

LEGISLATIVE COMMITTEE MEETING

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



Monday, August 31, 2026 at 6:20 PM

AGENDA

In-Person and Remote Teleconference via ZOOM

1. Correspondence.
2. Discussion Topics.
 - [a.](#) Extraterritorial CSM Review – Debruin Road (Town of Buchanan).
 - [b.](#) Amendment to Ordinance 1.44 – 1000 Island Environmental Center Committee.
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: August 26, 2026
Re: Extraterritorial CSM Review – Debruin Road (Town of Buchanan)

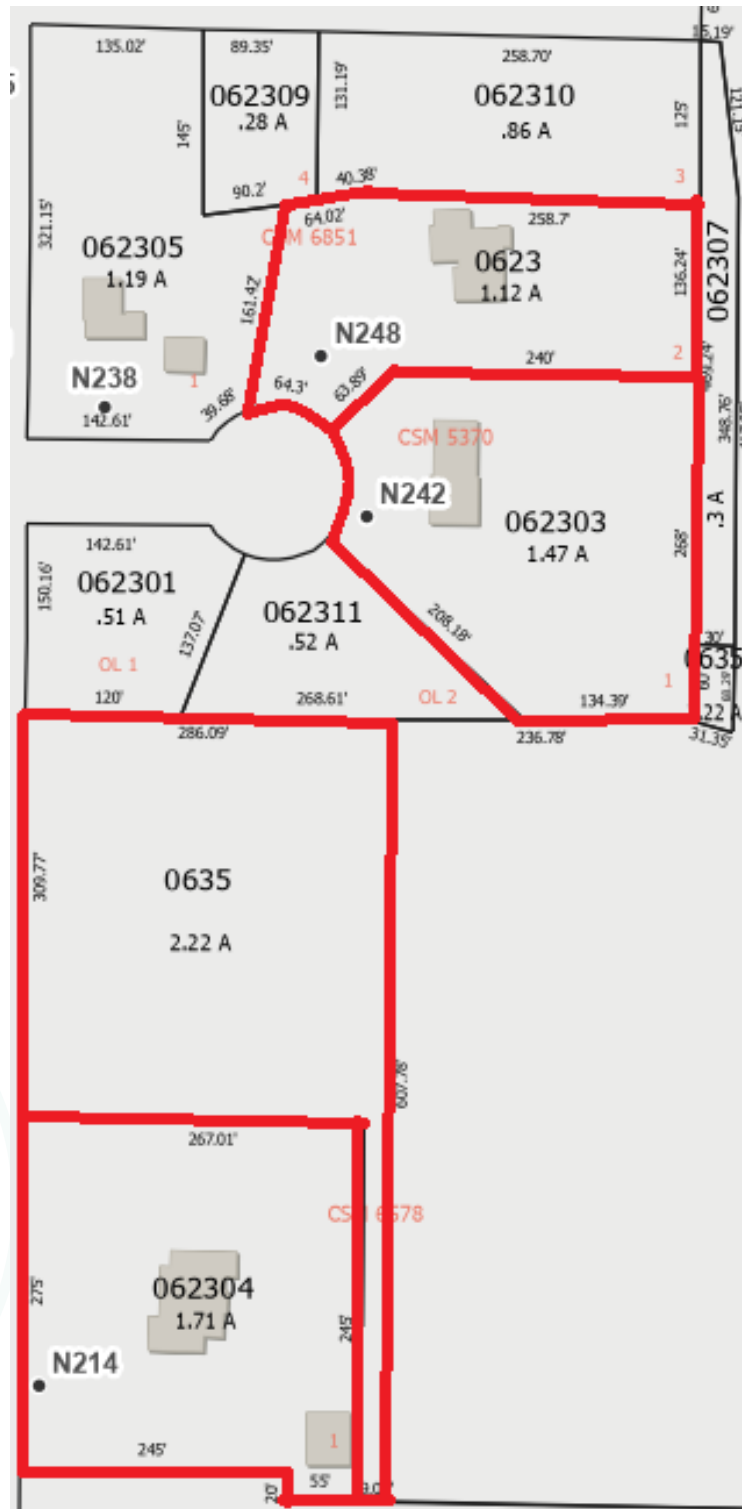
Scott Andersen, surveyor, has submitted a certified survey map on behalf of:

