

LEGISLATIVE COMMITTEE MEETING

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



Monday, July 20, 2026 at 6:15 PM

AGENDA

In-Person and Remote Teleconference via ZOOM

1. Correspondence.
2. Discussion Topics.
 - [a.](#) Resolution 2026-5522 Resolution Accepting High Pointe Meadows Subdivision Phase 1 Preliminary Plat.
 - [b.](#) Resolution 2026-5523 Resolution Accepting High Pointe Meadows Subdivision Phase 1 Final Plat.
3. Adjourn.

NOTICES

Legislative Committee - Notice is hereby given this is a public meeting of the Legislative Committee. As such, all members or a majority of the City's Common Council and Standing Committees will likely be in attendance. While members of the Common Council or any Standing Committees may participate in discussions, only the Legislative Committee will take formal action.

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



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 234 605 4161 followed by #
3. When prompted, enter Password 54130 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 234 605 4161
4. Enter Password 54130
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 234 605 4161
4. Enter Password 54130
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.



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Legislative Committee
From: Adrienne Nelson, Associate Planner
Date: July 16, 2026
Re: High Pointe Meadows Subdivision Phase 1 Preliminary & Final Plat

Dercks 5 LLC c/o Tom Dercks, property owner and petitioner, has submitted a preliminary and final plat for the development of High Pointe Meadows Subdivision Phase 1. This development would be located to the west of the Verbeten Subdivision and Inside the Park Place. This new development is planned to be completed in three phases. In phase 1, there would be 63 new residential lots created along with 3,522 linear feet of street, with one entrance off of DeBruin Road to the west and two entrances in the south off of Springcrest Drive and Cilantro Lane.

The applications, preliminary plat, and final plat are attached to this memo.

Recommendation

Staff recommends approval of the High Pointe Meadows Phase 1 **preliminary plat** resolution to the Common Council with the following conditions:

- That for lots 32-35, no site work starts, no building permits are issued, and no sale of land occurs until FEMA and the Wisconsin DNR's review is complete and City floodplain ordinance updates for this area are approved by the Common Council. *Although no significant changes are expected for the floodplain on these properties, that will not be formally confirmed until all reviews are complete.*

Staff recommend approval of the High Pointe Meadows Phase 1 **final plat** resolution to the Common Council with the following conditions:

- That for lots 32-35, no site work starts, no building permits are issued, and no sale of land occurs until FEMA and the Wisconsin DNR's review is complete and City floodplain ordinance updates for this area are approved by the Common Council. *Although no significant changes are expected for the floodplain on these properties, that will not be formally confirmed until all reviews are complete.*

- That the proposed CSM for the remaining lots in the Town of Buchanan is approved and recorded, OR separate easement documents are approved by City staff and recorded for drainage, grading, and storm sewer purposes.
- That the preliminary plat for High Pointe Meadows Phase 1 is approved by the Common Council.



Pre Plat



APPLICATION: PLAT REVIEW FORM

This application is required if you are seeking to create a plat. A plat is a map of a subdivision complete with all certificates and engineering data. Information on platting regulations can be found in [Section 18 of the Municipal Code](#).

Petitioner Information:

Name: Dercks 5 LLC c/o Tom Dercks

Mailing Address: W857 CTH ZZ Kaukauna, WI 54130

Phone Number: [REDACTED]

Email:

Property Owner Information (If Not Petitioner):

Name:

Mailing Address:

Phone Number:

Email:

Plat Information:

Site Address/Location: DeBruin Road north of County Road KK

Total Number of Acres of Plat Area: 47.6472 acres

Total Number of Lots Created: 115

Smallest Lot Size: 10,012 sf

Largest Lot Size: 69,297 sf

Miles of Street to be Added: 1.19 miles

*Size of Park Land to be Donated:

Current Zoning: RSF

Current Uses: vacant/farm

Proposed Zoning: RSF

Proposed Uses: Residential Subdivision

*If no park land is to be dedicated, a park development fee will be applied.

Describe the Proposed Project in Detail:

Development of a 115 lot residential subdivision. Development is to be completed in 3 phases; 1st phase consists of 63 lot and 3,522 LF of street. 2nd phase consists of 13 lots and 766 LF of street. Final phase consists of 39 lots and 2,149 LF of street

Preliminary Plat or Final Plat?: Preliminary

Additional Requirements: For a 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 a 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'. Please include proposed addresses of any new lots created. Additional information may also be requested as may be appropriate per the proposal being made.

Subdivision Fee Schedule:

Subdivision Review (5+ Lots): \$200.00

Variance to Subdivision Ordinance: \$50.00

Planned Unit Subdivision Ordinance: \$200.00

Payment in Lieu of Dedication: \$250.00 per residential lot created by the subdivision

Please Note: The City of Kaukauna will never request payment for an application in the form of a wire transfer. All payments are to be made by check to the City of Kaukauna (address below) and are due when the application is submitted, prior to review.

Application Timeline: Plat reviews often require action by multiple governmental bodies. Between multiple meetings and 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:

A handwritten signature in dark ink, appearing to read "Thomas W. J. [unclear]", written over a horizontal line.

