



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission  
From: Joe Stephenson  
Date: August 11, 2022  
Re: CSM – Lot Combination - Dreamville Kaukauna

Dreamville Kaukauna LLC has submitted a certified survey map that will combine three parcels into one large parcel. Dreamville Kaukauna LLC is the owner of 222 Lawe, 250 Lawe, and 264 W Wisconsin. They are moving forward with the development of two apartment complexes and seek to have all parcels associated with that project under one common site.

The final parcel will be ~3.4 acres and meets all applicable zoning and subdivision requirements. The size, shape, and use of the lot conforms to city code.

**Recommendation:**

Approval of the Certified Survey Map for 222 Lawe Street, 250 Lawe Street and 264 W Wisconsin Ave and recommend the same to the Common Council with the following conditions:

1. The removal of 15' access easement located on 264 W Wisconsin Ave.
2. Prior to filing of CSM with Register of Deeds foundation work for the site has begun.

BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 8178 AS  
RECORDED IN DOCUMENT NO. 2243184 AND ALL OF LOT 1 OF CERTIFIED  
SURVEY MAP NO. 8161 AS RECORDED IN DOCUMENT NO. 2241026, ALL  
LOCATED IN PRIVATE CLAIM 1, TOWNSHIP 21 NORTH, RANGE 18 EAST,  
CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

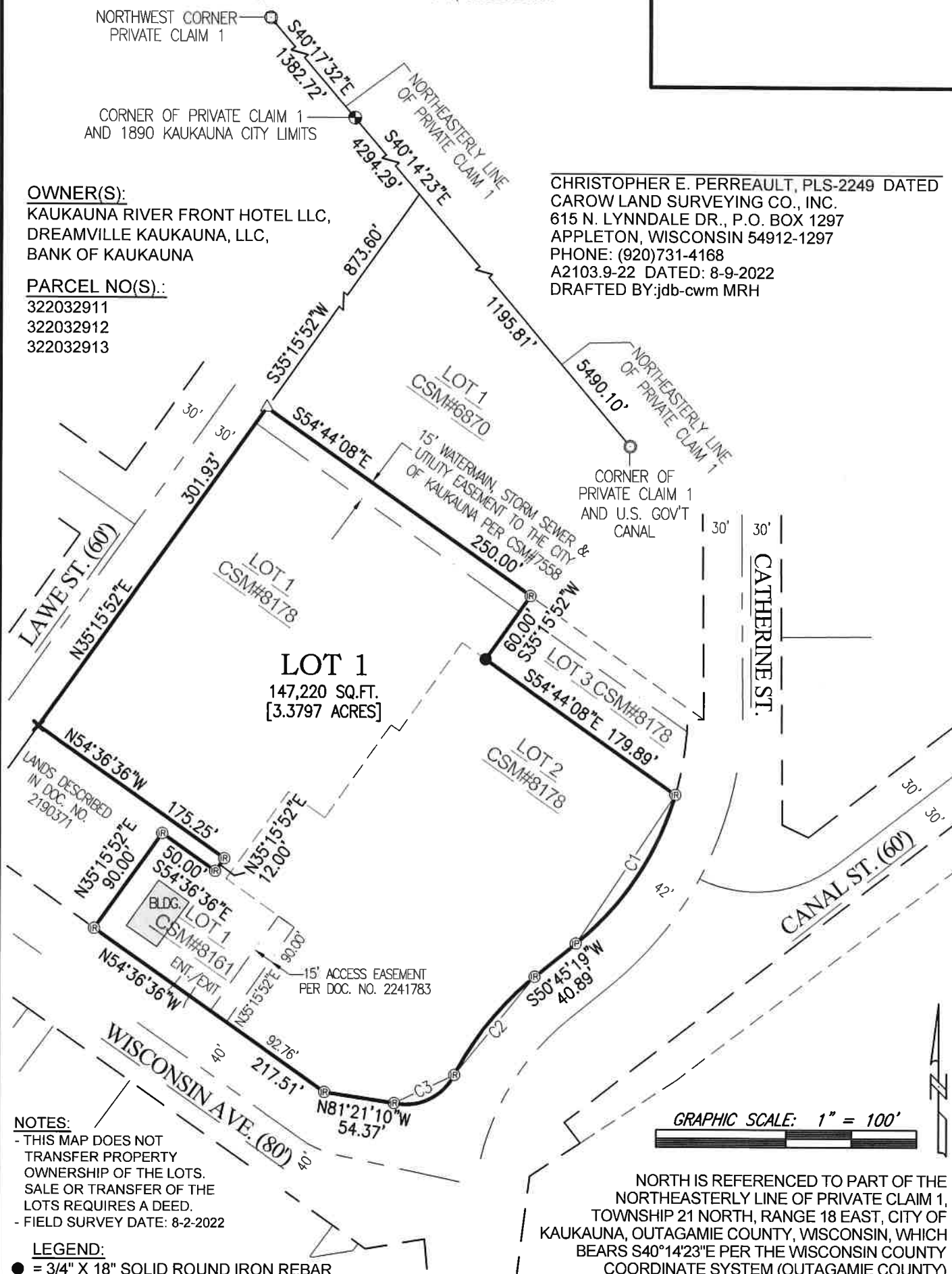
NORTHWEST CORNER  
PRIVATE CLAIM 1

CORNER OF PRIVATE CLAIM 1—  
AND 1890 KAUKAUNA CITY LIMITS

KAUKAUNA RIVER FRONT HOTEL LLC,  
DREAMVILLE KAUKAUNA, LLC,  
BANK OF KAUKAUNA

322032911  
322032912  
322032913

CHRISTOPHER E. PERREAULT, PLS-2249 DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDAL DR., P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168  
A2103.9-22 DATED: 8-9-2022  
DRAFTED BY: jdb-cwm MRH



