

PLAN COMMISSION

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



Thursday, February 19, 2026 at 4:00 PM

AGENDA

In-Person in Common Council Chambers, City of Kaukauna

1. Roll Call.
2. Approval of Minutes.
 - [a.](#) Approve Minutes from January 22, 2026
3. Old Business.
4. New Business.
 - [a.](#) Request for Easement Change - 37 Ash Grove Place
 - [b.](#) Wisconsin Department of Transportation - Right-of-Way Acquisition for Interstate 41
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.



PLAN COMMISSION

City of Kaukauna

Council Chambers

Municipal Services Building

144 W. Second Street, Kaukauna



Thursday, January 22 at 4:00 PM

MINUTES**In-Person in Council Chambers**

Mayor Penterman called the meeting to order at 4:00 p.m.

1. Roll Call

Members Present: Brett Jensen, Giovanna Feller, John Neumeier, John Moore, Michael Avanzi, Ken Schoenike, Pennie Thiele, Mayor Tony Penterman

Others Present: Associate Planner Adrienne Nelson

2. Approval of Minutes

a. Approval Minutes from January 8, 2026

Avanzi made a motion to approve the minutes from January 8, 2026.
Seconded by Moore. The motion passed unanimously.

3. Old Business

a. None

4. New Business

a. Wellness 360 – Signage Request

Associate Planner Nelson presented the signage request submitted by Sydney Hummell, owner of Wellness 360, which is located at 500 Lawe Street. This property is zoned Commercial Core District. Per section 17.20 of the Municipal Code, properties that the lot dimensions meet the requirements of 17.22 may follow the sign requirements of that district by Plan Commission approval of the sign type, size, and location for each requested not to exceed 300 square feet in size per sign. The property located at 500 Lawe Street meets the minimum dimensional requirements and the signage would be allowed, pending Plan Commission approval. The signage application submitted is for a 204"x34" wall sign, or about 50 square feet. The drawing is attached

for reference. Staff is recommending approval of the signage request with the condition that the signage permit application is approved by staff.

Jensen asked for clarity on where this new sign will be located. Will it be going on the back side of the building? He also asked if the existing sign would be staying.

Nelson confirmed the location and that the existing sign would remain.

Neumeier asked if any of the existing landscaping would be affected. He recalled that there used to be some juniper bushes that screened the utilities located under the proposed new sign. There is only a tree there now, will that be going away to make sure the sign is visible? It's not a requirement, but he would like Wellness 360 to look into screening the utilities.

Jensen pointed out that it might be a good idea to set the shrubs and trees back to allow for accessibility to the utilities for maintenance purposes.

Nelson agreed to talk to Hummell about screening with the understanding that it is not a requirement for approval.

Avanzi made a motion to approve the signage request with the condition that the signage permit application is approved by staff. Seconded by Moore. The motion passed unanimously.

b. Rezoning Request – KASD

Associate Planner Nelson introduced the rezoning request submitted by the Kaukauna Area School District in collaboration with Point of Beginning. They submitted an application to rezone Lot 1 of their proposed certified map from Residential Single-Family to Institutional for the construction of a new middle school. Although schools are a permitted use in the Residential Single-Family District, the height of all permissible principal uses and structures are limited to 35' within that

district. By rezoning to Institutional, the middle school can be constructed to the proposed height of 45'6". Staff is recommending approval of the rezoning request to Common Council. A class two notice has already been sent out and, although it is not required by ordinance, staff usually sends out a notice to all residents located within 200' of a rezoning as a courtesy.

Moore asked if the notice goes to all landowners within 200', even those that don't have residents located on the property.

Nelson explained the process of how notices are mailed out to property owners. Letters are sent to whatever properties are located within 200' of the property line of the property being rezoned, whether residential or commercial.

Feller asked for further clarification. Would letters be sent to property owners within 200' of the school?

Nelson explained that letters would be sent out to property owners within 200' of the lot line of the property the school will be built on, not from the school itself.

Thiele commented that she spoke with Associate Planner Nelson and clarified what is being approved. She wants to make clear that what the Plan Commission is approving to rezone is only the parcel being presented, as shown in the map. The abutting lots will not be rezoned.

Nelson confirmed that only Parcel 1 on the map will be rezoned.

Neumeier made a motion to recommend approval of the rezoning request to Common Council and to direct staff to send out notices to property owners within 200' of the rezoning. Seconded by Thiele. The motion passed unanimously.

c. Site Plan Correction – KASD

Associate Planner Nelson introduced the corrected site plan application submitted by the Kaukauna Area School District in collaboration with Point of Beginning. The original site plan application, which was reviewed by Plan Commission on December 18, 2025, listed the following parcel numbers: 325050100, 323246700, 323246700, 3232246600, 323246500, 323246400, and 323246300. In short, 323246700 was listed twice, there was confusion on the inclusion of 325050100 which is the site of the high school, and 323246300 was listed even though it is not owned by the school and not a part of this project. On January 8, 2026, Plan Commission amended their motion approving the site plan with conditions, to include an additional condition requiring the submission of a corrected site plan. The corrected site plan is attached to the memo and listed the following parcel numbers: 323246400, 323246500, 323246600, 323246700, and 323246800. It also listed 325050100, the site of the high school, because of the planned connection between the middle school and high school pending a finalized easement agreement. Staff is recommending approval of the corrected site plan application as presented.

Discussion was had on how best to make a motion to ensure proper recording of the corrected site plan.

Neumeier made a motion to approve the updated site plan application form as meeting one of the conditions of the December 18, 2025, and January 8, 2026, Plan Commission motions. Seconded by Thiele. The motion passed unanimously.

For clarity, Moore listed the previous motions associated with these meetings. On December 18, 2025, the site plan was approved with the following conditions: prior to issuance of building permits, Stormwater and Erosion Control permits must be obtained from the Engineering Department, the certified survey map (CSM) must be approved by Common Council, formal approval of site plans and access must be obtained from the Kaukauna Fire Department, and the site must be rezoned from RSF to IT. On January 8, 2026, these requirements were amended to the following: prior to issuance of building permits, all

parcel numbers are corrected on the application, Stormwater and Erosion Control permits must be obtained from the Engineering Department, the certified survey map (CSM) must be approved by the Common Council, formal approval of site plans and access must be obtained from the Kaukauna Fire Department, and the site must be rezoned from RSF to IT.

5. Other Business

a. None

6. Adjourn

Avanzi made a motion to adjourn the meeting. Seconded by Moore. Motion passed unanimously.

Meeting adjourned at 4:17 p.m.

Adrienne Nelson, Associate Planner





MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Adrienne Nelson, Associate Planner
Date: February 13, 2026
Re: Request for Easement Change – 37 Ash Grove Place

Trevor and Mindi Hansmann are requesting an easement change for their property located at 37 Ash Grove Place. Currently, there is a 35' drainage easement located in their rear yard.

