

PLAN COMMISSION

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



Thursday, April 21, 2022 at 4:00 PM

AGENDA

HYBRID MEETING (May attend in-person or via Zoom)
In-Person in Common Council Chambers, City of Kaukauna
Remote Attendance option available via Zoom

1. Roll Call.
2. Approval of Minutes.
 - [a.](#) Approval of Minutes from April 7, 2022 Meeting
3. New Business.
 - [a.](#) Extraterritorial Review of Final Plat - Wolfinger Estates Phase 1
 - [b.](#) Review CSM Lots 32-35 of Country Side Estates
4. Other Business.
5. Adjourn.

NOTICES

Teleconference Access Information on Following Page

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

WE ARE FOLLOWING CDC GUIDELINES REGARDING MASK-WEARING IN CITY FACILITIES.

MEETING ACCESS INFORMATION

You can access this meeting by one of three methods: from your telephone, computer, or by an app. Instructions are below.

To access the meeting by telephone:

1. Dial **1-312-626-6799**
2. When prompted, enter **Meeting ID 848 8548 5654** followed by #
3. When prompted, enter **Password 657898** followed by #

To access the meeting by computer:

1. Go to **<http://www.zoom.us>**
2. Click the **blue link** in the upper right hand side that says **Join a Meeting**
3. Enter **Meeting ID 848 8548 5654**
4. Enter **Password 657898**
5. Allow Zoom to access your microphone or camera if you wish to speak during the meeting

To access the meeting by smartphone or tablet:

1. **Download** the **free Zoom app** to your device
2. Click the **blue button** that says **Join a Meeting**
3. Enter **Meeting ID 848 8548 5654**
4. Enter **Password 657898**
5. Allow the app to access your microphone or camera if you wish to speak during the meeting

Members of the public will be muted unless there is an agenda item that allows for public comment or if a motion is made to open the floor to public comment.



PLAN COMMISSION

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

Thursday, April 7, 2022 at 4:00 PM

MINUTES

HYBRID MEETING (May attend in-person or via Zoom)
In-person in Common Council Chambers, City of Kaukauna
Remote Attendance option available via Zoom

1. Roll Call.

The Meeting was called to order by Mayor Penterman at 4:00 PM.

Members Present: Mayor Penterman, Commissioner Avanzi, Commissioner Schoenike, Commissioner Feller, Ald. Moore (District 2), Ald. Thiele (District 4), PCDD Stephenson, DPW Neumeier, and AP Paul.

Other Present: Dustin Wolff of Mead & Hunt and Fred Bowers of K&B Developments, Inc.

2. Approval of Minutes.

a. Approve Minutes of March 17, 2022 Meeting

A motion was made by Ald. Moore to approve the minutes of March 17, 2022, meeting. The motion was seconded by DPW Neumeier. The motion carried.

3. Old Business.

There was no old business.

4. New Business.

a. Repeal and Replace of Ordinance – Chapter 18 – Subdivision and Platting Regulations.

Dustin Wolff of Mead & Hunt addressed the changes of Chapter 18 of the City Code – Subdivision and Platting Regulations. It is updated with contemporary language that addresses the division of land and how the construction of new development should be. The updated language reflects concerns from Public Works by implementing an exception process for extended cul-de-sacs with a rationale.

A motion was made by Ald. Moore to approve the Repeal and Replace of Ordinance language for Chapter 18 – Subdivision and Platting Regulations, and editing the ordinance to remove section 4.03 (2)(a). The motion was seconded by Schoenike. The motion carried.

b. Planning for Future Growth – Sewer Service Areas.

DPW Neumeier proposed two future growth areas in need of sewer service areas that the City of Kaukauna may want to plan for. One, which could be planned for the next five years is located south of CTH CE around the Konkapot Creek corridor. There is already an interceptor pipe extended south of CTH CE there. The other proposed area is the large area east of Haas Road extending to Brown County line. East Central Wisconsin Regional Planning Commission and the Heart of the Valley Metropolitan Sewerage District are beginning long range planning for future growth areas and sewer service areas. We want to work with them during this planning process.

A motion was made by Commissioner Feller to direct staff to pursue options for future growth areas, per discussion. The motion was seconded by Ald. Moore. The motion carried.

c. Bear Paw Trail – Temporary Cul-de-sac

DPW Neumeier is following up from a January meeting where K&B Developments requested a cost share of the wetland fill mitigation cost and was declined by Plan Commission. Now, a temporary cul-de-sac on the eastern terminus of Bear Paw Trail near Haas Road is being requested. The purpose of this temporary cul-de-sac is so the development of lots can be completed while waiting for approval and action of a wetland fill/mitigation between Bear Paw Trail and Haas Road. This would be necessary to complete the intersection between the two roads. The developer is requesting this to be approved so it can be reflected on final plans.

