



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Common Council
From: Joe Stephenson
Date: 01-04-22
Re: Certified Survey Map – Lot Consolidation – 10 Ash Grove Place and Parcel #323113201

A CSM for a lot consolidation has been submitted by Davel Engineering on behalf of the owner. 10 Ash Grove Place will be combined with the adjacent lot to the north. 10 Ash Grove is currently being used as a single-family home and the lot to the north is vacant. Both lots are zoned Residential Single-Family District (RSF).

The size shape and dimensions of the new lot conforms to the City's zoning district and is consistent with the City's comprehensive plan. The newly formed lot will be over half an acre (0.5255 Acres).

On December 2nd 2021 the CSM was presented to the Plan Commission. The Plan Commission recommended approval of the Lot Consolidation of 10 Ash Grove and Parcel #323113201 and recommend the same to the Common Council with the following conditions:

1. A 12' utility easement is placed along the property and approved by the Department of Public Works.
2. The ownership of Out Lot 2 is confirmed.

Since then the applicant has inserted the 12' utility easement on the CSM and confirmed that out lot 2 will remain with lot 12. All maintenance of out lot 2 being the responsibility of the owner of out lot 12.

Recommendation:

Approval of Resolution 2022-5315, resolution for a certified survey map, consolidating 10 Ash Grove Place and Parcel #323113201.

RESOLUTION NO. 2022-5315

A RESOLUTION APPROVING A LOT CONSOLIDATION AT 10 ASH GROVE AND PARCEL #323113201

WHEREAS, a one lot certified survey map of the following described parcel of land has been presented to and recommended for approval by the Plan Commission:

Commencing at the Outagamie County Government Corner No. 4 21 18 24 27 05S a point on the West line of Government Lot 1; thence, along the West line of said Government Lot 1, N00°02'49"W, 982.44 feet; thence N89°57'11"E, 660.71 feet to the South Corner of Outlot 2 of Ash Grove Estates said point also being the point of beginning; thence, along the East line of said Outlot 2, N25°12'01"W, 60.00 feet to the South line of Lot 12 of said Ash Grove Estates; thence, along said South line, N64°47'59"E, 170.59 feet; to the West line of Lot 3 of Certified Survey Map 132; thence, along said West line, S01°08'06"W, 66.95 feet to the North line of Lot 9 of Ash Grove Subdivision; thence, along said North line, N64°47'59"E, 38.25 feet to the West line of Lot 10 of said Ash Grove Subdivision; thence, along the said West line, S25°13'29"E 89.78 feet to the North right of way of Ash Grove Place; thence, along said North right of way line, S64°46'31"W, 87.69 feet; thence, continuing along said North right of way line, 74.11 feet along the arc of a curve to the right with a radius of 70.00 feet and a chord of 70.70 feet which bears N84°53'31"W to the East right of way line of said Ash Grove Place; thence, along said East right of way line, N54°33'32"W, 62.11 feet to the point of beginning, subject to all easements, and restrictions of record.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Kaukauna, Wisconsin that the said Certified Survey Map attached and made a part hereof is hereby accepted and approved.

Introduced and adopted this 4th day of January 2022.

APPROVED:

Anthony J. Penterman, Mayor

ATTEST:

Sally A. Kenney, City Clerk

Certified Survey Map No. _____

Being all of Lot 9 Ash Grove Subdivision; part of Lot 1, Certified Survey Map 6824 and part of Lot 4, of the
Plat of Survey of the Estate of the Late Michael Brill, all being located in part of Government Lot 8 of
Section 23, Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin

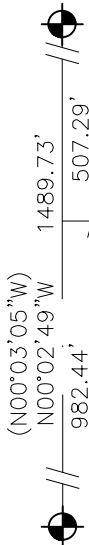
LEGEND

- $\frac{3}{4}$ " x 18" Steel Rebar
@ 1.50lbs/LF SET
- ⊠ Chiseled "X" Set
- △ 1 $\frac{1}{4}$ " Rebar Found
- $\frac{3}{4}$ " Rebar Found
- 1.3" O.D. Iron Pipe Found
- ⊙ Government Corner
- () Recorded As



Bearings are referenced to the West line of the
Government Lot 1, Section 23, T21N, R18E,
assumed to bear N00°02'49"W, base on the
Outagamie County Coordinate System.

