



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

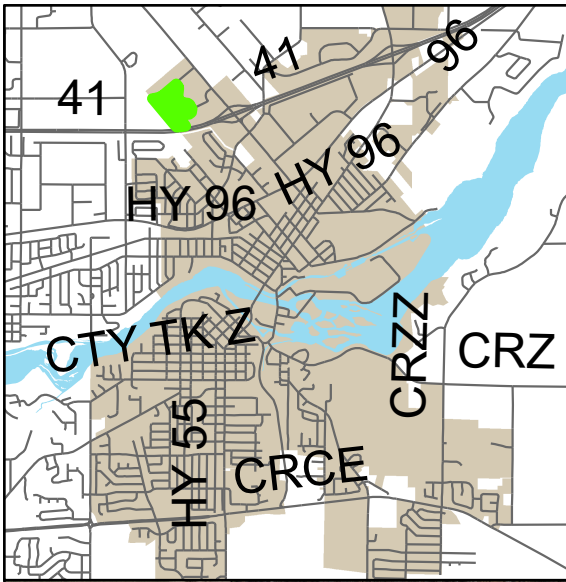
To: Plan Commission
From: Lily Paul, Associate Planner
Date: February 6, 2023
Re: CSM Review Lot Split – Parcel 322095603; Commerce Crossing

Carow Land Surveying Company Inc. has submitted a certified survey map for the City of Kaukauna that will split parcel 322095603. This CSM is creating a lot line that follows the centerline of the navigable stream to create another parcel within Commerce Crossing which will encourage more development in the commercial park. The final parcel will be ~7.5 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 splitting parcel 322095603 and recommend the same to Common Council.

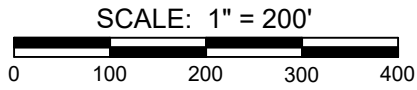




CERTIFIED SURVEY MAP NO. _____

PART OF LOT 3, CERTIFIED SURVEY MAP NO. 7631
RECORDED AS DOCUMENT NO. 2145844, LOCATED IN
PRIVATE CLAIM 35, CITY OF KAUKAUNA, OUTAGAMIE
COUNTY, WISCONSIN.

NORTH IS REFERENCED TO THE NORTH LINE
OF THE NORTHWEST 1/4 OF SECTION 14,
TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY
OF KAUKAUNA, OUTAGAMIE COUNTY,
WISCONSIN, WHICH BEARS N89°45'24"E PER
THE WISCONSIN COUNTY COORDINATE SYSTEM
(OUTAGAMIE COUNTY)



LEGEND

- = 1" X 18" I.D. IRON PIPE SET,
WEIGHING 1.13 LBS PER
LIN. FT. SET WITH CAROW LAND
SURVEYING CAP
- () = RECORDED AS BEARING/
DIMENSION
- Δ = MAG NAIL IN DISK
- = BERNTSEN MONUMENT

CURVE 1

DELTA -	3°58'40"
RADIUS -	1035.00'
ARC LENGTH -	71.86'
CHORD -	N81°18'40"E 71.84'
TANGENT -	N83°18'00"E
BEARINGS	N79°19'20"E

