

# AMENDED LEGISLATIVE COMMITTEE MEETING

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



Monday, February 02, 2026 at 6:25 PM

## AGENDA

### In-Person and Remote Teleconference via ZOOM

1. Correspondence.
2. Discussion Topics.
  - a. CSM Resolution - KASD.
  - b. Rezoning Request - KASD.
  - c. Preliminary Resolution Declaring Intent to Exercise Special Assessment Police Powers for Public Improvements to Alleys Abutting Properties along Dixon Street, East Seventh Street, East Eighth Street, West Fourth Street, West Fifth Street, West Thirteenth Street, and West Fourteenth Street.
  - d. \*Resolution 2026-5497 Updating Authorized Signers on City Financial Accounts.
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: January 22, 2026  
Re: CSM Resolution – KASD

The Kaukauna Area School District, in collaboration with Point of Beginning, has submitted a final Certified Survey Map (CSM) for review. This CSM would combine parcels 323246800, 323246700, 323246600, 323246500, and 323246400 into three large parcels. This request to combine five parcels into three parcels is for the development of a new middle school. The layout includes land dedication for a roadway connection to Highway 55, which is consistent with previous planning efforts for the future extension of Speedway Lane through the property.

Since submission of the preliminary CSM back in September, language has been added to require an updated traffic impact study prior to the development of any vacant lots. Additionally, utility easements have been added to the final document as requested.

The application, draft of the CSM, and resolution are attached to this report.

**Staff Recommendation:**

Recommend approval of the CSM resolution as presented.



## APPLICATION: CERTIFIED SURVEY MAP REVIEW FORM

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

### **Petitioner Information:**

Name: KAUKAUNA AREA SCHOOL DISTRICT - CHRIS MCDANIEL - DIRECTOR OF OPERATIONS A1

Mailing Address: 1701 COUNTY RD CE, KAUKAUNA, WI 54130

Phone Number: [REDACTED]

Email: [REDACTED]

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

Name: SAME AS PETITIONER - SEE ABOVE

Mailing Address: SAME AS PETITIONER - SEE ABOVE

Phone Number: SAME AS PETITIONER - SEE ABOVE

Email: SAME AS PETITIONER - SEE ABOVE

**Property Information:**

**Site Address/Location:** PARCELS 323246800 / 323246700 / 323246600 / 323246500 / 323246400

**Lot Dimensions and Area:** LOT 1 - 100.164 ACRES / LOT 2 -

**Current Zoning:** (RSF) RESIDENTIAL SINGLE FAI

**Number of Lots to be Created:** THREE (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:**

THIS CERTIFIED SURVEY MAP IS SUBMITTED TO SUPPORT THE DEVELOPMENT OF A NEW MIDDLE SCHOOL ON LOT 1. THE CSM WILL DEDICATE REQUIRED RIGHT-OF-WAY FOR PUBLIC ROADS AND INFRASTRUCTURE, CREATE A DEFINED LOT FOR THE SCHOOL SITE, AND CLEARLY IDENTIFY THE REMAINING REMNANT PARCELS ADJACENT TO THE DEVELOPMENT.

**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:**



**Signature of Owner (If Not Petitioner):** SAME AS PETITIONER - SEE AB

**Date Submitted to City of Kaukauna:** 1/8/2026

Please submit by email to [planning@kaukauna.gov](mailto: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: 1/8/2026 (update correcting lot number referenced in request)