- Dercks 5, LLC, owner of parcels 030063500 and 030062307
- James & Beth Verbeten Joint Revocable Trust, owner of parcel 030062304
- Kurt Vandewettering & Melissa Gossen, owners of parcel 030062303
- Thomas M. Verbeten, owner of parcel 030062300

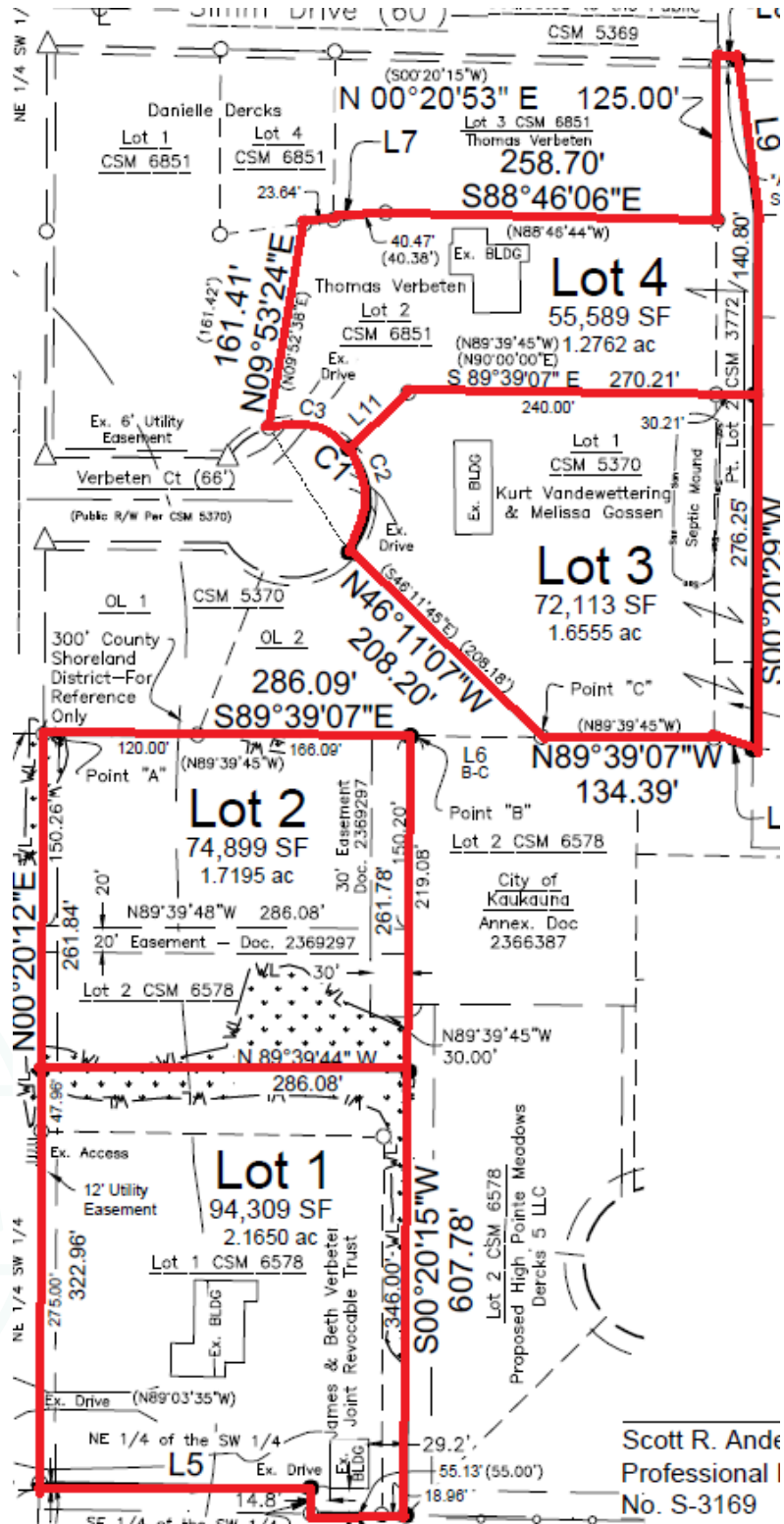
These parcels fall within the extraterritorial review area of the City of Kaukauna, which is why this CSM is being brought before the Legislative Committee. They are contiguous to existing land within the City of Kaukauna and, although there are no current plans for annexation, could feasibly be annexed in the future.

