



MEMO

Engineering Department

To: Board of Public Works

From: John Neumeier, Director of Public Works/City Engineer
Adrienne Nelson, Associate Planner

Date: 1/19/2026

Re: 2b - CSM Review - KASD

Background information:

From Plan Commission Memo 1/8/2026: The Kaukauna Area School District, in collaboration with Point of Beginning, has submitted a final Certified Survey Map (CSM) for review. This CSM would combine parcels 323246800, 323246700, 323246600, 323246500, and 323246400 into three large parcels. This request to combine five parcels into three parcels is for the development of a new middle school. The layout includes land dedication for a roadway connection to Highway 55, which is consistent with previous planning efforts for the future extension of Speedway Lane through the property. Since submission of the preliminary CSM back in September, language has been added to require an updated traffic impact study prior to the development of any vacant lots. Additionally, utility easements have been added to the final document as requested. The draft of the CSM is attached to this report.

Plan Commission recommendation on 1/8/2026 was to recommend the approval of the CSM for the Kaukauna Area School District to the Common Council with the following conditions:

- 1) That final approval of necessary easements is received from City staff and Kaukauna Utilities.
- 2) That the necessary easements on parcel number 030064500, which would allow for a road connection between the middle school and high school, and water main looping, are recorded with Outagamie County.

Staff Recommended Action:

Recommend approval of the CSM to the Common Council with the following conditions:

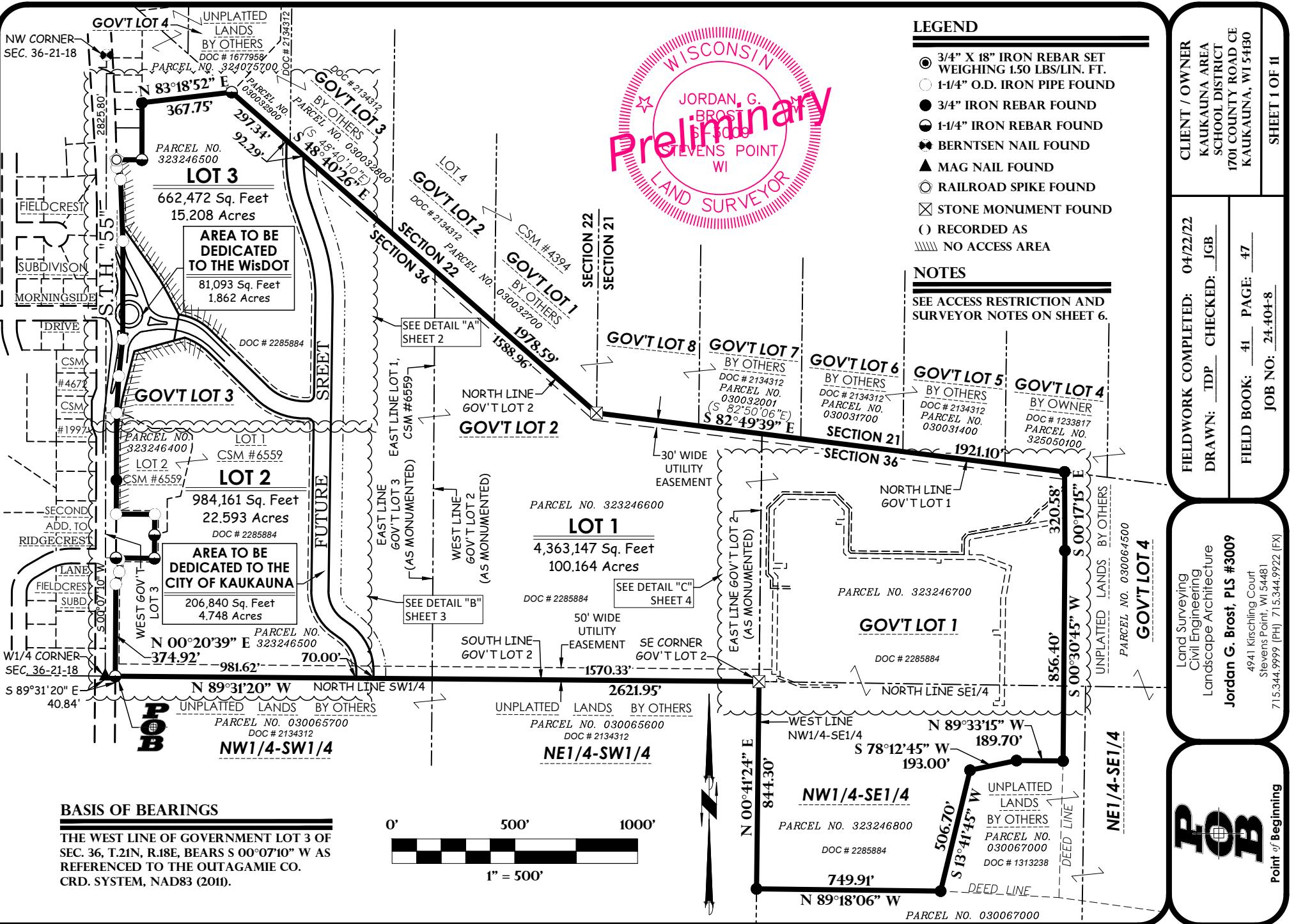
- All conditions set by plan commission on 1/8/2026 are met prior to approval.
- (Insert any additional conditions set by Board of Public Works)....prior to approval.

