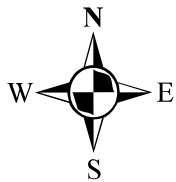
Park Donations to the City of Kaukauna are considered outright and unrestricted donations. The City of Kaukauna does not guarantee the permanency of the accepted donation. If a memorial must be relocated, Department staff will attempt to notify the donor in writing at the address shown on this form. Donations may be tax deductible (please consult an accountant). The donor declares to have read the Parks Donation Policy and Guidelines. The donor understands and agrees with the conditions set forth in this policy and agrees to any conditions required by City staff or elected officials.

By signing below, I acknowledge that I have read and understand the Parks Donation Policy and Guidelines

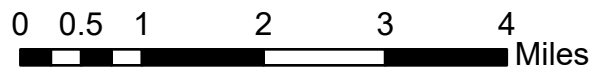
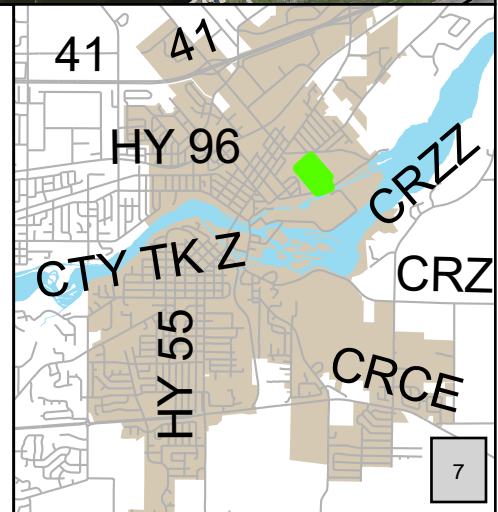


Legend

 Donation Location



0 0.5 1 2 3 4 Miles

A horizontal scale bar with alternating black and white segments, marked with the numbers 0, 0.5, 1, 2, 3, and 4.



MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Plan Commission
From: Lily Paul, Associate Planner
Date: July 13, 2023
Re: Park Donation Application Review – Locks Trail

A donation application has been submitted by the Koch Family to donate an Autumn Blaze Maple tree in memory of a family member that passed: Troy Skalmusky. The Koch Family chose the Locks Trail as the location for this memorial tree.

There will be a plaque installed along with the tree inscribed with the text:

*"This Maple Has Been Planted
In Honor of Troy Skalmusky
By The Koch Family"*

Staff Recommendation

Staff recommends to approve the Autumn Blaze Maple tree donation in memory of Troy Skalmusky and grant staff to work with the applicant to install the tree in a more precise location.

UPDATED 11.07.2022



APPLICATION FOR PARK DONATION

Donor Name: KOCH FAMILY
 Phone Number: 920-766-5186
 Address: 907 JOYCE ST
 Email Address: JUDY KOCH 12643@GMAIL.COM
 Proposed Location: LOCKS TRAIL
 Type of Donation: TREE

Cambridge Bench ☐ Picnic Table ☐
 Tree ☒ Book Exchange ☐ Garbage Receptacle ☐
 Other Item (Please Describe)

Inscription Text (If Applicable)

THIS ~~RED~~ MAPLE HAS BEEN PLANTED
 IN HONOR OF TROY SKALMUSKY BY
 THE KOCH FAMILY

Please attach any necessary photos or documents with this form

Park Donations to the City of Kaukauna are considered outright and unrestricted donations. The City of Kaukauna does not guarantee the permanency of the accepted donation. If a memorial must be relocated, Department staff will attempt to notify the donor in writing at the address shown on this form. Donations may be tax deductible (please consult an accountant). The donor declares to have read the Parks Donation Policy and Guidelines. The donor understands and agrees with the conditions set forth in this policy and agrees to any conditions required by City staff or elected officials.

By signing below, I acknowledge that I have read and understand the Parks Donation Policy and Guidelines

Judith M. Koch 7-13-23

CITY OF KAUKAUNA

144 W 2nd Street
 Kaukauna, WI 54130

920.766.6300
www.cityofkaukauna.com

#279.99



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Common Council
From: Joe Stephenson – Director of Planning and Community Development
Date: July 13th 2023
Re: Façade Ordinance – Creation – Section 17.53

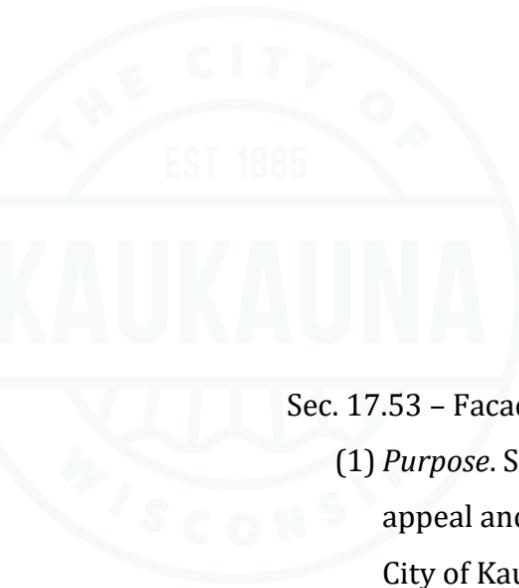
Below is a draft ordinance to implement façade standards within the City of Kaukauna. This new code is intended to create an aesthetically pleasing community and ensure that certain districts build and maintain a higher quality exterior façade. Most communities in the state of Wisconsin have a façade code or façade standards to follow, outline within their zoning codes. Little Chute, Appleton, Menasha, and Neenah all have façade standards, to name a few. While many communities have façade standards they vary widely and can affect multiple zoning districts or just one.

The façade code proposed below would affect five zoning districts: Commercial Highway, Business District, Institutional District, Multi-family, and Commercial Core. Within the former four districts standing seam metal, also known as corrugated metal, would be disallowed in most instances. In addition, 10% masonry would be required on sides that face a public street. In the Commercial Core District, to maintain the historic aesthetic of our downtown, standing seam metal would not be allowed at all and 25% of the front would need to be masonry. In addition, this code explicitly spells out that all buildings in this zone must go to Redevelopment Authority for a certificate of appropriateness before making façade alterations.

Residential homes and industrial properties are not affected by this ordinance. In addition, existing buildings that do not meet this code are not required to bring their building up to current code, but new additions or new buildings would be required to meet this code.

Recommendation:

Approval of Façade Ordinance Section 17.53 and recommend the same to the Legislative Committee.



Sec. 17.53 – Façade Standards

(1) *Purpose.* Section 17.53- Façade Standards are intended to maintain aesthetic appeal and cohesive image for the buildings within each district throughout the City of Kaukauna.

(2) *Facade Plan Submittal.* When new construction or an addition is proposed within a commercial, industrial, institutional, or multifamily district, facade elevations shall be submitted to and approved by the City of Kaukauna Plan Commission along with other applicable plan submittals.

- a. The Façade Plan will be to scale and provide details for existing and proposed façade materials.
- b. All glazed surfaces shall not be included in any calculation of façade materials.
- c. Masonry shall include, brick, stone, brick veneer, stone veneer, or other material similar in nature approved by the Plan Commission. Materials made of vinyl or other synthetic materials that seek to mimic masonry, shall not count towards this requirement.
- d. The façade requirements in this section shall apply to all buildings on the site.

(3) *Façade Standards:* the following standards shall apply:

- a. Commercial Highway District, Business District, Institutional District and Multi-family District zones.
 - i. In no instance shall exterior corrugated metal, standing seam metal panels, or the like, be used for any portion of the façade, except for the provision outline in Section 17.53 (3)(a)(iii).
 - ii. Facades shall have a minimum of 10% masonry on sides that face a public street.
 - iii. In instances where standing seam metal panels are used as decorative accents but not the primary façade material, the Plan Commission may approve an exception to the façade plan and allow up to 10% of the entire façade of the building to be standing seam metal panels, or the like.

- b. *Commercial Core District*: the following standards shall apply to uses within the Commercial Core District and help to promote a historic and attractive district.
- i. In no instance shall exterior corrugated metal, standing seam metal panels, or the like, be used for any portion of the façade.
 - ii. Facades shall have a minimum of 25% masonry on sides that face a public street.
 - iii. All façade alterations, excluding basic maintenance, painting, or in-kind replacement, require a Certificate of Appropriateness from the Redevelopment Authority City of Kaukauna.



Sec. 17.53 – Façade Standards

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 - ii. Facades shall have a minimum of 10% masonry on sides that face a public street.
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 - b. *Commercial Core District:* the following standards shall apply to uses within the Commercial Core District and help to promote a historic and attractive district.
 - i. In no instance shall exterior corrugated metal, standing seam metal panels, or the like, be used for any portion of the façade.
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- iii.* All façade alterations, excluding basic maintenance, painting, or in-kind replacement, require a Certificate of Appropriateness from the Redevelopment Authority City of Kaukauna.



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Lily Paul, Associate Planner
Date: July 13, 2023
Re: CSM Review – Lot Split; Lots 117, 118 and 119 of Blue Stem Meadows 3

Davel Engineering, agent, has submitted a certified survey map for Dercks DeWitt LLC, owner, to split lots 117, 118 and 119 of Blue Steam Meadows 3. All the lots are zoned Residential Single-Family (RSF). The new lot width for these parcels will be 75 feet. Per section [17.16\(4\) RSF](#) of the City of Kaukauna Zoning Code the required lot width is 60 feet and side yard setbacks are seven (7) feet.

This lot split has created one additional lot within the subdivision on White Dove Lane.

Recommendation:

Approval of the Certified Survey Map splitting Lots 117, 118, and 119 of Blue Stem Meadows 3 and recommend the same to Common Council.



UPDATED 3.21.2022



CITY OF KAUKAUNA PLAN COMMISSION

APPLICATION FOR REVIEW

I am requesting a:

Zoning Change

Special Exception Permit

Certified Survey Map Review

Subdivision Plat Review

Petitioner Information:

Name: Dercks DeWitt, LLC

Address: W857 County Highway ZZ, Kaukauna, WI 54130

Phone Number: (920) 585-9673

Owner's Name (if not the petitioner):

Owner's Address:

Address of Parcel in Question: White Dove Lane

Property Dimensions (in either SF or Acres): 9,990 s.f

Explain your proposed plans and what you are requesting the Plan Commission approve.

Please also note if there are existing structures on this property:

Residential lots

Additional Requirements: For Certified Survey Map and Subdivision Plat Review, professionally drawn maps are required to be submitted. These maps must include all structures, lot lines and streets with distances to each. For Subdivision Plat Review, the proposed street system must be indicated on the face of the preliminary plat to indicate, within a 2,000 foot radius from the exterior border of the plat, how the proposed streets will tie into the existing street system. Maps should be drawn to a scale of not less than 1":1,000'. For Zoning Change requests that would result in split zoning (or two zoning classifications on one parcel), a professionally drawn map meeting the standards above is also required. Additional information may also be requested as may be appropriate per the proposal being made.

Plan Commission Review Fee Schedule:

Lot Division by Certified Survey Map (1-4 lots)	\$10/lot based on total lots
Subdivision Review (5+ lots)	\$200
Special Exception Permit	\$100
Rezoning/Zoning Change	\$100
Variance to Subdivision Ordinance	\$50
Planned Unit Subdivision Ordinance	\$200

Please Note: Changes to zoning ordinances, special exception permits and map/plat reviews often require action by multiple governmental bodies. Between multiple meetings and statutory requirements for public hearings and noticing of meetings, sometimes reviews and authorizations can take more than 30 days. Please let staff know of your request as early as possible if you have a specific deadline that you need Plan Commission authorization by.

Signature of Petitioner:  085CFBCB7A824E7...

7/5/2023

Signature of Owner (if not Petitioner):

Date Submitted to City of Kaukauna:

Please submit by email to lpaul@kaukauna-wi.org or by mail to City of Kaukauna, Attn: Plan Commission, P.O. Box 890, Kaukauna, WI 54130

Certified Survey Map No. _____

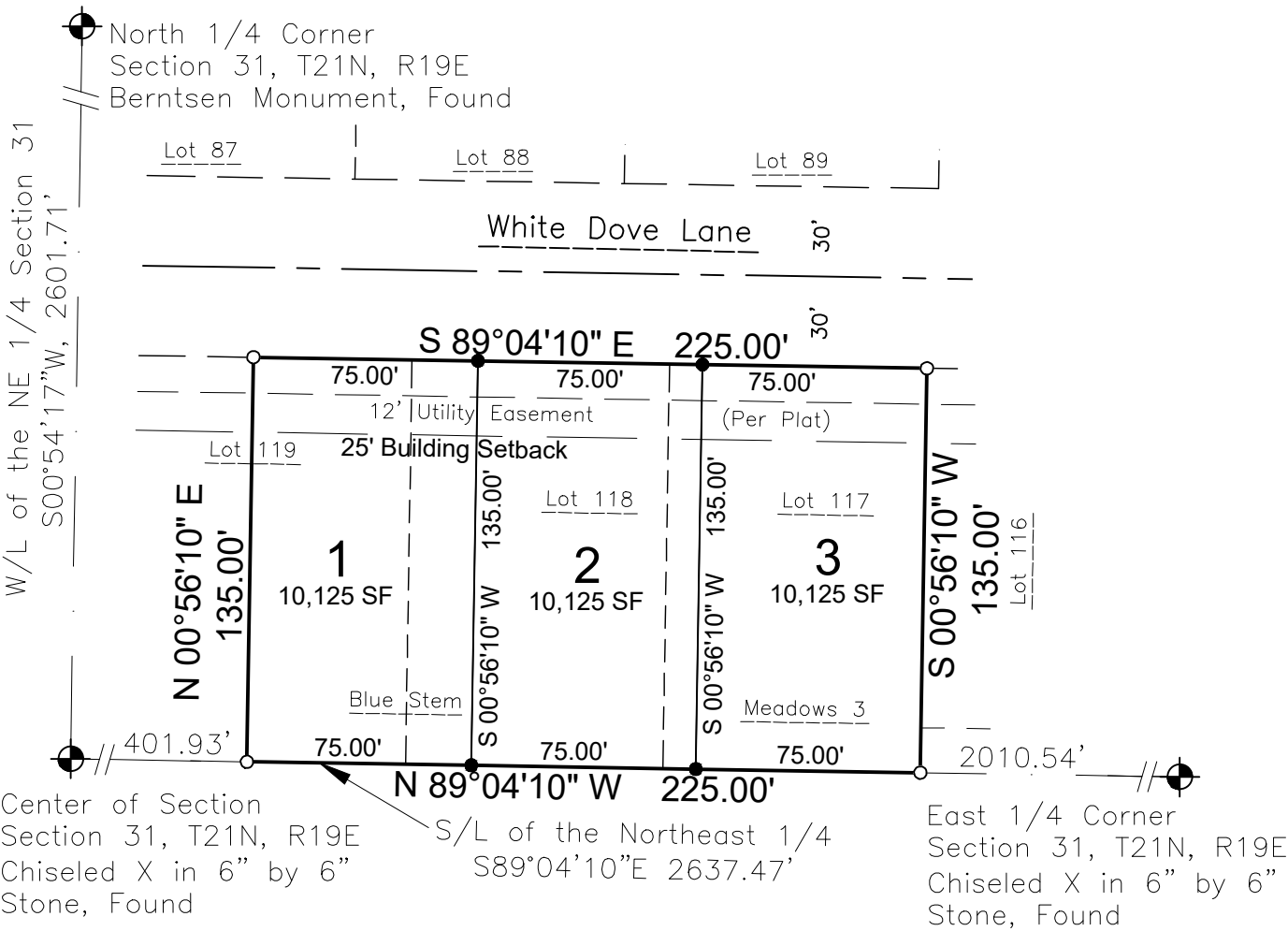
Part of Lot 119, all of Lot 118 and Lot 117, Blue Stem Meadows 3, all
located in part of the Southwest 1/4 of the Northeast 1/4,
Section 31, Township 21 North, Range 19 East,
City of Kaukauna, Outagamie County, Wisconsin



Bearings are referenced to the S/L of the
Northeast 1/4, Section 31, T21N, R19E,
assumed to bear N89°04'10"W, base on the
Outagamie County Coordinate System.

LEGEND

- 3/4" x 18" Steel Rebar
@ 1.50lbs/LF SET
- 3/4" Rebar Found
- ⊕ Government Corner



James R. Sehloff Professional Land Surveyor No. S-2692 Date



**DAVEL ENGINEERING &
ENVIRONMENTAL, INC.**
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

Survey for:
Dercks DeWitt, LLC
W857 CTY Road ZZ
Kaukauna, WI 54130

File: 4198CSM3.dwg
Date: 06/29/2023
Drafted By: kristy
Sheet: 1 of 3

Certified Survey Map No. _____

Part of Lot 119, all of Lot 118 and Lot 117, Blue Stem Meadows 3, all located in part of the Southwest 1/4 of the Northeast 1/4, Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin

Surveyor's Certificate

I, James R. Sehloff, Professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Kaukauna, and under the direction of Dercks DeWitt, LLC, the property owners of said land, I have surveyed, divided, and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is part of Lot 119, all of Lot 118 and Lot 117, Blue Stem Meadows 3, all located in part of the Southwest 1/4 of the Northeast 1/4, Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin, containing 30,375 Square Feet (0.6973 Acres) of land described as follows:

Commencing at the North 1/4 corner of Section 31; thence, along the West line of the Northeast 1/4 of said Section 31, S00°54'17"W, 2601.17 feet to the Center of Section of said Section 31; thence, along the South line of Blue Stem Meadows 3, S89°04'10E, 401.93 feet to the point of beginning; thence, N00°56'10"E, 135.00 feet to the South right-of-way line of White Dove Lane; thence, along said South right-of-way line, S89°04'10"E, 225.00 feet to the Northwest corner of Lot 116 of said Blue Stem Meadows 3; thence, along the West line of said Lot 116, S00°56'10"W, 135.00 feet to the said South line of Blue Stem Meadows 3; thence N89°04'10"W, 225.00 feet to the point of beginning, subject to all easements, and restrictions of record.

