

COMMON COUNCIL

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



Tuesday, September 01, 2026 at 7:00 PM

AGENDA

1. **In-Person and Remote Teleconference via ZOOM**
2. Call to Order.
3. Roll call, one minute of silent prayer, Pledge of Allegiance to the American Flag.
4. Presentation of letters, petitions, remonstrances, memorials, and accounts.
5. Public appearances.
6. Business presented by Mayor.
 - a. Appointment of Charlotte Cronin to the Kaukauna Alcohol, Tobacco, and Other Drug Awareness Board - Kaukauna School District Representative.
 - b. Appointment of Harper Thiel to the Kaukauna Alcohol, Tobacco, and Other Drug Awareness Board - Kaukauna School District Representative.
 - c. Appointment of Braylee Howitt to the Kaukauna Alcohol, Tobacco, and Other Drug Awareness Board - Kaukauna School District Representative.
 - d. Appointment of LouMae Russo to the Kaukauna Alcohol, Tobacco, and Other Drug Awareness Board to replace Phil Kohne for the remainder of his term ending 2-1-29.
7. Consent Agenda.
 - a. Approve the Board of Public Works Meeting Minutes of August 31, 2026.
 - b. Approve the Finance and Personnel Meeting Minutes of August 31, 2026.
 - c. Approve the Health and Recreation Committee Meeting Minutes of August 31, 2026.
 - d. Approve the Legislative Committee Meeting Minutes of August 31, 2026.
 - e. Approve the Common Council Meeting Minutes of August 18, 2026.
 - f. Receive and place on file the 1000 Islands Environmental Center Committee Meeting Minutes of July 16, 2026.
 - g. Receive and place on file the Library Board Meeting Minutes of June 23, 2026.
 - h. Approve the amplified music application to Jesus Martinez and Becthcy Cornejo for a baby shower in the SPAR community room on October 3, 2026, from 11am-9pm.
 - i. Approve the amplified music application to Jamie Graff for a Kaukauna Police Department family picnic at Jonen Park on September 27, 2026, from 12-4 PM.
 - j. Bills Payable.
8. Reports of standing and special committees.
 - a. Operator (Bartender) Licenses.
9. Reports of City officers.
 - a. Extraterritorial CSM Review – Debruin Road (Town of Buchanan).

[b.](#) Covenant Modernization/Codification Introduction.

10. Presentation of ordinances and resolutions.

[a.](#) Resolution 2026-5524 Resolution Approving a Certified Survey Map located within the City of Kaukauna Extraterritorial Plat Approval Jurisdiction (Town of Buchanan).

11. Alder requests for discussion at next Common Council meeting.

12. Closed session.

- a. Adjourn to Closed Session Per 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session – Speedway Lane Property and Ridgecrest Drive Property.
- b. Return to Open Session for possible action.
- c. Adjourn to Closed Session Pursuant to State Statute 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive bargaining reasons require a closed session – Commerce Crossing Business Park Parcel 322095604.
- d. Return to Open Session for possible action.
- e. Adjourn to Closed Session Pursuant to State Statute 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive bargaining reasons require a closed session – TEAM Industries.
- f. Return to Open Session for possible action.

13. Adjourn.

14. NOTICES

Common Council – Notice is hereby given this is a public meeting of the Common Council. As such, all members or a majority of the City's Standing Committees will likely be in attendance.

While members of the Common Council or any Standing Committees may participate in discussions, only the Common Council will take formal action.

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

15.

16. **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.



COUNCIL PROCEEDINGS - COUNCIL CHAMBERS –

KAUKAUNA, WISCONSIN – August 18, 2026

Pursuant to adjournment on August 4, 2026, a meeting of the Common Council of the City of Kaukauna was called to order by Mayor Penterman at 7:00 P.M. on Tuesday, August 18, 2026.

Roll call present: Antoine, DeCoster, Eggleston, Kilgas, Moore, Schell, Schumacher, and Thiele.

Also present: Mayor Penterman, Attorney Greenwood, DPW/Eng. Neumeier, Fire Chief Carrel, Mark, and Com. Manager Fencel (Zoom) Street Superintendent Van Gompel, Police Chief Graff, Library Director Thiem- Menning (Zoom), and interested citizens.

One minute of silent prayer and the Pledge of Allegiance to the American Flag observed by the assembly.

PRESENTATION OF LETTERS, PETITIONS, REMONSTRANCES, MEMORIALS, AND ACCOUNTS

PUBLIC APPEARANCES

BUSINESS PRESENTED BY THE MAYOR

Public Hearing on the Rezoning of Parcel 321063400.

Mayor Penterman declared the public hearing open and asked if anyone in the Council Chambers or on Zoom wished to address the Council regarding the rezoning of parcel 321063400.

Beth Nytes, 610 Gertrude St, Kaukauna, lives adjacent to parcel 321063400. Nytes said this property is known as a historic landfill and asked if there have ever been any environmental assessments done.

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

Tree City USA – 33 Years.

The City of Kaukauna was awarded Tree City USA for the 33rd year. Mayor Penterman listed the criteria needed to receive this award which includes the following: have a tree department, tree ordinance, required to spend \$2 per capita in our forestry budget, and an Arbor Day observation or proclamation.

Appointment of Shannon Schmalz to the Kaukauna Public Housing Authority to replace Cindy Darling for the remainder of her term ending February 1, 2029.

Motion by Moore, seconded by Kilgas to appoint Shannon Schmalz to the Kaukauna Public Housing Authority to replace Cindy Darling for the remainder of her term ending February 1, 2029.

Motion carried 7-1 (Thiele abstained).

CONSENT AGENDA

Board of Public Works Meeting Minutes of August 18, 2026.

Health and Recreation Committee Meeting Minutes of August 18, 2026.

Common Council Meeting Minutes of August 4, 2026.

Heart of the Valley Metropolitan Sewerage District Meeting Minutes of July 14, 2026.

Fire Report for July 2026.

Ambulance Report for July 2026.

Police Report for July 2026.

Code Enforcement Report for July 2026.

Clerk-Treasurer's Daily Deposit Report for July 2026.

Court Report for July 2026.

Building Inspection Report for July 2026.

Block Party Permit to Marcia Weber for a Temporary Street Closure on August 29, 2026, from 4 PM - 7 PM.

Block Party Permit to Greg Thompson for a Temporary Street Closure on September 12, 2026, from 12 PM - 10 PM.

Temporary Class B License to Kaukauna Lions Club for Hydro Live at Hydro Park on August 19, 2026, from 5 PM - 10 PM.

Temporary Class B License to Center for Community Stewardship for Focus on Suicide at Roundabout Bar & Grill on October 3, 2026, from 12 PM - 8 PM.

Item pulled by Alder DeCoster and taken up separately.

Bills Payable.

Motion by Moore, seconded by Schumacher to approve the remainder of the consent agenda.

All Ald. Voted aye

Motion carried

Temporary Class B License to Center for Community Stewardship for Focus on Suicide at Roundabout Bar & Grill on October 3, 2026, from 12 PM - 8 PM.

Motion by DeCoster, seconded by Thiele to approve the Temporary Class B License to Center for Community Stewardship for Focus on Suicide at Roundabout Bar & Grill on October 3, 2026, from 12 PM - 8 PM with the clarification that they can only sell what is approved by the Temporary Class B License.

All Ald. Voted aye

Motion carried

REPORTS OF STANDING AND SPECIAL COMMITTEES

Operator (Bartender) Licenses.

