

# PLAN COMMISSION

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



Thursday, May 19, 2022 at 4:00 PM

## AGENDA

1. Roll Call.
2. Approval of Minutes.
  - [a.](#) Approve Minutes of April 21, 2022 Meeting
3. New Business.
  - [a.](#) Storm Sewer Easement to 111 Main Ave LLC for Parking Lot Drainage
  - [b.](#) West Wisconsin Ave Business Request to Pave Rear Parking Area and City Owned Property
  - [c.](#) Site Plan Review - 2651 Northridge Dr; Milbach Construction Services, Co.
  - [d.](#) Future Stormwater Management Considerations at Bluestem Meadows 3
  - [e.](#) Rezoning Request - 2928 & 2930 Lawe Street
4. Other Business.
5. 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, April 21, 2022 at 4:00 PM

### MINUTES

HYBRID MEETING (May attend in-person or via Zoom)  
In-person in Common Council Chambers, City of Kaukauna  
Remote Attendance option available via Zoom

1. Roll Call.

The Meeting was called to order by Mayor Penterman at 4:00 PM.

Members Present: Mayor Penterman, Commissioner Avanzi, Commissioner Feller, Ald. Moore (District 2), Ald. Thiele (District 4), PCDD Stephenson, DPW Neumeier, and AP Paul.

Others Present: Jim Sehloff of Davel Engineering and Joel Ehrfurth of Mach IV.

A motion was made by Ald. Moore to excuse the absent member(s). The motion was seconded by Commissioner Avanzi. The motion carried.

2. Approval of Minutes.

a. Approve Minutes of April 7, 2022 Meeting

A motion was made by Commissioner Feller to approve the minutes of April 7, 2022, meeting. The motion was seconded by Ald. Moore. The motion carried.

3. New Business.

a. Extraterritorial Review of Final Plat – Wolfinger Estates Phase 1

AP Paul explained that phase 1 of the Final Plat for Wolfinger Estate is a proposed subdivision in the town of Buchanan. This final plat includes a larger area than the preliminary plat that was already approved. Phase 1 includes 78 lots and one outlot which will have a stormwater pond. The average lot is a third acre. These lots blend well with the surrounding residential regions.

A motion was made by DPW Neumeier to approve the Final Plat – Wolfinger Estates Phase 1. The motion was seconded by Ald. Thiele. The motion carried.

b. Review CSM Lots 32-35 of Country Side Estates.

AP Paul presented a CSM for lots 32-35 of Country Side Estates. The side lot lines were shifted slightly for house construction to conform to setback requirements.

A motion was made by Mayor Penterman to approve CSM Lots 32-35 of Country Side Estates. The motion was seconded by DPW Neumeier. The motion carried.

4. Other Business.

5. Adjourn.

A motion was made to adjourn the meeting at 4:12 PM by Ald. Moore. The motion was seconded by Commissioner. Feller. The motion carried.





1730 East Sylvan Avenue  
Appleton, WI 54915  
www.civil-fox.com  
Phone: (920)419-5904

May 10, 2022

John Neumeier  
Director of Public Works / City Engineer  
City of Kaukauna  
144 W. Second Street  
P.O. Box 890  
Kaukauna, WI 54130

Dear Mr. Neumeier,

Re: City of Kaukauna  
Gov Lot 1, Sect. 22, T21N, R18E  
Utility Easement Request


On behalf of 111 Main, LLC, Civil Fox Engineering, LLC is requesting a utility easement for the proposed construction. A plot plan and legal description prepared by Carow Land Surveying, Inc. showing the proposed easement in red, its location, and dimensions.

The property is located at 111 Main Ave, Kaukauna, WI 54130. The construction site lies in Lot 1, Section 22, Township 21 North, Range 18 East. 111 Main, LLC wishes to change the existing building into an apartment building, which has a proposed parking area. The parking area requires a drain the existing manhole on City of Kaukauna property. The proposed easement would allow for the construction of the parking area and drainage to the existing stormwater system. This easement would allow the owners of 111 Main, LLC the ability to maintain the proposed stormwater line, with a proposed width of twelve (12) feet to allow adequate ability to fix any future issues if they occur (See attached 12' Storm Sewer Easement Exhibit).

The owner of 111 Main, LLC is Tim Schuelke, his phone number is (920) 471-3342 and his email is [tschuelke78@gmail.com](mailto:tschuelke78@gmail.com).

If you have any questions, please feel free to contact me.

Regards,

DocuSigned by:  
  