Payment Received: 1/9/2026

Payment Receipt #: Not applicable

**Site Plan Reviewed:** Not applicable

**1<sup>st</sup> Notice Sent:** Not applicable

**2<sup>nd</sup> Notice Sent:** Not applicable

**Plan Commission Approval:** 1/8/2026

**Common Council Approval:**

**Signature of Planning & Community Dev. Staff:**

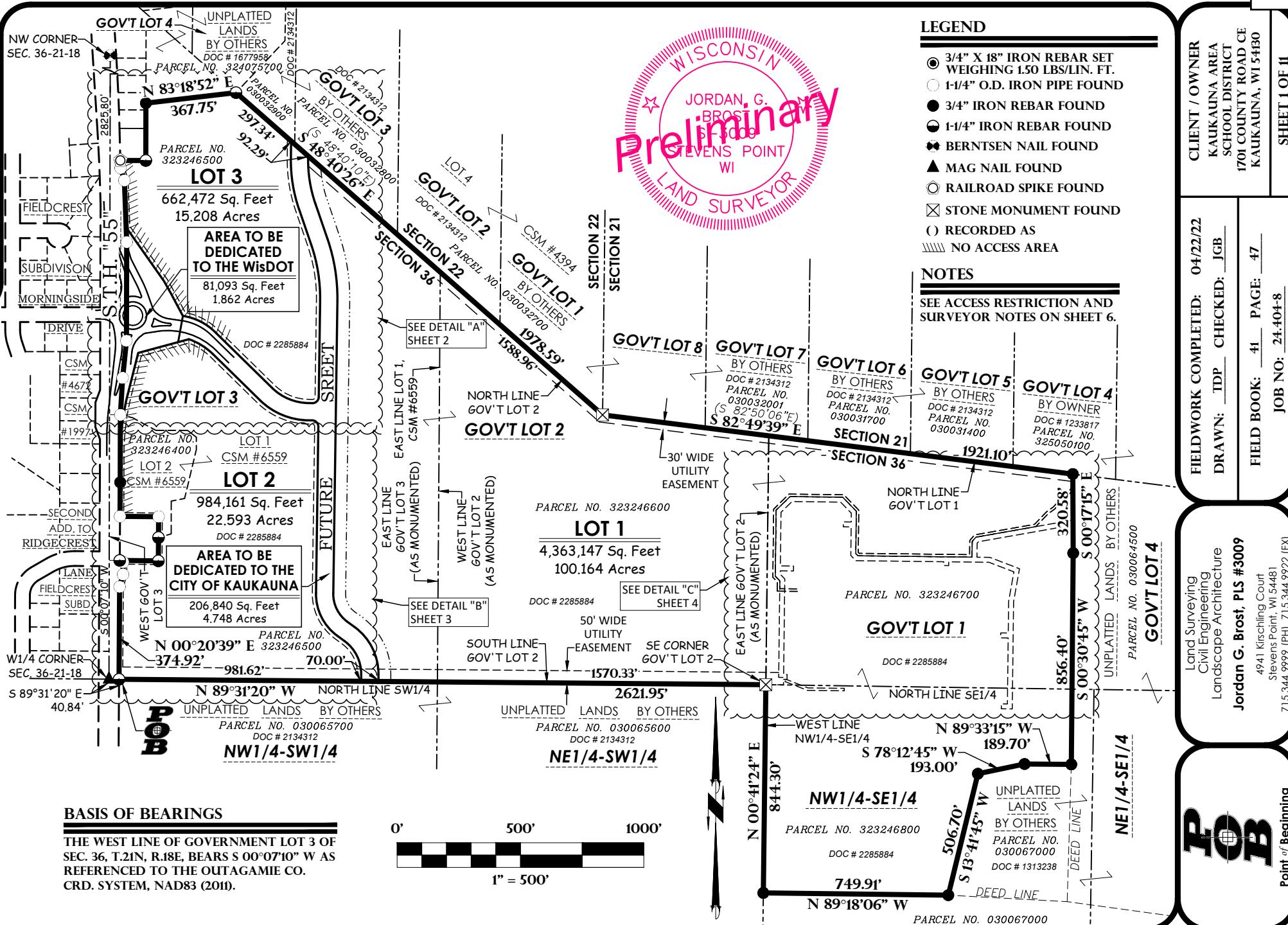


# CERTIFIED SURVEY MAP

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

## BASIS OF BEARINGS

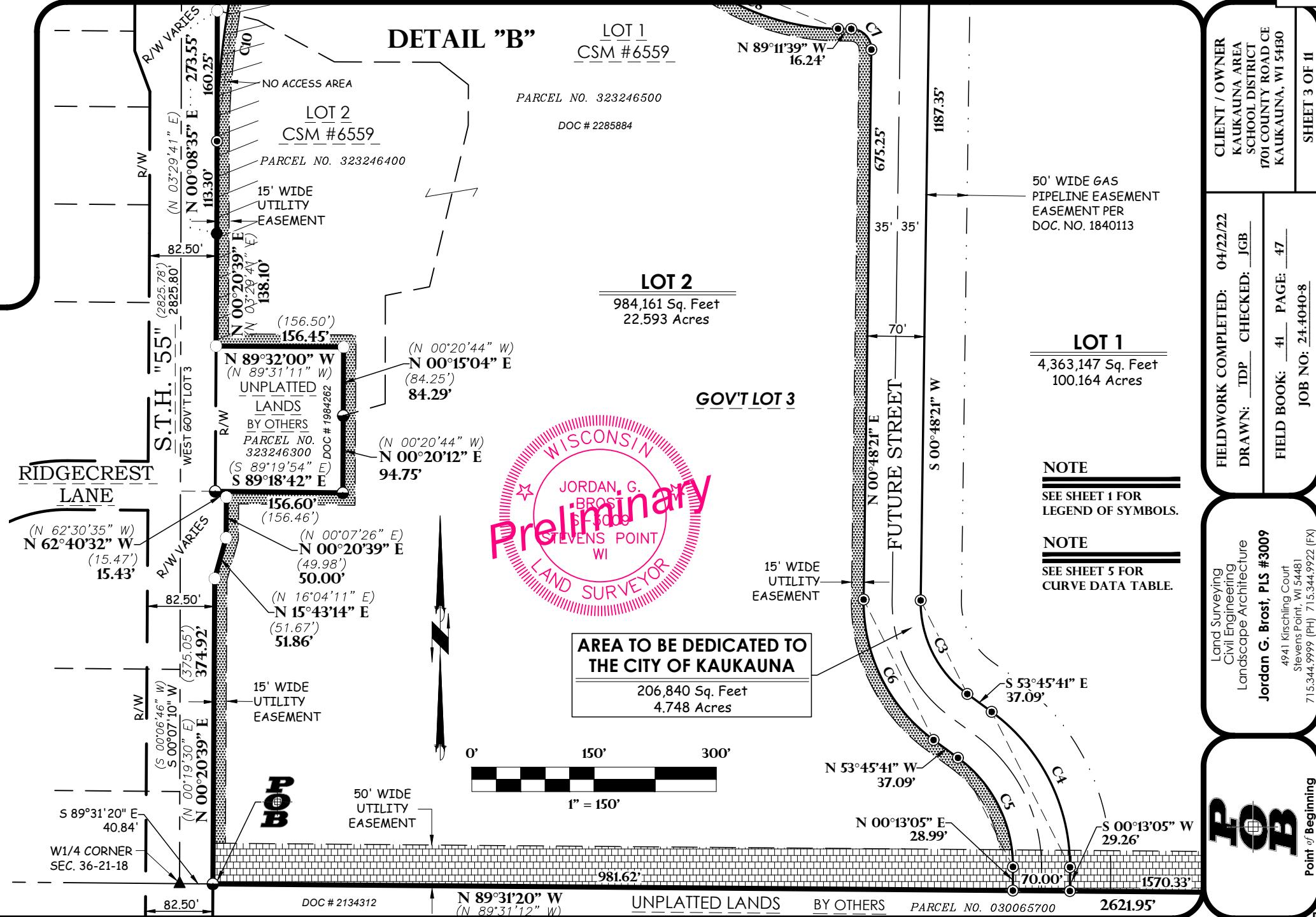
THE WEST LINE OF GOVERNMENT LOT 3 OF  
SEC. 36, T.21N, R.18E, BEARS S 00°07'10" W AS  
REFERENCED TO THE OUTAGAMIE CO.  
CRD. SYSTEM, NAD83 (2010).