Given under my hand this _____ day of _____, _____.

James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692

Owner's Certificate

Dercks DeWitt, LLC, a limited liability company duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owner, does hereby certify that we caused the land above described to be surveyed, divided, and mapped all as shown and represented on this map.

We do further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Kaukauna

In the presence of: Dercks DeWitt, LLC

Managing Member

Date

State of Wisconsin)
)SS
_____ County)

Personally came before me on the _____ day of _____, 20_____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ My Commission Expires _____
Notary Public, Wisconsin

Certified Survey Map No. _____

Part of Lot 119, all of Lot 118 and Lot 117, Blue Stem Meadows 3, all located in part of the Southwest 1/4 of the Northeast 1/4, Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin

City of Kaukauna Common Council Approval Certificate

Resolved, that this certified survey map in the City of Kaukauna, Outagamie County, Dercks DeWitt, LLC, the property owner, is hereby approved by the Common Council.

Mayor Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Kaukauna.

City Clerk Date

Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers' of the City of Kaukauna and Outagamie County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this certified survey map.

City Treasurer Date

County Treasurer Date

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

The property owner of record:	Recording Information:	Parcel Number(s):
Dercks DeWitt, LLC	Doc. No. 2162521	Part of 325-1181-58
		All of 325-1181-57 &
		325-1181-56

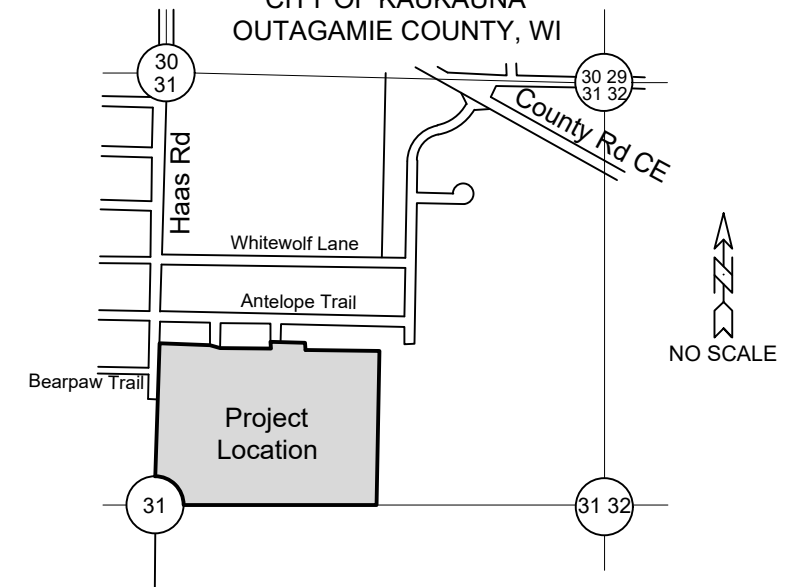
James R. Sehloff Professional Land Surveyor No. S-2692 Date

Blue Stem Meadows 3

Part of Lot 3 and all of Lot 4, Certified Survey Map 7779, being located in Southwest 1/4 of the Northeast 1/4, Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin

LOCATION MAP

NE 1/4 SEC 31 T 21 N, R 19 E,
CITY OF KAUKAUNA
OUTAGAMIE COUNTY, WI



Bearings are referenced to the South line of the Northeast 1/4, Section 31, T21N, R19E, assumed to bear N89°04'10"W, base on the Outagamie County Coordinate System.

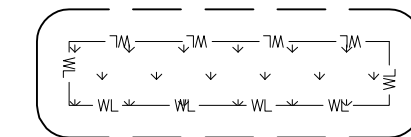
NOTES

1. All linear measurements have been made to the nearest one hundredth of a foot.
2. All bearings are computed and measured to the nearest second.
3. Lots 67-70 are un-buildable until such time as the future Haas Road is dedicated and improvements are accepted by the City of Kaukauna.

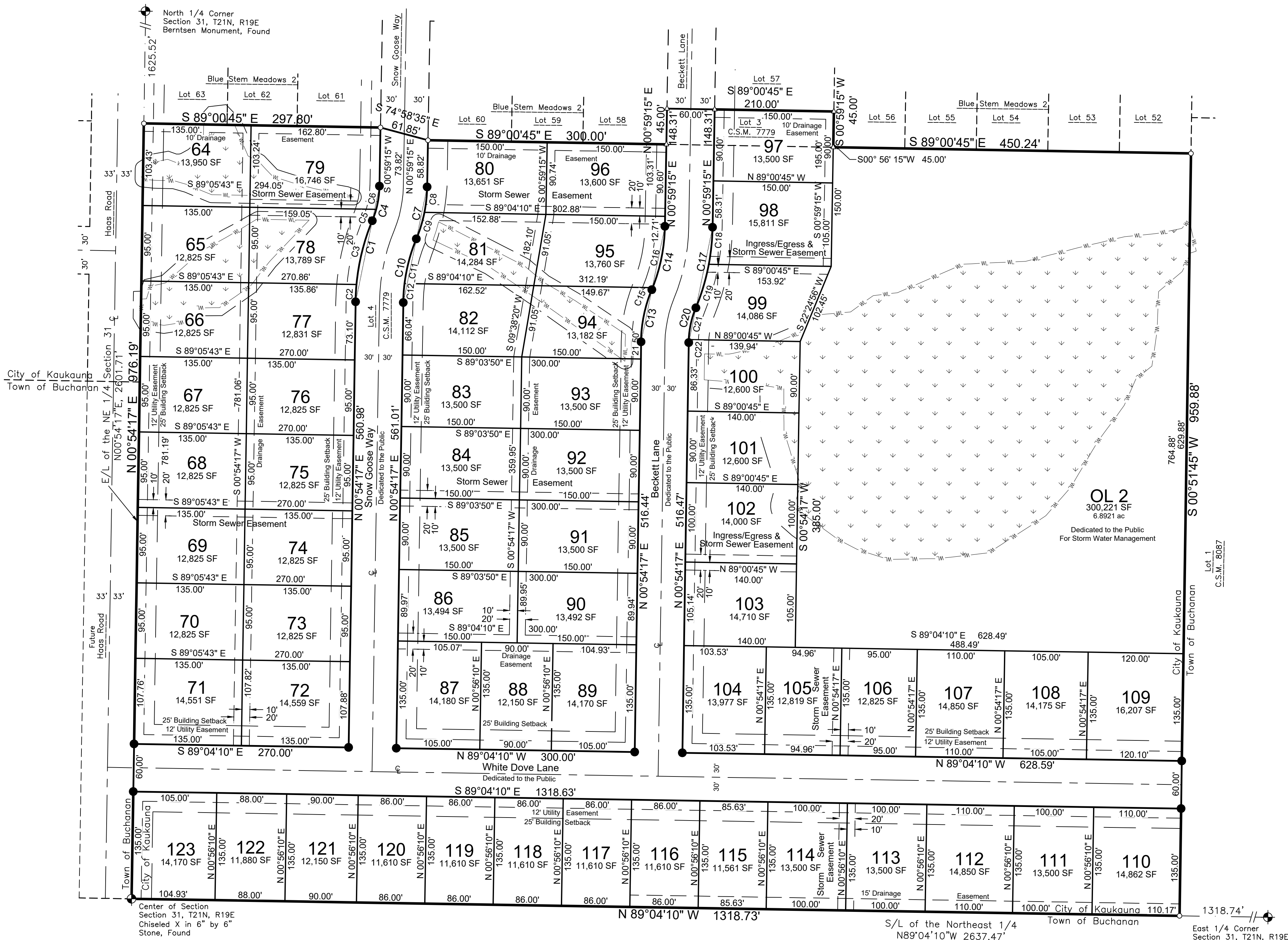
LEGEND

- △ 1/4" Rebar Found
- 3/4" Rebar Found
- 2.3" O.D. x 18" Steel Iron Pipe @ 3.65 lbs/LF SET
- All other corners
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot areas in square feet

Delineated Wetlands
W/10' Protective Buffer



Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	280.00'	N 11°37'42" E	104.20'	104.81'	21°26'50"	N 00°54'17" E	N 22°21'07" E
C2	280.00'	S 03°08'51" W	21.92'	21.92'	4°29'08"	S 00°54'17" W	S 05°23'25" W
C3	280.00'	S 13°52'16" W	82.59'	82.89'	16°57'42"	S 05°23'25" W	S 22°21'07" W
C4	120.00'	N 11°40'11" E	44.49'	44.75'	21°21'52"	N 22°21'07" E	N 00°59'15" E
C5	120.00'	N 18°42'33" E	15.25'	15.26'	7°17'08"	N 22°21'07" E	N 15°03'59" E
C6	120.00'	N 08°01'37" E	29.41'	29.49'	14°04'44"	N 15°03'59" E	N 00°59'15" E
C7	180.00'	N 11°40'11" E	66.73'	67.12'	21°21'52"	N 22°21'07" E	N 00°59'15" E
C8	180.00'	N 06°06'59" E	32.18'	32.23'	10°15'27"	N 11°14'42" E	N 00°59'15" E
C9	180.00'	N 16°47'55" E	34.84'	34.89'	11°06'25"	N 22°21'07" E	N 11°14'42" E
C10	220.00'	N 11°37'42" E	81.87'	82.35'	21°26'50"	N 00°54'17" E	N 22°21'07" E
C11	220.00'	N 14°45'17" E	58.17'	58.34'	15°11'40"	N 07°09'27" E	N 22°21'07" E
C12	220.00'	N 04°01'52" E	24.00'	24.01'	6°15'10"	N 00°54'17" E	N 07°09'27" E
C13	180.00'	N 11°36'56" E	66.91'	67.30'	21°25'19"	N 00°54'17" E	N 22°19'36" E
C14	220.00'	N 11°39'25" E	81.46'	81.94'	21°20'21"	N 22°19'36" E	N 00°59'15" E
C15	220.00'	S 21°56'36" W	2.94'	2.94'	0°46'01"	S 22°19'36" W	S 21°33'35" W
C16	220.00'	N 11°16'25" E	78.57'	78.99'	20°34'20"	N 21°33'35" E	N 00°59'15" E
C17	280.00'	N 11°39'25" E	103.68'	104.28'	21°20'21"	N 22°19'36" E	N 00°59'15" E
C18	280.00'	N 05°47'14" E	46.86'	46.91'	9°35'58"	N 10°35'13" E	N 00°59'15" E
C19	280.00'	N 16°27'24" E	57.27'	57.37'	11°44'23"	N 22°19'36" E	N 10°35'13" E
C20	120.00'	N 11°36'56" E	44.61'	44.87'	21°25'19"	N 00°54'17" E	N 22°19'36" E
C21	120.00'	N 12°29'30" E	40.99'	41.20'	19°40'11"	N 02°39'25" E	N 22°19'36" E
C22	120.00'	N 01°46'51" E	3.67'	3.67'	1°45'08"	N 00°54'17" E	N 02°39'25" E



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

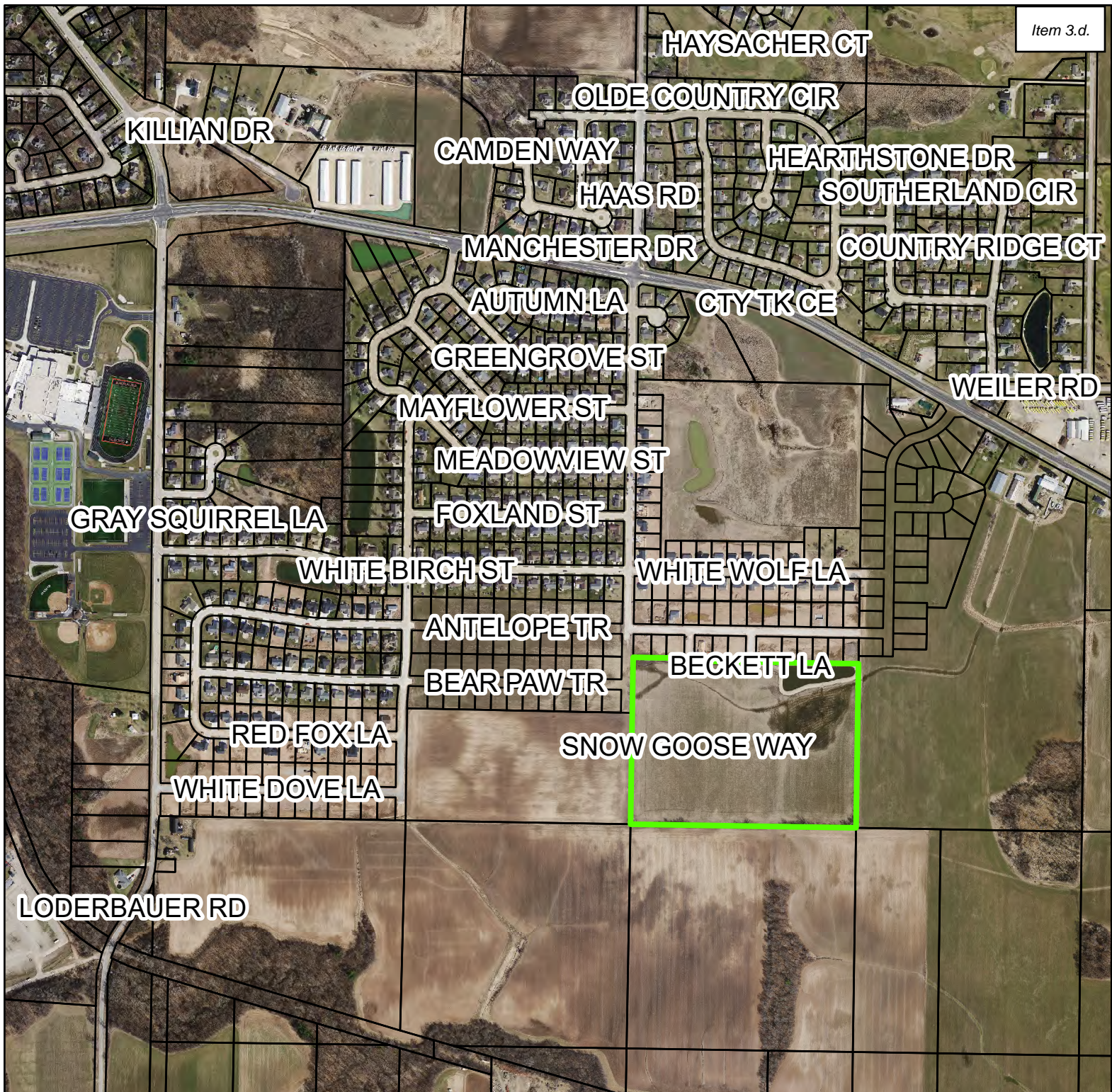


James R. Sehloff PLS 2692 Date _____

File: 4198Final3.dwg
Date: 01/09/2023
Drafted By: Jim
Sheet: 1 of 2
Revision Date: Jan 09, 2023

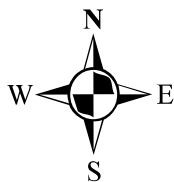


DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

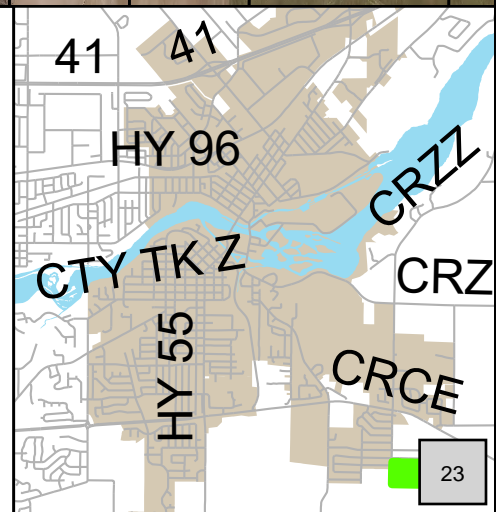


Legend

 Blue Stem Meadows 3



0 0.5 1 2 3 4 Miles





MEMO

PLANNING AND COMMUNITY DEVELOPMENT

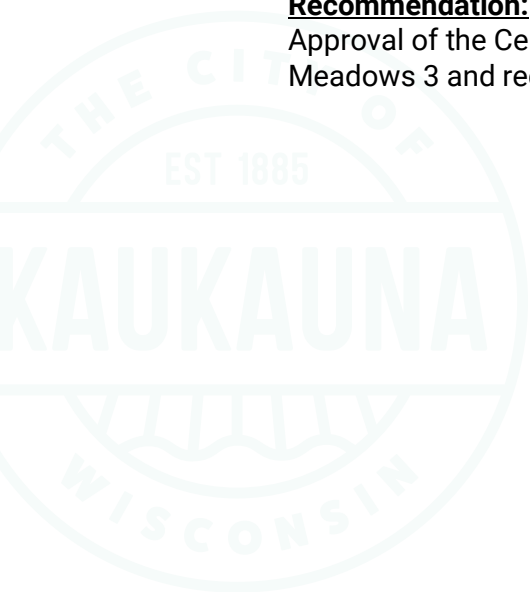
To: Plan Commission
From: Lily Paul, Associate Planner
Date: July 13, 2023
Re: CSM Review – Lot Split; Lots 119, 120, 121 and 122 of Blue Stem Meadows 3

Davel Engineering, agent, has submitted a certified survey map for Dercks DeWitt LLC, owner, to split lots 122, 121, 120 and 119 of Blue Steam Meadows 3. All the lots are zoned Residential Single-Family (RSF). The new lot width for these parcels will be 74 feet to 75 feet. Per section [17.16\(4\) RSF](#) of the City of Kaukauna Zoning Code the required lot width is 60 feet and side yard setbacks are seven (7) feet.