CERTIFIED SURVEY MAP

BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6559,
ALL OF GOVERNMENT LOT 2, A PART OF GOVERNMENT LOTS 1 AND 3
AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 36, ALL LOCATED IN TOWNSHIP 21 NORTH, RANGE 18 EAST,
CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

BASIS OF BEARINGS

THE WEST LINE OF GOVERNMENT LOT 3 OF
SEC. 36, T.21N, R.18E, BEARS S 00°07'10" W AS
REFERENCED TO THE OUTAGAMIE CO.
CRD. SYSTEM, NAD83 (2010).



CERTIFIED SURVEY MAP

GENERAL DESCRIPTION - SEE SHEET 1

DETAIL "B"

CERTIFIED SURVEY MAP

BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6559,
 ALL OF GOVERNMENT LOT 2, A PART OF GOVERNMENT LOTS 1 AND 3
 AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
 SECTION 36, ALL LOCATED IN TOWNSHIP 21 NORTH, RANGE 18 EAST,
 CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

20' EASEMENT LINE DATA TABLE

LINE	BEARING	DISTANCE
1-2	S 89°31'20" E	71.64'
2-3	N 00°41'24" E	22.05'
3-4	N 00°41'24" E	7.95'
4-5	N 89°31'20" W	20.00'
5-6	N 00°41'24" E	391.18'
6-7	N 44°18'36" W	26.16'
7-8	N 00°41'24" E	267.96'
8-9	N 45°41'24" E	78.99'
9-10	S 89°18'36" E	213.36'
10-11	S 44°18'36" E	78.99'
11-12	S 00°41'24" W	171.67'
12-13	S 44°18'36" E	12.93'
13-14	S 89°18'36" E	462.20'
14-15	N 00°41'24" E	63.73'
15-16	N 40°33'30" E	22.56'
16-17	N 79°58'35" E	400.10'
17-18	S 00°17'15" E	20.28'
18-19	S 79°58'43" W	389.47'
19-20	S 40°33'30" W	8.19'
20-21	S 00°41'24" W	56.48'
21-22	S 89°18'36" E	52.20'
22-23	S 69°00'56" E	128.70'
23-24	S 10°09'03" W	136.32'
24-25	S 00°41'24" W	434.19'
25-26	N 89°18'36" W	44.54'
26-27	N 00°41'24" E	20.00'
27-28	S 89°18'36" E	24.54'
28-29	N 00°41'24" E	267.55'
29-30	N 89°18'36" W	30.50'
30-31	N 00°41'24" E	20.00'
31-32	S 89°18'36" E	30.50'
32-33	N 00°41'24" E	128.29'
33-34	N 10°09'03" E	121.44'
34-35	N 69°00'56" W	108.58'
35-36	N 89°18'36" W	163.00'
36-37	S 00°41'24" W	15.50'
37-38	N 89°18'36" W	20.00'
38-39	N 00°41'24" E	15.50'
39-40	N 89°18'36" W	356.10'
40-41	N 44°18'36" W	29.50'
41-42	N 00°41'24" E	115.81'
42-43	N 89°18'36" W	32.00'
43-44	N 00°41'24" E	20.00'
44-45	S 89°18'36" E	32.00'
45-46	N 00°41'24" E	35.86'
46-47	N 44°18'36" W	62.43'
47-48	N 89°18'36" W	196.79'
48-49	S 45°41'24" W	62.43'
49-50	S 00°41'24" W	217.27'
50-51	S 89°18'36" E	53.50'
51-52	S 00°41'24" W	20.00'
52-53	N 89°18'36" W	53.50'
53-54	S 00°41'24" W	14.11'
54-55	S 44°18'36" E	26.16'
55-56	S 00°41'24" W	387.33'
56-57	S 89°18'36" E	14.00'
57-58	S 00°41'24" W	20.00'
58-3	N 89°18'36" W	14.00'