A motion was made by Ald. Moore to approve the request from K&B Development to install a temporary cul-de-sac at the eastern terminus of Bear Paw Trail with the conditions discussed in the meeting and the rationale that this will be a thru street. The motion was seconded by Ald. Thiele. The motion carried.

d. Park Bench Donations

AP Paul provided two options for a standard bench to be used for park bench donations. They are both steel base and powder coated black. The favorite bench was option 1. There was discussion of a minimum donation price, and

deadlines for donation applications and installations. Staff was directed to make changes to the Park Donation Application and Guidelines, as see fit.

No Motion was made.

e. 120 E Third Street – Bob’s Inn Beer Garden

AP Paul and PCDD Stephenson brought to the attention of the Plan Commission that the owner of Bob’s Inn is hoping to create a beer garden deck attached to his building at 120 E Third Street. He would need more space than he already owns to make this happen. Options for him to obtain that space would be purchasing city property, or a long term lease that would allow him to make the improvements that he is hoping to.

A motion was made by Ald. Moore to direct staff to look into lease options of city property. The motion was seconded by DPW Neumeier. The motion carried.

5. Other Business.

6. Adjourn.

A motion was made to adjourn the meeting at 5:15 PM by DPW Neumeier. The motion was seconded by Commissioner Avanzi. The motion carried.





MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Plan Commission
From: Lily Paul, Associate Planner
Date: April 15, 2021
Re: Extraterritorial Review of Final Plat – Wolfinger Estates – Phase 1

Randall Oettinger of Mach IV Engineering, applicant for the developer, has submitted an extraterritorial final plat review for Wolfinger Estates, located on DeBruin Road in the Town of Buchanan (Exhibit 1). The preliminary plat was approved during extraterritorial review with the following conditions:

1. Additional phases of this subdivision would be submitted for extraterritorial review by the City of Kaukauna
2. Fieldcrest Drive would have a connection to DeBruin Road

In accordance with our conditions, this final plat only shows Phase 1 of the subdivision. Phase 1 includes 78 lots over approximately 40 acres. The average lot size is a third acre, and street frontage ranges from 84' to 137.6'. There is 1 Outlot in this phase which will include a stormwater pond. This final plat is different than the preliminary plat in the way that Phase 1 is a larger area and the order of the lot numbers have changed. Please see Exhibit 2 for reference.

The condition of providing a connecting street from Fieldcrest Drive to DeBruin Road is not applicable in this phase of the final plat.

The lot size and use for these lots, Residential Single Family, fits in with the residential regions south of CTH CE. The subject property does contain wetlands and the site design does meet all applicable setbacks.

Recommendation:

Approval of Extraterritorial Review of Final Plat – Wolfinger Estate Phase 1, and recommend the same to Common Council.



MACHIV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salscheider Court Green Bay, WI 54313
PH: 920-569-5765; Fax: 920-569-5767
www.machiv.com

TYCORE BUILT

WOLFINGER ESTATES

FINAL PLAT

REVISION DESCRIPTION	
NO.	
DATE: MARCH 2, 2022	
DRAFTED BY: RJO	
CHECKED BY: BRW	
PROJECT NO.: 1835-01-21	
DRAWING NUMBER	1670
SHEET NUMBER	
1	
OF 3	



WOLFINGER ESTATES

PART OF LOT 3 OF BRILL & SANDERS PLAT, SAID PLAT LOCATED IN PART OF GOVERNMENT LOT 1 OF SECTION 23 AND GOVERNMENT LOT 7 AND 8 OF SECTION 24, AND ALSO PART OF LOT 4 OF BRILL & SCHUBRINGS PLAT, SAID PLAT LOCATED IN GOVERNMENT LOTS 5 AND 6 OF SECTION 23, AND ALSO PART OF GOVERNMENT LOT 3 OF SECTION 35, ALL OF T21N-R18E, TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, RANDALL J. OETTINGER, REGISTERED LAND SURVEYOR, HEREBY CERTIFY:

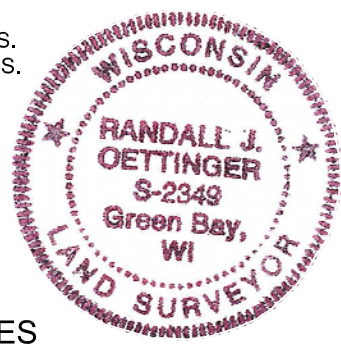
THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236, WISCONSIN STATUTES, AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF HOWARD AND THE OUTAGAMIE COUNTY PLANNING COMMISSION AND UNDER THE DIRECTION OF THE OWNERS LISTED HEREON, I HAVE SURVEYED, DIVIDED AND MAPPED "WOLFINGER ESTATES", AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED AND IS PART OF LOT 3 OF BRILL & SANDERS PLAT, SAID PLAT LOCATED IN PART OF GOVERNMENT LOT 1 OF SECTION 23 AND GOVERNMENT LOT 7 AND 8 OF SECTION 24, AND ALSO PART OF LOT 4 OF BRILL & SCHUBRINGS PLAT, SAID PLAT LOCATED IN GOVERNMENT LOTS 5 AND 6 OF SECTION 23, AND ALSO PART OF GOVERNMENT LOT 3 OF SECTION 35, ALL OF T21N-R18E, TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 OF SECTION 35, T21N-R18E; THENCE S38°32'53"W, 109.07 FEET ALONG THE SOUTH LINE OF LOT 3 OF BRILL & SANDERS PLAT; THENCE N00°10'54"E, 1376.70 FEET ALONG THE WEST LINE OF SAID PLAT, SAID LINE ALSO BEING THE CENTERLINE OF DEBRUN ROAD; THENCE N89°43'09"E, 620.00 FEET ALONG THE SOUTH LINE OF LOT 1 OF VOLUME 7, CERTIFIED SURVEY MAPS, PAGE 1370 (MAP #1370-DOCUMENT #1047405), OUTAGAMIE COUNTY RECORDS; THENCE N00°10'54"E, 421.55 FEET ALONG THE EAST LINE OF SAID LOT 1; THENCE N89°43'09"E, 639.37 FEET ALONG THE SOUTH LINE OF LOT 2 OF VOLUME 18, CERTIFIED SURVEY MAPS, PAGE 3455 (MAP #3455-DOCUMENT #1319433), OUTAGAMIE COUNTY RECORDS; THENCE S00°08'18"W, 14.17 FEET ALONG SAID LOT 2; THENCE N89°23'24"E, 838.02 FEET ALONG THE SOUTH LINE OF SAID LOT 2 AND THE SOUTH LINE OF THE VILLAGE AT CREEKSIDE CONDOMINIUM, RECORDED IN CABINET G, PAGE 111 (DOCUMENT #1432101), AND THE SOUTH LINE OF 2810-2812 GARNERS CREEK COURT CONDOMINIUM, RECORDED IN CABINET G, PAGE 152 (DOCUMENT #1351777), AND THE SOUTH LINE OF 2800-2802 GARNERS CREEK COURT CONDOMINIUM, RECORDED IN CABINET J, PAGE 32 (DOCUMENT #1690665), AND THE SOUTH LINE OF LOT 5 OF FIELDSTONE ESTATES, RECORDED IN RECORDED CABINET F, PLATS, PAGE 73 & 74 (DOCUMENT #1105840), ALL OF OUTAGAMIE COUNTY RECORDS; THENCE S00°04'09"W, 118.01 FEET ALONG THE WEST LINE OF LOT 4 OF SAID SUBDIVISION; THENCE N55°34'08"E, 439.96 FEET ALONG THE SOUTH LINE OF SAID LOT 4 AND LOT 3 OF SAID PLAT AND THE SOUTH LINE OF LOT 52 OF THE PLAT OF SOUTHBREEZE SUBDIVISION, RECORDED CABINET D, PLATS, PAGE 51 (DOCUMENT #838959), OUTAGAMIE COUNTY RECORDS; THENCE S00°01'09"W, 1896.15 FEET ALONG THE WEST LINE OF LOTS 44, 45, 46, 47, 48, 49 AND 50 OF SAID SOUTHBREEZE SUBDIVISION AND THE WEST LINE OF LOT 1, 2 AND 3 OF VOLUME 13, CERTIFIED SURVEY MAPS, PAGE 2496 (MAP #2496-DOCUMENT #1183844), AND THE WEST LINE OF LOT 1 AND 2 OF VOLUME 15, CERTIFIED SURVEY MAPS, PAGE 2924 (MAP #2924-DOCUMENT #1238778), ALL OF OUTAGAMIE COUNTY RECORDS; THENCE N88°48'06"W, 2397.69 FEET ALONG THE NORTH LINE OF LOT 2 OF VOLUME 20, CERTIFIED SURVEY MAPS, PAGE 3772 (MAP #3772-DOCUMENT #1369882), AND THE NORTH LINE OF VOLUME 36, CERTIFIED SURVEY MAPS, PAGE 6209 (MAP #6209-DOCUMENT #1888277), ALL OF OUTAGAMIE COUNTY RECORDS, SAID LINE ALSO BEING THE SOUTH LINE OF GOVERNMENT LOT 3 OF SECTION 24, T21N-R18E TO THE POINT OF BEGINNING.