This lot split has created one additional lot within the subdivision on White Dove Lane.

Recommendation:

Approval of the Certified Survey Map splitting Lots 119, 120, 121, 122 of Blue Stem Meadows 3 and recommend the same to Common Council.



UPDATED 3.21.2022



CITY OF KAUKAUNA PLAN COMMISSION

APPLICATION FOR REVIEW

I am requesting a:

Zoning Change

Special Exception Permit

Certified Survey Map Review

Subdivision Plat Review

Petitioner Information:

Name: Dercks DeWitt, LLC

Address: W857 County Highway ZZ, Kaukauna, WI 54130

Phone Number: (920) 585-9673

Owner's Name (if not the petitioner):

Owner's Address:

Address of Parcel in Question: White Dove Lane

Property Dimensions (in either SF or Acres): 10,125 s.f

Explain your proposed plans and what you are requesting the Plan Commission approve.

Please also note if there are existing structures on this property:

Residential lots

Additional Requirements: For Certified Survey Map and Subdivision Plat Review, professionally drawn maps are required to be submitted. These maps must include all structures, lot lines and streets with distances to each. For Subdivision Plat Review, the proposed street system must be indicated on the face of the preliminary plat to indicate, within a 2,000 foot radius from the exterior border of the plat, how the proposed streets will tie into the existing street system. Maps should be drawn to a scale of not less than 1":1,000'. For Zoning Change requests that would result in split zoning (or two zoning classifications on one parcel), a professionally drawn map meeting the standards above is also required. Additional information may also be requested as may be appropriate per the proposal being made.

Plan Commission Review Fee Schedule:

Lot Division by Certified Survey Map (1-4 lots)	\$10/lot based on total lots
Subdivision Review (5+ lots)	\$200
Special Exception Permit	\$100
Rezoning/Zoning Change	\$100
Variance to Subdivision Ordinance	\$50
Planned Unit Subdivision Ordinance	\$200

Please Note: Changes to zoning ordinances, special exception permits and map/plat reviews often require action by multiple governmental bodies. Between multiple meetings and statutory requirements for public hearings and noticing of meetings, sometimes reviews and authorizations can take more than 30 days. Please let staff know of your request as early as possible if you have a specific deadline that you need Plan Commission authorization by.

Signature of Petitioner: 
Signature of Owner (if not Petitioner): 

7/5/2023

Date Submitted to City of Kaukauna:

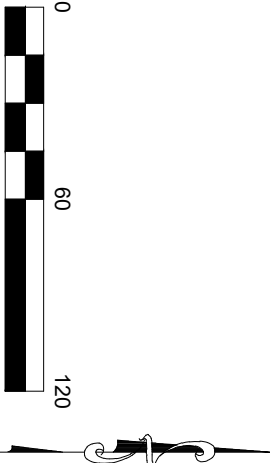
Please submit by email to lpaul@kaukauna-wi.org or by mail to City of Kaukauna, Attn: Plan Commission, P.O. Box 890, Kaukauna, WI 54130

Certified Survey Map No. _____

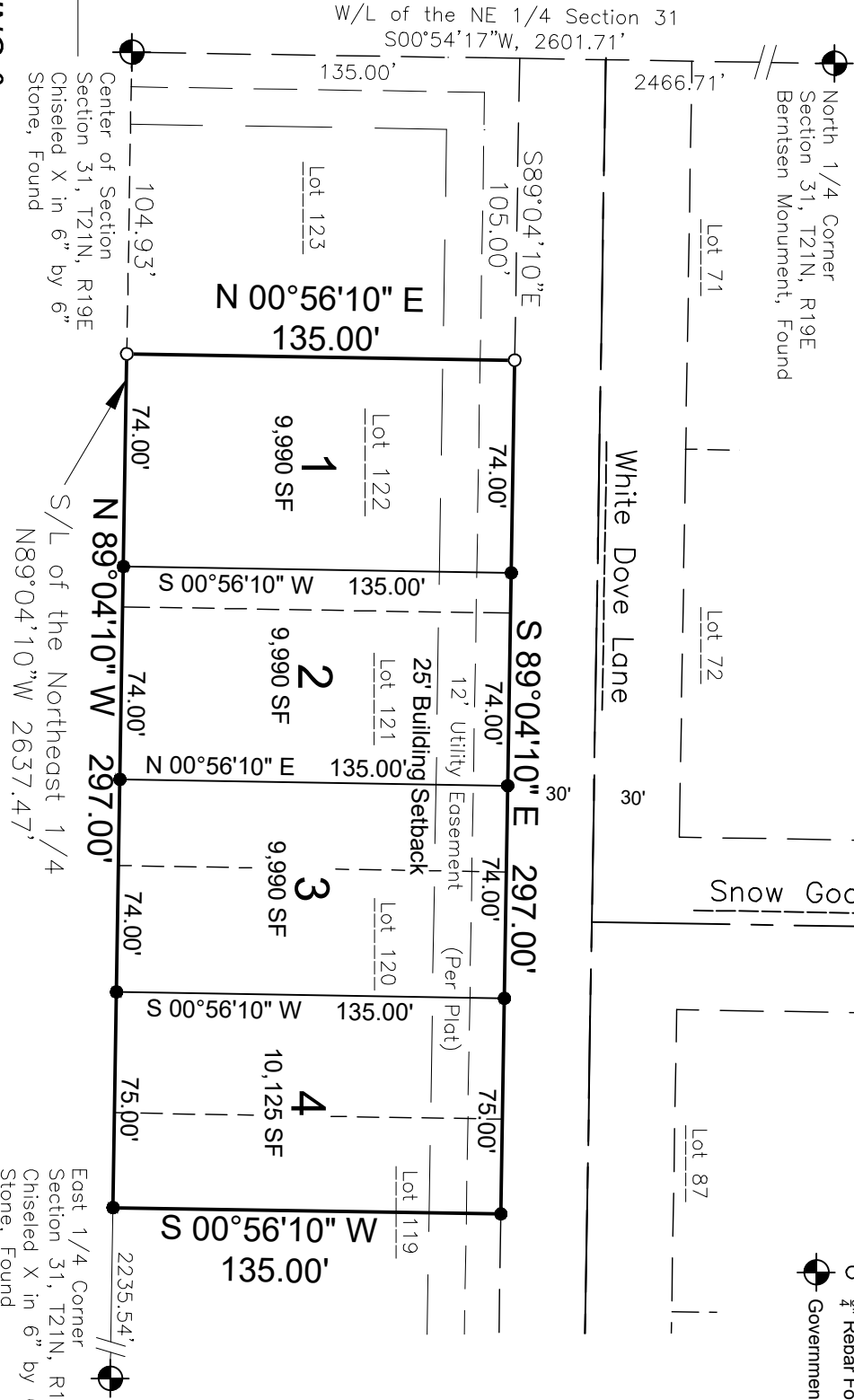
Part of Lot 119, all of Lot 120, 121 and 122, Blue Stem Meadows 3, all located in part of the Southwest 1/4 of the Northeast 1/4, Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin

LEGEND

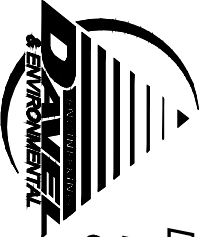
- 3" x 18" Steel Rebar @ 1,50lbs/LF SET
- 3" Rebar Found
- ⊙ Government Corner



Bearings are referenced to the S/L of the Northeast 1/4, Section 31, T21N, R19E, assumed to bear N89°04'10"W, base on the Outagamie County Coordinate System.



James R. Sehloff PLS-2692 Date _____



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

Certified Survey Map No. _____

Part of Lot 119, all of Lot 120, 121 and 122, Blue Stem Meadows 3, all located in part of the Southwest 1/4 of the Northeast 1/4, Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin

Surveyor's Certificate

I, James R. Sehloff, Professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Kaukauna, and under the direction of Dercks DeWitt, LLC, the property owners of said land, I have surveyed, divided, and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is part of Lot 119, all of Lot 120, 121 and 122, Blue Stem Meadows 3, all located in part of the Southwest 1/4 of the Northeast 1/4, Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin, containing 40,095 Square Feet (0.9205 Acres) of land described as follows:

Commencing at the North 1/4 corner of Section 31; thence, along the West line of the Northeast 1/4 of said Section 31, S00°54'17"W, 2466.71 feet to the South right-of-way line of White Dove Lane; thence, along said South right-of-way line, S89°04'10"E, 105.00 feet to the Northwest corner of Lot 122 of Blue Stem Meadows 3, said Point also being the point of beginning; thence, continuing along said South right-of-way line, S89°04'10" E, 297.00 feet; thence, S00°56'10"W, 135.00 feet to the South line of said Blue Stem Meadows 3; thence, along said South line, N89°04'10"W, 297.00 feet to the Southwest corner of said Lot 122; thence, along the West line of said Lot 122, N00°56'10"E, 135.00 feet to the point of beginning, subject to all easements, and restrictions of record.

Given under my hand this day of , .

James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692

Owner's Certificate

Dercks DeWitt, LLC, a limited liability company duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owner, does hereby certify that we caused the land above described to be surveyed, divided, and mapped all as shown and represented on this map.

We do further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Kaukauna

In the presence of: Dercks DeWitt, LLC

Managing Member

Date

State of Wisconsin)
)SS
 _____ County)

Personally came before me on the _____ day of _____, 20_____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ My Commission Expires _____
Notary Public, Wisconsin

File: 4198CSM2..dwg
Date: 06/29/2023
Drafted By: kristy
Sheet: 2 of 3

Certified Survey Map No. _____

Part of Lot 119, all of Lot 120, 121 and 122, Blue Stem Meadows 3, all located in part of the Southwest 1/4 of the Northeast 1/4, Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin

City of Kaukauna Common Council Approval Certificate

Resolved, that this certified survey map in the City of Kaukauna, Outagamie County, Dercks DeWitt, LLC, the property owner, is hereby approved by the Common Council.

Mayor

Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Kaukauna.

City Clerk

Date

Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers' of the City of Kaukauna and Outagamie County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this certified survey map.

City Treasurer

Date

County Treasurer

Date

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

The property owner of record: Dercks DeWitt, LLC	Recording Information: Doc. No. 2162521	Parcel Number(s): Part of 325-1181-58 All of 325-1181-59; 325-1181-60 & 325-1181-61
---	--	--

James R. Sehloff Professional Land Surveyor No. S-2692 Date _____

Blue Stem Meadows 3

Part of Lot 3 and all of Lot 4, Certified Survey Map 7779, being located in Southwest 1/4 of the Northeast 1/4, Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin

LOCATION MAP

NE 1/4 SEC 31 T 21 N, R 19 E,
CITY OF KAUKAUNA
OUTAGAMIE COUNTY, WI



Bearings are referenced to the South line of the Northeast 1/4, Section 31, T21N, R19E, assumed to bear N89°04'10"W, base on the Outagamie County Coordinate System.

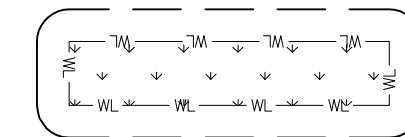
NOTES

1. All linear measurements have been made to the nearest one hundredth of a foot.
2. All bearings are computed and measured to the nearest second.
3. Lots 67-70 are un-buildable until such time as the future Haas Road is dedicated and improvements are accepted by the City of Kaukauna.

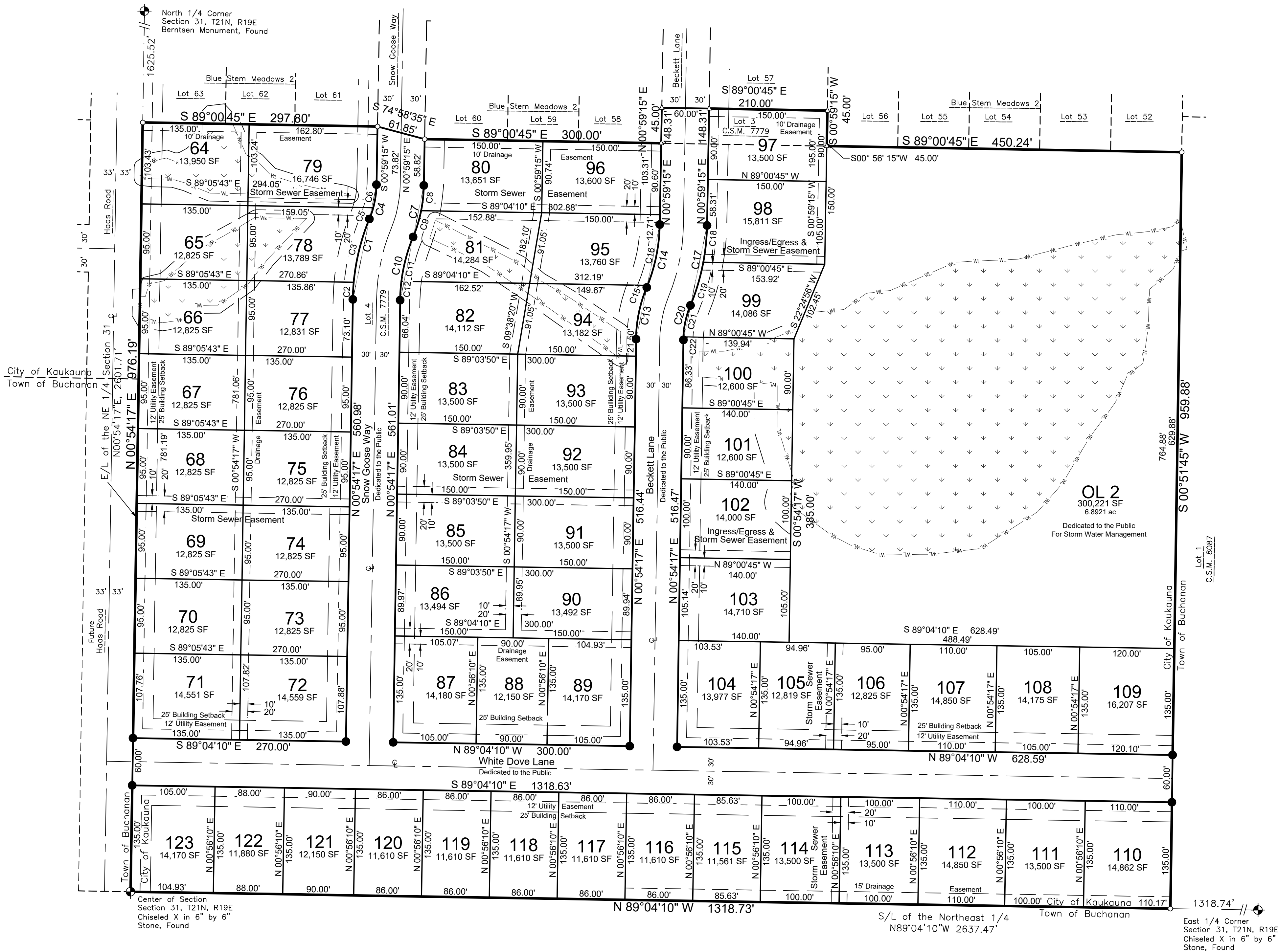
LEGEND

- △ 1/4" Rebar Found
- 3/4" Rebar Found
- 2.3" O.D. x 18" Steel Iron Pipe @ 3.65 lbs/LF SET
- All other corners
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot areas in square feet

Delineated Wetlands
W/10' Protective Buffer



CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	280.00'	N 11°37'42" E	104.20'	104.81'	21°26'50"	N 00°54'17" E	N 22°21'07" E
C2	280.00'	S 03°08'51" W	21.92'	21.92'	4°29'08"	S 00°54'17" W	S 05°23'25" W
C3	280.00'	S 13°52'16" W	82.59'	82.89'	16°57'42"	S 05°23'25" W	S 22°21'07" W
C4	120.00'	N 11°40'11" E	44.49'	44.75'	21°21'52"	N 22°21'07" E	N 00°59'15" E
C5	120.00'	N 18°42'33" E	15.25'	15.26'	7°17'08"	N 22°21'07" E	N 15°03'59" E
C6	120.00'	N 08°01'37" E	29.41'	29.49'	14°04'44"	N 15°03'59" E	N 00°59'15" E
C7	180.00'	N 11°40'11" E	66.73'	67.12'	21°21'52"	N 22°21'07" E	N 00°59'15" E
C8	180.00'	N 06°06'59" E	32.18'	32.23'	10°15'27"	N 11°14'42" E	N 00°59'15" E
C9	180.00'	N 16°47'55" E	34.84'	34.89'	11°06'25"	N 22°21'07" E	N 11°14'42" E
C10	220.00'	N 11°37'42" E	81.87'	82.35'	21°26'50"	N 00°54'17" E	N 22°21'07" E
C11	220.00'	N 14°45'17" E	58.17'	58.34'	15°11'40"	N 07°09'27" E	N 22°21'07" E
C12	220.00'	N 04°01'52" E	24.00'	24.01'	6°15'10"	N 00°54'17" E	N 07°09'27" E
C13	180.00'	N 11°36'56" E	66.91'	67.30'	21°25'19"	N 00°54'17" E	N 22°19'36" E
C14	220.00'	N 11°39'25" E	81.46'	81.94'	21°20'21"	N 22°19'36" E	N 00°59'15" E
C15	220.00'	S 21°56'36" W	2.94'	2.94'	0°46'01"	S 22°19'36" W	S 21°33'35" W
C16	220.00'	N 11°16'25" E	78.57'	78.99'	20°34'20"	N 21°33'35" E	N 00°59'15" E
C17	280.00'	N 11°39'25" E	103.68'	104.28'	21°20'21"	N 22°19'36" E	N 00°59'15" E
C18	280.00'	N 05°47'14" E	46.86'	46.91'	9°35'58"	N 10°35'13" E	N 00°59'15" E
C19	280.00'	N 16°27'24" E	57.27'	57.37'	11°44'23"	N 22°19'36" E	N 10°35'13" E
C20	120.00'	N 11°36'56" E	44.61'	44.87'	21°25'19"	N 00°54'17" E	N 22°19'36" E
C21	120.00'	N 12°29'30" E	40.99'	41.20'	19°40'11"	N 02°39'25" E	N 22°19'36" E
C22	120.00'	N 01°46'51" E	3.67'	3.67'	1°45'08"	N 00°54'17" E	N 02°39'25" E