# CERTIFIED SURVEY MAP

**GENERAL DESCRIPTION - SEE SHEET 1**  
**DETAIL "B"**





# CERTIFIED SURVEY MAP

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

## 20' EASEMENT LINE DATA TABLE

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

## 10' EASEMENT "A" LINE DATA TABLE

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

## 10' EASEMENT "B" LINE DATA TABLE

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

## 50' EASEMENT LINE DATA TABLE

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

## CURVE DATA TABLE

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



Point of Beginning

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

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

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



# CERTIFIED SURVEY MAP

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

## Surveyor's Notes:

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

## Access Restriction Note:

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



Point of Beginning

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

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

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

SHEET 6 OF 11

# CERTIFIED SURVEY MAP

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

## *Surveyor's Certificate:*

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

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

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

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

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

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Jordan G. Brost  
 PLS No. S-3009



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

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

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

SHEET 7 OF 11

# CERTIFIED SURVEY MAP

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

## 20' Wide Utility Easement Legal Description:

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

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

Containing 61,593 Square Feet - 1.414 Acres.



Point of Beginning

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

FIELDWORK COMPLETED: 04/22/22

DRAWN: TDP CHECKED: JGB

FIELD BOOK: 41 PAGE: 47

JOB NO: 24.4040-8

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

SHEET 8 OF 11

# CERTIFIED SURVEY MAP

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

## 10' Wide Utility Easement "A" Legal Description:

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

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

Containing 619,786 Square Feet - 0.454 Acres.

## 10' Wide Utility Easement "B" Legal Description:

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

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

Containing 62,522 Square Feet - 0.058 Acres.



Point of Beginning

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

FIELDWORK COMPLETED: 04/22/22

DRAWN: TDP CHECKED: JGB

FIELD BOOK: 41 PAGE: 47

JOB NO: 24.4040-8

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

SHEET 9 OF 11

# CERTIFIED SURVEY MAP

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

## Utility Easement Provisions

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

WISCONSIN GAS LLC, a Wisconsin limited liability company doing business as We Energies, Kaukauna Utilities, City of Kaukauna, Spectrum and WiscNet, Grantees,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy for such purposes as the same is now or may hereafter be used and for sounds and signals, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, theron, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required, incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without prior written consent of Grantees. After installation of any such facilities, the grand of the subdivided property shall not be altered by more than four inches without written consent of grantees.

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

Kaukauna Area School District,

Chris McDaniel - Director of Operations and Finance (Signature)

Printed Name

Date

## Owner's Certificate of Dedication

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

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

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



Chris McDaniel - Director of Operations and Finance (Signature)

Printed Name

STATE OF \_\_\_\_\_)

COUNTY OF \_\_\_\_\_)

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

\_\_\_\_\_, Notary Public, \_\_\_\_\_ (County), \_\_\_\_\_ (State).  
 (Notary Seal)

My commission expires \_\_\_\_\_.