Signature of Owner (If Not Petitioner):

Date Submitted to the City of Kaukauna:

Please submit by email to planning@kaukauna.gov or by mail to:

City of Kaukauna

Attn: Planning and Community Development Department

144 W Second Street

Kaukauna, WI 54130

FOR DEPARTMENT USE ONLY:

Date Application Received: 7/2/2026

Payment Received: 3/30/2026

Payment Receipt #: N/A

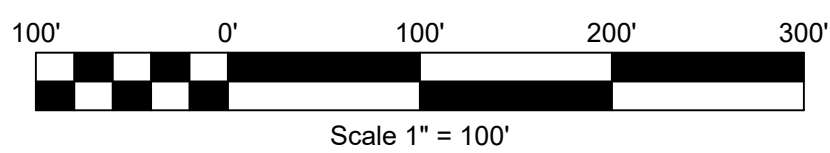
Plat Reviewed: ☒

Plan Commission Approval: 7/9/2026

Legislative Committee Approval:

Common Council Approval:

Signature of Planning & Community Dev. Staff:

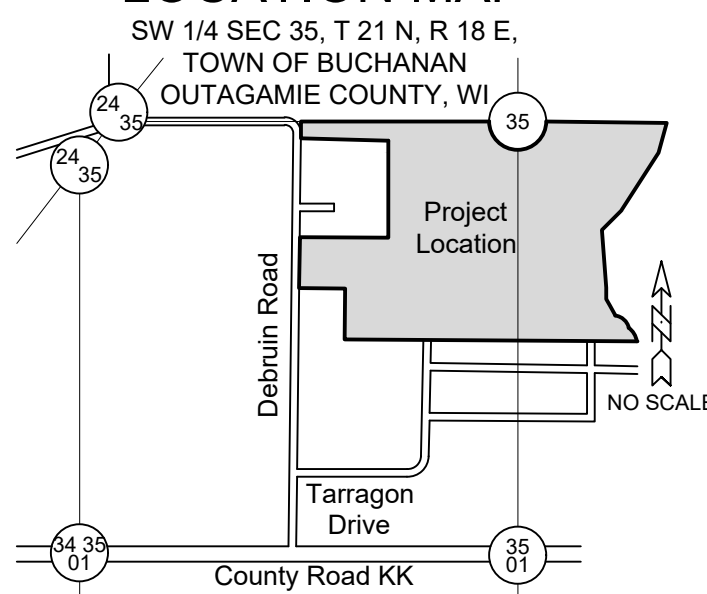


Bearings are referenced to the North line of the Southwest 1/4, Section 35, T21N, R18E, assumed to bear N88°46'06"W, base on the Outagamie County Coordinate System.

High Pointe Meadows

Being Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); Being Part of the Northeast 1/4 of the Southwest 1/4 and Part of the Northwest 1/4 of the Southeast 1/4 of Section 35, Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin.

LOCATION MAP



BENCHMARKS (Datum NAVD88)

BM 0	NGS Benchmark PID-DE7729, Designation - 4X74 Elev 791.73'
BM 1	Fire Hydrant, Tag Bolt Northeast Corner of Property Elev 736.90'
BM 2	Fire Hydrant, Tag Bolt ±150' N of Ciantro Ln/Lemongrass Way Int. Elev 747.84'
BM 3	Fire Hydrant, Tag Bolt ±150' N of Springcrest Dr/Lemongrass Way Int. Elev 755.22'
BM 4	Fire Hydrant, Tag Bolt Corner of Debrun Rd/Northwest Corner of Property Elev 753.95'

Storm Structures

Structure	#	Rim	Inv	Size	Material	Direction
INL	A	749.34	745.04	12"	PVC	SE
MH	B	748.60	743.51	12"	PVC	NW
			743.49	12"	PVC	SW
			743.47	18"	PVC	E
INL	C	745.04	741.50	12"	PVC	E
INL	D	745.04	741.24	12"	PVC	W
			741.41	12"	PVC	S
MH	E	745.44	741.25	12"	PVC	N
			739.64	12"	PVC	E
			739.50	24"	RCP	W
			739.54	30"	RCP	S

Sanitary Structures

Structure	#	Rim	Inv	Size	Material	Direction
MH	1	751.40	725.54	8"	PVC	N
			725.54	8"	PVC	S
MH	2	751.85	740.46	8"	PVC	S
MH	3	747.20	732.19	8"	PVC	N
			732.19	8"	PVC	S
			732.19	8"	PVC	E
MH	4	745.71	727.09	8"	PVC	N
			727.09	8"	PVC	S
			727.09	8"	PVC	E
			727.09	8"	PVC	W
			733.86	8"	PVC	W
MH	5	746.12	728.30	8"	PVC	N
			728.30	8"	PVC	S
			728.30	8"	PVC	W
MH	6	735.44	717.93	8"	PVC	SE
MH	7	740.70	716.67	8"	PVC	NW
			716.67	12"	PVC	SW
			716.67	12"	PVC	NE

