



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: June 23, 2020

Common Council Meeting Date: July 1, 2020

Item: Extraterritorial Final Plat – Investors Park – Town of Grand Chute

Case Manager: Jessica Titel, Principal Planner

GENERAL INFORMATION

Owner: ABS 1, LLC

Applicant: Bryan Pfeffer – Robert E. Lee & Associates

Address/Parcel #: Generally located north of Interstate Highway 41, east of North Gillett Street and south of planned extension of Evergreen Drive in the Town of Grand Chute – Tax Id #10-1-0625-02

Petitioner's Request: The applicant is proposing to subdivide property under Town's CP and AGD zoning districts for commercial development. The area is 17.683 acres, which will be divided into five lots (3 lots and 2 outlots).

BACKGROUND

The subject area is within the City's extraterritorial plat approval jurisdiction, which includes the unincorporated area within three miles of the City, as described in the Subdivision Ordinance. The Preliminary Plat must also be reviewed and approved by the Town of Grand Chute and Outagamie County. The Preliminary Plat appeared before the Town Board on May 5, 2020 and the May 12, 2020 Outagamie County Zoning Committee meeting. The Preliminary Plat was approved by Common Council on May 20, 2020. The Final Plat must also be reviewed and approved by the Town of Grand Chute and Outagamie County.

STAFF ANALYSIS

Existing Conditions: This is undeveloped land located in the Town of Grand Chute, generally located north of Interstate Highway 41, east of North Gillett Street and south of planned extension of Evergreen Drive. Floodplain and delineated wetlands exist on the property. Access to the development will be obtained from extended Evergreen Drive and planned Investors Court. Access to Interstate Highway 41 is restricted pursuant to the access restriction clause identified on the plat

Comparison between Final Plat and Preliminary Plat: The Final Plat is similar to the Preliminary Plat in terms of its general configuration.

Surrounding Zoning and Land Uses: The surrounding area is under the jurisdiction of the Town of Grand Chute. The nearby uses are generally residential and commercial in nature. The surrounding zoning is the County's AGD General Agricultural District and CP Planned Commercial District.

Extraterritorial Final Plat – Investors Park – Town of Grand Chute

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Comprehensive Plan 2010-2030: Community & Economic Development staff has reviewed the City's *Comprehensive Plan 2010-2030* and determined this proposed subdivision is outside the City of Appleton's growth area.