The following applicants have applied for an operator's license for the license year **2026-2027** and have been recommended for approval based on their record check by the police department:

Behm	M	Jill	Kaukauna
Zubich	T	Jayden	Appleton
Promer	J	Maya	Kaukauna
Peterson	D	Isaac	Kaukauna
Fay	S	Destiny	Appleton
Spreeman	C	Emily	Kaukauna
Adhikari		Sushma	Appleton
McClinton	A	Martin	Kaukauna
Noss	M	Shane	Kiel
Helms	F	Tanner	Appleton
Woulf	M	Carrie	Kaukauna

Motion by Schumacher, seconded by Thiele, to approve the operators/bartender's licenses as listed.

All Ald. voted aye.

Motion carried.

REPORTS OF CITY OFFICERS

Rezoning Request – Parcel 321063400.

Jason Hurst, applicant, in collaboration with Wood Brown LLC, owner, submitted an application to rezone parcel 321063400 from commercial highway district (CHD) to residential multifamily district (RMF). The purpose of this rezoning is to facilitate the construction of residential homes. The developer is considering constructing single-family dwellings, two-family dwellings, single-family attached with zero lot line dwellings, townhouses, or a mixture of dwelling types. Alders expressed how they would like their approval of this rezoning to include someone checking the property history for any hazardous materials.

Motion by Moore, seconded by Schell, to recommend approval of rezoning parcel 321063400 from commercial highway district (CHD) to residential multifamily district (RMF).

All Ald. voted aye.

Motion carried.

Rezoning Request - KU.

Eric Miller, applicant, on behalf of Kaukauna Utilities, owner, submitted an application to rezone their properties located at 300 Island Street from Industrial District (IND) and Residential Two-Family District to Institutional District (IT).

Motion by Moore, seconded by DeCoster, to forward the rezoning request on to the Plan Commission for review and that a public hearing date be set.

All Ald. voted aye.

Motion carried.

PRESENTATION OF ORDINANCES AND RESOLUTIONS

Ordinance 1961-2026 Ordinance Rezoning Parcel 321063400 from Commercial Highway District (CHD) to Residential Multifamily District (RMF).

Motion by Moore, seconded by Eggleston to suspend the rules and waive the reading of Ordinance 1961-2026 Ordinance Rezoning Parcel 321063400 from Commercial Highway District (CHD) to Residential Multifamily District (RMF).

All Ald. voted aye.

Motion carried.

Motion by Moore, seconded by Antoine to adopt Ordinance 1961-2026 Ordinance Rezoning Parcel 321063400 from Commercial Highway District (CHD) to Residential Multifamily District (RMF).

All Ald. voted aye.

Motion carried.

ALDER REQUESTS FOR DISCUSSION AT THE NEXT COMMON COUNCIL MEETING

ADJOURN

Motion by Moore, seconded by Schell to adjourn.

All Ald. voted aye.

Motion carried.

Meeting adjourned at 7:25 PM.

Kayla Nessmann, Clerk





1000 ISLANDS ENVIRONMENTAL CENTER

1000 ISLANDS COMMITTEE

City of Kaukauna

Nature Center Building

1000 Beaulieu Court, Kaukauna

Thursday, July 16, 2026, at 6:30 PM

MINUTES

Members Present White, Breitzman, Eggleston, Timmons, West, Manion, and VanBerkel

Not Present Hietpas

Also Present Brad Garrity, Cassandra Kohls, and Payton Chevalier

Breitzman called the meeting to order at 6:31 PM. A quorum was present.

Manion motioned to go out of order, moving "Introduction of Summer Naturalist Intern" under Public Appearances. Motion seconded by Eggleston. Motion carried.

Public Appearances

Payton Chevalier, the 1000 Islands Naturalist Intern, introduced herself to the Committee. Manion inquired about her future pursuits. Chevalier mentioned that she is interested in a career in wildlife biology. She is beginning her senior year at UW-Oshkosh in the Environmental Science program. Eggleston inquired as to what she did at the Center. Chevalier stated that she enjoys working at the Nature Center and has helped with field trips both onsite and off-site, removing invasive plants and cleaning. Her summer project was to redesign the 1000 Islands brochure. White inquired as to how long she would be at the Center. Chevalier announced that she will leave at the end of August.

May 21, 2026, Committee Meeting Minutes

Manion moved to approve the minutes, seconded by VanBerkel. Motion carried.

May Financial Report

Garrity thanked River Valley Outdoorsmen for their donation and explained the auto supplies increased due to fuel costs. Manion motioned to approve the May Financial Report, seconded by VanBerkel. Motion carried.

June Financial Report

VanBerkel motioned to approve the June Financial Report, seconded by West. Motion carried.

Correspondence - None

Friends of 1000 Islands Report

In Hietpas' absence, Garrity reported the Friends Committee met after the Art Fair in May. Ideas for next year's event were shared. The committee works to increase membership. 1000 Islands is directing volunteers to volunteer through Friends. Eggleston suggested offering smaller and more frequent activities for fellowship opportunities which would build volunteer engagement and support for larger events.

May-June Naturalist Report

Garrity announced that Kaukauna has once again earned *High Flyer* status from Bird City Wisconsin. He praised the City Council and residents for their support of birds. Jabber's cage has been donated to J&R Aquatics.

1000 Islands hosted 20 field trips in May. Public programming included an Oriole Bird Feeder Clinic with help from volunteers, Bill and Heddy Lettau, who developed the bird house blueprint and kits for the program and assisted with assembly on the day of the event. Garrity attended a spring presentation at Kaukauna Library for Park School. The Junior Naturalist program concluded for the season and will be expanded to twice monthly for the first semester in Fall.

The Fox-Wolf Watershed cleanup was successful, with 27 volunteers collecting 25 bags of trash and 15 bags of recycling.

A contractor fixed the water line serving the Nature Center and the Street Department repaired the street and landscaping near the west entrance. The funds for that project came from the front entry renovation, which is expected to come in under budget. VanBerkel stated that the relationship staff has developed with the city is beneficial because CIP may be used for projects such as this. Eggleston noted that having the Street Department provide the labor reduced costs for 1000 Islands.

Staff performance reviews were held at the mid-point of the year. Employees hired earlier in the year received their pay in advance, before the review results were issued. Garrity noted that this approach simplifies the payroll process.

The Passport to Nature program has been successful. 1000 Islands ran out of passport booklets but is offering activity pages from the booklet to those that wish to participate. The activity offered at 1000 Islands is crayfishing.

Garrity finished his CPR course. The goal would be for the city to provide CPR training to every city employee. Manion indicated Police and Fire offered CPR training for employees in the past.

Garrity highlighted well-attended public events like Pollinator-palooza and Crayfishing. The Appleton Public Library brought amateur photographers to 1000 Islands. Master gardeners have offered to help with gardening tasks. To allow gardener volunteers to monitor their progress, gardens will be zoned.

The Kaukauna Goats cleared the browsing area and reduced the invasive plants. Chevalier mucked the goat enclosure and helped volunteers with watering. Seven groups from Saint Paul Elder Services came out to visit the goats. PBS came to film *Wisconsin Life*. White and Garrity were interviewed. Mayor Penterman attended. The program will air in January. The Center may host a watch party. Garrity thanked volunteer, Penni Pautz, for reaching out to PBS. This fall marks 10 years of goats at 1000 Islands. Eggleston suggested promoting "the running of the goats".

