



MEMO

Engineering Department

To: Board of Public Works
From: John Neumeier, Director of Public Works and City Engineer
Adrienne Nelson, Associate Planner
Date: April 8, 2026
Re: Request for Vacating Easement – 1900 Tower Drive

Kaukauna Utilities (KU) has been working to upgrade power along the rear lot line of 1900 Tower Drive. The owner is making site upgrades and building additions which lead KU and the owner to also make upgrades to the utilities at the same time.

Currently, KU operates in a 6' wide utility easement in the rear yard. The utility easement is adjacent to a 15' wide railroad spur easement platted the city when first developing the Kaukauna Industrial Park. See attached sketch of the lot with easements. The rail spur was never installed in this area, and development of roads and buildings make the likelihood of a spur doubtful at best. The location of the RR spur easement would be beneficial to give KU and public utilities a reasonable width to install and maintain facilities. The City could also utilize the same area to improve drainage behind these businesses.

If this request is approved, the City and KU will look to work with additional property owners in the future to make this a consistent change through the corridor and to better serve the needs of the industrial park.

Recommendation:

Recommend approval of a resolution vacating the 15' railroad spur easement located at 1900 Tower Drive with the following condition:

- A utility and drainage easement agreement with the owner of 1900 Tower Drive is signed and recorded with Outagamie County.

Steven T. Chronis
 STEVEN T. CHRONIS, WIS. REG. LAND SURVEYOR, S-913
 DATED THIS 30TH DAY OF JANUARY 1974.
 REVISED THIS 12TH DAY OF MARCH 1974.



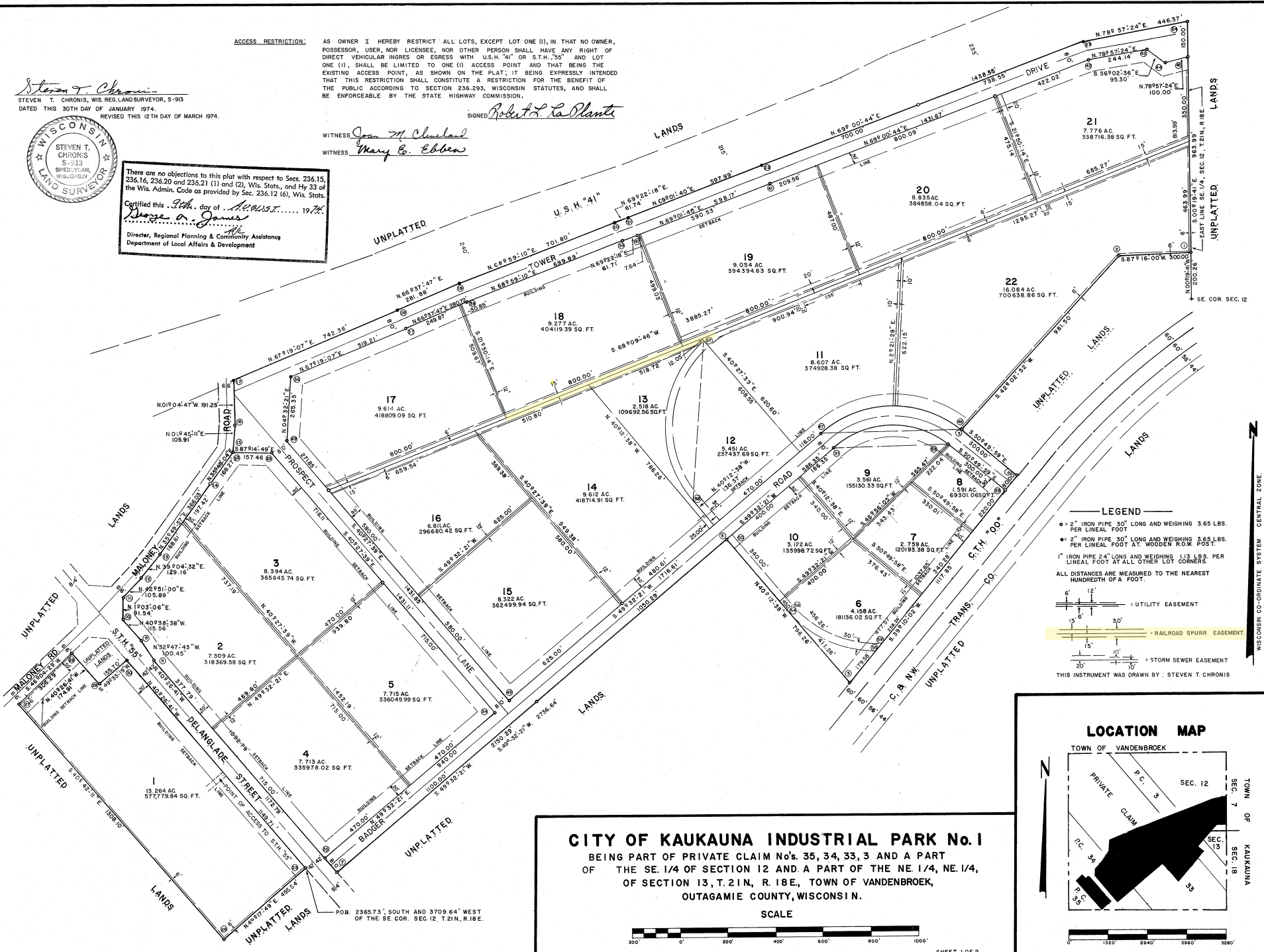
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., and Hy 33 of the Wis. Admin. Code as provided by Sec. 236.12 (6), Wis. Stats.