The application and a draft of the CSM are attached to this report. The current map and proposed map are shown below for additional detail. The Plan Commission recommended approval of the CSM at their [July 9th, 2026 meeting](#) and the CSM was approved by the Town of Buchanan's Board at their [August 18th, 2026 meeting](#).

Current:



Proposed:



Recommendation:

Recommend approval of the extraterritorial Certified Survey Map resolution to the Common Council.





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: Scott Andersen

Mailing Address: 1164 Province Terrace

Phone Number: [REDACTED]

Email: [REDACTED]

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

Name: James & Beth Verbeten

Mailing Address: N214 Debruin Road

Phone Number: [REDACTED]

Email: [REDACTED]

Property Information:

Site Address/Location: N214 DEBRUIN RD

Lot Dimensions and Area:

Current Zoning: Town Zoning - Single Family and AG

Number of Lots to be Created: ~~3~~ 4

***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

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:



Signature of Owner (If Not Petitioner):



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: 3/30/2026

Payment Received: 3/30/2026

Payment Receipt #:

Certified Survey Map Reviewed:



Plan Commission Approval: 7/9/2026

Legislative Committee Approval:

Common Council Approval:

Signature of Planning & Community Dev. Staff:

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

WHEREAS, Dercks 5, LLC, as owner of Parcel 030063500 and Parcel 030062307, and James and Beth Verbeten Joint Revocable Trust, as owner of Parcel 030062304, and Kurt Vandewettering and Melissa Gossen, as owners of Parcel 030062303, and Thomas M. Verbeten, as owner of Parcel 030062300, have 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 and combining five parcels into four 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:

Commencing at the Southwest Corner of Government Lot 3, Section 35, Township 21 North, Range 18 East; thence, S88°46'06"E, 1075.87 feet; thence, S00°20'12"W, 723.00 feet; thence, S89°39'07"E, 33.00 feet to the point of beginning of the first part of the described parcels, said point being described as "Point A"; thence, S89°39'07"E, 286.09 feet to a point described as "Point B"; thence, S00°20'15"W, 607.78 feet; thence, N89°03'15"W, 74.09 feet; thence, N00°20'12"E, 20.00 feet; thence, N89°03'15"W, 212.00 feet to the East Right of Way Line of Debruin Road; thence, N00°20'12"E along said Right of Way Line, 584.80 feet to "Point A"; thence, S89°39'07"E, 286.09 feet to "Point B"; thence, S89°39'07"E, 102.38 feet to the Point of Beginning of the second part of the described parcels, said point being "Point C"; thence, N46°11'07"W, 208.20 feet; thence along the arc of a curve turning to the left with an arc length of 156.90 feet, with a radius of 60.02 feet, with a central angle of 149°46'33", which has a chord that bears N32°49'57"W, 115.89 feet; thence, N09°53'24"E, 161.41 feet; thence, N82°26'00"E, 64.11 feet; thence, S88°46'06"E, 258.70 feet; thence, N00°20'53"E, 125.00 feet; thence, S88°46'06"E, 15.19 feet; thence, S06°46'06"E, 121.15 feet; thence, S00°20'29"W, 417.05 feet; thence, N74°23'12"W, 31.35 feet; thence, N89°39'07"W, 134.39 feet; which is the

point of beginning and "Point C". Described Parcels are Subject to all easements and restrictions of record.

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 1st day of September, 2026.

APPROVED: _____
Anthony J. Penterman, Mayor

ATTEST: _____
Kayla Nessmann, City Clerk

Certified Survey Map No. _____

All of Lot 1 and Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 2, Certified Survey Map No. 6851 (Doc. 2020737); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin.

