

PLAN COMMISSION

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



Thursday, June 23, 2022 at 4:00 PM

AGENDA

1. Roll Call.
2. Approval of Minutes.
 - [a.](#) Approve Minutes of June 16, 2022 Meeting
3. Old Business.
4. New Business.
 - [a.](#) Hurkman Heights Subdivision - Ben's Way Extension
 - [b.](#) Park Donation Application Review
 - [c.](#) Petition for Unanimous Annexation
5. Other Business.
6. Adjourn.

NOTICES

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.



PLAN COMMISSION

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



Thursday, June 16, 2022 at 4:00 PM

MINUTES

1. Roll Call.

The meeting was called to order by Mayor Penterman at 4:02 PM.

Members Present: Ald. Moore, Ald. Thiele, Commissioner Feller, Commissioner Schoenike, DPW Neumeier, PCDD Stephenson, and AP Paul.

Member(s) Absent: Commissioner Avanzi.

Others Present: Wanda Rooyakkers, owner of parcel 322095601, & Steve Lowney, owner of parcels 322097201 & 322097202.

A motion was made by Ald. Thiele to excuse the absent member(s). Commissioner Schoenike seconded the motion. The motion passed.

2. Approval of Minutes.

a. Approve Minutes of June 9, 2022 Meeting

A motion was made by Commissioner Feller to approve the minutes. Ald. Moore seconded the motion. The motion passed.

3. New Business.

a. Site Plan Review - U-Haul Storage - Commerce Crossing

AP Paul reviewed the site plan for the U-Haul Storage Facility. The site plan meets all building, façade, landscape, and lighting requirements. There was discussion about a proposed mini storage marked on the site plan. That would not be allowed in this zone even with the special exception. The only buildings on the site plan that are allowed and being reviewed are buildings A & B marked on the site plan. The site plan shows 89.5% impervious surface while only 85% is allowed. Proper Stormwater and Erosion Control Permits will need to be submitted and approved by City of Kaukauna Engineering before building permits are issued.

A motion was made by DPW Neumeier to approve buildings A & B of the U-Haul storage facility site plan with the conditions that they resubmit site plans back to staff with impervious surface reduced to 85% or less, and that proper Stormwater and Erosion control permits are approved. Ald. Thiele seconded the motion. The motion passed.

b. Site Plan Review - DrainSupply Properties - 2928 Lawe Street

AP Paul provided overview for the site plan for DrainSupply Properties outdoor storage. No buildings are proposed. There are 3 areas of ground storage. Nothing is proposed to be laid down for the storage areas right now as it is temporary. An additional driveway is proposed to be built off of E Frontage Road. The owner has obtained the right approvals and permitting from the Town of Kaukauna to create a second driveway on the property. As far as extending the driveway into the property, Stormwater and Erosion control permits will have to be approved. After discussion, it was determined that site plans with no building proposed will be reviewed by staff internally, only. Staff was directed to work with the owner to approve updated site plans.

No action was taken.

4. Other Business.

There was no other business.

5. Adjourn.

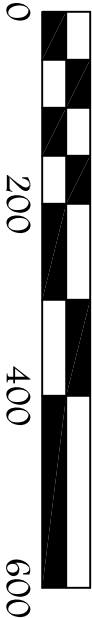
A motion was made to adjourn the meeting at 4:35 PM by Commissioner Feller. The motion was seconded by Commissioner Schoenike seconded. The motion carried.



Proposed Ben's Way and Harrison St.

Part of Government Lot 2, Section 14, T21N-R18E, Town of Vandenbroek, Outagamie County, Wisconsin.