Certified this 12th day of March 1974.
Boyer A. Jones
 Director, Regional Planning & Community Assistance
 Department of Local Affairs & Development

ACCESS RESTRICTION: AS OWNER I HEREBY RESTRICT ALL LOTS, EXCEPT LOT ONE (1), IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRES OR EGRESS WITH U.S.H. "41" OR S.T.H. "35" AND LOT ONE (1), SHALL BE LIMITED TO ONE (1) ACCESS POINT AND THAT BEING THE EXISTING ACCESS POINT, AS SHOWN ON THE PLAT; IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE STATE HIGHWAY COMMISSION.

SIGNED *Robert LaPlante*

WITNESS *Jean M. Cleveland*
 WITNESS *Mary E. Ebben*



LEGEND

- 2" IRON PIPE 30" LONG AND WEIGHING 3.65 LBS. PER LINEAL FOOT
- 2" IRON PIPE 30" LONG AND WEIGHING 3.65 LBS. PER LINEAL FOOT AT WOODEN R.O.W. POST.
- ┆ 1" IRON PIPE 24" LONG AND WEIGHING 1.13 LBS. PER LINEAL FOOT AT ALL OTHER LOT CORNERS.

ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

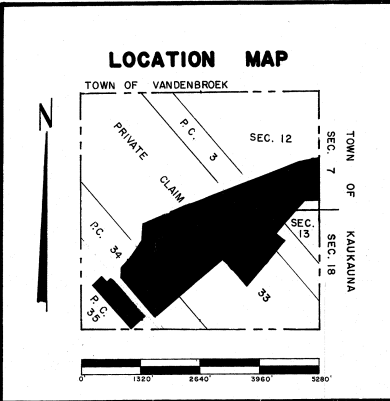
— = UTILITY EASEMENT
 — = RAILROAD SPURR EASEMENT
 — = STORM SEWER EASEMENT

THIS INSTRUMENT WAS DRAWN BY: STEVEN T. CHRONIS

CITY OF KAUKAUNA INDUSTRIAL PARK No. 1
 BEING PART OF PRIVATE CLAIM No's 35, 34, 33, 3 AND A PART OF THE SE. 1/4 OF SECTION 12 AND A PART OF THE NE. 1/4, NE. 1/4, OF SECTION 13, T. 21 N., R. 18 E., TOWN OF VANDENBROEK, OUTAGAMIE COUNTY, WISCONSIN.