Horizontal Control

PN9254 - (Town of Buchanan)
2026-01-19

Davel Engineering and Environmental

Horizontal Control (per Outagamie County Coordinate System)

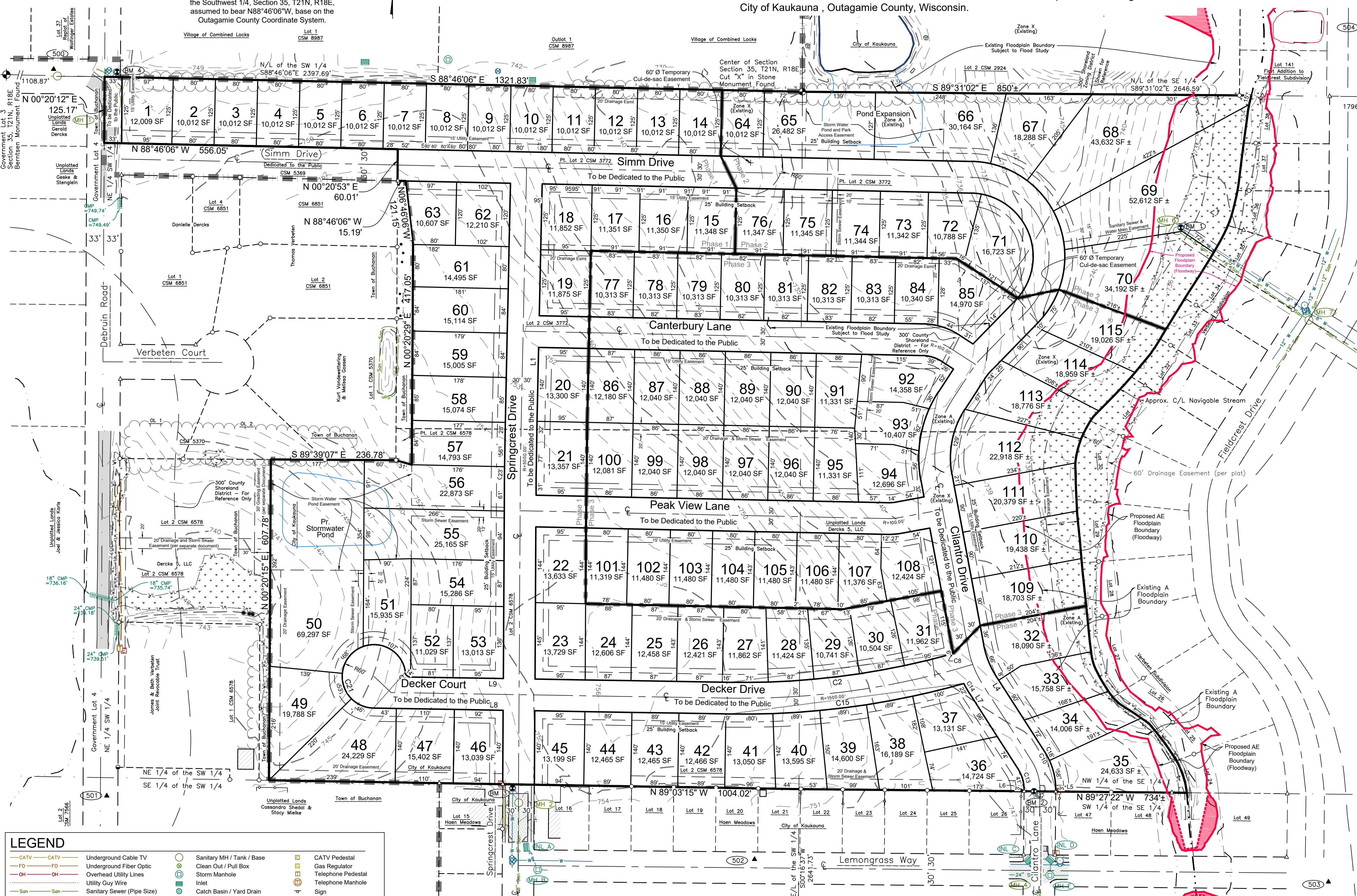
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501	556789.64	858354.40	CPT MAG
502	556669.44	859581.30	CPT MAG
503	556626.74	860668.25	CPT MAG
504	558245.05	860736.07	CPT MAG

Date:
07/11/2026
Filename:
9254Plat.dwg
Author:
SRA
Last Saved by:
krissy
Page
1 of 1

DAVEL ENGINEERING &
ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-981-1868
www.davel.pro