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 Verbeten Development Inc. and James & Beth Verbeten Joint Revocable Trust, Kurt Vandenwettering and Melissa Gossen, Thomas Verbeten, the property owners of said land, I have surveyed, divided, combined and 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 All of Lot 1 and Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 2, Certified Survey Map No. 6851 (Doc. 2020737); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin, containing 296,910 Square Feet (6.8162 Acres) of land described as follows:

Commencing at the Southwest Corner of Government Lot 3, Section 35, Township 21 North, Range 18 East; thence, S88°46'06"E, 1075.87 feet; thence, S00°20'12"W, 723.00 feet; thence, S89°39'07"E, 33.00 feet to the point of beginning of the first part of the described parcels, said point being described as "Point A"; thence, S89°39'07"E, 286.09 feet to a point described as "Point B"; thence, S00°20'15"W, 607.78 feet; thence, N89°03'15"W, 74.09 feet; thence, N00°20'12"E, 20.00 feet; thence, N89°03'15"W, 212.00 feet to the East Right of Way Line of Debruin Road; thence, N00°20'12"E along said Right of Way Line, 584.80 feet to "Point A"; thence, S89°39'07"E, 286.09 feet to "Point B"; thence, S89°39'07"E, 102.38 feet to the Point of Beginning of the second part of the described parcels, said point being "Point C"; thence, N46°11'07"W, 208.20 feet; thence along the arc of a curve turning to the left with an arc length of 156.90 feet, with a radius of 60.02 feet, with a central angle of 149°46'33", which has a chord that bears N32°49'57"W, 115.89 feet; thence, N09°53'24"E, 161.41 feet; thence, N82°26'00"E, 64.11 feet; thence, S88°46'06"E, 258.70 feet; thence, N00°20'53"E, 125.00 feet; thence, S88°46'06"E, 15.19 feet; thence, S06°46'06"E, 121.15 feet; thence, S00°20'29"W, 417.05 feet; thence, N74°23'12"W, 31.35 feet; thence, N89°39'07"W, 134.39 feet; which is the point of beginning and "Point C". Described Parcels are Subject to all easements and restrictions of record.

Given under my hand this _____ day of _____, _____.

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

LINE TABLE				
Line	Bearing		Length	
L1	S 38°32'53" W		400.08'	
L2	S 89°39'07" E		33.00'	
L3	N 89°03'15" W	(N89°03'35"W)	74.09'	
L4	N 00°20'12" E	(N00°20'15"E)	20.00'	
L5	N 89°03'15" W	(N89°03'35"W)	212.00'	
L6	S 89°39'07" E	(N89°39'45"W)	102.38'	
L7	N 82°26'00" E	(N82°24'38"E)	64.11'	(64.02')
L8	S 88°46'06" E		15.19'	
L9	S 06°46'06" E		121.15'	
L10	N 74°23'12" W		31.35'	
L11	N 47°07'39" E	(N47°07'01"W)	63.89'	

CURVE TABLE											
Curve	Radius		Chord Direction		Chord Length		Arc Length		Central Angle		Tangent Bearing -in/out
C1	60.02'		N 32°49'57" W		115.89'		156.90'		149°46'33"		N 42°03'20" E / S72°16'47"W
C2	60.02'	(60.00')	N 00°23'56" W	(N00°15'55"W)	81.03'	(82.07')	88.95'	(90.37')	84°54'33"	(86°18'03")	N 42°03'20" E / N42°51'13"W
C3	60.02'	(60.00')	N 75°17'13" W	(S75°16'40"E) (S75°22'42"E)	64.38'	(64.30')	67.95'	(67.88') (67.85')	64°52'00"	(64°48'03")	N 42°51'13" W / S72°16'47"W

File: 9254CSM.dwg
Date: 07/24/2026
Drafted By: scott
Sheet: 2 of 11

Certified Survey Map No. _____

All of Lot 1 and Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 2, Certified Survey Map No. 6851 (Doc. 2020737); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin.

Additional action is required.

This map does NOT transfer ownership of the property or properties shown. Sale or transfer of ownership requires a separate document to be recorded at the Register of Deeds office. No lot or parcel shall hereafter be created or altered by deed or any other means other than by an approved and recorded certified survey map or subdivision plat.

Survey Notes:

-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.

-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.

-Floodplain Information

(Subject Site per FIRM Map No. 55087C0456D with and effective date of July 22, 2010.)

a) Mapped as "Zone X": Area determined to be outside the 0.2% annual chance floodplain.

