

LEGISLATIVE COMMITTEE MEETING

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



Monday, September 14, 2026 at 6:25 PM

AGENDA

In-Person and Remote Teleconference via ZOOM

1. Correspondence.
2. Discussion Topics.
 - [a.](#) Rezoning Request – KU.
 - [b.](#) Extraterritorial CSM Review – Parcels 030019202 & 030019600 (Town of Buchanan).
3. Adjourn.

NOTICES

Legislative Committee - Notice is hereby given this is a public meeting of the Legislative Committee. As such, all members or a majority of the City's Common Council and Standing Committees will likely be in attendance. While members of the Common Council or any Standing Committees may participate in discussions, only the Legislative Committee will take formal action.

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



MEETING ACCESS INFORMATION:

You can access this meeting by one of three methods: from your telephone, computer, or by an app. Instructions are below.

To access the meeting by telephone:

1. Dial 1-312-626-6799
2. When prompted, enter Meeting ID 234 605 4161 followed by #
3. When prompted, enter Password 54130 followed by #

To access the meeting by computer:

1. Go to <http://www.zoom.us>
2. Click the blue link in the upper right hand side that says Join a Meeting
3. Enter Meeting ID 234 605 4161
4. Enter Password 54130
5. Allow Zoom to access your microphone or camera if you wish to speak during the meeting

To access the meeting by smartphone or tablet:

1. Download the free Zoom app to your device
2. Click the blue button that says Join a Meeting
3. Enter Meeting ID 234 605 4161
4. Enter Password 54130
5. Allow the app to access your microphone or camera if you wish to speak during the meeting

Members of the public will be muted unless there is an agenda item that allows for public comment or if a motion is made to open the floor to public comment.



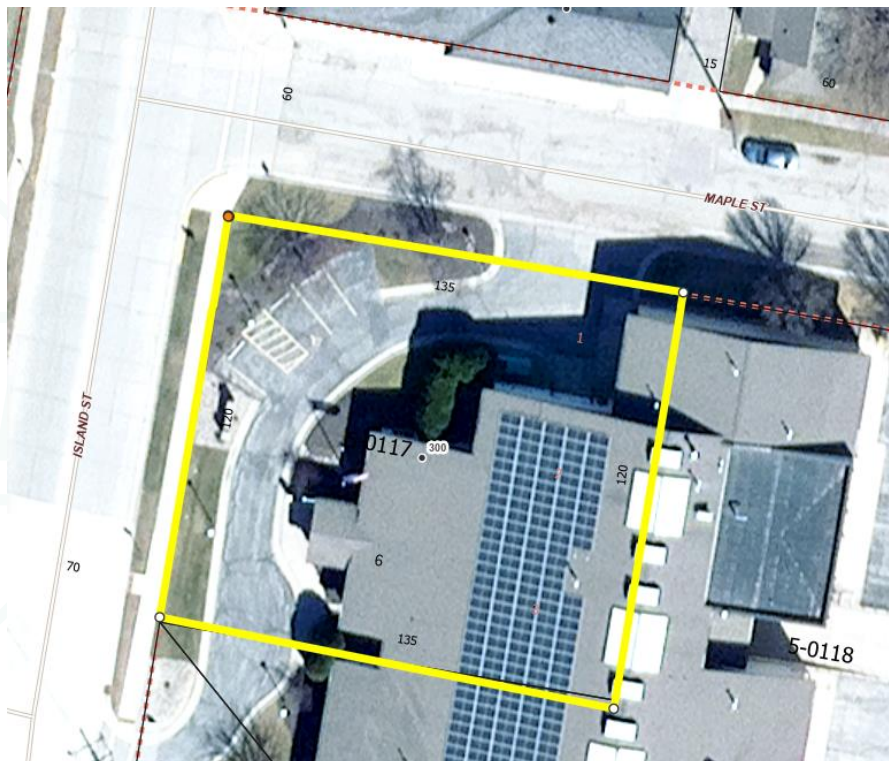
MEMO

PLANNING AND COMMUNITY DEVELOPMENT

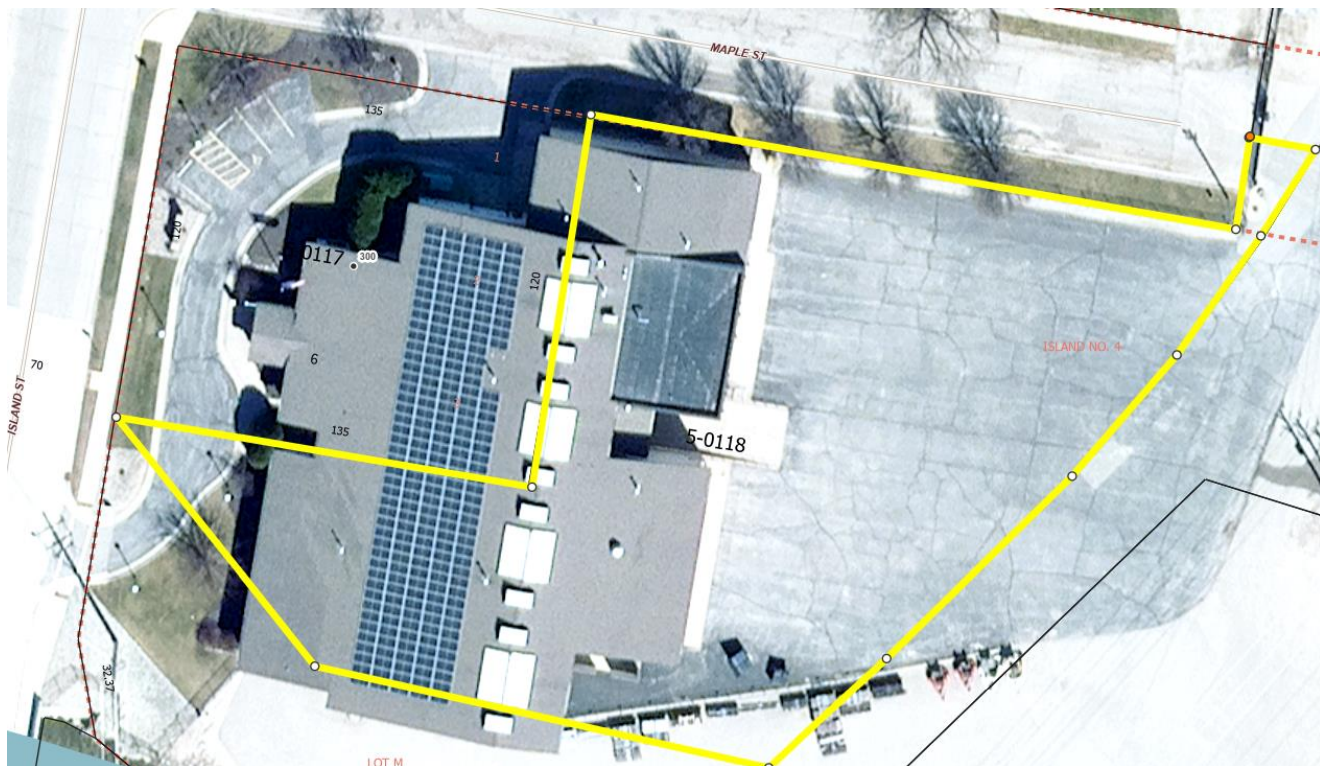
To: Legislative Committee
From: Adrienne Nelson, Associate Planner
Date: September 9, 2026
Re: Rezoning Request – KU