North

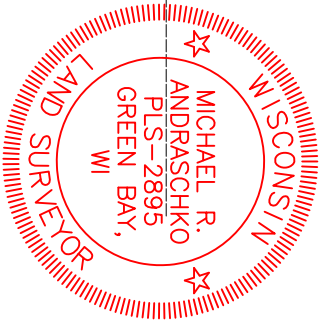


Bens Way centerline

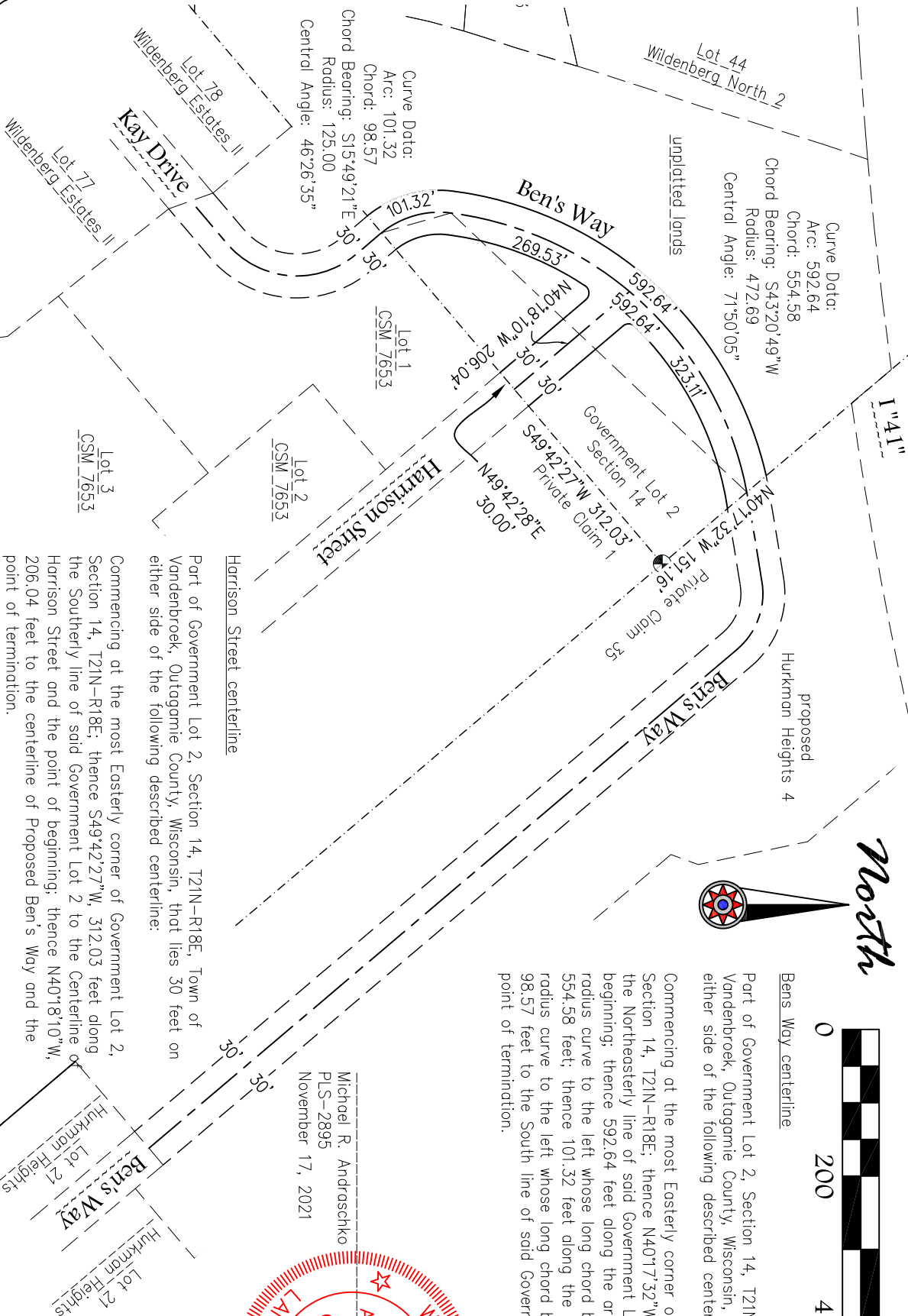
Part of Government Lot 2, Section 14, T21N-R18E, Town of Vandenbroek, Outagamie County, Wisconsin, that lies 30 feet on either side of the following described centerline:

Commencing at the most Easterly corner of Government Lot 2, Section 14, T21N-R18E; thence N40°17'32"W, 151.16 feet along the Northeasterly line of said Government Lot 2 to the point of beginning; thence 592.64 feet along the arc of a 472.69 foot radius curve to the left whose long chord bears S43°20'49"W, 554.58 feet; thence 101.32 feet along the arc of a 125.00 foot radius curve to the left whose long chord bears S15°49'21"E, 98.57 feet to the South line of said Government Lot 2 and the point of termination.

Scale: 1" = 200'



Michael R. Andraschko
PLS-2895
November 17, 2021



Part of Government Lot 2, Section 14, T21N-R18E, Town of Vandenbroek, Outagamie County, Wisconsin, that lies 30 feet on either side of the following described centerline:

Commencing at the most Easterly corner of Government Lot 2, Section 14, T21N-R18E; thence S49°42'27"W, 312.03 feet along the Southerly line of said Government Lot 2 to the Centerline of Harrison Street and the point of beginning; thence N40°18'10"W, 206.04 feet to the centerline of Proposed Ben's Way and the point of termination.

Client: Mead & Hunt

Tax Parcel: 200027802

Drafted By: MRA

File: M-21421Exhibit 111521.dwg

Data File: M-21421.txt

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet One of One

Project No.: M-21421

Drawing No.: L-11624

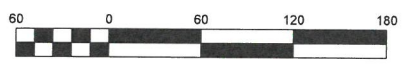
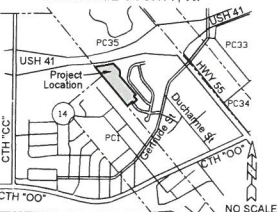
Fieldwork Completed:

Hurkman Heights 4

Part of Lots 14, 16 & 18, In the Subdivision of Private Claim 35 in 1858,
Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin

LOCATION MAP

PART OF PC35, T 21 N, R 18 E,
CITY OF KAUKAUNA
OUTAGAMIE COUNTY, WI



Bearings are referenced to the
West line of Private Claim 35, T21N, R18E
assumed to bear S40°17'32"E based 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.

LEGEND

- △ 1 1/2" Rebar Found
- 1 1/2" x 18" Steel Rebar @ 4.30lbs/LF SET
- All Other Corners
- 1/2" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot Areas In Square Feet
- () Recorded As



CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	5894.65'	N 79°25'46" E	480.35'	480.48'	4°40'13"	N 81°45'53" E	N 77°05'40" E
C2	5894.65'	N 80°47'51" E	199.00'	199.01'	1°56'04"	N 81°45'53" E	N 79°49'49" E
C3	5894.65'	N 79°09'13" E	139.26'	139.26'	1°21'13"	N 79°49'49" E	N 78°28'36" E
C4	5894.65'	N 77°47'08" E	142.22'	142.22'	1°22'57"	N 78°28'36" E	N 77°05'40" E
C5	130.00'	N 70°18'45" W	130.08'	136.23'	60°02'24"	N 40°17'32" W	S 79°40'03" W
C6	130.00'	N 42°02'29" W	7.94'	7.94'	3°29'54"	N 40°17'32" W	N 43°47'27" W
C7	130.00'	N 59°30'03" W	70.40'	71.29'	31°25'13"	N 43°47'27" W	N 75°12'39" W
C8	130.00'	N 87°46'18" W	56.54'	57.00'	25°07'17"	N 75°12'39" W	S 79°40'03" W
C9	6024.65'	S 80°19'50" W	139.40'	139.40'	1°19'33"	S 79°40'03" W	S 80°59'36" W
C10	6024.65'	S 79°44'56" W	17.11'	17.11'	0°09'46"	S 79°40'03" W	S 79°49'49" W
C11	6024.65'	S 80°24'42" W	122.29'	122.29'	1°09'47"	S 79°49'49" W	S 80°59'36" W
C12	6084.65'	S 80°09'32" W	104.38'	104.38'	0°58'58"	S 79°40'03" W	S 80°39'02" W
C13	70.00'	N 70°18'45" W	70.04'	73.35'	60°02'24"	N 40°17'32" W	S 79°40'03" W