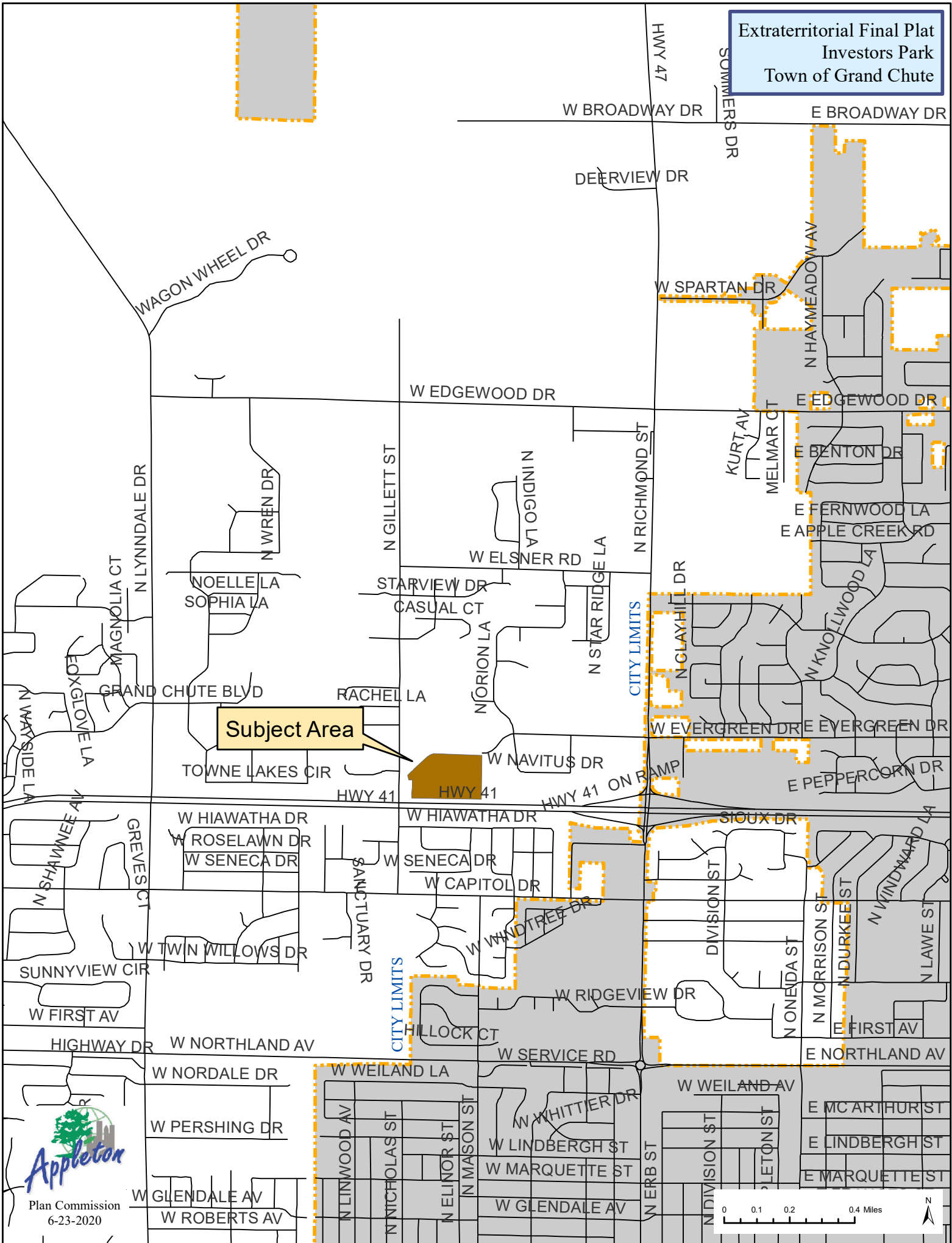
Review Criteria: Community & Economic Development staff has reviewed the Extraterritorial Final Plat in accordance with the City of Appleton Zoning Ordinance requirements for commercial developments. The lot sizes and lot widths for the lots in this Town of Grand Chute subdivision exceed minimum City of Appleton Zoning Ordinance requirements for commercial developments.

Technical Review Group (TRG) Report: This item was included on the June 2, 2020 Technical Review Group agenda. No negative comments were received from participating departments.

RECOMMENDATION

Based on the above, staff recommends that the Extraterritorial Final Plat – Investors Park, located in the Town of Grand Chute, as shown on the attached maps, **BE APPROVED**.

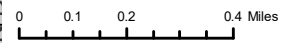
Extraterritorial Final Plat
Investors Park
Town of Grand Chute