PARCEL CONTAINS 4,024,860 SQUARE FEET/ 92.40 ACRES ACRES, MORE OR LESS, ROAD DEDICATION CONTAINS 350,616 SQUARE FEET/ 8.05 ACRES, MORE OR LESS, PARCEL SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

RANDALL J. OETTINGER
MARCH 30, 2022

PLS-2349



OUTAGAMIE COUNTY DEVELOPMENT & LAND SERVICES
APPROVED FOR THE OUTAGAMIE COUNTY PLANNING COMMISSION THIS ____ DAY OF ____, 20__.

DATE
OUTAGAMIE COUNTY DEVELOPMENT & LAND SERVICES REPRESENTATIVE

OUTAGAMIE COUNTY TREASURER'S CERTIFICATE

AS DULY ELECTED OUTAGAMIE COUNTY TREASURER, I HEREBY CERTIFY THAT THE RECORDS IN OUR 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
OUTAGAMIE COUNTY TREASURER

CERTIFICATE OF THE TOWN OF BUCHANAN

A PLAT KNOWN AS "WOLFINGER ESTATES", WHICH HAS BEEN DULY FILED FOR APPROVAL OF THE TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WISCONSIN, AND IS HEREBY APPROVED AS REQUIRED BY CHAPTER 236, WISCONSIN STATUTES, APPROVED FOR THE TOWN BOARD OF BUCHANAN ON THIS ____ DAY OF ____, 20__.

- TOWN CLERK

CERTIFICATE OF THE VILLAGE OF COMBINED LOCKS

A PLAT KNOWN AS "WOLFINGER ESTATES", WHICH HAS BEEN DULY FILED FOR APPROVAL OF THE VILLAGE OF COMBINED LOCKS, OUTAGAMIE COUNTY, WISCONSIN, AND IS HEREBY APPROVED AS REQUIRED BY CHAPTER 236, WISCONSIN STATUTES, APPROVED FOR THE VILLAGE BOARD OF COMBINED LOCKS ON THIS ____ DAY OF ____, 20__.

- VILLAGE CLERK

CBU NOTE:

1) THE LOT OWNERS ASSOCIATED WITH THE DESIGNATED CBU (CLUSTER BOX UNIT) ARE JOINT OWNERS OF THE SPECIFIED CBU STRUCTURE AND ITS FOUNDATION, WHO ARE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE AND REPLACEMENT. IF THE PROPERTY OWNERS DO NOT KEEP THE CBU IN A GOOD-LOOKING FUNCTIONAL STATE, THE MUNICIPALITY MAY ASSESS/CHARGE THE LOT OWNERS FOR THE SHARED COST OF REPAIRS OR REPLACEMENT.

OWNER'S CERTIFICATE

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON "WOLFINGER ESTATES" TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. I 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:

TOWN OF BUCHANAN
VILLAGE OF COMBINED LOCKS
CITY OF KAUKAUNA
OUTAGAMIE COUNTY DEVELOPMENT & LAND SERVICES
DEPT. OF ADMINISTRATION

TYCORE BUILT LLC
WADE T. MICOLEY-PRESIDENT

PERSONALLY CAME BEFORE ME THIS ____ DAY OF ____, 20__, THE ABOVE NAMED OWNER, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC MY COMMISSION EXPIRES ____
_____, COUNTY, WISCONSIN

STATE OF WISCONSIN)
COUNTY OF _____) SS

CONSENT OF CORPORATE MORTGAGEE

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF (NAME OF BANK)
WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF TYCORE BUILT LLC, OWNER.

IN WITNESS WHEREOF, _____ HAS CAUSED THESE PRESENTS TO BE SIGNED BY
(NAME OF BANK)

_____, ITS _____ AND COUNTERSIGNED BY _____
(PRINT NAME #1 ABOVE) (PRINT TITLE #1 ABOVE) (PRINT NAME #2 ABOVE)
ITS _____ AT _____ THIS ____ DAY OF _____
(PRINT TITLE #2 ABOVE) (CITY) (STATE) (DAY) (MONTH) (YEAR)

(SIGNATURE #1) _____ (SIGNATURE #2) _____
(PRINT NAME #1) _____ (PRINT NAME #2) _____
(PRINT TITLE #1) _____ (PRINT TITLE #2) _____

PERSONALLY CAME BEFORE ME THIS ____ DAY OF ____, THE ABOVE NAMED OFFICERS OF SAID CORPORATION (DAY) (MONTH) (YEAR)
TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH OFFICERS OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC MY COMMISSION EXPIRES ____

STATE OF WISCONSIN)
COUNTY OF _____) SS

CITY OF KAUKAUNA APPROVAL

WE HEREBY CERTIFY THAT THE PLAT OF WOLFINGER ESTATES, IN THE TOWN OF BUCHANAN, OUTAGAMIE COUNTY WAS APPROVED AND ACCEPTED BY THE CITY OF KAUKAUNA ON THIS ____ DAY OF ____, 20__.