Eric Miller, applicant, on behalf of Kaukauna Utilities, owner, has submitted an application to rezone their properties located at 300 Island Street from [Industrial District \(IND\)](#) and [Residential Two-Family District](#) to [Institutional District \(IT\)](#). Staff confirmed with the applicant that the intention is to rezone the following parcels:

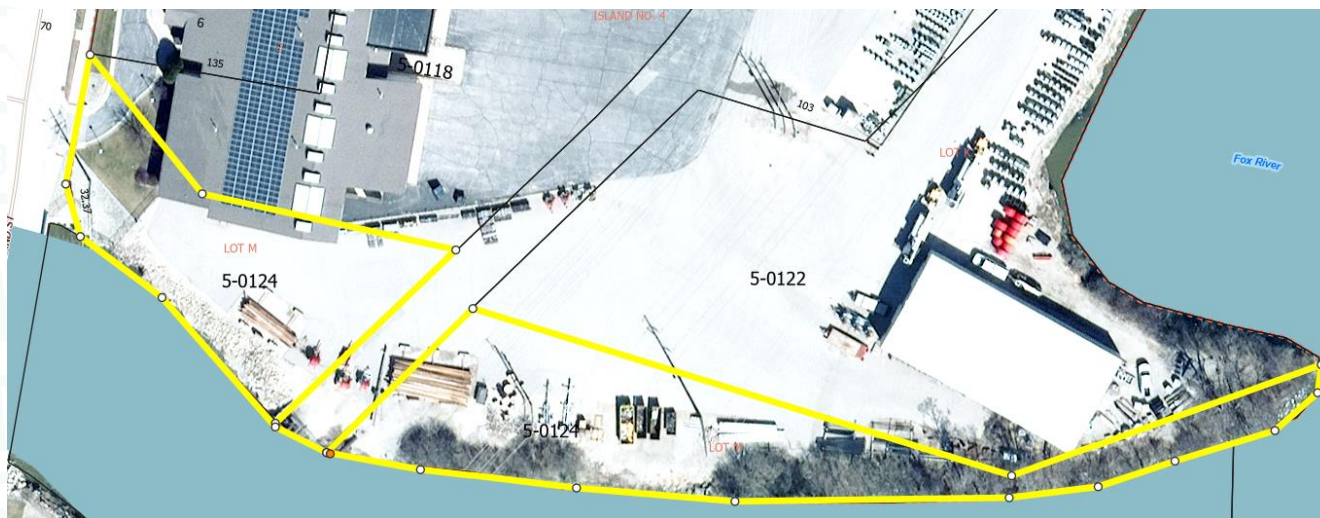
Parcel 325011700 – zoned IND



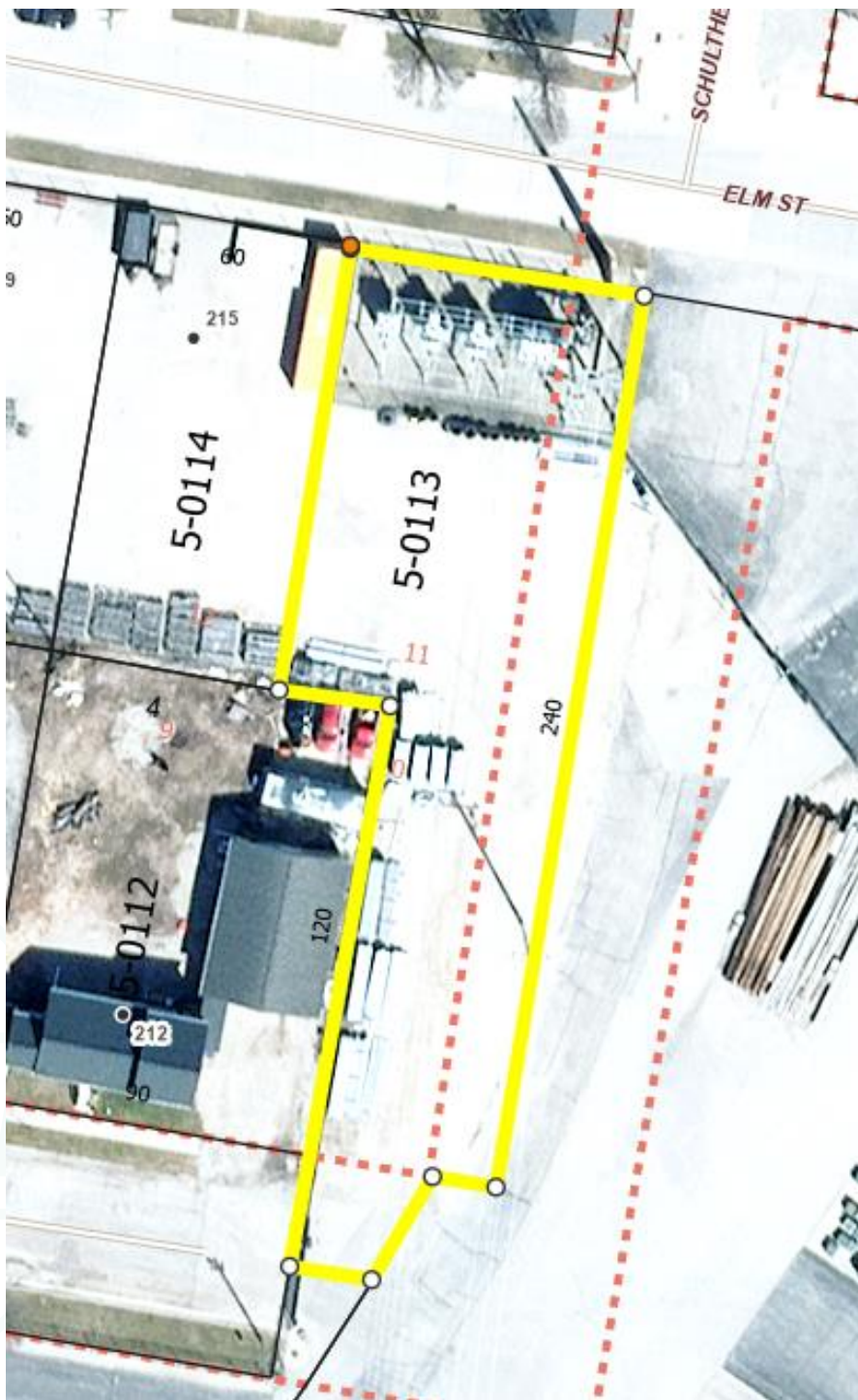
Parcel 325011800 – zoned IND



Parcel 325012400 – zoned IND/IT



Parcel 325011300 – zoned IND



Parcel 325011400 – zoned RTF



Parcel 325011500 – zoned RTF



All Parcels



The purpose of this request is to make sure the zoning matches the existing use of these parcels. City staff have spoken with KU about combining several of these parcels together, which will be easier to accomplish once they are all zoned IT.

Recommendation:

Staff is recommending approval of the rezoning ordinance to Common Council.



APPLICATION: ZONING CHANGE REQUEST FORM

This application is required if you are seeking to rezone a property. Rezoning a property allows for different types of uses, such as for residential or commercial development. To rezone a property, the parcel(s) in question must meet the dimensional requirements set forth in that zoning district. Information on zoning districts can be found in [Section 17 of the Municipal Code](#).

