

PLAN COMMISSION

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



Thursday, November 07, 2024 at 4:00 PM

AGENDA

In-Person in Common Council Chambers, City of Kaukauna

1. Roll Call.
2. Approval of Minutes.
 - a. [Approve Minutes from October 17, 2024 Meeting](#)
3. Public Hearing.
 - a. Introduction to the Special Exception Request 152 Plank Rd
 - b. [Public Hearing - Special Exception to allow for operation of a community living arrangement/group home 152 Plank Road](#)
4. Old Business.
5. New Business.
 - a. [Special Exception Request- 152 Plank Road](#)
 - b. [Certified Survey Map Review-Parcel 323110203 & 32311031](#)
 - c. [Certified Survey Map Review-1217 Desnoyer Street](#)
 - d. [Certified Survey Map Review-The Reserve](#)
 - e. [Geothermal Wells in Hydro Park](#)
 - f. [Park Donation-ADA Portable Toilet Konkapot Trailhead](#)
 - g. [Park Bench Donation](#)
6. Other Business.
7. Adjourn.

NOTICES

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

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



Thursday, October 17, 2024 at 4:00 PM

MINUTES

In-Person.

1. Roll Call.

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

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

2. Approval of Minutes.

a. Approve Minutes from October 10, 2024 Meeting
Moore made a motion to approve the minutes from the October 10, 2024 Meeting. Seconded by Avanzi. Motion passed unanimously.

3. Public Hearing.

a. Introduction to the Special Exception Request at 2716 Main ave
Director Kittel provided an overview of the special exception request at 2716 Main Ave for an adult family home under the community living arrangement provision in City ordinance.

b. Public Hearing - Special Exception to allow for operation of a community living arrangement/group home 2716 Main Ave

Mayor Penterman declared the public hearing open and asked if anyone in the Council Chambers wished to address the Plan Commission regarding the Special Exception Request at 2716 Main Ave.

Steve Brockman 2800 Main Ave is opposed to the special exception for many items that had been stated for the previous special exception request at 2108 Sullivan and feels the property operation is very transient and not a good fit for this area as it is single family and should remain as such

Joe Freeman 2801 Main Ave is opposed as the police have been at the property regularly, it is near a park and possibly an new school and is not fitting of the area.

Tchambaza 2716 Main Ave is the operator of the facility and spoke to there history and reasons for wanting to have this adult group home. This is a needed service to the community and helps people stay in the community. A previous resident did cause some issues and was not a good fit for the home and was relocated. This individual is linked to most of the police calls. They are licensed with DHS and provide a helpful service. They understand that some of the maintenance item's like lawn care was not up to par and have a new contract with a group to provide that service and has not been an issue since it was bought up in late summer.

Sue Deering 100 W Morningside dr stated this is a residential area and not zoned for a family home and is opposed to this

Steve McDaniel 2800 Wellhouse Dr is opposed to this as it dose not seem like they are able to provide appropriately to operate the facility.

Sedrine 2716 Main Ave is one of the care takers at the home and stated they follow the rules and like the community and want to be here to help provide for the community. They have addressed the concerns that have been raised on the property through the code complaints.

Tom Deering 100 W Morningside Dr is opposed, and it is not needed in this area.

Cindy Killian 2807 Crooks Ave opposed as there are lots of kids in the neighborhood and this is not a good fit

Les Ebben 2817 Main Ave is concerned with how this happened backwards and is operating without the special exception.

Perry Killian 2807 Crooks Ave is opposed as this process is happening backwards and is close to a park and not fitting of the area and is questioning how the application process works and why the city was not aware of this sooner.

Ann Brandt 2824 Main Ave is opposed as this is a residential area

Barb Bloy 132 Clare Ct is opposed and wants to keep this a residential area as well as is wondering whom monitors this and are they qualified for this care.

After asking two more times if anyone else wished to address the council, no one appeared, Mayor Penterman declared the public hearing closed.

4. Old Business.

a. Special Exception Request 2108 Sullivan

Director Kittel introduced this special exception request for an adult family home at 2108 Sullivan.

The plan commission requested that the property owner be present and speak to the maintenance of the property

Sawyer Kossl owner of 2108 Sullivan ave stated he is not opposed to the proposed use at the property and has spoken with Hassan and believes in what is doing. For property maintenance he was not aware of a few of the issues and the issues previously mentioned have all been corrected. The egress window that was installed the contractor was to pull the permit and when he learned that did not occur he contacted the city and went through the process to obtain a permit.

Commissioner Avanzi stated that the reason they have been asked to be here is due to the concerns presented by the residents at the previous meeting.

Commissioner Thiele asked how many properties Sawyer owns, he stated 26. And then Thiele asked how many evictions has he done and Sayer stated 1 in the last year.

Mayor Penterman asked if there was anyone from last weeks hearing that wished to address the Plan Commission.

Cheyenne Dekarske 2113 Sullivan Ave is opposed to the special exception as it seems like they don't know what is going on with the property. From talking with others this is a tax on the EMS service and is concerned with how this impacts the area.

Judith Hoerth 2204 Sullivan doesn't want to wait to see if this will be an issue. Concerned if there are dementia patients how are they going to be watched and ensure this is staffed appropriately, property values are also a concern and the effects on police and fire.

Hassan Sharif applicant for 2108 Sullivan Dr. Apologized for not being at the last meeting but was unable to make it do to travel. Don't judge a book by its cover this is a needed service. We all grow old and will need help some have family but not everyone has that. This will add value if run correctly. This is state regulated and controlled there are 36 items they have to do through DHS and if at any time they fall short on one they will at jeopardy of losing their license. These are not bad people most live in the home and contribute to the community.

Mayor Penterman asked what type of facility is this? Hassan stated it is 2 bed and 1 respite and do not judge without letting them show what they are trying to do. No parking is needed offsite and this will be a help to the community.

Commissioner Thiele asked how they find clients. Hassan stated through the state and word of mouth as this facility is self pay not all can afford.

Commissioner Neumeier asked what conditions can you treat. Hassan stated mostly age related for people that struggle with basic needs and only adults 18 and over.

It was asked if they treat TBI, no, Alzheimer's, depends on the stage no late stage, Mental health, no, Drugs/addiction, no.

The discussion then focused on the maintenance of the property with Hassan stating that a new contract has been created to ensure that the previous issues no longer occur.

Commissioner Feller asked for clarification on the distance requirement, Director Kittel stated that if there was another facility within 2500 feet then the City has the ability to approve or deny the request based on that. Feller stated that she is opposed, its not about bad people but hearing the concerns it appears that there has been issues maintaining the property and property value concerns as well as strain on existing services.

Mayor Penterman asked for the process of the licensing, Director Kittel stated it was done through DHS and requires an inspection among other items.

Commissioner Thiele stated the key is this is a business and not fitting of the area.

Commissioner Moore wants to ensure that this looked upon holistically and we do have the opportunity to approve or deny in this case. Other properties have had these operate near by and do we really now if any of those concerns presented here actually occurred there.

Neumeier made a motion to deny the special exception and recommend the same to the common council due to additional stress on EMS services and 2 other facilities within 2,500 feet. Seconded by Thiele. Roll call Vote

Moore Aye
 Neumeier Aye
 Feller Aye
 Jensen Aye
 Thiele Aye
 Schoenike Aye
 Penterman Aye
 Avanzi Aye

Motion passed unanimously

5. New Business.

a. Special Exception Request- 2716 Main Ave

Director Kittel introduced the topic again. Commissioner Thiele brought up many concerns that had been raised during the hearing and the numerous calls for service.

