



MEMO

PLANNING & COMMUNITY DEVELOPMENT

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

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

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

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

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

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

Recommendation:

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

TYCORE BUILT

FINAL PLAI

NO.	REVISION DESCRIPTION
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DATE: MARCH 2, 2022

DRAFTED BY: RJO

CHECKED BY: BRW

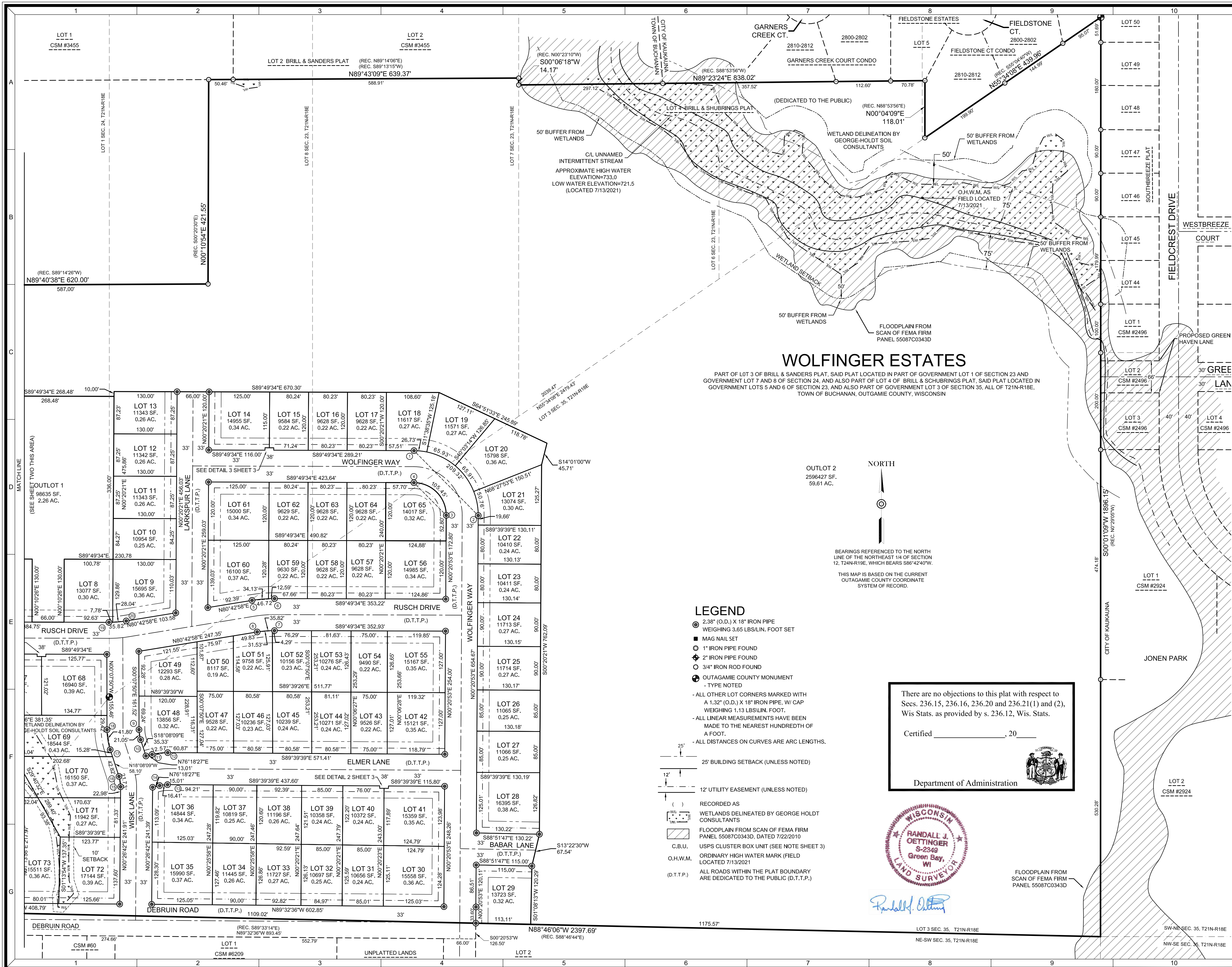
PROJECT NO.: 1835-01-21

DRAWING NUMBER	1670
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SHEET NUMBER