Petitioner Information:

Name: Eric Miller

Mailing Address: [REDACTED]

Phone Number: [REDACTED]

Email: [REDACTED]

Property Owner Information (If Not Petitioner):

Name: Kaukauna Utilities

Mailing Address: 777 Island Street, P.O. Box 1777, Kaukauna, WI 54130

Phone Number: [REDACTED]

Email: [REDACTED]

CITY OF KAUKAUNA

144 W 2nd Street
Kaukauna, WI 54130

920.766.6300
www.kaukauna.gov

Property Information:

Site Address/Location: 300 Island Street

Lot Dimensions and Area: 8.53 acres

Current Zoning: Multiple (Residential, Industrial, and Institutional)

Current Uses: Kaukauna Utilities Pole Yard and Warehouse Building

Proposed Zoning: Institutional

Proposed Uses: Same (Kaukauna Utilities Pole Yard and Warehouse Building)

Please State Reason(s) for Rezoning Request:

Kaukauna Utilities is looking to "clean up" the zoning in our pole yard. We are working with the good folks there at the Public Service Commission of Wisconsin for a Certificate of Authority (CA) authorizing a project that we working that will be based in our pole yard. It was while we completing the "zoning requirements" portion of that CA that we found that some of the site that use as a pole yard is zoned as "Institutional," some is zoned as "Industrial," and the two residential lots that we acquired previously are still zoned as "Residential." We have met with the City Planner and the Director of Public Works and have determined that it all really should be zoned as "Institutional," and this application is submitted with that intention.

Rezoning/Zoning Change Fee Schedule: \$100.00

Please Note: The City of Kaukauna will **never** request payment for an application in the form of a wire transfer. All payments are to be made by check to the City of Kaukauna (address below) and are due when the application is submitted, prior to review.

Application Timeline: Changes to zoning ordinances 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:



Signature of Owner (If Not Petitioner):



Date Submitted to the City of Kaukauna: 8/7/26

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

City of Kaukauna

Attn: Planning and Community Development Department

144 W Second Street

Kaukauna, WI 54130

FOR DEPARTMENT USE ONLY:

Date Application Received: 8/10/2026

Payment Received: N/A

Payment Receipt #: N/A

Site Plan Reviewed: ☐

1st Notice Sent: 8/26/2026

2nd Notice Sent: 9/2/2026

Plan Commission Approval: 9/3/2026

Legislative Committee Approval:

Common Council Approval:

Signature of Planning & Community Dev. Staff:

CITY OF KAUKAUNA
ORDINANCE NO. xxxx-2026

ORDINANCE REZONING PARCELS 325011700, 325011800, 325012400, 325011300, 325011400, AND 325011500 FROM INDUSTRIAL DISTRICT (IND) AND RESIDENTIAL TWO-FAMILY DISTRICT (RTF) TO INSTITUTIONAL DISTRICT (IT)

WHEREAS, the Common Council of the City of Kaukauna, having reviewed the recommendation of the City Plan Commission regarding the proposed change in zoning classification for the properties described below and having scheduled a public hearing then to be decided by the Common Council; and,

WHEREAS, a Class 2 Notice of Public Hearing regarding such proposed zoning change and, pursuant thereto, a public hearing having been held on the 15th day of September 2026 at 7:00 p.m., and the Common Council having heard all interested parties or their agents and attorneys;

NOW THEREFORE, the Common Council of the City of Kaukauna, Wisconsin, do ordain as follows:

SECTION 1: That the following described property:

All of Lots One (1), Two (2) and Three (3), in Block Six (6), Kaukauna Island Plat No. 4, City of Kaukauna, Outagamie County, Wisconsin, according to the recorded Assessor's Map of said City, together with westerly half of the vacated alley adjacent to the easterly lot lines of the premises herein

is hereby rezoned from Industrial District (IND) to Institutional District (IT), as regulated by Section 17.25 of the Kaukauna Zoning Code, and the applicable provisions of Chapter 17 of the Kaukauna Municipal Code.

SECTION 2: That the following described property:

Kaukauna Island Plat part of Block 6 which is unplatted and part of vacated Maple Street, City of Kaukauna, Outagamie County, Wisconsin

is hereby rezoned from Industrial District (IND) to Institutional District (IT), as regulated by Section 17.25 of the Kaukauna Zoning Code, and the applicable provisions of Chapter 17 of the Kaukauna Municipal Code.

SECTION 3: That the following described property:

Island of Fox River Assessors Plat part of Lot M Island No. 4 lying east of Island Street and south of railroad less Parcel 3 Trans Project Plat 6498-06-00-4.01 conveyed in document #2242525, City of Kaukauna, Outagamie County, Wisconsin

is hereby rezoned from Industrial District (IND) and Institutional District (IT) to Institutional District (IT), as regulated by Section 17.25 of the Kaukauna Zoning Code, and the applicable provisions of Chapter 17 of the Kaukauna Municipal Code.

SECTION 4: That the following described property:

Kaukauna Island Plat Lot Ten (10) in Block Four (4) less west 30 feet Lot Eleven (11) in Block Four (4) and part of vacated Schulthies Street lying east of Lots Ten (10) and Eleven (11) in Block Four (4) and part of vacated Maple Street, City of Kaukauna, Outagamie County, Wisconsin

is hereby rezoned from Industrial District (IND) to Institutional District (IT), as regulated by Section 17.25 of the Kaukauna Zoning Code, and the applicable provisions of Chapter 17 of the Kaukauna Municipal Code.

SECTION 5: That the following described property:

All of Lot Twelve (12), in Block Four (4), Kaukauna Island Plat No. 4, City of Kaukauna, Outagamie County, Wisconsin according to the recorded Assessor's Plat of said City

is hereby rezoned from Residential Two-Family District (RTF) to Institutional District (IT), as regulated by Section 17.25 of the Kaukauna Zoning Code, and the applicable provisions of Chapter 17 of the Kaukauna Municipal Code.

SECTION 6: That the following described property:

All of Lot Thirteen (13), in Block Four (4), Kaukauna Island Plat No. 4, City of Kaukauna, Outagamie County

is hereby rezoned from Residential Two-Family District (RTF) to Institutional District (IT), as regulated by Section 17.25 of the Kaukauna Zoning Code, and the applicable provisions of Chapter 17 of the Kaukauna Municipal Code.

SECTION 7: That the Clerk is directed to amend the City of Kaukauna Zoning Map in conformity with the provisions of this ordinance.

SECTION 8: That all other ordinances in conflict herewith are hereby repealed.

SECTION 9: That the ordinance shall take effect upon its passage and publication according to law.

Introduced and adopted by Common Council on the 15th day of September, 2026.

APPROVED: _____

Anthony J. Penterman, Mayor

ATTEST: _____

Kayla Nessmann, Clerk



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Legislative Committee
From: Adrienne Nelson, Associate Planner
Date: September 10, 2026
Re: Extraterritorial CSM Review – Parcels 030019202 & 030019600 (Town of Buchanan)

Scott Andersen, surveyor, has submitted a certified survey map on behalf of Kaukauna Storage LLC c/o Brian VanLanen, owner of parcels 030019202 and 030019600, for the adjustment of lot lines.

These parcels fall within the extraterritorial review area of the City of Kaukauna. They are contiguous to existing land within the City of Kaukauna and, although there are no plans for annexation at this time, could feasibly be annexed in the future.