Subject Area



Plan Commission
6-23-2020



Extraterritorial Final Plat
Investors Park
Town of Grand Chute



RACHELLA

KAYLEELA

WEVERGREEN DR

NGILETT ST

WBEAURYAN CT

Subject Area

HWY 41

HWY 41

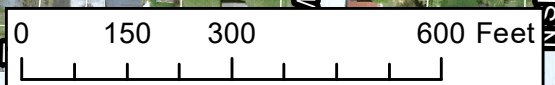
WHIAWATHA DR

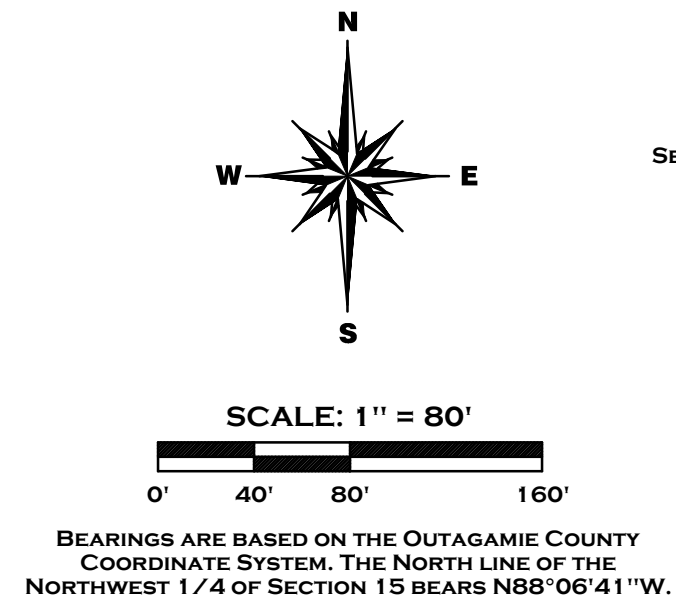
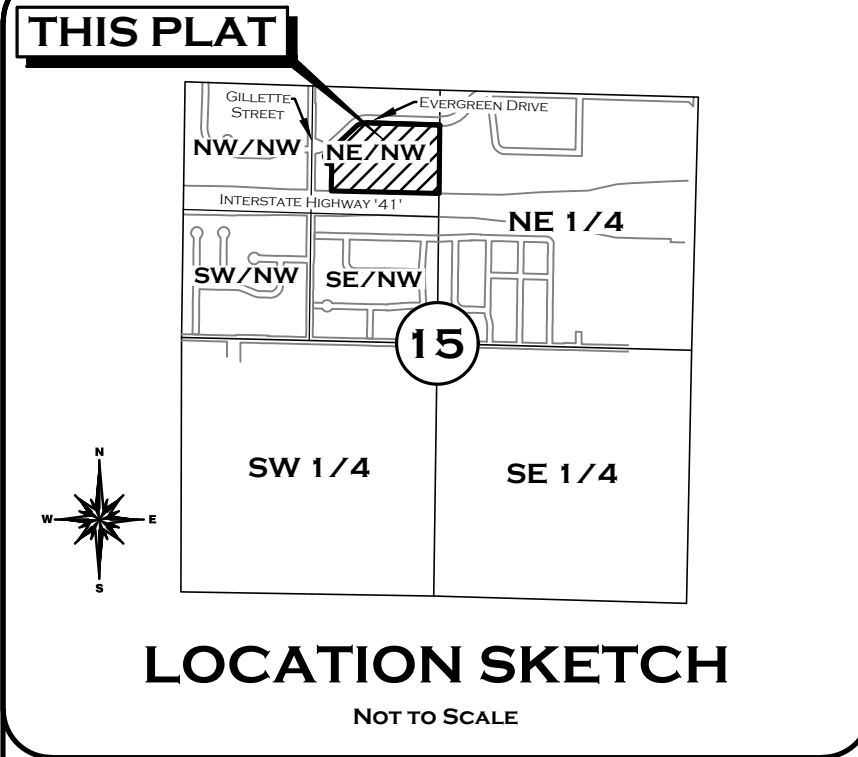
WROSELAWN DR

MERIN DR

MASON ST

WROPRUCE ST





INVESTORS PARK

ALL OF LOT 1, VOLUME 30, CERTIFIED SURVEY MAPS, PAGE 5333, MAP NUMBER 5333, DOCUMENT NUMBER 1705908, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 15, TOWNSHIP 21 NORTH, RANGE 17 EAST TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

TRANS 233.05 - ACCESS RESTRICTION CLAUSE:
AS OWNER, I HEREBY RESTRICT ALL LOTS AND BLOCKS, IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH INTERSTATE 41, AS SHOWN ON THE PLAT. 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

TRANS 233.08 - HIGHWAY SETBACK:
NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT OF WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.3293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.

TRANS 233.105 - NOISE NOTATION:
THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS 405.04, TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. OWNERS OF THESE LOTS ARE RESPONSIBLE FOR ABATING NOISE SUFFICIENT TO PROTECT THESE LOTS.

PUBLIC TRUST INFORMATION:
ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

TOWN OF GRAND CHUTE SIDEWALK NOTE:
THE TOWN OF GRAND CHUTE REQUIRES A FIVE FOOT WIDE CONCRETE SIDEWALK BE INSTALLED ON ALL SIDES OF INVESTOR COURT. THE FIVE FOOT WIDE CONCRETE SIDEWALK ADJACENT TO LOT 1 AND OUTLOT 1 IS REQUIRED TO BE INSTALLED CONCURRENTLY WITH THE CONSTRUCTION OF INVESTORS COURT. THE FIVE FOOT WIDE CONCRETE SIDEWALK ADJACENT TO LOTS 2 AND 3 IS REQUIRED TO BE INSTALLED BY THE DEVELOPER OR FUTURE OWNER PRIOR TO OCCUPANCY OF EACH LOT.