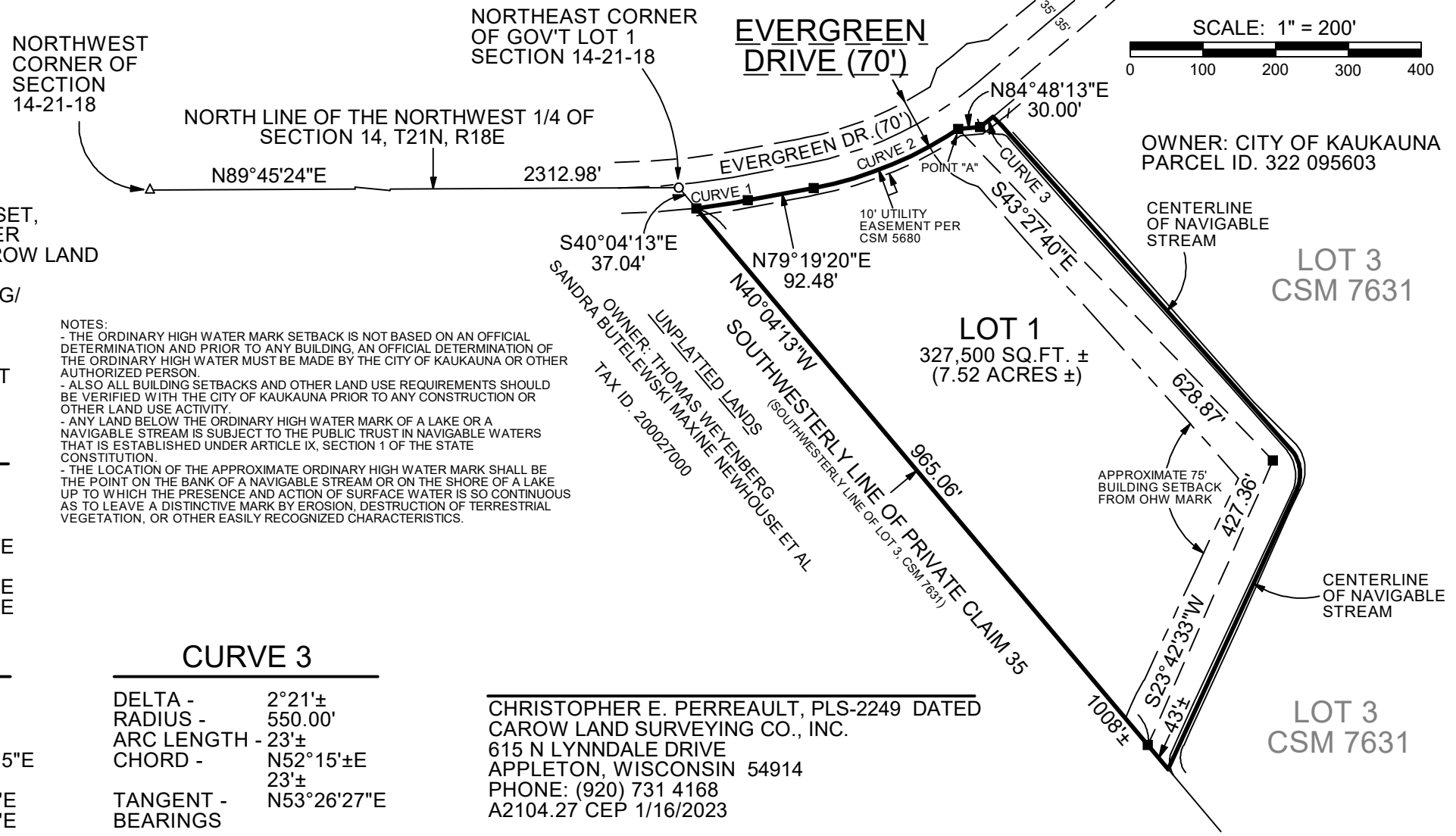
CURVE 2

DELTA -	23°08'13"
RADIUS -	535.00'
ARC LENGTH -	216.04'
CHORD -	N67°45'13.5"E 214.58'
TANGENT -	N79°19'20"E
BEARINGS	N56°11'07"E

CURVE 3

DELTA -	2°21'±
RADIUS -	550.00'
ARC LENGTH -	23'±
CHORD -	N52°15'±E 23'±
TANGENT -	N53°26'27"E
BEARINGS	

NOTES:
- THE ORDINARY HIGH WATER MARK SETBACK IS NOT BASED ON AN OFFICIAL
DETERMINATION AND PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF
THE ORDINARY HIGH WATER MUST BE MADE BY THE CITY OF KAUKAUNA OR OTHER
AUTHORIZED PERSON.
- ALSO ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD
BE VERIFIED WITH THE CITY OF KAUKAUNA PRIOR TO ANY CONSTRUCTION OR
OTHER LAND USE ACTIVITY.
- ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A
NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS
THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE
CONSTITUTION.
- THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE
THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE
UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS
AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL
VEGETATION, OR OTHER EASILY RECOGNIZED CHARACTERISTICS.



OWNER: CITY OF KAUKAUNA
PARCEL ID. 322 095603

LOT 3
CSM 7631

LOT 1
327,500 SQ.FT. ±
(7.52 ACRES ±)

LOT 3
CSM 7631

CHRISTOPHER E. PERREAU, PLS-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N LYNNDALE DRIVE
APPLETON, WISCONSIN 54914
PHONE: (920) 731 4168
A2104.27 CEP 1/16/2023