10' EASEMENT "A" LINE DATA TABLE

LINE	BEARING	DISTANCE
1-2	S 89°31'20" E	71.64'
2-4	N 00°41'24" E	30.00'
4-5	N 89°31'20" W	20.00'
5-59	N 00°41'24" E	349.57'
59-60	N 89°18'38" W	10.00'
60-61	N 00°41'24" E	37.46'
61-62	N 44°18'36" W	26.16'
62-63	N 00°41'24" E	276.24'
63-64	N 45°41'24" E	87.28'
64-65	S 89°18'36" E	221.64'
65-66	S 44°18'36" E	87.28'
66-67	S 00°41'24" W	171.67'
67-68	S 44°18'36" E	4.64'
68-69	S 89°18'36" E	448.06'
69-70	N 00°41'24" E	57.36'
70-71	N 40°33'30" E	29.77'
71-72	N 79°58'35" E	246.91'
72-73	N 43°55'00" E	69.55'
73-74	N 54°03'26" E	33.60'
74-75	N 43°55'00" E	115.32'
75-76	S 00°17'15" E	14.34'
76-77	S 43°55'00" W	105.92'
77-78	S 54°03'26" W	33.60'
78-79	S 43°55'00" W	71.92'
79-16	S 79°58'35" W	246.59'
16-15	S 40°33'30" W	22.56'
15-14	S 00°41'24" W	63.73'
14-13	N 89°18'36" W	462.20'
13-12	N 44°18'36" W	12.93'
12-11	N 00°41'24" E	171.67'
11-10	N 44°18'36" W	78.99'
10-9	N 89°18'36" W	213.36'
9-8	S 45°41'24" W	78.99'
8-7	S 00°41'24" W	267.96'
7-6	S 44°18'36" E	26.16'
6-80	S 00°41'24" W	31.60'
80-81	S 89°18'38" E	73.00'
81-82	S 00°41'22" W	10.00'
82-59	N 89°18'38" W	73.00'

10' EASEMENT "B" LINE DATA TABLE

LINE	BEARING	DISTANCE
1-2	S 89°31'20" E	71.64'
2-83	N 00°41'24" E	13.00'
83-3	N 00°41'24" E	9.05'
3-58	S 89°18'36" E	14.00'
58-84	S 00°41'24" W	1.03'
84-85	S 68°28'13" E	90.86'
85-86	S 89°18'36" E	147.75'
86-87	S 00°41'24" W	10.00'
87-88	N 89°18'36" W	149.59'
88-89	N 68°28'13" W	96.49'
89-83	N 89°31'20" W	6.89'

50' EASEMENT LINE DATA TABLE

LINE	BEARING	DISTANCE
91-2	S 89°31'20" E	2693.59'
2-4	N 00°41'24" E	30.00'
4-5	N 89°31'20" W	20.00'
5-92	N 00°41'24" E	20.00'
92-90	N 89°31'20" W	2673.89'
90-91	S 00°20'39" W	50.00'

