

## PLAN COMMISSION

City of Kaukauna

### Council Chambers

Municipal Services Building

144 W. Second Street, Kaukauna



Thursday, January 9, 2025 at 4:00 PM

## MINUTES

### In-Person

#### 1. Roll Call

Members Present: Brett Jensen, Giovanna Feller, John Neumeier, John Moore, Ken Schoenike, Pennie Thiele, Mayor Tony Penterman

Absent: Michael Avanzi

Other(s) Present: Planning and Community Development Director Dave Kittel, Associate Planner Adrienne Nelson

Thiele made a motion to excuse the absent member. Seconded by Moore. The motion passed unanimously.

#### 2. Approval

##### a. Approval of minutes from December 19, 2024 meeting.

Moore made motion to amend the minutes to include Schoenike in the list of members present. Seconded by Feller. The motion passed unanimously.

Feller made a motion to approve the minutes from December 19, 2024 as amended. Seconded by Neumeier. The motion passed unanimously.

#### 3. Old business

##### a. None

#### 4. New business

##### a. Annexation Petition Review – Parcel 030064701, 030066900, 030064200, 030064600 & 030064700

Director Kittel provided an overview of the Kaukauna Area School District's proposed annexation of parcels 030064701, 030066900, 030064200, 030064600, and 030064700 (totaling 144.576 acres) from the Town of Buchanan for the creation of a new middle school. The school district has already submitted a petition to the Department of

Administration (DOA). This annexation is in line with the City of Kaukauna's comprehensive plan, and staff recommends approval.

Moore asked for clarification on what the parcels would be zoned after annexation.

Director Kittel explained that all five parcels would immediately be zoned Residential Single-Family (RSF) upon annexation. Although there are plans to rezone sections of these parcels, these plans are currently in development, so staff suggests holding off on rezoning until the plans are finalized. Per the comprehensive plan, most of the land will remain RSF, with some sections being rezoned to Residential Multifamily (RMF) and commercial.

Schoenike asked for clarification on who currently owns these land parcels.

Director Kittel stated that all five land parcels are owned by the school district.

Thiele expressed concern with the lack of upfront planning. She stated that many people are worried about an increase in traffic in an area that already has issues with traffic due to the presence of the high school. Thiele explained that, not only does the current traffic flow cause significant delays, but it also poses safety risks. There is concern by residents that the creation of the new middle school will make the situation worse.

Director Kittel agreed that those were all good points, and that those issues will be addressed over the course of the process. He explained that annexation is the first step in the process, and that it just secures the land for the city. All the other aspects of construction and traffic flow are handled later on. Annexation has more to do with ensuring that the area can be connected to utilities and reached by city services such as EMS, fire, police, etc.

Mayor Penterman pointed out that the city would have less control over how the land was used if it is not annexed into the city.

Director Kittel agreed. He stated that this will allow the city to secure a growth area and help ensure that traffic concerns are addressed.

Neumeier motioned to approve the annexation and to recommend the same to Common Council. Seconded by Moore. Jensen, Feller, Neumeier, Moore, Schoenike, and Penterman voted aye. Thiele voted nay. The motion passed 6-1.

5. Other Business

- a. None

6. Adjourn

Feller made a motion to adjourn the meeting. Seconded by Jensen. The motion passed unanimously; meeting adjourned at 4:13pm.