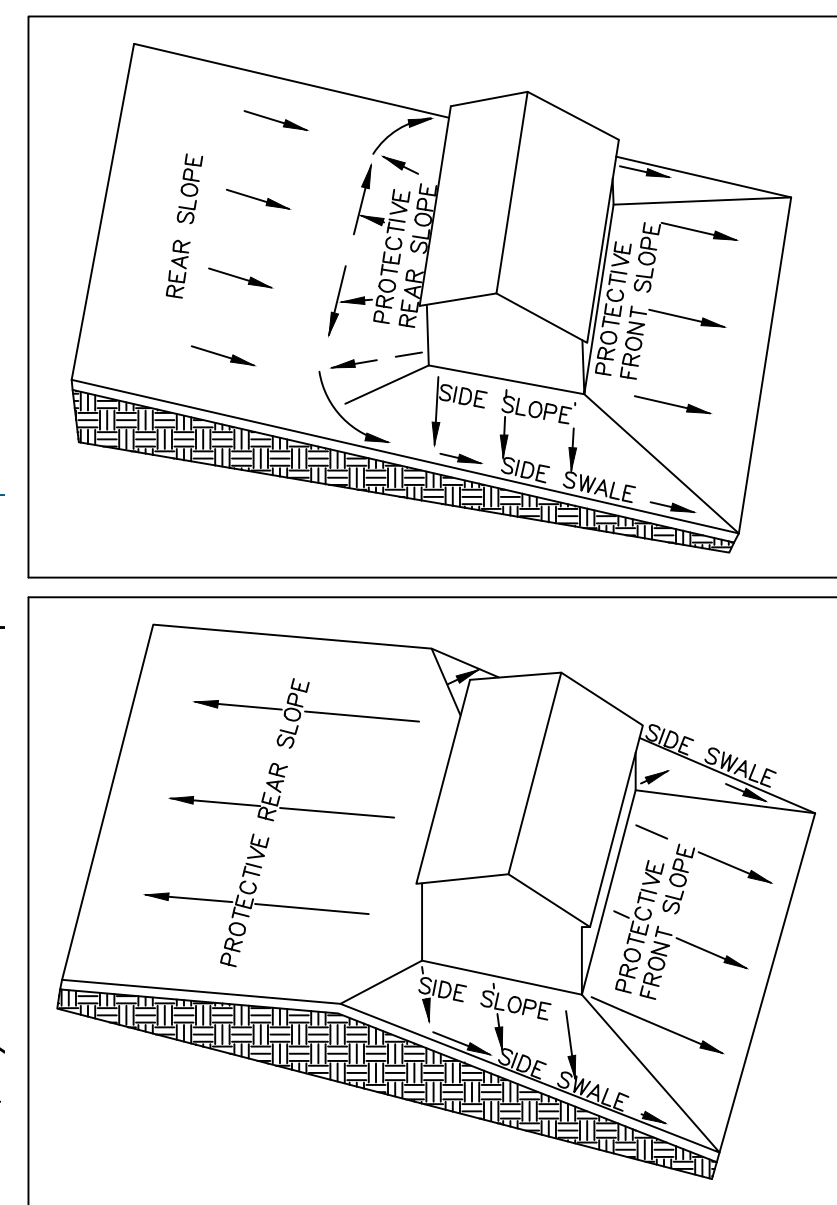
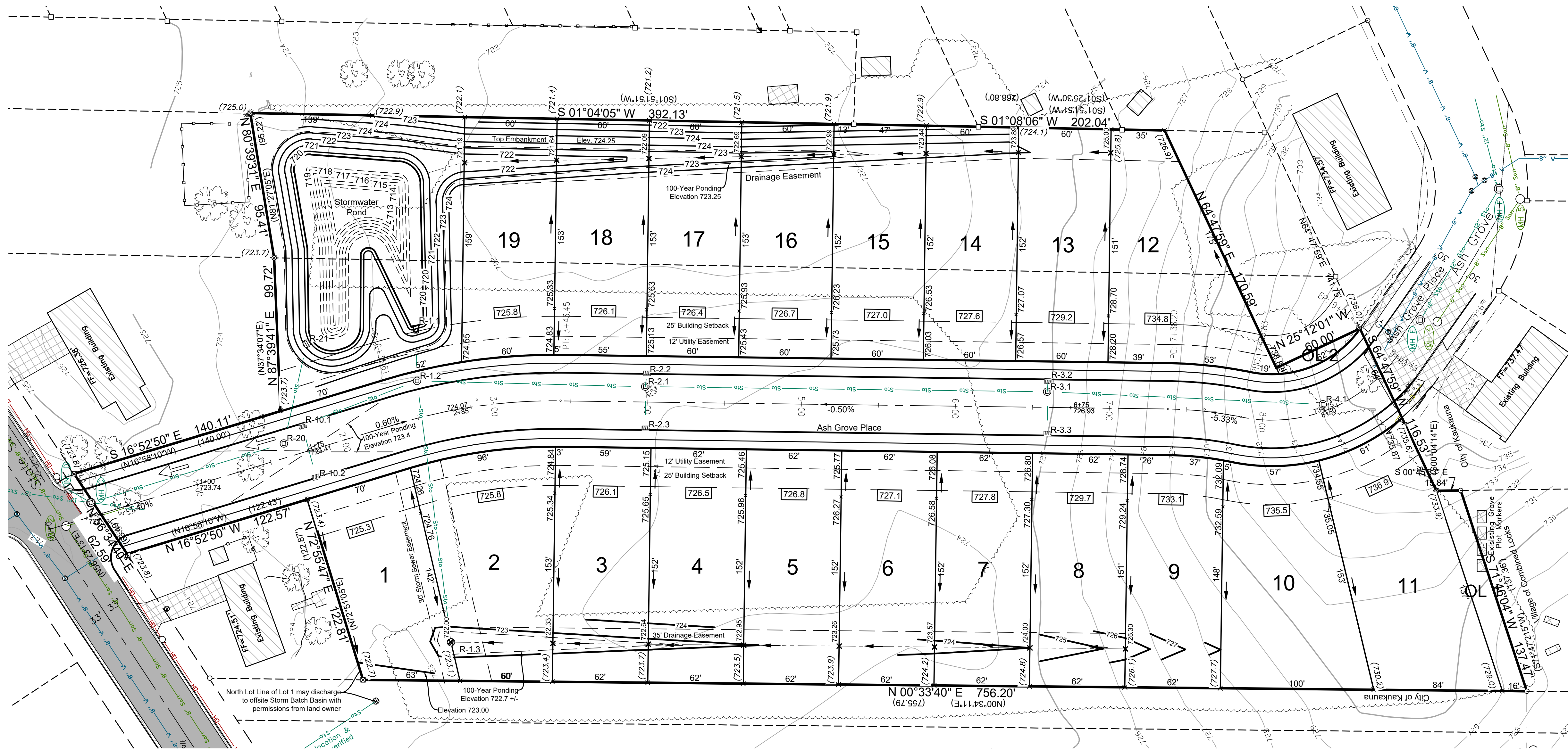
The Hansmanns have been working with City staff and Davel Engineering on the removal of this drainage easement. To the west of 37 Ash Grove Place is the Union Cemetery property which has an offsite catch basin within the cemetery. Union Cemetery has agreed to allow use of this offsite catch basin with a formal storm sewer and drainage easement agreement.

If the 35' drainage easement were to be removed and the agreement with Union Cemetery signed, the impact would be negligible, and the subdivision would continue to exceed City ordinance for stormwater quantity control.

The updated drainage plan for the subdivision, formal documentation for the agreement with Union Cemetery, and the written request from the homeowners is attached to this memo.

Recommendation:

Recommend approval of the request to remove the 35' drainage easement from 37 Ash Grove Place to the Common Council.



HOUSE ELEVATIONS:

The house elevations shall be set to provide positive drainage away from the building in all directions as shown in the above details. House elevations and driveway locations may need to vary depending on size, location, and architecture of the home. Changes to the grading plan or house elevations can be allowed only if an individual lot grading plan is prepared by a professional engineer.

City of Kaukauna Drainage Easement Restrictions:

The following uses and structures are prohibited within all drainage easements in the subdivision plat of Ash Grove Estates; 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 materials 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 Ash Grove Estates 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.

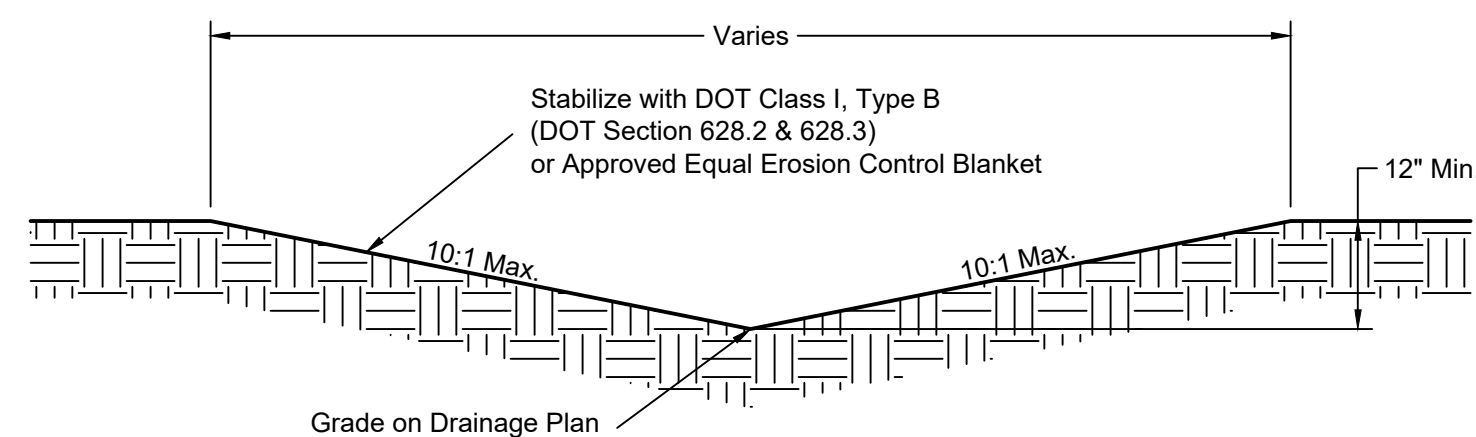
Maintenance by the city include, but is not limited to, the removal of silt and decomposed vegetation that gradually accumulates in the bottom of a pond, a detention area, and/or ditch. Payment for above maintenance items shall be placed on the annual real estate tax bill as a special assessment if not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

NOTES:

- Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
- The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
- Vegetation beyond slopes shall remain, refer to sheet 1.3 for cleaning limits.
- The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
- Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
- All sediment and erosion control devices and methods shall be in accordance with the Wisconsin DNR Technical Standards.
- No lot shall have lowest opening elevations lower elevation 724.50.