-Wetland Notes - Hydric Soils:

Prior to development, a wetland delineation may be required on lots 1-4 per Town of Buchanan Stormwater Ordinance. A wetland buffer is required and is regulated by the susceptibility of the wetland and shall be shown on the construction documents.

*****Wetlands Shown were delineated by Davel Engineering (May 2026) and valid for 5 years given no permitting or impact to them. It is under the regulation of the Town of Buchanan, Outagamie County and Wisconsin Department of Natural Resources to require an updated or new delineation prior to development.***

Access Restriction Clause:

Lot 4 on this Certified Survey Map is hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any roadway lying within the right-of-way of Simm Drive, UNLESS land is annexed to the City of Kaukauna. It is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.293, Stats., and shall be enforceable by the City of Kaukauna or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

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

Date

Certified Survey Map No. _____

All of Lot 1 and Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 2, Certified Survey Map No. 6851 (Doc. 2020737); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin.

12' Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by:
James & Beth Verbeten Joint Revocable Trust, Grantor
to:
Kaukauna Utilities, Grantee,
Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee,
AT&T, Grantee,
Spectrum, Grantee,
TDS Metrocom, LLC, Grantee,
and
Any utility company with a current and approved Public Right-of-Way Registration in the City of Kaukauna, 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, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than 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.

In the Presence of: James & Beth Verbeten Joint Revocable Trust

By _____ print name _____ Title _____

By _____ print name _____ Title _____

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.

Notary Public, Wisconsin
My Commission Expires _____

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169
File: 9254CSM.dwg
Date: 07/24/2026
Drafted By: scott
Sheet: 4 of 11

Certified Survey Map No. _____

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12' Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by:
Dercks 5 LLC, Grantor
to:
Kaukauna Utilities, Grantee,
Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee,
AT&T, Grantee,
Spectrum, Grantee,
TDS Metrocom, LLC, Grantee,
and
Any Public Utility company, 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, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than 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.

In the Presence of: Dercks 5, LLC

By _____ Date _____

Print name & Title _____

State of Wisconsin)
)ss
_____ County)

Personally came before me this _____ day of _____, 20____,

the above named, officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public, Wisconsin

My commission expires: _____.

Scott R. Andersen	Date
Professional Land Surveyor	
No. S-3169	File: 9254CSM.dwg
	Date: 07/24/2026
	Drafted By: scott
	Sheet: 5 of 11

Certified Survey Map No. _____

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Corporate Owner's Certificate

Dercks 5, LLC, a corporation duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owners, do hereby certify that we caused the land above described to be surveyed, divided, mapped and dedicated 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

IN WITNESS WHEREOF, the said Dercks 5, LLC, has caused these presents to be

signed by its authorized representatives, located at, _____, Wisconsin, and its corporate seal to be hereunto affixed

this _____ day of _____, 20_____.

In the Presence of: Dercks 5, LLC

By_____

Print name and Title_____

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

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

File: 9254CSM.dwg
Date: 07/24/2026
Drafted By: scott
Sheet: 6 of 11

Certified Survey Map No. _____

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Consent of Corporate Mortgagee

The Bank of Kaukauna, 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 Dercks 5, LLC, owners of said lands.

IN WITNESS WHEREOF, the said Bank of Kaukauna, 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 The Bank of Kaukauna, 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

File: 9254CSM.dwg
Date: 07/24/2026
Drafted By: scott
Sheet: 7 of 11

Certified Survey Map No. _____

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Owners' Certificate

As representative of James & Beth Verbeten Joint Revocable Trust, I hereby certify that we caused the land described on this certified survey map to be surveyed, divided, combined, dedicated and mapped all as shown and represented on this map.

We do further certify this plat 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

In the presence of: James J. & Beth C. Verbeten Joint Revocable Trust dated July 9, 2012

James J. Verbeten
Trustee

Beth C. Verbeten
Trustee

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

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

File: 9254CSM.dwg
Date: 08/12/2026
Drafted By: kristy
Sheet: 8 of 11

Certified Survey Map No. _____

All of Lot 1 and Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 2, Certified Survey Map No. 6851 (Doc. 2020737); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin.