SCALE
 0 200 400 600 800 1000

SHEET 1 OF 2



SURVEYOR'S CERTIFICATE

I, Steven T. Chronis, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., hereby certify:

That I have surveyed, divided, and mapped City of Kaukauna Industrial Park No. 1, located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twelve (12), and the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirteen (13), and Private Claim Numbers Three (3), Thirty-Three (33), Thirty-Four (34), and Thirty-Five (35), Township Twenty-One (21) North, Range Eighteen (18) East, City of Kaukauna, County of Outagamie, and State of Wisconsin.

That I have made such survey, land-division and plat by the direction of City of Kaukauna, owners, of said land, being described as: Commencing at the Southeast Corner of said Section 12; thence N. 00°-19'-41" W., 200.26 feet along the East Line of the Southeast Quarter (SE 1/4) of said Section 12 to the point of beginning; thence S. 87°-16'-00" W., 300.00 feet; thence S. 42°-02'-52" W., 981.50 feet; thence S. 50°-49'-59" E., 300.00 feet to a point on the Northerly Line of C.T.H. "00"; thence S. 39°-10'-02" W., 1117.85 feet along said Northerly Line of C.T.H. "00"; thence N. 40°-12'-38" W., 796.26 feet; thence S. 49°-32'-21" W., 2150.29 feet to a point on the Easterly Line of Delanglade Street; thence along the Easterly Line of Delanglade Street the following courses: N. 40°-26'-41" W., 1172.79 feet; N. 32°-47'-43" W., 100.45 feet, N. 40°-38'-38" W., 115.56 feet; N. 01°-03'-06" E., 91.54 feet to the Southerly Line of Maloney Road; thence along the Southerly Line of Maloney Road the following courses: N. 42°-51'-00" E., 105.89 feet; N. 39°-04'-32" E., 129.16 feet; N. 35°-49'-57" E., 356.03 feet; N. 35°-48'-04" E., 168.27 feet; N. 02°-45'-11" E., 105.91 feet; N. 01°-04'-47" W., 191.25 feet to a point on the southerly Line of U.S.H. "41"; thence along the Southerly Line of U.S.H. "41" the following courses: N. 67°-19'-07" E., 742.36 feet; N. 66°-37'-47" E., 281.88 feet; N. 68°-59'-10" E., 701.80 feet; N. 69°-22'-18" E., 61.74 feet; N. 69°-01'-40" E., 597.99 feet; N. 69°-00'-44" E., 1438.55 feet; N. 78°-57'-24" E., 446.37 feet to a point on the East Line of the Southeast Quarter (SE 1/4) of said Section 12; thence S. 00°-19'-41" E., 963.99 feet along said East Line of the Southeast Quarter (SE 1/4) of Section 12 to the point of beginning.

Also, beginning at a point 2365.73 feet South and 3709.64 feet West of said Southeast Corner of Section 12; thence N. 40°-26'-41" W., 1149.71 feet along the Westerly Line of Delanglade Street; thence S. 49°-33'-19" W., 155.70 feet; thence N. 40°-26'-41" W., 174.91 feet to a point on the Southerly Line of Maloney Road; thence S. 46°-04'-29" W., 306.29 feet along said Southerly Line of Maloney Road; thence S. 40°-42'-11" E., 1308.10 feet; thence N. 49°-17'-49" E., 455.54 feet to the point of beginning.

That such plat is a correct representation of all the exterior boundaries of the land surveyed, and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Kaukauna, in surveying, dividing, and mapping the same.

Dated this 30th day of January, 1974.

REVISED THIS 12TH DAY OF MARCH 1974.

Steven T. Chronis
Steven T. Chronis
Wisconsin Registered Land Surveyor S-913



CORPORATE OWNER'S CERTIFICATE OF DEDICATION

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

City of Kaukauna, does further certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection: Director, Regional Planning & Community Assistance Department of Local Affairs and Development, Division of Highways, Department of Transportation, City of Kaukauna.