PRELIMINARY PLAT

High Pointe Meadows
City of Kaukauna, Outagamie County, WI
For: Dercks 5, LLC



LEGEND

CATV	CATV	Underground Cable TV	Sanitary MH / Tank / Base	CATV Pedestal
FO	FO	Underground Fiber Optic	Clean Out / Pull Box	Gas Regulator
OH	OH	Overhead Utility Lines	Storm Manhole	Telephone Pedestal
San	San	Sanitary Sewer (Pipe Size)	Inlet	Telephone Manhole
Sto	Sto	Storm Sewer (Pipe Size)	Sign	Post / Guard Post
E	E	Underground Electric	Catch Basin / Yard Drain	Deciduous Tree
G	G	Underground Gas Line	Water MH / Well	Coniferous Tree
T	T	Underground Telephone	Curb Stop	Bush / Hedge
W	W	Water Main (Pipe Size)	Hydrant	Benchmark
			Utility Valve	Utility Pole
			Utility Meter	Light Pole / Signal
			Fence - Steel	Guy Wire
			Fence - Wood	Electric Pedestal
			Fence - Barbed Wire	Electric Transformer
			Treeline	Electric Manhole
			Culvert	
			Index Contour - Existing	
			Intermediate Contour - Existing	

SUPPLEMENTARY DATA

Total Area = 2,079,645 SF 47.7421 acres
R/W Area = 383,787 SF 8.8105 acres
Net Area = 1,695,858 SF 38.9315 acres
Number of Lots = 115
Average lot size = 14,593 SF
Typical lot dimension = 80'x 125'
Lineal feet of street = 6,436 LF

Existing zoning = General Agriculture
Proposed zoning = RSF
Approving Authorities
City of Kaukauna
Objecting Authorities
Department of Administration
Outagamie County

Phase 1:

Total Area = 1,111,122 SF 25.5079 acres
R/W Area = 212,455 SF 4.8773 acres
Net Area = 898,667 SF 20.6306 acres
Number of Lots = 63
Lineal feet of street = 3,522 LF

Phase 2:

Total Area = 334,252 SF 7.6734 acres
R/W Area = 45,981 SF 1.0548 acres
Net Area = 288,306 SF 6.6186 acres
Number of Lots = 13
Lineal feet of street = 766 LF

Phase 3:

Total Area = 634,271 SF 14.5609 acres
R/W Area = 125,351 SF 2.8777 acres
Net Area = 508,920 SF 11.6832 acres
Number of Lots = 39
Lineal feet of street = 2,149 LF

SURVEYOR'S CERTIFICATE

I, Scott R. Andersen, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have compiled with the preliminary plat requirements for the City of Kaukauna.

Scott R. Andersen, P.L.S. No. S-3169

Date

NOTES

- Utility and Drainage Easements will be shown on Final Plat
- ALL of the Platted Lands to be Annexed to the City of Kaukauna - Petition Filed with DOA and City

RESOLUTION 2026-5522**RESOLUTION APPROVING THE HIGH POINTE MEADOWS SUBDIVISION PHASE 1
PRELIMINARY PLAT**

WHEREAS, Dercks 5 LLC, as owner, has presented a preliminary plat for a subdivision to the City of Kaukauna Common Council, as prepared by Scott R. Andersen, a registered land surveyor, and;

WHEREAS, the Plan Commission, at its meeting of July 9th, 2026, made recommendation to approve the High Pointe Meadows Subdivision Phase 1 preliminary plat,

NOW, THEREFORE, BE IT RESOLVED that the final plat of the subdivision will be submitted for review to the City of Kaukauna before the subdivision commences construction.

Adopted by the Common Council of the City of Kaukauna, Wisconsin, on this 21st day of July, 2026.

APPROVED: _____
Anthony J. Penterman, Mayor

ATTEST: _____
Kayla Nessmann, City Clerk



APPLICATION: PLAT REVIEW FORM

This application is required if you are seeking to create a plat. A plat is a map of a subdivision complete with all certificates and engineering data. Information on platting regulations can be found in [Section 18 of the Municipal Code](#).

Petitioner Information:

Name: Dercks 5 LLC c/o Tom Dercks

Mailing Address: W857 CTH ZZ Kaukauna, WI 54130

Phone Number: [REDACTED]

Email:

Property Owner Information (If Not Petitioner):

Name:

Mailing Address:

Phone Number:

Email:

Plat Information:

Site Address/Location: DeBruin Road north of County Road KK

Total Number of Acres of Plat Area: 47.6472 acres

Total Number of Lots Created: ~~115~~ 63 Lot & 2 Outlots

Smallest Lot Size: 10,012 sf

Largest Lot Size: 69,297 sf

Miles of Street to be Added: 1.19 miles

*Size of Park Land to be Donated:

Current Zoning: RSF

Current Uses: vacant/farm

Proposed Zoning: RSF

Proposed Uses: Residential Subdivision

*If no park land is to be dedicated, a park development fee will be applied.

Describe the Proposed Project in Detail:

Development of a 115 lot residential subdivision. Development is to be completed in 3 phases; 1st phase consists of 63 lot and 3,522 LF of street. 2nd phase consists of 13 lots and 766 LF of street. Final phase consists of 39 lots and 2,149 LF of street

Preliminary Plat or Final Plat?: Final Phase 1

Additional Requirements: For a 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 a 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'. Please include proposed addresses of any new lots created. Additional information may also be requested as may be appropriate per the proposal being made.

