

PLAN COMMISSION

City of Kaukauna
Council Chambers
Municipal Services Building
144 W. Second Street, Kaukauna



Thursday, October 09, 2025 at 4:00 PM

AGENDA

In-Person in Common Council Chambers, City of Kaukauna

1. Roll Call.
2. Approval of Minutes.
 - [a.](#) Approve Minutes from September 18, 2025
3. Old Business.
4. New Business.
 - [a.](#) Extraterritorial CSM Review-Hoelzel CSM Hollandtown
 - [b.](#) Discussion to Update Zoning Ordinance to Include Data Centers in Industrial District
 - [c.](#) Park Donation Application Review - Little Free Library
 - [d.](#) Park Donation Application Review - Bench
5. Other Business.
6. Adjourn.

NOTICES

IF REQUESTED THREE (3) DAYS PRIOR TO THE MEETING, A SIGN LANGUAGE INTERPRETER WILL BE MADE AVAILABLE AT NO CHARGE.



PLAN COMMISSION

City of Kaukauna

Council Chambers

Municipal Services Building

144 W. Second Street, Kaukauna



Thursday, September 18, 2025 at 4:00 PM

MINUTES**In-Person in Council Chambers**

Mayor Penterman called the meeting to order at 4:00 p.m.

1. Roll Call

Members Present: Brett Jensen, Giovanna Feller, John Neumeier, Michael Avanzi, Ken Schoenike, Mayor Tony Penterman

Absent: John Moore, Pennie Thiele

Other(s) Present: Planning and Community Development Director Dave Kittel (virtual), Associate Planner Adrienne Nelson, Times Villager Reporter Brian Roebke, representatives from the Kaukauna Area School District and Point of Beginning, interested citizens

Avanzi made a motion to excuse the absent member. Seconded by Neumeier. The motion passed unanimously.

2. Approval of Minutes

a. Approve Minutes from September 4, 2025

Feller made a motion to approve the minutes from September 4, 2025. Seconded by Neumeier. The motion passed unanimously.

3. Old Business

a. None

4. New Business

a. CSM Review – Preliminary KASD CSM

Associate Planner Nelson presented the preliminary certified survey map (CSM) submitted by the Kaukauna Area School District and Point of Beginning. This item is being presented for discussion and feedback only. The proposed CSM would create three large lots to accommodate the new school facility and allow for future growth and development. Staff is

recommending that additional language is included in the final CSM specifying that an updated traffic study be required prior to the development of any vacant lots, that easements are included that allow for public access/turnaround, and that the applicants work with utilities to include final easement locations for water, electricity, sanitary, telecommunications, and gas.

Director Kittel added that, although Thiele could not attend the meeting, she had asked him to share her concern with the Plan Commission regarding the access point to the new school site. He also clarified that the roundabout as shown in the preliminary CSM facilitates the largest possible roundabout option for this project. The final plan will come back before the Plan Commission for review.

Neumeier agreed with the requests set forth by staff to include a public turnaround and finalized easement locations for utilities.

Avanzi asked for clarification on the area dedicated for a future road going from the north to the south of the parcel.

Neumeier explained that this would provide an additional access point in the future. In the meantime, there will likely be a temporary cul-de-sac to allow for a public turnaround.

Schoenike inquired about where the proposed underpass would be located.

Neumeier explained that the underpass would be located near the roundabout.

Avanzi added that Thiele had also expressed her concerns regarding the access point to the new school site off of 55. Why couldn't the access point be located somewhere else?

Neumeier made a motion to allow the representatives from the Kaukauna Area School District and Point of Beginning to speak on this question. Seconded by Jensen. The motion passed unanimously.

The representatives from the Kaukauna Area School District and Point of Beginning explained that the school district does not own the land that would allow it to connect to a different road and therefore have a different access point. They realize that the proposed intersection is important and

are working with the Department of Transportation (DOT) on a traffic study.

Neumeier added that, as the land develops up, there will eventually be additional points of access.

Jensen and Mayor Penterman asked if a public hearing would be needed.

Neumeier explained that a public hearing would not be needed for the CSM, but that there would be public involvement meetings for the roadway plans.

The representative from the Kaukauna Area School District added that they would be doing staggered starts and the middle school and high school to help relieve traffic at the intersection.

No further discussion was had.

b. Shipping Container Request – 805 W Hyland Avenue

Associate Planner Nelson presented the request for the placement of a permanent shipping container at 805 Hyland Avenue. The request is for an 8' x 40' shipping container to be placed on an existing concrete plan. The proposed container would be partially screened from Hyland Avenue by an existing strip of trees. It would be used for the storage of paint stand and extra parts. The owners are willing to paint the container any color the Plan Commission recommends. Staff has noted that to the south of the property are residential lots and that to the north there are commercial buildings. If the Plan Commission finds this use to not be in conflict with the surrounding properties, staff recommends approval with the following conditions: the shipping container must be painted green or brown to blend in with the surroundings, the vegetative barrier along the northern and southern property lines must be maintained or other screening provided, the shipping container must be properly secured to the ground, the shipping container must be removed at the expense of the owners if it becomes rusty, dilapidated, or unserviceable, and the approval shall only be for the current owner/occupant and can not be transferred upon sale or lease to someone else.