IN WITNESS WHEREOF, the said City of Kaukauna has caused these presents to be signed by Robert L. La Plante, its Mayor, and countersigned by Joan M. Cleveland, its City Clerk, at Kaukauna, Wisconsin, and its corporate seal to be hereunto affixed on this 3rd day of November, 1974.

In the presence of:

Robert L. Natrop City of Kaukauna
Mary E. Eichen Robert L. La Plante
(Corporate Seal) Robert L. La Plante, Mayor
Countersigned:
Joan M. Cleveland
Joan M. Cleveland, City Clerk

STATE OF WISCONSIN
OUTAGAMIE COUNTY) SS

Personally came before me this 8th day of NOVEMBER, 1974, Robert L. La Plante, Mayor, and Joan M. Cleveland, City Clerk of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Mayor and City Clerk of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation by its authority.

(Notary Seal) Joan R. Seif
Notary Public, Kaukauna, Wisconsin
My Commission Expires: 6-4-78

CERTIFICATE OF CITY TREASURER
STATE OF WISCONSIN
OUTAGAMIE COUNTY) SS

I, Mary K. Kavanaugh, being the duly elected qualified and acting City Treasurer of the City of Kaukauna, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of November 8, 1974 on any of the land included in the plat of City of Kaukauna Industrial Park No. 1.

November 8, 1974
(Date)

Mary K. Kavanaugh
Mary K. Kavanaugh, City Treasurer

COUNTY TREASURER'S CERTIFICATE
STATE OF WISCONSIN
OUTAGAMIE COUNTY) SS

I, Peter L. Berg, being the duly elected, qualified and acting treasurer of the county of Outagamie, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of November 12, 1974 affecting the lands included in the plat of City of Kaukauna Industrial Park No. 1.

November 12, 1974
(Date)

Peter L. Berg
Peter L. Berg, Treasurer

COMMON COUNCIL RESOLUTION

Resolved, that the plat of City of Kaukauna Industrial Park No. 1, in the City of Kaukauna, City of Kaukauna, owner, is hereby approved by the Common Council.

Date Nov. 8, 1974

Approved Robert L. La Plante
Robert L. La Plante, Mayor

Date Nov. 8, 1974

Signed Robert L. La Plante
Robert L. La Plante, Mayor

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

Joan M. Cleveland
City Clerk, Joan M. Cleveland

CURVE DATA

Curve No.	Lot No.	Radius Length	Chord Bearing	Chord Length	Central Angle	Arc Length	Tangent Bearing
47 - 46	Block 9	383.313'	N. 89°-21'-11"E.	490.87'	79°-37'-40"	532.72'	
		463.313'	N. 89°-21'-11"E.	593.31'	79°-37'-40"	643.90'	
	11	463.313'	N. 70°-56'-54.5"E.	338.24'	42°-49'-07"	346.25'	
56 - 57	22	463.313'	S. 69°-14'-15.5"E.	292.56'	36°-48'-33"	297.65'	S. 87°-38'-32" E.
54 - 55 Easement	493.34'	S. 65°-13'-55" E.	417.32'	50°-02'-34"	430.89'		N. 40°-12'-38" W.
58 - 59 Easement	463.34'	S. 66°-47'-32.5"E.	414.67'	53°-09'-49"	429.92'		N. 40°-12'-38" W.