BENCHMARKS (NAVD88)

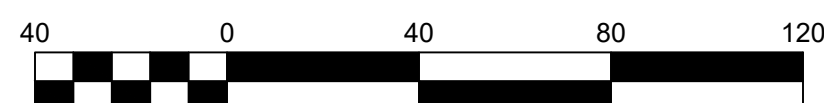
BM 0	NGS Monument(DE7730) Intersection of City Rd "N" & City Rd "CE" Elev 707.89'
BM 1	Fire Hydrant, Tag Bolt NW Quad of State St. & Melrose Ct. Elev 725.30'
BM 2	Fire Hydrant, Arrow Bolt Ash Grove Place, Lot 4 & Lot 5 Elev 727.72'
BM 3	Fire Hydrant, Tag Bolt Northerly R/W of Ash Grove Place, Outlot 2 Elev 737.86'



Note:
Mat Should Extend to Top of Bank or 18" Vertically, Whichever is Less.

WEST SWALE SECTION Lots: 1-7

Pre Development 		
Development By Design 		



FINAL DRAINAGE & GRADING PLAN

Ash Grove Estates
City of Kaukauna, Outagamie County, WI
For: Marcus McGuire Homes, LLC

Date:	01/11/2022
Filename:	6410Asbuilt.dwg
Author:	TNW
Last Saved by:	tim
Page	1.2



STORM SEWER & DRAINAGE EASEMENT

Document Number

This EASEMENT, made between

Union Cemetery
GRANTOR

and

Trevor & Mindi Hansmann
City of Kaukauna
GRANTEE(s)

GRANTOR conveys to GRANTEE(s), their heirs, successors and assigns, for good and valuable consideration, receipt of which is acknowledged, the following described STORM SEWER & DRAINAGE EASEMENT in Outagamie County, Wisconsin.

Said GRANTOR conveys to said GRANTEE(s) the following easements:

Storm Sewer Easement Description

Area Being Part of Government Lot 1 of Section 24 and part of Government Lot 8 of Section 23, all in Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin, containing 519 Square Feet (0.0119 Acres) of land described as follows:

Commencing at the Outagamie County Government Corner No. 4 21 18 24 27 05S a point on the West line of Government Lot 1; thence along the West line of said Government Lot 1, N00°02'49"W, 570.31 feet; thence N56°34'40"E along the South right-of-way of State Street, 454.81 feet to the Point of Beginning of the area to be described; thence continuing along said right-of-way, N56°34'40"E, 6.05 feet; thence S26°03'31"E, 86.92 feet; thence S63°56'29"W, 6.00 feet; thence N26°03'31"W, 86.15 feet to the Point of Beginning. Described area subject to all easements and restrictions of record.

Drainage Easement Description

Area being part of Government Lot 8 of Section 23, all in Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin, containing 1,306 Square Feet (0.0300 Acres) of land described as follows:

Commencing at the Outagamie County Government Corner No. 4 21 18 24 27 05S a point on the West line of Government Lot 1; thence along the West line of said Government Lot 1, N00°02'49"W, 570.31 feet; thence N56°34'40"E along the South right-of-way of State Street, 519.60 feet to the Northwest corner of Lot 2, Certified Survey Map No. 6824; thence S00°33'40"W, 100.00 feet to the Northwest corner of Lot 1 of Ash Grove Estates also the Point of Beginning of the area to be described; thence S00°33'40"W, along the West line of said Lot 1, 62.96 feet to the Northwest corner of Lot 2 of Ash Grove Estates; thence N63°19'20"W, 22.27 feet; thence N00°33'40"E, 45.24 feet; thence N18°54'59"W, 15.91 feet; thence N63°56'29"E, 6.00 feet; thence S63°19'20"E, 22.21 feet to the Point of Beginning. Described area subject to all easements and restrictions of record.

In the Presence of: Union Cemetery

By:

Signature

Print Name & Title

Date

State of Wisconsin)
)ss
County of _____)

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

Notary Public, Wisconsin My commission expires: _____

STORM SEWER & DRAINAGE EASEMENT

Restrictions and Maintenance

Union Cemetery Easement Restrictions:

The following uses and structures are prohibited within all "Easements" granted in this document; 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.

Union Cemetery Easement Maintenance:

Maintenance of all drainage ways and associated drainage structures within all "Easements" granted in this document are the responsibility of the grantor and grantee.

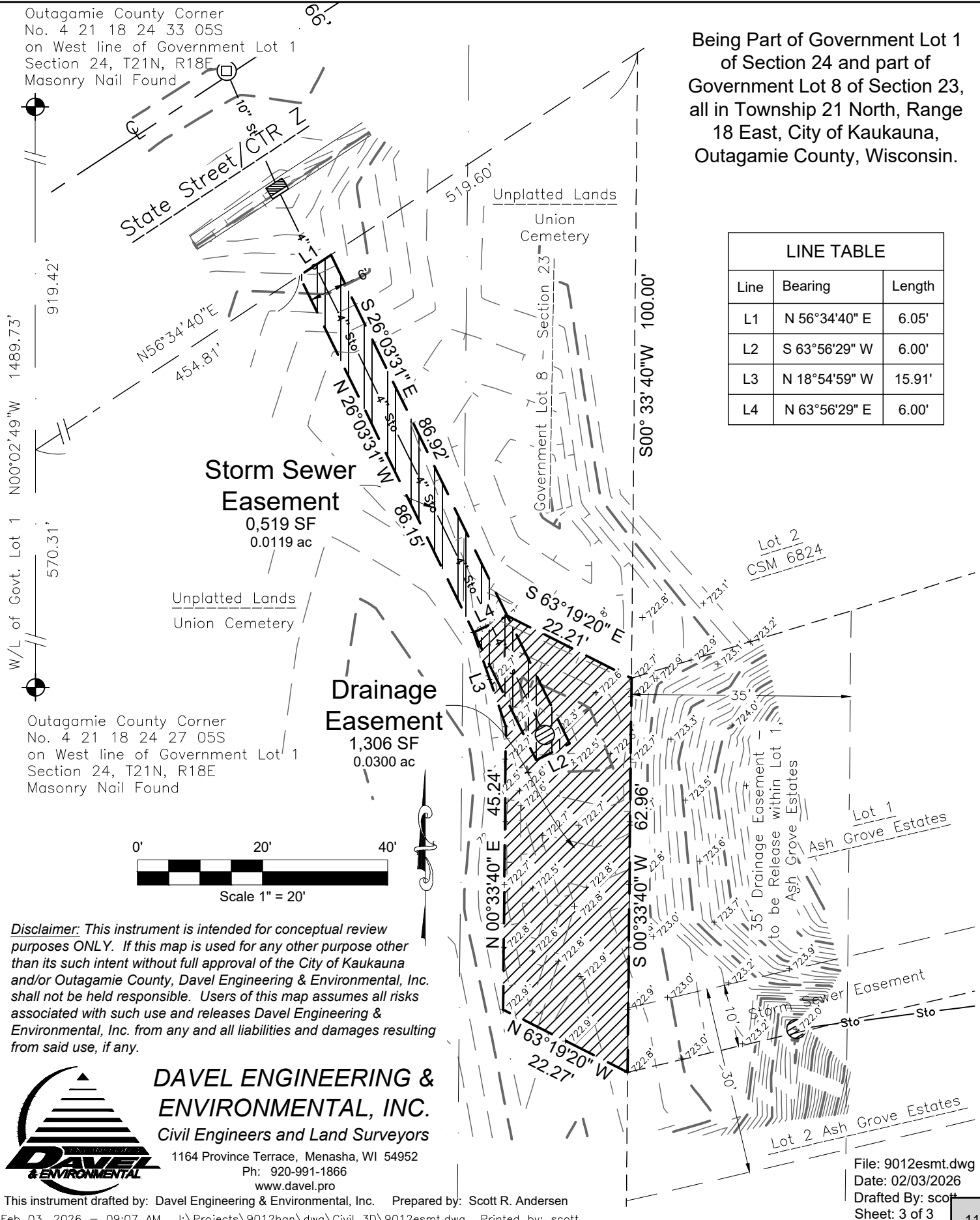
Upon failure of any property owner to perform maintenance, abide by restrictions, or allow for proper grading and drainage requirements of the drainage ways and associated drainage structures, the City of Kaukauna retains the right to have maintenance or corrective measures performed. The cost of said maintenance or corrective measures within all "Easements" granted in this document 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 drainage way, and/or restricted flow within the pipe. 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, shall allow for positive drainage to be contained within the "Easements" granted in this document.