B4B61881D6204F8...  
Clark Fox, P.E.  
Project Engineer

cc: Tim Schuelke, 111 Main, LLC



APRIL 19, 2022

RE: CLARK FOX CIVIL  
A2011.10-22

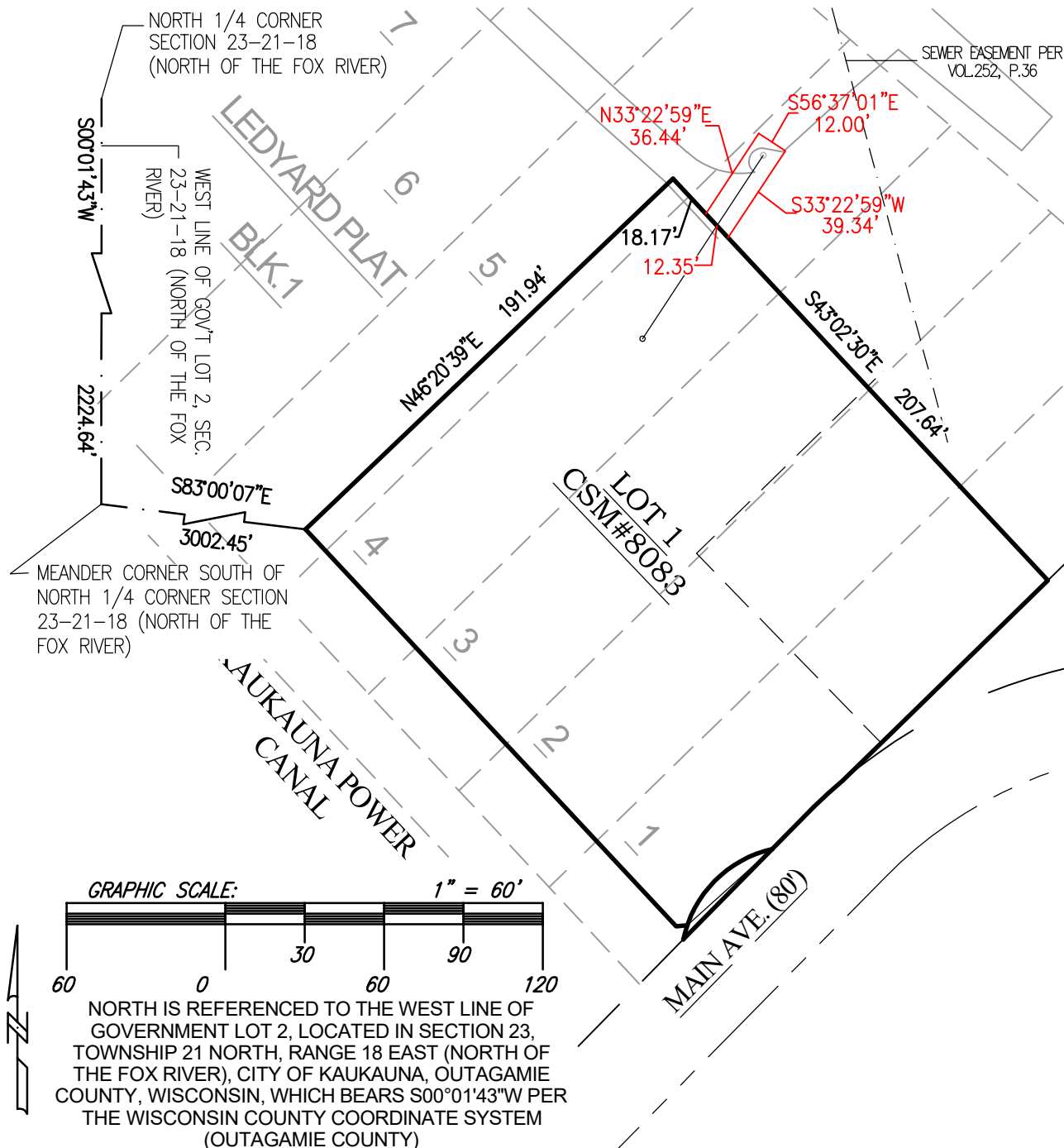
**DESCRIPTION OF 12 FOOT STORM SEWER EASEMENT:**

A PARCEL OF LAND BEING PART OF LOT 4, BLOCK 1, LEDYARD PLAT, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF SAID CITY, LOCATED IN ISLAND NO. 4, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF KAUKAUNA, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH ¼ CORNER OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 18 EAST; THENCE S00°01'43"W, 2224.64 FEET ALONG THE WEST LINE OF GOVERNMENT LOT 2 OF SECTION 23 TO THE MEANDER CORNER SOUTH OF THE NORTH ¼ CORNER OF SECTION 23; THENCE S83°00'07"E, 3002.45 FEET TO THE MOST WESTERLY CORNER OF CERTIFIED SURVEY MAP NO. 8083; THENCE N46°20'39"E, 191.94 FEET ALONG THE NORTHWESTERLY LINE OF SAID CERTIFIED SURVEY MAP TO THE NORTHEASTERLY LINE OF SAID CERTIFIED SURVEY MAP; THENCE S43°02'30"E, 18.17 FEET ALONG SAID NORTHEASTERLY LINE TO THE POINT OF BEGINNING; THENCE N33°22'59"E, 36.44 FEET; THENCE S56°37'01"E, 12.00 FEET; THENCE S33°22'59"W, 39.34 FEET TO THE NORTHEASTERLY LINE OF CERTIFIED SURVEY MAP NO. 8083; THENCE N43°02'30"W, 12.35 FEET ALONG SAID NORTHEASTERLY LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. SAID EASEMENT CONTAINS 0.0104 ACRES (455 SQ.FT.) OF LAND MORE OR LESS.

# 12' STORM SEWER EASEMENT EXHIBIT

## DESCRIPTION OF 12 FOOT STORM SEWER EASEMENT:

A PARCEL OF LAND BEING PART OF LOT 4, BLOCK 1, LEDYARD PLAT, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF SAID CITY, LOCATED IN ISLAND NO. 4, TOWNSHIP 21 NORTH, RANGE E18 EAST, CITY OF KAUKAUNA, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:  
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**John Neumeier**

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**Subject:** FW: Blacktop Parking Lot**From:** Marty Decoster <1st\_district\_alderman1@kaukauna-wi.org>**Sent:** Tuesday, May 10, 2022 10:11 AM**To:** John Neumeier <neumeier@kaukauna-wi.org>; Michael Avanzi <mavanzi@ku-wi.org>**Subject:** Blacktop Parking Lot

Good morning John and Michael! I have a question regarding our back parking lot behind my bar Plan B and neighbors of the 100 block of W Wisconsin Ave. As all of us neighbors work so good together, from Tommy G's to the Kaukaun Coffee & Tea, we are looking at possibly blacktopping our shared parking lot behind our buildings. We have gotten a quote from a company Monday, and surprisingly, it is in all of our price ranges to proceed.

Question is, what is our next steps and do we need any permission from the city or utilities? As I believe the city owns a sliver along the top of the hill, along with the hill, I want to make sure there is no conflict of land ownership or wash out potential of the hill, along with any possible utilities easements for the power boxes that are placed behind our buildings.

Having the blacktop would help a ton when it comes to snow plowing, as then gravel won't have the potential to be accidentally pushed over the side of the hill. We can also then better mark the parking spaces and possibly fit more cars in the area, not having people park in random spots as they do now.