2

OF 3



WOLFINGER ESTATES

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

SURVEYOR'S CERTIFICATE

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

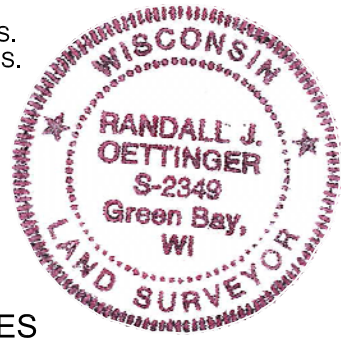
THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236, WISCONSIN STATUTES, AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF HOWARD AND THE OUTAGAMIE COUNTY PLANNING COMMISSION AND UNDER THE DIRECTION OF THE OWNERS LISTED HEREON, I HAVE SURVEYED, DIVIDED AND MAPPED "WOLFINGER ESTATES", AND THAT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

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

PARCEL CONTAINS 4,024,860 SQUARE FEET/ 92.40 ACRES ACRES, MORE OR LESS, ROAD DEDICATION CONTAINS 350,616 SQUARE FEET/ 6.05 ACRES, MORE OR LESS, PARCEL SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

RANDALL J. OETTINGER
MARCH 30, 2022

PLS-2349



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

DATE
OUTAGAMIE COUNTY DEVELOPMENT & LAND SERVICES REPRESENTATIVE

OUTAGAMIE COUNTY TREASURER'S CERTIFICATE

AS DULY ELECTED OUTAGAMIE COUNTY TREASURER, I HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOW NO UNREDEEMED TAXES AND NO UNPAID OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP AS OF THE DATE LISTED BELOW.

DATE
OUTAGAMIE COUNTY TREASURER

CERTIFICATE OF THE TOWN OF BUCHANAN

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

- TOWN CLERK

CERTIFICATE OF THE VILLAGE OF COMBINED LOCKS

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

- VILLAGE CLERK

CBU NOTE:

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

OWNER'S CERTIFICATE

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON "WOLFINGER ESTATES" TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

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

TYCORE BUILT LLC
WADE T. MICOLEY-PRESIDENT

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

NOTARY PUBLIC MY COMMISSION EXPIRES ____
_____, COUNTY, WISCONSIN

STATE OF WISCONSIN)
COUNTY OF _____) SS

CONSENT OF CORPORATE MORTGAGEE

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

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

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

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

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

NOTARY PUBLIC MY COMMISSION EXPIRES ____

STATE OF WISCONSIN)
COUNTY OF _____) SS

CITY OF KAUKAUNA APPROVAL

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

MAYOR - ANTHONY PENTERMAN

STATE OF WISCONSIN)
OUTAGAMIE COUNTY) SS

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

OWNERS, UPON SATISFACTION OF CERTAIN CONDITIONS, AND I DO ALSO
HEREBY CERTIFY THAT ALL CONDITIONS WERE SATISFIED AND THE APPROVAL WAS GRANTED AND EFFECTIVE ON THIS ____ DAY OF _____, 20__.