STORM SEWER & DRAINAGE EASEMENT EXHIBIT



Trevor and Mindi Hansmann

37 Ash Grove Pl.

Kaukauna, WI 54130

[REDACTED]
1/22/2026

City of Kaukauna

144 W. 2nd St.

Kaukauna, WI 54130

Re: Request for Easement Change – 37 Ash Grove Pl. Kaukauna, WI 54130

To whom it may concern,

I am the owner of the property located at 37 Ash Grove Place. I am writing to formally request a review and approval of a proposed change to the existing drainage easement on this property.

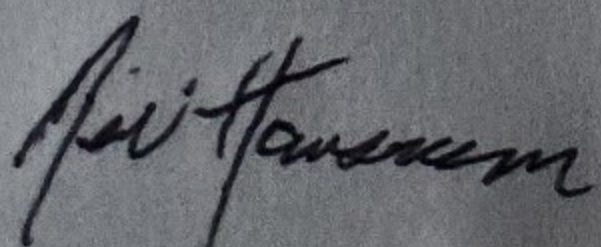
The requested drainage easement change involves removing the easement located at the back end of our property. The purpose of this request is to allow our children to be able to play and enjoy our backyard. We would like to have them be able to play on a playset, play their sports, and be kids. We would also like to put up a fence for our dog and to allow a safe area for our children to play. None of this information was disclosed to us by anyone involved in the sale of our home. After we purchased the house, the more people that came out, the more we realized and were told that our property in the back was not laid out properly. We are doing everything we can, and are working with everyone we can, to just have the backyard that we assumed we would have at the time of sale.

Enclosed with this letter are the relevant supporting documents, including signed documents from the cemetery allowing us to use the drain located on their property, for your review. This proposed change is not intended to interfere with existing access or utility services and is submitted in good faith for consideration.

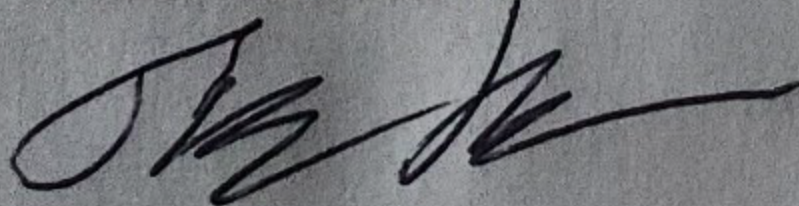
I appreciate your time and look forward to your guidance on the next steps in this process.

Sincerely,

Mindi Hansmann



Trevor Hansmann





MEMO

Engineering Department

To: Plan Commission
From: John Neumeier, Director of Public Works/City Engineer
Date: 2/19/2026
Re: Wisconsin Department of Transportation – Right-of-way acquisition for Interstate 41

Background information:

Wisconsin Department of Transportation (WisDOT) has completed a Transportation Project Plat (TPP) for Project 1130-63-20, I-41, Outagamie & Brown Counties. The TPP identifies two small areas of land adjacent to the I-41 project currently owned by the City of Kaukauna that are necessary for DOT to acquire to complete said project. There is also a small area of Temporary Limited Easement (TLE) that will be needed at one location for temporary access and grading purposes. The cover letter and TPP is enclosed for your review.

Parcel 304 A is located on Parcel 322095603 in Commerce Crossing. The area of note is west of the large stormwater pond abutting the highway. Total Fee area is 860 sq ft.

Parcel 304 B is located on Parcel 322098200 in Kaukauna Industrial Park North; specifically on Outlot 1, also known as Kelso Park and Pond. Total Fee area is 315 sq ft and a TLE needed for 1,404 sf.

Staff has reviewed the requested areas and does not see any substantial impacts from the acquisitions or from proposed grading. Staff would recommend approval of the agreement to Common Council.

Strategic Plan: NA

Budget: NA

Staff Recommended Action:

Recommend to Common Council approval of agreement for Fee acquisitions and TLE by WisDOT for Project 1130-63-20, I-41, Outagamie & Brown Counties for the City owned parcels 304 A and B.



January 8, 2026

CERTIFIED MAIL

City of Kaukauna
144 West Second Street
Kaukauna, WI 54130-2200

RE: Parcel No.: 304
Parcel Address: Evergreen Drive
2801 Progress Way
Kaukauna, WI 54130
Project ID: 1130-63-21, IH-41, Outagamie & Brown Counties
Appleton – De Pere (STH 96 – CTH F)

Dear City of Kaukauna:

The Wisconsin Department of Transportation (WisDOT) is planning a roadway improvement project on IH-41 located in both Outagamie and Brown Counties which includes new right of way acquisition in multiple areas. MSA Professional Services, Inc. has been hired to act as an agent for WisDOT to acquire the needed right of way for the improvement project. I will be your point of contact and will work closely with you through the real estate acquisition process. In compliance with Wisconsin statutes and federal regulations, you are receiving this letter to initiate negotiations for the acquisition of your property and/or property interests needed for the above referenced improvement project.

Enclosed are the following documents:

- Appraisal Report
- The Rights of Landowners Under Wisconsin Eminent Domain Law
- Appraisal Guidelines and Agreement
- Transportation Project Plat with Names of 10 Other Neighboring Landowners Affected by the Project, if Applicable
- Warranty Deed with Legal Description of the Land and/or Interest(s) Needed for the Project
- Statement to Construction Engineer
- New Supplier Form (DOA-6460)
- Internal Revenue Service Form W-9 Request for Taxpayer Identification

WisDOT's approved estimate of just compensation is \$2,100.00 and is based on the enclosed appraisal report. This amount does not consider any decrease or increase in the market value of the property caused by the anticipation of the project. The allocation of this amount is as follows:

Allocation	Description	Size	Unit	Per Unit	Value (\$) Rounded
Fee	Land (Tax Parcel 322095603) Larger Parcel 304A	860.00	Sq. Ft.	\$0.90	\$774.00
Fee	Land (Tax Parcel 322098200) Larger Parcel 304B	315.00	Sq. Ft.	\$1.30	\$409.00
Temporary Limited Easement (TLE)	TLE (Tax Parcel 322098200) Larger Parcel 304B	1,404.00	Sq. Ft.	\$0.60	\$846.00
Appraiser Rounding	Appraiser Rounding				\$71.00

Total Allocation \$2,100.00*

**General taxes shall be prorated at the time of closing based on the net general taxes for the preceding year.*

If you agree with the value stated in the appraisal report and wish to enter into an agreement with WisDOT, please sign the following documents and return them to me in a timely manner for final review and approval. Also enclosed is a self-addressed (MSA), postage-paid envelope for your convenience. Upon receipt of these documents, we will submit a payment request.

- A. **Warranty Deed:** All landowners whose names are listed or assigned to this parcel must sign and date this document. Each signature must be acknowledged in the presence of a Notary Public.
- B. **Statement to Construction Engineer:** This form requires the signature of only one landowner and is used to inform the construction engineer of any special commitments, if any, that were agreed to by you and WisDOT for construction purposes.
- C. **New Supplier Form (DOA-6460):** This form is to be completed in full for payment processing. Section 3 (Payment Direct Deposit/ACH Information) presents two options. You may receive payment by "Direct Deposit" to a checking or savings account or opt out of "Direct Deposit" and receive payment by mail. Should you choose "Direct Deposit" you must accompany this form with a current, voided check or include a bank letter on bank letterhead signed by a bank representative (as directed on the form).
- D. **Form W-9:** This form is required by the IRS for any transaction valued at \$600.00 or more. If more than one landowner, unless husband and wife at the time of the conveyance, each should submit a W-9. If exempt, please provide an exemption form.

If you are not satisfied with the above-stated conclusions of value for your property, you are eligible to obtain an additional appraisal from a qualified appraiser of your choice. If you elect to have an appraisal report prepared, you must take certain steps to qualify for reimbursement.