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.pro

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

WISCONSIN

JAMES R SEHLOFF
S-2692
APPLETON
WI

LAND SURVEYOR

File: 4562Final 4.dwg
Date: 10/15/2021
Drafted By: Jim
Sheet: 1 of 2
Revision Date: Oct 15, 2021

Hurkman Heights 4

Part of Lots 14, 16 & 18, In the Subdivision of Private Claim 35 in 1858,
Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin

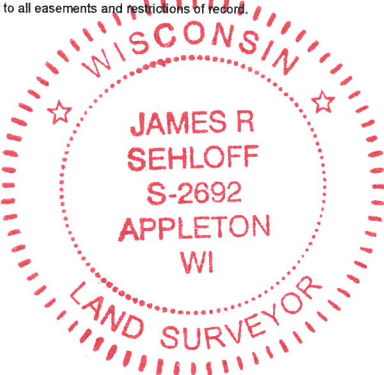
Surveyor's Certificate

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 Hurkman Heights Development, LLC, owner of said land, I have surveyed divided and mapped Hurkman Heights 4; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is part of Lots 14, 16 & 18, In the Subdivision of Private Claim 35 in 1858, Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin, City of Kaukauna, Outagamie County, Wisconsin, containing 441,389 Square Feet (10.1329 Ac) of land described as follows:

Commencing at the Northeasterly corner of Private Claim 1; thence, along the West line of Private Claim 35, N40°10'18"W, 338.56 feet; thence 480.48 feet along the arc of a curve to the left with a radius of 5894.65 feet and a chord of 480.35 feet which bears N79°25'46"E to the Southwest line of Hurkman Heights 3; thence, along said Southwest line, S40°17'32"E, 194.30 feet; thence, continuing along said South line, S11°50'18"E, 152.34 feet; thence, continuing along said South line, S20°04'14"W, 39.71 feet; thence, continuing along said South line and the extension thereof, S40°17'32"E, 851.67 feet to the Northeast Corner of Lot 22, Hurkman Heights; thence, along the Northerly line of said Lot 22, S49°42'28"W, 125.00 feet to the Easterly right of way line of Ben's Way; thence along said Easterly right of way line, N40°17'32"W, 49.74 feet to the Northeast corner of said right of way, thence along the Northerly line of said Hurkman Heights; S49°42'28"W, 165.00 feet to said West line of Private Claim 35; thence, along said West line, N40°17'32"W, 1049.39 feet to the point of beginning, subject to all easements and restrictions of record.

Given under my hand this 15 day of Oct, 2021.

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



Utility Easement Provisions

An easement for electric and communications service is hereby granted by Hurkman Heights Development, LLC, to:

Kaukauna Utilities
AT&T
and
Time Warner Cable

Grantees, 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 for such purposes as the same is now and may hereafter be used and for sounds and signals, 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 thereon, 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 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 electrical facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of the Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without the written consent of grantees.

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

Bill J. Bowers, Managing Member Date

Owner's Certificate

Hurkman Heights Development, 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 said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Hurkman Heights Development, LLC, does 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
Department of Administration

Dated this day of , 20.

In the presence of: Hurkman Heights Development, LLC

Bill J. Bowers, Managing Member

State of Wisconsin)

County) ss

Personally came before me this 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

City of Kaukauna Common Council Approval Certificate

Resolved, that the plat of Hurkman Heights 4 in the City of Kaukauna, Hurkman Heights Development, LLC, 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 plat.

City Treasurer Date

County Treasurer Date

City of Kaukauna Drainage Easement Restrictions:

The following uses and structures are prohibited within all Drainage Easements in the subdivision plat of Hurkman Heights 4: filling, grading, and excavating except for construction of drainage ways and drainage facilities; the cultivation of crops, fruits, or vegetables; the dumping or depositing of ashes, waste, compost or material of any kind; the storage of vehicles, equipment, materials or personal property of any kind and constructing, erecting or moving any building or structure, including fences, within the drainage easement.

City of Kaukauna Drainage Easement Maintenance:

Maintenance of all drainage ways and associated drainage structures within the subdivision of Hurkman Heights 4 are the sole responsibility of the property owners in the subdivision, unless otherwise noted on the drainage plan which has been prepared for this subdivision and which has been approved by and is on file with the City of Kaukauna.

Upon failure of any property owner to perform maintenance, abide by restrictions, or follow grading requirements of the drainage ways and associated drainage structures, the City of Kaukauna retains the right to have maintenance or corrective measures performed. The cost of said maintenance or corrective measures on any given lot shall be a special charge to the non-complying lot.

Maintenance by the City to include, but not limited to, the removal of silt and decomposed vegetation that gradually accumulates in the bottom of a pond, a detention area, and/or accompanying ditch. Payment for city maintenance may be placed on the annual real estate tax bill from all contributing sources as a special assessment if not paid.