SPECIAL TOWN OF GRAND CHUTE RESTRICTION:
THE FINAL PLAT IS SUBJECT TO ALL OF THE REQUIREMENTS OF S 475.15E OF THE CODE OF THE TOWN OF GRAND CHUTE. THE SUBDIVIDER, FOR HIMSELF AND HIS ASSIGNS, SHALL BE RESPONSIBLE FOR ALL MUNICIPAL IMPROVEMENTS, INCLUDING ASPHALT SURFACE STREETS, CURB AND GUTTER, SEWER AND WATER, STORM SEWERS, DEDICATED CLEAR WATER DRAINAGE EASEMENTS AND STREET LIGHTING. PURSUANT TO S 475.15E OF THE CODE OF THE TOWN OF GRAND CHUTE, THE TOWN OF GRAND CHUTE RESERVES THE RIGHT TO WITHHOLD BUILDING PERMITS FOR THIS SUBDIVISION IF THE ABOVE-STATED MUNICIPAL IMPROVEMENTS HAVE NOT BEEN COMPLETED BY THE SUBDIVIDER ACCORDING TO THE TERMS AND CONDITIONS OF S 475.15E. UTILITY CONNECTION FEES (AS LISTED ON THE TOWN FEE SCHEDULE) FOR SEWER, WATER AND STORM SERVICES SHALL BE PAYABLE BY EACH LOT WITHIN THE PLATTED SUBDIVISION TO THE TOWN OF GRAND CHUTE SANITARY DISTRICTS.

IMPACT FEE NOTE:
THERE IS AN IMPACT FEE DUE ON EACH LOT IN ACCORDANCE WITH CHAPTER 330 IMPACT FEES OF THE TOWN CODE OF ORDINANCES AND AS LISTED ON THE MOST CURRENT TOWN OF GRAND CHUTE IMPACT FEE SCHEDULE.

LOT GRADING, STAKING AND EASEMENTS:

- THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE PROPERTY OWNER AND MAINTAINED BY THE ADJUTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER AS ESTABLISHED ON DRAINAGE PLAN.
- NO POLES, PEDESTALS, TRANSFORMERS OR BURIED CABLE ARE TO BE PLACED WITHIN TWO (2) FEET OF ANY SURVEY STAKE, OR PLACED SO AS TO OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. ANY DISTURBANCE OF A SURVEY STAKE BY ANY PERSON IS A VIOLATION OF S236.32 Wis. STATS.
- UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE UTILITY PROVIDERS HAVING THE RIGHT TO SERVE THE AREA.

STORMWATER FACILITY AND MAINTENANCE NOTE:
MAINTENANCE OF ALL DRAINAGE WAYS, INCLUDING EASEMENTS AS INDICATED ON THE PLAT AND ALONG SIDE AND REAR LOT LINES THAT CONVEY STORMWATER RUNOFF IN ACCORDANCE WITH THE APPROVED DRAINAGE PLAN, AND ASSOCIATED STRUCTURES WITHIN THE LAND DIVISION OR SERVING THE LAND DIVISION, IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE LAND DIVISION, UNLESS NOTED ON THE PLAT. UPON FAILURE OF THE PROPERTY OWNERS TO PERFORM MAINTENANCE OF THE DRAINAGE WAYS AND ASSOCIATED STRUCTURES WITHIN THE LAND DIVISION OR SERVING THE LAND DIVISION, THE TOWN OF GRAND CHUTE AND/OR OUTAGAMIE COUNTY RETAINS THE RIGHT TO PERFORM MAINTENANCE AND/OR REPAIRS. THE PAYMENT OF THE MAINTENANCE AND REPAIRS SHALL BE ASSESSED IN EQUAL AMOUNTS TO THE OWNERS OF ALL PROPERTY WITHIN THE LAND DIVISION, OR, WHERE THE CAUSER CAN BE SPECIFICALLY IDENTIFIED, THE PAYMENT SHALL BE ASSESSED TO THE PROPERTY OWNER.