Neumeier made a motion to deny the special exception and recommend the same to the common council due to additional stress on EMS services and 2 other facilities within 2,500 feet. Seconded by Moore. Roll call Vote

Moore Aye
 Neumeier Aye
 Feller Aye
 Jensen Aye
 Thiele Aye
 Schoenike Aye
 Penterman Aye
 Avanzi Aye

Motion passed unanimously

Jensen requested a recess, seconded by Feller motion passed unanimously at 5:39pm

Feller made a motion to enter back into the meeting. Seconded by Avanzi. The motion passed unanimously at 5:46pm

b. Certified Survey Map Review- Extraterritorial review Parcel 200049900

Director Kittel introduced the CSM

Schoenike made a motion to approve the CSM. Seconded by Neumeier. Motion passed unanimously.

c. Site Plan Review-The Reserve

Director Kittel introduced the site plan for the Reserve

Neumeier made a motion to approve the site plan with the condition an easement is obtained for the encroachment on the storm water pond and final approval of the storm water plan by staff and review of the turn arounds for the fire department. Seconded by Jensen. Motion passed unanimously.

d. Certified Survey Map Review-The Reserve

The CSM was not ready for this meeting and will be discussed at a future meeting.

e. Park Bench Donation-Natrop

To be discussed at a future meeting

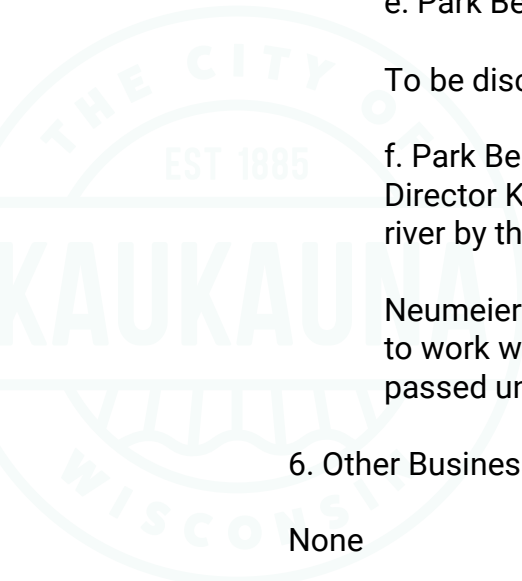
f. Park Bench Donation-Coffey

Director Kittel went over the donation for a bench to be located along the Fox river by the locks.

Neumeier made a motion to approve the park bench donation and direct staff to work with the doners on a final location. Seconded by Jensen. Motion passed unanimously.

6. Other Business.

None



7. Adjourn.

Moore made a motion to adjourn the meeting. Seconded by Jensen. Motion passed unanimously.



UPDATED 3.21.2022



CITY OF KAUKAUNA PLAN COMMISSION

APPLICATION FOR REVIEW

I am requesting a:

- Zoning Change
- Special Exception Permit ✕
- Certified Survey Map Review
- Subdivision Plat Review

Petitioner Information:

Name: *ZURIETH AHMED*

Address: *150 Plank Rd, Kaukauna, WI, 54130*

Phone Number: *920-808-3299*

Owner's Name (if not the petitioner): *ANDY*

Owner's Address: *P.O Box 2511, Appleton, WI, 54912*

Address of Parcel in Question:

Property Dimensions (in either SF or Acres):

Explain your proposed plans and what you are requesting the Plan Commission approve.
Please also note if there are existing structures on this property:

Additional Requirements: For Certified Survey Map and Subdivision Plat Review, professionally drawn maps are required to be submitted. These maps must include all structures, lot lines and streets with distances to each. For Subdivision Plat Review, the proposed street system must be indicated on the face of the preliminary plat to indicate, within a 2,000 foot radius from the exterior border of the plat, how the proposed streets will tie into the existing street system. Maps should be drawn to a scale of not less than 1":1,000'. For Zoning Change requests that would result in split zoning (or two zoning classifications on one parcel), a professionally drawn map meeting the standards above is also required. Additional information may also be requested as may be appropriate per the proposal being made.

Plan Commission Review Fee Schedule:

Lot Division by Certified Survey Map (1-4 lots)	\$10/lot based on total lots
Subdivision Review (5+ lots)	\$200
Special Exception Permit	\$100
Rezoning/Zoning Change	\$100
Variance to Subdivision Ordinance	\$50
Planned Unit Subdivision Ordinance	\$200

Please Note: Changes to zoning ordinances, special exception permits and map/plat 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):

Date Submitted to City of Kaukauna: 09/18/2024

Please submit by email to lpaul@kaukauna-wi.org or by mail to City of Kaukauna, Attn: Plan Commission, P.O. Box 890, Kaukauna, WI 54130



MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Plan Commission
 From: Dave Kittel, Director of Planning and Community Development
 Date: September 30, 2024
 Re: Special Exception Request – 152 Plank Road

Zurieth Ahmed of Harmony Homes operates an adult assisted living service. She has submitted an application for a Special Exception for parcel 322073200 – address 152 Plank Rd. The parcel is zoned Residential Multifamily (RMF), and the current use of the property is duplex style residential units. The applicant currently operates two adult family homes at 150 and 154 Plank Road.

The City of Kaukauna Code of Ordinances, [Section 17.19 \(3\)](#) “allows community living arrangements/group homes, subject to Wis. Stats. § 62.23(7)(i)” as a special exception.

According to [Section 17.47 \(4\)](#), Plan Commission shall use the following criteria:

Before any special exception shall be recommended for approval, the city plan commission shall make findings that the granting of a special exception will not adversely affect the public interest and certify that the specific requirements governing the individual special exception, if any, have been met by the applicant. No special exception shall be recommended for approval unless the plan commission shall find:

- a. That the establishment, maintenance, or operation of the special exception use or structure will not be detrimental or injurious to the use and enjoyment of adjacent properties or properties in the immediate vicinity.
- b. That the special exception is compatible with the adjacent existing uses and structures or uses and structures likely to develop which are permitted in the district.
- c. That adequate public facilities and services are available to the development.
- d. That adequate measures are taken to provide for drainage.
- e. That ingress and egress to the property is provided in such a manner as to minimize traffic hazards and congestion.
- f. That adequate parking and loading areas are provided.

The Public Hearing has been properly noticed in the newspaper and notices sent to adjacent property owners.

At the time of this memo a few calls have been received with concerns on the number of police and fire calls that have been seen at the properties as well as concerns for property values and a general sentiment of this is not fitting to the area.

A special exception currently exists for this group at 150 and 154 Plank Road. Some concerns have been raised on the recent number of calls for Police assistance at these units. Below are the calls received for 150 Plank Rd.

Incident	Nature	Agency	Reported
K24008815	Missing Person	KC	20:44:50 08/31/24
K24009089	Chest A	KC	14:33:46 09/08/24
K24009361	Sick A	KC	15:14:10 09/14/24
K24009458	Welfare Check	KC	20:45:46 09/16/24
K24009463	Welfare Check	KC	23:44:12 09/16/24
K24009492	Falls B	KC	17:42:59 09/17/24
K24009518	Welfare Check	KC	08:36:52 09/18/24
K24009550	Welfare Check	KC	19:22:24 09/18/24
K24009582	Assist	KC	19:54:47 09/19/24
K24009612	Sick A	KC	19:46:11 09/20/24
K24009614	Assist	KC	20:53:16 09/20/24
K24009630	Chest A	KC	12:38:50 09/21/24
K24009636	Welfare Check	KC	16:37:39 09/21/24
K24009659	Welfare Check	KC	13:30:09 09/22/24
K24009832	Sick A	KC	16:33:57 09/26/24
K24009963	Welfare Check	KC	18:10:37 09/30/24
K24010345	Welfare Check	KC	23:59:57 10/09/24
K24010362	Welfare Check	KC	17:34:22 10/10/24
K24010412	Welfare Check	KC	20:36:19 10/11/24
K24010529	Welfare Check	KC	20:21:11 10/15/24
K24010531	Assist	KC	22:07:51 10/15/24
K24010679	Welfare Check	KC	19:13:08 10/19/24
K24010795	Missing Person	KC	21:19:07 10/22/24
K24010836	Chest D	KC	20:01:49 10/23/24
K24010866	Missing Person	KC	11:10:03 10/24/24
K24010905	Assist	KC	14:14:09 10/25/24
K24011142	Back A	KC	20:11:58 10/31/24



Some of the Calls received for 150 Plank appear to have been tied to one possible resident at the facility that has been removed.