Sub-Committee Meetings

Admin-Finance Sub-Committee

VanBerkel mentioned the September 2 meeting of department heads to discuss the 2027 budget and suggested that other sub-committees meet prior to that date to gather ideas for the 5-year CIP. Garrity stated that Director Vosters will attend the next committee meeting and present the drafted operational budget.

Education Sub-Committee – No meeting.

Building and Grounds Sub-Committee – No meeting.

Old Business

Staff obtained estimates for the Eagle Camera project. Gonnering was unable to get a response from the initial contractor. Phase 1 estimates are approximately \$10,000. Phase 2 is expected to begin next year and cost about twice as much as Phase 1. The City of Kaukauna also received a \$1,000 donation from the Fox Heritage Run to support the project. The funds have been deposited into the 1000 Islands restricted account.

The dam where the habitat camera will be located is currently under construction. The camera will capture eagles in the trees surrounding the nest, as well as other wildlife near the nest.

New Business

VanBerkel nominated Breitzman to serve as Committee Chair. Manion seconded the motion, and Breitzman accepted the nomination. Motion carried.

Manion nominated Timmons to serve as Committee Vice-Chair. White seconded the motion, and Timmons accepted the nomination. Motion carried.

Garrity stated Karl Zornow will join the 1000 Islands Committee once the Mayor confirms his appointment.

Good for the Center

The Committee recognized Deb Jakel for her service on the Committee.

Next Committee Meeting

The next Committee Meeting will be on Thursday, August 20, 2026, at 6:30 PM in the Nature Center building.

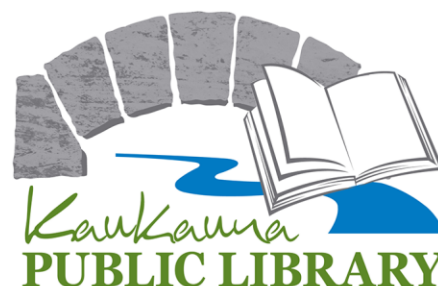
Adjournment

There being no further business, VanBerkel moved to adjourn the July 16, 2026, Committee Meeting at 7:39 PM. Seconded by White. Motion carried.

Cassandra Kohls

LIBRARY BOARD MEETING MINUTES

City of Kaukauna
Kaukauna Public Library
207 Thilmany Rd STE 200, Kaukauna



Tuesday, June 23, 2026 at 5:30 PM
Library Board Room In-Person & Zoom Teleconference Hybrid Meeting

1. Call meeting to order
 - a. The meeting was called to order at 5:30p by President Neumeier.
2. Roll call of membership
 - a. Present: A. Neumeier, C. Fallona, J. Vondracek, J. Van De Hey, D. Tatro & C. Van Boxel
 - b. Excused: P. Davis, M.J. Kilgas, & J. Lucas
 - c. Also present: A. Thiem-Menning, J. Berven & B. Neuman
3. Public Participation and Communications
 - a. Introduction of new Adult Services Librarian to the Board
4. Consent Agenda
 - a. Meeting minutes of Tuesday, May 26, 2026
 - b. Bill Register May 2026
 - i. J. Van de Hey made a motion to approve the consent agenda, seconded by C. Fallona. Motion carries; all in favor.
5. Action Items
 - a. None.
6. Information Items
 - a. Directors Report
 - i. Ashley noted that since writing her memos OWLS had shared an updated timeline for the migration.
 - b. Assistant Directors Report
 - i. James congratulated the Youth Services Department on their amazing summer reading program decorations this year.
 - c. Adult Services Report
 - d. Youth Services Librarian Report
 - e. Programmer Report
 - f. Artificial Intelligence Policy
 - i. A. Thiem-Menning noted that this is a policy that will have to be reviewed on an annual basis due to the rapid change in technology.
 - g. Trustee Topic: Chapter 9
 - h. Statistics
 - i. J. Vondracek made a motion to receive and place the reports on file, seconded by C. Van Boxel.
7. Adjournment
 - a. J. Van de Hey made a motion to adjourn at 6:36p, seconded by C. Fallona. Motion carries: all in favor.

Minutes prepared by: A. Thiem-Menning

Dear Committee Members.

I hope this letter finds you well. I am writing to respectfully request permission to use music, such as amplification devices or live bands/dj, in the Community Room on 3rd Street on October 3rd, 2026.

We will be renting out the space for a baby shower, and we would like to create a celebratory atmosphere for our guests. We will ensure that the volume levels remain considerate of the surrounding area, and comply with community guidelines.

We appreciate your consideration of this request and are happy to provide any additional details. Thank you for your time and support in helping us make this event memorable.

Kind regards,

Jesus Martinez & Becthcy Cornejo





REQUEST FOR AMPLIFIED MUSIC/NOISE

City of Kaukauna
144 W Second St
Kaukauna, WI 54130

Applicant Information

Name: Jamie Graff Date of Birth: 06/19/1975
Address: 144 W. 2nd St. Kaukauna, WI Phone number: 9207666333
Organization Name, if applicable: Kaukauna Police Department
Email address: Jgraff@kaukauna.gov

Event Information

Name of Event: KPD family/retiree picnic
Event location (s): Jonen Park Date of Event: 09/27/2026
Event Start time- End time: 12:00 p.m. to 4:00 p.m.
Number of people attending: 75

Jedidiah Tuyls will be playing live music for PD families.

This application will be formally reviewed by the Health and Recreation Committee.
Please allow up to 3 weeks for a response. If you do not hear from City staff: request is approved.

City - Bills Payable

Check #	Bills Paid	Date	Class	Line Description	Addressee	A m o u n t Paid
127823	161612	8/21/2026		Parks - Truck #10	A T F Tires & Service Center Inc.	750.68
127824	081126	8/21/2026		Election Worker Payroll - 08/11/26 Election	Alberta Mess	150.00
127825	28043	8/21/2026		Monthly Managed Services	Amplitel Technologies LLC	14,895.00
127825	27888	8/21/2026		Annual Co-Pilot Licensing, Annual Co-Pilot Licensing	Amplitel Technologies LLC	1,800.00
127825	28013	8/21/2026		New PC Install - Mayor	Amplitel Technologies LLC	300.00
127826	081126	8/21/2026		Election Worker Payroll - 08/11/26 Election	Amy Stenz	108.75
127827	081126	8/21/2026		Election Worker Payroll - 08/11/26 Election	Anthony Sonleitner	105.00
127828	482009	8/21/2026		Stalker Radar	Applied Concepts Inc. dba Stalker Radar	1,659.00
127829	1896044	8/21/2026		Random/Reasonable Suspicion	Aurora Health Care, Inc.	353.00
127830	104016578	8/21/2026		Squad Headlamp	Auto Value Kaukauna	13.41
127830	104016964	8/21/2026		Glass Cleaner	Auto Value Kaukauna	16.80
127830	104016767	8/21/2026		Paint Trailer #304	Auto Value Kaukauna	13.98
127831	26-016316	8/21/2026		Payment for Storm Water Testing	Badger Laboratories & Engineering Co., Inc.	1,440.00
127832	20095	8/21/2026		Furnace & AC Tune Up	Berken Heating & Cooling, Inc	875.00
127833	081826	8/21/2026		Restitution from N. Gast - Citation 5M80MXQZT5	Blackhawk Chief Tobacco	90.00
127834	071826	8/21/2026		Reimbursement for Appreciation Gift for Carl Hogue for Free Program - World Snake Day	Brad Garrity	105.95
127835	2026-111	8/21/2026		Thilmany Road Emergency Storm Sewer Repair	Carl Bowers & Sons Construction Co, Inc	9,400.00
127835	1 8/3/2026	8/21/2026		Payment #1 - Project 2-26	Carl Bowers & Sons Construction Co, Inc	623,675.42
127835	3-FINAL 8/12/2026	8/21/2026		Payment #3 - Project 2-25 (Closeout)	Carl Bowers & Sons Construction Co, Inc	475,824.18
127836	081126	8/21/2026		Election Worker Payroll - 08/11/26 Election	Carmen Greenwood	217.50
127837	294277	8/21/2026		Screws	Carstens Ace Hardware	14.84
127837	294548	8/21/2026		Nuts/Bolts	Carstens Ace Hardware	40.34
127837	293676	8/21/2026		Paint Supply	Carstens Ace Hardware	28.85
127837	294920	8/21/2026		Horseshoe Men's Restroom/Building Maint.	Carstens Ace Hardware	7.72
127837	294031	8/21/2026		SPaR Paint	Carstens Ace Hardware	75.58
127837	294186	8/21/2026		Misc Supply	Carstens Ace Hardware	55.09
127837	296700	8/21/2026		Program Supplies, Wasp Removal	Carstens Ace Hardware	17.60
127837	294308	8/21/2026		Tool Handle	Carstens Ace Hardware	8.09
127837	296678	8/21/2026		Water Softening Salt	Carstens Ace Hardware	86.28
127837	293905	8/21/2026		Street Supply	Carstens Ace Hardware	8.99