DATED: _____ CITY OF KAUKAUNA CITY CLERK

NOTES:

- ALL ROADS WITHIN THE PLAT BOUNDARY ARE DEDICATED TO THE PUBLIC (D.T.T.P.).
 - SIDE YARD SETBACK IS 6 FEET FOR ALL LOTS.
 - REAR YARD SETBACK IS 25 FEET FOR LOTS.
 - LOT(S) 66, 67, 69, 70, 71, 72, 73, 77, 78 & OUTLOT 3 INCLUDE WETLAND AREAS THAT MAY REQUIRE PERMITS FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, ARMY CORP OF ENGINEERS, OUTAGAMIE COUNTY PLANNING COMMISSION, OR THE LOCAL MUNICIPALITY'S ZONING ADMINISTRATOR'S OFFICE PRIOR TO ANY DEVELOPMENT ACTIVITY.
 - EROSION CONTROL NOTE: THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN THE WISCONSIN CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES) TO PREVENT SOIL EROSION. HOWEVER, IF AT THE TIME OF CONSTRUCTION THE VILLAGE HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES.
- RESTRICTIVE COVENANTS:
- THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE LOT OWNER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.
 - EACH LOT OWNER SHALL GRADE THE PROPERTY TO CONFORM TO THE ADOPTED SIDEWALK GRADE ELEVATION AND MAINTAIN SAID ELEVATION FOR FUTURE SIDEWALKS.
 - NO POLES, PEDESTALS OR BURIED CABLE ARE TO BE PLACED SO AS TO DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINES OR STREET LINE, A DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES.
 - OUTLOT 1 IS TO BE DEDICATED TO THE TOWN OF BUCHANAN FOR STORM WATER DRAINAGE AND SEWER.
 - OUTLOT 2 IS TO BE RETAINED BY THE OWNER FOR FUTURE DEVELOPMENT.

UTILITY EASEMENT PROVISIONS

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

TYCORE BUILT LLC, GRANTOR

TO:

WE ENERGIES CORPORATION, GRANTEE;
WISCONSIN BELL INC., D/B/A AT&T WISCONSIN, A WISCONSIN CORPORATION, GRANTEE;
CHARTER COMMUNICATIONS, GRANTEE;
SPECTRUM, GRANTEE;
KAUKAUNA UTILITIES, GRANTEE;

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THERON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES, NATURAL GAS FACILITIES, OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. STRUCTURES SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN SIX INCHES WITHOUT WRITTEN CONSENT OF GRANTEEES.