NOTES:

- THIS MAP DOES NOT  
TRANSFER PROPERTY  
OWNERSHIP OF THE LOTS.  
SALE OR TRANSFER OF THE  
LOTS REQUIRES A DEED.  
- FIELD SURVEY DATE: 8-2-2022

LEGEND:

- = 3/4" X 18" SOLID ROUND IRON REBAR  
SET, WEIGHING 1.502 LBS. PER LIN. FT.
- ® = 3/4" IRON REBAR FOUND
- ® = 1 1/2" I.D. IRON PIPE FOUND
- ✕ = CUT CROSS FOUND
- △ = GEAR NAIL FOUND
- ⊙ = BERNTSEN MONUMENT
- ⊙ = BRASS CAP STAMPED "T.P & P. CO."
- ⊙ = CERTIFIED LAND CORNER OUTAGAMIE  
COUNTY

CURVE TABLE:						
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT BEARINGS
C1	233.00	34°31'28"	140.39	S33°29'33"W	138.28	S16°13'49"W S50°45'19"W
C2	242.00	23°26'55"	99.04	S39°01'53"W	98.35	S50°45'19"W S27°18'24"W
C3	42.00	75°18'26"	55.20	S64°57'37"W	51.31	S27°18'24"W N77°23'10"W

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

BEING ALL OF LOTS 1 AND 3 OF CERTIFIED SURVEY MAP NO. 8178 AS RECORDED IN DOCUMENT NO. 2243184 AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8161 AS RECORDED IN DOCUMENT NO. 2241026, ALL LOCATED IN PRIVATE CLAIM 1, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

**SURVEYOR’S CERTIFICATE:**

I, CHRISTOPHER E. PERREAULT, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOTS 1 AND 3 OF CERTIFIED SURVEY MAP NO. 8178 AS RECORDED IN DOCUMENT NO. 2243184 AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8161 AS RECORDED IN DOCUMENT NO. 2241026, ALL LOCATED IN PRIVATE CLAIM 1, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF DREAMVILLE KAUKAUNA LLC, C/O WENDY ANDERSON, 3900 S STONEBRIDGE DR #304, MCKINNEY, TX 75070.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE CITY OF KAUKAUNA.

CHRISTOPHER E. PERREAULT, PLS-2249 DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDAL DR., P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168  
A2103.9-22 (ASC) 8/9/2022

**NOTES:**

- 1) THIS CERTIFIED SURVEY MAP IS PART OF TAX PARCEL(S): 322032911, 322032912 AND 322032913.
- 2) THE PROPERTY OWNER(S) OF RECORD IS/ARE: DREAMVILLE KAUKAUNA LLC, KAUKAUNA RIVER FRONT HOTEL LLC, AND BANK OF KAUKAUNA
- 3) THE PROPERTY IS COMPLETELY INCLUDED IN THE FOLLOWING RECORDED INSTRUMENTS: DOCUMENT NUMBER(S) 2243023, 2272043, AND 2245122.

**PLANNING COMMISSION CERTIFICATE:**

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF KAUKAUNA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MAYOR DATED CLERK DATED

**TREASURER’S CERTIFICATE:**

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

\_\_\_\_\_  
CITY TREASURER DATED COUNTY TREASURER DATED

**COMMON COUNCIL RESOLUTION:**

RESOLVED BY THE COMMON COUNCIL OF THE CITY OF KAUKAUNA, THAT THE CERTIFIED SURVEY MAP OF THE CITY OF KAUKAUNA PROPERTY IS HEREBY APPROVED. PASSED AND APPROVED BY RESOLUTION NUMBER \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CITY CLERK

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

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**OWNER’S CERTIFICATE:**

AS OWNER(S), I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. I (WE) ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: CITY OF KAUKAUNA.

WITNESS THE HAND AND SEAL OF SAID OWNER(S).  
BY: DREAMVILLE KAUKAUNA, LLC

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINTED NAME TITLE

STATE OF \_\_\_\_\_ )  
\_\_\_\_\_)SS  
\_\_\_\_\_ COUNTY )

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_, THE ABOVE NAMED PERSON (S) TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

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WITNESS THE HAND AND SEAL OF SAID OWNER(S).  
BY: KAUKAUNA RIVER FRONT HOTEL, LLC

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
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I (WE) FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR S.236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF KAUKAUNA.

WITNESS THE HAND AND SEAL OF SAID OWNER(S).

BY: BANK OF KAUKAUNA

SIGNATURE

PRINTED NAME

TITLE

STATE OF WISCONSIN)

)SS

OUTAGAMIE COUNTY)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE ABOVE NAMED PERSON (S), TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

MY COMMISSION EXPIRES

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