Grading and Grades

All grading and final grades for the construction of any public or private improvements, including landscaping, shall conform to the surface water drainage plan as approved and on file with the City of Kaukauna.

Sidewalks

All parts of a lot fronting a street, within the Hurkman Heights 4, will have sidewalk.

This Final Plat is contained wholly within the property described in the following recorded instruments:

The property owner of record: Hurkman Heights Development, LLC
Recording Information: Doc No. 2162521
Parcel Number(s): Part of 325-1190-00

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



File: 4562Final 4.dwg
Date: 10/15/2021
Drafted By: Jim
Sheet: 2 of 2
Revision Date: Oct 15, 2021



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MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Plan Commission
From: Lily Paul, Associate Planner
Date: June 17, 2022
Re: Park Donations

A Park Donation application has been submitted by Kristy Stumpf for review. Ms. Stumpf is proposing to place 3 benches on the Nelson Family Heritage Trail. One at the entrance of the trail in the City of Kaukauna, and one at the end of the trail, before the boardwalk to Little Chute. She is also willing to donate 3 garbage receptacles on the trail. Her proposed locations for those are at the entrance, middle, and end (before the boardwalk) of the trail. Finally, she would like to include dog waste stations to her donation and place one next to each garbage receptacle she proposed.

The benches will be memorial benches with the following memorial plaques:

"In Memory of Les Stumpf 1926 – 2019"

"In Memory of Bill Carnot 1950 – 2013"

Staff has contacted the Village of Little Chute to inquire what benches, garbage receptacles and dog waste stations they have used. Staff feels that this trail should remain consistent with what style of benches, receptacles and other items that have already been installed. The attached images show the dimensions and style of the bench proposed to be installed with Redwood Recycled Plastic. The price of these benches are similar to the new standard that was decided upon and will not create a problem for donation amounts.

Staff Recommendation

Staff recommends to approve all park donations and grant staff to work with the applicant to install the bench in a more precise location in the general vicinity that was requested.



APPLICATION FOR PARK DONATION

Donor Name: Corey & Kristy Stumpf

Phone Number: 920-277-0900

Address: N8340 Firelane 12 Menasha

Email Address: Kstumpf31@gmail.com

Park for Donation: The Nelson Trail

Proposed Location: Along the trail

Cost of Project (materials and installation)

*Please provide an estimate if you are not sure on exact cost

Type of Donation:

Bench ☒ Table ☐ Tree ☐

Other Item (Please Describe) ☒

3 dog waste stations and 3 garbage receptacles

Inscription Text (If Applicable)

In memory of Les Stumpf In memory of Bill Carnot

1926 - 2019

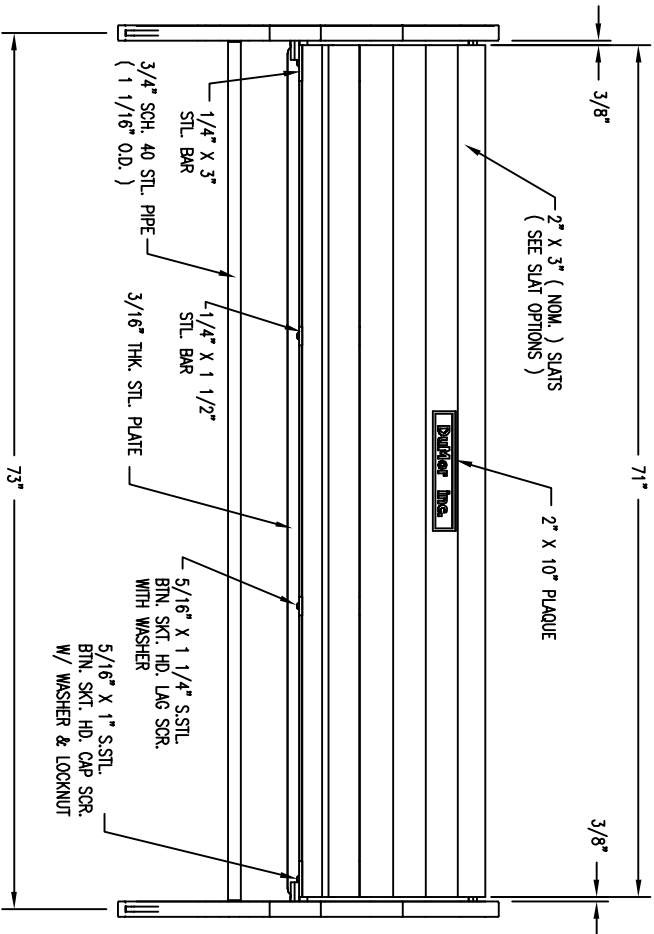
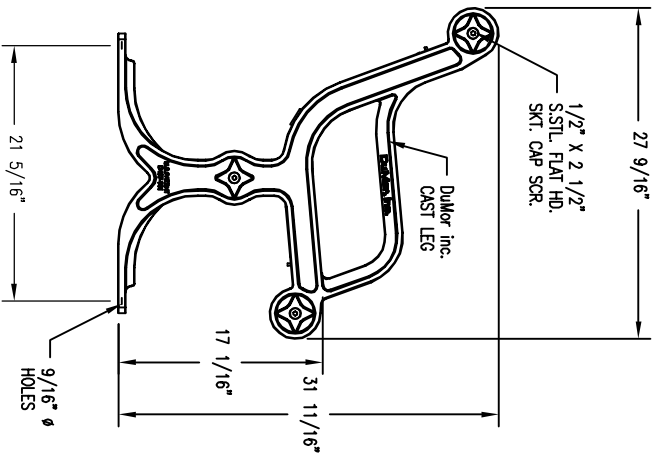
1950-2013

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

6/9/22



SLAT OPTIONS

- ☐ 'CEDAR' RECYCLED PLASTIC
- ☐ 'GREY' RECYCLED PLASTIC
- ☐ 'REDWOOD' RECYCLED PLASTIC
- ☐ 'WALNUT' RECYCLED PLASTIC
- ☐ OTHER _____

NOTES

- 1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
- 2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
- 3.) CUSTOM LETTERING AVAILABLE FOR RECESSED SIDE PANELS (TOTAL OF 47 SPACES).