Your eligibility for appraisal cost reimbursement will expire 60 days from your receipt of the agency's appraisal, which is estimated to be on **March 12, 2026**. Receipt of the agency's appraisal is considered to have been accomplished either upon the date of personal delivery or date of postmark. See the enclosed Appraisal Guidelines and Agreement document for further explanation. If your appraisal report is submitted after the 60-day statutory date, the agency may consider it for negotiation purposes; however, it will not be eligible for reimbursement.

It is important to us that you are satisfied that your property and your rights have been fully considered. We will provide any additional information requested, if available, or further discuss any other concerns you may have. Should you have any questions or concerns, please feel free to contact me at the phone number or email addressed below.

Sincerely,
MSA Professional Services, Inc.



Jessie Prien, MSA Real Estate Project Manager
1835 North Stevens Street, Rhinelander, WI 54501
(715) 304-0404
jprien@msa-ps.com

Enclosures: As stated in letter.

cc: Sarah Reese, WisDOT Real Estate Leadworker – Northeast Region

WARRANTY DEED

Wisconsin Department of Transportation
 Exempt from fee [s. 77.25(2r) Wis. Stats.]
 RE1560 01/2023

THIS DEED, made by **City of Kaukauna, a Wisconsin municipal corporation**, GRANTOR, conveys and warrants the property described below to the **Wisconsin Department of Transportation**, GRANTEE, for the sum of **Two Thousand One Hundred and 00/100 Dollars (\$2,100.00)**.

Any person named in this deed may make an appeal from the amount of compensation within six months after the date of recording of this deed as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the deed shall be treated as the award, and the date the deed is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property: **None**.

This is not homestead property.

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

This space is reserved for recording data

Return to
 ATTN: Jessie Prien
 MSA Professional Services, Inc.
 1835 North Stevens Street
 Rhinelander, WI 54501
 Parcel Identification Number/Tax Key Number
 322095603; 322098200

The undersigned certify that this instrument is being executed pursuant to a resolution of the board of directors (or shareholders, if authorized by law) of GRANTOR.

City of Kaukauna

Signature _____ Date _____

Print Name & Title _____

Signature _____ Date _____

Print Name & Title _____

Signature _____ Date _____

Print Name & Title _____

Signature _____ Date _____

Print Name & Title _____

_____ Date _____

State of _____)
 _____) ss.
 _____ County)

On the above date, this instrument was acknowledged before me by the above-named person(s).

The signer was: _____ Physically in my presence. **OR**

_____ In my presence involving the use of communication technology.

Signature, Notary Public, State of _____

Print Name, Notary Public, State of _____

_____ Date Commission Expires _____

Project ID
 1130-63-21

This instrument was drafted by Jessie Prien,
 MSA Professional Services, Inc., on behalf of
 Wisconsin Department of Transportation

Parcel No.
 304

LEGAL DESCRIPTION

Parcel 304 of Transportation Project Plat 1130-63-21-4.31, recorded as Document 2291927, at the Register of Deeds office in Outagamie County, Wisconsin.

Property interests and rights of said Parcel 304 consist of:

Fee simple.

Also, Parcel 304 of Transportation Project Plat 1130-63-21-4.33 Amendment No. 1, recorded as Document 2348567, at the Register of Deeds office in Outagamie County, Wisconsin.

Property interests and rights of said Parcel 304 consist of:

Fee simple.

Temporary limited easement.

Any interests or rights not listed above for said parcel but shown as required on said Transportation Project Plat are hereby incorporated herein by reference.

STATEMENT TO CONSTRUCTION ENGINEER

RE1528 10/2024 s. 84.09 Wis. Stats.

Wisconsin Department of Transportation

Copies to: project engineer and owner

Owner Name(s) City of Kaukauna	Property Address Evergreen Drive & 2801 Progress Way Kaukauna, WI 54130 Mailing Address 144 West Second Street Kaukauna, WI 54130-2200	Area code - phone Home: Cell: Work: Email:
Tenant, if any	Property Address Evergreen Drive & 2801 Progress Way Kaukauna, WI 54130 Mailing Address	Area code - phone Home: Cell: Work: Email:

- All commitments agreed upon between negotiator and property owner are listed below.

- All commitments are subject to approval of Wisconsin Department of Transportation.

- Basic concepts of construction project have been explained to owner.

- No other commitments, either verbal or implied, are valid.

Commitments made (fences, driveways, trees, drainage or other items):

Other matters of interest and owner concerns:

City of Kaukauna

Property Owner Signature & Title	Date	Negotiator Signature	Date
		Jessie Prien	
Property Owner Signature & Title	Date	Print Negotiator Name	

Commitments Approved:

Approving Authority Signature and Title	Date
Print Approving Authority Name	

Project ID
1130-63-21

County
Outagamie

Parcel No.
304



New Supplier Form

Section 1: Identifying Information

Tax Identification Number:

--	--	--	--	--	--	--	--	--	--

EIN
or
SSN

--	--

Pursuant to Section 6109 of the Internal Revenue Service Code, we are required to obtain your Tax Identification Number (TIN) to properly report income to the IRS as required by law. Forms without a TIN will not be accepted

Name (as shown on your income tax return). Name is required on this line; do not leave this line blank:

Business Name/disregarded entity name, if different from above:

Address:

City:

State:

ZIP:

DUNS#

UEI#

Section 2: Order Address (For Purchase Orders)

Address:

City:

State:

ZIP:

DUNS#

UEI#

Section 3: Payment Direct Deposit/ACH Information

Bank Name:

Account Type:

Checking ☐

Savings ☐

Account Number:

Routing Number:

Account number supplied must match attached bank verification

Routing number supplied must match attached bank verification

Email for Remit Info

To opt out of Direct Deposit, Check This Box

Attach a copy of a current voided check or include a bank letter on bank letterhead, signed by a bank representative. Either option must include the individual/company name, routing and account numbers pre-printed by the financial institution

Section 4: International ACH Transaction Information

Will the entire amount of this electronic payment ultimately be deposited into a financial institution outside of the United States, and therefore fall under the regulation of IAT?

Yes

No

Section 5: Contact Information

Primary Contact Name:

Title:

Email:

Phone:

Fax:

Secondary Contact Name:

Title:

Email:

Phone:

Fax:

Section 6: Read the Agreement, Sign & Date

Wisconsin law provides that State agencies or authorities cannot purchase any materials, supplies, equipment, or contractual services from suppliers (vendors), if the supplier and its affiliates are not registered, collecting, and remitting Wisconsin sales or use tax on sales of tangible personal property and taxable services in Wisconsin to the Wisconsin Department of Revenue. If the supplier or its affiliates only make exempt sales in Wisconsin, an Affidavit of Exempt Sales can be signed in lieu of registering. Exempt sales do not include sales of tangible personal property or taxable services not taxed solely because the supplier or affiliate does not have activity in Wisconsin that requires them to collect and remit sales and use tax (Nexus). This law does not change the federal constitutional limitations on who must be licensed to conduct business in Wisconsin. Additionally, A foreign corporation (any corporation other than a Wisconsin corporation) which becomes a party to this Agreement is required to conform to all the requirements of Chapter 180, Wis. Stats., relating to a foreign corporation and must possess a certificate of authority from the Wisconsin Department of Financial Institutions, unless the corporation is transacting business in interstate commerce or is otherwise exempt from the requirement of obtaining a certificate of authority.

The State will establish authentication information requirements for communications between the Supplier and the State, through online systems or paper forms. If the State receives a Communication containing proper authentication information, it shall be entitled to act on the Communication, and shall not be obligated to verify the content of such Communication, establish the identity of the person providing it, or await any confirmation thereof, and the State shall not be liable for acting on any Communication sent in the name of the Supplier. The Supplier shall be solely responsible for the safekeeping of the authentication information (i.e. passwords, Taxpayer Identification Numbers, bank account numbers, etc.) and assumes all risk of accidental disclosure or inadvertent use of such authentication information by any party whatsoever, whether such disclosure or use is on account of the Supplier's negligence or deliberate acts or otherwise. The State shall not be liable for any loss or damage resulting from fraudulent, unauthorized or otherwise improper use of any authentication information by the Supplier. Only **Authorized individuals** may complete and submit this form. By completing this form, you are certifying that you are a duly authorized representative of your organization and are lawfully able to initiate changes to banking information. **Fraudulent conveyances are punishable offenses.** The entity listed hereby authorizes the State of Wisconsin to initiate credit entries to its bank account at the financial institution identified above. Additionally, this form provides the State of Wisconsin the authority to reverse (withdraw) any erroneous credits (deposits) to the account. The authority shall remain in effect until the State of Wisconsin receives written notification of revocation and has a reasonable opportunity to act on it.