UNLESS OTHERWISE NOTED, A DRAINAGE EASEMENT EXIST UPON ALL EXISTING NAVIGABLE STREAMS, BETWEEN THE MEANDER LINES AS SHOWN.

NO STRUCTURES, FENCES OR PLANTINGS OTHER THAN GRASSES SHALL BE ALLOWED WITHIN THE DRAINAGE EASEMENTS HEREIN SET FORTH.

VISION CORNER EASEMENT RESTRICTION:
WITHIN THE VISION CORNER EASEMENT DESCRIBED HEREIN, VISUAL OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO STRUCTURES, PARKING, FENCING, SIGNS OR VEGETATION, SHALL NOT EXCEED 30 INCHES IN HEIGHT ABOVE CENTERLINE ELEVATION OF ADJUTING PUBLIC ROADS. THE RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AND SHALL BE ENFORCEABLE BY THE TOWN OF GRAND CHUTE.

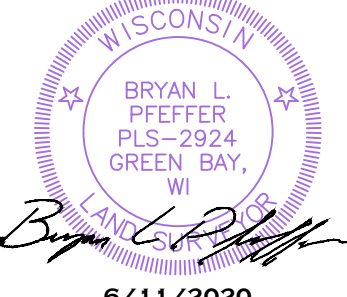
- LEGEND:**
- EXISTING 3/4" IRON ROD
 - EXISTING 1" IRON PIPE
 - RECORDED COUNTY MONUMENT
 - SET 2.375" OUTSIDE DIA. X 30" IRON PIPE MIN. WT. 3.65 LB./LIN. FT.
 - INDICATES NO ACCESS ONTO INTERSTATE HIGHWAY '41'
 - ALL OTHER LOT CORNERS MARKED WITH A 1.125" OUTSIDE DIA X 18" IRON PIPE WEIGHING 1.38 LB./LIN. FT.
 - WETLANDS FIELD DELINEATED BY MCMAHON GROUP ON 10/14/15
 - FLOODWAY PER NFIP FIRM PANEL #550087C0316D DATED JULY 22, 2010
 - FLOODPLAIN PER NFIP FIRM PANEL #550087C0316D DATED JULY 22, 2010
- NOTES:**
- ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST HUNDREDTH OF A FOOT AND COMPUTED TO THE NEAREST HUNDREDTH OF A FOOT.
 - ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST THREE SECONDS AND COMPUTED TO THE NEAREST HALF SECOND.

WATER ELEVATIONS:
DATE OF SURVEY: 790.7'
APPROXIMATE HIGH WATER: 792.0'
ELEVATIONS ARE REFERENCE TO U.S.G.S. (NAVD 88)
BENCHMARK: W1 HMP DESIGNATION GRAND CHUTE C GPS PID DF6095, ELEVATION = 835.73'