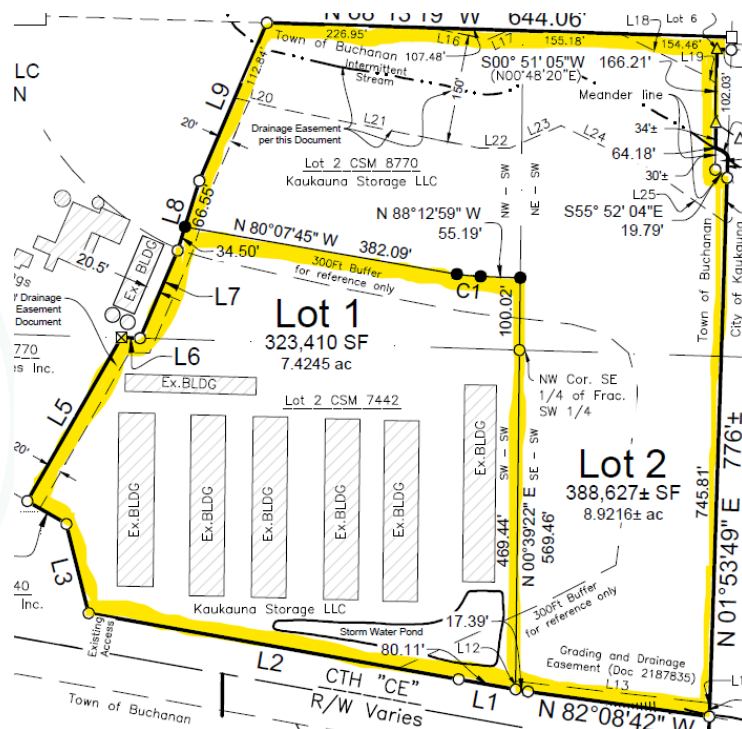
This CSM was originally brought before the Plan Commission at the [July 9th, 2026](#) meeting, where concerns were raised that the adjusting of these lot lines would not leave enough room for planned residential development as per the City's Comprehensive Plan. The Plan Commission requested that the CSM be brought back at a later date with additional information showing that the lot line shift would not affect future residential development. Additional documentation was provided at the Plan Commission meeting on [September 3rd, 2026](#), showing that future residential development would still be feasible. At that meeting, the commissioners recommended approval of the CSM to the Common Council.

The application and a draft of the CSM are attached to this report, as well as a concept plat showing what a future residential neighborhood might look like following adjustment of the lot line. The current map and proposed map are shown below for additional detail.

Current:



Proposed:



Recommendation:

Staff recommend approval of the certified survey map resolution to the Common Council.



Certified Survey Map No.

Lot 2 of CSM 7442 (Doc. 2116139) and Lot 2 CSM 8770 (Doc. 2324667), Part of the NW 1/4 of the Frac. SW 1/4 and Part of the NE 1/4 of the Frac. SW 1/4 and Part of the SW 1/4 of the Frac. SW 1/4, and Part of the SE 1/4 of the Frac. SW 1/4, ALL of Section 30, Township 21 North, Range 19 East, Town of Buchanan, Outagamie County, Wisconsin.

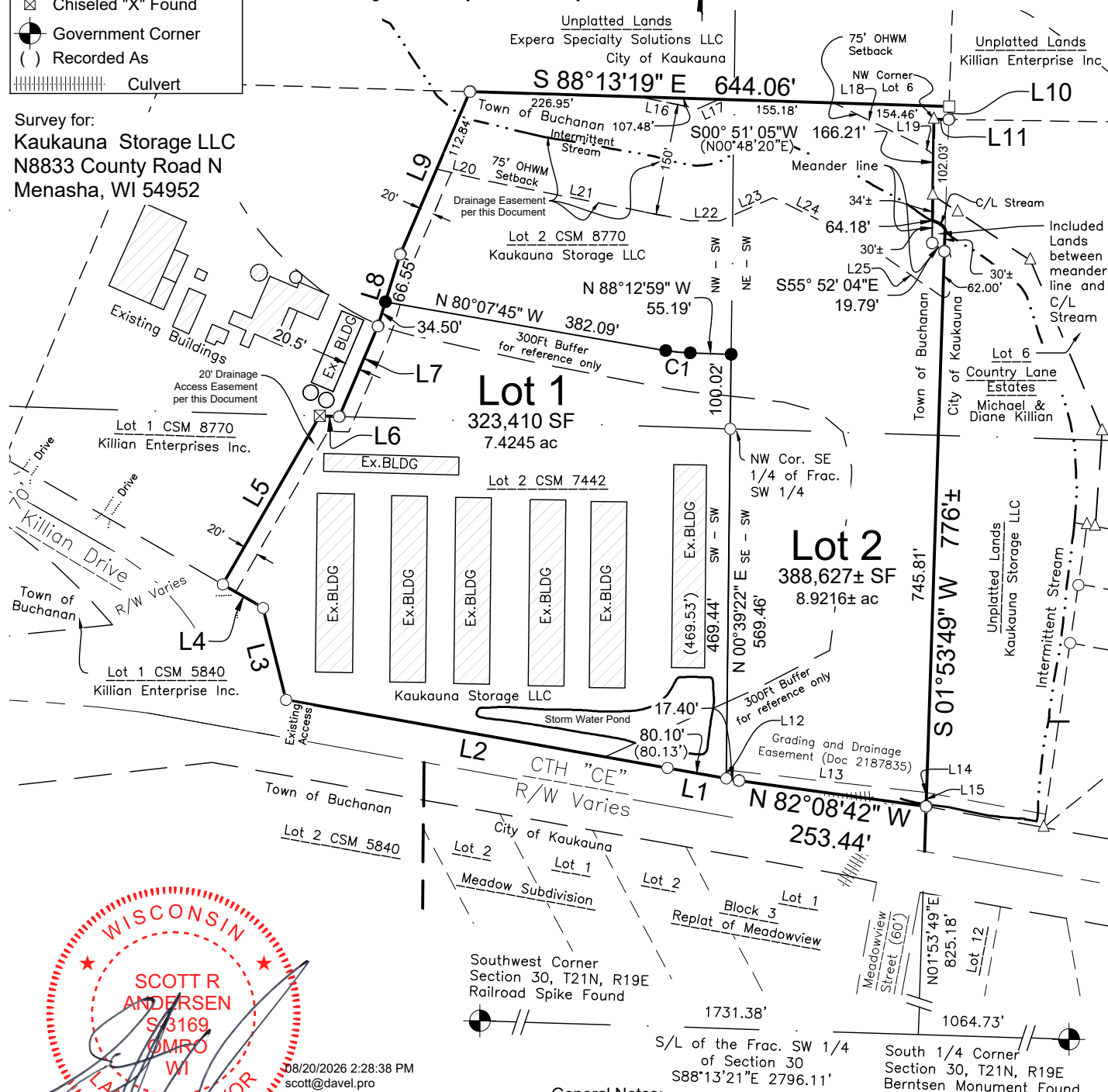
LEGEND

- 3/4" x 18" Steel Rebar
 @ 1.50lbs/LF SET
 △ 1 1/4" Rebar Found
 ○ 3/4" Rebar Found
 □ 1" Iron Pipe Found
 ☒ Chiseled "X" Found
 ⊙ Government Corner
 () Recorded As
 ||||| Culvert

Survey for:
Kaukauna Storage LLC
N8833 County Road N
Menasha, WI 54952



Bearings are referenced to the South line of the Southwest 1/4, Section 30, T21N, R19E, assumed to bear S88°13'21"E, base on the Outagamie County Coordinate System.



General Notes:

1. **Public Trust Information** - 236.20 (6) "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."
 2. **Wetland Note:** Prior to development, a wetland delineation may be required on lot 2, per Town of Buchanan Stormwater Ordinance. A wetland setback may be required depending on the susceptibility of the wetland.
 3. **CTH CE is access controlled.** Any changes in access or work in the highway right of way requires a permit from the Outagamie County Highway Department.
 4. **Restriction** - Section 52.123(1) Lot 2 has no direct vehicular access from CTH CE and is therefore not buildable as a lot without further access.
- *Curve table on Sheet 5.
- File: 8308CSM2.dwg
Date: 08/11/2026
Drafted By: Kristi

*Curve table on Sheet 5.