Exterior Boundary Lots 2 - 22	Lot No. 1	Lots 6 thru 10
1. 92°-24'-19"	25. 90°-15'-30"	50. 90°-15'-01"
2. 225°-13'-08"	26. 90°-00'-00"	51. 140°-11'-10"
3. 272°-52'-31"	27. 93°-13'-20"	52. 140°-11'-10"
4. 89°-59'-59"	28. 86°-31'-10"	53. 89°-59'-59"
5. 79°-22'-40"	29. 270°-00'-00"	5. 79°-22'-40"
6. 270°-15'-01"	30. 90°-00'-00"	540°-00'-00"
7. 89°-59'-02"	720°-00'-00"	
8. 172°-21'-02"		
9. 187°-50'-55"		
10. 138°-18'-16"	Lots 2 thru 5	Lots 11 thru 22
11. 138°-12'-06"	8. 172°-21'-02"	36. 117°-13'-14"
12. 183°-46'-28"	9. 187°-50'-55"	37. 180°-41'-20"
13. 183°-14'-35"	10. 138°-18'-16"	38. 177°-38'-37"
14. 180°-01'-53"	11. 138°-12'-06"	39. 179°-36'-52"
15. 213°-02'-53"	12. 183°-46'-28"	40. 180°-20'-38"
16. 183°-49'-58"	13. 183°-14'-35"	41. 180°-00'-56"
17. 111°-36'-06"	14. 180°-01'-53"	42. 170°-03'-20"
18. 180°-41'-20"	32. 123°-02'-53"	43. 135°-00'-00"
19. 177°-38'-37"	33. 133°-12'-50"	44. 225°-00'-00"
20. 179°-36'-52"	34. 90°-00'-00"	45. 79°-17'-05"
21. 180°-20'-38"	35. 89°-59'-02"	1. 92°-24'-19"
22. 180°-00'-56"	1620°-00'-00"	2. 225°-13'-08"
23. 170°-03'-20"		46. 132°-41'-41"
24. 79°-17'-05"		47. 219°-48'-50"
3960°-00'-00"		48. 90°-00'-00"
		49. 135°-00'-00"
		2520°-00'-00"

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., and Hy 33 of the Wis. Admin. Code as provided by Sec. 236.12 (6), Wis. Stats.

Certified this 8th day of NOVEMBER, 1974.
Joan M. Cleveland
Director, Regional Planning & Community Assistance
Department of Local Affairs & Development

CITY OF KAUKAUNA
INDUSTRIAL PARK No. 1

OUTAGAMIE
Document # 689648

REGISTERED OFFICE
OUTAGAMIE COUNTY, WIS.
Received for Record by 13th
day of November AD 1974
at 11:00 AM on page 26
D. C. Butler
REGISTERED
\$15.00