Print Name:

Date:

Signature:

Phone:

DOA-6460 – New Supplier Form

REQUIRED Information

Section 1. Identifying Information

- Tax Identification Number – must match either the Social Security Number or the Employer Identification number from completed W-9; check corresponding EIN or SSN box.

Name – must match first line on W-9

Business Name – if applicable, must match W-9 if listed on W-9

Address/City/State/Zip – Must match W-9

DUNS#/EUI# - if available

Section 2. Only complete if Purchase Orders are to be sent to different address



State of Wisconsin
Wisconsin Department of Administration
Division of Executive Budget & Finance
DOA-6460 (R01/2022)

New Supplier Form

Section 1: Identifying Information

Tax Identification Number:										EIN -00-	SSN

Pursuant to Section 6109 of the Internal Revenue Service Code, we are required to obtain your Tax Identification Number (TIN) to properly report income to the IRS as required by law. Forms without a TIN will not be accepted.

Name (as shown on your income tax return). Name is required on this line; do not leave this line blank:

Business Name/disregarded entity name, if different from above:

Address:		State:		ZIP:
City:				
DUNS#	EUI#			

Section 2: Order Address (For Purchase Orders)

Address:		State:		ZIP:
City:				
DUNS#	EUI#			

DOA-6460 – New Supplier Form

REQUIRED Information

Section 3. Payment Direct Deposit/ACH Information

- Only complete if you want to be paid via ACH (Electronic money transfer).
- **If you want a paper check, check the box and go to Section 5.**

To opt out of Direct Deposit, Check This Box			
For ACH Payment, provide:		Account Type: check appropriate box	
• Bank Name	• Account Number (provide entire account number)	• Checking	• Savings
• Routing Number	• Email for Remit Info (used for notification of payment)		
Attach a copy of current voided check OR include a bank letter on bank letterhead, signed by a bank representative. The information MUST include the individual/company name, routing and account numbers pre-printed by the financial institution and must match the information provided above, under ACH Payment.			
Section 4. International ACH Transaction Information			
Will the entire amount of this electronic payment ultimately be deposited into a financial institution outside of the United States, and therefore fall under the regulation of IAT?			
Yes			
No			

Section 4. International ACH Transaction Information

- Checking "Yes" indicate the entire amount of ACH will be deposited into a financial institution outside the US.
- Checking "No" indicate the ACH payment will be deposited into a financial institution located in the US.

DOA-6460 – New Supplier Form

REQUIRED Information

Section 5. Contact Information

At least one contact information is needed.

For individuals, Name and Phone are sufficient.

For business:

- Provide Primary Contact Name, Title, Email, and Phone.
- Provide Secondary Contact Name, Title, Email, and Phone, if you wish.

Section 6. Read the Agreement, Sign & Date

Print Name:

Date:

Signature:

Phone:

Section 5: Contact Information	
Primary Contact Name:	
Title:	
Phone:	
Fax:	
Email:	
Secondary Contact Name:	
Title:	
Phone:	
Fax:	
Email:	
Fax:	
Section 6: Read the Agreement, Sign & Date	
<p>Wisconsin law provides that State agencies or authorities cannot purchase any materials, supplies, equipment, or contractual services from suppliers (vendors), if the supplier and its affiliates are not registered, collecting, and remitting Wisconsin sales or use tax on sales of tangible personal property and taxable services in Wisconsin to the Wisconsin Department of Revenue. If the supplier or its affiliates only make exempt sales in Wisconsin, an Affidavit of Exempt Sales can be signed in lieu of registering. Exempt sales do not include sales of tangible personal property or taxable services not taxed solely because the supplier or affiliate does not have activity in Wisconsin that requires them to collect and remit sales and use tax (Mevins). This law does not change the federal constitutional limitations on who must be licensed to conduct business in Wisconsin. Additionally, A foreign corporation (any corporation other than a Wisconsin corporation) which becomes a party to this agreement is required to conform to all the requirements of Chapter 380, Wis. Stats., relating to a foreign corporation and must possess a certificate of authority from the Wisconsin Department of Financial Institutions, unless the corporation is transacting business in interstate commerce. If it is otherwise exempt from the requirement of obtaining a certificate of authority.</p> <p>The State will establish authentication information requirements for communications between the Supplier and the State, through online systems or paper forms. If the State receives a communication containing proper authentication information, it shall be entitled to act on the communication, and shall not be obligated to verify the content of such communication, establish the identity of the person providing it, or await any confirmation thereof, and the State shall not be liable for acting on any communication sent in the name of the Supplier. The Supplier shall be solely responsible for the safekeeping of the authentication information (i.e., passwords, taxpayer identification numbers, bank account numbers, etc.) and assumes all risk of accidental disclosure or inadvertent use of such authentication information by any party whatsoever, whether such disclosure or use is on account of the Supplier's negligence or deliberate acts or otherwise. The State shall not be liable for any loss or damage resulting from fraudulent, unauthorized or otherwise improper use of any authentication information by the Supplier. Only Authorized individuals may complete and submit this form. By completing this form, you are certifying that you are a duly authorized representative of your organization and are lawfully able to initiate changes to banking information. Excluded employees are prohibited officers. The entity listed hereby authorizes the State of Wisconsin to initiate credit entries in its bank account at the financial institution identified above. Additionally, this form provides the State of Wisconsin the authority to reverse (withdraw) any erroneous credits (deposits) to the account. The authority shall remain in effect until the State of Wisconsin receives written notification of revocation and has a reasonable opportunity to act on it.</p>	
Print Name:	
Signature:	
Date:	
Phone:	

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ► _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>
5 Address (number, street, and apt. or suite no.) See instructions.	Requester's name and address (optional)
6 City, state, and ZIP code	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
				-					
or									
Employer identification number									
				-					

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Date ►

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

W-9 Request for Taxpayer ID and Certification

REQUIRED Information for W-9

1. NAME as shown on income tax return:

- Business/Entity – name of business (EIN)
- Individual – name of individual (SSN)

2. Business Name-Doing Business As, if different from #1.

3a. Check appropriate box for federal tax classification.

- Only one box can be checked
- LLC – Enter the tax classification of LLC

3b. Check box if Partnership, Trust/Estate, LLC-Partnership if you have any foreign partners, owners or beneficiaries.

Form W-9 (Rev. March 2024) Department of the Treasury Internal Revenue Service		Request for Taxpayer Identification Number and Certification Go to www.irs.gov/FormW9 for instructions and the latest information.		Give form to the requester. Do not send to the IRS.
Before you begin. For guidance related to the purpose of Form W-9, see <i>Purpose of Form</i> , below.				
1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)				
2 Business name/disregarded entity name, if different from above.				
3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions);				
3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions.				
4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) (Applies to accounts maintained outside the United States.)				

W-9 Request for Taxpayer ID and Certification

REQUIRED Information for W-9 (continued)

5. Provide Address (for mailing of 1099s).
6. City, State and ZIP Code.

PART I – Taxpayer Identification Number (TIN)

Provide either:

- Social Security number - for Individual
- Employer identification number – for Business

U.S. GOVERNMENT PRINTING OFFICE: 2010-01-01

5 Address (number, street, and apt. or suite no.). See instructions.

6 City, state, and ZIP code

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number

or

Employer identification number

Note: If the account is in more than one name, see the instructions for line 1. See also What Name and Number To Give the Requester for guidelines on whose number to enter.

W-9 Request for Taxpayer ID and Certification

REQUIRED Information for W-9 (continued)

PART II – Certification

Signature of Individual or Business Representative.