File: 8308CSM2.dwg
Date: 08/11/2026
Drafted By: kristy
Sheet: 1 of 8

Scott R. Andersen
Professional Land Surveyor
No. S-3169

Date _____



**DAVEL ENGINEERING &
ENVIRONMENTAL, INC.**
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

Certified Survey Map No. _____

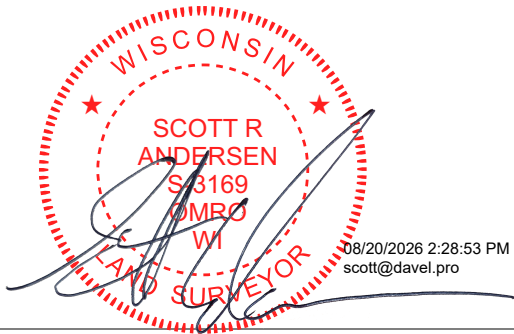
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Surveyor's Certificate

I, Scott R. Andersen, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Buchanan and Outagamie County, and under the direction of Kaukauna Storage LLC, the property owners of said land, I have surveyed, divided, mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is Lot 2 of CSM 7442 (Doc. 2116139) and Lot 2 CSM 8770 (Doc. 2324667), Part of the NW 1/4 of the Frac. SW 1/4 and Part of the NE 1/4 of the Frac. SW 1/4 and Part of the SW 1/4 of the Frac. SW 1/4, and Part of the SE 1/4 of the Frac. SW 1/4, ALL of Section 30, Township 21 North, Range 19 East, Town of Buchanan, Outagamie County, Wisconsin, containing 712,037± Square Feet (16.3461± Acres) of land.

Described Parcel includes the land between the described meander line and the Center line of the Intermittent Stream. Described parcel is subject to Riparian rights and subject to all easements and restrictions of record.

Given under my hand this 20th day of August, 2026.



Scott R. Andersen,
Wisconsin Professional Land Surveyor No. S-3169

LINE TABLE				
Line	Bearing	Length	(Bearing)	(Length)
L1	N 79°53'52" W	97.50'	(N79°53'23"W)	
L2	N 79°53'51" W	520.40'	(N79°53'22"W)	
L3	N 14°02'36" W	127.60'	(N13°53'00"W)	(127.63')
L4	N 59°58'40" W	62.31'	(N60°07'12"W)	(62.54')
L5	N 29°52'48" E	260.98'		(260.87')
L6	S 88°12'59" E	26.15'		
L7	N 23°11'53" E	131.92'		
L8	N 17°14'02" E	101.05'		
L9	N 23°11'53" E	237.66'		
L10	S 01°53'49" W	17.28'		
L11	N 89°11'07" W	19.78'	(S89°11'40"E)	
L12	N 00°39'22" E	11.14'	(N00°39'11"E)	(11.15')
L13	S 83°34'48" E	267.38'	(S83°34'59"E)	(267.17')
L14	S 79°53'13" E	3.02'		
L15	S 01°53'49" W	18.41'	(S00°48'20"W)	(18.56')
L16	S 78°52'13" E	80.91'		
L17	N 66°20'26" E	30.61'		
L18	S 63°53'53" E	129.53'		
L19	S 54°55'20" E	20.79'		
L20	S 76°41'28" E	72.91'		
L21	S 78°52'13" E	272.34'		
L22	S 89°42'09" E	42.48'		
L23	N 66°20'26" E	77.77'		
L24	S 63°53'53" E	135.51'		
L25	S 54°55'20" E	129.70'		

Certified Survey Map No. _____

Lot 2 of CSM 7442 (Doc. 2116139) and Lot 2 CSM 8770 (Doc. 2324667), Part of the NW 1/4 of the Frac. SW 1/4 and Part of the NE 1/4 of the Frac. SW 1/4 and Part of the SW 1/4 of the Frac. SW 1/4, and Part of the SE 1/4 of the Frac. SW 1/4, ALL of Section 30, Township 21 North, Range 19 East, Town of Buchanan, Outagamie County, Wisconsin.

Owner's Certificate

Kaukauna Storage LLC, a limited liability company duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owner, does hereby certify that we caused the land above described to be surveyed, divided, and mapped all as shown and represented on this map.

We do further certify this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Outagamie County Department of Development & Land Services
Town of Buchanan
City of Kaukauna (extraterritorial)

In the presence of: Kaukauna Storage LLC

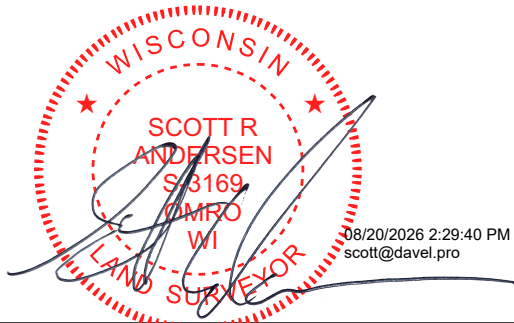
Managing Member	Print Name	Date
State of Wisconsin))SS _____ County)		

Personally came before me on the _____ day of _____, 20_____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ My Commission Expires _____
Notary Public, Wisconsin

Town Notes:

- 1) Right to Farm statement: The lots created on this map are adjacent to properties that, as of the date of this document, are being used for agricultural purposes. Some individuals believe the activities associated with the agricultural use constitute a nuisance or conflict with the quiet enjoyment of their property. This statement is intended to provide third parties with notice agricultural activities may exist on the adjacent properties.
- 2) Arsenic Statement: The lot(s) shown on this map are located in the Special Well Casing Pipe Depth Area ("SWCPDA"). The "SWCPDA" has been established due to naturally occurring arsenic contamination problems affecting wells in this area. Anyone planning on drilling a well within the "SWCPDA" shall, prior to any drilling, consult the Wisconsin Department of Natural Resources, or a drilling professional, to determine how to comply with the provisions of s. NR 812.12(3) of the Wisconsin Administrative code.
- 3) Drain Tile Statement: Any agricultural drain tile which is disturbed, cut or broken as part of the development of the CSM or excavation for construction must be repaired and/or relocated to allow for the drain tile to continue to drain as originally designed. The cost of repair and/or replacement of the drain tile must be borne by the party damaging the drain tile.
- 4) Floodplain, Navigable Streams & Wetlands: Prior to development, floodplain, navigable stream and a wetland delineations may be required. All required buffers/setbacks shall be shown at that time.



Scott R. Andersen
Professional Land Surveyor
No. S-3169

7/29/2026 5:51 PM J:\Projects\8308kau\dwg\Civil 3D\8308CSM2.dwg Printed by: scott

File: 8308CSM2.dwg
Date: 07/29/2026
Drafted By: scott
Sheet: 3 of 8

Certified Survey Map No. _____

Lot 2 of CSM 7442 (Doc. 2116139) and Lot 2 CSM 8770 (Doc. 2324667), Part of the NW 1/4 of the Frac. SW 1/4 and Part of the NE 1/4 of the Frac. SW 1/4 and Part of the SW 1/4 of the Frac. SW 1/4, and Part of the SE 1/4 of the Frac. SW 1/4, ALL of Section 30, Township 21 North, Range 19 East, Town of Buchanan, Outagamie County, Wisconsin.