Point of Beginning

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

FIELDWORK COMPLETED: 04/22/22

DRAWN: TDP CHECKED: JGB

FIELD BOOK: 41 PAGE: 47

JOB NO: 24.4040-8

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

SHEET 10 OF 11

## CERTIFIED SURVEY MAP

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

### **City of Kaukauna Common Council Approval:**

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
 Anthony J. Penterman, City Mayor

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
 Kayla Nessmann, City Clerk

### **Certificate of City Treasurer**

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

\_\_\_\_\_  
 William Van Rosslum, City Treasurer

\_\_\_\_\_  
 Dated

### **Certificate of County Treasurer**

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

\_\_\_\_\_  
 Rochelle Oskey, County Treasurer

\_\_\_\_\_  
 Dated



Point of Beginning

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

FIELDWORK COMPLETED: 04/22/22

DRAWN: TDP CHECKED: JGB

FIELD BOOK: 41 PAGE: 47

JOB NO: 24.4040-8

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

SHEET 11 OF 11

## RESOLUTION 2026-5495

### RESOLUTION APPROVING A CERTIFIED SURVEY MAP TO COMBINE FIVE LOTS INTO THREE LOTS FOR PARCELS 323246800, 323246700, 323246600, 323246500, AND 323246400

**WHEREAS**, the Kaukauna Area School District, by its Director of Operations and Finance Chris McDaniel, as owner of Parcels 323246800, 323246700, 323246600, 323246500, and 323246400, has presented a Certified Survey Map to the City of Kaukauna Common Council as prepared by Jordan G. Brost, 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 1/4 corner of Section 36, Township 21 North, Range 18 East; Thence S 89°31'20"E along the South line of Government Lot 3 of said Section 36, 40.84 feet to the East right-of-way line of S.T.H. "55", said point also being the Southwest corner of Lot 1 of Certified Survey Map No. 6559 and the Point of Beginning (P.O.B.) of the parcel to be described; Thence N 00°20'39" E along the West line of said Lot 1 and the East right-of-way line of said S.T.H. "55", 374.92 feet; Thence N 15°43'14" E along the West line of said Lot 1 and along said East right-of-way line of S.T.H. "55", 51.86 feet; Thence N 00°20'39" E along said West line of Lot 1 and along said East right-of-way line of S.T.H. "55", 50.00 feet; Thence N 62°40'32" W along said West line of Lot 1 and along said East right-of-way line of S.T.H. "55", 15.43 feet; Thence S 89°18'42" E along said West line of Lot 1, 156.60 feet; Thence N 00°20'12" E along said West line of Lot 1, 94.75 feet to the South line of Lot 2 of Certified Survey Map No. 6559; Thence N 00°15'04" E along said South line of Lot 2, 84.29 feet; Thence N 89°32'00" W along said South line of Lot 2, 156.45 feet to the Southwest corner thereof, said point also being on the East right-of-way line of S.T.H. "55"; Thence N 00°20'39" E along the West line of said Lot 2 and along said East right-of-way line of S.T.H. "55", 138.10 feet; Thence N 00°08'35" E along said West line of Lot 2 and along said East right-of-way line of S.T.H. "55", 273.55 feet to the Northwest corner of said Lot 2; Thence N 03°29'09" E along the West line of Lot 1 of Certified Survey Map No. 6559 and along said East right-of-way line of S.T.H. "55", 150.25 feet; Thence N 05°51'09" E along the West line of said Lot 1 and along said East right-of-way line of S.T.H. "55", 151.10 feet; Thence N 00°08'50" E along the West line of said Lot 1 and along said East right-of-way line of S.T.H. "55", 400.00 feet; Thence N 02°08'40" W along the West line of said Lot 1 and along said East right-of-way line of S.T.H. "55", 250.28 feet; Thence N 16°54'20" W along the West line of said Lot 1 and along said East right-of-way line of S.T.H. "55", 52.55 feet; Thence northeasterly 30.68 feet along the arc of a curve to the right, along the West line of said Lot 1 and along said East right-of-way line of S.T.H. "55", having a radius of 7680.69 feet and whose long chord

bears N 01°57'48" W, 30.68 feet; Thence S 89°49'58" E along the West line of said Lot 1, 103.19 feet; Thence N 00°07'10" E along the West line of said Lot 1, 232.52 feet to the Northwest corner thereof; Thence N 83°18'52" E along the North line of said Lot 1, 367.75 feet to the North line of Government Lot 3 of said Section 36; Thence S 48°40'26" E along the North line of said Lot 1, the North line of said Government Lot 3 and the North line of Government Lot 2 of said Section 36, 1978.59 feet; Thence S 82°49'39" E along the North line of said Government Lot 2 and along the North line of Government Lot 1 of said Section 36, 1921.10 feet; Thence S 00°17'15" E, 320.58 feet; Thence S 00°30'45" W, 856.40 feet; Thence N 89°33'15" W, 189.70 feet; Thence S 78°12'45" W, 193.00 feet; Thence S 13°41'45" W, 506.70 feet; Thence N 89°18'06" W, 749.91 feet to a point on the West line of the Northwest 1/4 of the Southeast 1/4 of said Section 36; Thence N 00°41'24" E along said West line, 844.30 feet to the Southeast corner of Government Lot 2 of said Section 36; Thence N 89°31'20" W along the South line of said Government Lot 2, 2621.95 feet to the point of beginning. Containing: 6,297,713 Square Feet - 144.575 Acres. Subject to (if any) covenants, conditions, restrictions, right-of-ways and easements of record.

