



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

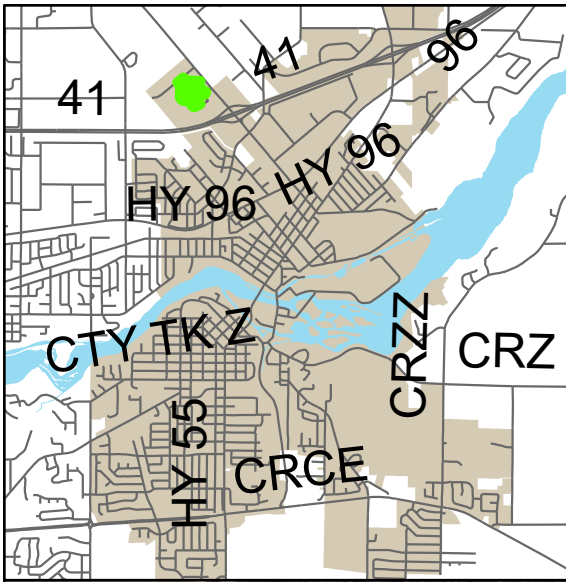
To: Plan Commission
From: Lily Paul, Associate Planner
Date: February 16, 2023
Re: CSM Review Lot Split – Parcel 322095700; Commerce Crossing

Carow Land Surveying Company Inc. has submitted a certified survey map for the City of Kaukauna that will split parcel 322095700. This CSM is intended to split the large ~15 acre parcel into 3 smaller parcels. These parcels will accommodate the Reserve Development (Lot 1, ~11 acres) and Grand Stay Hotel Development (Lot 3, ~2 acres), leaving one parcel (Lot 2, ~1.9 acres) for future development. Please refer to the CSM drawing for lots.

Recommendation:

Approval of the Certified Survey Map splitting parcel 322095700 and recommend the same to Common Council.





CERTIFIED SURVEY MAP NO.

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7630 AS RECORDED IN DOCUMENT NO. 2145827, LOCATED IN PRIVATE CLAIM 35, SECTIONS 11 & 14, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