Thank you for any help moving forward with this project.

Marty DeCoster





UPDATED 9.21.2020



## SITE PLAN REVIEW APPLICATION SUBMISSION

|  |  |
|--|--|
| <b>PROPERTY OWNER</b><br>Milbach Development, LLC          | <b>APPLICANT (IF DIFFERENT PARTY THAN OWNER)</b> |
| Name:<br>Michael J. Milbach                                | Name:  |
| Mailing Address:<br>2651 Northridge Dr. Kaukauna, WI 54130 | Mailing Address:                                 |
| Phone:<br>920-993-0735                                     | Phone:   |
| Email:<br>milbconst@aol.com                                | Email:   |

|  |
|--|
| <b>PROPERTY INFORMATION</b>  |
| Described the Proposed Project in Detail:<br>Construct a 40'x60' unheated steel framed storage structure, with 16' side walls, 1/12 pitch gable roof. 220 LF of 7' H chain link fence with a 24' W cantilever gate. Expand crushed asphalt 60' x 100' laydown area |
| Property Parcel # (3-20000):<br>322103500  |
| Site Address/Location:<br>2649 Northridge Dr.  |
| Current Zoning and Use:<br>Industrial Commercial   |
| Proposed Zoning and Use:<br>Industrial Commercial  |
| Existing Gross Floor Area of Building:<br>8000 SF  |
| Proposed Gross Floor Area of Building:<br>Unattached 2400 SF (crushed asphalt floor)   |
| Existing Building Height:<br>22' side walls  |
| Proposed Building Height:<br>16' sidewalls   |
| Existing Number of Off-Street Parking Spaces:<br>14 + 2 ADA = 16 stalls  |
| Proposed Number of Off-Street Parking Spaces:<br>No Change   |
| Existing Impervious Surface Coverage Percentage:<br>No Change  |
| Proposed Impervious Surface Coverage Percentage:<br>No Change  |

CITY OF KAUKAUNA

144 W 2nd Street  
Kaukauna, WI 54130920.766.6300  
[www.cityofkaukauna.com](http://www.cityofkaukauna.com)

**MILBACH**

Construction  
Services,  
Company

Date: April 7, 2022

Trans. No. 4-7-22

**LETTER of TRANSMITTAL**

To: City of Kaukauna  
144 W 2<sup>nd</sup> St.  
Kaukauna, WI 54130  
Attn: Lily Paul

From: Milbach Construction  
\_\_\_\_\_  
\_\_\_\_\_

We are sending you:

☐ Purchase Order

☐ Change Order

☐ Request for Information

☐ Payroll Reports

☐ Subcontract Revision

☐ Contract Revision

☐ Notice of Scope Revision

☒ Other: Drawings/Application

Regarding: Milbach Construction Services, Co.

The following is being transmitted for:

☒ Your Use

☐ Your Information

☐ Your Approval

☐ Reply Requested

☐ Return Requested

☐ Your Signature

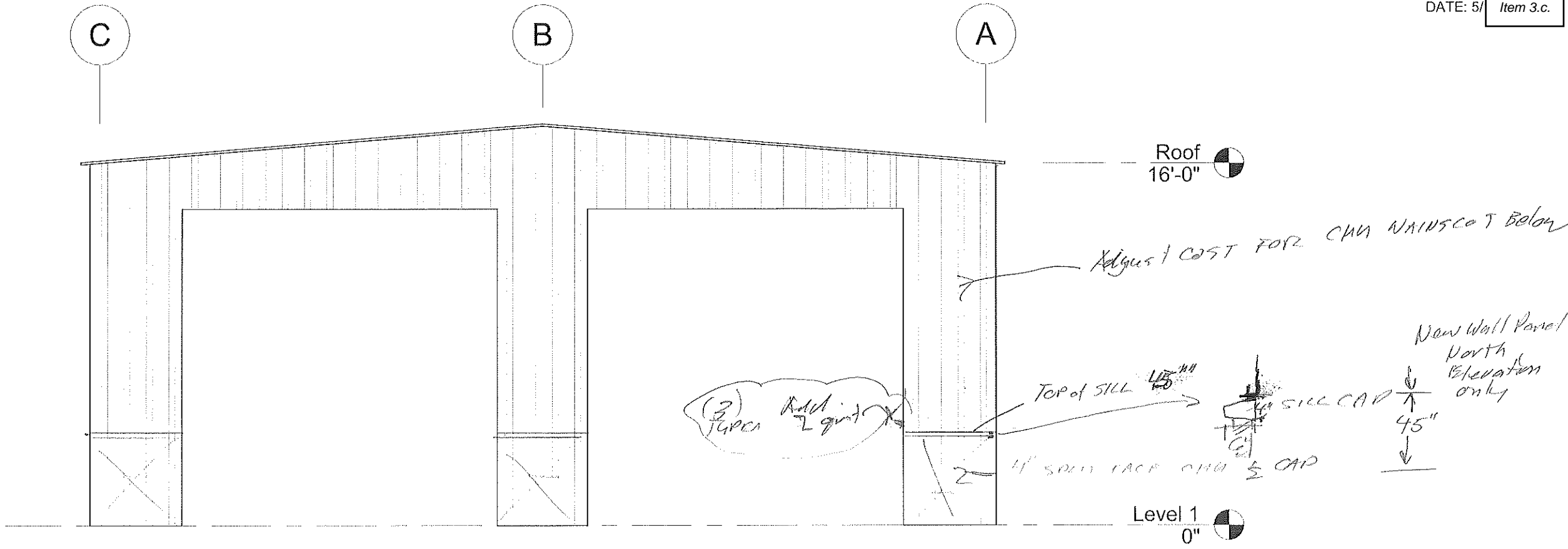
☐ Other:

- (1) Site Plan Review Application
- (1) Site Plan Drawing

**Remarks:**

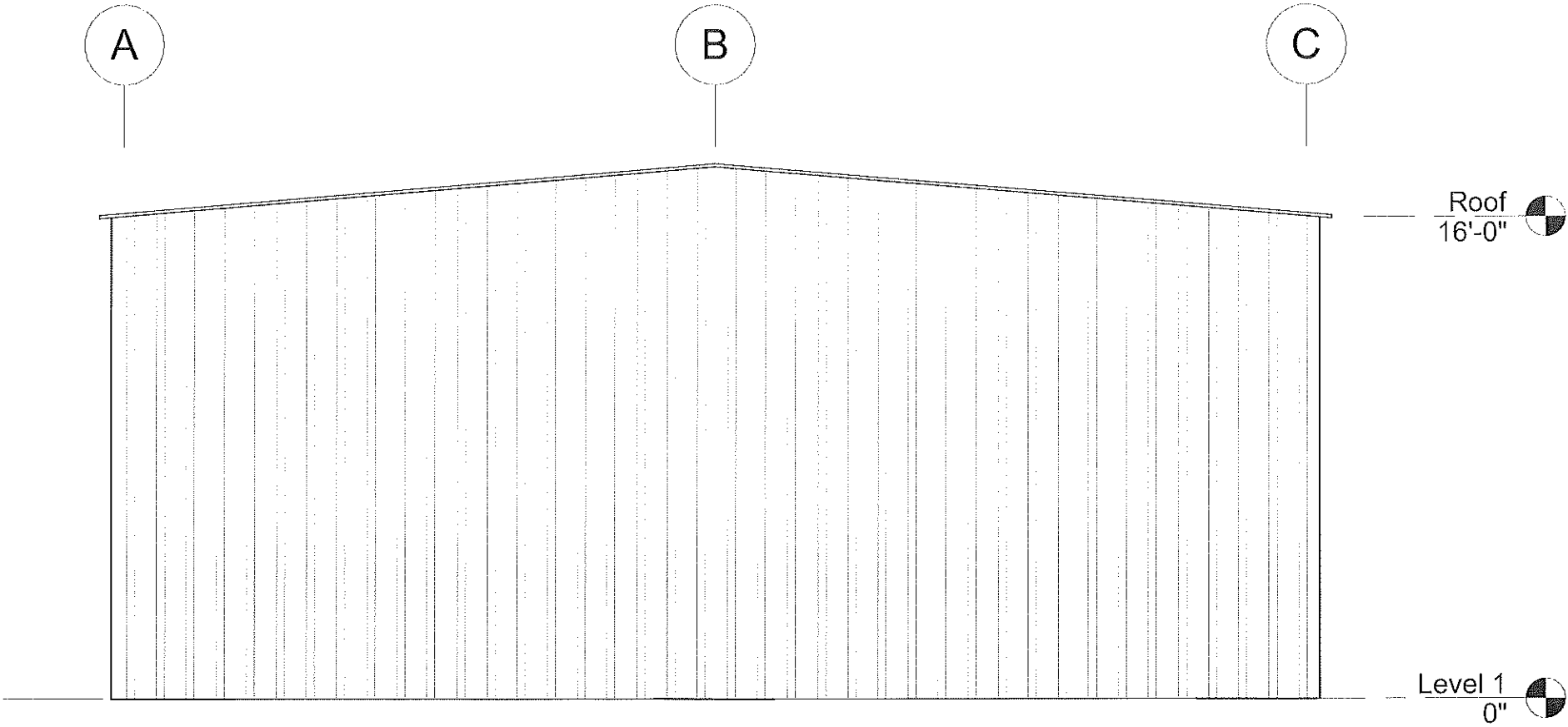
Cc: Milbach File

Signed: 



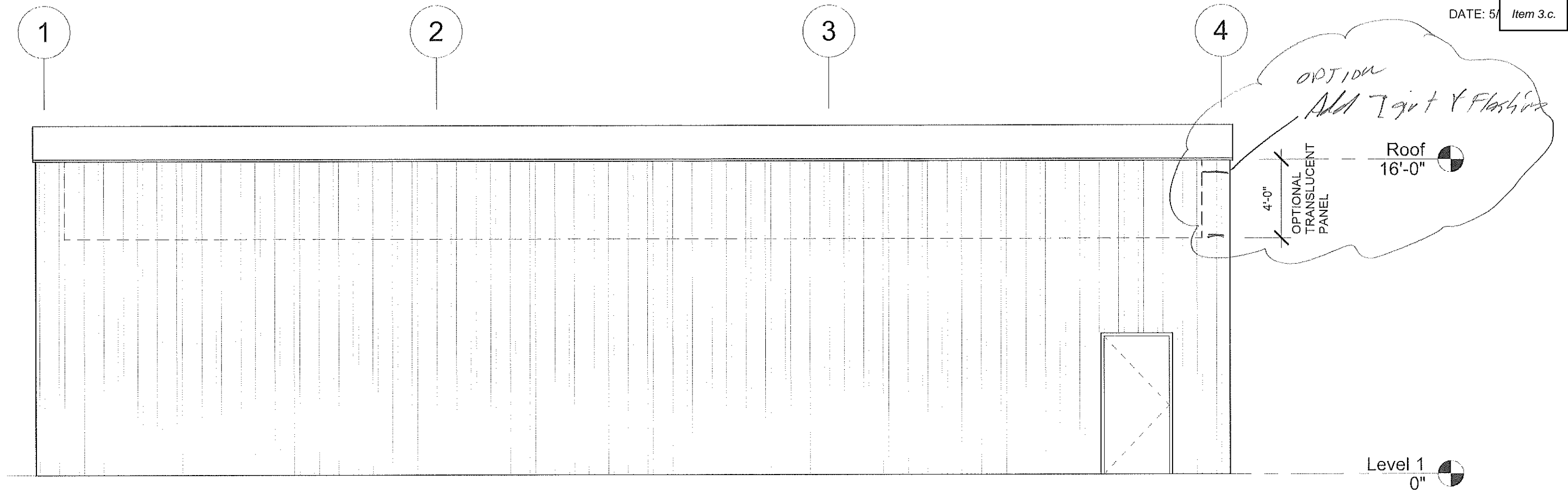
**NORTH ELEVATION**

SCALE: 3/16" = 1'-0"