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT BEARING-IN	TANGENT BEARING-OUT
C1	540.00'	184.71'	183.81'	S 09°08'17" E	19°35'54"	N 18°56'14" W	N 00°39'40" E
C2	735.00'	253.27'	252.02'	S 09°03'57" E	19°44'36"	N 00°48'21" E	N 18°56'15" W
C3	140.00'	133.33'	128.35'	S 26°28'40" E	54°34'02"	N 53°45'41" W	N 00°48'21" E
C4	235.00'	221.69'	213.56'	S 26°44'10" E	54°03'02"	N 00°17'21" E	N 53°45'41" W
C5	165.00'	155.69'	149.98'	N 26°43'46" W	54°03'51"	N 00°18'10" E	N 53°45'41" W
C6	210.00'	200.00'	192.53'	N 26°28'40" W	54°34'02"	N 53°45'41" W	N 00°48'21" E
C7	25.00'	39.27'	35.36'	N 44°11'39" W	90°00'00"	N 00°48'21" E	N 89°11'39" W
C8	285.00'	216.82'	211.63'	N 67°23'58" W	43°35'21"	S 45°36'18" E	S 89°11'39" E
C9	257.50'	114.99'	114.04'	N 58°23'54" W	25°35'12"	S 71°11'29" E	S 45°36'18" E
C10	1010.00'	247.17'	246.55'	S 07°09'13" W	14°01'17"	N 00°08'35" E	N 14°09'52" E
C11	234.50'	147.20'	144.79'	S 63°35'14" E	35°57'52"	N 45°36'18" W	N 81°34'10" W
C12	215.00'	163.57'	159.65'	S 67°23'58" E	43°35'21"	S 45°36'18" E	S 89°11'39" E
C13	25.00'	39.27'	35.36'	N 45°48'21" E	90°00'00"	S 89°11'39" E	N 00°48'21" E
C14	665.00'	229.15'	228.02'	N 09°03'57" W	19°44'36"	N 00°48'21" E	N 18°56'15" W
C15	610.00'	208.65'	207.64'	N 09°08'17" W	19°35'54"	N 18°56'14" W	N 00°39'40" E
C16	7680.69'	30.68'	30.68'	N 01°57'48" W	0°13'44"	S 01°50'56" E	S 02°04'40" E



Point of Beginning

Land Surveying
 Civil Engineering
 Landscape Architecture
 Jordan G. Brost, PLS #3009
 4941 Kirschling Court
 Stevens Point, WI 54481
 715.344.9999 (PH) 715.344.9922 (FX)

FIELDWORK COMPLETED: 04/22/22
 DRAWN: TDP CHECKED: JGB
 FIELD BOOK: 41 PAGE: 47
 JOB NO: 24.4040-8

CLIENT / OWNER
 KAUKAUNA AREA
 SCHOOL DISTRICT
 1701 COUNTY ROAD CE
 KAUKAUNA, WI 54130
 SHEET 5 OF 11



CERTIFIED SURVEY MAP

BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6559,
ALL OF GOVERNMENT LOT 2, A PART OF GOVERNMENT LOTS 1 AND 3
AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 36, ALL LOCATED IN TOWNSHIP 21 NORTH, RANGE 18 EAST,
CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

Surveyor's Notes:

1. No further division of lots or development of lots outside of the middle school shall be allowed without approval of the City of Kaukauna, Outagamie County and WisDOT.
2. No additional access to S.T.H. "55" for these lands will be allowed without approval of the City of Kaukauna, Outagamie County and WisDOT.
3. Any division of lots or development of lands outside of the new middle school will require updated Traffic Impact Analysis (TIA) and installation of all required improvements consistent with TIA results and review.
4. Any changing of the split school starting schedule will require an updated TIA and installation of all required improvements consistent with TIA results and review.
5. All lots fronting a street shall have sidewalks installed that is in accordance with City of Kaukauna standard specifications and details.
6. This map does not transfer property ownership. Sale or transfer of property requires a recorded deed, excepting public dedications.
7. This Certified Survey Map is located in tax parcel numbers 323246700, 323246800, 323246600, 323246500 and 323246400. All in Document No. 2285884. Owner of record is Kaukauna Area School District.

Access Restriction Note:

As owner I hereby restrict Lots 2 and 3, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with S.T.H. "55" or Future Street, as shown on the map; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to S. 236.293, Stats., and shall be enforceable by the Wisconsin Department of Transportation.



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FIELDWORK COMPLETED: 04/22/22

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FIELD BOOK: 41 PAGE: 47

JOB NO: 24.4040-8

CLIENT / OWNER
KAUKAUNA AREA
SCHOOL DISTRICT
1701 COUNTY ROAD CE
KAUKAUNA, WI 54130

SHEET 6 OF 11

CERTIFIED SURVEY MAP

BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6559,
ALL OF GOVERNMENT LOT 2, A PART OF GOVERNMENT LOTS 1 AND 3
AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 36, ALL LOCATED IN TOWNSHIP 21 NORTH, RANGE 18 EAST,
CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

Surveyor's Certificate:

I, Jordan G. Brost, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped all of Lots 1 and 2 of Outagamie County Certified Survey Map No. 6559, all of Government Lot 2, a part of Government Lots 1 and 3 and a part of the Northwest 1/4 of the Southeast 1/4 of Section 36, all located in Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin, described as follows;