MAYOR - ANTHONY PENTERMAN

STATE OF WISCONSIN)
OUTAGAMIE COUNTY) SS

I, THE DULY ELECTED, QUALIFIED AND ACTING CLERK OF THE CITY OF KAUKAUNA, OUTAGAMIE COUNTY DO HEREBY CERTIFY THAT THE COMMON COUNCIL OF THE CITY OF KAUKAUNA PASSED BY VOICE VOTE ON AUTHORIZING ME TO ISSUE A CERTIFICATE OF APPROVAL OF THE FINAL PLAT OF WOLFINGER ESTATES.

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 THIS ____ DAY OF ____, 20__.

DATED: _____ CITY OF KAUKAUNA CITY CLERK

NOTES:

- ALL ROADS WITHIN THE PLAT BOUNDARY ARE DEDICATED TO THE PUBLIC (D.T.T.P.).
 - SIDE YARD SETBACK IS 6 FEET FOR ALL LOTS.
 - REAR YARD SETBACK IS 25 FEET FOR LOTS.
 - LOT(S) 66, 67, 69, 70, 71, 72, 73, 77, 78 & OUTLOT 3 INCLUDE WETLAND AREAS THAT MAY REQUIRE PERMITS FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, ARMY CORP OF ENGINEERS, OUTAGAMIE COUNTY PLANNING COMMISSION, OR THE LOCAL MUNICIPALITY'S ZONING ADMINISTRATOR'S OFFICE PRIOR TO ANY DEVELOPMENT ACTIVITY.
 - EROSION CONTROL NOTE: THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN THE WISCONSIN CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES) TO PREVENT SOIL EROSION. HOWEVER, IF AT THE TIME OF CONSTRUCTION THE VILLAGE HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES.
- RESTRICTIVE COVENANTS:
- THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE LOT OWNER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.
 - EACH LOT OWNER SHALL GRADE THE PROPERTY TO CONFORM TO THE ADOPTED SIDEWALK GRADE ELEVATION AND MAINTAIN SAID ELEVATION FOR FUTURE SIDEWALKS.
 - 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.
 - OUTLOT 1 IS TO BE DEDICATED TO THE TOWN OF BUCHANAN FOR STORM WATER DRAINAGE AND SEWER.
 - OUTLOT 2 IS TO BE RETAINED BY THE OWNER FOR FUTURE DEVELOPMENT.

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY:

TYCORE BUILT LLC, GRANTOR

TO:

WE ENERGIES CORPORATION, GRANTEE;
WISCONSIN BELL INC., D/B/A AT&T WISCONSIN, A WISCONSIN CORPORATION, GRANTEE;
CHARTER COMMUNICATIONS, GRANTEE;
SPECTRUM, GRANTEE;
KAUKAUNA UTILITIES, 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 AREAS" 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, THERON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEEES 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 GRANTEEES 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 GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. 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 GRANTEEES.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

CURVE #	CENT. ANG.	RADIUS	ARC LENGTH	CHRD. DIST.	CHRD. BRG.
1-2	90°10'27"	133.00'	209.32'	188.38'	S44°44'20.5"E
LOT 18	11°30'59"	133.00'	26.73'	26.69'	N84°04'05"W
LOT 19	28°24'02"	133.00'	65.93'	65.25'	N64°06'34"W
LOT 20	28°23'30"	133.00'	65.91'	65.23'	N35°42'48"W
LOT 21	21°51'56"	133.00'	50.76'	50.45'	N10°35'05"W
3-4	90°10'27"	67.00'	105.45'	94.90'	N44°44'20.5"W
5-6	9°27'28"	283.00'	46.72'	46.66'	N85°26'42"E
LOT 59	2°32'56"	283.00'	12.59'	12.59'	S88°53'58"W
LOT 60	6°54'32"	283.00'	34.13'	34.10'	S84°10'14"W
7-8	9°27'28"	217.00'	35.82'	35.78'	S85°26'42"W
LOT 51	8°19'31"	217.00'	31.53'	31.50'	N84°52'43"E
LOT 52	1°07'57"	217.00'	4.29'	4.29'	N89°36'27"E
9-10	18°00'19"	67.00'	21.05'	20.97'	S09°07'59.5"E
11-12	14°01'54"	133.00'	32.57'	32.49'	N83°19'24"E
13-14	14°01'54"	67.00'	16.41'	16.37'	S83°19'24"W
15-16	18°34'51"	67.00'	21.73'	21.63'	N08°50'43"W
17-18	18°00'19"	133.00'	41.80'	41.62'	N09°08'00"W
19-20	9°27'28"	217.00'	35.82'	35.78'	N85°26'42"E
LOT 8	2°03'13"	217.00'	7.78'	7.78'	S89°07'59.5"W
LOT 9	7°24'15"	217.00'	28.04'	28.02'	S84°25'05"W

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



2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.machiv.com

TYCORE BUILT

WOLFINGER ESTATES

FINAL PLAT

REVISION DESCRIPTION

NO.