- ☐ CUSTOM LETTERING (47 SPACES) _____



BENCH
PATENT D467-101

DATE DRAWN : 03/14/02
DRAWN BY : CDC
DATE REV. : 06/17/08
REV. BY : ESS

REV. B
DRAWING NUMBER

143-60PL-Q01
FOR 2" X 10" PLAQUE

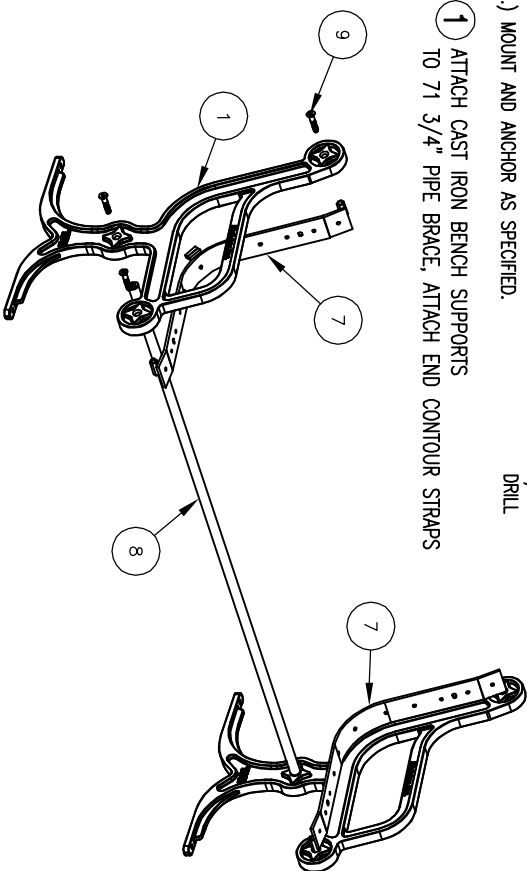
SHEET
1 OF 2

NOTES:

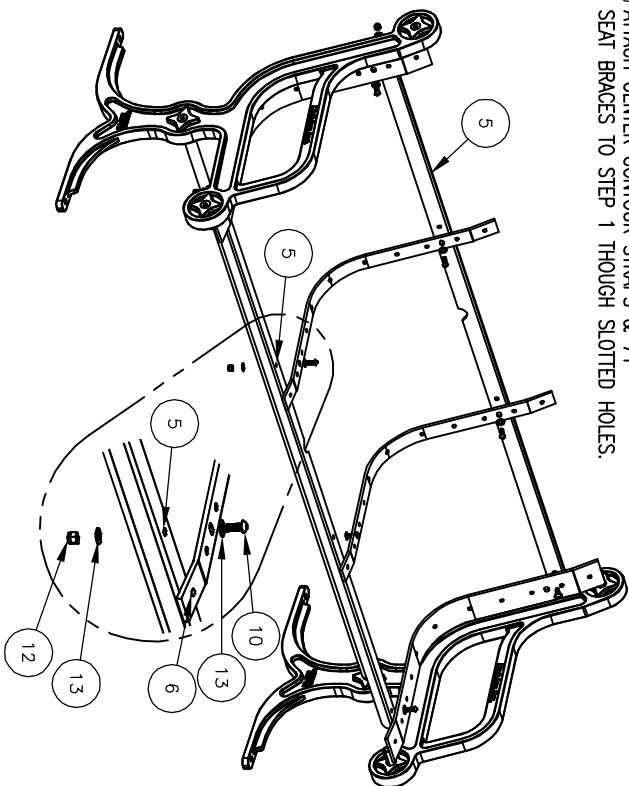
- DURING ASSEMBLY PROCEDURE:
DO NOT COMPLETELY TIGHTEN HARDWARE.
2.) THE ACTUAL PARTS WILL NOT BE NUMBERED.
NUMBERS ONLY APPLY TO DRAWING.
3.) UPON COMPLETION OF ASSEMBLY SQUARE
ALL COMPONENTS THEN TIGHTEN ALL HARDWARE.
4.) MOUNT AND ANCHOR AS SPECIFIED.

TOOLS REQ'D

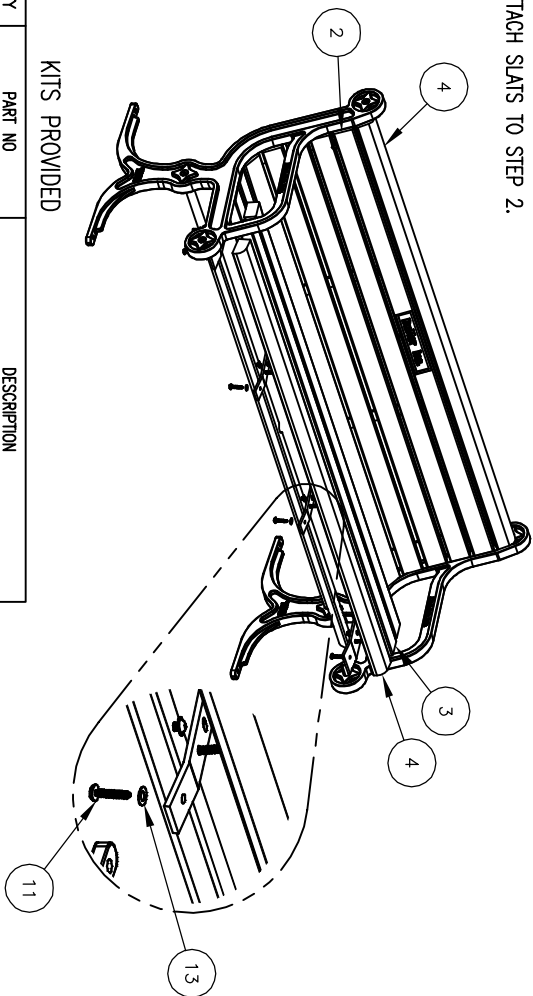
- 3/4" WRENCH
1/2" WRENCH
5/16" ALLEN WRENCH
1/4" ALLEN WRENCH
3/16" ALLEN WRENCH
1/2" MASONRY DRILL BIT
DRILL



