



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Joe Stephenson
Date: 01-06-2022
Re: Inside the Park Place Certified Survey Map and Easement

On behalf of the City of Kaukauna a CSM and Utility Easement for Inside the Park Place is being presented to the Plan Commission. The CSM will reorganize lots 11 and 12 from a horizontal configuration to a vertical configuration. This configuration will orient the lots towards Nikki Lane and provide buildable area for each lot. The current configuration puts all the wetlands in Lot 11, making it unbuildable.

The utility easement being requested will run on the north side of the development just off of Ridgecrest Lane. This 12' wide Utility Easement will run to County Highway 55 and meet up with a 10' x 10' easement for a utility cabinet.

Recommendation:

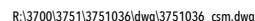
Approval of the Certified Survey Map, reorganizing Lots 11 and 12 of Inside the Park Place and recommend the same to the Common Council.

Recommendation:

Approval of the Utility Easements as presented and recommend the same to the Common Council.

**ALL OF LOTS 11 AND 12, INSIDE THE PARK PLACE, CABINET N, PAGES 128-129,
DOCUMENT NUMBER 2243700, BEING PART OF THE NORTHEAST ¼ OF THE SOUTHEAST
¼, SECTION 35, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF KAUKAUNA,
OUTAGAMIE COUNTY, WISCONSIN**

East 1/4 Corner
Section 35
T21N-R18E
Found PK Nail



CERTIFIED SURVEY MAP

ALL OF LOTS 11 AND 12, INSIDE THE PARK PLACE, CABINET N, PAGES 128-129, DOCUMENT NUMBER 2243700, BEING PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼, SECTION 35, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that by the order and under the direction of the owners listed hereon, I have surveyed, mapped and divided all of Lots 11 and 12, Inside The Park Place, Cabinet N, Pages 128-129, Document Number 2243700, being part of the Northeast ¼ of the Southeast ¼, Section 35, Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin.

Said parcel contains 70,438 square feet or 1.617 acres of land more or less subject to easements and restrictions of record.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in the surveying, mapping and dividing of the same.

Dated this _____ day of _____, 2021.

Troy E. Hewitt PLS #2831
ROBERT E. LEE & ASSOCIATES, INC.

This certified survey map is contained wholly within the property described in the following recorded instruments.

<u>Owner of Record</u>	<u>Recording Information</u>	<u>Tax Parcel ID Number</u>
City of Kaukauna	Document Number 2180395	323222114
City of Kaukauna	Document Number 2180395	323222113

GRADING AND GRADES:

All grading and final grades for the construction of any public improvements, including landscaping, shall conform to the surface water drainage plan as approved and on file with the City of Kaukauna.

NOTES:

Sidewalks will be required adjoining all street frontages.

WETLAND INFORMATION:

Wetlands delineated by Travis A. Stuck, Davel Engineering & Environmental on May 8, 2019.

A portion of the wetlands has been approved to be impacted for municipal activities by Wisconsin Department of Natural Resources General Permit docket GP-NE-2021-45-00718.

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas and communications service is hereby granted by the City of Kaukauna, to

Kaukauna Utilities
WE Energies
AT&T
and
Time Warner

Grantees, their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.



Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155 PHONE:(920) 662-9641
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CERTIFIED SURVEY MAP

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OWNER'S CERTIFICATE:

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

City of Kaukauna does further certify that this plat is required by s.236.34 to be submitted to the following for approval or objection:

CITY OF KAUKAUNA

Dated this _____ day of _____, 2021.

In the presence of the City of Kaukauna

Anthony J. Penterman
City of Kaukauna Mayor

Sally Kenney
City of Kaukauna Clerk

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2021, the above named property owner(s) to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ My commission expires _____
Notary Public, Wisconsin

CITY OF KAUKAUNA COMMON COUNCIL APPROVAL CERTIFICATE

Resolved, that the plat of Inside the Park Place in the City of Kaukauna, City of Kaukauna owner, is hereby approved by the Common Council.

Anthony J. Penterman
City of Kaukauna Mayor

Date

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

Sally Kenney
City of Kaukauna Clerk

Date

TREASURER'S 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 plat.