Owners' Certificate

As the property owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided, combined 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

Dated this _____ day of _____, 20_____

Thomas Martin Verbeten, Owner

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

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

File: 9254CSM.dwg
Date: 08/11/2026
Drafted By: kristy
Sheet: 9 of 11

Certified Survey Map No. _____

All of Lot 1 and Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 2, Certified Survey Map No. 6851 (Doc. 2020737); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin.

Owners' Certificate

As the property owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided, combined 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

Dated this _____ day of _____, 20_____

Kurt D. Vandewettering, Owner

Melissa A. Gossen, Owner

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

Scott R. Andersen Date

Professional Land Surveyor
No. S-3169

File: 9254CSM.dwg
Date: 08/11/2026
Drafted By: kristy
Sheet: 10 of 11

Certified Survey Map No. _____

All of Lot 1 and Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 2, Certified Survey Map No. 6851 (Doc. 2020737); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin.

Town Board Approval Certificate

Resolved, that this certified survey map in the Town of Buchanan, Outagamie County, Derck 5, LLC, James J. & Beth C. Verbeten Joint Revocable Trust dated July 9, 2012, Kurt D. Vandewettering and Melissa A. Gossen, Thomas Martin Verbeten, the property owners is hereby approved by the Town Board of the Town of Buchanan.

Chairman	Print Name	Date
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I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Buchanan.

Clerk	Print Name	Date
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City Approval Certificate (Extraterritorial)

This Certified Survey Map has been reviewed by the City of Kaukauna Planning Commission.

Mayor	Print Name	Date
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Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers' of the Town of Buchanan and Outagamie County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this certified survey map.

Town Treasurer	Print Name	Date
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County Treasurer	Print Name	Date
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Department of Development and Land Services Approval Certificate

Resolved, that this certified survey map in the Town of Buchanan, Outagamie County, Dercks 5 LLC, James J. & Beth C. Verbeten Joint Revocable Trust dated July 9, 2012, Kurt D. Vandewettering and Melissa A. Gossen, Thomas Verbeten, the property owner, is hereby approved by Outagamie County.

Department Representative	Print Name	Date
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This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

the property owners of record:	Recording Information:	Parcel Number(s):
Dercks 5, LLC	Doc. 2363967	030063500
		030062307
James J. & Beth C. Verbeten Joint Revocable Trust	Doc. 1988610	030062304
dated July 9, 2012		
Kurt D. Vandewettering & Melissa A. Gossen	Doc. 1974723	030062303
Thomas Martin Verbeten	Doc. 1737163	030062300

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

File: 9254CSM.dwg
Date: 08/12/2026
Drafted By: kristy
Sheet: 11 of 11



MEMO

Department

To: Legislative Committee
From: Tim Greenwood, City Attorney
Date: August 31, 2026
Re: Amendment to Ordinance 1.44 – 1000 Island Environmental Center Committee

Background information:

On August 20, 2026, the 1000 Island Environmental Center Committee conducted a vote to determine the number of members of the Committee. The recommendation to lower Committee membership from 11 to 9. This is achieved by lowering the number of citizen members of the Committee from 8 to 6 members. All remaining language for the Ordinance remains as written.

Strategic Plan:

This amendment supports the continued effective operation of the 1000 Islands Environmental Center Committee by aligning the committee's membership structure with its current operational needs.

Budget: N/A

Staff Recommended Action:

Recommend approval of the amendment to Ordinance 1.44 and forward on to the Common Council for Approval.

CITY OF KAUKAUNA
ORDINANCE NO. _____-2025

ORDINANCE REPEALING AND REPLACING SECTION 1.44

WHEREAS, Section 1.44 of the Municipal Code establishes the 1000 Islands Environmental Center Committee and sets forth its composition; and

WHEREAS, the 1000 Islands Environmental Center Committee has reviewed its membership structure and recommends reducing the size of the committee to better meet its operational needs; and

WHEREAS, on August 20, 2026, the 1000 Islands Environmental Center Committee unanimously voted to recommend reducing the committee membership from eleven (11) members to nine (9) members and reducing the number of citizen members from eight (8) to six (6); and

WHEREAS, the Common Council finds that amending Section 1.44 to reflect the recommended membership structure is in the best interests of the City and the efficient operation of the 1000 Islands Environmental Center Committee.