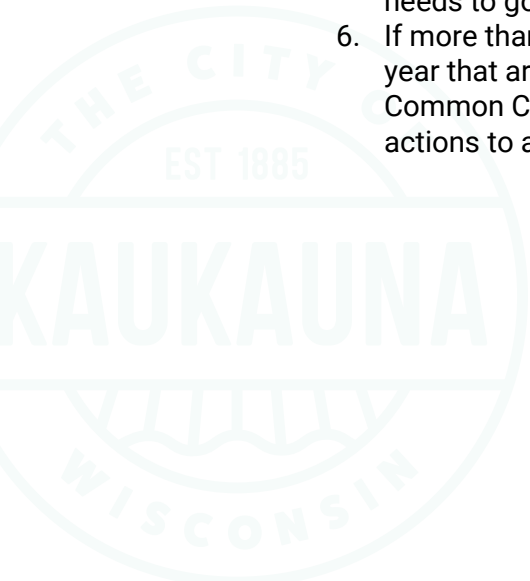
Calls received for 154 Plank are below:

Incident	Nature	Agency	Reported
K24009546	Sick A	KC	18:05:41 09/18/24

Recommendation:

It is up to the Plan Commission to determine if the special exception request to meet all the criteria set forth in [Section 17.47 \(4\)](#) of the City Municipal Code and make a recommendation to the Common Council based on the information gathered. If the Plan Commission determines this request meets all the criteria set forth then staff would recommend the following conditions be applied at a minimum:

1. All local ordinances are to be followed such as ordinances pertaining to weeds, lawn height and garbage.
2. Fire Department to do yearly inspections to ensure compliance with all applicable fire code items
3. The property is to be used for assisted living as licensed by Department of Health Services (DHS), and must maintain the license from DHS
4. Property shall be maintained to not negatively impact the character of the neighborhood
5. Yearly inspection done by Community Development Department or other designee to ensure compliance. This Special Exception is only for this specific address, and the specific company. If the unit or ownership changes, the applicant/property owner needs to go through the process again.
6. If more than two complaints on the operation of the facility are received in a calendar year that are not in violation of the above restrictions the Plan Commission and Common Council can order a review of the Special Exception and take appropriate actions to address the concerns.



UPDATED 3.21.2022



CITY OF KAUKAUNA PLAN COMMISSION

APPLICATION FOR REVIEW

I am requesting a:

- Zoning Change
- Special Exception Permit ✕
- Certified Survey Map Review
- Subdivision Plat Review

Petitioner Information:

Name: ZURIETH AHMED

Address: 150 Plank Rd, Kaukauna, WI, 54130

Phone Number: 920-808-3299

Owner's Name (if not the petitioner): ANDY

Owner's Address: P.O Box 2511, Appleton, WI, 54912

Address of Parcel in Question:

Property Dimensions (in either SF or Acres):

Explain your proposed plans and what you are requesting the Plan Commission approve.


Please also note if there are existing structures on this property:

Additional Requirements: For Certified Survey Map and Subdivision Plat Review, professionally drawn maps are required to be submitted. These maps must include all structures, lot lines and streets with distances to each. For Subdivision Plat Review, the proposed street system must be indicated on the face of the preliminary plat to indicate, within a 2,000 foot radius from the exterior border of the plat, how the proposed streets will tie into the existing street system. Maps should be drawn to a scale of not less than 1":1,000'. For Zoning Change requests that would result in split zoning (or two zoning classifications on one parcel), a professionally drawn map meeting the standards above is also required. Additional information may also be requested as may be appropriate per the proposal being made.

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Please Note: Changes to zoning ordinances, special exception permits and map/plat 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):

Date Submitted to City of Kaukauna: 09/18/2024

Please submit by email to lpaul@kaukauna-wi.org or by mail to City of Kaukauna, Attn: Plan Commission, P.O. Box 890, Kaukauna, WI 54130



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Dave Kittel Director of Planning and Community Development
Date: October 29, 2024
Re: CSM Review-Parcel 323110203 & 32311031

Steven De Jong, agent, has submitted a certified survey map for Thomas & Elieen Wuellner owner of 617 Buchanan Rd (Parcel 323110301) and Dennis & Lorelea Brown, owner of 621 Buchanan Rd (Parcel 323110203), to adjust the lot line slightly to ensure compliance with setbacks. Both the lots are zoned Residential Single Family (RSF). A Draft of the CSM, the submitted application, and draft resolution are attached to this report.

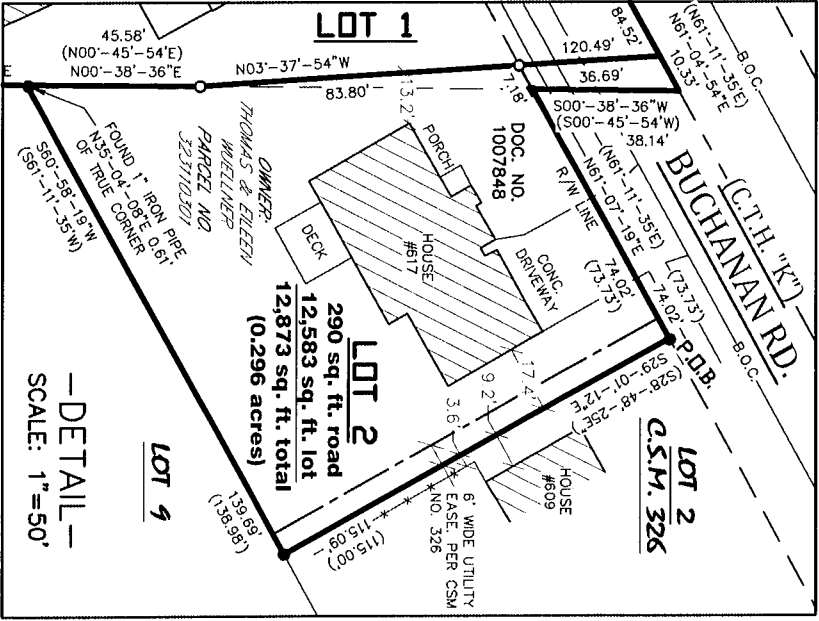
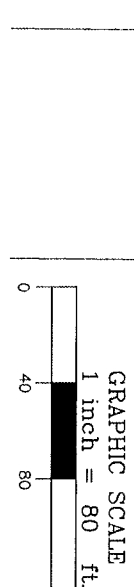
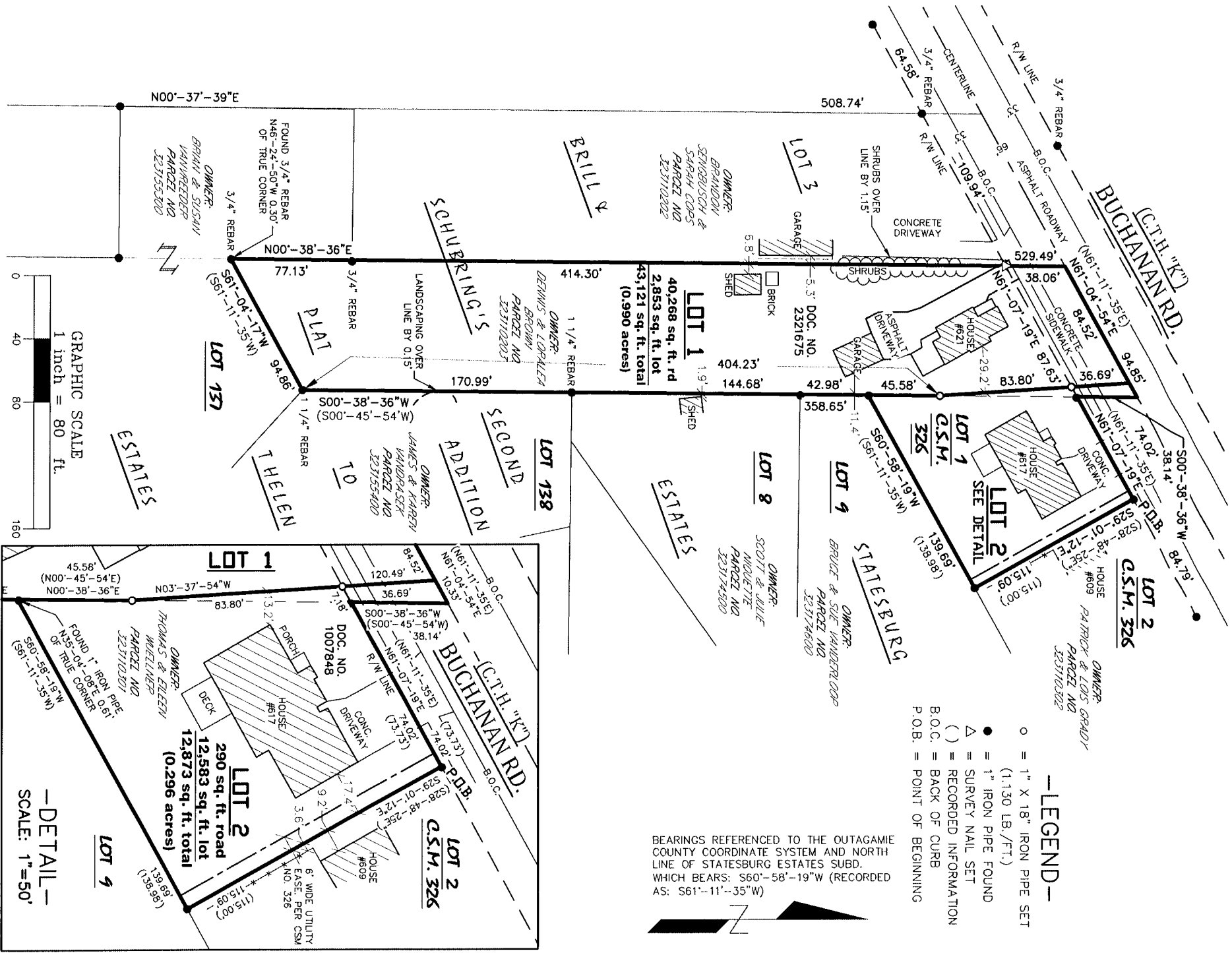
Recommendation:

Approval of the Certified Survey Map Adjusting Property Lines for parcel 323110203 & 32311030 in the City of Kaukauna and recommend the same to Common Council.



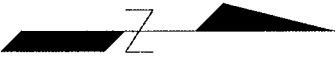
CERTIFIED SURVEY MAP NO. _____

BEING A PART OF LOT 3 OF BRILL & SCHUBRING'S PLAT AND ALSO ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 326, LOCATED IN GOVERNMENT LOT 4 OF SECTION 29, T.21N., R.18E., CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN



- LEGEND**
- = 1" X 18" IRON PIPE SET (1.130 LB./FT.)
 - = 1" IRON PIPE FOUND
 - △ = SURVEY NAIL SET
 - () = RECORDED INFORMATION
 - B.O.C. = BACK OF CURB
 - P.O.B. = POINT OF BEGINNING

BEARINGS REFERENCED TO THE OUTAGAMIE COUNTY COORDINATE SYSTEM AND NORTH LINE OF STATESBURG ESTATES SUBD. WHICH BEARS: S60°-58'-19"W (RECORDED AS: S61°-11'-35"W)



<p>MERIDIAN SURVEYING, LLC N9637 Friendship Drive Kaukauna, WI 54130</p>		Office: 920-993-0881	Office: 920-273-6037
		920-993-0881	920-273-6037
Checked By: D.A.S.	Drawn By: KR	Field Book: X	Field Work: 9-24-24
Job No: 15759	Sheet: 1 of 6		
SURVEYED FOR: JUSTIN FOSLER 621 BUCHANAN RD KAUKAUNA, WI 54130			

STATE OF WISCONSIN) SS
OUTAGAMIE COUNTY)

CERTIFIED SURVEY MAP NO. _____
SHEET 2 OF 6

BEING A PART OF LOT 3 OF BRILL & SCHUBRING'S PLAT, AND ALSO ALL OF LOT 1
OF CERTIFIED SURVEY MAP NO. 326, LOCATED IN GOVERNMENT LOT 4 OF
SECTION 23, T.21N., R.18E., CITY OF KAUKAUNA,
OUTAGAMIE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Steven C. De Jong, Wisconsin Registered Land Surveyor of Meridian Surveying, LLC., certify that I surveyed, divided and mapped under the direction of Justin Foster a parcel of land being a part of Lot Three (3) of Brill & Schubring's Plat, and also all of Lot One (1) of Certified Survey Map No. 326 as recorded in Document No. 838079, located in Government Lot Four (4) of Section Twenty-Three (23), Township Twenty-One (21) North, Range Eighteen (18) East, City of Kaukauna, Outagamie County, Wisconsin containing 55,994 square feet (1.285 acres) of land and being described by:

Beginning a the northeast corner of said Lot 1 of Certified Survey Map No. 326; thence S29°-01'-12" E 115.09 feet along the east line of said Lot 1 to the southeast corner thereof, thence S60°-58'-19"W 139.69 feet along the south line of said Lot 1 to the southwest corner thereof, said point being on the west line of Statesburg Estates as recorded in Document No. 851973 and the northerly extension of the west line of the Second Addition to Thelen Estates as recorded in Document No. 738960; thence S00°-38'-36"W 358.65 feet along said west lines of Statesburg Estates and Second Addition to Thelen Estates; thence continuing along said west line of the Second Addition to Thelen Estates S61°-04'-17"W 94.86 feet; thence N00°-38'-36"E 529.49 feet to a point on the centerline of Buchanan Road; thence N61°-04'-54"E 94.85 feet along said centerline of Buchanan Road; thence S00°-38'-36"W 38.14 feet the northwest corner of said Lot 1 of Certified Survey Map No. 326, said point being on the south line of Buchanan Road; thence N61°-07'-19"E 74.02 feet along said south line of Buchanan Road to the point of beginning. Being subject to any and all easements and restrictions of record.

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

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Subdivision Regulations of the City of Kaukauna in surveying, dividing and mapping the same.

Dated this _____ day of _____, 20_____.

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

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

Owners of Record: Thomas A. Wuellner, Eileen A. Wuellner, Dennis Brown, Lorealea Brown, Justin Foster, and Sarah Brown

Recording Information: Document No. 1007848 - Thomas A. Wuellner & Eileen A. Wuellner
Document No. 2321675 - Dennis Brown, Lorealea Brown, Justin Foster,
& Sarah Brown

Parcel Numbers: 323110203 & 32311030

STATE OF WISCONSIN) SS
OUTAGAMIE COUNTY)

CERTIFIED SURVEY MAP NO. _____
SHEET 3 OF 6

BEING A PART OF LOT 3 OF BRILL & SCHUBRING'S PLAT, AND ALSO ALL OF LOT 1
OF CERTIFIED SURVEY MAP NO. 326, LOCATED IN GOVERNMENT LOT 4 OF
SECTION 23, T.21N., R.18E., CITY OF KAUKAUNA,
OUTAGAMIE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

As owner I hereby certify that I caused the land on this Certified Survey Map to be surveyed,
divided & mapped as represented on this map. I (we) also certify that this map is required by S.
236.10 or 236.12 to be submitted to the following for approval or objection: City of Kaukauna.

Thomas A. Wuellner Date _____

NOTARY CERTIFICATE

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

Notary Public _____ Wisconsin.
My Commission Expires _____

OWNER'S CERTIFICATE

As owner I hereby certify that I caused the land on this Certified Survey Map to be surveyed,
divided & mapped as represented on this map. I (we) also certify that this map is required by S.
236.10 or 236.12 to be submitted to the following for approval or objection: City of Kaukauna.

Eileen A. Wuellner Date _____

NOTARY CERTIFICATE

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

Notary Public _____ Wisconsin.
My Commission Expires _____

STATE OF WISCONSIN) SS
OUTAGAMIE COUNTY)

CERTIFIED SURVEY MAP NO. _____

SHEET 4 OF 6

BEING A PART OF LOT 3 OF BRILL & SCHUBRING'S PLAT, AND ALSO ALL OF LOT 1
OF CERTIFIED SURVEY MAP NO. 326, LOCATED IN GOVERNMENT LOT 4 OF
SECTION 23, T.21N., R.18E., CITY OF KAUKAUNA,
OUTAGAMIE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

As owner I hereby certify that I caused the land on this Certified Survey Map to be surveyed, divided & mapped as represented on this map. I (we) also certify that this map is required by S. 236.10 or 236.12 to be submitted to the following for approval or objection: City of Kaukauna.