Check #	Bills Paid	Date	Class	Line Description	Addressee	A m o u n t Paid
127837	294608	8/21/2026		Bulbs/Diamond #2	Carstens Hardware	Ace 17.99
127837	294795	8/21/2026		Pool Maint./Canopy	Carstens Hardware	Ace 7.88
127837	294366	8/21/2026		Hydro Bathrooms	Carstens Hardware	Ace 2.69
127837	294794	8/21/2026		Janitor Supply	Carstens Hardware	Ace 44.65
127837	296667	8/21/2026		Chainsaw/Shop Supplies	Carstens Hardware	Ace 43.14
127837	296794	8/21/2026		Filter for Ice Machine	Carstens Hardware	Ace 40.49
127837	294408	8/21/2026		Building Material	Carstens Hardware	Ace 32.28
127837	294663	8/21/2026		Chuck's Office Remodel	Carstens Hardware	Ace 26.09
127837	294034	8/21/2026		Equipment Maint.	Carstens Hardware	Ace 8.98
127837	294636	8/21/2026		Push Camera Parts	Carstens Hardware	Ace 29.68
127837	297352	8/21/2026		Weed Trimmer Blades/Head	Carstens Hardware	Ace 26.98
127837	293972	8/21/2026		Park Tools	Carstens Hardware	Ace 13.49
127837	293834	8/21/2026		Street Office	Carstens Hardware	Ace 31.43
127837	294809	8/21/2026		Table Repair Diamond #2	Carstens Hardware	Ace 11.16
127837	294805	8/21/2026		Street Paint Supply	Carstens Hardware	Ace 75.53
127837	294647	8/21/2026		Scrub Brush	Carstens Hardware	Ace 18.69
127838	152855801080126	8/21/2026		SIP Block - August	C h a a r t e r Communications	213.78
127838	152858601080126	8/21/2026		Internet & Phone - August	C h a a r t e r Communications	160.61
127838	152858701080126	8/21/2026		Ntl Fbr - August	C h a a r t e r Communications	1,099.00
127839	081126	8/21/2026		Election Worker Payroll - 08/11/26 Election	Cheryl Schleicher	105.00
127840	081126	8/21/2026		Election Worker Payroll - 08/11/26 Election	Cheryl Smith	225.00
127841	081126	8/21/2026		Election Worker Payroll - 08/11/26 Election	Christina DiPiazza	105.00
127842	081126	8/21/2026		Mileage - Pick Up Doughnuts for Election	Christina Nelson	9.00
127843	081126	8/21/2026		Election Worker Payroll - 08/11/26 Election	Christine Gries	352.75
127844	20864	8/21/2026		Weights & Measures - August	City Of Appleton	1,006.00
127845	1000 Islands Endowment Fund 081526	8/21/2026		1000 Islands Endowment Fund - Susan Kernan - Memorial Donation for Timothy Drechsler	C o m m u n i t y Foundation for Fox Valley Region	25.00
127845	1000 Islands Endowment Fund 082026	8/21/2026		1000 Islands Endowment Fund - Mereness Family - Memorial Donation for Timothy Drechsler	C o m m u n i t y Foundation for Fox Valley Region	150.00
127845	1000 Islands Endowment Fund 081426	8/21/2026		1000 Islands Endowment Fund - Memorial Donation for Timothy Drechsler	C o m m u n i t y Foundation for Fox Valley Region	100.00
127845	1000 Islands Endowment Fund 081426a	8/21/2026		1000 Islands Endowment Fund - Memorial Donation for Timothy Drechsler	C o m m u n i t y Foundation for Fox Valley Region	40.00

Check #	Bills Paid	Date	Class Line Description	Addressee	A m o u n t Paid
127845	1000 Endowment Fund 081926	8/21/2026	1000 Islands Endowment Fund - Memorial Donation for Timothy Drechsler	C o m m u n i t y Foundation for Fox Valley Region	50.00
127846	0556868	8/21/2026	Bunker Gear Name Tag	Conway Shield	228.00
127847	723301	8/21/2026	Ring of Honor Bricks	Creative Brick & Concrete	391.31
127848	95519	8/21/2026	Security Deposit Refund	Dawn Teesch	200.00
127849	58040	8/21/2026	Van Oil	DC Auto Repair, LLC	72.22
127849	58038	8/21/2026	Oil #83	DC Auto Repair, LLC	63.45
127849	57924	8/21/2026	O2 Sensor	DC Auto Repair, LLC	524.87
127850	080626	8/21/2026	Umpire - 14 Games	Dean Lamers	420.00
127851	081126	8/21/2026	Election Worker Payroll - 08/11/26 Election	Debbie Sonleitner	210.00
127852	487221	8/21/2026	FSA - August	Diversified Benefit Services, Inc.	205.03
127853	081126	8/21/2026	Election Worker Payroll - 08/11/26 Election	Donna Mauel	120.00
127854	081126	8/21/2026	Election Worker Payroll - 08/11/26 Election	Eunice Plutz	135.00
127855	336369	8/21/2026	Street Maint.	Farrell Equipment & Supply Co., Inc.	299.70
127855	337687	8/21/2026	Street Maint.	Farrell Equipment & Supply Co., Inc.	1,200.00
127856	2 8/19/2026	8/21/2026	Payment #2 - Project 7-26	Feaker & Sons Inc.	609,542.33
127857	BE363139	8/21/2026	Publication Fee for 7/20 Legislative minutes	Finger Publishing, Inc.	96.00
127857	BE363136	8/21/2026	Publication Fee for 7/7 council minutes	Finger Publishing, Inc.	505.74
127857	BE363133	8/21/2026	Class Two Notice for Public Hearing for Rezoning of Parcel 321063400	Finger Publishing, Inc.	71.59
127857	BE363137	8/21/2026	Publication Fee for 7/20 BPW minutes	Finger Publishing, Inc.	121.80
127857	BE363138	8/21/2026	Publication Fee for 7/20 H&R minutes	Finger Publishing, Inc.	47.81
127858	57890	8/21/2026	Bathroom supplies	Fox Specialty Company LLC	168.80
127859	035758543	8/21/2026	Schaefer Badge	Galls, LLC	176.20
127860	0054024720	8/21/2026	July 29th Live from Hydro	General Beer Dist-NE	672.16
127860	0054026980	8/21/2026	8/12 Live from Hydro Concert	General Beer Dist-NE	938.89
127860	0054017168	8/21/2026	07/15 Live from Hydro Event	General Beer Dist-NE	1,780.15
127861	081126	8/21/2026	Election Worker Payroll - 08/11/26 Election	Gerry VandenHeuvel	105.00
127862	081126	8/21/2026	Election Worker Payroll - 08/11/26 Election	Greg VandenHeuvel	105.00
127863	15777	8/21/2026	Concessions	Haen Meat Packing	84.07
127864	2406881	8/21/2026	Pizzas	Holiday Wholesale, Inc.	340.80
127865	98201896	8/21/2026	Books	Ingram	13.89
127865	98201899	8/21/2026	Books	Ingram	30.86
127865	98201905	8/21/2026	Books	Ingram	23.46
127865	98201908	8/21/2026	Books	Ingram	21.51
127865	98220091	8/21/2026	Books	Ingram	20.11
127865	98201900	8/21/2026	Books	Ingram	13.08
127865	98361051	8/21/2026	Books	Ingram	39.41
127865	98201909	8/21/2026	Books	Ingram	30.50
127865	98220092	8/21/2026	Books	Ingram	18.66
127865	98220093	8/21/2026	Books	Ingram	7.84
127865	98220087	8/21/2026	Books	Ingram	13.67
127865	98201904	8/21/2026	Books	Ingram	12.07
127865	98201895	8/21/2026	Books	Ingram	17.17