DATE: MARCH 2, 2022

DRAFTED BY: RJO

CHECKED BY: BRW

PROJECT NO.: 1835-01-21

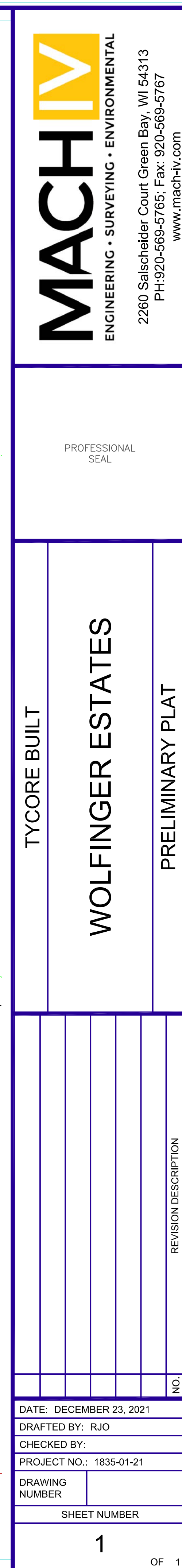
DRAWING NUMBER

1670

SHEET NUMBER

3

OF 3





MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Plan Commission
From: Lily Paul, Associate Planner
Date: April 15, 2021
Re: Certified Survey Map – Lot Line Adjustment – Lots 32-35 Country Side Estates

Jim Sehloff of Davel Engineering, agent for the owner, has submitted a CSM to adjust lot lines between Lots 32-35 of Country Side Estates. These changes are being made to accommodate site plans for houses being built.

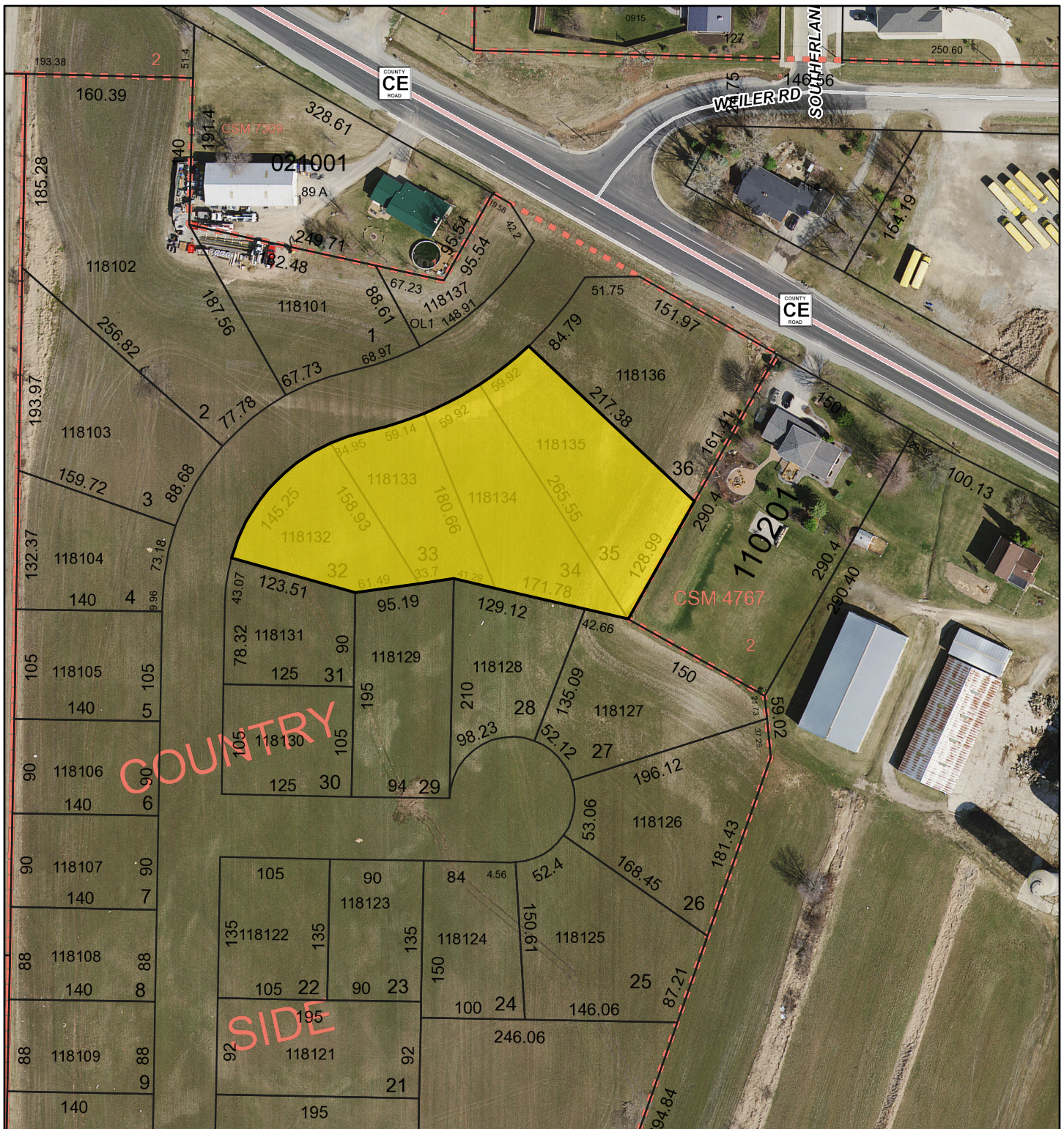
The size, shape, and dimensions of the new lot conforms to the City's zoning district and is consistent with the City's comprehensive plan.