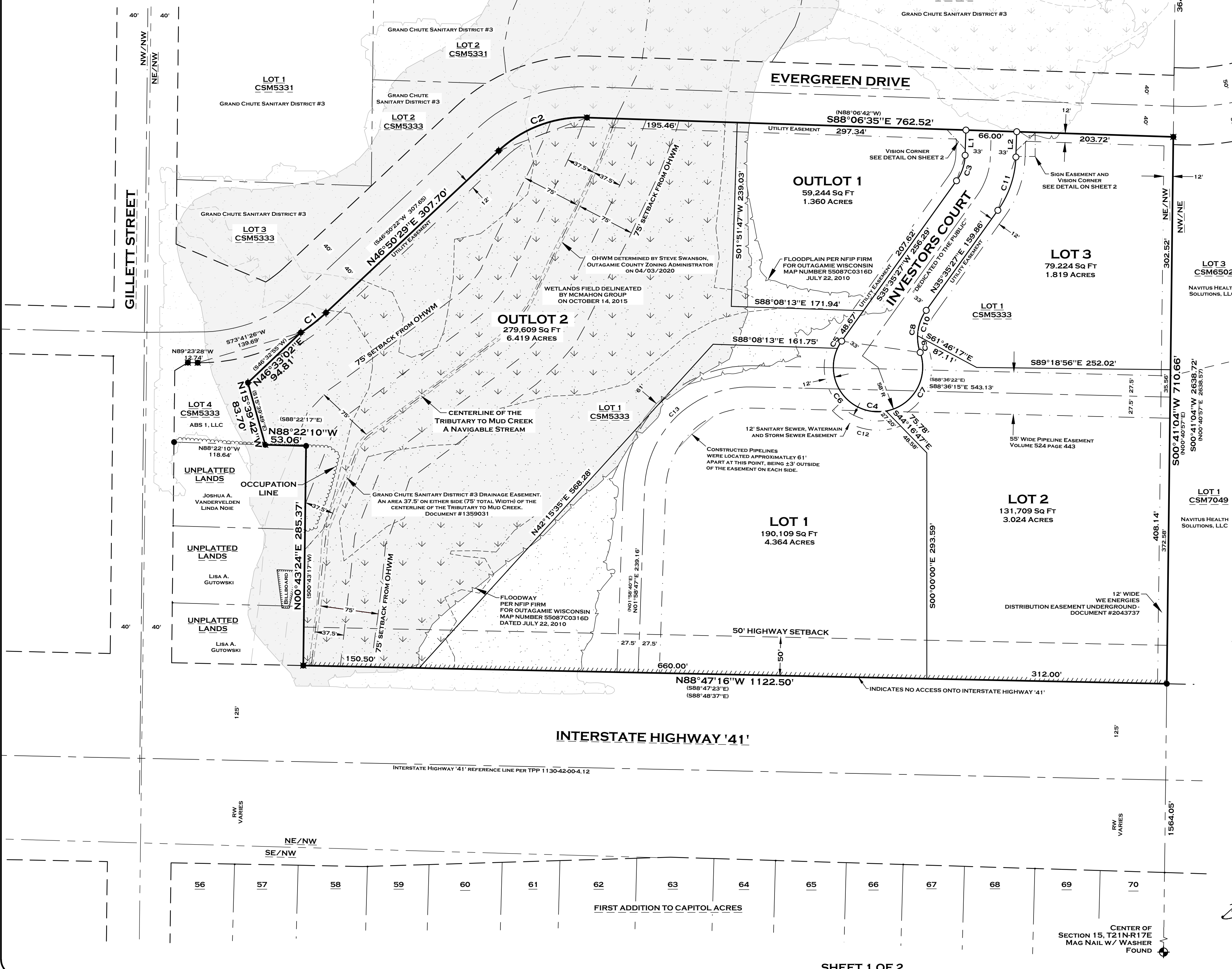
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 WWW.RELEINC.COM



INVESTORS PARK

ALL OF LOT 1, VOLUME 30, CERTIFIED SURVEY MAPS, PAGE 5333,
MAP NUMBER 5333, DOCUMENT NUMBER 1705908,
BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4,
SECTION 15, TOWNSHIP 21 NORTH, RANGE 17 EAST
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, BRYAN L. PFEFFER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT BY THE ORDER AND UNDER THE DIRECTION OF ABS 1, LLC, I HAVE SURVEYED, DIVIDED AND MAPPED A PARCEL OF LAND BEING ALL OF LOT 1, VOLUME 30, CERTIFIED SURVEY MAPS, PAGE 5333, MAP NUMBER 5333, DOCUMENT NUMBER 1705908, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 15, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 770,273 SQUARE FEET (17.683 ACRES) OF LAND MORE OR LESS.

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 OF THE WISCONSIN STATUTES IN THE SURVEYING, DIVIDING AND MAPPING OF THE SAME.

BRYAN L. PFEFFER PLS #2924 DATE
ROBERT E. LEE & ASSOCIATES, INC.

UTILITY EASEMENT PROVISIONS:

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

ABS 1, LLC, GRANTOR, TO

WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN GAS, LLC, WISCONSIN CORPORATIONS DOING BUSINESS AS WE ENERGIES, GRANTEE.