- 2) ATTACH CENTER CONTOUR STRAPS & 71" SEAT BRACES TO STEP 1 THOUGH SLOTTED HOLES.



- 3) ATTACH SLATS TO STEP 2.



KITS PROVIDED

ITEM	QTY	PART NO	DESCRIPTION
14	1	K-143-60	143-60 SER HARDWARE KIT
15	1	K-ANCO860-4	1/2" X 3 3/4" SS ANCHOR KIT (4PC)
16	1	K-FC0840-6	1/2" CAP HARDWARE KIT (6PC)

PARTS LIST

ITEM	QTY	PART NO	DESCRIPTION
1	2	0-140-00-01	CAST IRON BENCH SUPPORT
2	1	0-143-60PL-01	2" X 3" X 71" INTR SLAT, FOR 2" X 10" PLAQUE, PLASTIC
3	8	0-143-60PL-01	2" X 3" X 71" INTR SLAT, PLASTIC
4	2	0-143-60PL-02	2" X 3" X 71" PLASTIC EDGE SLAT
5	2	0-16-60-06	71" SEAT BRACE
6	2	0-57-00-03	CENTER CONTOUR STRAP
7	2	0-57-00-05	END CONTOUR STRAP
8	1	0-57-60-04	71 3/4" PIPE BRACE
9	6	1-12-065	1/2" X 2 1/2" FLT SKT HD CAP SCR
10	8	1-12-116	5/16" X 1" SS BTN SKT HD CAP SCR
11	44	1-13-023	5/16" X 1 1/4" SS BTN SKT HD LAG
12	8	1-20-016	5/16" SS NYLON LOCKNUT
13	60	1-22-017	5/16" SS FLAT WASHER

ASSEMBLY INSTRUCTIONS

DATE DRAWN : 06/17/08
DRAWN BY : ESS
DATE REV. : 00/00/00
REV. BY : XXX

REV. A

DRAWING NUMBER 143-60PL-Q01
FOR 2" X 10" PLAQUE



MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Plan Commission
From: Lily Paul, Associate Planner
Date: June 17, 2022
Re: Petition for Unanimous Annexation

David Evers, owner of parcel 030067904, has submitted a petition for annexation of his property into the City of Kaukauna. This property is a ~1 acre, vacant lot located on the North East corner at the intersection of County Road CE and County Road HH. Mr. Evers is proposing to build a multifamily home at this site.

The property does have a curb cut for a drive way, and the distance is ~160 feet from the entrance/exit of the roundabout.

The north east part of the property is situated in the Flood Plain of Garner's Creek. Due to 75 foot stream setbacks, 0.61 acres of the parcel is unbuildable. Reviewing both section 17.18(3) Residential Two-Family District and section 17.19(3) Residential Multifamily District Regulations, the required front yard building set backs are 25 feet. Following these setbacks would be difficult to build a multifamily structure on the parcel.