Sally Kenney
City of Kaukauna Treasurer

Date

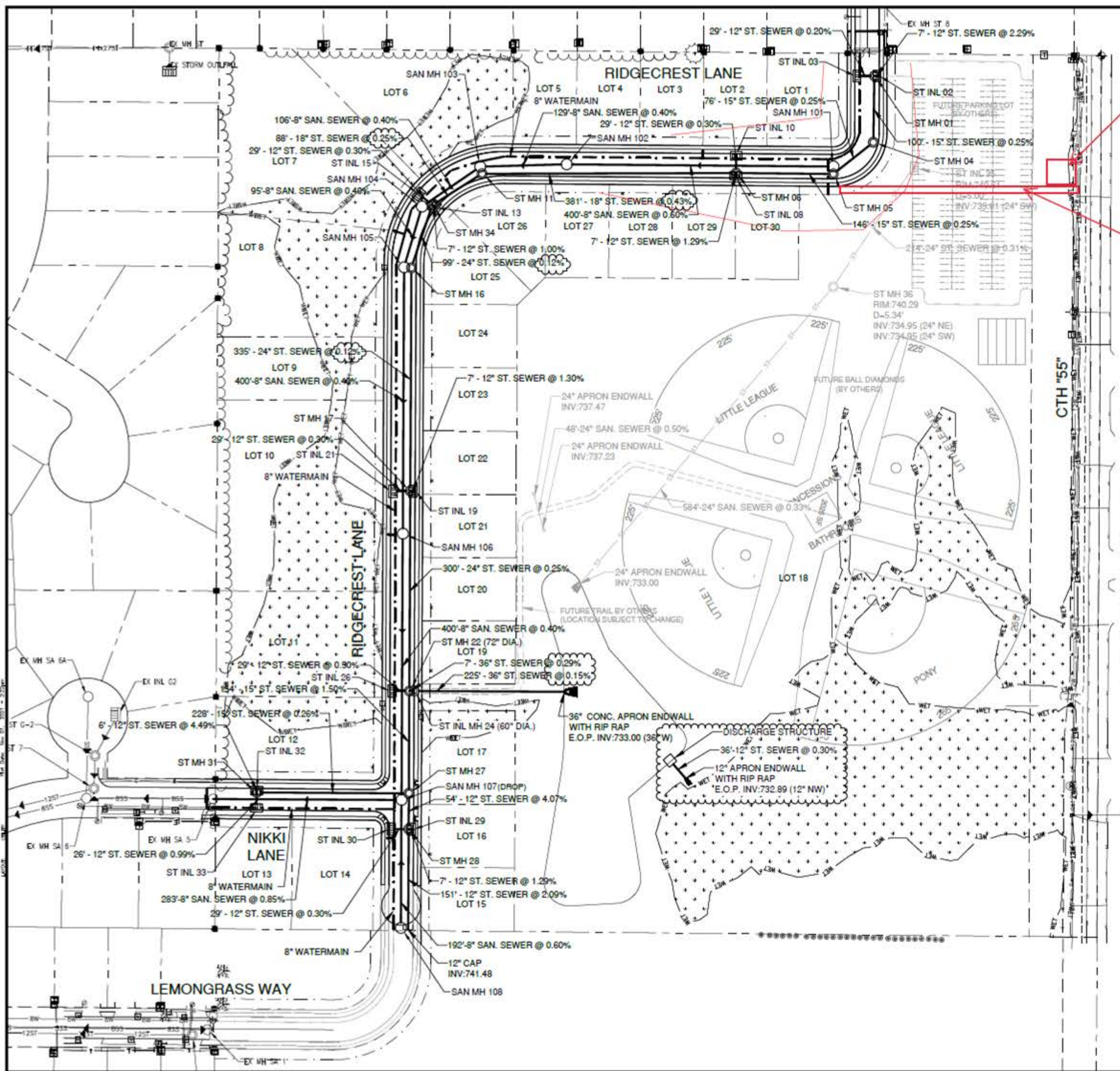
Trenten Woelfel
Outagamie County Treasurer

Date



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10x10 Easement
for utility cabinets -
ATT Request.

12' Wide Utility
Easement from
STH 55 RW

LEGEND

- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- EXISTING WATERMAIN (SIZE NOTED)
- PROPOSED
- EXISTING
- FIRE HYDRANT
- WATER VALVE/CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- LIFT STATION
- TRACER WIRE SIGNAL CONNECTION BOX
- CLEANOUT
- STORM MANHOLE
- STORM CATCH BASIN
- STORM INLET
- STORM INLET MANHOLE
- YARD DRAIN
- STANDPIPE
- ROOF DOWNSPOUT
- DISCHARGE STRUCTURE

NOTE

- A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
- SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
- FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, CONTACT ENGINEER, PRIOR TO CONTINUED WORK.
- ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION
1	10/16/2021	JIL	PLAN UPDATES				
2	11/01/2021	JIL	STORM SEWER AND PROFILE UPDATES				

DRAWN	FILE	DATE
CHECKED	OVERALL	08/09/21
DESIGNED	JOB NO.	2751528
JIL		

PROJECT 10-21
INSIDE THE PARK PLACE
UTILITY AND GRADING
CITY OF KAUKAUNA, OUTAGAMIE CO., WI

OVERALL UTILITY PLAN

 **Robert E. Lee & Associates, Inc.**
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