**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 20 day of January, 2026.

APPROVED: \_\_\_\_\_  
Anthony J. Penterman, Mayor

ATTEST: \_\_\_\_\_  
Kayla Nessmann, City Clerk



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Legislative Committee  
From: Adrienne Nelson, Associate Planner  
Date: January 27, 2026  
Re: Rezoning Request - KASD

The Kaukauna Area School District, in collaboration with Point of Beginning, has submitted an application to rezone Lot 1 of their proposed certified survey map from Residential Single-Family (RSF) to Institutional (IT).

The purpose of this rezoning is to facilitate the construction of a new middle school. Although schools are a permitted use in the RSF District, the height of all permissible principal uses and structures are limited to 35' within that district. By rezoning to IT, the middle school can be constructed to the proposed height of 45' 6".

Please see the attached rezoning application, rezone exhibit map, and ordinance draft for reference. The ordinance draft will be updated to include the parcel number upon the approval and recording of the certified survey map. A public hearing on the rezoning will be held before the Common Council on February 18<sup>th</sup>, 2026, at 7 PM. A class two notice will be published in the Times Villager and notice shall be mailed to all property owners located within 200' of Lot 1 of the proposed certified survey map.

### **Recommendation:**

Recommend approval of the ordinance rezoning Lot 1 of the proposed certified survey map from RSF to IT to the Common Council with the following condition:

- That the certified survey map (CSM) is approved by the Common Council.



## **APPLICATION: ZONING CHANGE REQUEST FORM**

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

### **Petitioner Information:**

Name: KAUKAUNA AREA SCHOOL DISTRICT - CHRIS MCDANIEL

Mailing Address: 1701 COUNTY RD CE, KAUKAUNA, WI 54130

Phone Number: [REDACTED]

Email: [REDACTED]

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

Name: SAME AS PETITIONER - SEE ABOVE

Mailing Address: SAME AS PETITIONER - SEE ABOVE

Phone Number: SAME AS PETITIONER - SEE ABOVE

Email: SAME AS PETITIONER - SEE ABOVE

**Property Information:**

Site Address/Location: PARCEL 1 OF REZONE EXHIBIT (LOT 1 OF PROPOSED CSM)

Lot Dimensions and Area: 100.164 TOTAL ACRES

Current Zoning: RESIDENTIAL

Current Uses: AGRICULTURE

Proposed Zoning: INSTITUTIONAL

Proposed Uses: SITE TO BE USED FOR NEW KAUKAUNA MIDDLE SCHOOL

**Please State Reason(s) for Rezoning Request:**

THE PROPOSED DEVELOPMENT INCLUDES A NEW MIDDLE SCHOOL FACILITY THAT EXCEEDS THE MAXIMUM BUILDING HEIGHT OF 35 FEET PERMITTED UNDER THE EXISTING RESIDENTIAL ZONING DESIGNATION. A REZONING IS REQUIRED TO ALLOW FOR THE PROPOSED BUILDING HEIGHT AND INSTITUTIONAL USE, WHICH ARE NOT PERMITTED UNDER THE CURRENT ZONING CLASSIFICATION.

**Additional Requirements:** For zoning change requests that would result in split zoning (or two zoning classifications on one parcel), 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.

**Rezoning/Zoning Change Fee Schedule:** \$100.00

**Please Note:** 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:**

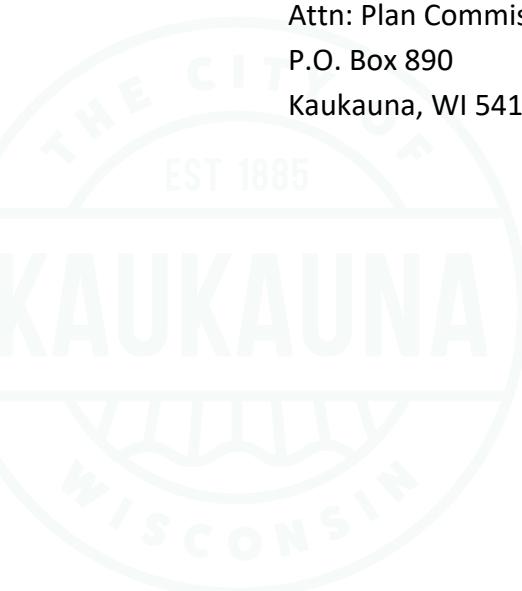


**Signature of Owner (If Not Petitioner):** SAME AS PETITIONER - SEE ABOVE

**Date Submitted to City of Kaukauna:** 1/14/26

Please submit by email to [planning@kaukauna.gov](mailto: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: 1/14/2026

