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CIVIL FOX ENGINEERING, LLC

1730 East Sylvan Avenue
Appleton, WI 54915
www.civil-fox.com
Phone: (920)419-5904

May 10, 2022

John Neumeier
Director of Public Works / City Engineer
City of Kaukauna
144 W. Second Street
P.O. Box 890
Kaukauna, WI 54130

Dear Mr. Neumeier,

Re: City of Kaukauna
Gov Lot 1, Sect. 22, T21N, R18E
Utility Easement Request

On behalf of 111 Main, LLC, Civil Fox Engineering, LLC is requesting a utility easement for the proposed construction. A plot plan and legal description prepared by Carow Land Surveying, Inc. showing the proposed easement in red, its location, and dimensions.

The property is located at 111 Main Ave, Kaukauna, WI 54130. The construction site lies in Lot 1, Section 22, Township 21 North, Range 18 East. 111 Main, LLC wishes to change the existing building into an apartment building, which has a proposed parking area. The parking area requires a drain the existing manhole on City of Kaukauna property. The proposed easement would allow for the construction of the parking area and drainage to the existing stormwater system. This easement would allow the owners of 111 Main, LLC the ability to maintain the proposed stormwater line, with a proposed width of twelve (12) feet to allow adequate ability to fix any future issues if they occur (See attached 12' Storm Sewer Easement Exhibit).

The owner of 111 Main, LLC is Tim Schuelke, his phone number is (920) 471-3342 and his email is tschuelke78@gmail.com.

If you have any questions, please feel free to contact me.

Regards,

DocuSigned by:
Clark Fox
B4B61881D6204F8...