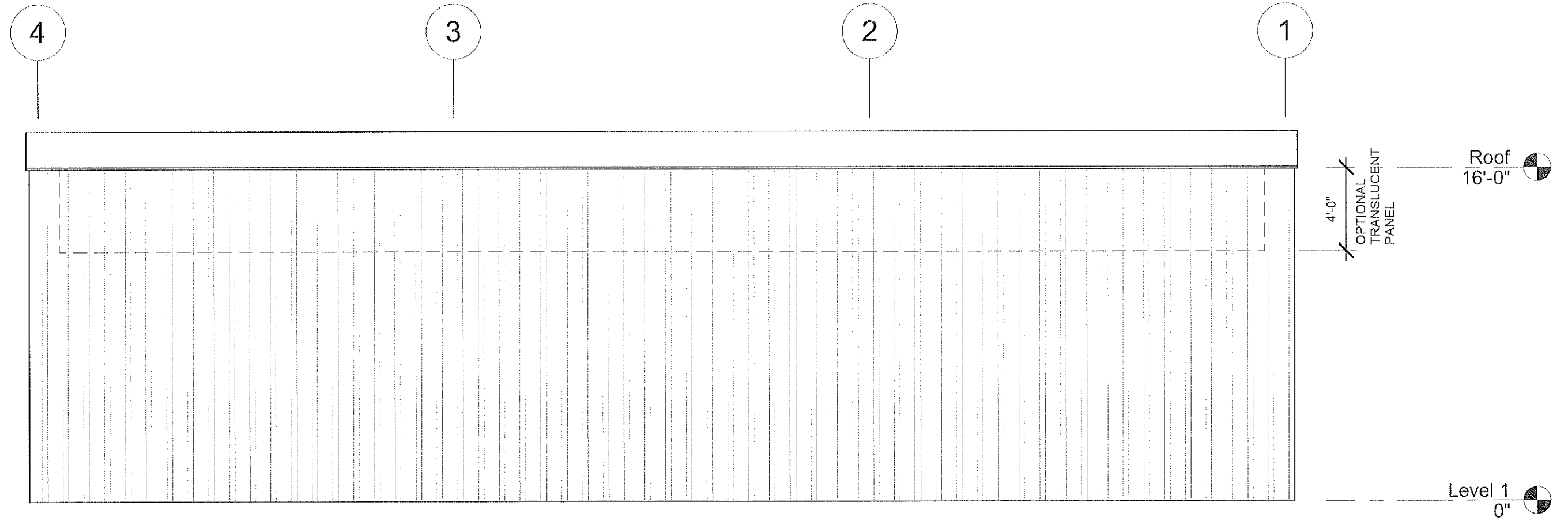


**SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"

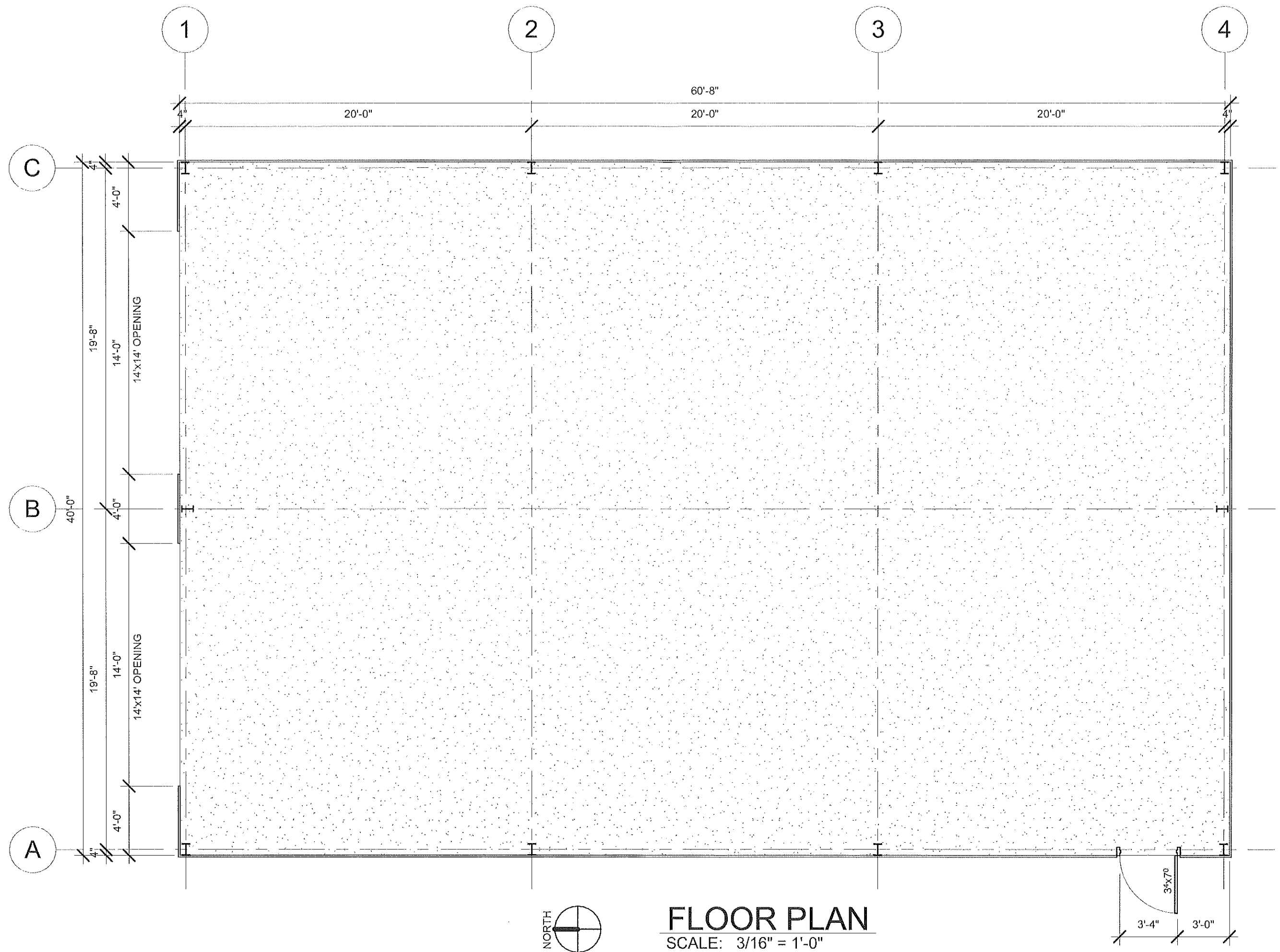


**WEST ELEVATION**  
SCALE: 3/16" = 1'-0"



**EAST ELEVATION**  
SCALE: 3/16" = 1'-0"







CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE CONSTRUCTION AND NOTIFY ARCHITECT AND OWNER OF ANY INTERFERENCES.

CONTRACTOR SHALL PROVIDE ALL BARRIERS, BARICADES, FENCES AND SAFETY EQUIPMENT AND PRECAUTIONS REQUIRED BY ALL CODES AND SAFE CONSTRUCTION PRACTICES.

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CODES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT.

ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.

CONSTRUCTION OF THIS BUILDING SHALL MEET OR EXCEED ALL APPLICABLE ORDINANCES, CODES AND STANDARDS. IN THE CASE OF CONFLICT, THE MOST STRINGENT SHALL APPLY. STATE OF WISCONSIN ADMINISTRATIVE CODE.

## SHEET INDEX

- A.1 SITE PLAN
- A.2 FIRST FLOOR PLAN  
MEZZANINE PLAN  
ENLARGED BATHROOM PLAN  