Neumeier commented that this property is located in one of the main entrances to the City of Kaukauna. It is somewhat screened, but he is not a supporter of this ask, as they would be using the shipping container like

a garage. It would make more sense for them to expand their building if they were wanting more space.

Mayor Penterman agreed with Neumeier. A request for steel siding in this area was recently denied. How is this any different?

Avanzi made a motion deny the request as presented. Seconded by Schoenike.

Director Kittel asked that Avanzi clarify why the proposal was being denied. A reason must be stated, such as it not being in the character of the surrounding area.

Neumeier asked if it would be denied automatically if no action was taken.

Kittel said that the request would be denied automatically if the Plan Commission did not take action on it.

Avanzi withdrew his motion.

Feller added that she didn't want to see a trend of these shipping containers. They are just not attractive.

No action was taken.

c. Sign Ordinance Update

Associate Planner Nelson introduced the proposed sign ordinance updates. These updates would improve the clarity of section 17.20 and section 17.25 of the Municipal Code, which cover zoning rules in the Commercial Core District (CCD) and the Industrial District (IND) respectively. It also removes signage language from section 17.32 and creates a separate section for them in the newly created 17.33. Staff is asking for a review of the updates and a motion to send the updates to the Legislative Committee for review and to schedule a public hearing for the Common Council to be able to take final action on the proposed updates.

Neumeier commented that the proposed updates make for a much more condensed sign code.

Kittel added that staff clarified concerns brought up during the last discussion on the sign code, specifically signage restrictions on residential use properties in the CCD.

Neumeier added that the changes made would allow for signage at the Dog Park.

Times Villager Reporter Brian Roebke asked about how these changes would affect election signs.

Nelson explained that content regulation is not allowed, and old language regarding election signage had been removed.

Kittel added that more updates will be made to the sign code, as there is a lot of clean up needed. This is just the beginning.

Neumeier made a motion to send the updates to the Legislative Committee for review and to schedule a hearing for the Common Council to be able to take final action on the proposed updates. Seconded by Jensen. The motion passed unanimously.

5. Other Business

a. None

6. Adjourn

Jensen made a motion to adjourn the meeting. Seconded by Schoenike. Motion passed unanimously. The meeting adjourned at 4:31 p.m.





MEMO

PLANNING AND COMMUNITY DEVELOPMENT

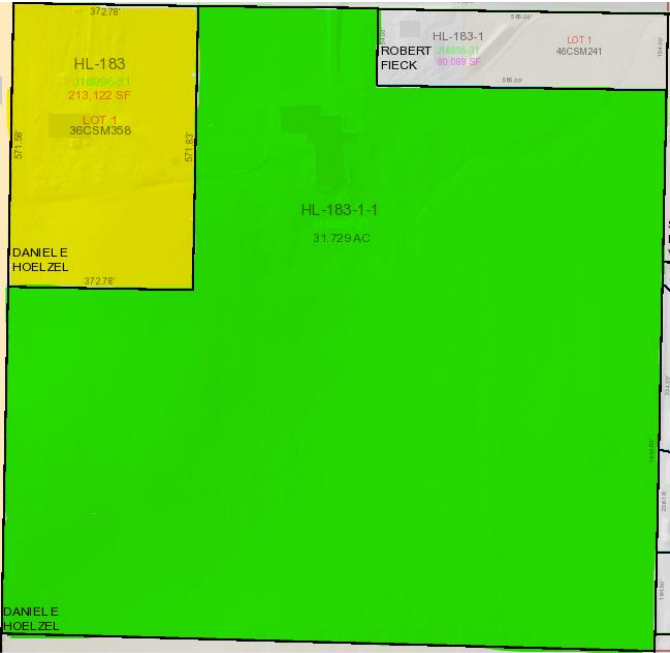
To: Plan Commission
From: Adrienne Nelson, Associate Planner
Date: September 29, 2025
Re: Extraterritorial CSM Review – Parcels HL-183 and HL-183-1-1

Steve De Jong, agent, has submitted a certified survey map on behalf of Daniel Hoelzel, owner, to create three lots from parcels HL-183 and HL-183-1-1 in Hollandtown. Daniel Hoelzel would like to subdivide these existing parcels into three lots in order to sell the barn (located on lot 2 in the proposed CSM) to his son.