Check #	Bills Paid	Date	Class	Line Description	Addressee	A m o u n t Paid
127865	98201907	8/21/2026	Books		Ingram	13.89
127865	98220089	8/21/2026	Books		Ingram	13.62
127865	98201902	8/21/2026	Books		Ingram	13.08
127865	98201898	8/21/2026	Books		Ingram	11.41
127865	98201903	8/21/2026	Books		Ingram	13.68
127865	98201901	8/21/2026	Books		Ingram	38.17
127865	98201897	8/21/2026	Books		Ingram	19.94
127865	98301587	8/21/2026	Books		Ingram	19.65
127865	98301586	8/21/2026	Books		Ingram	13.84
127865	98201906	8/21/2026	Books		Ingram	12.46
127865	98220088	8/21/2026	Books		Ingram	9.54
127865	98220090	8/21/2026	Books		Ingram	14.38
127866	081126	8/21/2026	Election Worker Payroll - 08/11/26 Election		Jackie Boyd	112.50
127867	65	8/21/2026	Winter 2025 & Spring 2026		Jacqueline Chapman	4,325.00
127868	081126	8/21/2026	Election Worker Payroll - 08/11/26 Election		Jane Steger	127.50
127869	081126	8/21/2026	Election Worker Payroll - 08/11/26 Election		Janice Dunham	157.50
127870	12000934	8/21/2026	Sprayer Parts		JC Licht LLC	92.30
127871	IN340310	8/21/2026	Solenoid Valve Kit X 2 - #2191		Jefferson Fire & Safety, Inc.	890.57
127872	081126	8/21/2026	Election Worker Payroll - 08/11/26 Election		Jim Carr	112.50
127873	081126	8/21/2026	Election Worker Payroll - 08/11/26 Election		Karen Trom	112.50
127874	081126	8/21/2026	Election Worker Payroll - 08/11/26 Election		Kathleen Verhagen	120.00
127875	070626	8/21/2026	Restitution from J. Starzer - Citation 5M81NTWRBQ		Kaukauna Area School District	256.79
127876	081326	8/21/2026	Annual Ghost Crew Tailgate		Kaukauna High School	500.00
127877	26300	8/21/2026	Faucet & Labor		Keith Petersen Plumbing Inc.	370.26
127878	10167	8/21/2026	Monthly Lawn & Landscape Maintenance - August 2026		Killian's Lawnsclaping, Inc.	250.00
127879	CJ1838	8/21/2026	Fuel Pumps		Klink Hydraulics, LLC	180.42
127879	CJ1941	8/21/2026	Refuse #225		Klink Hydraulics, LLC	34.47
127880	080226	8/21/2026	Gas		Kwik Trip, Inc.	9.96
127881	324458	8/21/2026	2191 tube outlet		L&S Truck Center	200.90
127882	080526	8/21/2026	Restitution from W. Hamilton - Citation 5M81GHS2B8		Landen Werth	400.00
127883	2582	8/21/2026	Locates - July		Lazer Utility Locating, LLC	986.40
127884	95558	8/21/2026	Security Deposit Refund - Pool		Leah Gocker	100.00
127885	081126	8/21/2026	Election Worker Payroll - 08/11/26 Election		Marcia Weber	165.00
127886	42637002	8/21/2026	Copier		Marco	248.09
127886	42746983	8/21/2026	Copier - PD 1st Floor, Copier - PD 2nd Floor, Copier - Clerk, Copier - Court, Copier - Mayor, Copier - Inspection, Copier - Planning, Copier - Engineering, Copier - Finance, Copier - HR, Copier - Street Dept, Copier - Rec Dept, Copier - Fire Dept		Marco	1,305.56
127887	INV15598990	8/21/2026	Copier		Marco Technologies LLC - 131411	71.08
127888	081126	8/21/2026	Election Worker Payroll - 08/11/26 Election		Mary Bloomer	105.00
127889	081126	8/21/2026	Election Worker Payroll - 08/11/26 Election		Mary Frank	210.00
127890	393685	8/21/2026	Haas Road Patch		MCC Inc.	187.79