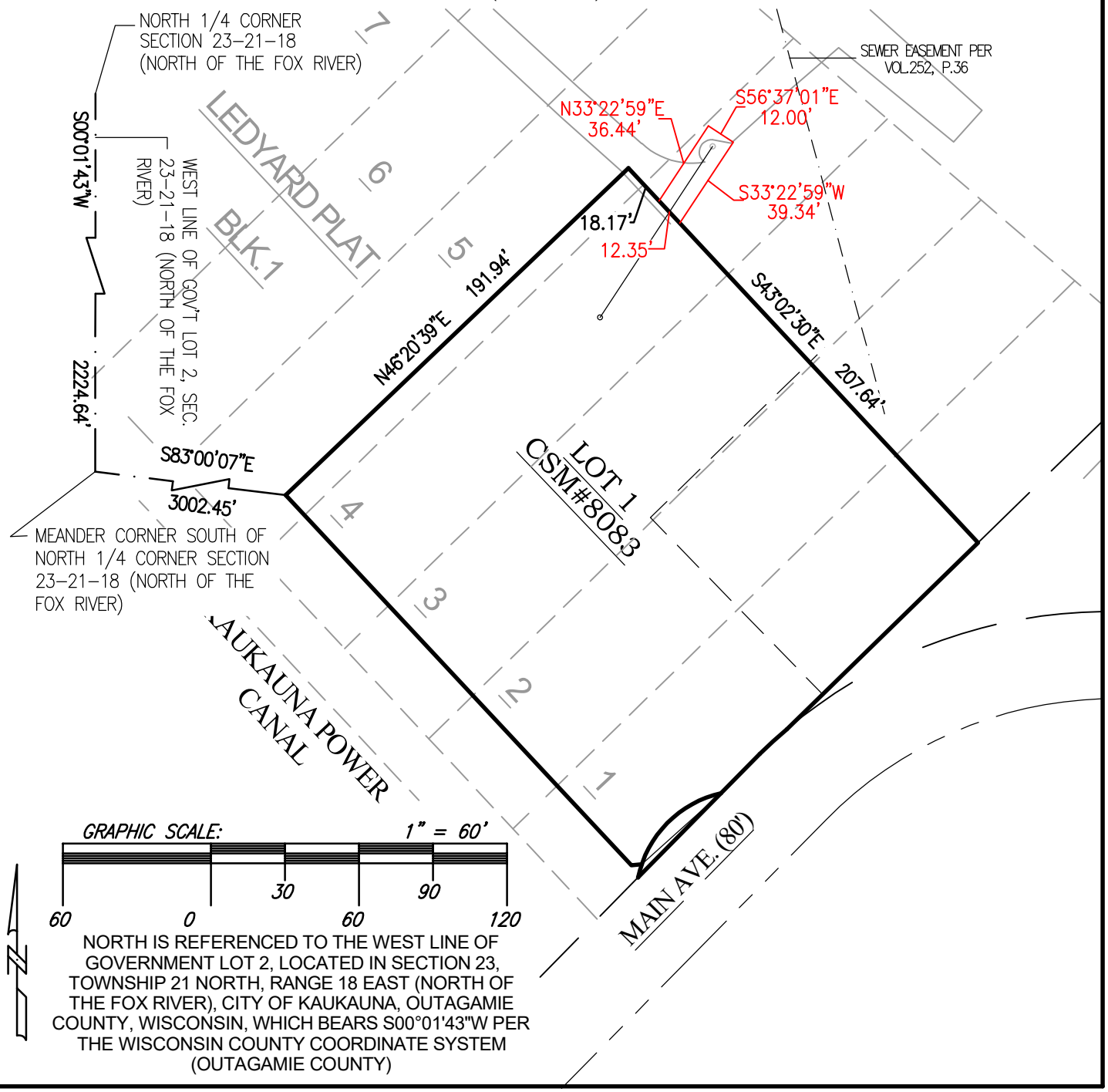
Clark Fox, P.E.
Project Engineer

cc: Tim Schuelke, 111 Main, LLC

12' STORM SEWER EASEMENT EXHIBIT

DESCRIPTION OF 12 FOOT STORM SEWER EASEMENT:

A PARCEL OF LAND BEING PART OF LOT 4, BLOCK 1, LEDYARD PLAT, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF SAID CITY, LOCATED IN ISLAND NO. 4, TOWNSHIP 21 NORTH, RANG E18 EAST, CITY OF KAUKAUNA, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH ¼ CORNER OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 18 EAST; THENCE S00°01'43"W, 2224.64 FEET ALONG THE WEST LINE OF GOVERNMENT LOT 2 OF SECTION 23 TO THE MEANDER CORNER SOUTH OF THE NORTH ¼ CORNER OF SECTION 23; THENCE S83°00'07"E, 3002.45 FEET TO THE MOST WESTERLY CORNER OF CERTIFIED SURVEY MAP NO. 8083; THENCE N46°20'39"E, 191.94 FEET ALONG THE NORTHWESTERLY LINE OF SAID CERTIFIED SURVEY MAP TO THE NORTHEASTERLY LINE OF SAID CERTIFIED SURVEY MAP; THENCE S43°02'30"E, 18.17 FEET ALONG SAID NORTHEASTERLY LINE TO THE POINT OF BEGINNING; THENCE N33°22'59"E, 36.44 FEET; THENCE S56°37'01"E, 12.00 FEET; THENCE S33°22'59"W, 39.34 FEET TO THE NORTHEASTERLY LINE OF CERTIFIED SURVEY MAP NO. 8083; THENCE N43°02'30"W, 12.35 FEET ALONG SAID NORTHEASTERLY LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. SAID EASEMENT CONTAINS 0.0104 ACRES (455 SQ.FT.) OF LAND MORE OR LESS.



NORTH IS REFERENCED TO THE WEST LINE OF GOVERNMENT LOT 2, LOCATED IN SECTION 23, TOWNSHIP 21 NORTH, RANGE 18 EAST (NORTH OF THE FOX RIVER), CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN, WHICH BEARS S00°01'43"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (OUTAGAMIE COUNTY)