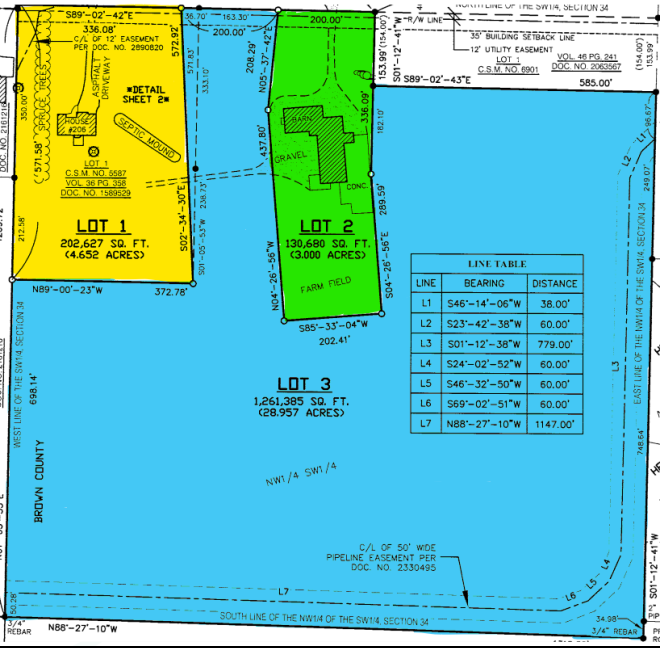
These parcels fall within the extraterritorial review area of the City of Kaukauna, which is why the CSM is being brought before the Plan Commission. This CSM will have no direct impact on any current and future plans of the city. The application and a draft of the CSM are attached to this report. The current map and proposed map are shown below for additional detail.



Current:



Proposed



Recommendation:

Approval of the extraterritorial Certified Survey Map creating three lots as presented.





APPLICATION: CERTIFIED SURVEY MAP REVIEW FORM

To: Planning Commission, City of Kaukauna, Outagamie County, WI

Petitioner Information:

Name: Steve De Jong - Meridian Surveying

Mailing Address: N9637 Friendship Drive, Kaukauna, WI 54130

Phone Number: 920-993-0881

Email: sdejong@meridian-wi.com

Property Owner Information (If Not Petitioner):

Name: Daniel Hoelzel

Mailing Address: 206 County Highway CE, Kaukauna, WI 54130

Phone Number: 920-851-6964

Email:

Property Information:

Site Address/Location: 206 County Highway CE, Kaukauna, WI 54130

Lot Dimensions and Area: 1320 x 1320 - 36 acres

Current Zoning: ex. ag

Number of Lots to be Created: 3

If multiple owners are involved, please add all additional owner information on an attached document.

Please State Reason(s) for Certified Survey Map Review Request:

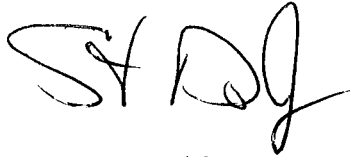
Owner is selling barn to son as he would like to keep it from falling into disrepair.

Additional Requirements: For Certified Survey Map review, professionally drawn maps are required to be submitted. These maps must include all structures, lot lines, and streets with distances to each. Maps should be drawn to a scale of not less than 1":1,000'. Additional information may also be requested as may be appropriate per the proposal being made.

Lot Division by Certified Survey Map (1-4 lots) Fee Schedule: \$10.00/lot based on total lots

Please Note: Certified survey map reviews often require action by multiple governmental bodies. Between multiple meetings and statutory requirements for public hearings and noticing of meetings, sometimes reviews and authorizations can take more than 30 days. Please let staff know of your request as early as possible if you have a specific deadline that you need Plan Commission authorization by.

Signature of Petitioner:

A handwritten signature in black ink, appearing to be 'STADG'.

Signature of Owner (If Not Petitioner):

Date Submitted to City of Kaukauna: 9-18-2025

Please submit by email to planning@kaukauna.gov or by mail to:

City of Kaukauna

Attn: Plan Commission

P.O. Box 890

Kaukauna, WI 54130

FOR DEPARTMENT USE ONLY:

Date Application Received:

Payment Received:

Payment Receipt #:

Site Plan Reviewed:

1st Notice Sent:

2nd Notice Sent:

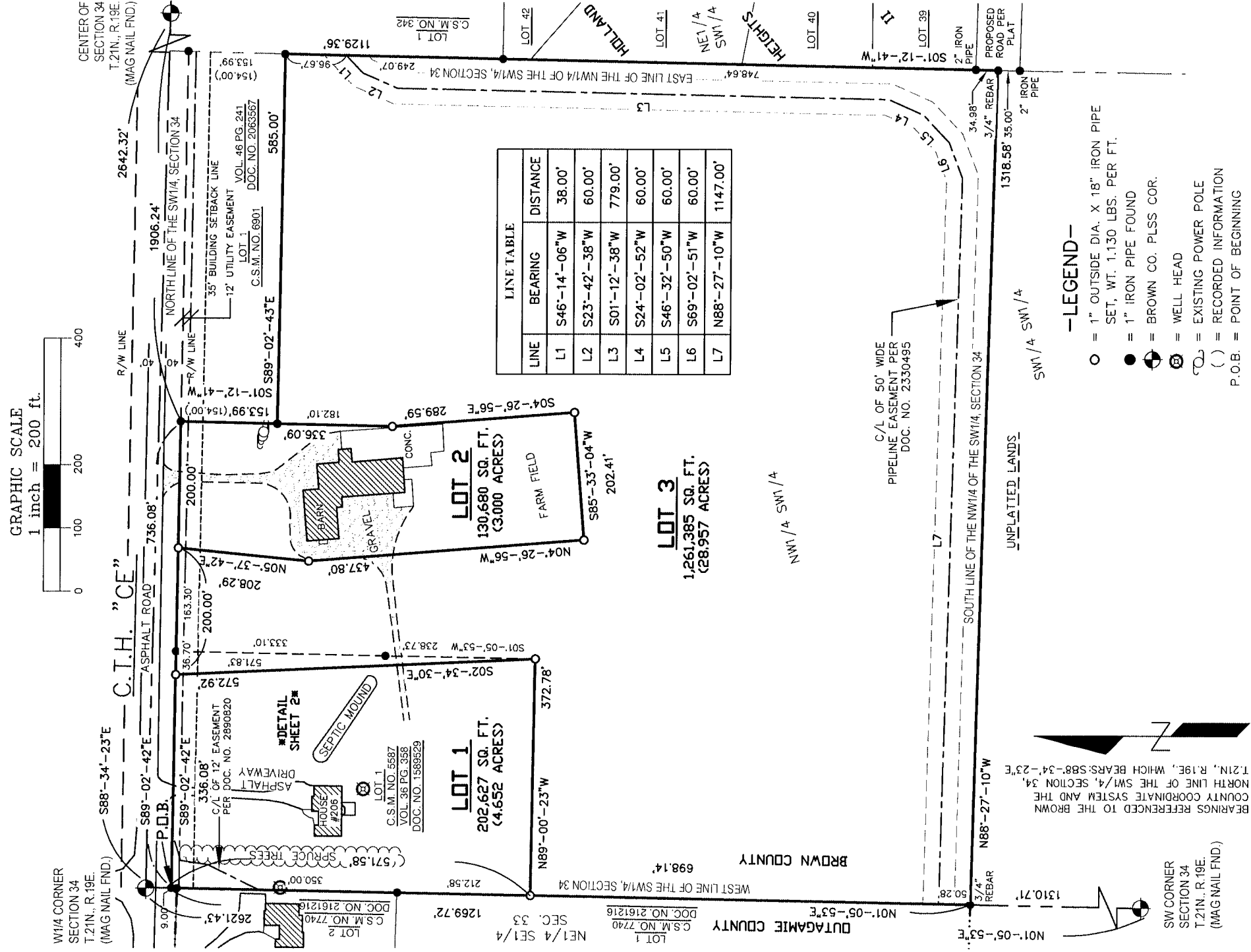
Plan Commission Approval:

Common Council Approval:

Signature of Planning & Community Dev. Staff:

CERTIFIED SURVEY MAP NO.

BEING ALL OF LOT 1 OF C.S.M. NO. 5587, VOL. 36, PAGE 358, DOC. NO. 1589529; AND ALSO A PART OF THE NW1/4 OF THE SW1/4, SECTION 34, T.21N., R.19E., TOWN OF HOLLAND, BROWN COUNTY, WISCONSIN