Date (Current Date)

Part II Certification	
Under penalties of perjury, I certify that:	
1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and	
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and	
3. I am a U.S. citizen or other U.S. person (defined below); and	
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.	
Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.	
Sign Here	Signature of U.S. person
	Date

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION
TRANSPORTATION PROJECT PLAT TITLE SHEET
1130-63-21
APPLETON - DE PERE

STH 96 - CTH F

IH-41

OUTAGAMIE & BROWN COUNTIES



CONVENTIONAL SYMBOLS

SECTION LINE	---	SECTION CORNER SYMBOL		R/W MONUMENT (TO BE SET)	●
QUARTER LINE	---	SECTION CORNER MONUMENT		NON-MONUMENTED R/W POINT	○
SIXTEENTH LINE	---	GEODETIC SURVEY MONUMENT		FOUND IRON PIN (3/4-INCH UNLESS NOTED)	IP
NEW REFERENCE LINE	---	SIXTEENTH CORNER MONUMENT			
NEW R/W LINE	---	SIGN		OFF-PREMISE SIGN	
EXISTING R/W OR HE LINE	---				
PROPERTY LINE	---				
LOT, TIE & OTHER MINOR LINES	---				
SLOPE INTERCEPT	---				
CORPORATE LIMITS	---				
UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC)	---				
NEW R/W (FEE OR HE) (HATCHING VARIES BY OWNER)	---				
TEMPORARY LIMITED EASEMENT AREA	---				
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)	---				
TRANSMISSION STRUCTURES	---				
BUILDING	---				
BRIDGE	---				
CULVERT	---				
PARALLEL OFFSETS	---				

CONVENTIONAL ABBREVIATIONS

ACCESS RIGHTS	AR	POINT OF COMPOUND CURVE	PCC
ACRES	AC	POINT OF INTERSECTION	PI
AHEAD	AH	PROPERTY LINE	PL
ALUMINUM	ALUM	RECORDED AS	(100')
AND OTHERS	ET AL	REEL / IMAGE	R/I
BACK	BK	REFERENCE LINE	R/L
BLOCK	BLK	REMAINING	REM
CENTERLINE	C/L	RESTRICTIVE DEVELOPMENT	RDE
CERTIFIED SURVEY MAP	CSM	EASEMENT	
CONCRETE	CONC	RIGHT	RT
COUNTY	CO	RIGHT OF WAY	R/W
COUNTY TRUNK HIGHWAY	CTH	SECTION	SEC
DISTANCE	DIST	SEPTIC VENT	SEPV
CORNER	COR	SQUARE FEET	SF
DOCUMENT NUMBER	DOC	STATE TRUNK HIGHWAY	STH
EASEMENT	EASE	STATION	STA
EXISTING	EX	TELEPHONE PEDESTAL	TP
GAS VALVE	GV	TEMPORARY LIMITED EASEMENT	TLE
GRID NORTH	GN		
HIGHWAY EASEMENT	HE	TRANSPORTATION PROJECT PLAT	TPP
IDENTIFICATION	ID	UNITED STATES HIGHWAY	USH
LAND CONTRACT	LC	VOLUME	V
LEFT	LT		
MONUMENT	MON		
NATIONAL GEODETIC SURVEY	NGS		
NUMBER	NO		
OUTLOT	OL		
PAGE	P		
POINT OF TANGENCY	PT		
PERMANENT LIMITED EASEMENT	PLE		
POINT OF BEGINNING	POB		
POINT OF CURVATURE	PC		

CURVE DATA ABBREVIATIONS

LONG CHORD	LCH
LONG CHORD BEARING	LCB
RADIUS	R
DEGREE OF CURVE	D
CENTRAL ANGLE	Δ / DELTA
LENGTH OF CURVE	L
TANGENT	T
DIRECTION AHEAD	DA
DIRECTION BACK	DB

CONVENTIONAL UTILITY SYMBOLS

WATER	---
GAS	---
TELEPHONE	---
OVERHEAD TRANSMISSION LINES	---
ELECTRIC	---
CABLE TELEVISION	---
FIBER OPTIC	---
SANITARY SEWER	---
STORM SEWER	---
ELECTRIC TOWER	---



LAYOUT
SCALE 0 2 MI.

THE NOTES, CONVENTIONAL SIGNS, AND ABBREVIATIONS ARE ASSOCIATED WITH EACH TRANSPORTATION PROJECT PLAT FOR PROJECT 1130-63-21

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), OUTAGAMIE COUNTY, NAD83(2011), IN U.S. SURVEY FEET. VALUES ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 1" X 24" IRON PIPES), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

ALL RIGHT-OF-WAY LINES DEPICTED IN THE NON-ACQUISITION AREAS ARE INTENDED TO RE-ESTABLISH EXISTING RIGHT-OF-WAY LINES AS DETERMINED FROM PREVIOUS PROJECTS, OTHER RECORDED DOCUMENTS, CENTERLINE OF EXISTING PAVEMENTS, AND/OR EXISTING OCCUPATIONAL LINES.

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF PUBLIC RECORD.

DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

A TEMPORARY LIMITED EASEMENT (TLE) IS A RIGHT FOR CONSTRUCTION PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON, THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE. ALL (TLEs) ON THIS PLAT EXPIRE AT THE COMPLETION OF THE CONSTRUCTION PROJECT FOR WHICH THIS INSTRUMENT IS GIVEN.

A PERMANENT LIMITED EASEMENT (PLE) IS A RIGHT FOR CONSTRUCTION AND MAINTENANCE PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON AND THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE, BUT WITHOUT PREJUDICE TO THE OWNER'S RIGHTS TO MAKE OR CONSTRUCT IMPROVEMENTS ON SAID LANDS OR TO FLATTEN THE SLOPES, PROVIDING SAID ACTIVITIES WILL NOT IMPAIR OR OTHERWISE ADVERSELY AFFECT THE HIGHWAY FACILITIES.

AN EASEMENT FOR HIGHWAY PURPOSES (HE), AS LONG AS SO USED, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE.

PROPERTY LINES SHOWN ON THIS PLAT FOR PROPERTIES BEING IMPACTED ARE DRAWN FROM DATA DERIVED FROM FILED/RECORDED MAPS AND DOCUMENTS OF PUBLIC RECORD. THIS PLAT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING RIGHT-OF-WAY, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN GREEN BAY.

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE TPP DETAIL PAGES.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE TPP DETAIL PAGES.

PROJECT NUMBER 1130-63-21 -4. 04
SHEET 2 OF 2
AMENDMENT NO:

TRANSPORTATION PROJECT PLAT NO: 1130-63-21 - 4.33
AMENDMENT NO. 1

AMENDS PARCEL 304 OF TRANSPORTATION PROJECT PLAT 1130-63-21 - 4.33 RECORDED AS DOCUMENT 2291899.
THAT PART OF LOTS 7, 8 AND 9, KAUKAUNA INDUSTRIAL PARK NORTH PHASE I, LOCATED IN PRIVATE CLAIM 3, PART OF LOTS 4, 5, 6 AND 7 AND OUTLOT 1, KAUKAUNA INDUSTRIAL PARK NORTH PHASE I, PART OF VACATED TOWER DRIVE LOCATED IN GOVERNMENT LOT 1 AND PART OF LOT 3 AND OUTLOT 1, KAUKAUNA INDUSTRIAL PARK NORTH PHASE I, LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 12, T21N, R18E, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

RELOCATION ORDER IH-41 APPLETON-DE PERE STH 96 - CTH F OUTAGAMIE & BROWN COUNTIES

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 84.02 (3), 84.09, AND 84.30, WISCONSIN STATUTES, THE DEPARTMENT OF TRANSPORTATION HEREBY ORDERS THAT:
1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE DEPARTMENT FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE STATE OF WISCONSIN, PURSUANT TO THE PROVISIONS OF SECTION 84.09 (1) OR (2), WISCONSIN STATUTES.

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), OUTAGAMIE COUNTY, NAD83 (2011) IN US SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 1" X 24" IRON PIPES), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

EXISTING ACCESS CONTROL FOR IH-41 ESTABLISHED FROM PREVIOUS PROJECT T03-2(28).

EXISTING RIGHT-OF-WAY FOR IH-41 ESTABLISHED FROM PREVIOUS PROJECTS T03-2(28), 1130-42-00, CITY OF KAUKAUNA INDUSTRIAL PARK NO. 1, KAUKAUNA INDUSTRIAL PARK NORTH PHASE I.
EXISTING RIGHT-OF-WAY FOR TOWER DRIVE ESTABLISHED FROM CITY OF KAUKAUNA INDUSTRIAL PARK NO. 1, CSM 3313, CSM 5202, CSM 7081.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN GREEN BAY.

USH 41 IN OUTAGAMIE/BROWN COUNTIES WAS DESIGNATED AS A FREEWAY UNDER SECTION 84.295 OF WISCONSIN STATUTES BY THE HIGHWAY COMMISSION ON 6/8/1972.