WISCONSIN BELL INC., D/B/A/ AT&T WISCONSIN, A WISCONSIN CORPORATION, GRANTEE, AND

SPECTRUM, GRANTEE

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 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 INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEE AGREES 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 GRANTEE 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 GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR INCHES WITHOUT WRITTEN CONSENT OF GRANTEE.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

TOWN OF GRAND CHUTE CERTIFICATE

APPROVED BY THE TOWN OF GRAND CHUTE THIS _____ DAY OF _____, 2020.

DAVID SCHOWALTER DATE ANGIE CAIN DATE
CHAIRPERSON TOWN CLERK

CITY OF APPLETON CERTIFICATE:

APPROVED BY THE COMMON COUNCIL TO THE CITY OF APPLETON THIS _____ DAY OF _____, 2020.

JAKE WOODFORD DATE KAMI LYNCH DATE
MAYOR CITY CLERK

OUTAGAMIE COUNTY CERTIFICATE

APPROVED BY THE OUTAGAMIE COUNTY AGRICULTURE, EXTENSION EDUCATION, ZONING AND LAND CONSERVATION COMMITTEE

THIS _____ DAY OF _____, 2020.

STEVE SWANSON
ZONING ADMINISTRATOR

TOWN OF GRAND CHUTE TREASURER'S CERTIFICATE:

I, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE TOWN OF GRAND CHUTE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNREDEEMED TAX SALES AND UNPAID TAXES, OR SPECIAL ASSESSMENTS ON AND OF THE LAND INCLUDED IN THIS PLAT.

JULIE WAHLEN DATE
TOWN OF GRAND CHUTE TREASURER

OUTAGAMIE COUNTY TREASURER'S CERTIFICATE:

I, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF OUTAGAMIE COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNREDEEMED TAX SALES AND UNPAID TAXES, OR SPECIAL ASSESSMENTS ON AND OF THE LAND INCLUDED IN THIS PLAT.

TRENTON WOELFUL DATE
OUTAGAMIE COUNTY TREASURER

OWNER'S CERTIFICATE OF DEDICATION

ABS 1, LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS THE PROPERTY OWNER, DOES HEREBY CERTIFY THAT SAID LIMITED LIABILITY COMPANY CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT.

ABS, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

TOWN OF GRAND CHUTE
CITY OF APPLETON
OUTAGAMIE COUNTY AGRICULTURE, EXTENSION EDUCATION, ZONING AND LAND CONSERVATION COMMITTEE
DEPARTMENT OF ADMINISTRATION
DEPARTMENT OF TRANSPORTATION

DATED THIS _____ DAY OF _____, 2020.