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



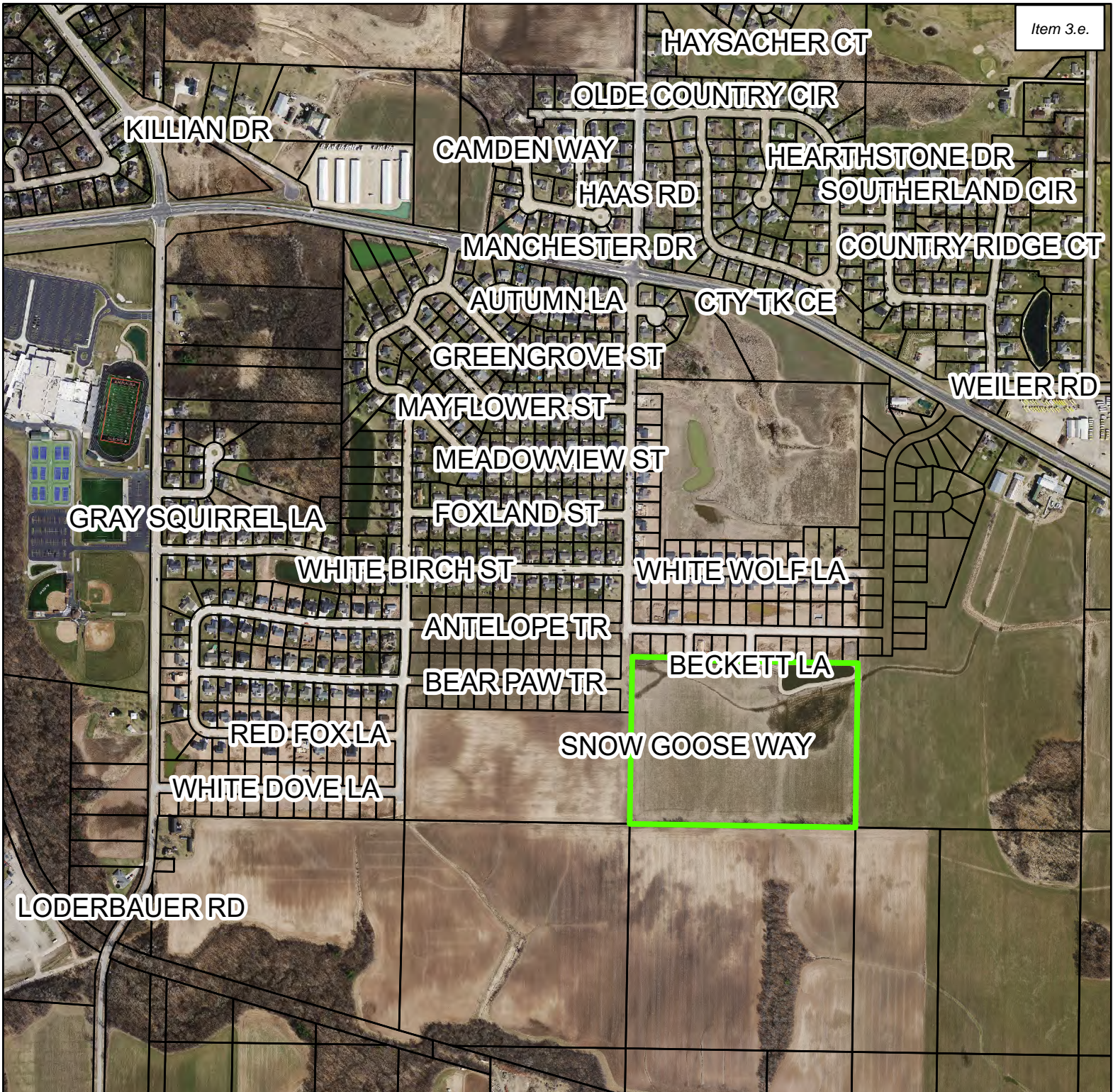
James R. Sehloff PLS 2692 Date _____

File: 4198Final3.dwg
Date: 01/09/2023
Drafted By: Jim
Sheet: 1 of 2
Revision Date: Jan 09, 2023



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
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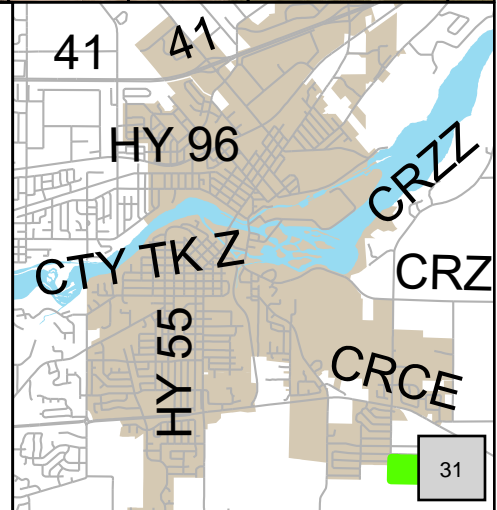


Legend

 Blue Stem Meadows 3



0 0.5 1 2 3 4 Miles





MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Common Council
From: Joe Stephenson – Director of Planning and Community Development
Date: July 13th 2023
Re: Certified Survey Map – Lot Division – Legacy Creekside Apartments

Legacy Creekside Apartments have submitted a certified survey map to split the northern and southern portions of their lot. The existing 11.75 acre parcel will be split into two, 4.12 and 7.63 acre parcels. The lot is currently zoned Commercial Highway District, which requires a minimum 100-foot width and 15,000 square foot lot. All zoning requirements are met, and the two new lots will be legal conforming lots.

This lot is currently an active construction site with five apartment complexes being built. The lot split will not slow construction nor affect any other agreements the city has with this developer regarding this project. The city will continue to look at the project scope, as all five building, regardless of how many lots exist.

Recommendation:

Approval of the certified survey map and recommend the same to the Common Council.

Certified Survey Map

All of Lot 1, Certified Survey Map Number 8468, Outagamie County Records, being part of Lot 1, Volume 33, Certified Survey Maps, Page 5680, Map Number 5680, Document Number 1768284, Outagamie County Records, all located in Private Claim 35, T21N-R18E, City of Kaukauna, Outagamie County, Wisconsin.

Graphic Scale: 1" = 150'



North



Legend

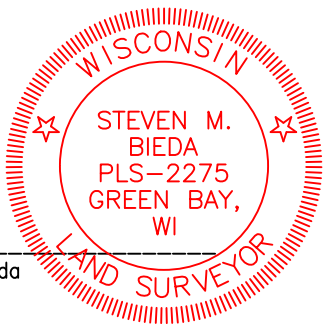
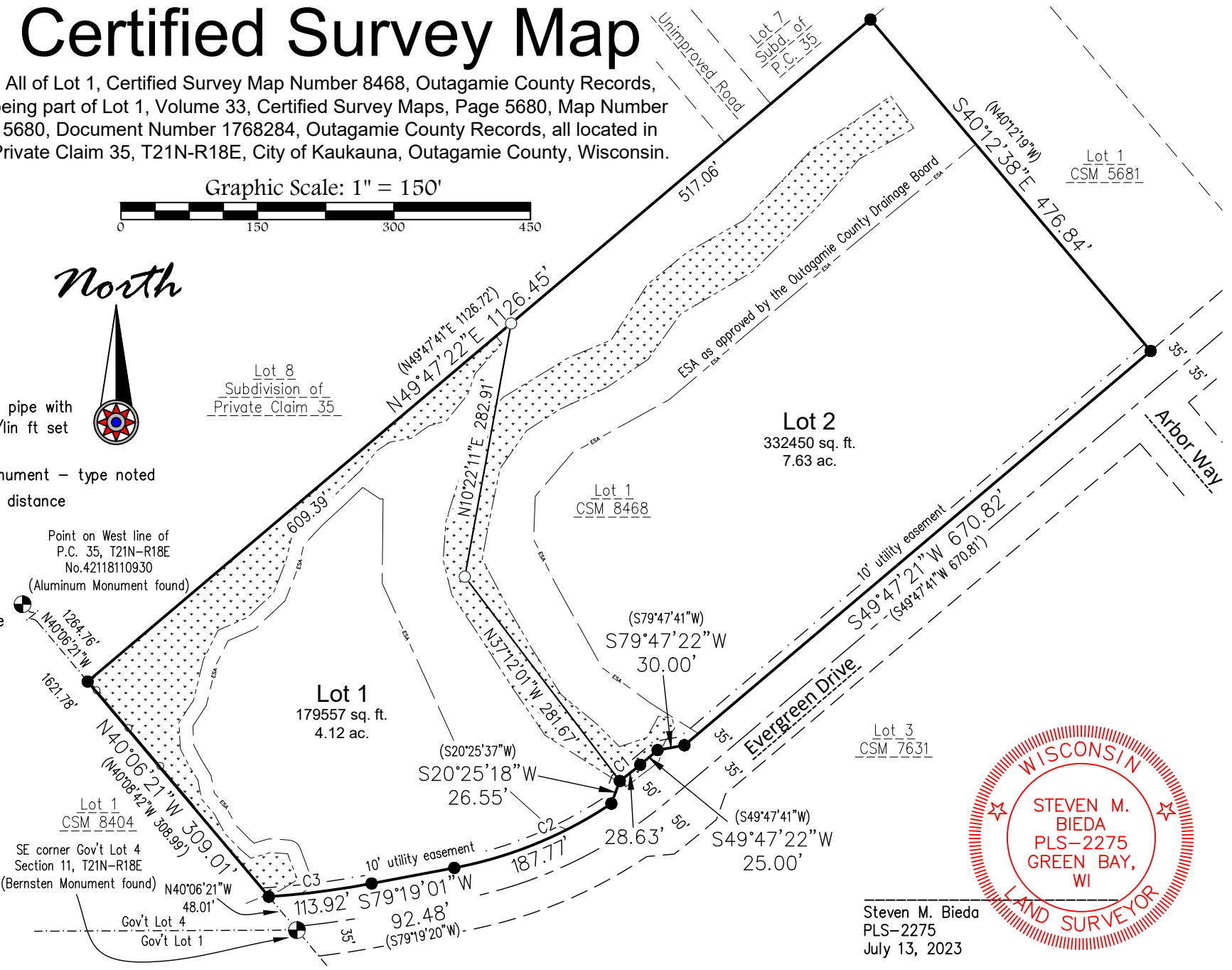
- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- ⊙ Outagamie County monument – type noted
- () recorded as bearing / distance

NOTES

Bearings referenced to the Southwesterly line of Private Claim 35, assumed to be N40°06'21"W.

The County Monuments used in this survey are shown and their ties have been found and verified and/or Outagamie County Planning and Land Services has been notified of any discrepancies.

Prior to construction or other land use activity, all building setbacks and other land use requirements should be verified with the City of Kaukauna.



Steven M. Bieda
PLS-2275
July 13, 2023

Sheet One of Three
Project No.: D-3222
Drawing No.: L-12068
Fieldwork Completed: ----



vierbicher
planners engineers architects

Client: The Legacy Creekside Apts LLC
Tax Parcel: 322095500
Drafted By: BAR
File: D-3222CSM 071123.dwg
Data File: D-3222CSM 0711.dwg
Vierbicher Associates, Inc.
400 Security Blvd Ste 1,
Green Bay, WI 54313-9712
(920)434-9670



Certified Survey Map

All of Lot 1, Certified Survey Map Number 8468, Outagamie County Records, being part of Lot 1, Volume 33, Certified Survey Maps, Page 5680, Map Number 5680, Document Number 1768284, Outagamie County Records, all located in Private Claim 35, T21N-R18E, City of Kaukauna, Outagamie County, Wisconsin.

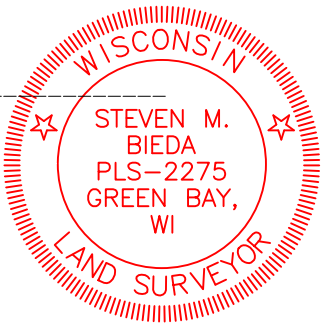
SURVEYOR’S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS–2275, do hereby certify that I have surveyed, divided and mapped all of Lot 1, Certified Survey Map Number 8468, Outagamie County Records, being part of Lot 1, Volume 33, Certified Survey Maps, Page 5680, Map Number 5680, Document Number 1768284, Outagamie County Records, all located in Private Claim 35, T21N–R18E, City of Kaukauna, Outagamie County, Wisconsin.

Parcel contains 512,007 square feet / 11.75 acres, more or less.
Parcel subject to easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes and the City of Kaukauna in surveying, dividing and mapping the same.

Steven M. Bieda
PLS–2275
July 13, 2023



TREASURER’S CERTIFICATE

I hereby certify that the records in my office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the date listed below.

Date
City of Kaukauna Treasurer

PLANNING COMMISSION CERTIFICATE

This Certified Survey Map was approved by the Planning Commisssion of the City of Kaukauna on this ____ day of _____, 2023

Date
Mayor

Date
Clerk

COMMON COUNCIL RESOLUTION

Resolved by the Common Council of the City of Kaukauna, that this Certified Survey Map is hereby approved. Passed and approved by resolution number _____, this ____ day of _____, 2023.

Date
City Clerk

Curve Table							
Curve #	Length	Radius	Central Angle	Chord	Bearing	Tangent	Tangent
C3	113.96'	965.00'	6°45'50"	113.89'	S82°41'56"W	S86°04'51"W	S79°19'01"W
C2	187.77'	465.00'	23°08'13"	186.50'	S67°44'55"W	S79°19'01"W	S56°10'49"W
C1	28.64'	450.00'	3°38'46"	28.63'	S51°36'45"W	S53°26'08"W	S49°47'22"W

All of Lot 1, Certified Survey Map Number 8468, Outagamie County Records, being part of Lot 1, Volume 33, Certified Survey Maps, Page 5680, Map Number 5680, Document Number 1768284, Outagamie County Records, all located in Private Claim 35, T21N-R18E, City of Kaukauna, Outagamie County, Wisconsin.

The Legacy Creekside Apartments LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said limited liability company caused the land on this Certified Survey Map to be surveyed, divided, and mapped as represented hereon. The Legacy Creekside Apartments LLC does further certify that this Certified Survey Map is required to be submitted to the City of Kaukauna for approval or objection in accordance with current Land Subdivision Ordinances.

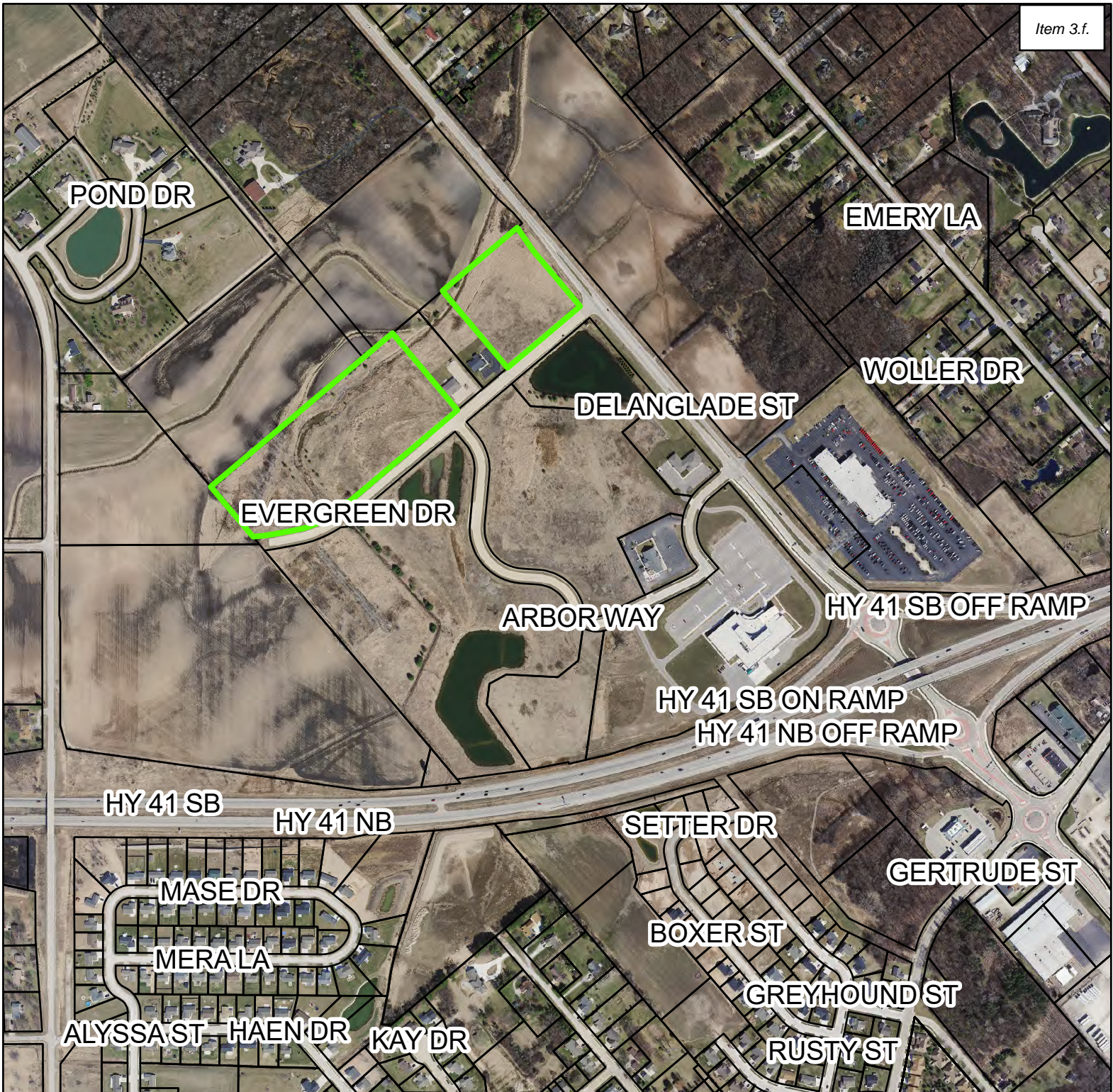
Member
The Legacy Creekside Apartments LLC

STATE OF WISCONSIN]
] SS
COUNTY OF _____]


Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1 of the state constitution.