BATHROOM FIXTURE ELEVATIONS
- A.3 ROOM FINISH SCHEDULE  
DOOR AND FRAME SCHEDULE  
WINDOW TYPES  
WALL TYPES  
MASONRY REINFORCEMENT DETAIL
- A.4 BUILDING ELEVATIONS
- A.5 BUILDING SECTION  
ENLARGED STAIR PLAN  
ENLARGED STAIR ELEVATION
- A.6 WALL SECTIONS
- A.7 WALL SECTIONS
- S.1 FOUNDATION PLAN  
SECOND FLOOR FRAMING PLAN  
SCHEDULES - LINTEL, COLUMN AND FOOTING
- S.2 PIER DETAILS
- S.3 STRUCTURAL DETAILS

## EROSION CONTROL PLAN

- SILT FENCE 520 LF
- TOP SOIL STOCK PILE
- ▨ TRACKING PAD
- ST—ST— 6" x 8" STORM LATERALS
- (MH) CATCH BASIN STORM

NOTE: PLACE FILTER FABRIC IN ALL STORM LINES IN PARKING LOT & AT CURBS ALONG NORTH RIDGE DRIVE (3) three Locations

## SITE PLAN LEGEND

- 111.5'— EXISTING ELEVATION
- 111'-10" NEW ELEVATION
- 120--- CONTOUR LINE (EXISTING GRADES)
- PAVEMENT MARKINGS
- ◇ FIRE HYDRANT
- MANHOLE
- 1" IRON PIPE FOUND
- CATCH BASIN

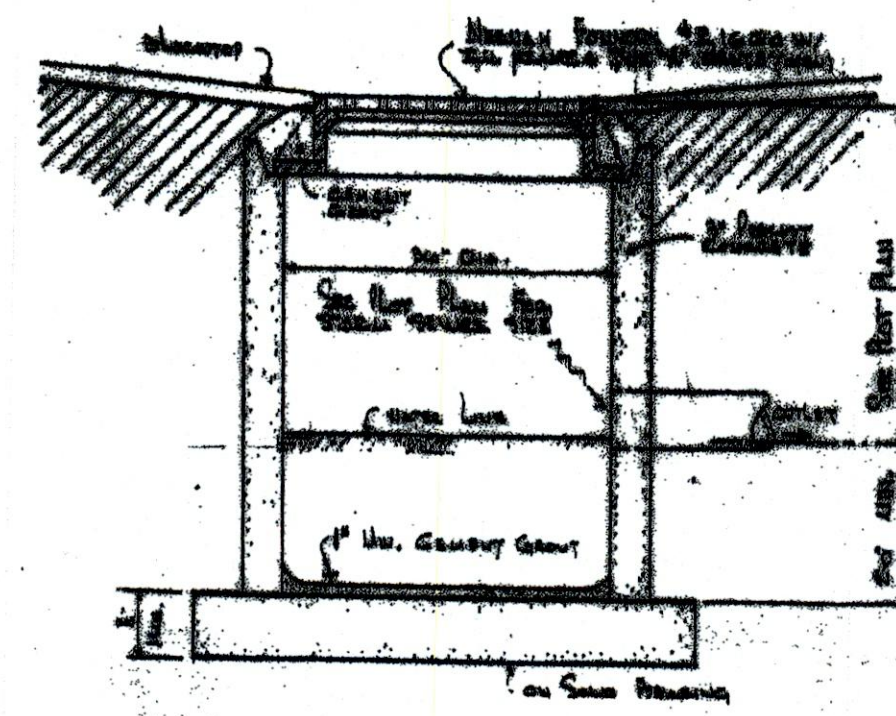
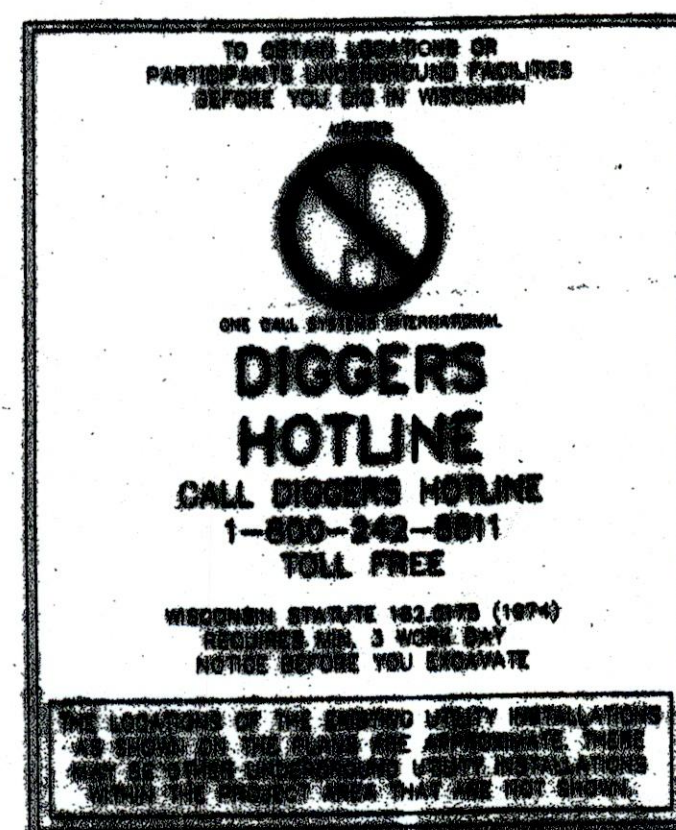
- MATERIALS
- BITUMINOUS PAVING
- CONCRETE