IN THE PRESENCE OF ABS 1, LLC

BY _____

PRINT NAME _____

TITLE _____ DATE _____

STATE OF WISCONSIN) COUNTY) SS _____

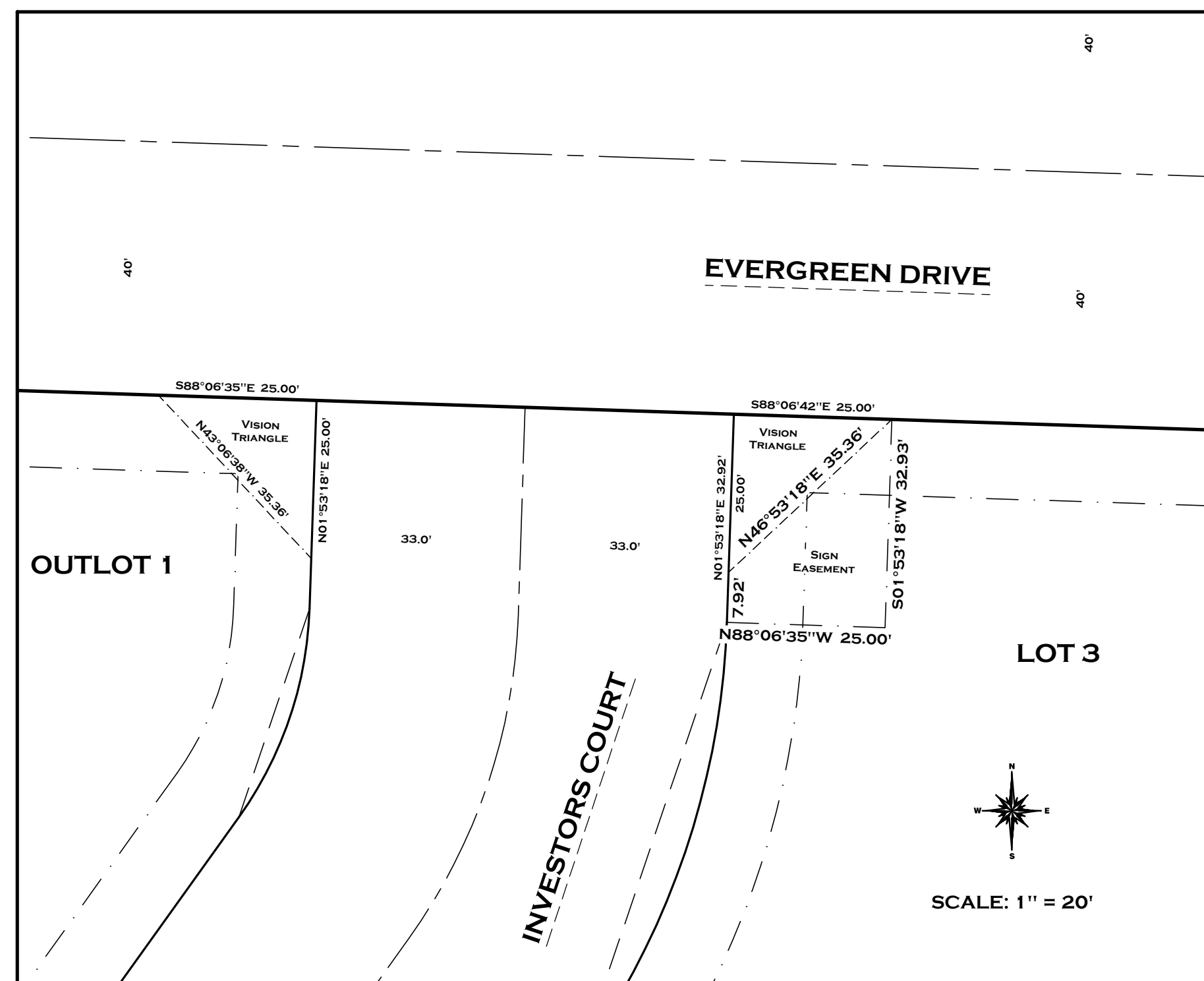
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020, THE ABOVE NAMED PROPERTY OWNER(S) TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, WISCONSIN MY COMMISSION EXPIRES _____

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING
C1	9°55'58"	240.00'	41.61'	N51°48'28"E	41.55'	N56°46'27"E
C2	45°02'56"	160.00'	125.80'	N69°21'57"E	122.58'	S88°06'35"E
C3	33°42'09"	60.00'	35.29'	S18°44'22.5"W	34.79'	S01°53'18"W
C4	234°48'41"	58.00'	237.70'	S81°48'53.5"E	102.98'	S35°35'27"W
C5	10°42'17"	58.00'	10.84'	S30°14'19"W	10.82'	S35°35'27"W
C6	125°19'16"	58.00'	126.86'	S37°46'27"E	103.04'	S24°53'11"W
C7	98°47'08"	58.00'	100.00'	N30°10'21"E	88.07'	N79°33'55"E
C8	54°48'41"	60.00'	57.40'	N08°11'06.5"E	55.23'	N19°13'13"W
C9	21°07'38"	60.00'	22.12'	N08°39'24"W	22.00'	N01°54'24"E
C10	33°41'03"	60.00'	35.28'	N18°44'55.5"E	34.77'	N35°35'27"E
C11	33°42'09"	126.00'	74.12'	N18°44'22.5"E	73.05'	N35°35'27"E
C12	67°26'31"	82.00'	96.52'	N77°21'32.5"W	91.04'	N43°38'17"W
C13	89°24'58"	137.00'	213.80'	N46°41'09"E N46°41'16"E	192.76'	S88°36'15"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	32.93'	S01°53'18"W
L2	32.93'	N01°53'18"E

SIGN EASEMENT AND VISION CORNER DETAIL:



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

