



# MEMO

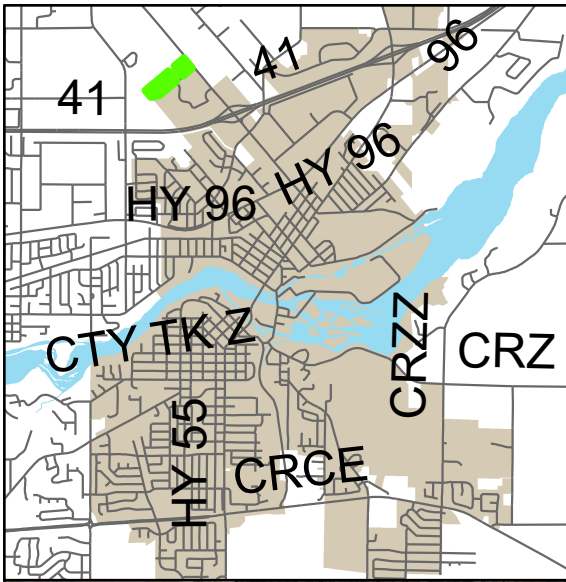
## PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission  
From: Lily Paul, Associate Planner  
Date: February 6, 2023  
Re: CSM Review Lot Split – Parcel 322095500; Commerce Crossing

Carow Land Surveying Company Inc. has submitted a certified survey map for the City of Kaukauna that will split parcel 322095500. This CSM is intended to correct the way the parcel is currently laid out. In the North West corner of Commerce crossing there is a large portion of land about 11.7 acres and a smaller portion of land about 4.9 acres. These portions of land are not adjacent to each other but are technically the same lot. This CSM will "split" or disconnect them and assign them each a lot number, resulting in two different parcels.

**Recommendation:**

Approval of the Certified Survey Map splitting parcel 322095500 and recommend the same to Common Council.

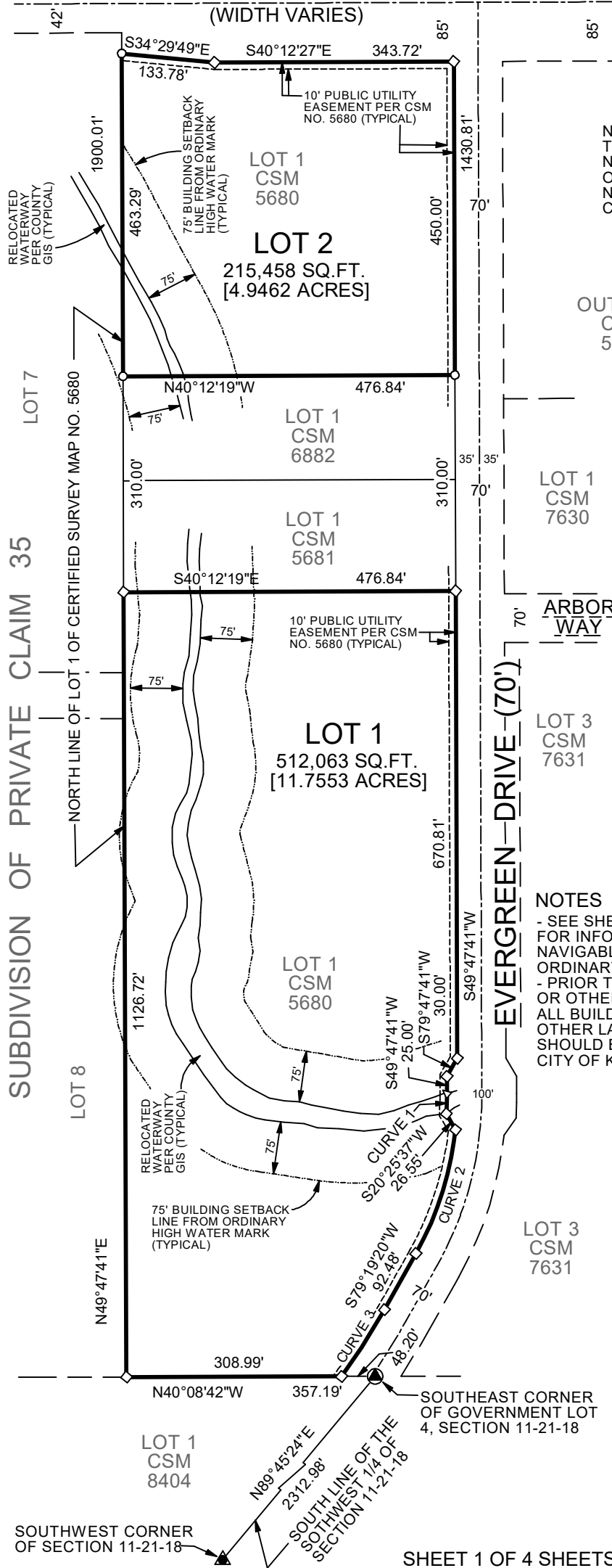


CERTIFIED SURVEY MAP NO. \_\_\_\_\_

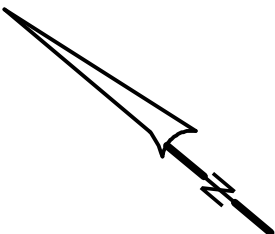
PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5680 AS  
RECORDED IN DOCUMENT NO. 1768284, LOCATED IN PRIVATE  
CLAIM 35, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF  
KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

DELANGLADE ST. (S.T.H. "55")

(WIDTH VARIES)



NORTH IS REFERENCED TO THE SOUTH LINE OF  
THE SOUTHWEST 1/4 OF SECTION 11, 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

- = EXISTING 3/4" IRON REBAR
- ◇ = EXISTING 1" I.D. IRON PIPE
- ▲ = EXISTING MAG NAIL IN DISK
- = EXISTING BERNTSEN MONUMENT
- ▽ = BEGINNING OR END OF A LINE OR ARC

CURVE 1

RADIUS = 450.00'  
DELTA = 3°38'46"  
ARC LENGTH = 28.64'  
CHORD =  
S51°37'04"W, 28.63'  
  
TANGENT BEARINGS  
IN = S49°47'41"W  
OUT = S53°26'27"W

CURVE 2

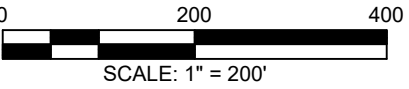
RADIUS = 465.00'  
DELTA = 23°08'13"  
ARC LENGTH = 187.77'  
CHORD =  
S67°45'13.5"W, 186.50'  
  
TANGENT BEARINGS  
IN = S56°11'07"W  
OUT = S79°19'20"W

CURVE 3

RADIUS = 965.00'  
DELTA = 6°45'58"  
ARC LENGTH = 113.96'  
CHORD =  
S82°42'19"W, 113.89'  
  
TANGENT BEARINGS  
IN = S79°19'20"W  
OUT = S86°05'18"W

NOTES

- SEE SHEET 4 OF 4 SHEETS  
FOR INFORMATION REGARDING  
NAVIGABLE WATERWAYS AND THE  
ORDINARY HIGH WATER MARK.  
- PRIOR TO ANY CONSTRUCTION  
OR OTHER LAND USE ACTIVITY,  
ALL BUILDING SETBACKS AND  
OTHER LAND USE REQUIREMENTS  
SHOULD BE VERIFIED WITH THE  
CITY OF KAUKAUNA.



CHRISTOPHER E. PERREAULT, PLS 2249 DATE  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDAL DRIVE  
APPLETON, WI 54914  
(920) 731 4168  
A2104.27-2-23 (CEP) 1/13/2023