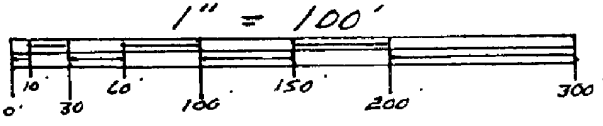
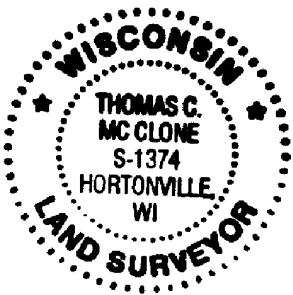
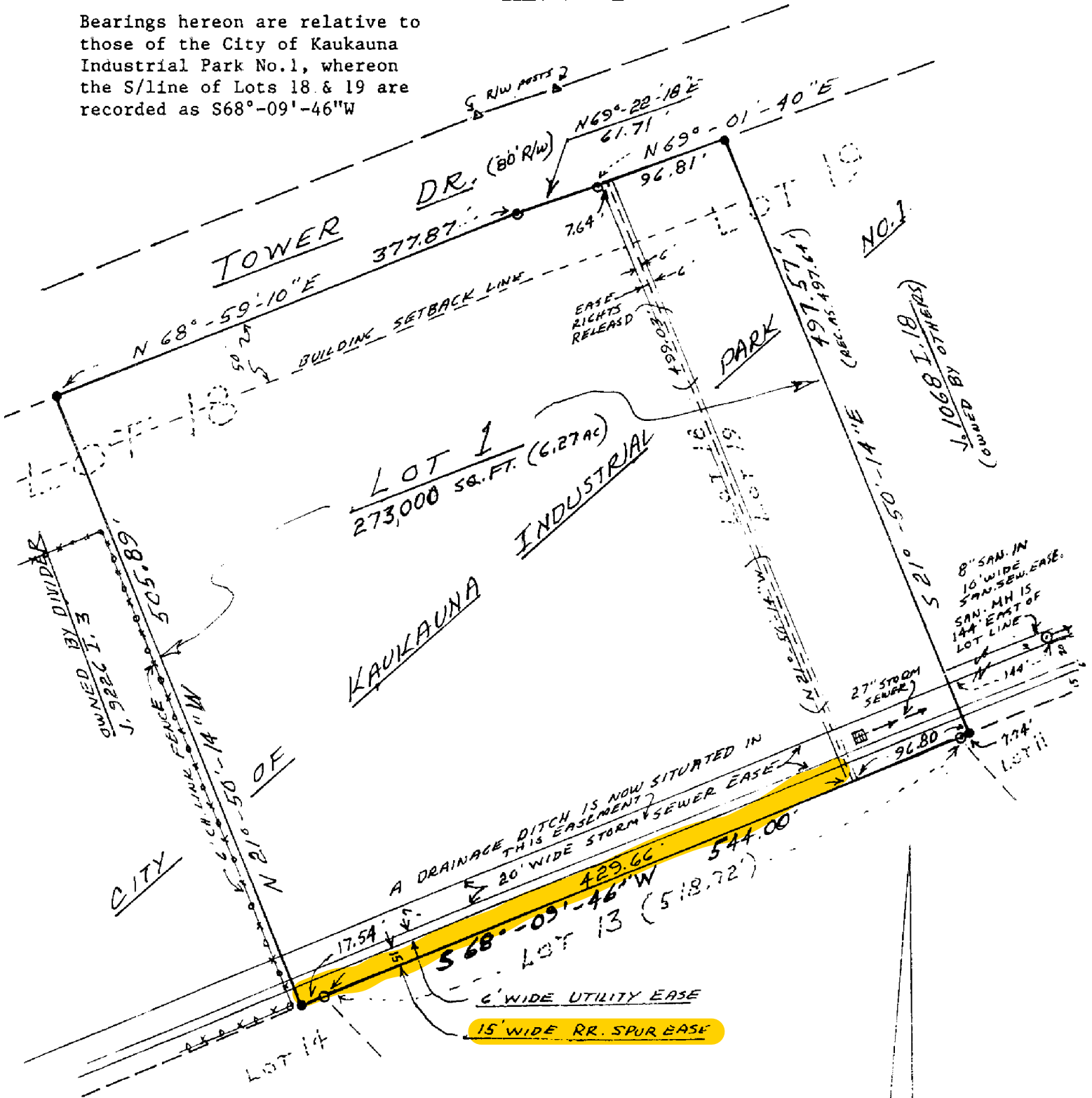
CERTIFIED SURVEY MAP 3313

Part of Lots 18 and 19 of City of Kaukauna Industrial Park No.1,
in the City of Kaukauna, Outagamie County, Wisconsin.

Present owner is: Overnite Transportation Company

A division of
Tax Parcel #32-2-0924

Bearings hereon are relative to those of the City of Kaukauna Industrial Park No.1, whereon the S/line of Lots 18 & 19 are recorded as S68°-09'-46"W



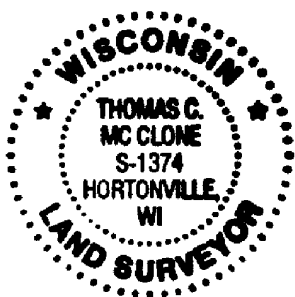
- = existing 1" iron pipe
- = #6 rebar (set)
3/4" x 24" @ 1 1/2#/ft.