Commencing at the West 1/4 corner of Section 36, Township 21 North, Range 18 East;
Thence S 89°31'20"E along the South line of Government Lot 3 of said Section 36, 40.84 feet to the East right-of-way line of S.T.H. "55", said point also being the Southwest corner of Lot 1 of Certified Survey Map No. 6559 and the **Point of Beginning** (P.O.B.) of the parcel to be described;
Thence N 00°20'39" E along the West line of said Lot 1 and the East right-of-way line of said S.T.H. "55", 374.92 feet;
Thence N 15°43'14" E along the West line of said Lot 1 and along said East right-of-way line of S.T.H. "55", 51.86 feet;
Thence N 00°20'39" E along said West line of Lot 1 and along said East right-of-way line of S.T.H. "55", 50.00 feet;
Thence N 62°40'32" W along said West line of Lot 1 and along said East right-of-way line of S.T.H. "55", 15.43 feet;
Thence S 89°18'42" E along said West line of Lot 1, 156.60 feet;
Thence N 00°20'12" E along said West line of Lot 1, 94.75 feet to the South line of Lot 2 of Certified Survey Map No. 6559;
Thence N 00°15'04" E along said South line of Lot 2, 84.29 feet;
Thence N 89°32'00" W along said South line of Lot 2, 156.45 feet to the Southwest corner thereof, said point also being on the East right-of-way line of S.T.H. "55";
Thence N 00°20'39" E along the West line of said Lot 2 and along said East right-of-way line of S.T.H. "55", 138.10 feet;
Thence N 00°08'35" E along said West line of Lot 2 and along said East right-of-way line of S.T.H. "55", 273.55 feet to the Northwest corner of said Lot 2;
Thence N 03°29'09" E along the West line of Lot 1 of Certified Survey Map No. 6559 and along said East right-of-way line of S.T.H. "55", 150.25 feet;
Thence N 05°51'09" E along the West line of said Lot 1 and along said East right-of-way line of S.T.H. "55", 151.10 feet;
Thence N 00°08'50" E along the West line of said Lot 1 and along said East right-of-way line of S.T.H. "55", 400.00 feet;
Thence N 02°08'40" W along the West line of said Lot 1 and along said East right-of-way line of S.T.H. "55", 250.28 feet;
Thence N 16°54'20" W along the West line of said Lot 1 and along said East right-of-way line of S.T.H. "55", 52.55 feet;
Thence northeasterly 30.68 feet along the arc of a curve to the right, along the West line of said Lot 1 and along said East right-of-way line of S.T.H. "55", having a radius of 7680.69 feet and whose long chord bears N 01°57'48" W, 30.68 feet;
Thence S 89°49'58" E along the West line of said Lot 1, 103.19 feet;
Thence N 00°07'10" E along the West line of said Lot 1, 232.52 feet to the Northwest corner thereof;
Thence N 83°18'52" E along the North line of said Lot 1, 367.75 feet to the North line of Government Lot 3 of said Section 36;
Thence S 48°40'26" E along the North line of said Lot 1, the North line of said Government Lot 3 and the North line of Government Lot 2 of said Section 36, 1978.59 feet;
Thence S 82°49'39" E along the North line of said Government Lot 2 and along the North line of Government Lot 1 of said Section 36, 1921.10 feet;
Thence S 00°17'15" E, 320.58 feet;
Thence S 00°30'45" W, 856.40 feet;
Thence N 89°33'15" W, 189.70 feet;
Thence S 78°12'45" W, 193.00 feet;
Thence S 13°41'45" W, 506.70 feet;
Thence N 89°18'06" W, 749.91 feet to a point on the West line of the Northwest 1/4 of the Southeast 1/4 of said Section 36;
Thence N 00°41'24" E along said West line, 844.30 feet to the Southeast corner of Government Lot 2 of said Section 36;
Thence N 89°31'20" W along the South line of said Government Lot 2, 2621.95 feet to the point of beginning.

Containing: 6,297,713 Square Feet - 144.575 Acres.

Subject to (if any) covenants, conditions, restrictions, right-of-ways and easements of record.

That I have made such survey, land division and plat by the direction of Kaukauna Area School District.
That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.
That I have fully complied with Chapter A-E 7 of Wisconsin Administrative Code, minimum standards for property surveys, the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Subdivision Ordinance of the City of Kaukauna in surveying, dividing and mapping the same.