CURVE 1
260.00' = RADIUS
22°36'28" = DELTA
102.59' = ARC LENGTH
101.93' = CHORD
S23°51'29"W

CURVE 2
65.00' = RADIUS
100°56'35" = DELTA
114.52' = ARC LENGTH
100.27' = CHORD
N65°17'40"W

CURVE 3
235.00' = RADIUS
71°08'08" = DELTA
291.76' = ARC LENGTH
273.38' = CHORD
N50°27'21"W

TANGENT BEARINGS
S35°09'43"W - IN
S12°33'15"W - OUT

TANGENT BEARINGS
S64°14'02.5"W - IN
N14°49'22.5"W - OUT

TANGENT BEARINGS
N14°53'17"W - IN
N86°01'25"W - OUT

CURVE 3A
235.00' = RADIUS
58°39'00" = DELTA
240.55' = ARC LENGTH
230.19' = CHORD
N44°12'47"W

CURVE 3B
235.00' = RADIUS
12°29'08" = DELTA
51.21' = ARC LENGTH
51.11' = CHORD
N79°46'51"W

CURVE 4
190.00' = RADIUS
91°24'01" = DELTA
303.09' = ARC LENGTH
271.96' = CHORD
N40°19'24.5"W

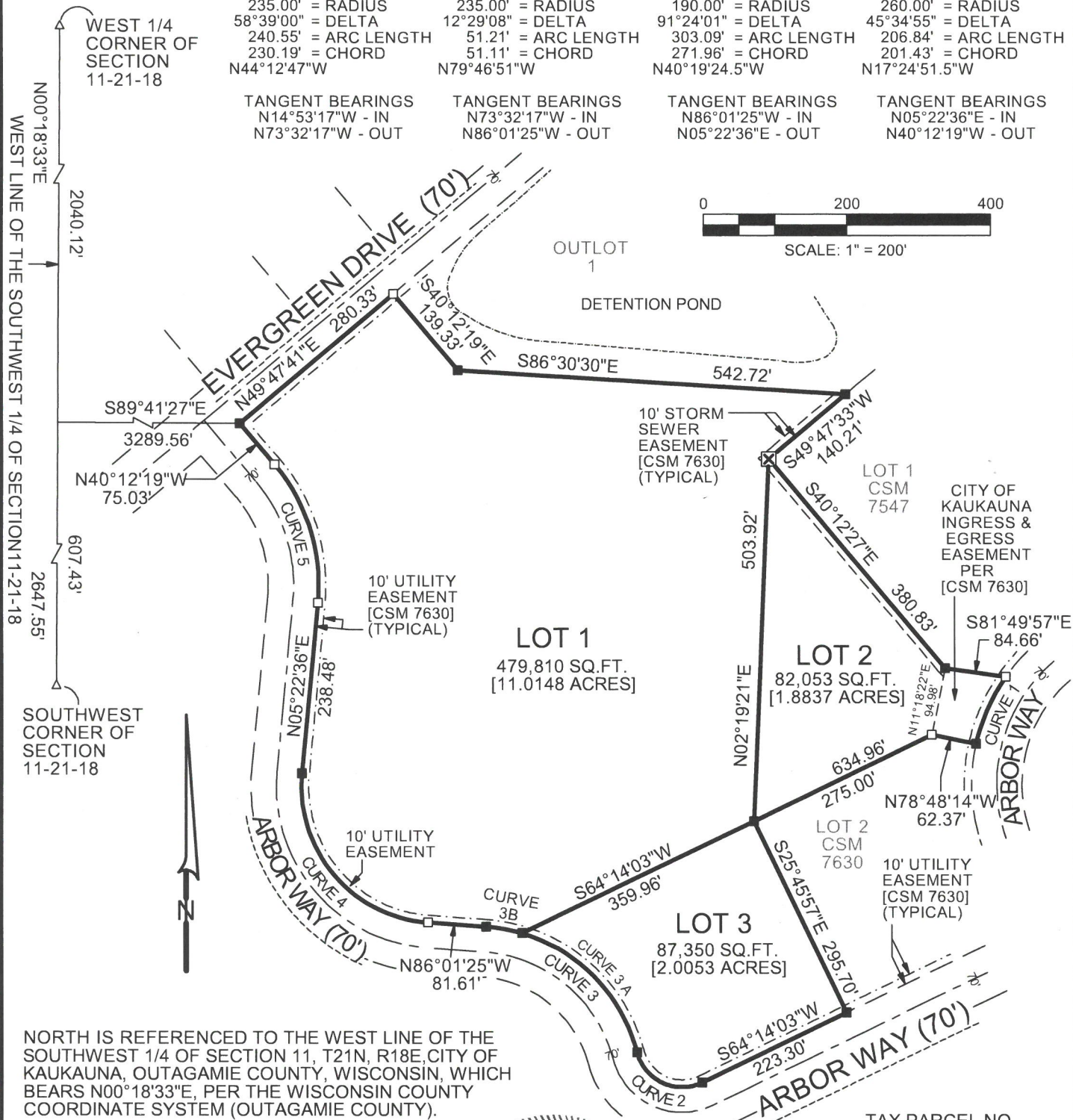
CURVE 5
260.00' = RADIUS
45°34'55" = DELTA
206.84' = ARC LENGTH
201.43' = CHORD
N17°24'51.5"W

TANGENT BEARINGS
N14°53'17"W - IN
N73°32'17"W - OUT

TANGENT BEARINGS
N73°32'17"W - IN
N86°01'25"W - OUT

TANGENT BEARINGS
N86°01'25"W - IN
N05°22'36"E - OUT

TANGENT BEARINGS
N05°22'36"E - IN
N40°12'19"W - OUT



NORTH IS REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 11, T21N, R18E, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN, WHICH BEARS N00°18'33"E, PER THE WISCONSIN COUNTY COORDINATE SYSTEM (OUTAGAMIE COUNTY).

TAX PARCEL NO.
241 322095700

LEGEND

- = 1" X 18" I.D. IRON PIPE SET,
WEIGHING 1.13 LBS PER
LIN. FT. WITH CAROW LAND
SURVEYING CAP
☒ = CUT CROSS SET IN CONCRETE
BASE OF CATCH BASIN
□ = EXISTING 1" I.D. IRON PIPE
△ = EXISTING MAG NAIL IN DISK

CHRISTOPHER E. PERREAU, PLS 2249 DATE
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DRIVE
APPLETON, WI 54914
(920) 731 4168
A2104.27 - 3 - 23 (CEP) 1/23/2023

SHEET 1 OF 3 SHEETS