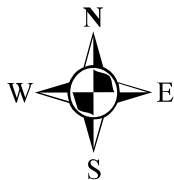
No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

A circular red ink seal for a Wisconsin Professional Land Surveyor. The outer ring contains the text "WISCONSIN" at the top and "LAND SURVEYOR" at the bottom, separated by two five-pointed stars. The center of the seal contains the text "STEVEN M. BIEDA", "PLS-2275", "GREEN BAY,", and "WI" on four separate lines. The seal is stamped in red ink on a white background.

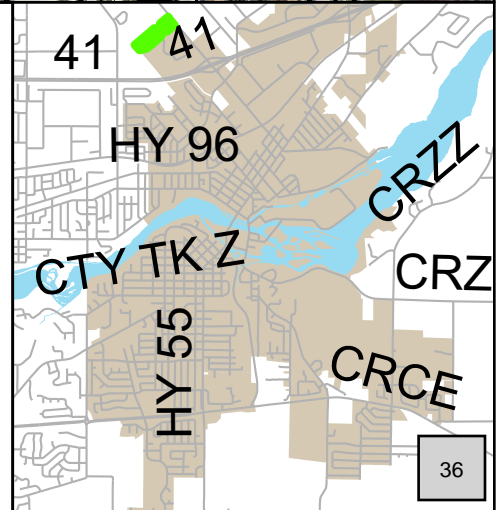


Legend

 Parcel 322095500



0 0.5 1 2 3 4 Miles





MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Lily Paul, Associate Planner
Date: July 13, 2023
Re: Extraterritorial Review CSM Lot Split – Parcel 130044800; Town of Kaukauna

McMahon, agent, has submitted a certified survey map for New Horizons Dairy, owner, to split parcel 130044800 in the Town of Kaukauna. The CSM shows 4 lots: Lot 1 3.719 acres, Lot 2 2.622 acres, Lot 3 1.405 acres and Lot 4 43.339 acres. Lots 1, 2, & 3 are a part of the Legacy Acres Plat just north of this parcel.

Recommendation:

Approval of the Extraterritorial Certified Survey Map splitting Parcel 130044800 into 4 Lots and recommend the same to Common Council.



UPDATED 3.21.2022



CITY OF KAUKAUNA PLAN COMMISSION

APPLICATION FOR REVIEW

I am requesting a:

Zoning Change

Special Exception Permit

Certified Survey Map Review ☒ X

Subdivision Plat Review

Petitioner Information:

Name: Douglas E. Woelz

Address: 1445 McMahon Drive, P.O. Box 1025, Neenah WI 54957-1025

Phone Number: 920-751-4200

Owner's Name (if not the petitioner): New Horizons Dairy, LLC c/o David Van De Hey

Owner's Address: 4240 Rosin Road, De Pere WI 54115

Address of Parcel in Question: Vacant Lands, Town of Kaukauna

Property Dimensions (in either SF or Acres): 51.0 acres +/-

Explain your proposed plans and what you are requesting the Plan Commission approve.

Please also note if there are existing structures on this property:

4-Lot CSM, creating 3 single family lots and dedicating a portion of the Shadow Ridge Court. Access to the 3 single family lots will be by Shadow Ridge Court as dedicated on the plat of Legacy Acres.

There are no existing structures.

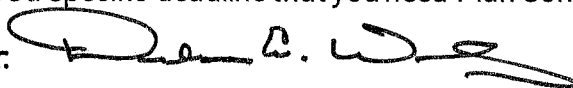
Additional Requirements: For Certified Survey Map and Subdivision Plat Review, professionally drawn maps are required to be submitted. These maps must include all structures, lot lines and streets with distances to each. For Subdivision Plat Review, the proposed street system must be indicated on the face of the preliminary plat to indicate, within a 2,000 foot radius from the exterior border of the plat, how the proposed streets will tie into the existing street system. Maps should be drawn to a scale of not less than 1":1,000'. For Zoning Change requests that would result in split zoning (or two zoning classifications on one parcel), a professionally drawn map meeting the standards above is also required. Additional information may also be requested as may be appropriate per the proposal being made.

Plan Commission Review Fee Schedule:

Lot Division by Certified Survey Map (1-4 lots)	\$10/lot based on total lots
Subdivision Review (5+ lots)	\$200
Special Exception Permit	\$100
Rezoning/Zoning Change	\$100
Variance to Subdivision Ordinance	\$50
Planned Unit Subdivision Ordinance	\$200

Please Note: Changes to zoning ordinances, special exception permits and map/plat reviews often require action by multiple governmental bodies. Between multiple meetings and statutory requirements for public hearings and noticing of meetings, sometimes reviews and authorizations can take more than 30 days. Please let staff know of your request as early as possible if you have a specific deadline that you need Plan Commission authorization by.

Signature of Petitioner:



Signature of Owner (if not Petitioner):

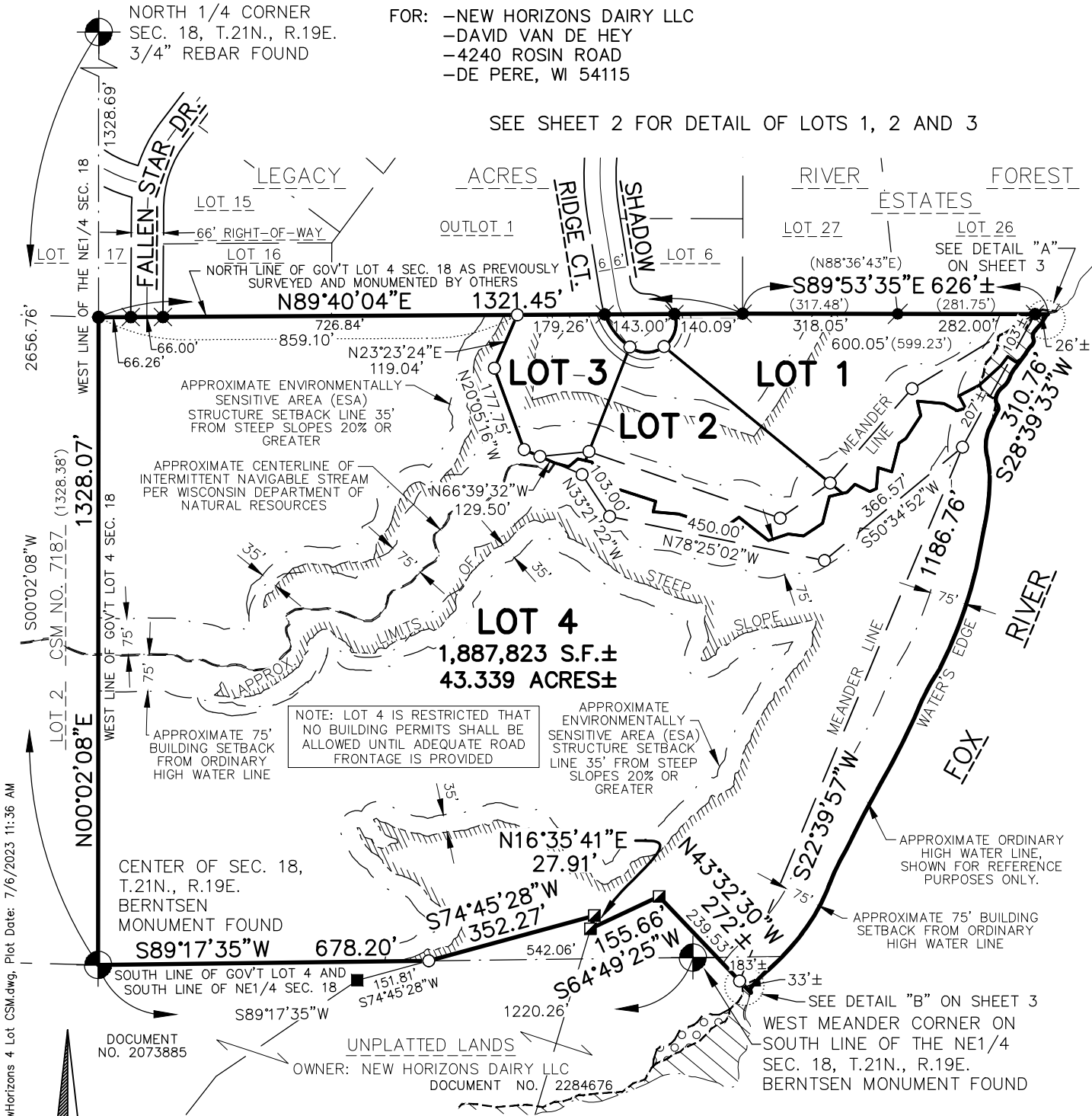
Date Submitted to City of Kaukauna: 7-06-2023

Please submit by email to lpaul@kaukauna-wi.org or by mail to City of Kaukauna, Attn: Plan Commission, P.O. Box 890, Kaukauna, WI 54130

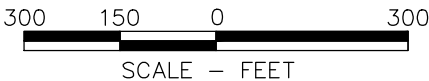
CERTIFIED SURVEY MAP SHEET 1 OF 7
PART OF GOVERNMENT LOT 4,
SECTION 18, TOWNSHIP 21 NORTH, RANGE 19 EAST,
TOWN OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

FOR: -NEW HORIZONS DAIRY LLC
-DAVID VAN DE HEY
-4240 ROSIN ROAD
-DE PERE, WI 54115

SEE SHEET 2 FOR DETAIL OF LOTS 1, 2 AND 3



BEARINGS ARE REFERENCED TO THE WEST LINE OF
THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 21
NORTH, RANGE 19 EAST, WHICH BEARS
S00°02'08"W PER THE WISCONSIN COUNTY
COORDINATE SYSTEM FOR OUTAGAMIE COUNTY



LEGEND

- - 3/4" x 18" ROUND STEEL REBAR WEIGHING 1.5 lbs./lined ft. SET
- - 3/4" STEEL REBAR FOUND
- - 1-5/16" O.D. IRON PIPE FOUND
- - 1-1/2" O.D. IRON PIPE FOUND
- ✕ - 1 1/4" STEEL REBAR FOUND
- - T-POST FOUND
- ⊙ - CERTIFIED LAND CORNER OUTAGAMIE COUNTY
- S.F. - SQUARE FEET
- () - RECORDED BEARING AND/OR DISTANCE
- [Hatched Box] - FLOODWAY
- [Dotted Box] - FLOODFRINGE
- [Wavy Line Box] - FLOODWAY/FLOODFRINGE IS SHOWN PER FEMA MAP NO. 55087C0361D, WITH AN EFFECTIVE DATE OF JULY 22, 2010
- [Diagonal Line Box] - TOP LIMITS OF 20% SLOPES

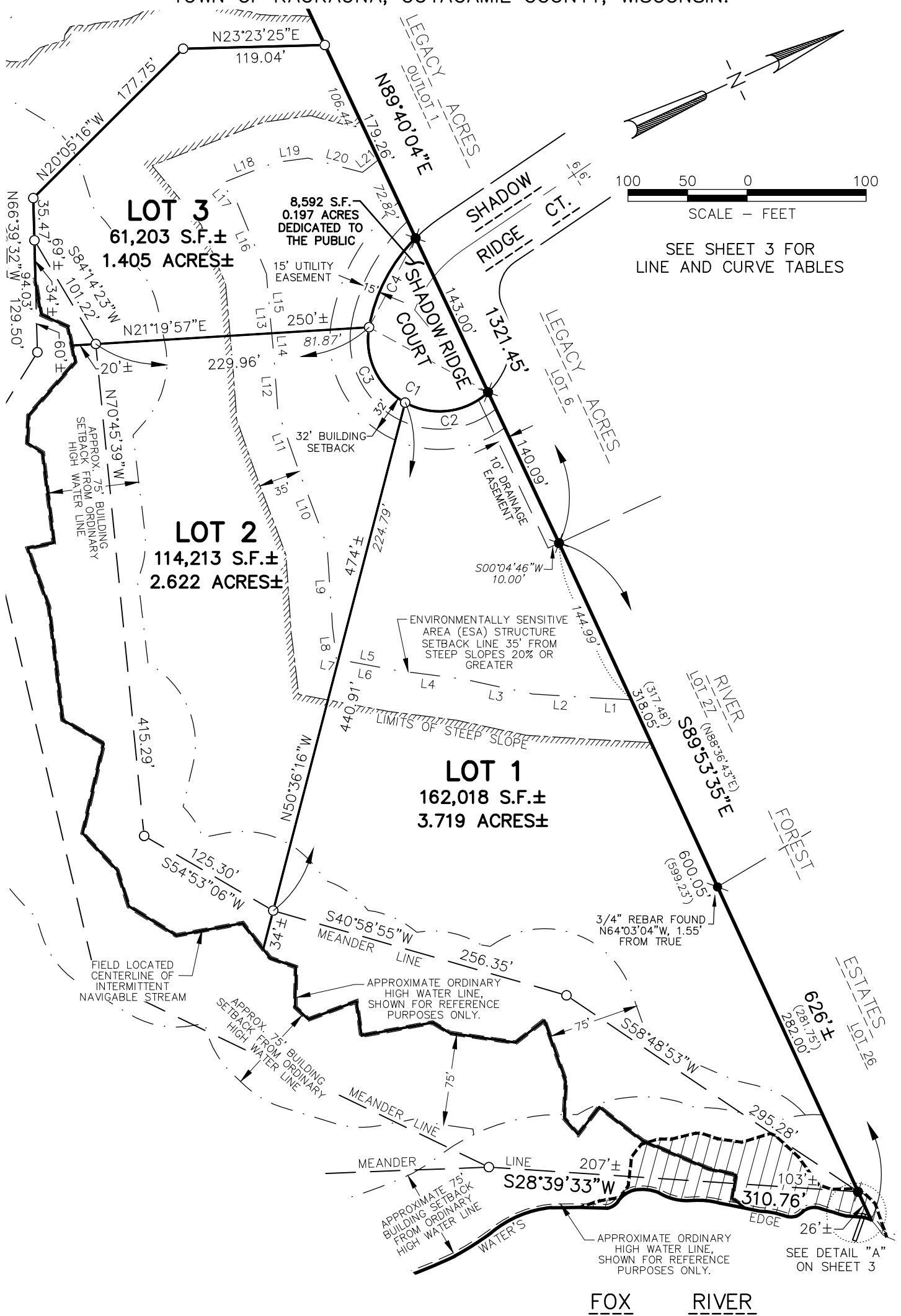
McMAHON
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

as of 7/6/2023 11:36 AM
W:\PROJECTS\N0975\092300462\CADD\Civil3D\Survey Documents\CSM\NewHorizons 4 Lot CSM.dwg, Plot Date: 7/6/2023 11:36 AM

DRAFTED BY: AMY M. SEDLAR

CERTIFIED SURVEY MAP
SHEET 2 OF 9
PART OF GOVERNMENT LOT 4, SECTION 18, TOWNSHIP 21 NORTH, RANGE 19 EAST,
TOWN OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.