PRELIMINARY CONSTRUCTION SCHEDULE	
OFFICE ALTERATION	(ASSUME MAY 15 CONSTRUCTION START)
MAY 15, 2021 - JULY 15, 2021 PAINTING, FLOORING AND GENERAL CLEAN-UP. WE WILL SUBMIT TENANT ALTERATION PLANS TO THE CITY IF WE HAVE AN INTERESTED TENANT. WE INTEND TO OCCUPY THE EXISTING LIBRARY BUILDING AS A TEMPORARY CONSTRUCTION OFFICE WHILE CONSTRUCTING THE APARTMENTS	
APARTMENT ALTERATION	
MAY 15, 2021 - JULY 15, 2021 BEGIN FLOOR DEMOLITION SOON AFTER CLOSING FOR NEW UNDERGROUND PLUMBING. INFILL FLOOR FRAMING, CREATE NEW EXTERIOR WINDOW OPENINGS, FRAME WALLS, COMMENCE WITH NEW PLUMBING, ELECTRICAL, ETC.	
JUNE 15, 2021, - NOVEMBER 1, 2021 DRYWALL, FINISHES, FLOORING, & CABINETRY ALL PERIMETER LANDSCAPING AT BUILDING TO BE CLEANED UP OR INSTALLED PER PLAN BY NOVEMBER 1, 2021.	

LOT SIZE
39,950 S.F.

PARKING REQUIREMENTS

APARTMENT USE - 8 UNITS X 1.5 =	12
TOTAL PROPOSED SPACES =	18

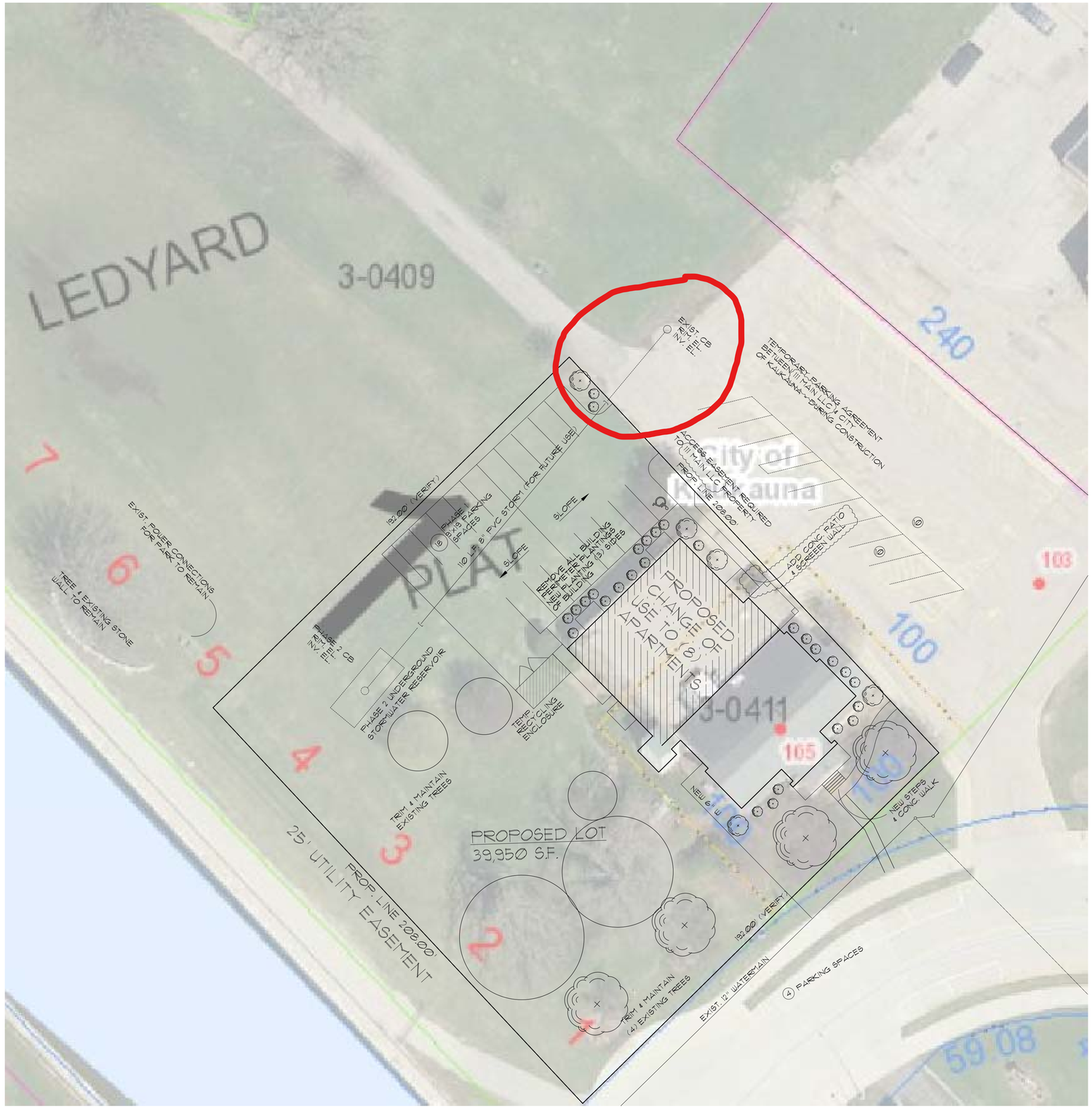
WE WILL NEED TO UTILIZE CITY PARKING SHARED PARKING SPACES FOR DAYTIME OFFICE USE - PLUS (4) SPACES ON STREET