Dated this _____ day of _____, 2026.

Jordan G. Brost
PLS No. S-3009



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Civil Engineering
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Jordan G. Brost, PLS #3009
4941 Kirschling Court
Stevens Point, WI 54481
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FIELDWORK COMPLETED: 04/22/22
DRAWN: TDP CHECKED: JGB
FIELD BOOK: 41 PAGE: 47
JOB NO: 24.4040-8

CLIENT / OWNER
KAUKAUNA AREA
SCHOOL DISTRICT
1701 COUNTY ROAD CE
KAUKAUNA, WI 54130

SHEET 7 OF 11

CERTIFIED SURVEY MAP

BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6559,
ALL OF GOVERNMENT LOT 2, A PART OF GOVERNMENT LOTS 1 AND 3
AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 36, ALL LOCATED IN TOWNSHIP 21 NORTH, RANGE 18 EAST,
CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

20' Wide Utility Easement Legal Description:

Being a part of Government Lot 1 of Section 36, Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin, described as follows;

Commencing at the West 1/4 corner of Section 36, Township 21 North, Range 18 East;
Thence S 89°31'20"E along the South line of Government Lots 2 and 3, 2662.79 feet to the Southeast corner of Government Lot 2;
Thence continuing S 89°31'20"E, 71.64 feet;
Thence N 00°41'24"E, 22.05 feet to the **Point of Beginning** (P.O.B) of the Easement Area to be described;
Thence continuing N 00°41'24"E, 7.95 feet;
Thence N 89°31'20"W, 20.00 feet;
Thence N 00°41'24"E, 391.18 feet;
Thence N 44°18'36"W, 26.16 feet;
Thence N 00°41'24"E, 267.96 feet;
Thence N 45°41'24"E, 78.99 feet;
Thence S 89°18'36"E, 213.36 feet;
Thence S 44°18'36"E, 78.99 feet;
Thence S 00°41'24"W, 171.67 feet;
Thence S 44°18'36"E, 12.93 feet;
Thence S 89°18'36"E, 462.20 feet;
Thence N 00°41'24"E, 63.73 feet;
Thence N 40°33'30"E, 22.56 feet;
Thence N 79°58'35"E, 400.10 feet;
Thence S 00°17'15"E, 20.28 feet;
Thence S 79°58'43"W, 389.47 feet;
Thence S 40°33'30"W, 8.19 feet;
Thence S 00°41'24"W, 56.48 feet;
Thence S 89°18'36"E, 52.20 feet;
Thence S 69°00'56"E, 128.70 feet;
Thence S 10°09'03"W, 136.32 feet;
Thence S 00°41'24"W, 434.19 feet;
Thence N 89°18'36"W, 44.54 feet;
Thence N 00°41'24"E, 20.00 feet;
Thence S 89°18'36"E, 24.54 feet;
Thence N 00°41'24"E, 267.55 feet;
Thence N 89°18'36"W, 30.50 feet;
Thence N 00°41'24"E, 20.00 feet;
Thence S 89°18'36"E, 30.50 feet;
Thence N 00°41'24"E, 128.29 feet;
Thence N 10°09'03"E, 121.44 feet;
Thence N 69°00'56"W, 108.58 feet;
Thence N 89°18'36"W, 163.00 feet;
Thence S 00°41'24"W, 15.50 feet;
Thence N 89°18'36"W, 20.00 feet;
Thence N 00°41'24"E, 15.50 feet;
Thence N 89°18'36"W, 356.10 feet;
Thence N 44°18'36"W, 29.50 feet;
Thence N 00°41'24"E, 115.81 feet;
Thence N 89°18'36"W, 32.00 feet;
Thence N 00°41'24"E, 20.00 feet;
Thence S 89°18'36"E, 32.00 feet;
Thence N 00°41'24"E, 35.86 feet;
Thence N 44°18'36"W, 62.43 feet;
Thence N 89°18'36"W, 196.79 feet;
Thence S 45°41'24"W, 62.43 feet;
Thence S 00°41'24"W, 217.27 feet;
Thence S 89°18'36"E, 53.50 feet;
Thence S 00°41'24"W, 20.00 feet;
Thence N 89°18'36"W, 53.50 feet;
Thence S 00°41'24"W, 14.11 feet;
Thence S 44°18'36"E, 26.16 feet;
Thence S 00°41'24"W, 387.33 feet;
Thence S 89°18'36"E, 14.00 feet;
Thence S 00°41'24"W, 20.00 feet;
Thence N 89°18'36"W, 14.00 feet to the Point of Beginning.