Subdivision Fee Schedule:

Subdivision Review (5+ Lots): \$200.00

Variance to Subdivision Ordinance: \$50.00

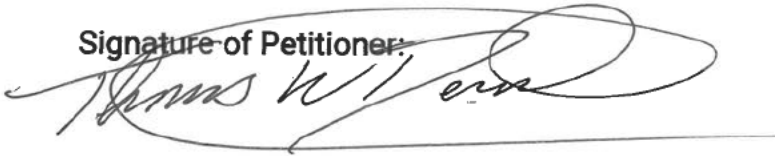
Planned Unit Subdivision Ordinance: \$200.00

Payment in Lieu of Dedication: \$250.00 per residential lot created by the subdivision

Please Note: The City of Kaukauna will **never** request payment for an application in the form of a wire transfer. All payments are to be made by check to the City of Kaukauna (address below) and are due when the application is submitted, prior to review.

Application Timeline: Plat reviews often require action by multiple governmental bodies. Between multiple meetings and 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:

A handwritten signature in black ink, appearing to read "Thomas W. Lerner", written over a horizontal line.

Signature of Owner (If Not Petitioner):

Date Submitted to the City of Kaukauna:

Please submit by email to planning@kaukauna.gov or by mail to:

City of Kaukauna

Attn: Planning and Community Development Department

144 W Second Street

Kaukauna, WI 54130

FOR DEPARTMENT USE ONLY:

Date Application Received: 7/2/2026

Payment Received: Mailed out 7/2/2026

Payment Receipt #: N/A

Plat Reviewed: ☒

Plan Commission Approval: 7/9/2026

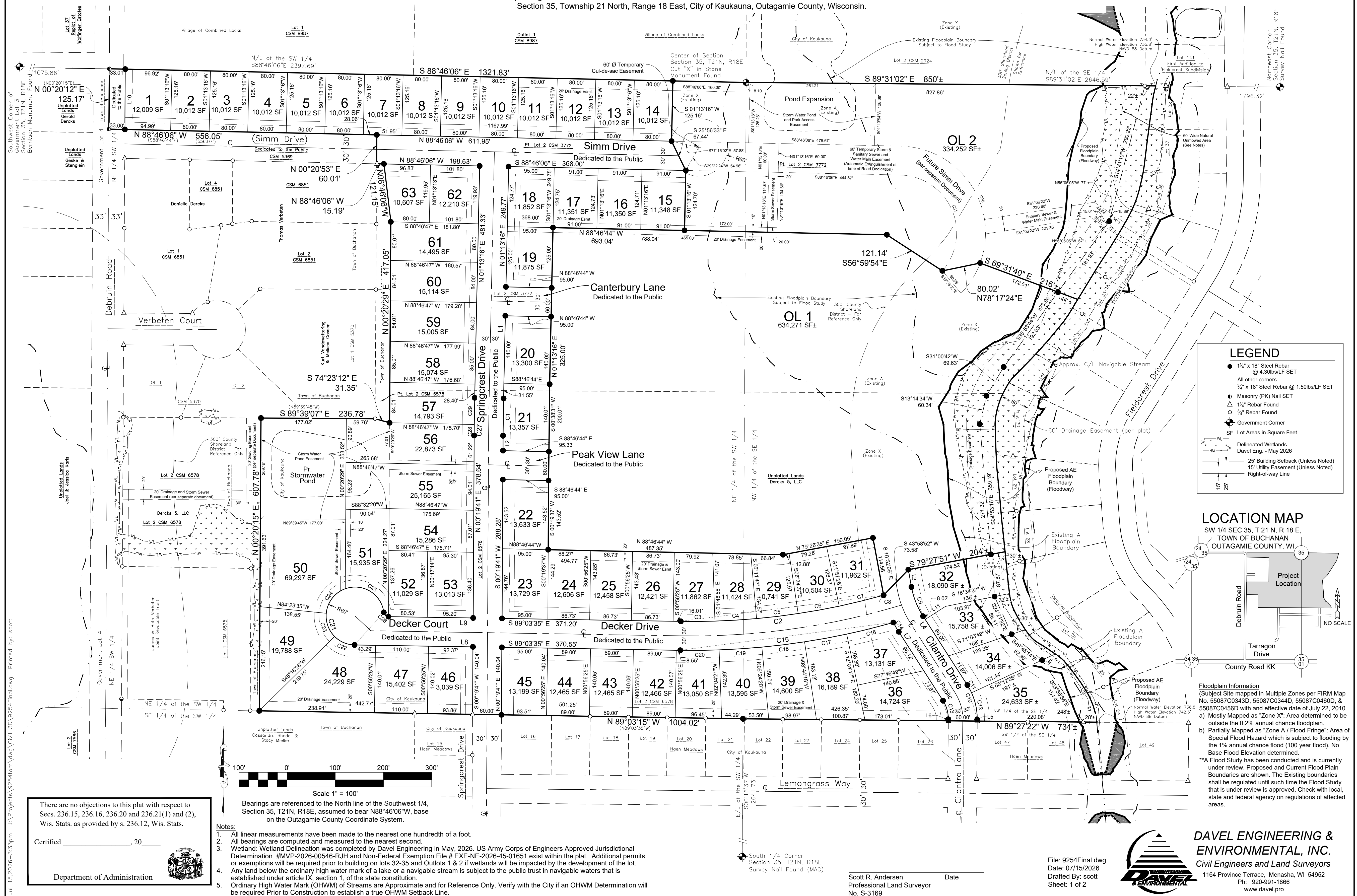
Legislative Committee Approval:

Common Council Approval:

Signature of Planning & Community Dev. Staff:

High Pointe Meadows

Being Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); Being Part of the Northeast 1/4 of the Southwest 1/4 and Part of the Northwest 1/4 of the Southeast 1/4 of Section 35, Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin.