Justin Fosler _____ Date _____

NOTARY CERTIFICATE

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

Notary Public _____ Wisconsin.
My Commission Expires _____

OWNER'S CERTIFICATE

As owner I hereby certify that I caused the land on this Certified Survey Map to be surveyed, divided & mapped as represented on this map. I (we) also certify that this map is required by S. 236.10 or 236.12 to be submitted to the following for approval or objection: City of Kaukauna.

Sarah Brown _____ Date _____

NOTARY CERTIFICATE

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

Notary Public _____ Wisconsin.
My Commission Expires _____

STATE OF WISCONSIN) SS
OUTAGAMIE COUNTY)

CERTIFIED SURVEY MAP NO. _____
SHEET 5 OF 6

BEING A PART OF LOT 3 OF BRILL & SCHUBRING'S PLAT, AND ALSO ALL OF LOT 1
OF CERTIFIED SURVEY MAP NO. 326, LOCATED IN GOVERNMENT LOT 4 OF
SECTION 23, T.21N., R.18E., CITY OF KAUKAUNA,
OUTAGAMIE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

As owner I hereby certify that I caused the land on this Certified Survey Map to be surveyed,
divided & mapped as represented on this map. I (we) also certify that this map is required by S.
236.10 or 236.12 to be submitted to the following for approval or objection: City of Kaukauna.

Dennis Brown _____ Date

NOTARY CERTIFICATE

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

Notary Public _____ Wisconsin.
My Commission Expires _____

OWNER'S CERTIFICATE

As owner I hereby certify that I caused the land on this Certified Survey Map to be surveyed,
divided & mapped as represented on this map. I (we) also certify that this map is required by S.
236.10 or 236.12 to be submitted to the following for approval or objection: City of Kaukauna.

Loralea Brown _____ Date

NOTARY CERTIFICATE

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

Notary Public _____ Wisconsin.
My Commission Expires _____

STATE OF WISCONSIN) SS
OUTAGAMIE COUNTY)

CERTIFIED SURVEY MAP NO. _____
SHEET 6 OF 6

BEING A PART OF LOT 3 OF BRILL & SCHUBRING'S PLAT, AND ALSO ALL OF LOT 1
OF CERTIFIED SURVEY MAP NO. 326, LOCATED IN GOVERNMENT LOT 4 OF
SECTION 23, T.21N., R.18E., CITY OF KAUKAUNA,
OUTAGAMIE COUNTY, WISCONSIN

COMMON COUNCIL RESOLUTION

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

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

Sally Kenney (City of Kaukauna Clerk)

UPDATED 3.21.2022



CITY OF KAUKAUNA PLAN COMMISSION

APPLICATION FOR REVIEW

I am requesting a:

Zoning Change

Special Exception Permit

Certified Survey Map Review

Subdivision Plat Review

Petitioner Information:

Name: Steve De Jong - Meridian Surveying, LLC

Address: N9637 Friendship Dr., Kaukauna, WI 54130

Phone Number: 920-993-0881

Owner's Name (if not the petitioner): Justin Fosler & Tom Wuellner

Owner's Address: 621 & 617 Buchanan Rd.

Address of Parcel in Question: 621 & 617 Buchanan Rd.

Property Dimensions (in either SF or Acres): 1.285 acres

Explain your proposed plans and what you are requesting the Plan Commission approve.

Please also note if there are existing structures on this property:

Adjusting the lot line between these two parcels. Each parcel has a residence.

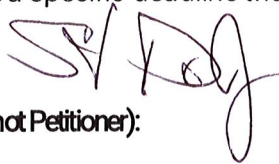
Address 621 also has 2 detached accessory structures.

Additional Requirements: For Certified Survey Map and Subdivision Plat Review, professionally drawn maps are required to be submitted. These maps must include all structures, lot lines and streets with distances to each. For Subdivision Plat Review, the proposed street system must be indicated on the face of the preliminary plat to indicate, within a 2,000 foot radius from the exterior border of the plat, how the proposed streets will tie into the existing street system. Maps should be drawn to a scale of not less than 1":1,000'. For Zoning Change requests that would result in split zoning (or two zoning classifications on one parcel), a professionally drawn map meeting the standards above is also required. Additional information may also be requested as may be appropriate per the proposal being made.

Plan Commission Review Fee Schedule:

Lot Division by Certified Survey Map (1-4 lots)	\$10/lot based on total lots
Subdivision Review (5+ lots)	\$200
Special Exception Permit	\$100
Rezoning/Zoning Change	\$100
Variance to Subdivision Ordinance	\$50
Planned Unit Subdivision Ordinance	\$200

Please Note: Changes to zoning ordinances, special exception permits and map/plat 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):

Date Submitted to City of Kaukauna: 10-16-2024

Please submit by email to: lpaul@kaukauna-wi.org or by mail to City of Kaukauna, Attn: Plan Commission, P. O. Box 890, Kaukauna, WI 54130