LANDSCAPE NOTES
111 MAIN LLC WILL TRIM EXISTING TREES, REMOVE AND REPLACE BUILDING PERIMETER PLANTINGS.

INDEX TO DRAWINGS

C1.1 PRELIMINARY PROPOSED SITE PLAN
C1.2 PHASE II PRELIMINARY SITE PLAN
C1.3 PROPOSED SITE PLAN W/ UTILITIES
A1.1 PRELIMINARY FIRST FLOOR PLAN
A1.2 PRELIMINARY SECOND FLOOR PLAN
A2.0 PROPOSED NORTH & WEST COLORED ELEVATIONS
A2.1 EXISTING & PROPOSED EAST ELEVATIONS
A2.2 EXISTING & PROPOSED NORTH ELEVATIONS
A2.3 EXISTING & PROPOSED WEST ELEVATIONS
A2.4 EXISTING & PROPOSED SOUTH ELEVATIONS

CORRESPONDENCE TO CITY OF KAUKAUNA 3/18/21



PRELIMINARY
PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

NORTH PLAN NORTH

PRELIMINARY - NOT FOR CONSTRUCTION

REV. NO.	DATE	DESCRIPTION
1	3-10-21	REVISED FOR PRICING W/ LLC NAME

Design Associate:
Concept One Design & Development
326 E. KALB AVENUE
GREEN BAY, WISCONSIN
(920) 680-4060
effisher@new.rr.com

Architect:
Daniel J. Meissner
AIA, LLC
1230 E. Calumet Street Appleton, WI
920.428.0982

PROPOSED ALTERATIONS FOR :
111 MAIN LLC
FORMER CARNEGIE LIBRARY
111 MAIN AVENUE
KAUKAUNA, WISCONSIN

DATE 11/03/20
SHEET C1.1
PROJECT NUMBER 20122

REQUIRED LOT SIZE
APPROX. 39,950 S.F.

PHASE I + PHASE II PARKING REQUIREMENTS

APARTMENT USE - 8 UNITS X 1.5 =	12
TOTAL PROPOSED SPACES =	18

WE WILL NEED TO UTILIZE CITY PARKING SHARED PARKING SPACES FOR DAYTIME OFFICE USE - PLUS (4) SPACES ON STREET

FUTURE APARTMENT - 14 UNITS X 1.5 =	21
TOTAL FUTURE SPACES =	17

TOTAL APARTMENTS - 22 UNITS X 1.5 = 33 REQUIRED
TOTAL SPACES PROVIDED = 35

PHASE II
PRELIMINARY SITE PLAN
SCALE: 1" = 20'-0"

NORTH

PRELIMINARY - NOT FOR CONSTRUCTION

REV. NO.	DATE	DESCRIPTION
1	3-10-21	REVISED FOR PRICING W/ LLC NAME

Design Associate:
Concept One Design & Development
326 E. KALB AVENUE
GREEN BAY, WISCONSIN
(920) 680-4060
ellfisher@new.rr.com

Architect:
Daniel J. Meissner
AIA, LLC
1230 E. Calumet Street Appleton, WI
920.428.0982

PROPOSED ALTERATIONS FOR:
111 MAIN LLC
FORMER CARNEGIE LIBRARY
111 MAIN AVENUE
KAUKAUNA, WISCONSIN

DATE 11/03/20
SHEET C1.2
PROJECT NUMBER 20122