High Pointe Meadows

Being Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); Being Part of the Northeast 1/4 of the Southwest 1/4 and Part of the Northwest 1/4 of the Southeast 1/4 of Section 35, Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin.

Surveyor's Certificate

I, Scott R. Andersen, 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 Outagamie County, and under the direction of Dercks 5, LLC, owners of said land, I have surveyed, divided and mapped High Pointe Meadows; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); Being Part of the Northeast 1/4 of the Southwest 1/4 and Part of the Northwest 1/4 of the Southeast 1/4 of Section 35, Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin, containing ± 2,079,645 Sq Ft (± 47.7421 Ac) of land described as follows:

Commencing at the Southwest Corner of Government Lot 3 of Section 35, T21N, R18E; thence S88°46'06"E along the North line of the Southwest 1/4 of said Section 35, 1075.86 feet to the Northwest Corner of the Northeast 1/4 of the Southwest 1/4 of Said Section 35 and to the Point of Beginning of the parcel being described; thence, continuing S88°46'06"E, 1321.83 feet to the Center of Said Section 35 as Monumented by a Cut "X" in Stone Monument; thence, S89°31'02"E along the North Line of the Southeast 1/4 of Said Section 35, 827.77 feet to a Meander Corner which is N89°31'02"W, 22 feet more or less from the centerline of navigable stream; thence, S14°41'10"W along a meander line, 290.22 feet; thence, S35°53'44"W along a meander line, 373.96 feet; thence, S31°00'42"W along a meander line, 69.63 feet; thence, S13°14'34"W along a meander line, 60.34 feet; thence, S04°53'16"E along a meander line, 359.19 feet; thence, S24°21'32"E along a meander line, 86.11 feet; thence, S49°45'14"E along a meander line, 82.86 feet; thence, S33°35'34"E along a meander line, 154.42 feet to a Meander Corner on the South Line of the Northwest 1/4 of the Southeast 1/4 of Said Section 35, said meander corner being N89°27'22"W, 28 feet more or less from the centerline of navigable stream; thence, N89°27'22"W along said South Line, 706.43 feet to the Southwest Corner of Northwest 1/4 of the Southeast 1/4 of Said Section 35; thence, N89°03'15"W along the South Line of the Northeast 1/4 of the Southwest 1/4 of Said Section 35, 1004.02 feet; thence, N00°20'15"E, 607.78 feet to the South Line of Certified Survey Map No. 5370; thence, S89°39'07"E along said South Line, 236.78 feet; thence, S74°23'12"E, 31.35 feet; thence, N00°20'29"E, 417.05 feet; thence, N06°46'06"W, 121.15 feet; thence, N88°46'06"W, 15.19 feet to the Southeast Corner of Simm Drive as Dedicated to the Public by Certified Survey Map No. 5369; thence, N00°20'53"E along the East Line of Said Simm Drive, 60.01 feet; thence, N88°46'06"W along the North Line of Said Simm Drive and extension, 556.05 feet to the West Line of the Northeast 1/4 of the Southwest 1/4 of Said Section 35; thence, N00°20'12"E along Said West line, 125.17 feet which is the point of beginning of the Parcel being Described. Described parcel includes all lands between the Centerline of the Navigable Stream and the Described Meander Line. Described Parcel is subject to Riparian Rights and is Subject to all easements and restriction of record.

Given under my hand this _____ day of _____, 2026.

Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169

Owner's Certificate of Dedication

Dercks 5 LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Dercks 5 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
Outagamie County

IN WITNESS WHEREOF, the said Dercks 5, LLC, has caused these presents to

be signed by its authorized representatives, located at, _____, Wisconsin, this _____ day of _____, 20_____.

In the Presence of: Dercks 5 LLC

By _____
Tom Dercks, Managing Member

State of Wisconsin)
) ss
_____ County)

Personally came before me this _____ day of _____, 20_____.