Containing 61,593 Square Feet - 1.414 Acres.



Point of Beginning

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FIELDWORK COMPLETED: 04/22/22

DRAWN: TDP CHECKED: JGB

FIELD BOOK: 41 PAGE: 47

JOB NO: 24.4040-8

CLIENT / OWNER
KAUKAUNA AREA
SCHOOL DISTRICT
1701 COUNTY ROAD CE
KAUKAUNA, WI 54130

SHEET 8 OF 11

CERTIFIED SURVEY MAP

BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6559,
ALL OF GOVERNMENT LOT 2, A PART OF GOVERNMENT LOTS 1 AND 3
AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 36, ALL LOCATED IN TOWNSHIP 21 NORTH, RANGE 18 EAST,
CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

10' Wide Utility Easement "A" Legal Description:

Being a part of Government Lot 1 of Section 36, Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin, described as follows;

Commencing at the West 1/4 corner of Section 36, Township 21 North, Range 18 East;
Thence S 89°31'20"E along the South line of Government Lots 2 and 3, 2662.79 feet to the Southeast corner of Government Lot 2;
Thence continuing S 89°31'20"E, 71.64 feet;
Thence N 00°41'24"E, 30.00 feet
Thence N 89°31'20"W, 20.00 feet;
Thence N 00°41'24"E, 349.57 feet to the **Point of Beginning** (P.O.B) of the Easement Area to be described;
Thence N 89°18'38"W, 10.00 feet;
Thence N 00°41'24"E, 37.46 feet;
Thence N 44°18'36"W, 26.16 feet;
Thence N 00°41'24"E, 276.24 feet;
Thence N 45°41'24"E, 87.28 feet;
Thence S 89°18'36"E, 221.64 feet;
Thence S 44°18'36"E, 87.28 feet;
Thence S 00°41'24"W, 171.67 feet;
Thence S 44°18'36"E, 4.64 feet;
Thence S 89°18'36"E, 448.06 feet;
Thence N 00°41'24"E, 57.36 feet;
Thence N 40°33'30"E, 29.77 feet;
Thence N 79°58'35"E, 246.91 feet;
Thence N 43°55'00"E, 69.55 feet;
Thence N 54°03'26"E, 33.60 feet;
Thence N 43°55'00"E, 115.32 feet;
Thence S 00°17'15"E, 14.34 feet;
Thence S 43°55'00"W, 105.92 feet;
Thence S 54°03'26"W, 33.60 feet;
Thence S 43°55'00"W, 71.92 feet;
Thence S 79°58'35"W, 246.59 feet;
Thence S 40°33'30"W, 22.56 feet;
Thence S 00°41'24"W, 63.73 feet;
Thence N 89°18'36"W, 462.20 feet;
Thence N 44°18'36"W, 12.93 feet;
Thence N 00°41'24"E, 171.67 feet;
Thence N 44°18'36"W, 78.99 feet;
Thence N 89°18'36"W, 213.36 feet;
Thence S 45°41'24"W, 78.99 feet;
Thence S 00°41'24"W, 267.96 feet;
Thence S 44°18'36"E, 26.16 feet;
Thence S 00°41'24"W, 31.60 feet;
Thence S 89°18'38"E, 73.00 feet;
Thence S 00°41'22"W, 10.00 feet;
Thence N 89°18'38"W, 73.00 feet to the Point of Beginning.

Containing 619,786 Square Feet - 0.454 Acres.

10' Wide Utility Easement "B" Legal Description:

Being a part of Government Lot 1 and a part of the Northwest 1/4 of the Southeast 1/4 of Section 36, all in Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin, described as follows;

Commencing at the West 1/4 corner of Section 36, Township 21 North, Range 18 East;
Thence S 89°31'20"E along the South line of Government Lots 2 and 3, 2662.79 feet to the Southeast corner of Government Lot 2;
Thence continuing S 89°31'20"E, 71.64 feet;
Thence N 00°41'24"E, 13.00 feet to the **Point of Beginning** (P.O.B) of the Easement Area to be described;
Thence continuing N 00°41'24"E, 9.05 feet;
Thence S 89°18'36"E, 14.00 feet;
Thence S 00°41'24"W, 1.03 feet;
Thence S 68°28'13"E, 90.86 feet;
Thence S 89°18'36"E, 147.75 feet;
Thence S 00°41'24"W, 10.00 feet;
Thence N 89°18'36"W, 149.59 feet;
Thence N 68°28'13"W, 96.49 feet;
Thence N 89°31'20"W, 6.89 feet to the Point of Beginning.