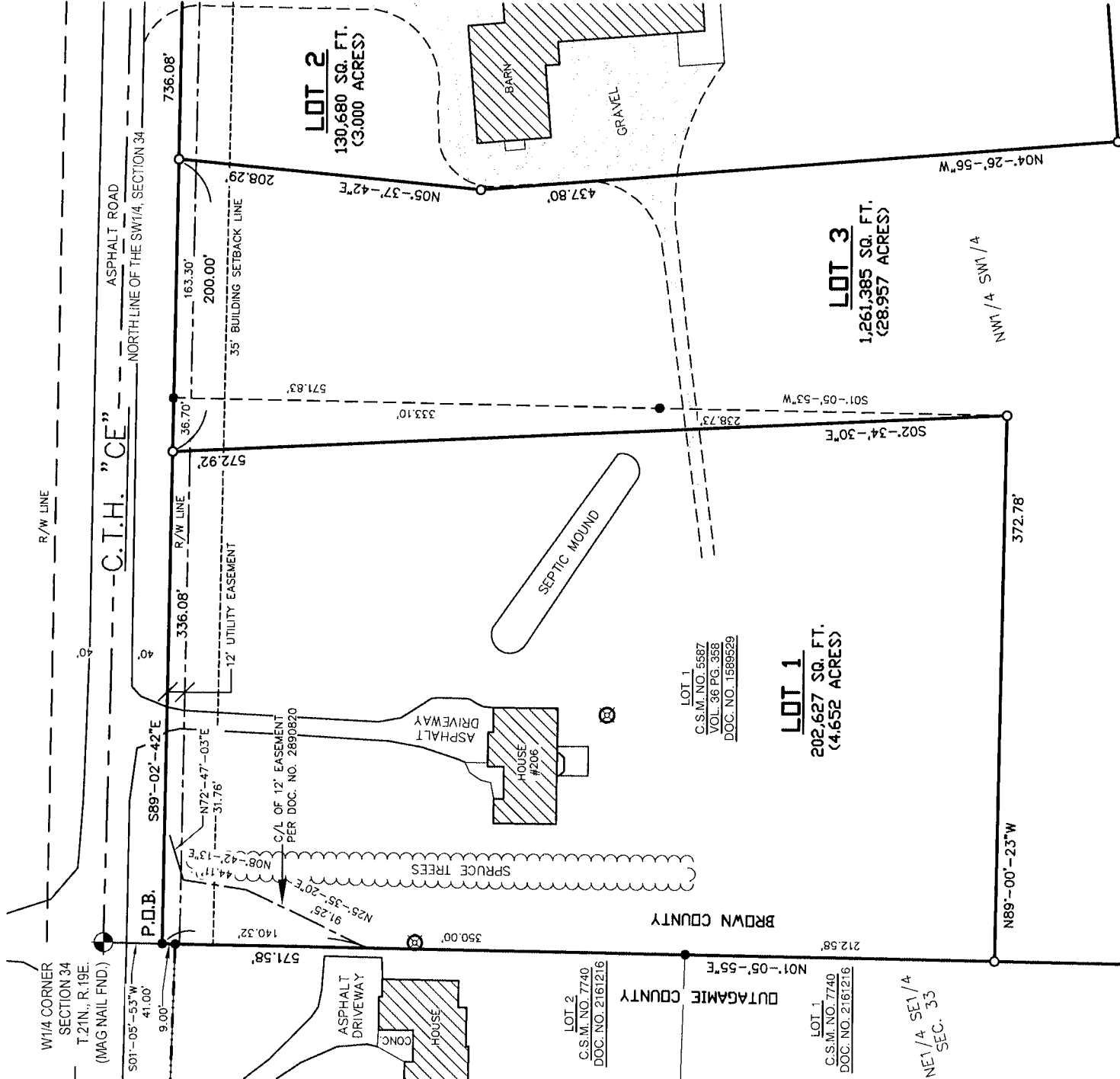
MERIDIAN
SURVEYING, LLC

N9637 Friendship Drive Office:
Kaukauna, WI 54130 Fax:
920-993-0881
920-273-6037

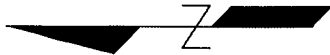
THIS INSTRUMENT WAS DRAFTED BY:	KR	FIELD WORK DATE:	5-15-25	SURVEYED FOR: DANIEL HOELZEL 206 C.T.H. "C" KAUKAUNA, WI 54130
CHECKED BY:	SCD	FIELD BOOK:	x	
JOB NO.:	16268	SHEET	1 OF 6	

CERTIFIED SURVEY MAP NO.

BEING ALL OF LOT 1 OF C.S.M. NO. 5587, VOL. 36, PAGE 358, DOC. NO. 1589529; AND ALSO A PART OF THE NW1/4 OF THE SW1/4, SECTION 34, T.21N., R.19E., TOWN OF HOLLAND, BROWN COUNTY, WISCONSIN



BEARINGS REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM AND THE NORTH LINE OF THE SW1/4, SECTION 34, T.21N., R.19E., WHICH BEARS: S88°-34'-23"E



—LEGEND—

- = 1" OUTSIDE DIA. X 18" IRON PIPE SET, WT. 1,130 LBS. PER FT.
- = 1" IRON PIPE FOUND
- ⊕ = BROWN CO. PLSS COR.
- ⊗ = WELL HEAD
- ⌒ = EXISTING POWER POLE
- () = RECORDED INFORMATION
- P.O.B. = POINT OF BEGINNING

MERIDIAN
SURVEYING, LLC
N9637 Friendship Drive
Kaukauna, WI 54130
Office: 920-993-0881
Fax: 920-273-6037

THIS INSTRUMENT WAS DRAFTED BY:	KR	FIELD WORK DATE:	5-15-25
CHECKED BY:	SCD	FIELD BOOK:	X
JOB NO.:	16268	SHEET	2 OF 6

SURVEYED FOR:	DANIEL HOELZEL 206 C.T.H. "CE" KAUKAUNA, WI 54130
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CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 1 OF C.S.M. NO. 5587, VOL. 36, PAGE 358, DOCUMENT NO. 1589529, AND ALSO A PART OF THE NW1/4 OF THE SW1/4, SECTION 34, T.21N., R.19E., TOWN OF HOLLAND, BROWN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Steven C. De Jong, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC., certify that I surveyed, divided and mapped under the direction of Joe Hoezel a parcel of land being all of Lot One (1) of Certified Survey Map No. 5587 as recorded in Volume 36 on Page 358 as Document No. 1589529, and also a part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Thirty-Four, Township Twenty-One (21) North, Range Nineteen (19) East, Town of Holland, Brown County, Wisconsin containing 1,594,692 square feet (36.609 acres) of land and being described by:

Commencing at the West Quarter Corner of said Section 34; thence S01°-05'-53"W 41.00 feet along the west line of the SW1/4 of said Section 34 to a point on the south line of County Highway CE and the point of beginning; thence S89°-02'-42"E 736.08 feet along said south line of County Highway CE to a point on the west line of Lot 1 of Certified Survey Map No. 6901 as recorded in Volume 46 on Page 241 as Document No. 2063567; thence S01°-12'-41"W 153.99 feet along said west line of Lot 1 of Certified Survey Map No. 6901 to the southwest corner thereof; thence S89°-02'-43"E 585.00 feet along the south line of Lot 1 of Certified Survey Map No. 6901 to the southeast corner thereof and a point on the east line of the NW1/4 of the SW1/4 of said Section 34; thence S01°-12'-41"W 1129.36 feet along said east line of the NW1/4 of the SW1/4 to the southeast corner thereof; thence N88°-27'-10"W 1318.58 feet along the south line of the NW1/4 of the SW1/4 of said Section 34 to the southwest corner thereof; thence N01°-05'-53"E 1269.72 feet along the west line of the SW1/4 of said Section 34 to the point of beginning. Being subject to any and all easements and restrictions of record.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Subdivision Ordinance of Brown County in surveying, dividing and mapping the same.

Dated this _____ day of _____, 2025

Wisconsin Professional Land Surveyor, S-2791
Steven C. De Jong

Survey Notes:

This survey is contained wholly within Parcel No's. HL-183 & HL-183-1-1

This survey is contained wholly within Document No. 1302181 (Jacket 18996 Image 31)

Owner(s) of Record: Daniel E. Hoelzel

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 1 OF C.S.M. NO. 5587, VOL. 36, PAGE 358, DOCUMENT NO. 1589529, AND ALSO A PART OF THE NW1/4 OF THE SW1/4, SECTION 34, T.21N., R.19E., TOWN OF HOLLAND, BROWN COUNTY, WISCONSIN

OWNER'S CERTIFICATE

As owner I hereby certify that I caused the land on this Certified Survey Map to be surveyed, dedicated, divided & mapped as represented on this map. I also certify that this Certified Survey Map is required to be submitted to Brown County and the Town of Holland for approval or objection.

Daniel E. Hoelzel

Date

NOTARY CERTIFICATE

Personally came before me this _____ day of _____ 20____.
The above owner to me is known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public _____ Wisconsin.

My Commission Expires _____

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 1 OF C.S.M. NO. 5587, VOL. 36, PAGE 358, DOCUMENT NO. 1589529, AND ALSO A PART OF THE NW1/4 OF THE SW1/4 OF THE SW1/4, SECTION 34, T.21N., R.19E., TOWN OF HOLLAND, BROWN COUNTY, WISCONSIN

TOWN OF HOLLAND CERTIFICATE

This Certified Survey in the SW1/4 of Section 34, T.21N., R19E., Town of Holland, Brown County, Wisconsin, is hereby approved.

_____ Town of Holland - Chairman	_____ Date
_____ Town of Holland Clerk	_____ Date

TOWN TREASURER'S CERTIFICATE

As duly elected Treasurer for the Town of Holland, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the date listed below

_____ Treasurer – Town of Holland	_____ Date
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BROWN COUNTY PLANNING COMMISSION

Pursuant to the Brown County Subdivision Ordinance, all requirements for approval have been fulfilled. This Certified Survey Map was approved this ____ day of ____ 20 ____.

Brown County Senior Planner

COUNTY TREASURER'S CERTIFICATE

As duly elected Brown County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the date listed below

_____ Treasurer – Brown County	_____ Date
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**CITY OF KAUKAUNA EXTRATERRITORIAL REVIEW
COMMON COUNCIL RESOLUTION**

Resolved by the Common Council of the City of Kaukauna, that the above Certified Survey Map of the described property is approved,

Passed and approved by Resolution No. ____ this ____ day of ____, 20 ____.

Anthony J. Penterman (City of Kaukauna Mayor)

Sally Kenney (City of Kaukauna Clerk)

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 1 OF C.S.M. NO. 5587, VOL. 36, PAGE 358, DOCUMENT NO. 1589529, AND ALSO A PART OF THE NW1/4 OF THE SW1/4, SECTION 34, T.21N., R.19E., TOWN OF HOLLAND, BROWN COUNTY, WISCONSIN

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by:

Robert C. Schmidt, Marvin B. Biese Jr, and Patricia T. Biese, Grantor, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,
CenturyLink of the Midwest-Wisconsin, Inc.
Wisconsin Bell Inc.. d/b/a AT&T Wisconsin, a Wisconsin Corporation
Charter Telecommunications Operating, LLC

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.