Recommendation:

Approval of lot adjustment between Lots 32, 33, 34, & 35 of Country Side Estates and find the lots adjustment consistent with the City's Zoning Code and the City's Comprehensive Plan.

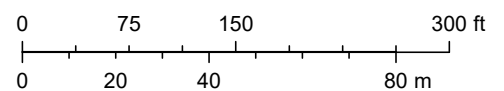
Country Side Estates Lots 32-35

Item 3.b.



4/15/2022, 2:06:29 PM

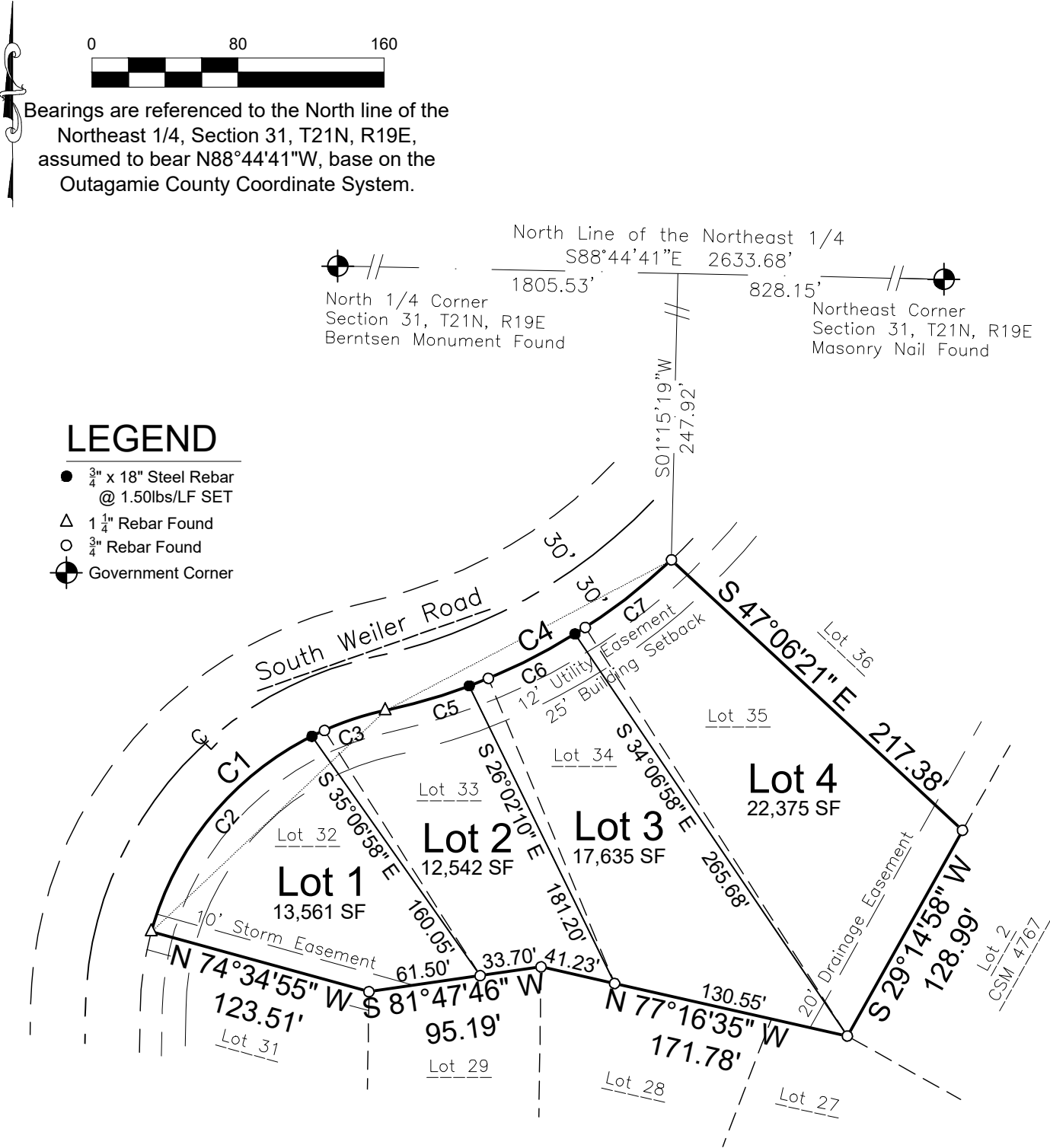
1:2,257



Outagamie County GIS

Certified Survey Map No. _____

All of Lots 32, 33, 34 and 35, Country Sides Estates, located in the Northeast 1/4 of the Northeast 1/4, Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin.



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 Builders & Masonry, Inc.
W857 County Road ZZ
Kaukauna, WI 54130

File: 7132CSM.dwg
Date: 04/12/2022
Drafted By: Jim
Sheet: 1 of 4

Certified Survey Map No. _____

All of Lots 32, 33, 34 and 35, Country Side Estates located in the Northeast 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 Builders & Masonry, Inc. and Jeffery J. & Joann K Eiting, 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 all of Lots 32, 33, 34 and 35, Country Side Estates located in the Northeast 1/4 of the Northeast 1/4, Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin, containing 66,113 Square Feet (1.5177 Acres) of land, 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

Corporate Owner's Certificate

Dercks Builders & Masonry, Inc., a corporation duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owners, do 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 WITNESS WHEREOF, the said Dercks Builders & Masonry, Inc., has caused these presents to be

signed by its authorized representatives, located at, _____, Wisconsin, and its corporate seal to be hereunto affixed

this _____ day of _____, 20____.

Dated this _____ day of _____, 20____.

In the presence of: Dercks Builders & Masonry, Inc.

Tom Dercks, Managing Member

Certified Survey Map No. _____

All of Lots 32, 33, 34 and 35, Country Side Estates located in the Northeast 1/4