Containing 62,522 Square Feet - 0.058 Acres.



Point of Beginning

Land Surveying
Civil Engineering
Landscape Architecture
Jordan G. Brost, PLS #3009

4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

FIELDWORK COMPLETED: 04/22/22

DRAWN: TDP CHECKED: JGB

FIELD BOOK: 41 PAGE: 47

JOB NO: 24.4040-8

CLIENT / OWNER
KAUKAUNA AREA
SCHOOL DISTRICT
1701 COUNTY ROAD CE
KAUKAUNA, WI 54130

SHEET 9 OF 11

CERTIFIED SURVEY MAP

BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6559,
ALL OF GOVERNMENT LOT 2, A PART OF GOVERNMENT LOTS 1 AND 3
AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 36, ALL LOCATED IN TOWNSHIP 21 NORTH, RANGE 18 EAST,
CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

Utility Easement Provisions

An easement for electric, natural gas, communication, water main and sanitary sewer service is hereby granted by Kaukauna Area School District, to:

WISCONSIN GAS LLC, a Wisconsin limited liability company doing business as We Energies, Kaukauna Utilities, City of Kaukauna, Spectrum and WiscNet, 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 for such purposes as the same is now or may hereafter be used and for sounds and signals, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" 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, theron, 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 or communication 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 Areas" without prior written consent of Grantees. After installation of any such facilities, the grand of the subdivided property shall not be altered by more than four inches without written consent of grantees.

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

Kaukauna Area School District,

Chris McDaniel - Director of Operations and Finance (Signature)

Printed Name

Date

Owner's Certificate of Dedication

As owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map. I also certify that this Certified Survey Map is required by s236.34 to be submitted to the following for approval or objections:

- 1) City of Kaukauna, Outagamie County
- 2) Outagamie County Treasurer
- 3) Wisconsin Department of Transportation

Witness the hand and seal of said owner this _____ day of _____, 2026.



Chris McDaniel - Director of Operations and Finance (Signature)

Printed Name

STATE OF _____)

COUNTY OF _____)

Personally came before me this _____ day of _____, 2026, the above named _____ to me known to be the person who executed the foregoing instrument and hereby acknowledge the same.

_____, Notary Public, _____ (County), _____ (State).
(Notary Seal)

My commission expires _____.



Point of Beginning

Land Surveying
Civil Engineering
Landscape Architecture
Jordan G. Brost, PLS #3009
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

FIELDWORK COMPLETED: 04/22/22

DRAWN: TDP CHECKED: JGB

FIELD BOOK: 41 PAGE: 47

JOB NO: 24.4040-8

CLIENT / OWNER
KAUKAUNA AREA
SCHOOL DISTRICT
1701 COUNTY ROAD CE
KAUKAUNA, WI 54130

SHEET 10 OF 11

CERTIFIED SURVEY MAP

BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6559,
ALL OF GOVERNMENT LOT 2, A PART OF GOVERNMENT LOTS 1 AND 3
AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 36, ALL LOCATED IN TOWNSHIP 21 NORTH, RANGE 18 EAST,
CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

City of Kaukauna Common Council Approval:

Resolved by the Common Council of the City of Kaukauna, that this Certified Survey Map is hereby approved.

Dated this _____ day of _____, 2026.

Anthony J. Penterman, City Mayor

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

Dated this _____ day of _____, 2026.

Kayla Nessmann, City Clerk

Certificate of City Treasurer

I do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments on any of the lands shown included in this Certified Survey Map.

William Van Rosslum, City Treasurer

Dated

Certificate of County Treasurer

I do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments on any of the lands shown included in this Certified Survey Map.

Rochelle Oskey, County Treasurer

Dated



Point of Beginning

Land Surveying
Civil Engineering
Landscape Architecture
Jordan G. Brost, PLS #3009
4941 Kirschling Court
Stevens Point, WI 54481
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KAUKAUNA AREA
SCHOOL DISTRICT
1701 COUNTY ROAD CE
KAUKAUNA, WI 54130

SHEET 11 OF 11