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

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

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

Certified _____, 20__

Department of Administration



MACHIV
ENGINEERING • SURVEYING • ENVIRONMENTAL

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

TYCORE BUILT

WOLFINGER ESTATES

FINAL PLAT

REVISION DESCRIPTION

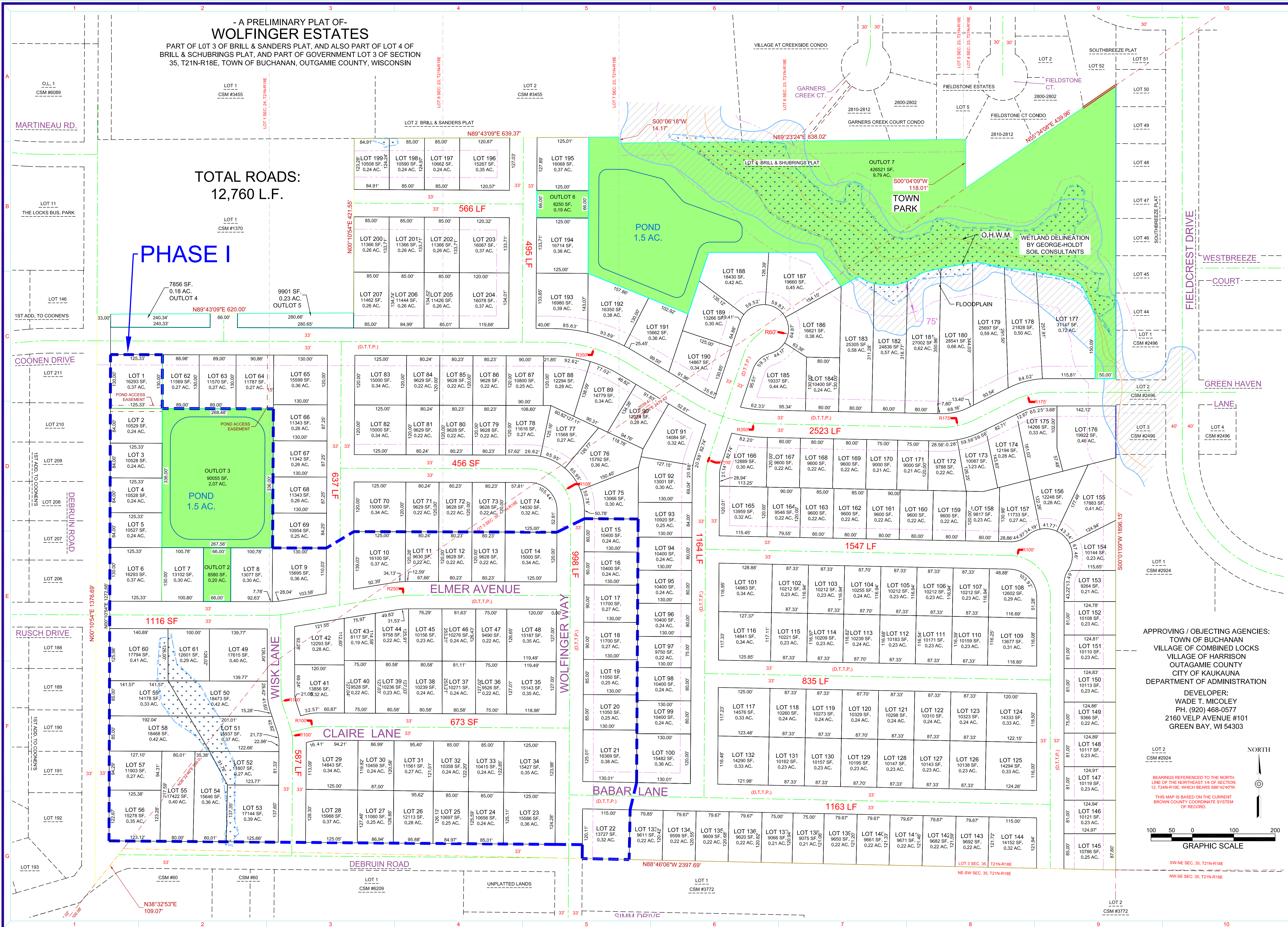
NO.

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

- A PRELIMINARY PLAT OF-
WOLFINGER ESTATES
PART OF LOT 3 OF BRILL & SANDERS PLAT, AND ALSO PART OF LOT 4 OF
BRILL & SCHUBRINGS PLAT, AND PART OF GOVERNMENT LOT 3 OF SECTION
35, T21N-R18E, TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WISCONSIN

TOTAL ROADS:
12,760 L.F.

PHASE I



APPROVING / OBJECTING AGENCIES:
TOWN OF BUCHANAN
VILLAGE OF COMBINED LOCKS
VILLAGE OF HARRISON
OUTAGAMIE COUNTY
CITY OF KAUKAUNA
DEPARTMENT OF ADMINISTRATION
DEVELOPER:
WADE T. MICOLEY
PH. (920) 468-0577
2160 VELD AVENUE #101
GREEN BAY, WI 54303

BEARINGS REFERENCED TO THE NORTH
LINE OF THE NORTHEAST 1/4 OF SECTION
12, T24N-R18E, WHICH BEARS S86°42'40\"/>

THIS MAP IS BASED ON THE CURRENT
BROWN COUNTY COORDINATE SYSTEM
OF RECORD.



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PROFESSIONAL
SEAL

WOLFINGER ESTATES

TYCORE BUILT

PRELIMINARY PLAT

REVISION DESCRIPTION

NO.

DATE: DECEMBER 23, 2021
DRAFTED BY: RJO
CHECKED BY:
PROJECT NO.: 1835-01-21
DRAWING
NUMBER
SHEET NUMBER