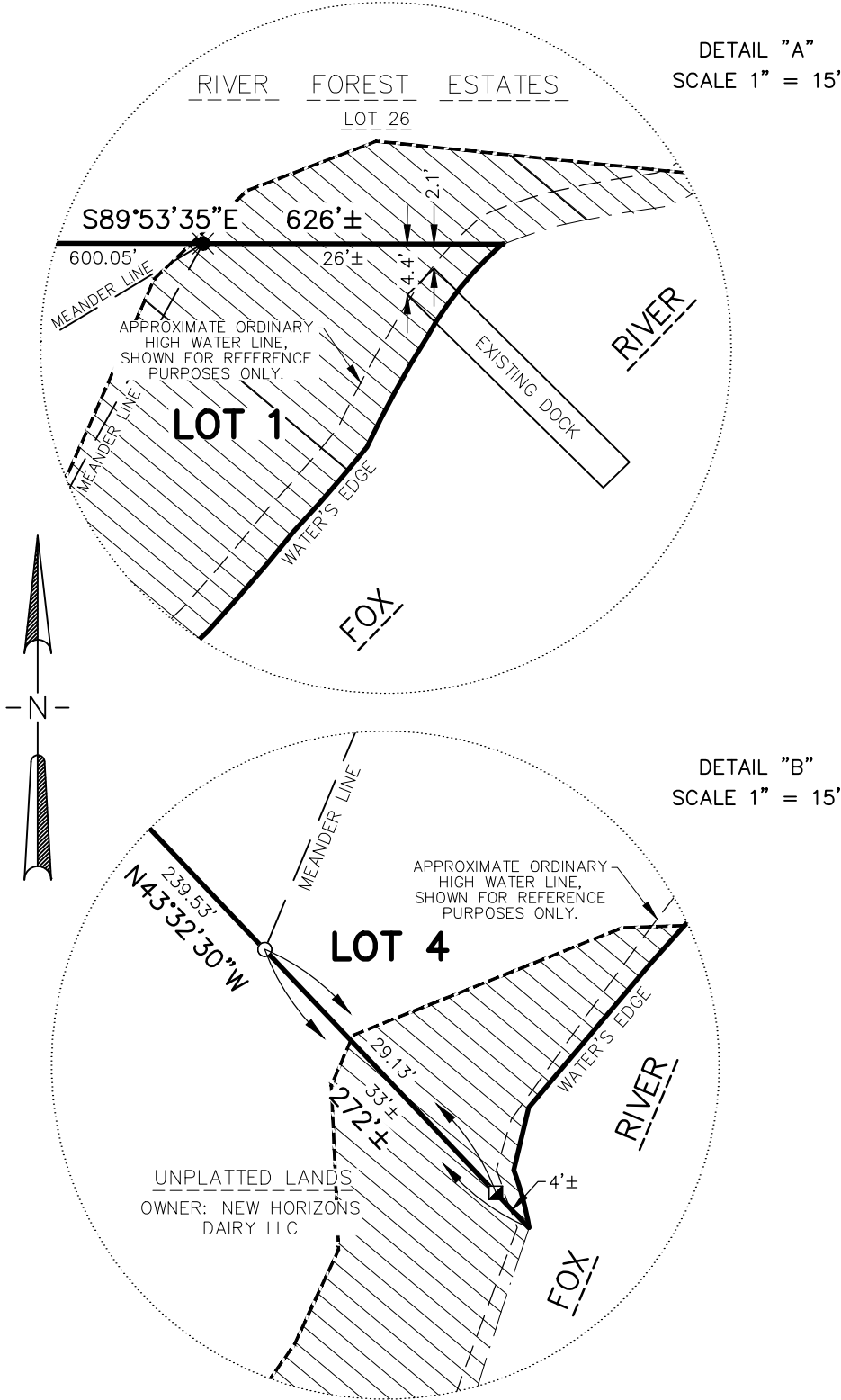
CERTIFIED SURVEY MAP

SHEET 3 OF 7

PART OF GOVERNMENT LOT 4, SECTION 18, TOWNSHIP 21 NORTH, RANGE 19 EAST,
TOWN OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

CURVE TABLE							
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT-IN	TANGENT-OUT
C1	60.00'	143°14'22"	150.00'	N53°29'36"E	113.88'	S54°53'13"E	N18°07'35"W
C2	60.00'	071°37'11"	75.00'	N17°41'01"E	70.21'	N53°29'36"E	N18°07'35"W
C3	60.00'	071°37'11"	75.00'	N89°18'12"E	70.21'	N53°29'36"E	S54°53'13"E
C4	141.76'	034°38'44"	85.72'	S37°33'51"E	84.42'	S20°14'29"E	S54°53'13"E

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S28°02'14"W	34.91'
L2	S28°24'09"W	48.27'
L3	S37°01'24"W	59.05'
L4	S32°12'46"W	57.81'
L5	S35°31'31"W	50.48'
L6	S35°31'31"W	48.78'
L7	S35°31'31"W	1.70'
L8	N71°59'41"W	27.24'
L9	N69°02'37"W	68.56'
L10	N85°45'10"W	70.38'
L11	N84°27'17"W	49.99'
L12	N69°16'22"W	41.95'
L13	N70°16'30"W	73.76'
L14	N70°16'30"W	23.60'
L15	N70°16'30"W	50.17'
L16	N87°37'10"W	64.76'
L17	S75°10'04"W	20.87'
L18	N03°36'20"E	47.67'
L19	N16°46'56"E	28.93'
L20	N39°43'39"E	47.20'
L21	N13°02'32"W	17.36'



CERTIFIED SURVEY MAP

SHEET 4 OF 7

PART OF GOVERNMENT LOT 4, SECTION 18, TOWNSHIP 21 NORTH, RANGE 19 EAST,
TOWN OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR’S CERTIFICATE:

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S–2327, certify that I have surveyed, divided and mapped part of Government Lot 4, Section 18, Township 21 North, Range 19 East, Town of Kaukauna, Outagamie County, Wisconsin containing 2,233,849 square feet (51.282 acres) of land more or less and described as follows:

Commencing at the North 1/4 corner of said Section 18; Thence S00°02’08”W, 1328.69 feet along the West line of the Northeast 1/4 of said Section 18 to the Northeast corner of Lot 2 of Certified Survey Map No. 7187 and the Northwest corner of Government Lot 4 of said Section 18, and the Point of Beginning; Thence N89°40’04”E, 1321.45 feet along the North line of said Government Lot 4 of Section 18 as previously surveyed and monumented by others and the South line of Legacy Acres to the Southeast corner of Legacy Acres and the Southwest corner of Lot 27 of River Forest Estates; Thence S89°53’35”E (recorded as N88°36’43”E), 600.05 feet along the North line of said Government Lot 4 of Section 18 and the South line of River Forest Estates to the start of a Meander Line to the Westerly Shore of the Fox River, being N89°53’35”W, 26 feet more or less from the water’s edge of the Fox River; Thence S28°39’33”W, 310.76 feet along said Meander Line; Thence S22°39’57”W, 1186.76 feet along said Meander Line to the termination point of said Meander Line, said point bears N43°32’30”W, 33 feet more or less from the water’s edge of the Fox River; Thence N43°32’30”W, 239.53 feet along the North line of lands described in Document No. 2284676; Thence S64°49’25”W, 155.66 feet continuing along the North line of lands described in Document No. 2284676; Thence N16°35’41”E, 27.91 feet continuing along the North line of lands described in Document No. 2284676; Thence S74°45’28”W, 352.27 feet continuing along the North line of lands described in Document No. 2284676 to the South line of said Government Lot 4 of Section 18; Thence S89°17’35”W, 678.20 feet along said South line of Government Lot 4 of Section 18 to the Center of said Section 18; Thence N00°02’08”E, 1328.07 feet along the West line of Government Lot 4 and the West line of the Northeast 1/4 of said Section 18, and the East line of Lot 2 of Certified Survey Map No. 7187, to the Point of Beginning. Including all those lands lying between the above described Meander Line and the Westerly water’s edge of the Fox River and the respective lot lines extended to said water’s edge.

That I have made this survey by the direction of the Owners of said Land.

I further certify that this map is a correct representation of all exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statutes, the Town of Kaukauna and Outagamie County Subdivision Ordinances in surveying, dividing and mapping the same.

Dated this _____ day of _____, 20_____

Douglas E. Woelz, , S–2327
Wisconsin Professional Land Surveyor

NOTES

- THIS CSM IS ALL OF TAX PARCEL 13–0–0448–00
- THE PROPERTY OWNER OF RECORD IS NEW HORIZONS DAIRY, LLC
- THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DEED DOCUMENT NO. 2073885
- THE ORDINARY HIGH WATER LINE AS SHOWN ON THIS MAP IS APPROXIMATED AND IS SHOWN FOR REFERENCE PURPOSES ONLY. "THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER RECOGNIZED CHARACTERISTICS".
- "ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION."
- NO FUTURE LOTS MAY BE CREATED FROM THE LANDS DESCRIBED BY USE OF CERTIFIED SURVEY MAP PER OUTAGAMIE COUNTY SUBDIVISION ORDINANCE.
- A GEOTECHNICAL REVIEW MAY BE REQUIRED BY OUTAGAMIE COUNTY UPON DEVELOPMENT OF LOTS 1–4.
- APPROXIMATE LIMITS OF AREAS OF STEEP SLOPES (GREATER THAN 20%) AFFECTING LOT 4 ARE SHOWN PER OUTAGAMIE COUNTY 2018 LIDAR. PRIOR TO THE DEVELOPMENT OF LOT 4, THE AREAS OF STEEP SLOPES WILL NEED TO BE ACCURATELY ESTABLISHED.

CERTIFIED SURVEY MAP

SHEET 5 OF 7

PART OF GOVERNMENT LOT 4, SECTION 18, TOWNSHIP 21 NORTH, RANGE 19 EAST,
TOWN OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

OWNER’S CERTIFICATE OF DEDICATION

New Horizons Dairy, LLC, as owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by s. 236.10 or s. 236.12 of the Wisconsin Statutes to be submitted to the following for approval or objection.

Town of Kaukauna
Outagamie County
City of Kaukauna

WITNESS the hand and seal of said owners this ____ day of _____, 20____. In the Presence of:

David P. Van De Hey, Member

Matthew D. Van De Hey, Member

Derek P. Van De Hey, Member

State of Wisconsin)
_____)SS
_____ County)

Personally came before me this _____ day of _____, 20____, the above named person to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public

_____ County, WI

My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

GreenStone Farm Credit Services, FLCA , a federally chartered corporation, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of New Horizons Dairy, LLC, as owner.

IN WITNESS WHEREOF, said GreenStone Farm Credit Services, FLCA, has caused these presents to be signed by

_____ this ____ day of _____, 20____.
Print Name

Signature Title

State of Wisconsin)
_____)SS
_____ County)

Personally came before me this _____ day of _____, 20____, the above named person to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public

_____ County, WI

My Commission Expires: _____

CERTIFIED SURVEY MAP

SHEET 6 OF 7

PART OF GOVERNMENT LOT 4, SECTION 18, TOWNSHIP 21 NORTH, RANGE 19 EAST,
TOWN OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

TOWN OF KAUKAUNA APPROVAL:
This Certified Survey Map in the Town of Kaukauna, is hereby approved as surveyed and mapped by the Town of Kaukauna, Outagamie County, Wisconsin.

Dated this _____ day of _____, 20____.

Town Chairperson, Mike VanAsten

Town Clerk, Debbie VanderHeiden

CITY OF KAUKAUNA APPROVAL (EXTRATERRITORIAL)
Approved by the City of Kaukauna Common Council on
this _____ day of _____, 20____.

Sally Kenney, City Clerk

Date

CERTIFICATE OF TOWN TREASURER
I, being the duly elected qualified and acting Town Treasurer, do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments as of _____ affecting any of the lands included in this Certified Survey Map.

Town Treasurer, Debbie VanderHeiden

Date

CERTIFICATE OF COUNTY TREASURER
I, being the duly elected qualified and acting County Treasurer, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting any of the lands included in this Certified Survey Map.

County Treasurer, Trenten J. Woelfel

Date

CERTIFICATE OF DEVELOPMENT & LAND SERVICES DEPARTMENT
This Certified Survey Map has been reviewed by the Outagamie County Development & Land Services Department on
the _____ day of _____, 20____

Outagamie County Development & Land Services Department

CERTIFIED SURVEY MAP

SHEET 7 OF 7

PART OF GOVERNMENT LOT 4, SECTION 18, TOWNSHIP 21 NORTH, RANGE 19 EAST,
TOWN OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by New Horizons Dairy, LLC, Grantor, to

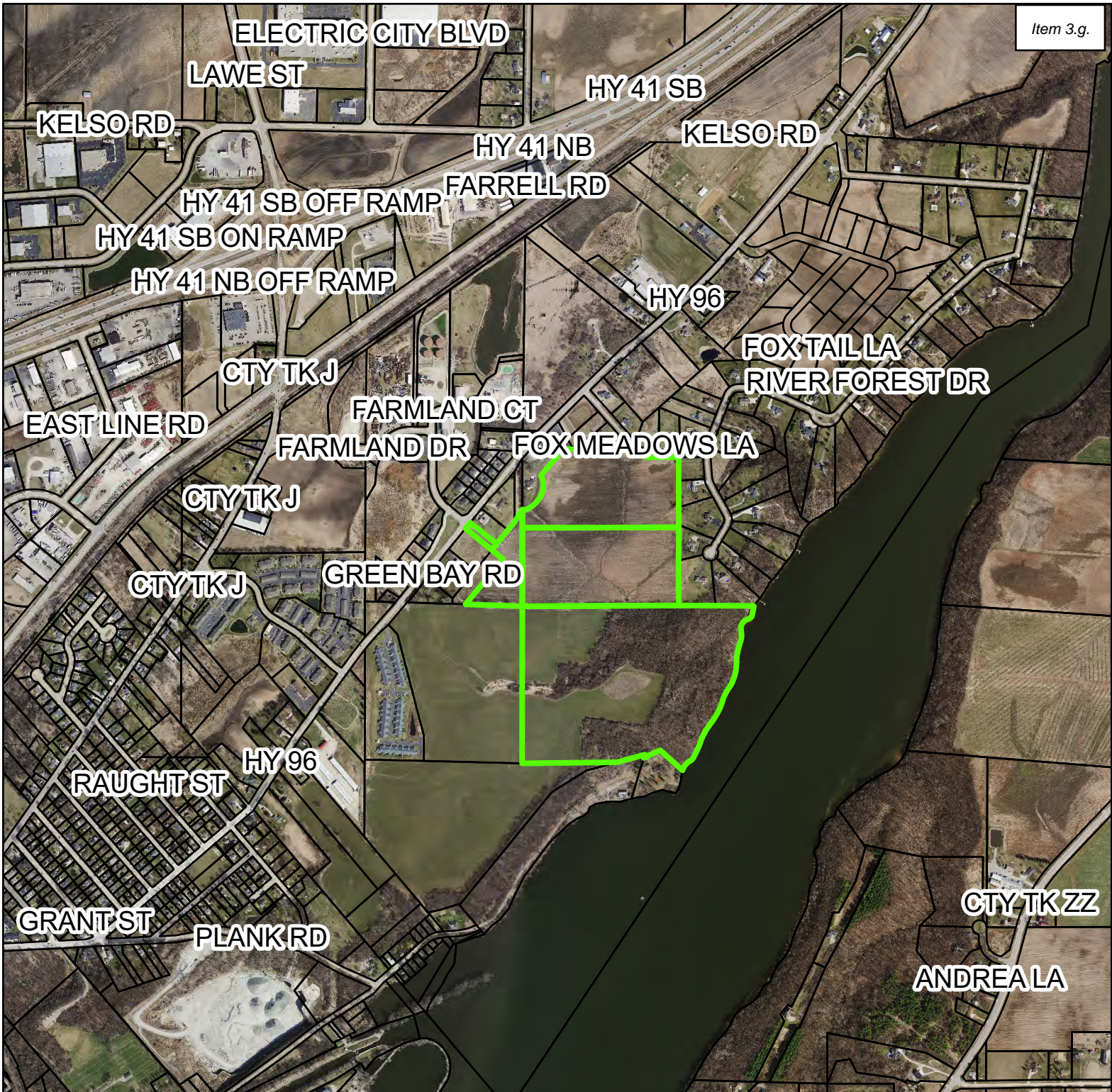
WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as WE ENERGIES, Grantee,
AT&T Wisconsin, a Wisconsin corporation, Grantee,
SPECTRUM MID-AMERICA, LLC by: Charter Communications, Inc., Grantee,
TIME WARNER CABLE, Grantee, and
TDS METROCOM, LLC, Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

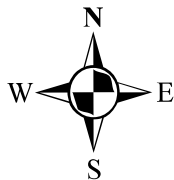
NO UTILITY TRANSFORMERS OR PEDESTALS ARE TO
BE SET WITHIN 2 FEET OF A LOT CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT
OF A LOT CORNER MONUMENT.

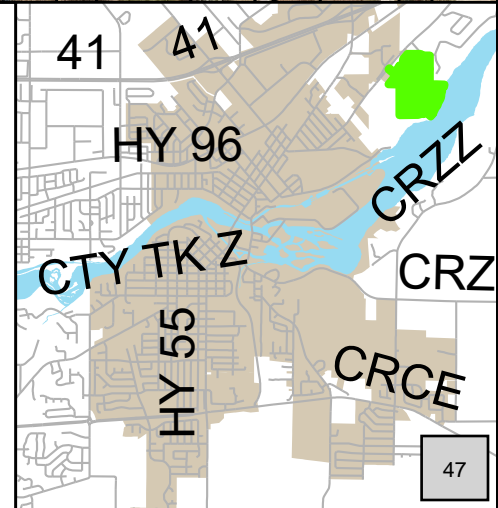


Legend

Parcels: 130044502,
130044700, 13004480,
13044912, 130044904



0 0.5 1 2 3 4 Miles





MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Lily Paul, Associate Planner
Date: July 14, 2023
Re: Extraterritorial Review: Final Plat – Legacy Acres

McMahon Associates, agent for owner, has submitted a Final Plat for Extraterritorial Review. Legacy Acres is a residential development in the Town of Kaukauna, north of the City, off of State Highway 96. The developer has acquired Town of Kaukauna approval and State Plat Review Application confirmation. Wisconsin DOT Approval for Connection to State Trunk Highway has been submitted.

The plat shows a 27 Lot subdivision with one Outlot for storm water purposes. The average lot size is just over an acre. There will be private wells and septic systems. Farmland Drive will be extended and a connection from Fox Meadow Lane is made to provide adequate traffic flow. Fallen Star Drive shows a road dedication to the unplatted lands to the south, available for future expansion. Shadow Ridge Court shows an Additional Road Dedication and Creation of Three Lots by Proposed CSM – resulting in a bulb for a cul-de-sac.

Recommendation:

Approval of the Legacy Acres Final Plat, and recommend the same to the Common Council.

UPDATED 3.21.2022



CITY OF KAUKAUNA PLAN COMMISSION APPLICATION FOR REVIEW

I am requesting a:

Zoning Change

Special Exception Permit

Certified Survey Map Review

Subdivision Plat Review ☒ X

Petitioner Information:

Name: Douglas E. Woelz

Address: 1445 McMahon Drive, P.O. Box 1025, Neenah WI 54957-1025

Phone Number: 920-751-4200

Owner's Name (if not the petitioner): K&B Developments Inc. c/o Joan Klister, Pres.