Access and Drainage Easement Provisions

An easement for Access and Drainage is hereby granted by:

Kaukauna Storage LLC, their respective lessees, successors, heirs or assigns, (Grantor), to:

THE TOWN OF BUCHANAN, (Grantee),
THE CITY OF KAUKAUNA, (Grantee),

This Grantor, their respective lessees, successors, heirs or assigns, shall have full use and enjoyment of the property referenced above provided that such use does not interfere with Grantee's right to install, replace, operate, maintain and repair said Drainage and associated appurtenances.

Drainage and grading easement restrictions. The following uses, structures and activities are prohibited in any easement or outlot used for drainage: filling, grading and excavating except for the construction of public streets, utility crossings and drainage improvements and facilities; construction or placement of any building or structure including fences; the cultivation of crops, fruits or vegetables; the planting of trees or shrubs; the dumping or depositing of ashes, waste, compost, temporary fill, or materials of any kind or nature; the storage of vehicles, equipment, materials, or personal property of any kind. These restrictions may be enforced by any lot owner, homeowners' association or the Town of Buchanan by proceedings in law or equity against any person violating or attempting to violate the restriction.

Drainage maintenance easement. The Town of Buchanan and/or the City of Kaukauna shall have the independent and unqualified right to enter upon any easement area or outlot designated for drainage and grading for the purposes of inspection, maintenance, repair, and replacement of drainageways, drainage facilities, and drainage improvements.

Access Easement: Any Town and/or City personnel required to access the Drainage Easement, shall have the right to travel within the outlined Access Easement to access the Drainage Easement in the event of any required inspection or maintenance within the Drainage Easement. Grantor shall not construct or install buildings or any other permanent structures or improvements within the easement premises.

Maintenance of said easements is the sole responsibility of the Land Owner for the purpose of managing and maintaining safe and easy access for the Grantee throughout the easement.

This Access Easement shall be permanent and constitute a covenant running with the land, for the benefit of Any Town and/or City personnel acting in the line of duty. This Easement may only be modified or terminated by a written document signed on behalf of Grantor as long as a new easement of equal or improved width and access is recorded prior to the modification or termination of the one outlined in this Document and recorded with the Register of Deeds for Outagamie County.

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

The Town and/or may, in its discretion, perform such work and assess the cost of such inspection, maintenance, repair, and replacement, including administrative costs, to all lots benefited thereby. Such costs shall be levied as special assessments and placed on the annual tax roll.

The purchase or ownership of any lot shall constitute a waiver of objection to such assessments and an agreement to pay said assessments.

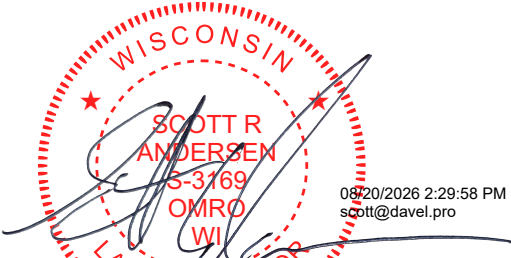
The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

In the presence of: Kaukauna Storage, LLC

Managing Member	Print Name	Date
State of Wisconsin))SS _____ County)		

Personally came before me on the _____ day of _____, 2026,
The above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ My Commission Expires _____
Notary Public, Wisconsin



Scott R. Andersen _____ Date
Professional Land Surveyor
No. S-3169

Certified Survey Map No. _____

Lot 2 of CSM 7442 (Doc. 2116139) and Lot 2 CSM 8770 (Doc. 2324667), Part of the NW 1/4 of the Frac. SW 1/4 and Part of the NE 1/4 of the Frac. SW 1/4 and Part of the SW 1/4 of the Frac. SW 1/4, and Part of the SE 1/4 of the Frac. SW 1/4, ALL of Section 30, Township 21 North, Range 19 East, Town of Buchanan, Outagamie County, Wisconsin.

Consent of Corporate Mortgagee

U.S. Bank National Association, a corporation duly organized and existing under and by virtue of the laws of the United States of America, mortgagee of the herein described lands, does hereby consent to the survey, combining, mapping & dedicating as described and represented on this map, and does consent to the certificate of Kaukauna Storage LLC, owners of said lands.

IN WITNESS WHEREOF, the said U.S. Bank National Association, has caused these presents to be signed by it's

Authorized Financial Officers, at _____, Wisconsin and it's Corporate seal to be affixed hereon

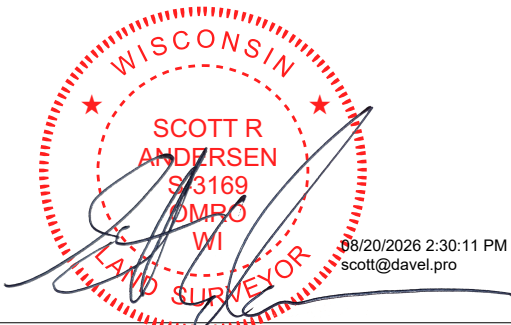
this _____ day of _____, 20____

_____	_____
Authorized Financial Officer	Date
_____	_____
Print Name	Title
_____	_____
Authorized Financial Officer	Date
_____	_____
Print Name	Title

State of Wisconsin)
)SS
_____ County)

Personally came before me on the _____ day of _____, 20____, the above named Authorized Financial Officers of U.S. Bank National Association, to me known to be the persons who executed the foregoing certificate and acknowledge the same.

_____ My Commission Expires _____
Notary Public, Wisconsin



Scott R. Andersen _____ Date
Professional Land Surveyor
No. S-3169

Certified Survey Map No. _____

Lot 2 of CSM 7442 (Doc. 2116139) and Lot 2 CSM 8770 (Doc. 2324667), Part of the NW 1/4 of the Frac. SW 1/4 and Part of the NE 1/4 of the Frac. SW 1/4 and Part of the SW 1/4 of the Frac. SW 1/4, and Part of the SE 1/4 of the Frac. SW 1/4, ALL of Section 30, Township 21 North, Range 19 East, Town of Buchanan, Outagamie County, Wisconsin.

Consent of Corporate Mortgagee

Wolf River Community Bank, a corporation duly organized and existing under and by virtue of the laws of the state of Wisconsin, mortgagee of the herein described lands, does hereby consent to the survey, combining, mapping & dedicating as described and represented on this map, and does consent to the certificate of Kaukauna Storage LLC, owners of said lands.

IN WITNESS WHEREOF, the said Wolf River Community Bank, has caused these presents to be signed by it's

Authorized Financial Officers, at _____, Wisconsin and its Corporate seal to be affixed hereon

this _____ day of _____, 20_____

Authorized Financial Officer

Date

Print Name

Title

Authorized Financial Officer

Date _____

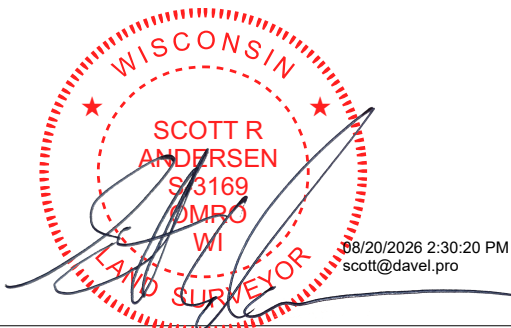
Print Name

Title

State of Wisconsin)
)SS
 County)

Personally came before me on the _____ day of _____, 20_____, the above named Authorized Financial Officers of Wolf River Community Bank, to me known to be the persons who executed the foregoing certificate and acknowledge the same.