Check #	Bills Paid	Date	Class	Line Description	Addressee	A m o u n t Paid
127890	395549	8/21/2026		KU Patches	MCC Inc.	1,935.50
127890	394181	8/21/2026		Utility Patches	MCC Inc.	2,793.36
127891	080126	8/21/2026		Vision Insurance	MetLife	546.88
127892	081126	8/21/2026		Election Worker Payroll - 08/11/26 Election	Mike Mauel	120.00
127893	INV-321774	8/21/2026		Concessions	Modern Dairy	316.63
127894	081126	8/21/2026		Election Worker Payroll - 08/11/26 Election	Nancy Zornow	97.50
127895	11721554	8/21/2026		2027 Eagle Days Presentations - National Eagle Center	National Eagle Center	1,824.91
127896	CINV_007571	8/21/2026		O'Kane & Bowen - Training	Northeast Wisconsin Technical College	398.00
127897	507596.2	8/21/2026		Swimsuits	Original Watermen, Inc.	1,269.25
127898	073126	8/21/2026		County Court Share - July 2026	Outagamie County Treasurer	1,289.20
127898	42326	8/21/2026		SSR Service	Outagamie County Treasurer	33.50
127899	7614	8/21/2026		Electrical Remodel	P&J Kampo Electric, Inc.	4,500.00
127900	081126	8/21/2026		Election Worker Payroll - 08/11/26 Election	Patricia Baerenwald	150.00
127901	072126	8/21/2026		Federal Court - Meals & Gas	Patrick O'Kane	302.07
127902	081126	8/21/2026		Election Worker Payroll - 08/11/26 Election	Peggy Blenke	225.00
127903	M168486	8/21/2026		Medical Supplies	Penn Care, Inc.	355.25
127904	081126	8/21/2026		Election Worker Payroll - 08/11/26 Election	Penni Pautz	105.00
127905	4699	8/21/2026		Roof Leak Repair/SPaR	PHD Roof Doctors	466.00
127906	3161	8/21/2026		Parks Weed Whip #191	Pleshek's Outdoor Power	359.99
127907	33850	8/21/2026		Beast Evidence Software	Porter Lee Corporation	965.00
127908	07/30/26	8/21/2026		Postage	Quadient Finance USA, Inc.	1,000.00
127909	2746127-00	8/21/2026		Athletic Fields/ Irrigation	Reinders Inc.	50.94
127910	101360	8/21/2026		Signs	Rent-A-Flash of Wisconsin, Inc	79.75
127911	1329	8/21/2026		Commercial Inspections	RG Inspections LLC	4,973.75
127912	081126	8/21/2026		Election Worker Payroll - 08/11/26 Election	Richard Bloomer	105.00
127913	081126	8/21/2026		Election Worker Payroll - 08/11/26 Election	Richard Steffens	105.00
127914	080626	8/21/2026		Umpire - 6 Games	Riley Carper	180.00
127915	3238	8/21/2026		Annual Hardware & Software Support	RMC Imaging, Inc.	845.00
127916	081126	8/21/2026		Election Worker Payroll - 08/11/26 Election	Robert Smith	225.00
127917	072026	8/21/2026		Refund for Outdoor Alcoholic Beverage Application	Roundabout Bar & Grill	200.00
127918	080626	8/21/2026		Umpire - 8 Games	Ryan Swick	240.00
127919	080626	8/21/2026		Umpire - 6 Games	Ryan Weyenberg	180.00
127920	081126	8/21/2026		Election Worker Payroll - 08/11/26 Election	Sally Feistel	105.00
127921	95540	8/21/2026		Security Deposit Refund	Sarah Wydeven	100.00
127922	4626325790	8/21/2026		PD Elevator Repair/Fault	Schindler Elevator Corporation	1,160.34
127923	P26607	8/21/2026		Park Mower #126	Service Motor Company, Inc.	56.21
127923	P26706	8/21/2026		Park Mower #126	Service Motor Company, Inc.	87.79
127923	P26405	8/21/2026		Park Mower #126	Service Motor Company, Inc.	1,242.86
127924	SS111920	8/21/2026		Tar Kettle #41	Sherwin Industries	84.66

Check #	Bills Paid	Date	Class	Line Description	Addressee	A m o u n t Paid
127925	SA000065372	8/21/2026		New Officer Test	Stanard & Associates, Inc.	109.50
127926	073126	8/21/2026		State Court Share - July 2026	State of Wisconsin	3,820.11
127927	14:33:09 23JUL2026	8/21/2026		Drinking Water	Stoneridge Piggly Wiggly	26.89
127927	10:40:06 14JUL2026	8/21/2026		Buns	Stoneridge Piggly Wiggly	67.93
127927	12:46:32 11JUL2026	8/21/2026		Buns	Stoneridge Piggly Wiggly	9.95
127927	8:05:16 2JUL2026	8/21/2026		Water	Stoneridge Piggly Wiggly	6.00
127927	12:55:41 14JUL2026	8/21/2026		Lemonade	Stoneridge Piggly Wiggly	41.94
127927	11:56:39 10JUL 2026	8/21/2026		Water	Stoneridge Piggly Wiggly	26.96
127927	10:56:31 4JUL2026	8/21/2026		Water	Stoneridge Piggly Wiggly	13.80
127927	11:57:18 30JUL2026	8/21/2026		Water	Stoneridge Piggly Wiggly	13.80
127927	10:24:13 22Jul2026	8/21/2026		water/cups	Stoneridge Piggly Wiggly	18.38
127927	10:42:05 22JUL2026	8/21/2026		Water	Stoneridge Piggly Wiggly	8.89
127927	9:42:09 29JUL2026	8/21/2026		ice	Stoneridge Piggly Wiggly	13.18
127927	8:59:27 17JUL2026	8/21/2026		distilled water	Stoneridge Piggly Wiggly	5.56
127928	081126	8/21/2026		Election Worker Payroll - 08/11/26 Election	Sue Kiser	345.00
127929	081126	8/21/2026		Election Worker Payroll - 08/11/26 Election	Susan Meyer	105.00
127930	95557	8/21/2026		Security Deposit Refund - Pool	Tammy Renaud	100.00
127931	080626	8/21/2026		Umpire - 6 Games	Taylor Manuel	180.00
127932	081126	8/21/2026		Election Worker Payroll - 08/11/26 Election	Teri Hietpas	391.00
127933	0619148-IN	8/21/2026		Bags	The Penworthy Company LLC	272.00
127934	073126	8/21/2026		Blood Draws - 4	The d a c a r e Laboratories	127.50
127935	205550-202607-1	8/21/2026		TLO - Tax Exempt	TransUnion Risk and Alternative Data Solutions Inc	145.00
127936	734	8/21/2026		Sanitary Sewer Maint., Storm Sewer Maint.	Tundra Stone Precast	1,692.44
127937	081126	8/21/2026		Election Worker Payroll - 08/11/26 Election	Val Fischer	217.50
127938	95555	8/21/2026		Refund - Pool Security Deposit	Village of Bellevue	100.00
127939	081126	8/21/2026		Election Worker Payroll - 08/11/26 Election	Virginia Schuller-Rach	318.75
127940	6022118455	8/21/2026		Gas Service - July	We Energies	29.59
127941	D26DF220	8/24/2026		2026 Dodge Durango	Ewald Motors of Oconomowoc, LLC	39,180.50
00000545/1	26229000106	8/25/2026		Supplemental Select, Supplemental Select Plus	Delta Dental of Wisconsin	2,094.50
00000545/2	348184	8/25/2026		WRS- July	Wisconsin Employee Trust Funds (ETF)	333,431.19
00000545/3	081326	8/25/2026		08/13/26 Payroll, 08/13/26 Payroll	Mission Square Retirement	22,176.61
00000545/4	1011	8/25/2026		Ramp Plus Annual Renewal	Ramp Financial	735.56
00000546/1	AK3XP4F	8/25/2026		Laptop Docking Stations	CDW Government	493.05