## NOTES

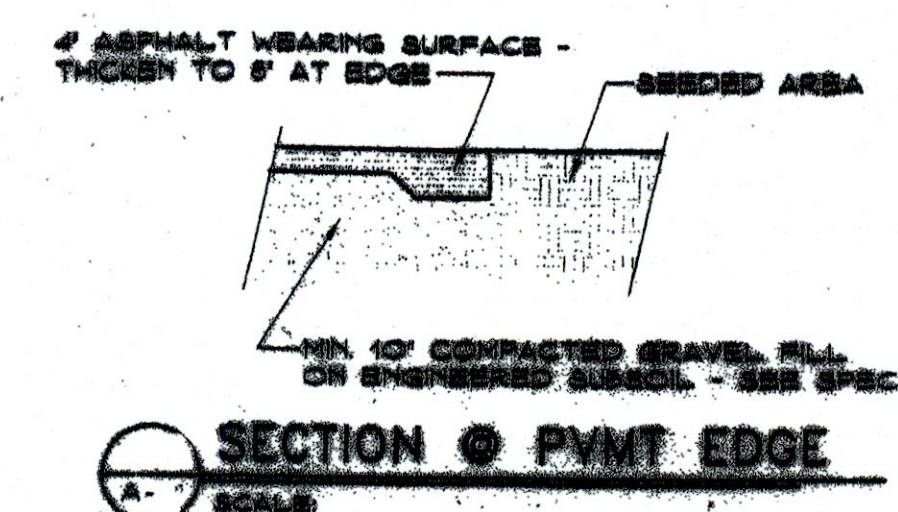
1. STANDARD PARKING SPACE: 9' x 18.5'
- TYPICAL HANDICAP PARKING SPACE: 8' x 16.5' WITH 5' x 18.5' ACCESS AISLE ON ONE SIDE
- VAN ACCESSIBLE HANDICAP PARKING SPACE: 8' x 16.5' WITH 5' x 18.5' ACCESS AISLE ON PASSENGER SIDE
2. ALL SIDEWALKS ARE 5'-0" WIDE UNLESS OTHERWISE NOTED (MEASURED FROM FACE OF CURB WHERE ADJACENT CURB)
3. HANDICAP CURB RAMPS SHALL NOT EXCEED 1:12 SLOPE ALONG PATH OF TRAVEL WITH 1:10 MAX. SLOPE AT FLARED SIDES
4. PROVIDE DETECTABLE WARNING TEXTURE AT CURB RAMPS AND AT AREAS WHERE PEDESTRIAN ACCESSIBLE ROUTE MEETS VEHICULAR PATH.

NOTE: OWNER TO ARRANGE TO HAVE A REGISTERED SITE SURVEYOR VERIFY ALL PROPERTY BOUNDARIES PRIOR TO START OF CONSTRUCTION.