Notary Public, Wisconsin



Scott R. Andersen
Professional Land Surveyor
No. S-3169

7/29/2026 5:52 PM J:\Projects\8308kau\dwg\Civil 3D\8308CSM2.dwg Printed by: scott

File: 8308CSM2.dwg
Date: 07/29/2026
Drafted By: scott
Sheet: 6 of 8

Certified Survey Map No. _____

Lot 2 of CSM 7442 (Doc. 2116139) and Lot 2 CSM 8770 (Doc. 2324667), Part of the NW 1/4 of the Frac. SW 1/4 and Part of the NE 1/4 of the Frac. SW 1/4 and Part of the SW 1/4 of the Frac. SW 1/4, and Part of the SE 1/4 of the Frac. SW 1/4, ALL of Section 30, Township 21 North, Range 19 East, Town of Buchanan, Outagamie County, Wisconsin.

City of Kaukauna Approval Certificate (Extraterritorial)

Resolved, that this certified survey map in the Town of Buchanan, Outagamie County, Kaukauna Storage LLC, the property owner, is hereby approved by the City of Kaukauna.

Mayor

Print Name _____

Date _____

Outagamie County Department of Development & Land Services Certificate

Resolved, that this certified survey map in the Town of Buchanan, Outagamie County, Kaukauna Storage LLC, the property owner, is hereby approved by Outagamie County.

Department Representative

Print Name _____

Date _____

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

the property owners of record:
Kaukauna Storage LLC

Recording Information:
Document No. 2117404

Parcel Number(s):
030019202

Document No. 2325225
Document No. 2329856

030019600



WISCONSIN

SCOTT R.
ANDERSEN
S3169
DMRO
WI
LAND SURVEYOR

08/20/2026 2:30:41 PM
scott@davel.pro

Scott R. Andersen
Professional Land Surveyor
No. S-3169

Date _____

RESOLUTION 2026-_____**RESOLUTION APPROVING A CERTIFIED SURVEY MAP LOCATED
WITHIN THE CITY OF KAUKAUNA EXTRATERRITORIAL PLAT
APPROVAL JURISDICTION (TOWN OF BUCHANAN)**

WHEREAS, Brian VanLanen, as owner of Parcels 030019202 and 030019600, has presented a Certified Survey Map to the City of Kaukauna Common Council as prepared by Scott R. Andersen, a registered Land Surveyor, for the purposes of adjusting lot lines between two parcels; and

WHEREAS, the subject property is located in the Town of Buchanan, Outagamie County, Wisconsin, and lies within the City of Kaukauna's extraterritorial plat approval jurisdiction pursuant to Wis. Stat. § 236.10; and

WHEREAS, the Certified Survey Map has been reviewed in accordance with applicable provisions of Wis. Stat. § 236; and

WHEREAS, the Plan Commission has reviewed the Certified Survey Map and recommended approval; and

WHEREAS, the Certified Survey Map describes the following lands:

Lot 2 of CSM 7442 (Doc. 2116139) and Lot 2 CSM 8770 (Doc. 2324667), Part of the NW 1/4 of the Frac. SW 1/4 and Part of the NE 1/4 of the Frac. SW 1/4 and Part of the SW 1/4 of the Frac. SW 1/4, and Part of the SE 1/4 of the Frac. SW 1/4, ALL of Section 30, Township 21 North, Range 19 East, Town of Buchanan, Outagamie County, Wisconsin, containing 712,037± Square Feet (16.3461± Acres) of land.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Kaukauna, Wisconsin, that the Certified Survey Map as submitted and on file with the City Clerk is hereby approved.

Adopted by the Common Council of the City of Kaukauna, Wisconsin, on this 15th day of September, 2026.

APPROVED: _____
Anthony J. Penterman, Mayor

ATTEST: _____
Kayla Nessmann, City Clerk

**APPLICATION: CERTIFIED SURVEY MAP REVIEW FORM**

This application is required if you are seeking to divide, combine, or reconfigure up to four parcels. All parcels must meet the dimensional requirements as set forth in their zoning district. Information on zoning districts can be found in Section 17 of the Municipal Code. Information on certified survey maps can be found in Section 18.29 of the Municipal Code. Please note that the City of Kaukauna has extraterritorial review authority for any certified survey maps created for parcels located in townships within three miles of city borders.

Petitioner Information:

Name: Davel Engineering & Environmental Inc / Scott Andersen

Mailing Address: 1164 Province Terrace, Menasha, WI 54952

Phone Number: [REDACTED]

Email: [REDACTED]

***Property Owner Information (If Not Petitioner):**

Name: Kaukauna Storage LLC c/o Brian VanLanen

Mailing Address: N8833 County Road N, Menasha, WI 54952

Phone Number: [REDACTED]

Email: [REDACTED]

Property Information:

Site Address/Location: 030019202 & 030019600

Lot Dimensions and Area: 712,037 SF

Current Zoning: AGD & CL

Number of Lots to be Created: 0 (2 existing parcels - Lot line adjustment)

***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:

Extraterritorial Review. Lot line Adjustment.

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 CSM (1-4 lots) Fee Schedule: \$10.00/lot based on total lots

Please Note: The City of Kaukauna will **never** request payment for an application in the form of a wire transfer. All payments are to be made by check to the City of Kaukauna (address below) and are due when the application is submitted, prior to review.

Application Timeline: Certified survey map reviews often require action by multiple governmental bodies and 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:

DocuSigned by:
Scott Andersen 6/16/2026
695015AE4EAB48D...

Signature of Owner (If Not Petitioner):

Signed by:
Brian Vanlanen 6/16/2026
755CB4A96331483...

Date Submitted to the City of Kaukauna:

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

City of Kaukauna

Attn: Planning and Community Development Department

144 W Second Street

Kaukauna, WI 54130

FOR DEPARTMENT USE ONLY:

Date Application Received: 6/17/2026

Payment Received: 6/17/2026

Payment Receipt #: N/A

Certified Survey Map Reviewed: ☒

Plan Commission Approval: 9/3/2026

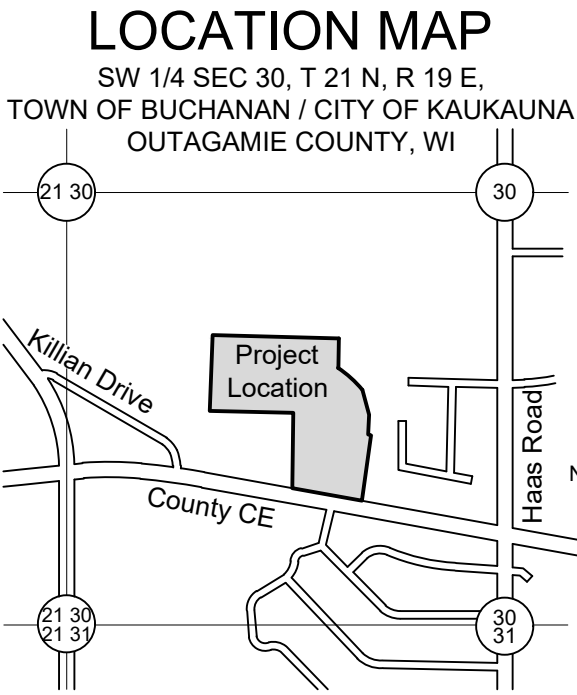
Legislative Committee Approval:

Common Council Approval:

Signature of Planning & Community Dev. Staff:

Concept Plat of
NAME TBD

Lot 2 of CSM 8770 and Part of the Northeast 1/4 of the Fractional Southwest 1/4 and Part of the Southeast 1/4 of the Fractional Southwest 1/4 of Section 30, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin.