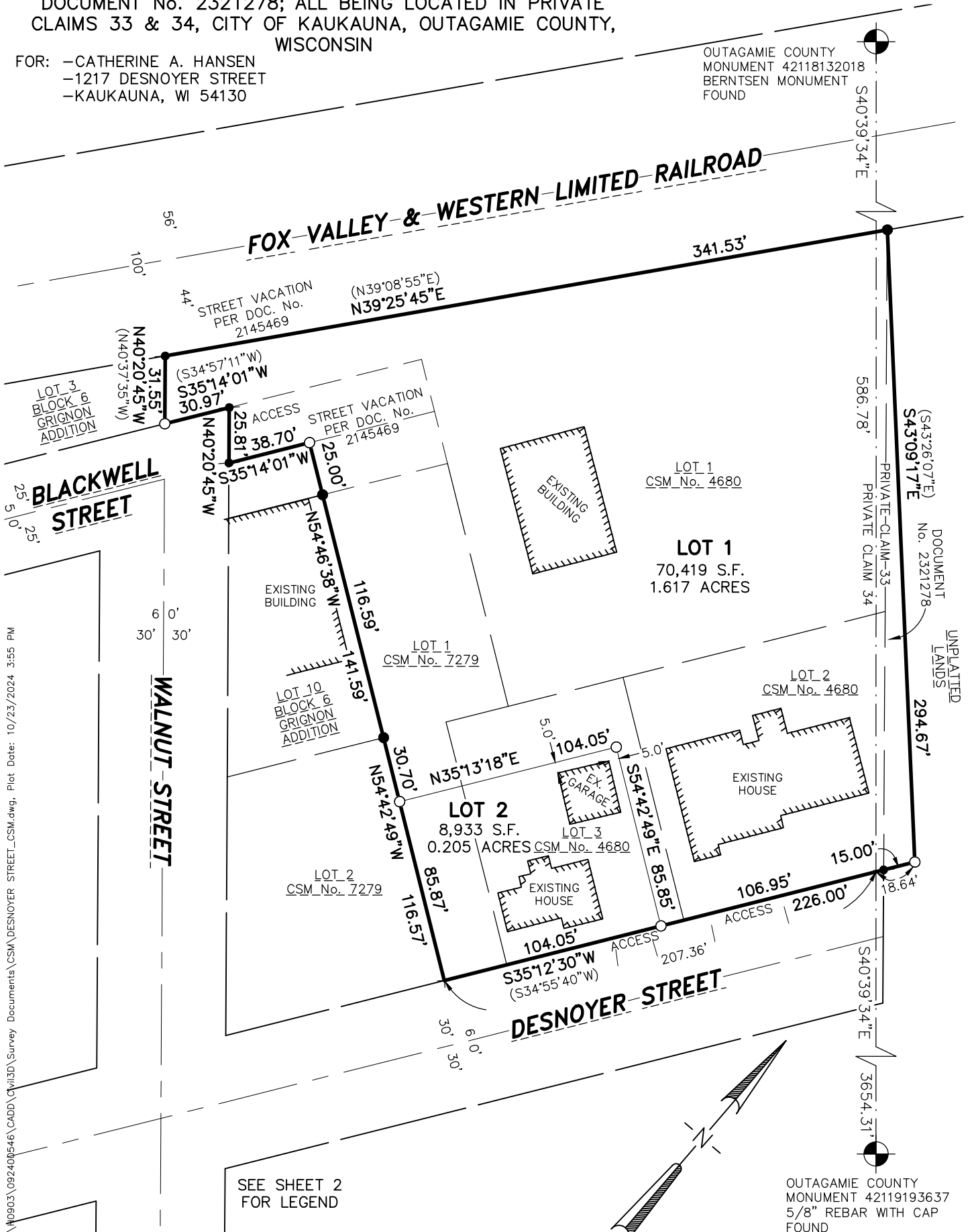
CERTIFIED SURVEY MAP

SHEET 1 OF 4

ALL OF LOTS 1, 2 & 3 OF CERTIFIED SURVEY MAP No. 4860,
 RECORDED IN VOLUME 26 OF CERTIFIED SURVEY MAPS ON PAGE
 4680, AS DOCUMENT No. 1581968; ALL OF LOT 1 OF CERTIFIED
 SURVEY MAP No. 7279, RECORDED IN VOLUME 43 OF CERTIFIED
 SURVEY MAPS ON PAGE 7279, AS DOCUMENT No. 2088808;
 PART OF VACATED BLACKWELL STREET AS DESCRIBED IN
 DOCUMENT No. 2145469 AND PARCELS A & B AS DESCRIBED IN
 DOCUMENT No. 2321278; ALL BEING LOCATED IN PRIVATE
 CLAIMS 33 & 34, CITY OF KAUKAUNA, OUTAGAMIE COUNTY,
 WISCONSIN

FOR: -CATHERINE A. HANSEN
 -1217 DESNOYER STREET
 -KAUKAUNA, WI 54130

OUTAGAMIE COUNTY
 MONUMENT 42118132018
 BERNTSEN MONUMENT
 FOUND



c:\alkofen\w\PROJECTS\0903\092400546\CADD\Civil3D\Survey Documents\CSM\DESNOYER STREET_CSM.dwg, Plot Date: 10/23/2024 3:55 PM

BEARINGS ARE REFERENCED TO THE
 NORTHEAST LINE OF PRIVATE CLAIM
 34 WHICH BEARS $S40^{\circ}39'34''E$ PER
 THE WISCONSIN COUNTY
 COORDINATE SYSTEM AS PUBLISHED
 FOR OUTAGAMIE COUNTY

DRAFTED BY: COREY W. KALKOFEN

CERTIFIED SURVEY MAP

SHEET 2 OF 4

ALL OF LOTS 1, 2 & 3 OF CERTIFIED SURVEY MAP No. 4860, RECORDED IN VOLUME 26 OF CERTIFIED SURVEY MAPS ON PAGE 4680, AS DOCUMENT No. 1581968; ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 7279, RECORDED IN VOLUME 43 OF CERTIFIED SURVEY MAPS ON PAGE 7279, AS DOCUMENT No. 2088808; PART OF VACATED BLACKWELL STREET AS DESCRIBED IN DOCUMENT No. 2145469 AND PARCELS A & B AS DESCRIBED IN DOCUMENT No. 2321278; ALL BEING LOCATED IN PRIVATE CLAIMS 33 & 34, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Corey W. Kalkofen, Wisconsin Professional Land Surveyor S-2726, certify that I have surveyed, divided and mapped all of Lots 1, 2 & 3 of Certified Survey Map No. 4860, recorded in Volume 26 of Certified Survey Maps on Page 4680, as Document No. 1581968; all of Lot 1 of Certified Survey Map No. 7279, recorded in Volume 43 of Certified Survey Maps on Page 7279, as Document No. 2088808; part of vacated Blackwell Street as described in Document No. 2145469 and Parcels A & B as described in Document No. 2321278; all being located in Private Claims 33 & 34, City of Kaukauna, Outagamie County, Wisconsin containing 79,352 square feet (1.822 acres) of land and more fully described as follows:

Commencing at Outagamie County Monument No. 42118132018, located on the Northeast line of Private Claim 34; thence S40°39'34"E, 586.78 feet along said Northeast line of Private Claim 34 to the Northwestern right-of-way line of Desnoyer Street and the Point of Beginning; thence S35°12'30"W, 207.36 feet along said Northwestern right-of-way line to the Southeast corner of Lot 2 of said Certified Survey Map No. 7279; thence N54°42'49"E, 116.57 feet along the East line of said Lot 2 to the Northeast corner thereof; thence N54°46'38"W, 141.59 feet along the West line of Lot 1 of said Certified Survey Map No. 7279 to the centerline of vacated Blackwell Street per Document No. 2145469; thence S35°14'01"W, 38.70 feet along said centerline to Northeasterly right-of-way line of Walnut Street; thence N40°20'45"W, 25.81 feet along said Northeasterly right-of-way line to the Northwestern right-of-way line of Blackwell Street; thence S35°14'01"W, 30.97 feet along said Northwestern right-of-way line to the Southwest corner of said Lot 1 of Certified Survey Map No. 4680; thence N40°20'45"W, 31.55 feet along the West line of said Lot 1 to the Northwest corner thereof and the Southeasterly right-of-way line of the Fox Valley & Western Limited Railroad; thence N39°25'45"E, 341.53 feet along said Southeasterly right-of-way line to the Northeast corner of said Lot 1 of Certified Survey Map No. 4680 and the Northerly most corner of Lands described in Document No. 2321278; thence S43°09'17"E, 294.67 feet along the Northeasterly line of said Lands to the Southeasterly corner thereof; thence S35°12'30"W, 18.64 feet along the Southeasterly line of said Lands to the Point of Beginning.


That I have made this survey by the direction of the Owner(s) of said Land.

I further certify that this map is a correct representation of all exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statutes and the City of Kaukauna Subdivision Ordinances in surveying, dividing and mapping the same.

Dated this _____ day of _____, 20_____

Corey W. Kalkofen, S-2726
Wisconsin Professional Land Surveyor

LEGEND

- - 3/4" x 18" ROUND STEEL REBAR WEIGHING 1.5 lbs./lineal ft. SET
- × - CHISELED "X" FOUND
- - 3/4" STEEL REBAR FOUND
- - 1.315" O.D. IRON PIPE FOUND
- ⊕ - CERTIFIED LAND CORNER OUTAGAMIE COUNTY
- S.F. - SQUARE FEET
- () - RECORDED BEARING AND/OR DISTANCE
-  - EXISTING BUILDING

McMAHON
ENGINEERS ARCHITECTS
 McMAHON ASSOCIATES, INC.
 1445 McMAHON DRIVE NEENAH, WI 54956
 Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
 PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

CERTIFIED SURVEY MAP

SHEET 3 OF 4

ALL OF LOTS 1, 2 & 3 OF CERTIFIED SURVEY MAP No. 4860, RECORDED IN VOLUME 26 OF CERTIFIED SURVEY MAPS ON PAGE 4680, AS DOCUMENT No. 1581968; ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 7279, RECORDED IN VOLUME 43 OF CERTIFIED SURVEY MAPS ON PAGE 7279, AS DOCUMENT No. 2088808; PART OF VACATED BLACKWELL STREET AS DESCRIBED IN DOCUMENT No. 2145469 AND PARCELS A & B AS DESCRIBED IN DOCUMENT No. 2321278; ALL BEING LOCATED IN PRIVATE CLAIMS 33 & 34, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

CITY OF KAUKAUNA COMMON COUNCIL APPROVAL:

Resolved by the Common Council of the City of Kaukauna, this Certified Survey Map is hereby approved as surveyed and mapped.

Anthony J. Penterman, Mayor Date

STATE OF WISCONSIN)ss
COUNTY OF OUTAGAMIE

I, Sally Kenney, being the duly elected, qualified and acting clerk of the City of Kaukauna, Outagamie County, do hereby certify that the Common Council of the City of Kaukauna passed Resolution Number _____ on _____, authorizing me to issue a certificate of approval of this Certified Survey Map, upon satisfaction of certain conditions, and I do hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED ON THE _____ day of _____, 2024.

Dated _____ Sally Kenney, City Clerk

CERTIFICATE OF CITY TREASURER

I, being the duly elected, qualified and acting City Treasurer, do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments affecting any of the lands included in this Certified Survey Map.