Payment Received: 1/16/2026

Payment Receipt #: Not applicable

Site Plan Reviewed: Not applicable

1<sup>st</sup> Notice Sent: To be published 2/4/2026

2<sup>nd</sup> Notice Sent: To be published 2/11/2026

Plan Commission Approval: 1/22/2026

Common Council Approval:

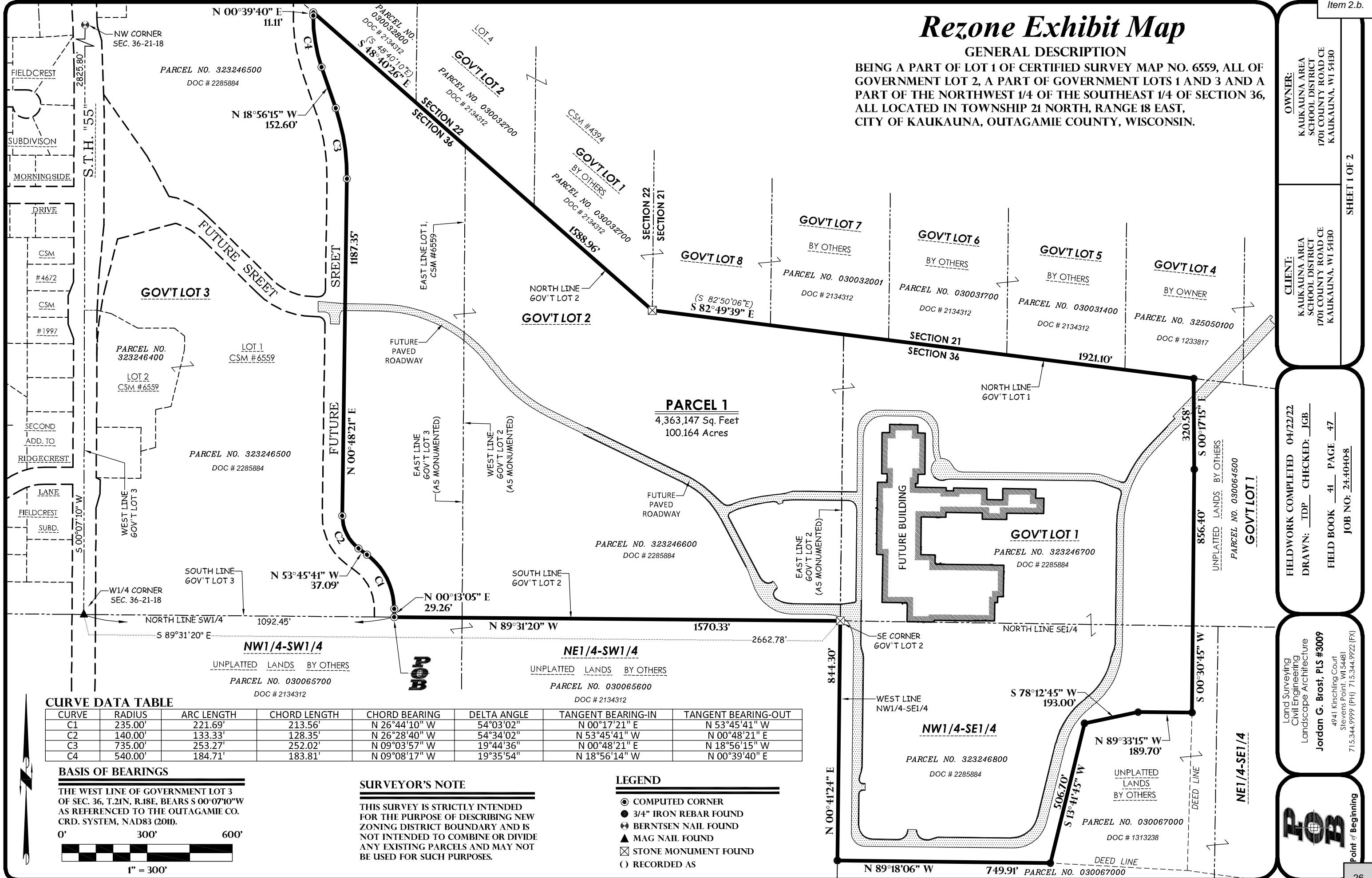
Signature of Planning & Community Dev. Staff:



# Rezone Exhibit Map

## GENERAL DESCRIPTION

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



# Rezone Exhibit Map

## Total Surveyed Boundary - to be Zoned (IT) Institutional:

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

**Commencing** at the West 1/4 corner of Section 36, Township 21 North, Range 18 East;

**Thence** S 89°31'20" E along the South Line of Government Lot 3 of said Section 36, 1092.45 feet to the **Point of Beginning (POB)** of the parcel to be described;

**Thence** N 00°13'05" E, 29.26 feet;

**Thence** northwesterly 221.69 feet along the arc of a curve to the left, having a radius of 235.00 feet and whose long chord bears N 26°44'10" W, 213.56 feet;