Aug 27, 2026 - 01:42 PM J:\Projects\8308kau.dwg Civil 3D\8308Plat.dwg Printed by: scott

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1886 Fax: 920-441-0804
www.davel.pro

Concept PLAT

Kaukauna Storage Land
Town of Buchanan / City of Kaukauna, Outagamie County, WI
For: Kaukauna Storage LLC

Date: 08/27/2026
Filename: 8308Plat.dwg
Author: SRA
Last Saved by: scott
Page 1 of 1

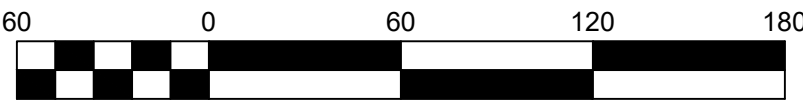
Horizontal Control			
PN 8308 - (City of Kaukauna)			
2024-05-20			
Davel Engineering and Environmental			
Horizontal Control (per Outagamie County Coordinate System)			
Point Number	Northing	Easting	Description
510	561390.51	869638.79	CPT MAG
511	561493.68	869058.15	CPT MAG
512	562406.78	868841.70	CPT HUB
513	562400.13	869147.58	CPT HUB
514	562392.78	869520.86	CPT HUB

BENCHMARKS (NAVD88)	
BM 0	NGS Benchmark PID-DF5990, Designation -Buchanan C GPS Elev 728.40'
BM 1	Nail in Power Pole# 54B3 10/11 ±225' NE of CTH "CE" & Meadowview St. Int. Elev 717.85'
BM 2	Nail in Power Pole #54B3 7/11 ±330' NW of CTH "CE" & Meadowview St. Int. Elev 720.23'
BM 3	Mag Nail Set in 42" Culvert East End of the Southerly of (3) 42" Parallel Culverts Elev 711.47'
BM 4	Fire Hydrant, Tag Bolt SE Quad of Camden Way & Stub Road Elev 720.08'

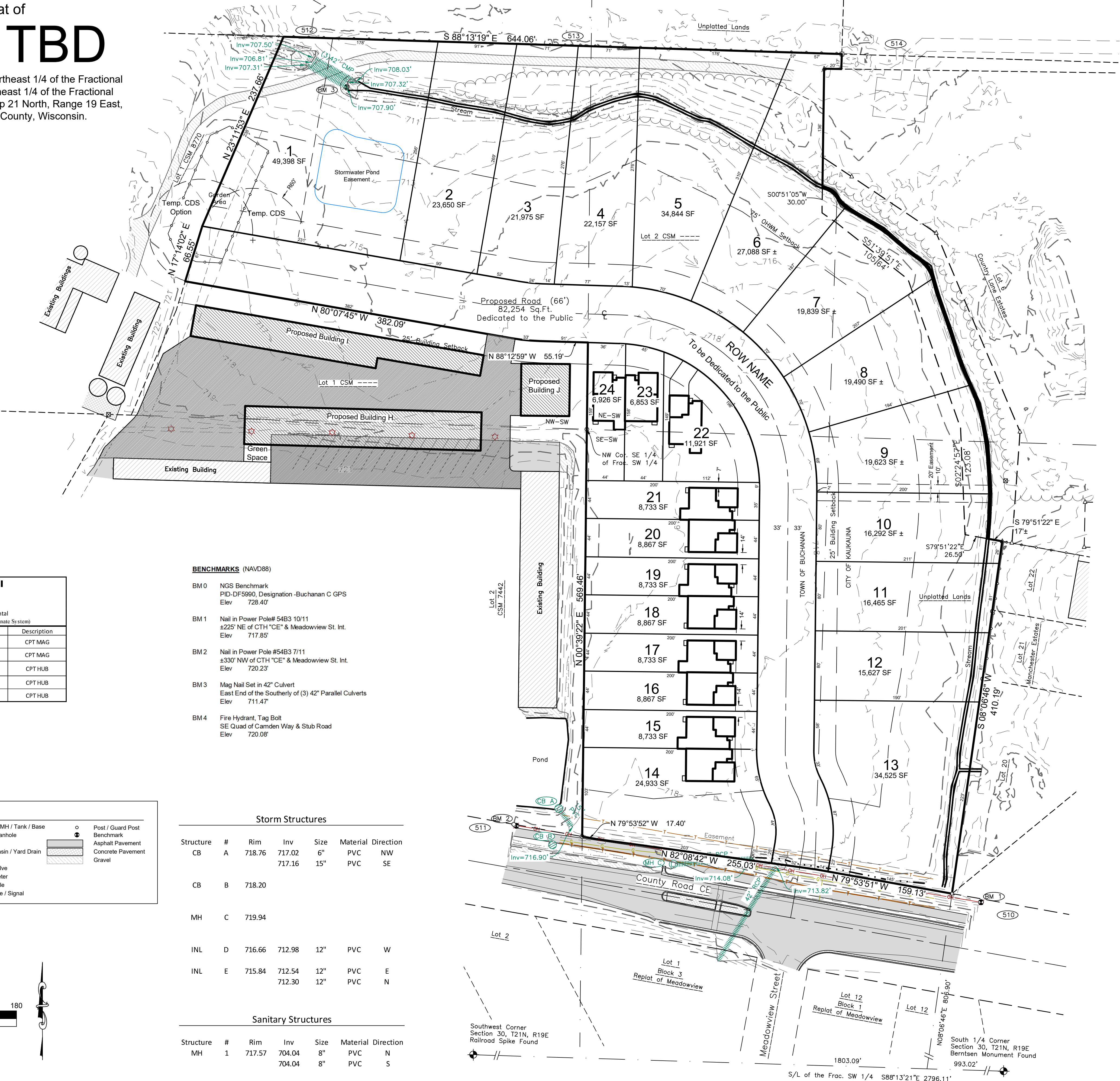
Storm Structures						
Structure	#	Rim	Inv	Size	Material	Direction
CB	A	718.76	717.02	6"	PVC	NW
			717.16	15"	PVC	SE
CB	B	718.20				
MH	C	719.94				
INL	D	716.66	712.98	12"	PVC	W
			712.54	12"	PVC	E
INL	E	715.84	712.30	12"	PVC	N

Sanitary Structures						
Structure	#	Rim	Inv	Size	Material	Direction
MH	1	717.57	704.04	8"	PVC	N
			704.04	8"	PVC	S

LEGEND			
OH	OH	Overhead Utility Lines	Sanitary MH / Tank / Base
Sto	Sto	Storm Sewer (Pipe Size)	Storm Manhole
G	G	Underground Gas Line	Inlet
T	T	Underground Telephone	Catch Basin / Yard Drain
Fence - Steel			Hydrant
Trelline			Utility Valve
Culvert			Utility Meter
Index Contour - Existing			Utility Pole
Intermediate Contour - Existing			Light Pole / Signal
			Post / Guard Post
			Benchmark
			Asphalt Pavement
			Concrete Pavement
			Gravel



Bearings are referenced to the Outagamie County coordinate system



SUPPLEMENTARY DATA
Total Area = 515,391± SF 11.3175± acres
R/W Area = 82,254 SF 1.8883 acres
Net Area = 443,137± SF 9.9442± acres
Number of Lots = 24
Average lot size = 23,323 SF
Lineal feet of street = 1,305 LF
Existing zoning = City - RSF and Town - Gen Ag
Proposed zoning = RTF and RSF
Approving Authorities
City of Kaukauna
Outagamie County
Objecting Authorities
Department of Administration
NOTES
• Utility and Drainage Easements will be shown on Final Plat
• Lands to be annexed to the City of Kaukauna

Southwest Corner
Section 30, T21N, R19E
Railroad Spike Found

South 1/4 Corner
Section 30, T21N, R19E
Berntsen Monument Found

S/L of the Frac. SW 1/4 S88°13'21"E 2796.11'