RESOLUTION 2025-_____**RESOLUTION APPROVING A CERTIFIED SURVEY MAP FOR PARCELS
HL-183 and HL-183-1-1**

WHEREAS, Daniel Hoelsel as owner of Parcels HL-183 and HL-183-1-1 has presented a Certified Survey Map to the City of Kaukauna Common Council as prepared by Steven C. De Jong, a registered Land Surveyor; and

WHEREAS, a Certified Survey Map of the following described parcel of land has been presented to and recommended for approval by the Plan Commission:

Commencing at the West Quarter Corner of said Section 34; thence S01°-05'-53"W 41.00 feet along the west line of the SW1/4 of said Section 34 to a point on the south line of County Highway CE and the point of beginning; thence S89°-02'-42"E 736.08 feet along said south line of County Highway CE to a point on the west line of Lot 1 of Certified Survey Map No. 6901 as recorded in Volume 46 on Page 241 as Document No. 2063567; thence S01°-12'-41"W 153.99 feet along said west line of Lot 1 of Certified Survey Map No. 6901 to the southwest corner thereof; thence S89°-02'-43"E 585.00 feet along the south line of Lot 1 of Certified Survey Map No. 6901 to the southeast corner thereof and a point on the east line of the NW1/4 of the SW1/4 of said Section 34; thence S01°-12'-41"W 1129.36 feet along said east line of the NW1/4 of the SW1/4 to the southeast corner thereof; thence N88°-27'-10"W 1318.58 feet along the south line of the NW1/4 of the SW1/4 of said Section 34 to the southwest corner thereof, thence N01°-05'-53"E 1269.72 feet along the west line of the SW1/4 of said Section 34 to the point of beginning. Being subject to any and all easements and restrictions of record.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Kaukauna, Wisconsin that the said Certified Survey Map attached and made a part hereof is hereby accepted and approved.

Adopted by the Common Council of the City of Kaukauna, Wisconsin, on this 21 day of October, 2025.

APPROVED: _____
Anthony J. Penterman, Mayor

ATTEST: _____
Kayla Nessman, City Clerk



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Dave Kittel, Director of Planning and Community Development
Date: 10/03/2025
Re: Adding Data Center for Permitted use in Industrial Zoning district

Background information:

Technology continues to evolve rapidly, leading to the emergence of new industries and land use needs. One such growing industry is data centers. While there is currently no active proposal for a data center development, staff recognizes the importance of proactively updating our zoning regulations to attract future opportunities.

Proposal

Due to the number of Data Centers being built Staff is looking at updating the City's Industrial Zoning Code (Section 17.25) to include data centers of a certain size as permitted use. Currently the ordinances do not directly touch on this use and being ready for if a development comes forth is important. Updating the ordinance to have provisions for data centers would position the city to accommodate a modern and growing industry, helping to diversify our commercial base and remain competitive. Additionally, staff would like to look at allowing data centers as a **conditional use** in the **Commercial Highway** and **Business Districts**. This flexibility acknowledges that data centers vary significantly in size and infrastructure needs—some may require large tracts of land and heavy utilities, while others may resemble small office buildings. The exact language and potential restrictions are yet to be determined as staff are gathering more information and going through the process of seeing if this is something the Plan Commission agrees the city should investigate. It is important to add that while these types of uses do have benefits there are challenges and any change to the ordinance needs to be done in a way to ensure there are ways to mitigate or eliminate potential issues/challenges.

Benefits of This Use (if one is built)

- **Increased tax base**, helping offset the overall tax burden.
- **Diversification of the commercial base**, ensuring long-term economic relevance.

- **Attraction of support industries**, such as IT services and maintenance.
- **Job creation**, including both technical and operational roles (may be small amount by comparison to other types of industry)

Considerations & Challenges While data centers offer many benefits, they also present challenges that must be addressed collaboratively:

- **High power demand:** Requires coordination with utility providers but can lead to long-term infrastructure improvements.
- **Water usage for cooling:** Modern cooling technologies have significantly reduced this concern, though it remains a consideration for larger facilities. This is not just in use but also in return of the water in regards to temperature and cleanliness.

Next Steps

Staff is seeking feedback and direction from the Plan Commission on whether to proceed with drafting zoning amendments to accommodate data centers. This would lay the groundwork for future discussions with stakeholders and potential developers.

The Common Council has recently reviewed this concept and would like to gain feedback from other stakeholders as well as additional information on this use. Staff wants to introduce this to the Plan Commission to gather information and feedback to come back with more information and some potential options for changes to the ordinance.

Ultimately staff want to be prepared if a development of this nature knocks on the cities door to provide the requirements and process for this type of use. This discussion will help staff to gather additional information and potential options.

Strategic Plan:

This aligns with part of the foundation of the strategic plan of innovation by providing new types of opportunities. This would align with the mission of the plan by offering new opportunities and the Vision of the plan as a community of choice and offering new economic opportunities.