**Thence** N 53°45'41" W, 37.09 feet;

**Thence** northwesterly 133.33 feet along the arc of a curve to the right, having a radius of 140.00 feet and whose long chord bears N 26°28'40" W, 128.35 feet;

**Thence** N 00°48'21" E, 1187.35 feet;

**Thence** northerly 253.27 feet along the arc of a curve to the left, having a radius of 735.00 feet and whose long chord bears N 09°03'57" W, 252.02 feet;

**Thence** N 18°56'15" W, 152.60 feet;

**Thence** northerly 184.71 feet along the arc of a curve to the right, having a radius of 540.00 feet and whose long chord bears N 09°08'17" W, 183.81 feet;

**Thence** N 00°39'40" E, 11.11 feet to a point on the North line of Government Lot 3 of Section 36, Township 21 North, Range 18 East;

**Thence** S 48°40'26" E along said North line of Government Lot 3 and along the North line of Government Lot 2 of said Section 36, 1588.96 feet;

**Thence** S 82°49'39" E along said North line of Government Lot 2 and along the North line of Government Lot 1 of said Section 36, 1921.10 feet;

**Thence** S 00°17'15" E, 320.58 feet;

**Thence** S 00°30'45" W, 856.40 feet;

**Thence** N 89°33'15" W, 189.70 feet;

**Thence** S 78°12'45" W, 193.00 feet;

**Thence** S 13°41'45" W, 506.70 feet;

**Thence** N 89°18'06" W, 749.91 feet to a point on the West line of the Northwest 1/4 of the Southeast 1/4 of said Section 36;

**Thence** N 00°41'24" E along said West line, 844.30 feet to the Southeast corner of Government Lot 2 of said Section 36;

**Thence** N 89°31'20" W along the South line of said Government Lot 2 and along the South line of Government Lot 3 of said Section 36, 1570.33 feet to the **Point of Beginning**.

Containing: 4,363,147 Square Feet - 100.164 Acres.

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

**POB**  
Point of Beginning

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

FIELDWORK COMPLETED 04/22/22  
DRAWN:        TDP:        CHECKED:        JGB  
FIELD BOOK        PAGE        47  
JOB NO:        24-4040-8

CLIENT:  
KAUKAUNA AREA  
SCHOOL DISTRICT  
1701 COUNTY ROAD CE  
KAUKAUNA, WI 54130  
SHEET 2 OF 2

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

## CITY OF KAUKAUNA

## ORDINANCE NO. 1948-2026

**ORDINANCE REZONING PARCEL xxxxxxxxx, FROM RESIDENTIAL SINGLE-FAMILY (RSF) TO INSTITUTIONAL (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 property 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 18 of February 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:

Commencing at the West 1/4 corner of Section 36, Township 21 North, Range 18 East; Thence S 89°31'20" E along the South Line of Government Lot 3 of said Section 36, 1092.45 feet to the Point of Beginning (POB) of the parcel to be described; Thence N 00°13'05" E, 29.26 feet; Thence northwesterly 221.69 feet along the arc of a curve to the left, having a radius of 235.00 feet and whose long chord bears N 26°44'10" W, 213.56 feet; Thence N 53°45'41" W, 37.09 feet; Thence northwesterly 133.33 feet along the arc of a curve to the right, having a radius of 140.00 feet and whose long chord bears N 26°28'40" W, 128.35 feet; Thence N 00°48'21" E, 1187.35 feet; Thence northerly 253.27 feet along the arc of a curve to the left, having a radius of 735.00 feet and whose long chord bears N 09°03'57" W, 252.02 feet; Thence N 18°56'15" W, 152.60 feet; Thence northerly 184.71 feet along the arc of a curve to the right, having a radius of 540.00 feet and whose long chord bears N 09°08'17" W, 183.81 feet; Thence N 00°39'40" E, 11.11 feet to a point on the North line of Government Lot 3 of Section 36, Township 21 North, Range 18 East; Thence S 48°40'26" E along said North line of Government Lot 3 and along the North line of Government Lot 2 of said Section 36, 1588.96 feet; Thence S 82°49'39" E along said North line of Government Lot 2 and along the North line of Government Lot 1 of said Section 36, 1921.10 feet; Thence S 00°17'15" E, 320.58 feet; Thence S 00°30'45" W, 856.40 feet; Thence N 89°33'15" W, 189.70 feet; Thence S 78°12'45" W, 193.00 feet; Thence S 13°41'45" W, 506.70 feet; Thence N 89°18'06" W, 749.91 feet to a point on the West line of the Northwest 1/4 of the Southeast 1/4 of said Section 36; Thence N 00°41'24" E along said West line, 844.30 feet to the Southeast corner of Government Lot 2 of said Section 36; Thence N 89°31'20" W along the South line of said Government Lot 2 and along the South line of Government Lot 3 of said

Section 36, 1570.33 feet to the Point of Beginning. Containing: 4,363,147 Square Feet - 100.164 Acres. Subject to (if any) covenants, conditions, restrictions, right-of-ways and easements of record.