of the Northeast 1/4, Section 31, Township 21 North, Range 19 East,
City of Kaukauna, Outagamie County, Wisconsin.

Owners' Certificate

As the property owners, we hereby certify that we caused the land described on this certified survey map 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

Dated this _____ day of _____, 20_____

Jeffery J. Eiting, Owner

Joann K Eiting, Owner

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

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	170.00'	N 39°25'40" E	138.34'	142.48'	48°01'10"	N 15°25'05" E	N 63°26'15" E
C2	170.00'	N 39°25'40" E	138.34'	142.48'	48°01'10"	N 15°25'05" E	N 63°26'15" E
C3	170.00'	N 70°37'08" E	42.50'	42.62'	14°21'47"	N 63°26'15" E	N 77°48'02" E
C4	330.00'	N 63°51'49" E	64.46'	64.56'	11°12'34"	N 69°28'06" E	N 58°15'32" E
C5	330.00'	N 73°38'04" E	47.95'	47.99'	8°19'56"	N 77°48'02" E	N 69°28'06" E
C6	330.00'	N 63°51'49" E	64.46'	64.56'	11°12'34"	N 69°28'06" E	N 58°15'32" E
C7	330.00'	N 52°28'15" E	66.56'	66.67'	11°34'33"	N 58°15'32" E	N 46°40'59" E

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

Certified Survey Map No. _____

All of Lots 32, 33, 34 and 35, Country Side Estates located in the Northeast 1/4 of the Northeast 1/4, Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin.

Common Council Approval

Resolved by the Common Council of the City of Kaukauna, that this Certified Survey Map is hereby approved by resolution No. _____, this _____ day of _____, 20_____

Mayor _____ Date _____

Clerk
Date

I hereby certify that the above is a true and correct copy of the resolution adopted by the Common Council on _____, 20_____.

Clerk

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 owners of record:	Recording Information:	Parcel Number(s):
Jeffery J. & Joann K Eiting	Doc _____	Part of 325-118132
Dercks Builders & Masonry, Inc.	Doc 2118219	Part of 325-118132; 32511813 ; 325-118134 32511815

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