City Treasurer, William Van Rossum Date

CERTIFICATE OF COUNTY TREASURER

I, being the duly elected, qualified and acting County Treasurer, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in this Certified Survey Map.

County Treasurer Date

Printed Name

NOTES

- THIS CSM IS ALL OF TAX PARCEL NOS. 322032000, 322032100, 322031801 AND 322031900.
-THE PROPERTY OWNERS OF RECORD ARE CATHERINE A. HANSEN AND T & D ENTERPRISES 1, LLC.
-THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENT NOS. 2067179, 2260134, 2321278 AND 2324189.

CERTIFIED SURVEY MAP

SHEET 4 OF 4

ALL OF LOTS 1, 2 & 3 OF CERTIFIED SURVEY MAP No. 4860, RECORDED IN VOLUME 26 OF CERTIFIED SURVEY MAPS ON PAGE 4680, AS DOCUMENT No. 1581968; ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 7279, RECORDED IN VOLUME 43 OF CERTIFIED SURVEY MAPS ON PAGE 7279, AS DOCUMENT No. 2088808; PART OF VACATED BLACKWELL STREET AS DESCRIBED IN DOCUMENT No. 2145469 AND PARCELS A & B AS DESCRIBED IN DOCUMENT No. 2321278; ALL BEING LOCATED IN PRIVATE CLAIMS 33 & 34, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Catherine A. Hansen, As Owner of Tax Parcel Nos. 322032000, 322032100 & 322031801, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map. I also hereby certify that this Certified Survey Map is required by s. 236.10 or s. 236.12 to be submitted to the following for approval:

City of Kaukauna

Dated this _____ day of _____, 20__.

Catherine A. Hansen

State of _____)
)ss
_____ County)

Personally appeared before me on the _____ day of _____, 20__, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

Notary Public
_____ County, _____
My commission expires_____

OWNER'S CERTIFICATE

T & D Enterprises 1, LLC, a Wisconsin Limited Liability Company, duly organized and existing under and by virtue of the Laws of the State of Wisconsin, As Owners of Tax Parcel No. 322031900, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map. We also hereby certify that this Certified Survey Map is required by s. 236.10 or s. 236.12 to be submitted to the following for approval:

City of Kaukauna

Dated this _____ day of _____, 20__.

Catherine A. Hansen, Managing Member

State of Wisconsin)
)ss
_____ County)

Personally appeared before me on the _____ day of _____, 20__, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

Notary Public
_____ County, _____
My commission expires_____



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
 From: Adrienne Nelson, Associate Planner
 Date: November 7, 2024
 Re: CSM Review – Parcels 322032100, 322031900, 322031801, & 322032000

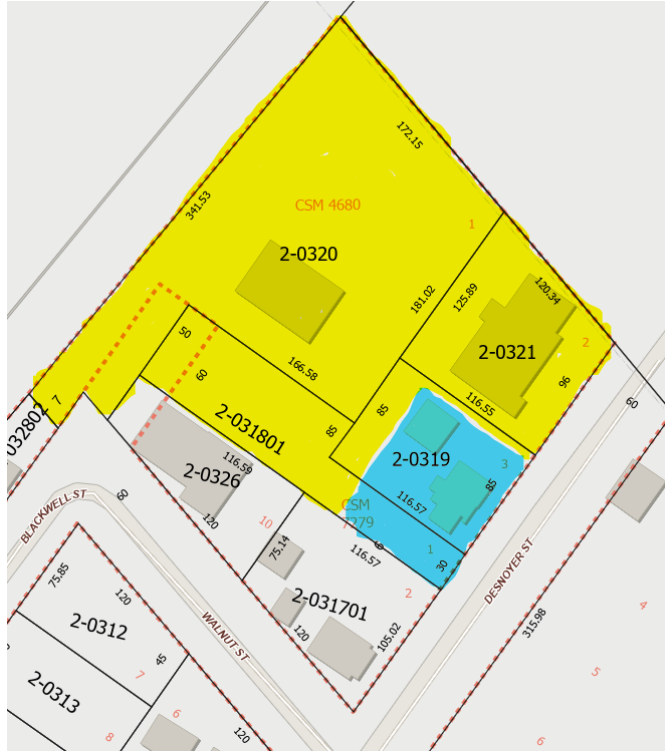
Corey W. Kalkofen, agent, has submitted a certified survey map for Catherine A. Hansen, owner, to create two lots from parcels 322032100, 322031900, 322031801, and 322032000. Parcels 322031801 and 322032000 were recently rezoned from Industrial to Residential Two-Family, making all four parcels Residential Two-Family. Parcels 322032100, 322031801, and 322032000 are owner by Catherine A. Hansen. Parcel 322031900 is owner by T&D Enterprises 1, an LLC owner by Catherine A. Hansen.

This parcel combination will clean up this area as one of the parcels is only 30 feet wide in one section and would likely not be buildable for a dwelling under existing requirements. A draft of the CSM, the submitted application, and draft resolution are attached to this report. The current map and proposed map are shown below for additional detail/clarification of the proposed CSM.

Current:

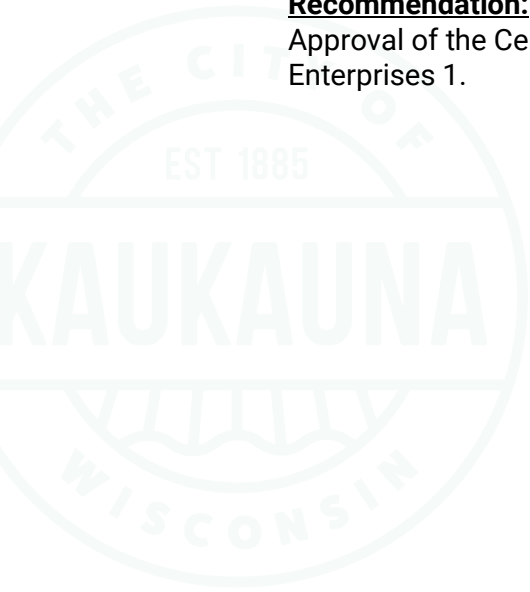


Proposed:



Recommendation:

Approval of the Certified Survey Map creating two lots for Catherine A. Hansen and T&D Enterprises 1.



RESOLUTION 2024-_____

RESOLUTION APPROVING A CERTIFIED SURVEY MAP TO COMBINE FOUR LOTS INTO TWO LOTS FOR PARCELS 322032100, 322031900, 322031801, & 322032000

WHEREAS, Catherine A. Hansen as owner of Parcels 322032100, 322031801, and 322032000, and T&D Enterprises 1 as owner of Parcel 322031900, have presented a Certified Survey Map to the City of Kaukauna Common Council as prepared by Corey W. Kalkofen, 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 Outagamie County Monument No. 42118132018, located on the Northeast line of Private Claim 34; thence S40'39'34"E, 586.78 feet along said Northeast line of Private Claim 34 to the Northwestern right-of-way line of Desnoyer Street and the Point of Beginning; thence S35'12'30"W, 207.36 feet along said Northwestern right-of-way line to the Southeast corner of Lot 2 of said Certified Survey Map No. 7279; thence N54'42'49"E, 116.57 feet along the East line of said Lot 2 to the Northeast corner thereof thence N54'46'38"W, 141.59 feet along the West line of Lot 1 of said Certified Survey Map No. 7279 to the centerline of vacated Blackwell Street per Document No. 2145469; thence S35'14'01"W, 38.70 feet along said centerline to Northeasterly right-of-way line of Walnut Street; thence N40'20'45"W, 25.81 feet along said Northeasterly right-of-way line to the Northwestern right-of-way line of Blackwell Street; thence S35'14'01"W, 30.97 feet along said Northwestern right-of-way line to the Southwest corner of said Lot 1 of Certified Survey Map No. 4680; thence N40'20'45"W, 31.55 feet along the West line of said Lot 1 to the Northwest corner thereof and the Southeasterly right-of-way line of the Fox Valley & Western Limited Railroad; thence N39'25'45"E, 341.53 feet along said Southeasterly right-of-way line to the Northeast corner of said Lot 1 of Certified Survey Map No. 4680 and the Northerly most corner of Lands described in Document No. 2321278; thence S43'09'17E, 294.67 feet along the Northeasterly line of said Lands to the Southeasterly corner thereof; thence S35'12'30"W, 18.64 feet along the Southeasterly line of said Lands to the Point of Beginning.