Shall be and the same is hereby rezoned from the present zoning classification of Residential Single-Family to Institutional, as set forth in and regulated by the provisions of section 17.24 of the Kaukauna Zoning Code, and the provisions of Chapter 17 of the Kaukauna Municipal Code.

**SECTION 2:** That the Clerk is directed to amend the City of Kaukauna Zoning Map in conformity with the provisions of this ordinance.

**SECTION 3:** That all other ordinances in conflict herewith are hereby repealed.

**SECTION 4:** That the ordinance shall take effect upon its passage and publication according to law.

Introduced and adopted by Common Council on the 18<sup>th</sup> day of February, 2026.

APPROVED: \_\_\_\_\_

Anthony J. Penterman, Mayor

ATTEST: \_\_\_\_\_

Kayla Nessmann, Clerk

## RESOLUTION NO. 2026-5496

PRELIMINARY RESOLUTION DECLARING INTENT TO EXERCISE SPECIAL ASSESSMENT  
POLICE POWERS FOR PUBLIC IMPROVEMENTS TO ALLEYS ABUTTING PROPERTIES  
ALONG DIXON STREET, EAST SEVENTH STREET, EAST EIGHTH STREET, WEST  
FOURTH STREET, WEST FIFTH STREET, WEST THIRTEENTH STREET, AND WEST  
FOURTEENTH STREET.

WHEREAS, Kaukauna Municipal Code requires cost of alley reconstruction to be assessed by the lineal footage of alley frontage for such property abutting the alley; and

WHEREAS, the Kaukauna Municipal Code authorizes, pursuant to state statutes, the exercise of police powers for such public improvements.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Kaukauna, Wisconsin that the Common Council hereby declares its intention to exercise the police powers under Section 66.0703 of the Wisconsin Statutes to levy special assessments upon property within the following areas for improvements conferred upon such property:

1. The installation of asphalt alleys, grading, gravel base, excavation, landscaping, and topsoil, including engineering charges, on the following alleys:
  - Alley Between Dixon Street and E Seventh Street – Quinney Avenue to West terminus;
  - Alley Between E Seventh Street and E Eighth Street – Crooks Avenue to Metoxen Avenue;
  - Alley Between W Fourth Street and W Fifth Street – Miner Street to Main Avenue;
  - Alley Between W Thirteenth Street and W Fourteenth Street – Hendricks Avenue to Main Avenue.
2. The assessment against any parcel abutting the project related to the installation of concrete alleys, grading, gravel base, excavation, asphalt paving, landscaping, and topsoil installation may be paid in cash or over a period of ten (10) years or less. All deferred payments shall bear interest at the rate paid by the City on the borrowed money plus one percent (1%).
3. The City Engineer and Board of Public Works are hereby directed to prepare a report consisting of:
  - a. Final plans and specifications for the said improvements;
  - b. An estimate of the entire cost of the proposed project;
  - c. A schedule of the proposed assessments;
  - d. A statement that the property against which the assessments are proposed is benefited.

4. Upon completion of the above report, a copy of the same is to be filed in the office of the City Clerk for public inspection, and the Clerk is then directed to give notice of a public hearing on such report pursuant to Section 66.0703(7) of the Wisconsin Statutes.

Introduced and adopted this 18<sup>th</sup> day of February 2026

APPROVED: \_\_\_\_\_  
Anthony J. Penterman, Mayor

ATTEST: \_\_\_\_\_  
Kayla Nessmann, Clerk

## RESOLUTION NO. 2026-5497

## UPDATING AUTHORIZED SIGNERS ON CITY FINANCIAL ACCOUNTS

WHEREAS, the City's Finance Director/Treasurer has submitted his resignation and employment with the City will conclude on February 2, 2026; and

WHEREAS, the current Finance Director/Treasurer is listed as an authorized signing on various City bank and investment accounts; and

WHEREAS, it is necessary to remove the outgoing Finance Director/Treasurer as an authorized signer and to designate appropriate interim signers to ensure continuity of financial operations until the position is filled.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Kaukauna, Wisconsin that:

1. The outgoing Finance Director/Treasurer, William Van Rossum, is hereby removed as an authorized signed from all City bank, investment, and financial accounts effective immediately.
2. The Deputy Treasurer is hereby designated as an authorized signed on all such City accounts on an interim basis until the Finance Director/Treasurer position is filled and subsequent action is taken by the Common Council.
3. The authorized signer status of the Mayor, Clerk, or any other positions that are designated as an authorized signer remain unchanged.
4. City Staff is directed to provide certified copies of this Resolution and approved minutes to the City's financial institutions to ensure timely implementation.

Introduced and adopted this 3<sup>rd</sup> day of February 2026

APPROVED: \_\_\_\_\_  
Anthony J. Penterman, Mayor

ATTEST: \_\_\_\_\_  
Kayla Nessmann, Clerk