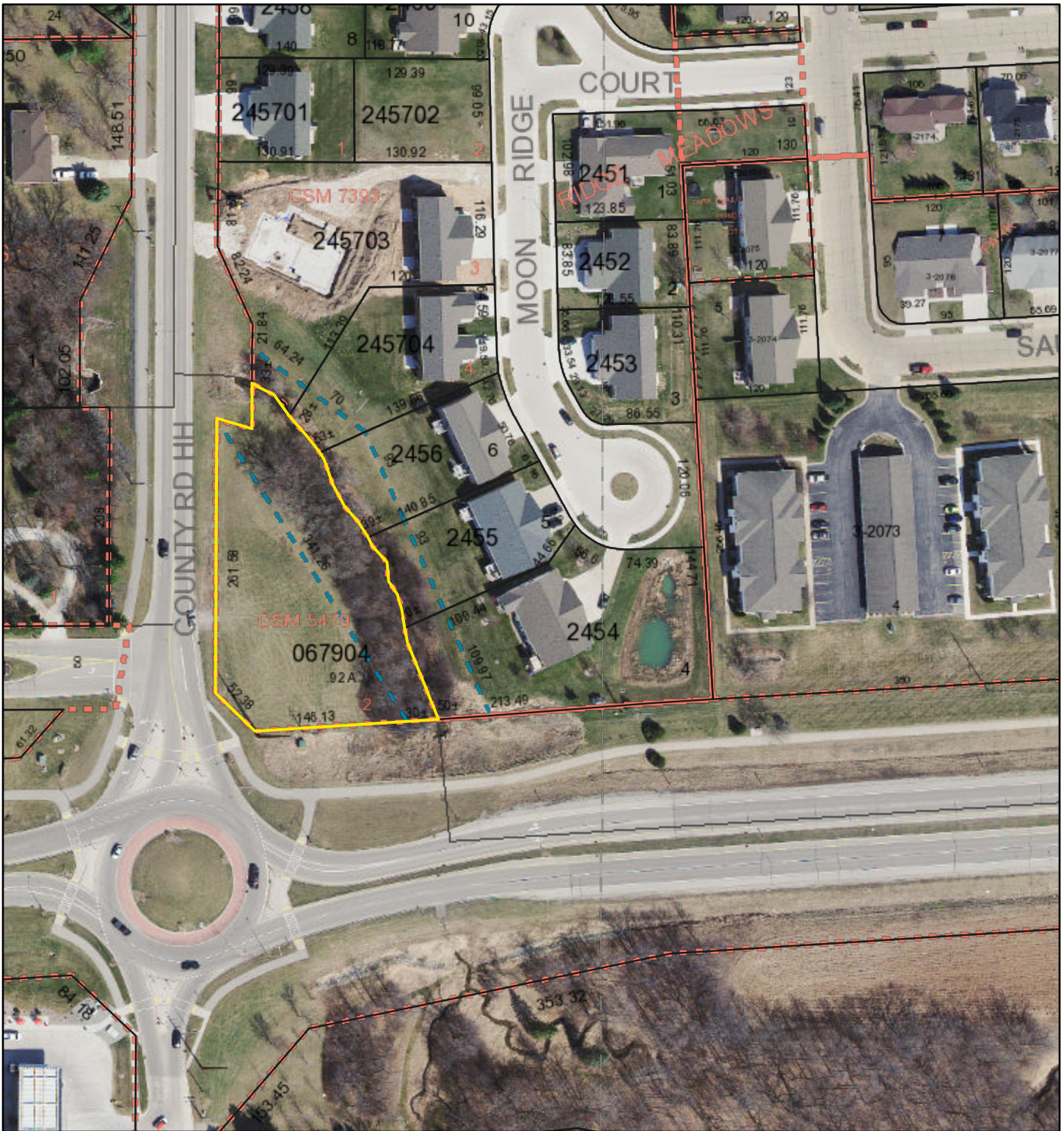
There is no sewer serviced to the parcel and no plans to extend sewer to that area.

Staff Recommendation:

Staff recommends to deny the Petition for Unanimous Annexation for David Evers and parcel 030067904.

Annexation Petition for Parcel 030067904

Item 4.c.