the above named, officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

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	4970.00'	S 00°46'28" W	77.46'	77.46'	0°53'35"	S 01°13'16" W	S 00°19'41" W
C2	1470.00'	N 82°38'23" E	424.43'	425.92'	16°36'03"	S 89°03'35" E	N 74°20'22" E
C3	1470.00'	N 89°33'44" E	70.71'	70.72'	2°45'23"	S 89°03'35" E	N 88°11'02" E
C4	1470.00'	N 86°29'37" E	86.72'	86.73'	3°22'49"	N 88°11'02" E	N 84°48'13" E
C5	1470.00'	N 83°06'48" E	86.72'	86.73'	3°22'49"	N 84°48'13" E	N 81°25'23" E
C6	1470.00'	N 79°43'59" E	86.72'	86.73'	3°22'49"	N 81°25'23" E	N 78°02'34" E
C7	1470.00'	N 76°11'28" E	95.00'	95.02'	3°42'12"	N 78°02'34" E	N 74°20'22" E
C8	230.00'	N 11°19'51" W	6.38'	6.38'	1°35'24"	N 12°07'33" W	N 10°32'09" W
C9	170.00'	S 21°37'29" E	65.39'	65.80'	22°10'39"	S 10°32'09" E	S 32°42'49" E
C10	130.00'	S 12°05'28" E	57.06'	57.52'	25°21'11"	S 24°46'03" E	S 00°35'08" W
C11	130.00'	S 28°44'26" E	18.01'	18.03'	7°56'46"	S 32°42'49" E	S 24°46'03" E
C12	130.00'	S 12°05'28" E	57.06'	57.52'	25°21'11"	S 24°46'03" E	S 00°35'08" W
C13	70.00'	S 16°03'50" E	40.11'	40.68'	33°17'57"	S 32°42'49" E	S 00°35'08" W
C14	230.00'	S 29°55'55" E	22.32'	22.33'	5°33'48"	S 27°09'01" E	S 32°42'49" E
C15	1530.00'	N 82°33'42" E	445.88'	447.47'	16°45'26"	S 89°03'35" E	N 74°10'59" E
C16	1530.00'	N 76°03'21" E	100.00'	100.02'	3°44'44"	N 77°55'43" E	N 74°10'59" E
C17	1530.00'	N 79°35'42" E	88.99'	89.00'	3°19'59"	N 81°15'42" E	N 77°55'43" E
C18	1530.00'	N 82°55'41" E	88.99'	89.00'	3°19'59"	N 84°35'40" E	N 81°15'42" E
C19	1530.00'	N 86°15'40" E	88.99'	89.00'	3°19'59"	N 87°55'39" E	N 84°35'40" E
C20	1530.00'	N 89°26'02" E	80.44'	80.45'	3°00'46"	S 89°03'35" E	N 87°55'39" E
C21	60.00'	N 41°50'01" E	90.71'	274.14'	261°47'12"	N 89°03'35" W	S 07°16'23" E
C22	60.00'	N 66°52'38" W	45.31'	46.46'	44°21'55"	N 89°03'35" W	N 44°41'40" W
C23	60.00'	N 19°32'38" W	51.00'	52.68'	50°18'05"	N 44°41'40" W	N 05°36'25" E
C24	60.00'	N 37°52'20" E	64.06'	67.58'	64°31'51"	N 05°36'25" E	N 70°08'15" E
C25	60.00'	S 58°34'04" E	93.64'	107.43'	102°35'22"	N 70°08'15" E	S 07°16'23" E
C26	10.00'	S 48°09'59" E	13.09'	14.27'	81°47'12"	S 07°16'23" E	S 89°03'35" E
C27	5030.00'	N 00°46'28" E	78.39'	78.39'	0°53'35"	N 00°19'41" E	N 01°13'16" E
C28	5030.00'	N 00°27'28" E	22.79'	22.79'	0°15'34"	N 00°19'41" E	N 00°35'15" E
C29	5030.00'	N 00°54'16" E	55.60'	55.60'	0°38'00"	N 00°35'15" E	N 01°13'16" E

Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by

Dercks 5, LLC, Grantor, to:

Kaukauna Utilities, Grantee,
Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin Corporations doing business as We Energies, Grantee,
AT&T, Grantee
Spectrum, Grantee,
TDS, Metrocom, LLC, Grantee,

and

Any utility company with a current and approved Public right-of-way registration in the City of Kaukauna, 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, 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 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 Areas" 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 four inches without 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.

Dercks 5, LLC

Tom Dercks, Managing Member

Date

Temporary Storm & Sanitary Sewer and Watermain Easement Provisions

An easement for Storm & Sanitary Sewer and Watermain Provisions is hereby granted by:

Dercks 5, LLC, Grantor, to:

Kaukauna Utilities, Grantee,

GRANTOR, owner of the land, hereby grants unto the **GRANTEE**, its successors and assigns, an easement and right-of-way in, under and over the land mapped and labeled on this plat as " 60' Temporary Storm & Sanitary Sewer and Water Main Easement" including the right to enter upon said land for purposes of constructing, installing, repairing, altering, maintaining, and operating thereon a storm & sanitary sewer and watermain and associated appurtenances, said right-of-way and permanent easement being through and upon that certain tract of land as Shown and Mapped on this Plat.

Grantor, shall have the right to use the strip for purposes not inconsistent with the GRANTEES full enjoyment of the rights hereby granted, provided the GRANTORS shall not erect or construct any building or other structure, or drill or operate any well, nor place any tree within the described easement that would restrict the GRANTEES full enjoyment of the rights.

Grantee agrees that is Easement shall Automatically terminate upon the Formal dedication of the extension of Simm Drive. Upon termination, all rights granted herein shall be transferred to the rights of the public within the public road dedication.