SURVEYED: SEPT. 1998

SURVEYOR'S CERTIFICATE

I, Thomas C. McClone, Wisconsin Land Surveyor #1374, hereby certify that I have surveyed, divided, mapped and monumented part of lots 18 and 19 of City of Kaukauna Industrial Park No.1, City of Kaukauna, Outagamie County, Wisconsin, bounded by the following described line; Beginning on the S/line of Tower Drive at the NW corner of said Lot 19; then N69 -01'-40"E, along said S/line, 96.81' to the W/line of lands described in J.1068 I.18; then S21 -50'-14"E, along said W/line, 497.57' (recorded as 497.64'), to the SW corner of same lands on the S/line of said Lot 19; then S68 -09'-46"W, along said S/line, 96.80' to the SE corner of said Lot 18; then S68 -09'-46"W, along the S/line of said Lot 18, a distance of 447.24'; then N21 -50'-14"W 505.89' to the S/line of Tower Drive; then N68 -59'-10"E, along said S/line, 377.87' to an angle in same; then N69 -22'-18"E, continuing along said S/line, 61.71' to another angle point; then N69 -01'-40"E continuing along said S/line, 7.64' to the point of beginning. Bounding a tract of 273,000 sq.ft. (6.27 acres)

I further certify that I have made this survey and division at the request and direction of Mark Washatka, the pending grantee of this subject Lot 1, with the full knowledge and approval of the present owner, same being OVERNITE TRANSPORTATION COMPANY, a Virginia Corp.; That as to, and for said owner, I've accurately surveyed, described, and monumented (#6 rebar) the boundary and corners of this subject lot; that said boundary is correctly described and depicted hereon; and that I've complied with the provisions of Chapter 236.34 of the Wisconsin Statutes together with relative City of Kaukauna regulations in surveying and mapping this tract.



Thomas C. McClone 9/26/98
Thomas C. McClone R.L.S. #1374
P.O. Box #358
Hortonville, Wi. 54944

This C.S.M. has gained all necessary approvals and is hereby accepted by the Common Council of the City of Kaukauna this 6th day of October, 1998.

John Lambie
Mayor: John Lambie

Susan J. Duda
Clerk: Susan Duda

DOC. # **1293332**

RECEIVED FOR FILING THIS 7TH DAY OF OCTOBER 1998 AT 3:00 P.M.
AND FILED IN VOLUME 17 OF CERTIFIED SURVEY MAPS ON PAGE 3313 AS
NUMBER 3313.

Grace Vert
Register of Deeds

RESOLUTION 2026-_____

**RESOLUTION VACATING A RAILROAD SPUR EASEMENT ON LOT 1 OF CSM 3313,
PARCEL 322092401**

WHEREAS, the City of Kaukauna approved the City of Kaukauna Industrial Park No. 1 as recorded in Document No. 689648, Outagamie County Register of Deeds, 320 South Walnut Street, Appleton, Wisconsin 54911; and

WHEREAS, the City of Kaukauna approved CSM 3313, as recorded in Document No. 1293332, Outagamie County Register of Deeds, 320 South Walnut Street, Appleton, Wisconsin 54911, being parts of Lot 18 and 19 of City of Kaukauna Industrial Park No. 1; and

WHEREAS, the recorded document included a 15' wide Railroad Spurr Easement along the southwest lot lines of said Lot 18 and Lot 19, and

WHEREAS, the City of Kaukauna is the sole owner of said Railroad Spurr Easement; and

WHEREAS, the Department of Public Works does not require said easement to install or maintain a private rail spur; and

WHEREAS, the Plan Commission, at its meeting of March 19, 2026, made recommendation to vacate said 15' wide Railroad Spur Easement upon aforementioned CSM 3313;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Kaukauna, Wisconsin that the 15' wide Railroad Spur Easement along the southwest lot line of Lot 1 of CSM 3313 in Outagamie County is hereby vacated.

Adopted by the Common Council of the City of Kaukauna, Wisconsin, on this 8th day of April, 2026.

APPROVED: _____
Anthony J. Penterman, Mayor

ATTEST: _____
Kayla Nessmann, City Clerk