Check #	Bills Paid	Date	Class	Line Description	Addressee	A m o u n t Paid
00000546/1	AK31C5H	8/25/2026		2 Laptops for Windows 11 Upgrade Project	CDW Government	3,046.00
00000546/1	AK4N97Y	8/25/2026		Stylus Replacement for Sewer Tablets	CDW Government	122.06
00000546/1	AK4MS8I	8/25/2026		Power Supplies for Laptops	CDW Government	65.04
00000546/10	PEL2026-08-13	8/25/2026		08/13/26 Payroll	Pelion Benefits, Inc (SSA)	5,554.12
00000546/11	IN93021	8/25/2026		Processing of bill and credit invoices from PDFs exceeding the monthly package.	Zone & Company Software Consulting LLC	189.55
00000546/12	2609803	8/25/2026		2-Way Radios	DSC Communications	1,890.00
00000546/13	26793	8/25/2026		Temp Staffing - Planning		1,055.70
00000546/13	26678	8/25/2026		Temp Staffing - Planning		1,055.70
00000546/14	081226	8/25/2026		Payment for Project 8-26	Concrete Creations of WI, Inc	82,835.78
00000546/2	10630-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	32.42
00000546/2	501802-00 2026-07-31	8/25/2026		Tower Drive - Industrial Park Sewer Lift	Kaukauna Utilities	3,586.16
00000546/2	10615-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	280.41
00000546/2	12960-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	181.28
00000546/2	504000-00 2026-08-11	8/25/2026		Progress Way - Fountain	Kaukauna Utilities	50.04
00000546/2	21995-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	44.48
00000546/2	10465-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	39.06
00000546/2	10650-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	1,413.36
00000546/2	10680-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	614.40
00000546/2	10590-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	283.97
00000546/2	10595-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	114.16
00000546/2	10600-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	102.32
00000546/2	10610-00 2026-08-11	8/25/2026		Dodge Street Sewer Lift Pump	Kaukauna Utilities	92.53
00000546/2	10579-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	67.23
00000546/2	25720-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	26.21
00000546/2	10635-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	16.48
00000546/2	501803-00 2026-08-11	8/25/2026		Tower Drive Sewer Lift	Kaukauna Utilities	11.00
00000546/2	10581-01 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	7,668.93
00000546/2	100420-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	63.14
00000546/2	10620-00 2026-08-11	8/25/2026		Dodge Street Sewer Pump	Kaukauna Utilities	17.89
00000546/2	12922-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	7,321.69
00000546/2	12953-01 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	4,788.85
00000546/2	92505-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	408.65
00000546/2	10593-01 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	201.87
00000546/2	10730-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	198.12
00000546/2	10591-01 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	175.96
00000546/2	50821-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	68.56
00000546/2	31524-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	676.79
00000546/2	10592-02 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	248.30
00000546/2	31521-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	75.43
00000546/2	31522-01 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	67.47
00000546/2	16015-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	28.24
00000546/2	12970-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	23.39
00000546/2	10672-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	22.69
00000546/2	10671-01 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	16.48
00000546/2	15010-01 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	1,911.73

Check #	Bills Paid	Date	Class	Line Description	Addressee	A m o u n t Paid
00000546/2	10580-01 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	628.34
00000546/2	10660-01 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	232.67
00000546/2	120560-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	177.23
00000546/2	10690-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	17.05
00000546/2	801162-00 2026-08-11	8/25/2026		Evergreen Dr - Commerce X-ing	Kaukauna Utilities	114.67
00000546/2	31641-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	106.93
00000546/2	21846-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	72.04
00000546/2	10279-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	51.91
00000546/2	282505-00 2026-08-11	8/25/2026		Riverside Boardwalk Lighting	Kaukauna Utilities	26.49
00000546/2	204444-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	16.48
00000546/2	111340-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	78.12
00000546/2	26412-00 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	80.29
00000546/2	391515-01 2026-08-11	8/25/2026		Water, Sewer, & Electric	Kaukauna Utilities	607.18
00000546/3	509229420	8/25/2026		Digital Library Materials	Midwest Tape	72.72
00000546/3	509221304	8/25/2026		Digital Library Materials	Midwest Tape	1,426.19
00000546/3	509186800	8/25/2026		Digital Library Materials	Midwest Tape	23.24
00000546/4	SC100415264	8/25/2026		Volunteer Screenings for the Library, Volunteer Screenings for 1000 Islands	Screening One, Inc.	66.00
00000546/5	083126	8/25/2026		August 2026 , August 2026	Securian Financial Group, Inc.	3,060.80
00000546/6	431766	8/25/2026		Shop/Building Maint., SPaR/Building Maint.	Superior Chemical, LLC	585.03
00000546/6	444686	8/25/2026		Parks/Custodial Supplies	Superior Chemical, LLC	795.93
00000546/6	446379	8/25/2026		Shop/Building Maint., Parks/Custodial Supplies, SPaR/Building Maint.	Superior Chemical, LLC	1,069.50
00000546/7	DBS2026-08-13	8/25/2026		08/13/26 Payroll, 8/13/26 Payroll	Diversified Benefit Services, Inc (DBS) (ACH)	9,262.92
00000546/8	IAFF2026-08-13	8/25/2026		8/13/26 Payroll	Fire Association Local 1594	1,025.42
00000546/9	KPPA2026-08-13	8/25/2026		8/13/26 Payroll	Police Association	667.00
Total						2,349,533.45



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Common Council
From: Adrienne Nelson, Associate Planner
Date: August 26, 2026
Re: Extraterritorial CSM Review – Debruin Road (Town of Buchanan)

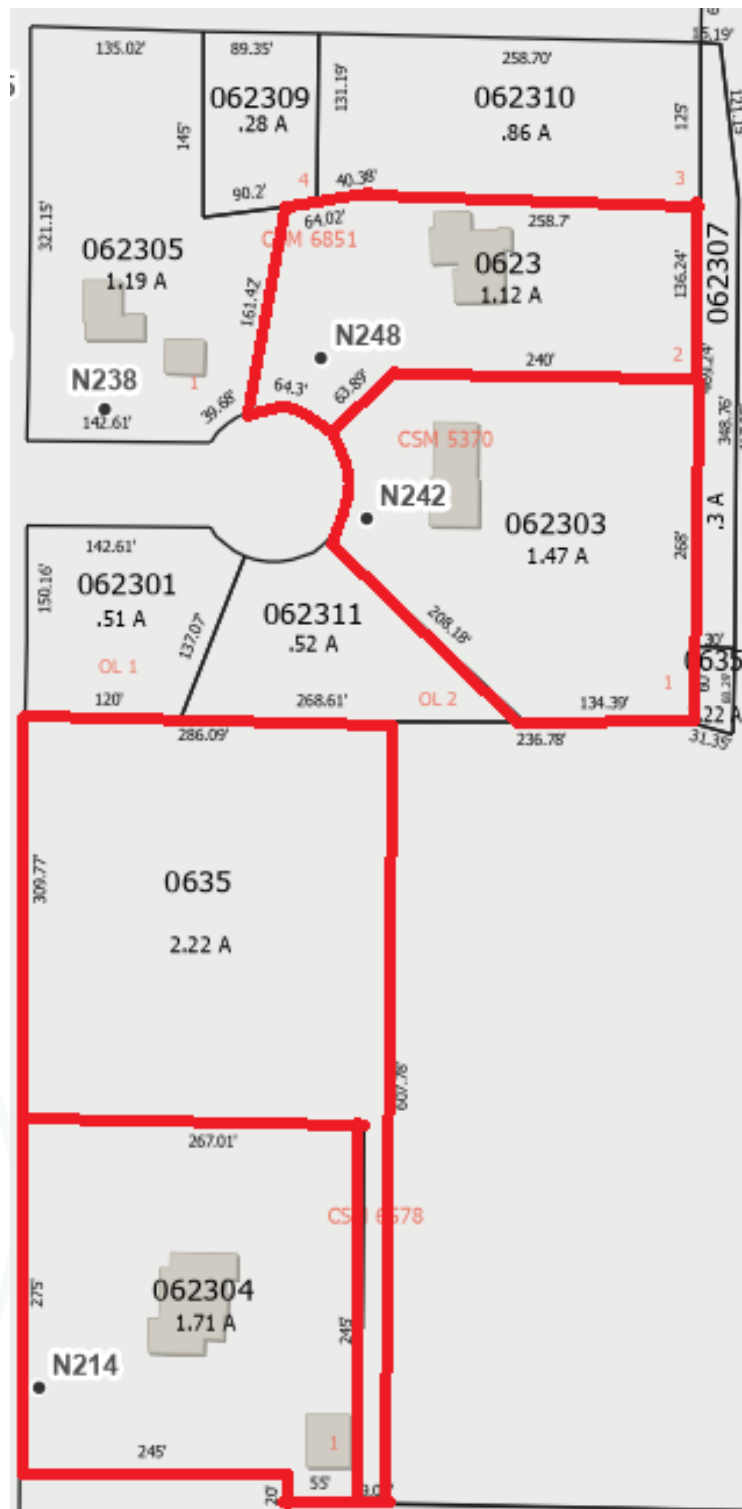
Scott Andersen, surveyor, has submitted a certified survey map on behalf of:

- 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

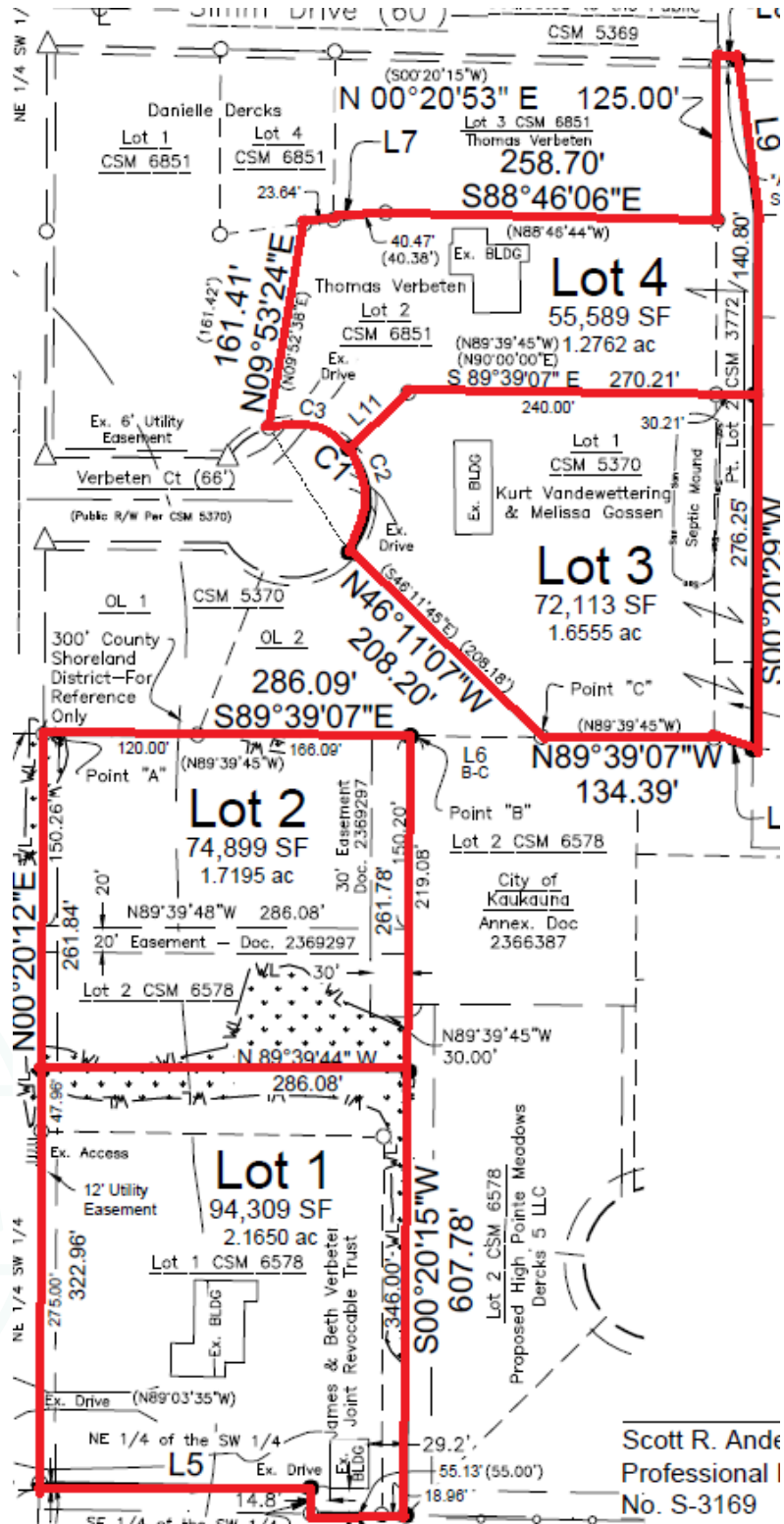
These parcels fall within the extraterritorial review area of the City of Kaukauna, which is why this CSM is being brought before the Legislative Committee. They are contiguous to existing land within the City of Kaukauna and, although there are no current plans for annexation, could feasibly be annexed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

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. _____

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

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. _____

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.

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. _____

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 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

PLANNING & COMMUNITY DEVELOPMENT

To: Common Council
 From: Adrienne Nelson, Associate Planner
 Date: August 27, 2026
 Re: Covenant Modernization/Codification Introduction

Introduction:

The City of Kaukauna has five business/industrial parks governed by protective covenants:

- **South Industrial Park**
 - Established in 1975.
 - Zoned Industrial Park District, and therefore also falls under requirements outlined in [17.26](#) and [17.52\(5\)](#) of the Municipal Code.
- **North Industrial Park Phase I**
 - Established in 1998.
 - Zoned Industrial District, and therefore also falls under requirements outlined in [17.25](#) and [17.52\(5\)](#) of the Municipal Code.
- **North Industrial Park Phase II**
 - Established in 2000.
 - Zoned Industrial District, and therefore also falls under requirements outlined in [17.25](#) and [17.52\(5\)](#) of the Municipal Code.
- **NEW Prosperity Center**
 - Established in 2006.
 - Zoned Industrial District, and therefore also falls under requirements outlined in [17.25](#) and [17.52\(5\)](#) of the Municipal Code.
- **Commerce Crossing Business Park**

- Established in 2007.
- Zoned Commercial Highway District, and therefore also falls under requirements outlined in Sections [17.22](#), [17.52\(4\)](#), and [17.53\(3\)\(a\)](#) of the Municipal Code.

Due to ongoing issues with covenant language and enforcement, staff is recommending either modernizing the covenants or doing away with them and instead codifying applicable rules in City ordinance instead.

Covenants vs. Ordinances

Some key differences between the City's protective covenants and zoning ordinances are as follows:

- Protective covenants are often (but not always) more restrictive than zoning code in regards to building setbacks, parking, façades, fences, and storage requirements. This helps the park achieve a specific aesthetic appearance.
- For the industrial parks, covenants run with the land and automatically renew every ten years. In the Commerce Crossing Business Park, covenants are set to terminate in 2037, but can be extended.
- Covenant amendments require the majority of property owners, as well as the Common Council, to vote in favor of any change. Zoning code updates require a public hearing, but the decision ultimately remains up to the Common Council and is not dictated by property owners.

Community Comparison:

Staff looked at nearby communities to see which ones utilized covenants.

Communities that utilize covenants:

- [City of Appleton](#)
- [Village of Harrison](#)
- [Village of Little Chute](#)

Communities that do not utilize covenants:

- [City of Menasha](#)
- [Village of Kimberly](#)
- [Village of Wrightstown](#)

Staff Recommendation:

Staff is requesting direction from the Common Council on whether to pursue covenant updates or do away with established covenants.



RESOLUTION 2026-5524

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