Budget:

Not applicable

Recommendation:

For discussion and direction



MEMO

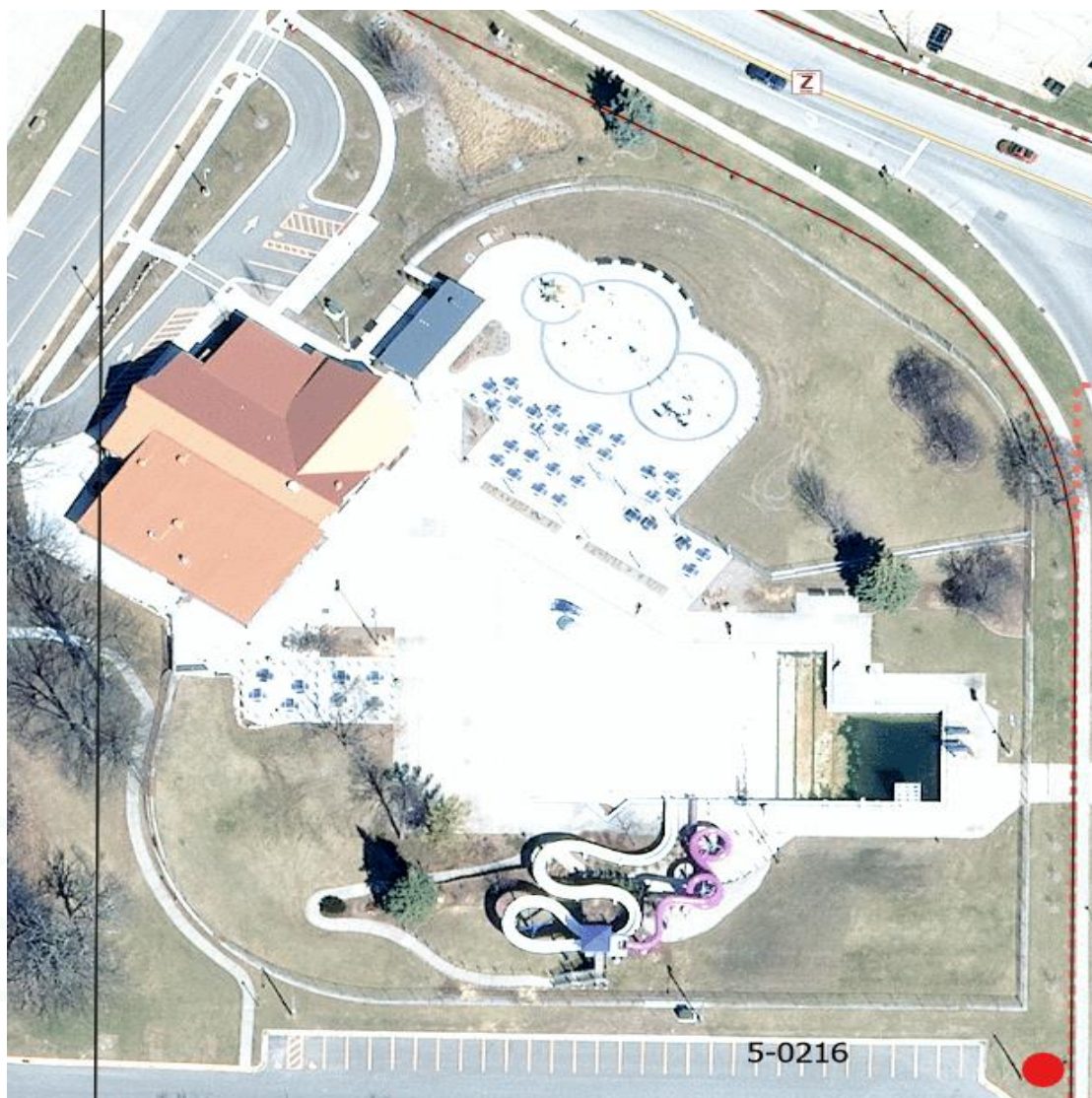
PLANNING & COMMUNITY DEVELOPMENT

To: Plan Commission
From: Adrienne Nelson, Associate Planner
Date: September 29, 2025
Re: Park Donation Application Review – Little Free Library

A donation application for a “little free library” has been submitted by Mary Brennan, to be installed on Pool Hill, in memory of her son Alex. This little free library would have two shelves and be constructed out of recycled plastic. A plaque would not be included. Please see the image below for reference.



Staff has already worked with the donor to find a suitable location. An aerial showing the general proposed area as well as a photo taken from near the planned location are included below.





If approved, the little free library would be installed in fall of 2025 or spring of 2026, depending on the weather and staff availability.

Staff Recommendation

Staff recommend approval of the little free library donation from Mary Brennan, to be installed at Pool Hill at the location as presented.



MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Plan Commission
From: Adrienne Nelson, Associate Planner
Date: September 29, 2025
Re: Park Donation Application Review – Bench

A park bench donation application has been submitted by John and Colette Kieffer, to be installed at Riverside Park, in memory of Clyde W. Kieffer. This bench would be in the City of Kaukauna's standard bench style and would include a plaque, which would read as follows:

"Bench and Red Maple donated
in Honor of Clyde W. Kieffer
Psalm 1:3"

Staff has already worked with the donor to find a suitable location. An aerial showing the general proposed area as well as a photo taken from a potential location are included below. This bench would replace an existing wooden bench.





If approved, the bench would be installed summer of 2026.

Staff Recommendation

Staff recommend approval of the park bench donation for John and Colette Kieffer, to be installed at Riverside Park at the location as presented.