Owner's Address: P.O. Box 346, Kaukauna WI 54130

Address of Parcel in Question: Fox Meadows Ln/Green Bay Rd Town of Kaukauna

Property Dimensions (in either SF or Acres): 42.332

Explain your proposed plans and what you are requesting the Plan Commission approve.

Please also note if there are existing structures on this property:

Legacy Acres final plat, 27 single family lots

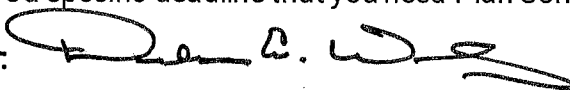
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Signature of Petitioner:



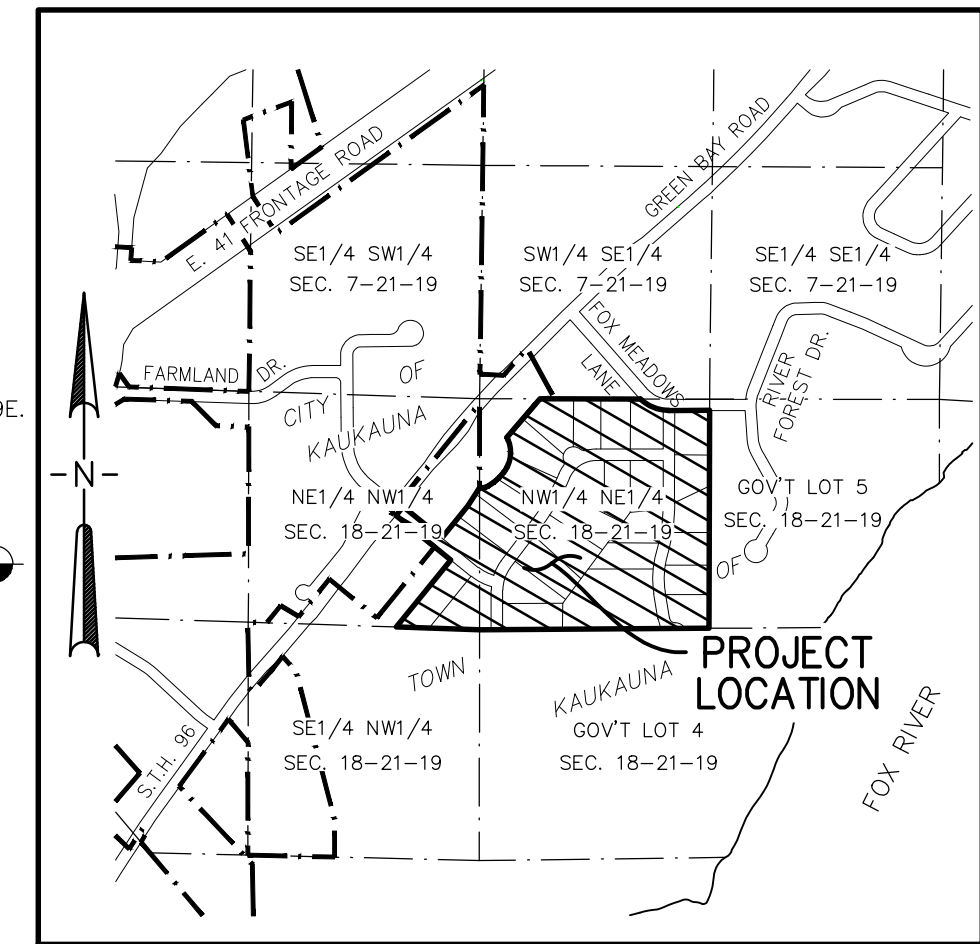
Signature of Owner (if not Petitioner):

Date Submitted to City of Kaukauna: 7-06-2023

Please submit by email to lpaul@kaukauna-wi.org or by mail to City of Kaukauna, Attn: Plan Commission, P.O. Box 890, Kaukauna, WI 54130

LEGACY ACRES

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2646, RECORDED IN VOLUME 14 OF MAPS ON PAGE 1200413 AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7440, RECORDED IN VOLUME 45 OF MAPS ON PAGE 7440, AS DOCUMENT NO. 2115916, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7070, RECORDED IN VOLUME 42 OF MAPS ON PAGE 7070, AS DOCUMENT NO. 2054922, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; AND UNPLATTED LANDS BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; ALL IN SECTION 18, TOWNSHIP 21 NORTH, RANGE 19 EAST, TOWN OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.



LOCATION MAP

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 21 NORTH, RANGE 19 EAST, WHICH BEARS S89°55'25"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR OUTAGAMIE COUNTY

100 50 0 100
SCALE - FEET

LEGEND

- 1 1/4" x 18" ROUND STEEL REBAR WEIGHING 4.3 LBS./LINEAL FT. SET
- 3/4" STEEL REBAR FOUND
- 1" I.D. IRON PIPE FOUND
- MAG NAIL FOUND
- 1 1/4" STEEL REBAR FOUND
- ALL OTHER LOT CORNERS STAKED WITH 3/4" X 18" ROUND STEEL REBAR, WEIGHING 1.50 LBS./LIN. FT.
- CERTIFIED LAND CORNER OUTAGAMIE COUNTY
- SQUARE FEET
- () — RECORDED BEARING AND/OR DISTANCE
- UTILITY EASEMENT (15' UNLESS NOTED)
- 20' DRAINAGE EASEMENT (UNLESS NOTED)
- 30' DRAINAGE EASEMENT (UNLESS NOTED)
- RIGHT-OF-WAY (R.O.W.) LINE
- PROPERTY LINE
- SECTION LINE
- BUILDING SETBACK LINE
- CORPORATE BOUNDARY LINE
- EXISTING WETLANDS AS DELINEATED BY STACEY CARLAN WITH MCMAHON ASSOCIATES INC. DATED MARCH 14, 2022

NOTES:
THIS SUBDIVISION IS ALL OF TAX PARCEL NUMBERS 130044502, 130044700, 130044904, AND 130044912.

OUTLOT 1 IS CREATED FOR STORM WATER PURPOSES WHICH IS TO OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



McMAHON
ENGINEERS ARCHITECTS

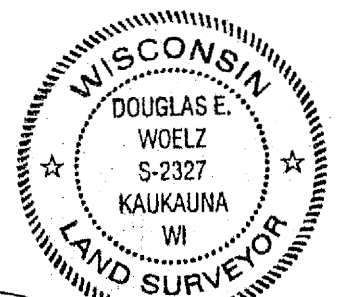
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcmgrip.com

OWNER/SUBDIVIDER
K&B DEVELOPMENTS, INC.,
JOAN M. KLISTER, PRESIDENT
P.O. BOX 346
KAUKAUNA, WI 54130
PHONE: (920) 766-3210

SURVEYOR:
DOUGLAS E. WOELZ
1445 McMAHON DRIVE
NEENAH, WI 54956
PHONE: (920) 751-4200

OBJECTING AGENCIES
— DEPARTMENT OF
ADMINISTRATION

APPROVAL AGENCIES
— TOWN OF KAUKAUNA
— OUTAGAMIE COUNTY
— CITY OF KAUKAUNA



Douglas E. Woelz
07-05-2023

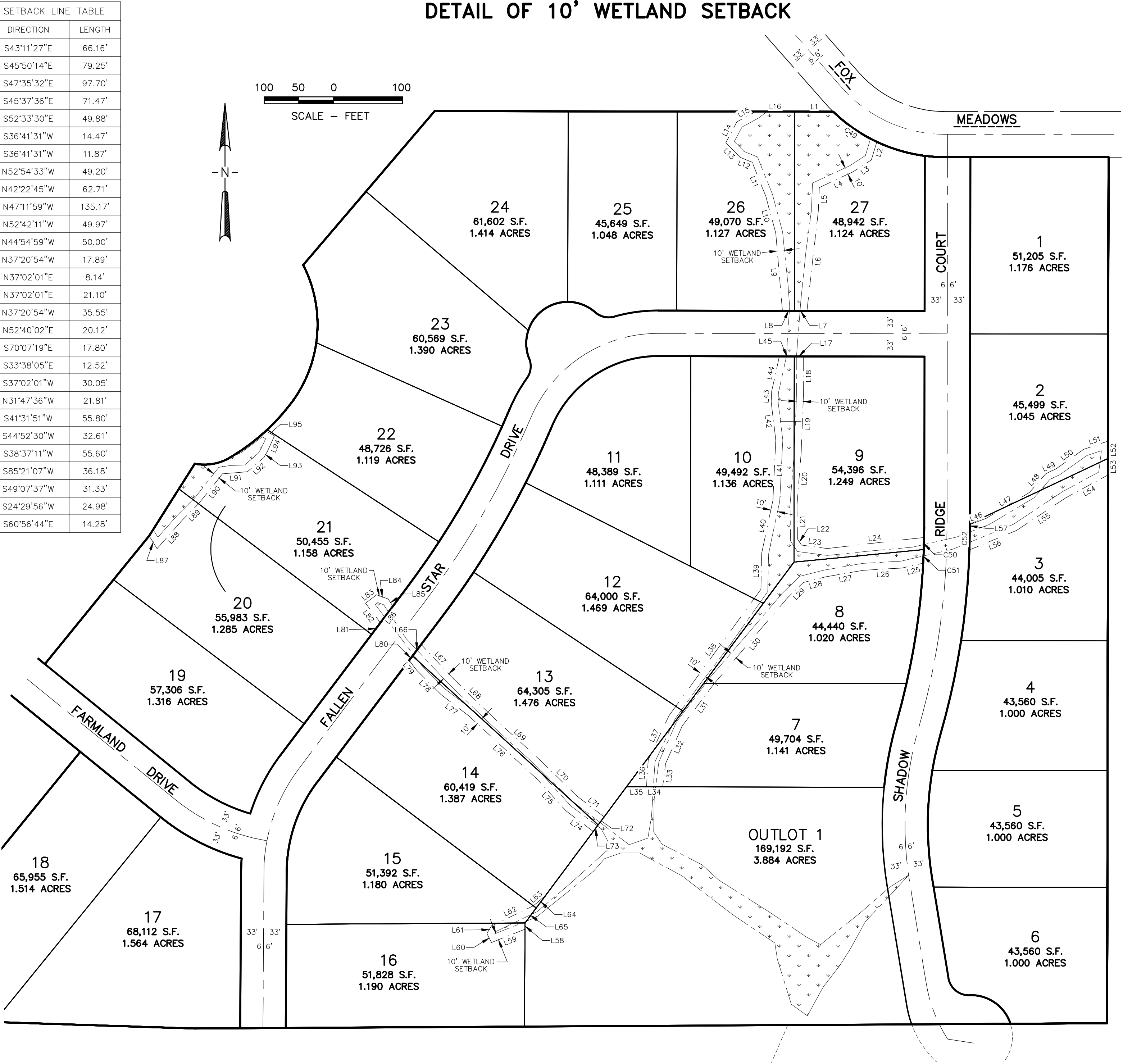
LEGACY ACRES

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2646, RECORDED IN VOLUME 14 OF MAPS ON PAGE 2646, AS DOCUMENT NO. 1200413
AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7440, RECORDED IN VOLUME 45 OF MAPS ON PAGE 7440, AS DOCUMENT NO. 2115916,
BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7070, RECORDED
IN VOLUME 42 OF MAPS ON PAGE 7070, AS DOCUMENT NO. 2054922, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4;
AND UNPLATTED LANDS BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; ALL IN SECTION 18, TOWNSHIP 21 NORTH,
RANGE 19 EAST, TOWN OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

CURVE TABLE						
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT--IN TANGENT--OUT
C1	233.00'	044°12'51"	179.81'	S67°55'17"E	175.38'	S45°48'51"E N89°58'18"E
		(44°12'57")		(S67°48'56.5"E)		(S45°42'28"E)
C2	233.00'	036°50'23"	149.81'	S64°14'03"E	147.25'	S45°48'51"E S82°39'15"E
C3	233.00'	007°22'28"	30.00'	S86°20'29"E	29.97'	S82°39'15"E N89°58'18"E
C4	73.87'	040°14'04"	51.87'	N80°31'10"E	50.81'	S79°21'48"E N60°24'07"E
		(40°13'51")		(N80°31'09.5"E)		(N79°21'55"W) (N60°24'14"E)
C5	301.94'	022°53'14"	120.61'	N48°28'09"E	119.81'	N59°52'46"E N36°59'32"E
C6	301.94'	013°00'29"	68.55'	N53°22'32"E	68.40'	N59°52'46"E N46°52'17"E
C7	301.94'	009°52'45"	52.06'	N41°55'55"E	52.00'	N46°52'17"E N36°59'32"E
C8	189.12'	064°05'38"	211.56'	N04°55'12"E	200.70'	N36°58'01"E N27°07'37"W
C9	189.12'	028°57'50"	95.60'	N22°29'06"E	94.59'	N36°58'01"E N08°00'11"E
C10	189.12'	035°07'48"	115.96'	N09°33'43"W	114.15'	N08°00'11"E N27°07'37"W
C11	1094.79'	015°53'45"	303.73'	S08°02'27"W	302.76'	S00°05'34"W S15°59'19"W
C12	1094.79'	008°37'38"	164.85'	S04°24'23"W	164.69'	S08°43'13"W S00°05'34"W
C13	1094.79'	007°16'07"	138.88'	S12°21'16"W	138.79'	S15°59'19"W S08°43'13"W
C14	1028.79'	015°53'45"	285.42'	S08°02'27"W	284.51'	S15°59'19"W S00°05'34"W
C15	1028.79'	001°48'44"	32.54'	S00°59'56"W	32.54'	S01°54'19"W S00°05'34"W
C16	1028.79'	010°55'14"	196.09'	S07°21'56"W	195.79'	S12°49'33"W S01°54'19"W
C17	1028.79'	003°09'47"	56.79'	S14°24'26"W	56.79'	S15°59'19"W S12°49'33"W
C18	543.53'	025°16'30"	239.77'	S03°21'04"W	237.83'	S09°17'11"E S15°59'19"W
C19	543.53'	010°12'20"	96.82'	S10°53'09"W	96.69'	S15°59'19"W S05°46'59"W
C20	543.53'	015°04'10"	142.95'	S01°45'06"E	142.54'	S05°46'59"W S09°17'11"E
C21	477.53'	025°16'30"	210.66'	S03°21'04"W	208.95'	S15°59'19"W S09°17'11"E
C22	477.53'	006°25'25"	53.54'	S12°46'37"W	53.51'	S15°59'19"W S09°33'54"W
C23	477.53'	018°51'05"	157.12'	S00°08'21"W	156.41'	S09°33'54"W S09°17'11"E
C24	30.00'	082°41'44"	43.30'	S00°38'03"E	39.64'	S09°17'11"E N88°01'05"E
C25	141.76'	010°57'18"	27.11'	S14°45'50"E	27.06'	S20°14'29"E S09°17'11"E
C26	60.00'	073°51'21"	77.34'	S55°03'15"E	72.10'	N88°01'05"E S18°07'35"E
C27	167.00'	067°10'13"	195.78'	S56°30'28"W	184.76'	N89°54'26"W S22°55'21"W
C28	233.00'	015°50'23"	64.41'	S82°10'23"W	64.21'	S74°15'12"W N89°54'26"W
C29	30.00'	057°03'44"	29.88'	N77°12'56"W	28.66'	N48°41'04"W S74°15'12"W
C30	60.00'	152°59'45"	160.22'	S54°49'04"W	116.68'	N48°41'04"W S21°40'49"E
C31	60.00'	041°13'22"	43.17'	N69°17'45"W	42.24'	N48°41'04"W N89°54'26"W
C32	60.00'	071°39'58"	75.05'	S54°15'35"W	70.25'	N89°54'26"W S18°25'36"W
C33	60.00'	040°06'25"	42.00'	S01°37'37"E	41.15'	S18°25'36"W S21°40'49"E
C34	30.00'	057°03'44"	29.88'	S06°51'03"W	28.66'	S35°22'55"W S21°40'49"E
C35	233.00'	012°27'34"	50.67'	S29°09'08"W	50.57'	S35°22'55"W S22°55'21"W
C36	1225.59'	014°06'40"	301.84'	S29°58'41"W	301.08'	S37°02'01"W S22°55'21"W
C37	1225.59'	001°17'35"	27.66'	S23°34'09"W	27.66'	S24°12'56"W S22°55'21"W
C38	1225.59'	008°55'30"	190.91'	S28°40'41"W	190.72'	S33°08'26"W S24°12'56"W
C39	1225.59'	003°53'35"	83.27'	S35°05'13"W	83.26'	S37°02'01"W S33°08'26"W
C40	1291.59'	014°06'40"	318.10'	S29°58'41"W	317.30'	S37°02'01"W S22°55'21"W
C41	1291.59'	003°58'45"	89.70'	S24°54'43"W	89.68'	S26°54'06"W S22°55'21"W
C42	1291.59'	006°39'15"	150.00'	S30°13'43"W	149.92'	S33°33'21"W S26°54'06"W
C43	1291.59'	003°28'40"	78.40'	S35°17'41"W	78.39'	S37°02'01"W S33°33'21"W
C44	217.00'	036°41'09"	138.94'	S18°41'27"W	136.58'	S37°02'01"W S00°20'52"W
C45	283.00'	019°24'59"	95.90'	S27°19'32"W	95.44'	S37°02'01"W S17°37'02"W
C46	283.00'	003°49'51"	18.92'	S02°15'47"W	18.92'	S00°20'52"W S04°10'43"W
C47	316.33'	024°00'41"	132.57'	N62°53'07"W	131.60'	N74°53'28"W N50°52'47"W
C48	250.33'	022°53'53"	100.05'	N62°19'44"W	99.38'	N50°52'47"W N73°46'40"W
C49	233.00'	018°57'31"	77.10'	S55°17'37"E	76.75'	S45°48'51"E S64°46'23"E
C50	1028.79'	000°58'52"	17.62'	S01°24'52"W	17.62'	S00°55'26"W S01°54'19"W
C51	1028.79'	001°05'29"	19.60'	S02°27'03"W	19.60'	S01°54'19"W S02°59'48"W
C52	1094.79'	001°43'04"	32.82'	N00°57'06"E	32.82'	N01°48'38"E N00°05'34"E