6/17/2022, 4:16:24 PM

1:2,257

Tax Parcel Information

County Boundaries

Airports

Shiocton Airport Runway

Outagamie County Regional Airport Runway

PLSS Sections

Parcel Data

Display Parcel Lines

Outlot Line

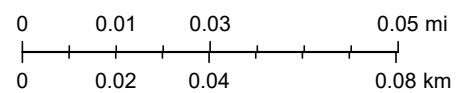
Meander Line

Oneida Tribal Lot Line

Private ROW

Proposed ROW

Parcel Lines

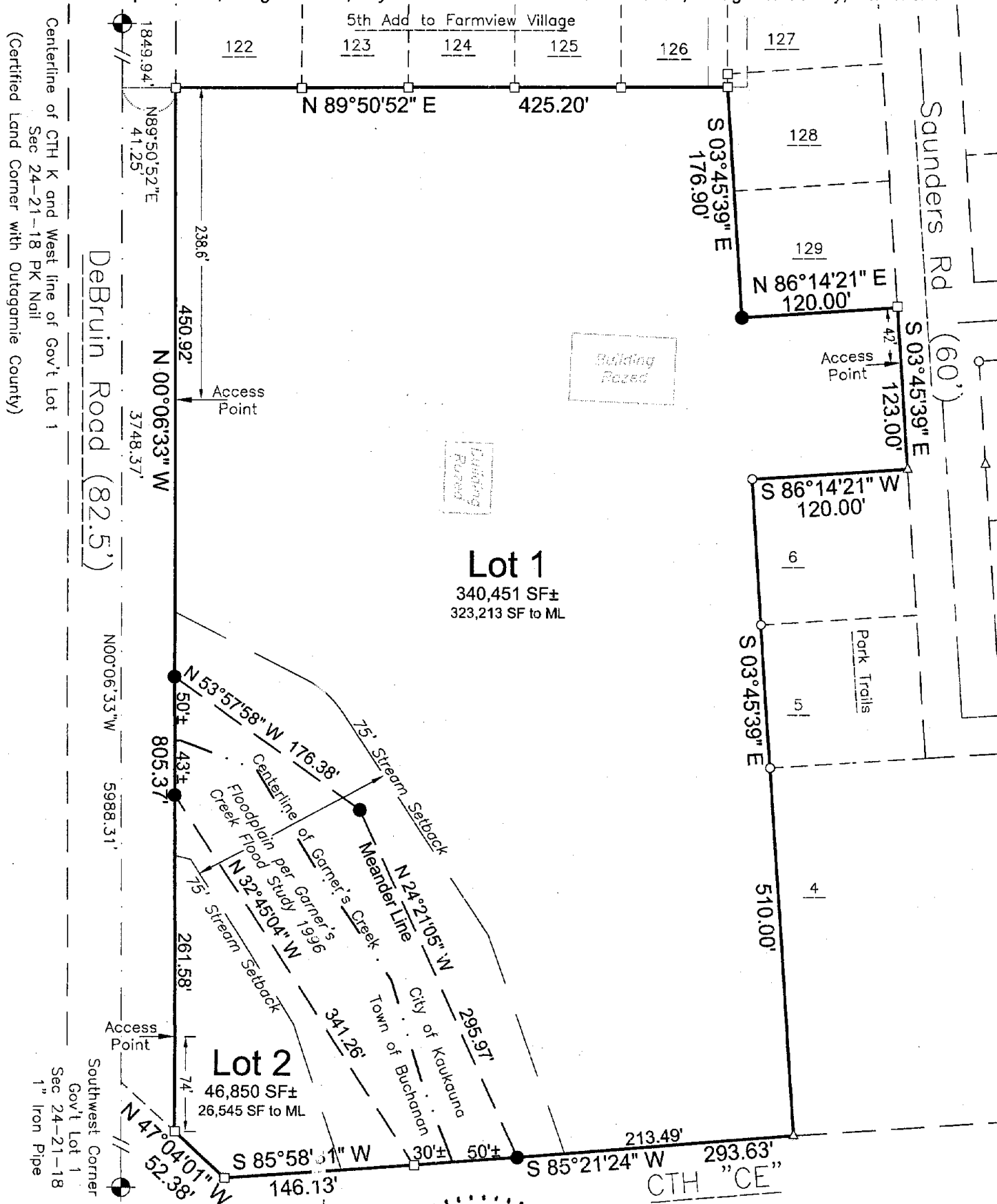


Janice Flenz, Register of Deeds

Page 5479 (Two Pages) 1300

Certified Survey Map No. 5479

All of Lot 1 of CSM 4318 and all of Lot 130, 5th Addition to Farmview Village,
located in part of Government Lot 1, Section 24, and part of Government Lot 8, Section 23,
Township 21 North, Range 18 East, City of Kaukauna and Town of Buchanan, Outagamie County, Wisconsin.

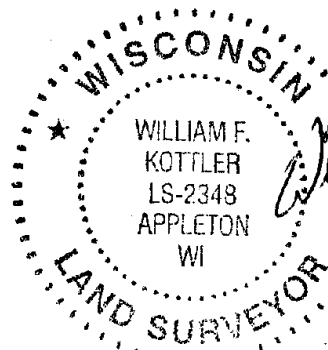


Bearings are referenced to the West line of
Government Lot 1 of Section 26, T 21 N, R 18 E,
Recorded to Bear N00°06'33"W



Davel Engineering, Inc.
Civil Engineers and
Land Surveyors
1811 Racine Street
Menasha, Wisconsin
Ph. 920-891-1866. Fax 920-330-9595

Oct 16, 2006--11:11am J:\Projects\2697eve\dwg\2697csm.dwg Printed by: WJ



LEGEND

- 1½" x 24" Steel Rebar @ 4.30lbs/LF SET
- △ 1¼" Rebar Found
- ¾" Rebar Found
- 1" Iron Pipe Found
- ⊙ Government Corner

Survey for:
David Evers
102 Edgewood Lane
Combined Locks, WI 54113

File: 2897csm.dwg
Date: 10/16/2006
Drafted By: Wil
Sheet: 1 of 2



Stock No. 26273

Page 5479 (Two Pages)

Certified Survey Map No. 5479

Surveyor's Certificate

I, William F. Kottler, registered 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, Town of Buchanan and Outagamie County, and under the direction of owner 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 located in all of Lot 1 of CSM 4318 and all of Lot 130, 5th Addition to Farmview Village, located in part of Government Lot 1, Section 24, and part of Government Lot 8, Section 23, Township 21 North, Range 18 East, City of Kaukauna and Town of Buchanan, Outagamie County, Wisconsin, containing 387,301 square feet (8.8912 acres) described as follows:

Commencing at the Southwest corner of said Government Lot 1; thence N00°06'33"W, 3748.37 feet; thence N89°50'52"E, 41.25 feet to the Southwest corner of Lot 122 of 5th Addition to Farmview Village being the point of beginning; thence along the South line of said Lot 122 and continuing along the South line of Lots 123 to 126 of 5th Addition to Farmview Village, N89°50'52"E, 425.20 feet to Southeast corner of said Lot 126; thence S03°45'39"E, 176.90 feet to the Southwest corner of Lot 129 of 5th Addition to Farmview Village; thence along the South line of said Lot 129, N86°14'21"E, 120.00 feet to the West line of Saunders Road; thence along said West line, S03°45'39"E, 123.00 feet to the Northeast corner of Lot 6 of Park Trails; thence along the North line of said Lot 6, S86°14'21"W, 120.00 feet to the Northwest corner of said Lot 6; thence along the West line of Park Trails, S03°45'39"E, 510.00 feet to the North line of CTH "CE"; thence along said North line, S85°21'24"W, 293.63 feet; thence continuing along said North line, S85°58'31"W, 146.13 feet; thence N47°04'01"W, 52.38 feet to the East line of DeBruin Road; thence along said East line, N00°06'33"W, 805.37 feet to the point of beginning, subject to all easements, and restrictions of record.

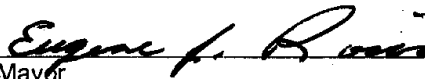
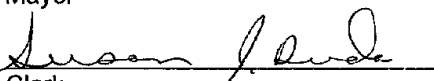
Given under my hand this 16th day of October, 2006.


 William F. Kottler, Wisconsin Registered Land Surveyor No. S-2348



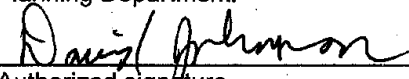
Common Council Resolution

Resolved, this minor subdivision in the City of Kaukauna is hereby approved by the Common Council on this 19th day of September, 2006.

	<u>10/18/06</u>
Mayor	Date
	<u>10/18/06</u>
Clerk	Date

County Planning Agency Approval Certificate

Resolved, that this certified survey map in the Town of Buchanan, is hereby approved by the Outagamie County Planning Department.

	<u>10-23-2006</u>
Authorized signature	Date

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

Owners of record:	Recording Information:	Parcel Number(s):
David R. Evers	Doc No. 001484458	030067904
	Doc No. 001484457	323217300