Outagamie County Corner
No. 4 21 18 24 33 05S
on West line of Government Lot 1
Section 24, T21N, R18E
Masonry Nail Found



Outagamie County Corner
No. 4 21 18 24 27 05S
on West line of Government Lot 1
Section 24, T21N, R18E
Masonry Nail Found



**DAVEL ENGINEERING &
ENVIRONMENTAL, INC.**

Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952

Ph: 920-991-1866 Fax: 920-441-0804

www.davel.pro

James R. Schloff Professional Land Surveyor No. S-2692 Date _____

Survey for:
Klay R. Kress
10 Ash Grove Place
Kaukauna, WI 54130

File: 6480CSM.dwg
Date: 12/20/2021
Drafted By: Jim
Sheet: 1 of 3

Certified Survey Map No. _____

Being all of Lot 9 Ash Grove Subdivision; part of Lot 1, Certified Survey Map 6824 and part of Lot 4, of the Plat of Survey of the Estate of the Late Michael Brill, all being located in part of Government Lot 8 of Section 23, Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin

Surveyor's Certificate

I, James R. Sehloff, Professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Kaukauna, and under the direction of Klay and Mary Kress, the property owners of said land, I have surveyed combination and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the combination of the land surveyed; and that this land is all of Lot 9 Ash Grove Subdivision; part of Lot 1, Certified Survey Map 6824 and part of Lot 4, of the Plat of Survey of the Estate of the Late Michael Brill, all being located in part of Government Lot 8 of Section 23, Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin, containing 22,892 Square Feet (0.5255 Acres) of land described as follows:

Commencing at the Outagamie County Government Corner No. 4 21 18 24 27 05S a point on the West line of Government Lot 1; thence, along the West line of said Government Lot 1, N00°02'49"W, 982.44 feet; thence N89°57'11"E, 660.71 feet to the South Corner of Outlot 2 of Ash Grove Estates said point also being the point of beginning; thence, along the East line of said Outlot 2, N25°12'01"W, 60.00 feet to the South line of Lot 12 of said Ash Grove Estates; thence, along said South line, N64°47'59"E, 170.59 feet; to the West line of Lot 3 of Certified Survey Map 132; thence, along said West line, S01°08'06"W, 66.95 feet to the North line of Lot 9 of Ash Grove Subdivision; thence, along said North line, N64°47'59"E, 38.25 feet to the West line of Lot 10 of said Ash Grove Subdivision; thence, along the said West line, S25°13'29"E 89.78 feet to the North right of way of Ash Grove Place; thence, along said North right of way line, S64°46'31"W, 87.69 feet; thence, continuing along said North right of way line, 74.11 feet along the arc of a curve to the right with a radius of 70.00 feet and a chord of 70.70 feet which bears N84°53'31"W to the East right of way line of said Ash Grove Place; thence, along said East right of way line, N54°33'32"W, 62.11 feet to the point of beginning, subject to all easements, and restrictions of record.

Given under my hand this _____ day of _____, _____.

James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692

Common Council Approval

Resolved by the Common Council of the City of Kaukauna, that this Certified Survey Map is hereby approved by resolution No. _____, this _____ day of _____, 20_____

Mayor Date

Clerk Date

I hereby certify that the above is a true and correct copy of the resolution adopted by the Common Council on _____, _____ 20_____.

Clerk

File: 6480CSM.dwg
Date: 11/15/2021
Drafted By: Jim
Sheet: 2 of 3

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	70.00'	N 84°53'31" W	70.70'	74.11'	60°39'46"	S 64°46'36" W	N 54°33'38" W

Certified Survey Map No. _____

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Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers' of the City of Kaukauna and Outagamie County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this certified survey map.

City Treasurer

Date

County Treasurer

Date

Owners' Certificate

As the property owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, combined and mapped all as shown and represented on this map.

We do further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Kaukauna

Dated this _____ day of _____, 20_____

Klay Kress, Owner

Mary Kress, Owner

State of Wisconsin)
)SS
_____)County)

Personally came before me on the _____ day of _____, 20_____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ My Commission Expires _____

Notary Public, Wisconsin

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

The property owners of record:
Klay and Mary Kress

Recording Information:
V 17167 M 51

Parcel Number(s):
323189000
323113201

James R. Sehloff Professional Land Surveyor No. S-2692 Date