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

Section 1.44 is hereby created and/or repealed and replaced to read as follows:

BEFORE REPEAL AND REPLACE

1. Mission. The 1000 Islands Environmental Center Committee is charged with providing the citizens of Kaukauna the knowledge and skills needed to build a sustainable balance among the environment, economy, and community through education, conservation, and recreation.
2. Composition. The 1000 Islands Environmental Center Committee shall consist of eleven (11) members. The President of Friends of the 1000 Islands, or designee, an alderperson, a school board representative, and eight (8) citizen members shall constitute the eleven (11) members of the 1000 Islands Environmental Center Committee.
3. Appointments.
 - a. The President of Friends of the 1000 Islands, or designee, shall be a voting, ex-officio member.
 - b. The citizen members shall be appointed by the Mayor of Kaukauna, subject to confirmation by the Kaukauna Common Council for a three-year term. These terms shall be staggered so that no more than three

- (3) citizen members' terms shall expire each year.
 - c. The school board representative and alderperson shall be appointed by their respective governing bodies to a one (1) year term.
 - d. Members shall be people of recognized experience and qualifications.
 - e. Members do not need to be City of Kaukauna residents.
4. Organization. The members of the committee shall meet annually to elect a Chair and a Vice-Chair, who shall serve a one (1) year term. All members shall serve without compensation.
5. Powers and Duties.
- a. The Committee may advise the Kaukauna Common Council on policies, programs, and regulations governing the 1000 Islands Environmental Center, and the surrounding 1000 Islands Conservancy Zone.
 - b. The Committee may recommend budgetary priorities or needs to the City department overseeing the 1000 Islands Environmental Center, which may be considered in the department's budget proposal to the Kaukauna Common Council.
 - c. The Committee may make recommendations on policy, regulations, ordinances, and other measures concerning sustainability, conservation, or other environmental issues that may affect the 1000 Islands Environmental Center, the 1000 Islands Conservancy Zone, or the City of Kaukauna as a whole.

AFTER REPEAL AND REPLACE

1. Mission. The 1000 Islands Environmental Center Committee is charged with providing the citizens of Kaukauna the knowledge and skills needed to build a sustainable balance among the environment, economy, and community through education, conservation, and recreation.
2. Composition. The 1000 Islands Environmental Center Committee shall consist of ~~eleven~~ ~~nine~~ (11 9) members. The President of Friends of the 1000 Islands, or designee, an alderperson, a school board representative, and ~~eight~~ ~~six~~ (8 6) citizen members shall constitute the ~~eleven~~ ~~nine~~ (11 9) members of the 1000 Islands Environmental Center Committee.
3. Appointments.
- a. The President of Friends of the 1000 Islands, or designee, shall be a voting, ex-officio member.
 - b. The citizen members shall be appointed by the Mayor of Kaukauna, subject to confirmation by the Kaukauna Common Council for a three-year term. These terms shall be staggered so that no more than three (3) citizen members' terms shall expire each year.
 - c. The school board representative and alderperson shall be appointed by

their respective governing bodies to a one (1) year term.

d. Members shall be people of recognized experience and qualifications.

e. Members do not need to be City of Kaukauna residents.

4. Organization. The members of the committee shall meet annually to elect a Chair and a Vice-Chair, who shall serve a one (1) year term. All members shall serve without compensation.

5. Powers and Duties.

a. The Committee may advise the Kaukauna Common Council on policies, programs, and regulations governing the 1000 Islands Environmental Center, and the surrounding 1000 Islands Conservancy Zone.

b. The Committee may recommend budgetary priorities or needs to the City department overseeing the 1000 Islands Environmental Center, which may be considered in the department's budget proposal to the Kaukauna Common Council.

c. The Committee may make recommendations on policy, regulations, ordinances, and other measures concerning sustainability, conservation, or other environmental issues that may affect the 1000 Islands Environmental Center, the 1000 Islands Conservancy Zone, or the City of Kaukauna as a whole.

Introduced and adopted by Common Council on the _____ day of _____, 2026.

APPROVED: _____

Anthony J. Penterman, Mayor

ATTEST: _____

Kayla Nessmann, Clerk