The grant of this easement shall run with the land and shall be binding on and shall inure to the benefit of the parties hereto, their heirs, successors, or assigns until such time of Simm Drive formal dedication.

Dercks 5, LLC

Tom Dercks, Managing Member

Date

Easement for Stormwater Pond & Park Access Provisions:

An Easement for Stormwater Pond and Public Access to Park is hereby granted by:

Dercks 5, LLC, Grantor, to:

City of Kaukauna, Grantee,

GRANTOR, owner of the land, hereby grants unto the **GRANTEE** a, non-exclusive easement on, over, and through the area designated as Stormwater Pond Easement and/or Park Access Easement. The Easement is granted for the purpose of constructing, operating, maintaining, and using a Stormwater Pond, including necessary excavation, inflow/outflow structures, and related grading and dredging.

Grantee shall have the right of ingress and egress over the Property for personnel and equipment. Grantee shall comply with all local, state, and federal laws regarding stormwater management and construction activities. Grantee shall not alter the grades of the Grantor's surrounding property beyond the easement area.

Grantor retains the right to use the Property for any purpose that does not unreasonably interfere with the use of the Easement by the Grantee. No permanent structures or trees shall be placed within the Easement Area by Grantor during the term of this Easement.

Grantor hereby grants to **Grantee** a, non-exclusive easement on, over, and through the area designated as Park Access Easement . The Easement is granted for the purpose of constructing, operating, maintaining, a safe path of travel for the public to access the City owned park to the north.

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

Dercks 5, LLC

Tom Dercks, Managing Member

Date

EASEMENT CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C30	180.00'	S 22°15'42" E	330.16'	417.87'	133°00'48"	S 88°46'06" E	S 44°14'42" W
C31	120.00'	S 23°48'52" E	217.43'	272.08'	129°54'28"	S 88°46'06" E	S 41°08'22" W

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's 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

Print Name

Date

County Treasurer

Print Name

Date

City of Kaukauna Common Council Approval Certificate

Resolved, that the plat of High Pointe Meadows in the City of Kaukauna, Outagamie County, Dercks 5, LLC, owners, is hereby approved by the Common Council of the City of Kaukauna.

Mayor

Print Name

Date

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

Clerk

Print Name

Date

City of Kaukauna Storm Water Pond and Drainage Easement Restrictions:

The following uses and structures are prohibited within all Drainage Easements in the subdivision plat of High Pointe Meadows; filling, grading, and excavating except for construction of drainage ways and drainage facilities; the cultivation of crops, fruits, trees, landscaping 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 ay kind and constructing, erecting or moving any building or structure, including fences, within the drainage easement.

City of Kaukauna Storm Water Pond and Drainage Easement Maintenance:

Maintenance of all drainage ways and associated drainage structures within the subdivision of High Pointe Meadows 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 High Pointe Meadows, will have sidewalk.

Additional Notes:

The 60 foot wide Drainage Easement shall contain a 40 foot grassy area in a natural unmowed condition along the west side of the navigable stream for Lots 32 thru 35 and Outlots 1 thru 2 as portrayed on this plat.

No floodplain filling without City, State, or FEMA authorization.

"60' Radius Easement for Temporary Cul de Sac Easements". There is one "60' Radius Easement for Temporary Cul de Sac Easements" for the install and maintenance of public Cul de Sac. At the time Simm Drive extends to the east, the respective road way improvements shall be terminated to within the respective dedicated public right of way. At the same time the new road improvements are in place, the public and municipality's rights of that 60' Radius Easement shall be released in its entirety.

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

the property owner of record:	Recording Information:	Parcel Number(s):
Dercks 5, LLC	Doc No. 2363967	323220601
		323220600
		323220800

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: 9254Final.dwg
Date: 07/15/2026
Drafted By: scott
Sheet: 2 of 2



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

RESOLUTION 2026-5523

RESOLUTION APPROVING THE HIGH POINTE MEADOWS SUBDIVISION PHASE 1 FINAL PLAT

WHEREAS, Dercks 5 LLC, as owner, has presented a final plat for a subdivision to the City of Kaukauna Common Council, as prepared by Scott R. Andersen, a registered land surveyor, and;

WHEREAS, the final plat has been found to be in compliance with Chapter 18 of the City of Kaukauna's Municipal Code, and;

WHEREAS, the Plan Commission, at its meeting of July 9th, 2026, made recommendation to approve the High Pointe Meadows Subdivision Phase 1 final plat,

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Kaukauna, Wisconsin, that the final plat for High Pointe Meadows Subdivision Phase 1 development is hereby accepted and approved, there having been compliance with all local applicable provisions of law related thereto.

BE IT FURTHER RESOLVED that public sewer shall be made available to the lots in High Pointe Meadows Subdivision Phase 1 before buildings are occupied and that private sewer facilities are prohibited.

Adopted by the Common Council of the City of Kaukauna, Wisconsin, on this 21st day of July, 2026.

APPROVED: _____
Anthony J. Penterman, Mayor

ATTEST: _____
Kayla Nessmann, City Clerk