WETLAND SETBACK LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°55'25"E	55.76'
L2	S16°48'55"W	27.41'
L3	S57°10'06"W	31.39'
L4	S64°58'44"W	54.03'
L5	S02°15'34"W	33.28'
L6	S06°30'21"W	146.21'
L7	N89°54'26"W	18.17'
L8	N89°54'26"W	17.33'
L9	N04°54'54"W	112.82'
L10	N15°06'01"W	55.02'
L11	N21°50'08"W	53.38'
L12	N68°03'04"W	18.53'
L13	N44°28'11"W	29.88'
L14	N28°06'37"E	34.21'
L15	N61°08'38"E	30.92'
L16	S89°55'25"E	56.57'
L17	S89°54'26"E	12.93'
L18	S00°14'28"E	56.89'
L19	S02°13'39"W	81.00'
L20	S04°32'27"W	77.56'
L21	S00°41'01"E	49.02'
L22	S33°23'20"E	10.81'
L23	S82°23'44"E	37.51'
L24	N83°28'43"E	141.26'
L25	S77°00'21"W	31.81'
L26	S86°43'41"W	55.37'
L27	S80°04'57"W	55.68'
L28	S76°00'42"W	33.57'
L29	S45°47'57"W	31.75'
L30	S40°31'48"W	163.13'
L31	S37°02'53"W	76.83'
L32	S23°51'52"W	60.18'
L33	S07°02'25"W	33.78'
L34	N89°54'26"W	23.47'
L35	S89°54'26"E	28.87'
L36	N03°43'25"E	39.19'
L37	N25°09'49"E	70.98'
L38	N36°02'24"E	225.97'
L39	N01°16'54"E	52.63'
L40	N12°00'44"E	77.64'
L41	N02°48'08"E	87.44'
L42	N06°57'20"W	56.09'
L43	N02°55'16"E	15.22'
L44	N12°26'07"E	51.73'
L45	S89°54'26"E	21.65'
L46	N68°55'23"E	25.55'
L47	N59°10'53"E	72.97'
L48	N40°56'32"E	35.92'
L49	N64°42'20"E	16.63'
L50	N54°45'07"E	48.90'
L51	N71°28'14"E	37.10'
L52	S00°05'34"W	25.03'
L53	S00°05'34"W	23.97'
L54	S61°39'27"W	69.10'
L55	S56°26'15"W	85.66'
L56	S67°33'07"W	74.09'
L57	N00°05'34"E	3.81'
L58	N00°20'52"E	8.94'
L59	N68°18'39"E	52.28'
L60	S27°07'09"E	14.66'
L61	S31°51'22"W	13.03'
L62	S64°23'00"W	67.08'
L63	S49°43'00"W	23.04'
L64	N36°41'31"E	22.47'
L65	N36°41'31"E	27.11'
L66	N37°02'01"E	20.70'

WETLAND SETBACK LINE TABLE		
LINE #	DIRECTION	LENGTH
L67	S43°11'27"E	66.16'
L68	S45°50'14"E	79.25'
L69	S47°35'32"E	97.70'
L70	S45°37'36"E	71.47'
L71	S52°33'30"E	49.88'
L72	S36°41'31"W	14.47'
L73	S36°41'31"W	11.87'
L74	N52°54'33"W	49.20'
L75	N42°22'45"W	62.71'
L76	N47°11'59"W	135.17'
L77	N52°42'11"W	49.97'
L78	N44°54'59"W	50.00'
L79	N37°20'54"W	17.89'
L80	N37°02'01"E	8.14'
L81	N37°02'01"E	21.10'
L82	N37°20'54"W	35.55'
L83	N52°40'02"E	20.12'
L84	S70°07'19"E	17.80'
L85	S33°38'05"E	12.52'
L86	S37°02'01"W	30.05'
L87	N31°47'36"W	21.81'
L88	S41°31'51"W	55.80'
L89	S44°52'30"W	32.61'
L90	S38°37'11"W	55.60'
L91	S85°21'07"W	36.18'
L92	S49°07'37"W	31.33'
L94	S24°29'56"W	24.98'
L95	S60°56'44"E	14.28'



LEGACY ACRES

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2646, RECORDED IN VOLUME 14 OF MAPS ON PAGE 2646, AS DOCUMENT NO. 1200413
AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7440, RECORDED IN VOLUME 45 OF MAPS ON PAGE 7440, AS DOCUMENT NO. 2115916,
BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7070, RECORDED
IN VOLUME 42 OF MAPS ON PAGE 7070, AS DOCUMENT NO. 2054922, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4;
AND UNPLATTED LANDS BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; ALL IN SECTION 18, TOWNSHIP 21 NORTH,
RANGE 19 EAST, TOWN OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S-2327, certify that I have surveyed, divided and mapped all of Lot 1 of Certified Survey Map No. 2646, recorded in Volume 14 of Maps on Page 2646, as Document No. 1200413 and all of Lot 2 of Certified Survey Map No. 7440, recorded in Volume 45 of Maps on Page 7440, as Document No. 2115916, being part of the Northeast 1/4 of the Northwest 1/4; and all of Lot 2 of Certified Survey Map No. 7070, Recorded in Volume 42 of Maps on Page 7070, as Document No. 2054922, being part of the Northwest 1/4 of the Northeast 1/4; and unplatted lands being part of the Northwest 1/4 of the Northeast 1/4; all in Section 18, Township 21 North, Range 19 East, Town of Kaukauna, Outagamie County, Wisconsin containing 1,834,141 square feet (42.106 acres) of land more or less and described as follows:

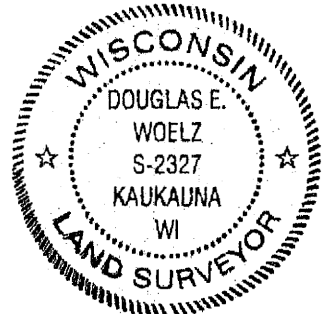
Commencing at the North 1/4 corner of said Section 18; Thence S89°55'25"E, 346.97 feet along the North line of the Northeast 1/4 of said Section 18 to the Northwest corner of said Lot 2 of Certified Survey Map No. 7070 and the Point of Beginning; Thence continue S89°55'25"E, 577.07 feet (recorded as N88°36'43"E) along the North line of said Lot 2 of Certified Survey Map No. 7070 to the Southerly right-of-way line of Fox Meadows Lane and the start of a 233.00 foot radius curve to the left; Thence 179.81 feet along the arc of said curve being the North line of said Lot 2 of Certified Survey Map No. 7070 and the Southerly right-of-way line of Fox Meadows Lane with a chord distance of 175.38 feet which bears S67°55'17"E (recorded as S67°48'56.5"E); Thence N89°58'13"E, 236.09 feet (recorded as S89°55'25"E, 235.89' & N88°36'43"E, 235.58') along the North line of said Lot 2 of Certified Survey Map No. 7070 and the Southerly right-of-way line of Fox Meadows Lane to the Northeast corner of said Lot 2 of Certified Survey Map No. 7070 and the Northwest corner of Lot 31 of River Forest Estates; Thence S00°05'34"W (recorded as S00°05'16"W & S01°22'48"E), 1254.00 feet along the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 18, also being the East line of said Lot 2 of Certified Survey Map No. 7070 and the West line of River Forest Estates, to the South line of the Northwest 1/4 of the Northeast 1/4 of said Section 18 as previously surveyed and monumented by others; Thence S89°40'04"W, 1321.45 feet along said South line to the Southeast corner of said Lot 2 of Certified Survey Map No. 7440; Thence N88°09'30"W, 479.01 feet (recorded as N88°07'18"W, 479.51') along the South line Northeast 1/4 of the Northwest 1/4 of said Section 18 as previously surveyed and monumented by others, also being the North line of Certified Survey Map No. 7187 and the South line of said Lot 2 of Certified Survey Map No. 7440 to the Southwest corner thereof; Thence N39°08'49"E, 496.81 feet (recorded as N38°05'35"E & N39°12'34"E, 496.85') along the Westerly line of said Lot 2 of Certified Survey Map No. 7440; Thence N50°52'47"W (recorded as N50°50'50"W & N51°54'25"W), 407.00 feet along the Southerly line of said Lot 2 of Certified Survey Map No. 7440 and the Southerly line of Lot 1 and the Northerly line of Lot 2 of said Certified Survey Map No. 2646 and the Northerly line of Lot 2 of Certified Survey Map No. 7606 to the Southeasterly right-of-way line of Green Bay Road (S.T.H. 96); Thence N39°07'13"E (recorded as N38°05'35"E), 66.00 feet along said Southeasterly right-of-way line of Green Bay Road and the Northwesterly line of said Lot 1 Certified Survey Map No. 2646 to the Northern most corner thereof; Thence S50°52'47"E (recorded as S51°54'25"E), 287.00 feet along the Northeasterly line of said Lot 1 Certified Survey Map No. 2646 to the Eastern most corner thereof and the Westerly line of said Lot 2 of Certified Survey Map No. 7440; Thence N39°07'13"E, 239.44 feet (recorded as N38°05'35"E, 239.37') along the Westerly line of said Lot 2 of Certified Survey Map No. 7440; Thence N32°17'40"E, 123.42 feet along the Westerly line of said Lot 2 of Certified Survey Map No. 7440 to the start of a 73.87 foot radius curve to the left; Thence 51.87 feet along the arc of said curve and the Westerly line of said Lot 2 of Certified Survey Map No. 7070 with a chord distance of 50.81 feet which bears N80°31'10"E to the start of a 301.94 foot radius curve to the left; Thence 120.61 feet along the arc of said curve and the Westerly line of said Lot 2 of Certified Survey Map No. 7070 with a chord distance of 119.81 feet which bears N48°26'09"E to the start of a 189.12 foot radius curve to the left; Thence 211.56 feet along the arc of said curve and the Westerly line of said Lot 2 of Certified Survey Map No. 7070 with a chord distance of 200.70 feet which bears N04°55'12"E; Thence N40°31'27"E, 293.00 feet, along the Westerly line of said Lot 2 of Certified Survey Map No. 7070 to the Point of Beginning.

That I have made such survey, land division, and plat under the directions of the owners of said land. That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision regulations of the Town of Kaukauna and Outagamie County in surveying, dividing and mapping the same.

Dated this 5th day of July, 2023



Douglas E. Woelz, S-2327
Wisconsin Professional Land Surveyor



OWNER'S CERTIFICATE OF DEDICATION

K&B Developments, Inc., as owners, we hereby certify that we caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented on the Plat. We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection.

Department of Administration
Town of Kaukauna
Outagamie County
City of Kaukauna

WITNESS the hand and seal of said owners this ____ day of _____, 20____. In the Presence of:

Joan M. Klister, President

State of Wisconsin)
_____)ss
County)

Personally came before me this ____ day of _____, 20____, the
above named person to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

Notary Public

County, WI

My Commission Expires: _____

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by K&B Developments, Inc., Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as WE ENERGIES, Grantee,
AT&T Wisconsin, a Wisconsin corporation, Grantee,
SPECTRUM MID-AMERICA, LLC by: Charter Communications, Inc., Grantee,
TIME WARNER CABLE, Grantee, and
TDS METROCOM, LLC, Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

NO UTILITY TRANSFORMERS OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A LOT CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT CORNER MONUMENT.

TOWN OF KAUKAUNA APPROVAL:

Resolved, that the plat of Legacy Acres in the Town of Kaukauna, is approved and accepted by the Town Board of the Town of Kaukauna, Outagamie County, Wisconsin, on this _____ day of _____, 20____.

Town Chairperson, Mike VanAsten Date

STATE OF WISCONSIN

)ss
COUNTY OF OUTAGAMIE

I, Debbie VanderHeiden, being the duly elected, qualified and acting clerk of the Town of Kaukauna, Outagamie County County does hereby certify that the Town Board of the Town of Kaukauna passed by voice vote on this ____ day of _____, 20____ authorizing me to issue a certificate of approval of Legacy Acres, K&B Developments, Inc. as owners, upon satisfaction of certain conditions, and I do also hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE ____ day of _____, 20____.

Dated _____
Town Clerk, Debbie VanderHeiden

CERTIFICATE OF TOWN TREASURER

I, Debbie VanderHeiden, being the duly elected qualified and acting Town Treasurer of the Town of Kaukauna do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments as of _____ affecting any of the lands included in Legacy Acres.

Town Treasurer, Debbie VanderHeiden Date

CERTIFICATE OF COUNTY TREASURER

I, Trenten Woelfel, being the duly elected qualified and acting County Treasurer of the County of Outagamie, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting any of the lands included in Legacy Acres.

County Treasurer, Trenten J. Woelfel Date

CITY OF KAUKAUNA APPROVAL (EXTRATERRITORIAL)

Approved by the City of Kaukauna Common Council on this ____ day of _____, 20____.

Sally Kenney, City Clerk Date

COUNTY PLANNING AGENCY APPROVAL CERTIFICATE

Resolved, that the plat of Legacy Acres in the Town of Kaukauna, Outagamie County, K&B Developments, Inc. as owners, is hereby approved by Outagamie County.

County Zoning Administrator Date

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

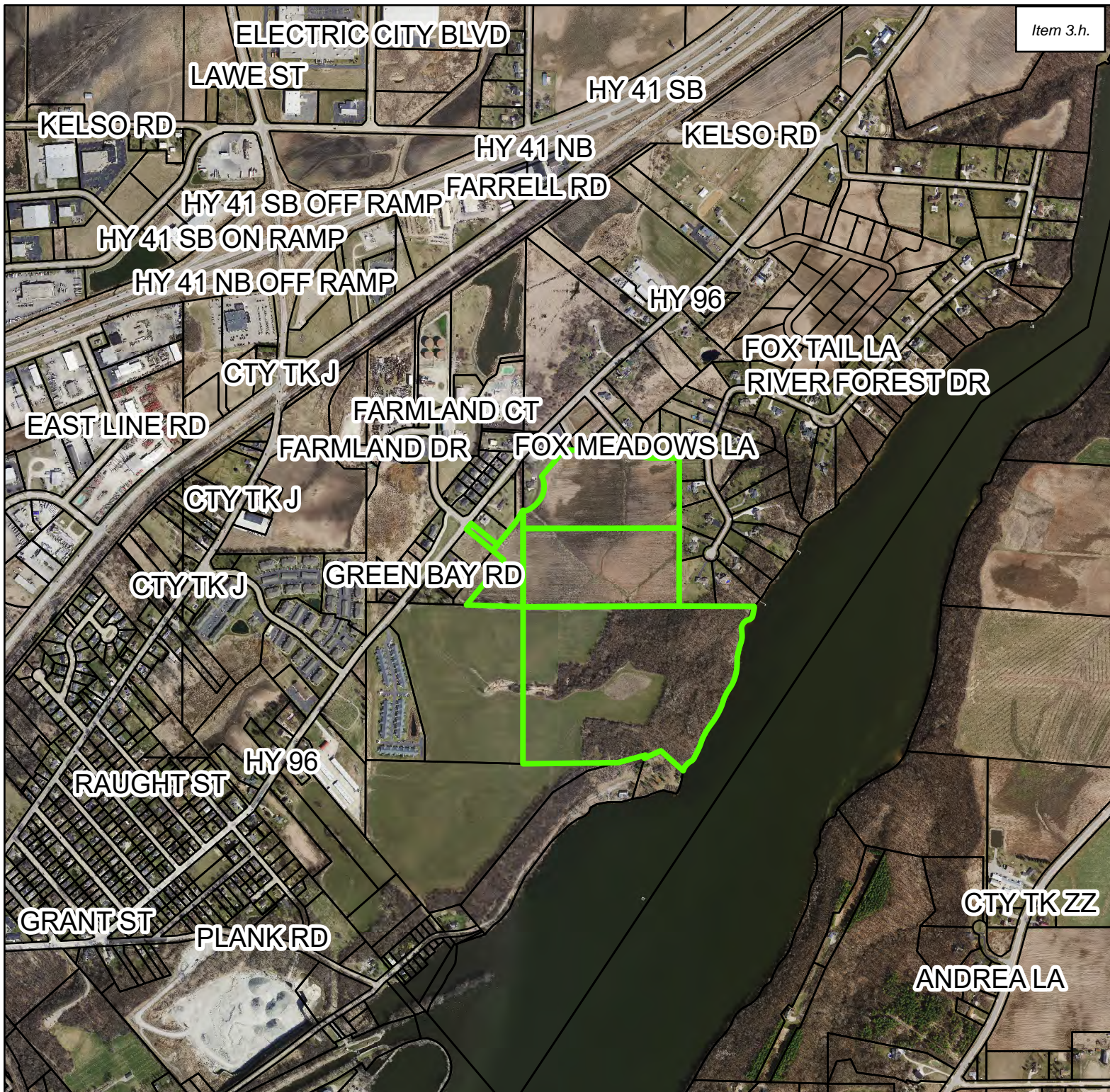
Certified _____, 20____

Department of Administration



McMAHON
ENGINEERS ARCHITECTS

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Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
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Legend

Parcels: 130044502,
130044700, 13004480,
13044912, 130044904