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 6th day of November, 2024.

APPROVED: _____
Anthony J. Penterman, Mayor

ATTEST: _____
Sally A. Kenney, City Clerk



MEMO

Engineering Department

To: Plan Commission
 From: John Neumeier
 Date: 11/07/2024
 Re: Kaukauna Utilities Request to use Hydro Park for Geothermal Wells

Background information:

Kaukauna Utilities(KU) is exploring opportunities for geothermal heating and cooling at their facilities on Island Street. KU would like to investigate installing the well field in portions of Hydro Park that are under their in their former power canal and is currently a native prairie area. See attached drawing. The blue polygon illustrates the area where the bore locations would be located. All wells would be contained within the prairie area and would be restored to a similar landscape when completed. During the drilling process, we would anticipate a ramp being constructed on the north side to get equipment in and out of the spillway area. KU would close off the bridge to restrict public access during construction. Preliminary plans are for 36 wells, but the test bore will ultimately determine the actual number needed.

Strategic Plan: This project aligns three pillars of our Strategic Plan Foundation

Innovation - Find new and better ways of doing things; develop new services, improve existing processes, and find new ways to enhance the quality of life, all to keep a competitive tax rate.

Sustainability - Meet the needs of the present community without compromising future generations, considering environmental, economic, and social concerns.

Financial Responsibility - Manage the resources available in a responsible way to provide services and amenities that enrich our community; being a steward of resources is essential for the city to operate the most efficiently.

Budget: N/A. All associated expenses to KU.

Staff Recommended Action:

Grant KU temporary access to Hydro Park for a test bore and recommend that Common Council and staff work with KU to develop an agreement for park use if the proposed plan moves forward.





1. General Notes / Test Bore Location

A. The proposed test bore location is shown on the aerial photo/site plan at left. Contractor to field verify location with GPS coordinates and site markers. GPS Coordinates: 44°16'35.8"N 88°16'06.5"W

⊕ = Proposed Test Bore Location

B. Contractor shall:

- Contact Digger's Hotline and confirm location of all existing private and public site utilities in vicinity of drilling.
- Procure all necessary permitting before drilling and follow all state and local regulatory requirements.
- Develop and coordinate a water management and site erosion control plan with the owner and authorities having jurisdiction. The contractor is responsible for containing all water runoff and managing water generated by the drilling.
- Coordinate site access and scheduling with owner.
- Implement all necessary site protection and use tracking pads to prevent damage to site and landscaping.
- Contact Owner and HGA regarding unforeseen circumstances as soon as they are discovered.
- Conform with FERC requirements...
- Conform with site access requirements...

2. Construction and Testing Specifications

A. Drilling

- Bore Diameter = 6-in max. / 4.5-in min.
- Total Bore Depth = 506 ft from grade
- Methods: Drilling must be mud-rotary drilling to comply with all regulatory requirements.

B. Pipe & U-Bend Assembly

- Pipe Diameter = 1-1/4" IPS SDR 11
- Material = HDPE 4710
- One new, continuous length of pipe with factory u-bend fitting.
- Pressurize the piping with water as necessary to prevent collapse under external pressure of grout.

C. Grouting

- Grout the borehole in accordance with all WI DNR requirements.
- Use cement based grout mixtures with a thermal conductivity of at least 1.0 BTU/hr-ft-°F.

D. Data Collection & Reporting

- To be performed by independent, third party testing agency with minimum ten years company experience and not less than 100 successfully completed tests.
- Begin data collection no sooner than 72 hours (for mud-rotary) or 120 hours (air-rotary) after final bore completion.
- Collect data and provide analysis following current IGSHPA Standard 1B "Design Methods and Compliance" and 2019 ASHRAE Handbook - HVAC Applications, Chapter 35 Geothermal Energy.
- Analysis shall provide Formation Thermal Conductivity (BTU/hr-ft-°F), Formation Thermal Diffusivity (ft²/day), and Undisturbed Formation Temperature (°F).

3. Final Installation/Closeout

A. Contractor to clean up and remove all drilling spoils from site and restore to original conditions.

B. Provide and install a 4-in x 4-in x 6-ft stake at bore location. Drive stake at least 2 feet deep or until secure. Spray paint stake with a high-visibility color and label with permanent means with language such as, "Geothermal Test Bore - Do Not Remove, Bury, or Damage."

C. Fuse and crimp the ends of the u-bend piping and tie ends of u-bend piping to the stake for protection until construction.

D. Record as-built GPS coordinates and site dimensions. Complete the HGA "Test Bore Drilling & Installation Form" with a summary of materials and methods used, the resulting borehole log, and other findings during drilling, piping, and grouting for use by the Owner and HGA.

HGA	PROJECT:	Kaukauna Utilites Headquarters
	COMMISSION NUMBER:	
	DATE:	08/23/2024
	BY:	Andy DeRocher, PE ph: 608-554-5330 email: aderocher

Proposed Geothermal Test Bore Location
777 Island St.
Kaukauna, WI 54130

UPDATED 11.07.2022



APPLICATION FOR PARK DONATION

Donor Name: Kaukauna Utilities
Phone Number: 920-766-5721
Address: 777 Island Street
Email Address: fbarth@wppienergy.org
Proposed Location: Konkapot Trailhead
Type of Donation:

Cambridge Bench Picnic Table
Tree Book Exchange Garbage Receptacle

Other Item (Please Describe)

ADA Portable Toilet - Seasonal Rental - Nov-April each year, approx \$900/year

Inscription Text (If Applicable)

Please attach any necessary photos or documents with this form

Park Donations to the City of Kaukauna are considered outright and unrestricted donations. The City of Kaukauna does not guarantee the permanency of the accepted donation. If a memorial must be relocated, Department staff will attempt to notify the donor in writing at the address shown on this form. Donations may be tax deductible (please consult an accountant). The donor declares to have read the Parks Donation Policy and Guidelines. The donor understands and agrees with the conditions set forth in this policy and agrees to any conditions required by City staff or elected officials.

By signing below, I acknowledge that I have read and understand the Parks Donation Policy and Guidelines

FRANK L. BARTH
Frank L. Barth
ENERGY SERVICES MANAGER
KAUKAUNA UTILITIES

CITY OF KAUKAUNA

144 W 2nd Street 920.766.6300
Kaukauna, WI 54130 www.cityofkaukauna.com

OPERATION AND MAINTENANCE CONSIDERATIONS:

- All donation applications must be submitted by March 1 to guarantee installation that same year.
- Any donation applications received after March 1, the City will make every effort to install gifts in a timely manner. However, due to lead times for ordering materials, staff availability, and planting season limitations, the City cannot guarantee installing gifts by a required date.
- Donation payment for benches, or other items that City personnel orders from a vendor must be paid in full before the order is placed.
- An analysis will be conducted of the operation and maintenance impact on the Department budget, in relation to the scope and hours of labor needed as well as the ability to maintain the donation, prior to any donation being accepted.
- Donations will be installed according to current city codes and standards, and all applicable permits must be obtained prior to installation.
- Gifts to the Department are to be installed by City personnel, unless otherwise approved by the Planning Department. The installation will be scheduled at a time and date as determined by the Planning Director so as not to unnecessarily interfere with routine park maintenance activities.
- Items which have been gifted to the Department are to be maintained by City personnel, unless otherwise approved, to ensure that all park elements remain in operating condition. Any item entered into a maintenance agreement with non-City personnel can be removed by the City if maintenance fails to uphold City standards of appeal.

USEFUL LIFE:

The City will maintain the donation only for the expected/useful life cycle of the donation, as determined during the application process. Any maintenance demands deemed excessive, for example, vandalism or anything considered beyond normal maintenance, may render the donation unusable or unacceptable, at which point it may be removed without notification. The City of Kaukauna reserves the right to remove and/or relocate donations which are inappropriately located, no longer useful, or serve no continued value to the park system.