TLE STATION & OFFSET TABLE		
POINT	STATION	OFFSET
T3330	1178+33.96	197.32' RT
T3331	1178+18.35	194.59' RT
T3332	1178+10.46	182.34' RT
T3333	1172+97.06	110.00' RT
T3334	1172+17.08	133.00' RT
T3335	1171+19.92	133.00' RT
T3336	1171+19.57	110.00' RT
T3337	1168+47.06	130.45' LT
T3338	1174+07.33	127.00' LT
T3339	1174+52.06	125.00' LT
T3340	1172+37.33	132.23' LT
T3341	1173+17.33	127.00' LT

R/W STATION OFFSET TABLE		
POINT	STATION	OFFSET
3209	1152+78.30	122.14' LT
3210	1153+60.18	110.00' RT
3201	1178+37.80	187.15' RT
3202	1173+99.43	110.00' RT
3207	1162+37.06	123.00' LT
3208	1166+37.06	133.00' LT
3209	1172+97.06	125.00' LT
3211	1177+99.43	125.00' LT
3212	1178+82.31	137.39' LT
3213	1179+66.99	155.62' LT
3250	1153+21.38	0.00'
3350	1179+08.33	0.00'

COURSE TABLE		
COURSE	BEARING	DISTANCE
3301-3302	S79° 18' 10"W	445.10'
3302-3210	S69° 19' 17"W	2039.26'
3210-3209	N40° 06' 26"W	246.15'
3209-3307	N69° 16' 12"E	958.76'
3307-3308	N67° 53' 22"E	400.12'
3308-3309	N70° 00' 57"E	660.05'
3309-3311	N69° 19' 17"E	502.37'
3311-3312	N60° 49' 05"E	83.80'
3312-3313	N57° 10' 16"E	86.61'

SCHEDULE OF LANDS & INTERESTS REQUIRED						
PARCEL NUMBER	OWNER(S)	INTEREST(S) REQUIRED	FEE R/W ACRES OR S.F. REQUIRED			TLE ACRES OR S.F.
			NEW	EXISTING	TOTAL	
304	CITY OF KAUKAUNA	FEE, TLE	315	0	315	1404
321	LAKELAND INVESTORS, INC.	FEE	147	0	147	0
322	K R ASSOCIATES OF KAUKAUNA, LLC	FEE	6985	0	6985	0
323	MELCHERT PROPERTIES, LLC	FEE	4705	0	4705	0
324	UNITED INVESTMENTS, INC.	FEE	5464	0	5464	0
326	WAUSAU LIMITED PARTNERSHIP	FEE, TLE	8279	0	8279	438
327	EAST LINE INDUSTRIAL LLC	TLE	0	0	0	3393
330	D & S LEASING OF KAUKAUNA, LLC	FEE	215	0	215	0

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT.

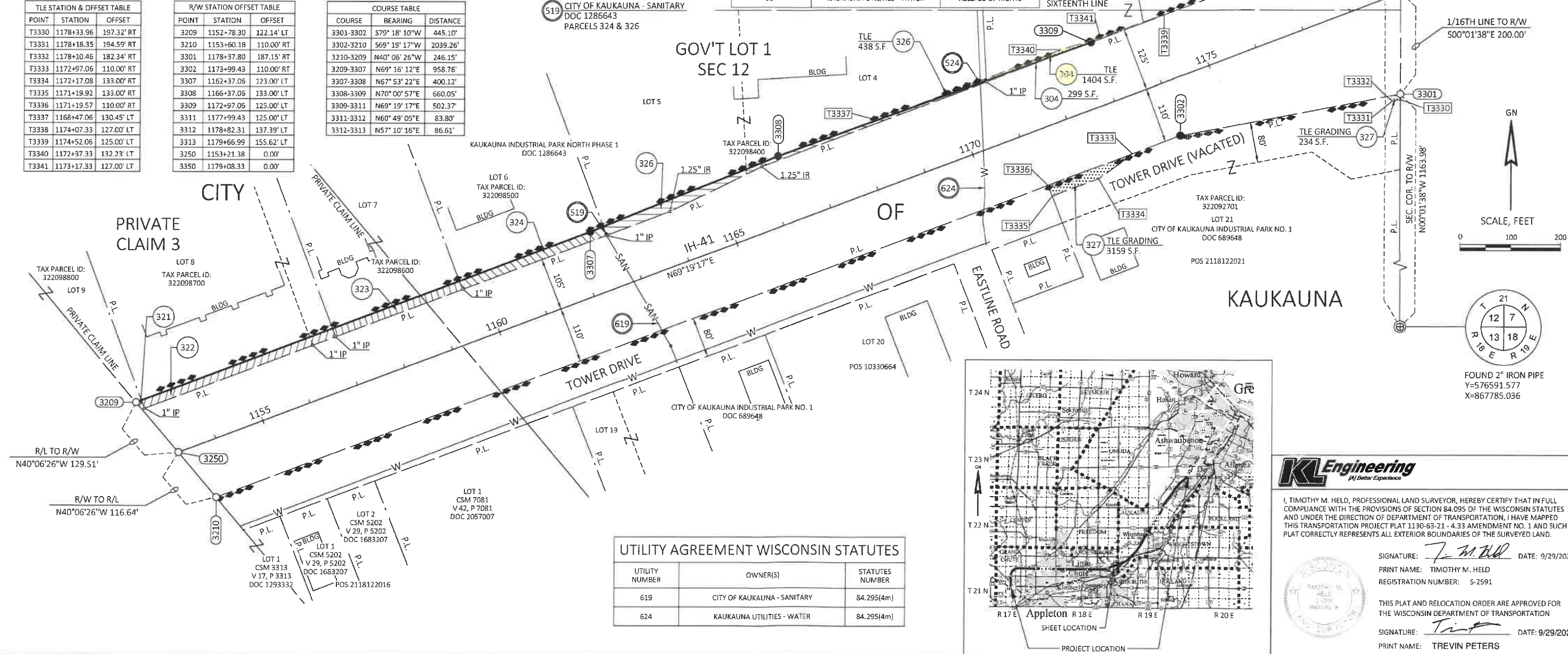
ALL AREAS SHOWN IN SQUARE FEET UNLESS OTHERWISE NOTED. THE PURPOSE FOR ALL TLE'S IS GRADING UNLESS OTHERWISE NOTED.

SECTION CORNERS AND EXISTING MONUMENTATION WERE PROVIDED BY THE DEPARTMENT AND JT ENGINEERING, INC. FINAL R/W MONUMENTATION TO BE PROVIDED BY JT ENGINEERING, INC.

UTILITY INTERESTS REQUIRED		
UTILITY NUMBER	UTILITY OWNER(S)	INTERESTS REQUIRED
502	AT&T WISCONSIN	RELEASE OF RIGHTS
503	SECTRUM	RELEASE OF RIGHTS
509	WE ENERGIES - GAS/PETROLEUM	RELEASE OF RIGHTS
519	CITY OF KAUKAUNA - SANITARY	RELEASE OF RIGHTS
523	KAUKAUNA UTILITIES - ELECTRIC	RELEASE OF RIGHTS
524	KAUKAUNA UTILITIES - WATER	RELEASE OF RIGHTS

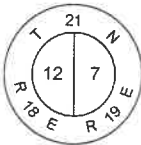
519 CITY OF KAUKAUNA - SANITARY
DOC 1286643
PARCELS 324 & 326

GOV'T LOT 1
SEC 12



UTILITY AGREEMENT WISCONSIN STATUTES		
UTILITY NUMBER	OWNER(S)	STATUTES NUMBER
619	CITY OF KAUKAUNA - SANITARY	84.295(4m)
624	KAUKAUNA UTILITIES - WATER	84.295(4m)

FOUND RAILROAD SPIKE
Y=579251.158
X=867783.767

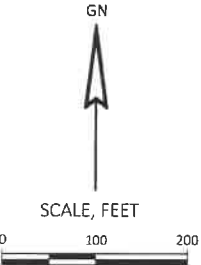


Document #: 2348567
Date: 10-03-2023 Time: 1:21 PM
Pages: 1 Fee: \$25.00
County: OUTAGAMIE COUNTY State: WI

SARAH R VAN CAMP, REGISTERED OF DEEDS
This document has been electronically recorded
Return to:
WisDOT - NE Region - Green Bay - PO#39500-000002

RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER: 1130-63-21 - 4.33
AMENDMENT NO. 1

FOR ADDITIONAL INFORMATION
REFER TO THE TITLE SHEET,
RECORDED IN THE OFFICE OF THE
REGISTER OF DEEDS IN OUTAGAMIE
COUNTY AS SHEET 2 OF 2 OF
DOCUMENT #2288266.



FOUND 2" IRON PIPE
Y=576591.577
X=867785.036

KL Engineering
(A Better Experience)

I, TIMOTHY M. HELD, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF DEPARTMENT OF TRANSPORTATION, I HAVE MAPPED THIS TRANSPORTATION PROJECT PLAT 1130-63-21 - 4.33 AMENDMENT NO. 1 AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: *T. M. Held* DATE: 9/29/2025
PRINT NAME: TIMOTHY M. HELD
REGISTRATION NUMBER: S-2591

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE WISCONSIN DEPARTMENT OF TRANSPORTATION
SIGNATURE: *Trevin Peters* DATE: 9/29/2025
PRINT NAME: TREVIN PETERS