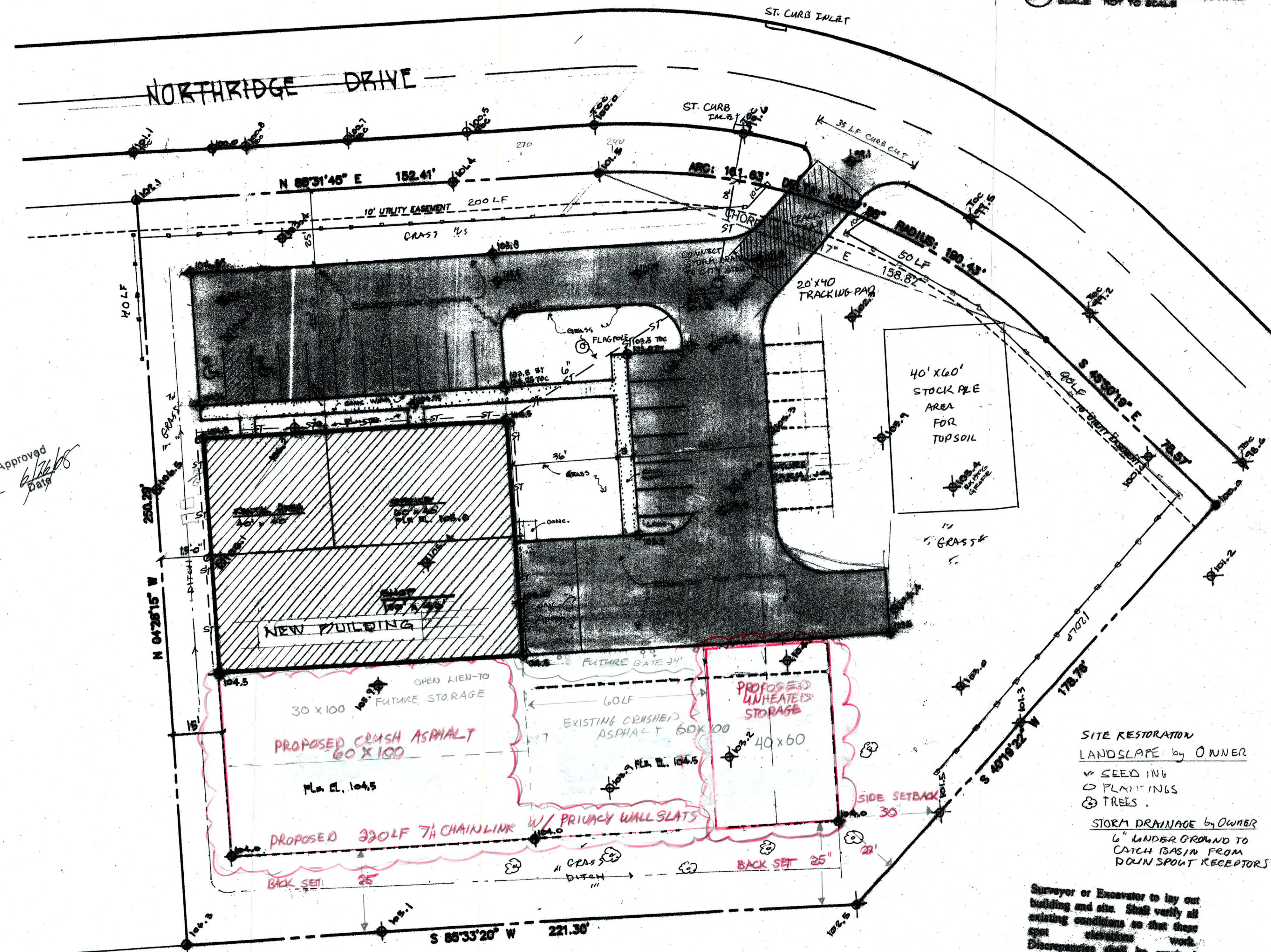
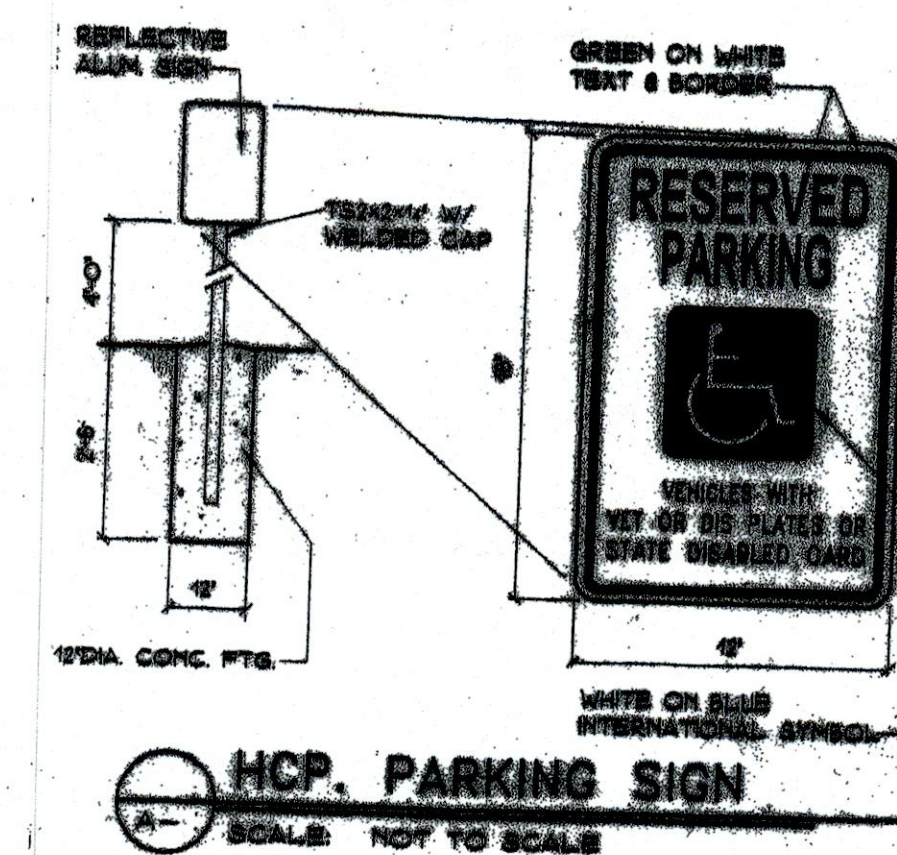
GENERAL CONTRACTOR TO PROVIDE SILT FENCING AND/OR SILT BARRIERS AS REQUIRED TO PREVENT SOIL WASHOUT DURING CONSTRUCTION.



CATCH BASIN DETAIL  
1:10 SCALE  
CATCH BASIN SHALL BE FURNISHED & INSTALLED BY PLUMBING CONTRACTOR



SECTION @ PAVT EDGE  
1:10 SCALE



## PLOT PLAN

SCALE: 1" = 200'



SITE RESTORATION  
LANDSCAPE by OWNER  
✓ SEEDING  
○ PLANTINGS  
● TREES  
STORM DRAINAGE by OWNER  
6" UNDER GROUND TO CATCH BASIN FROM DOWN SPOUT RECEPTORS

Surveyor or Excavator to lay out building and site. Shall verify all existing conditions as they appear on drawings. Discrepancies shall be resolved prior to excavation.

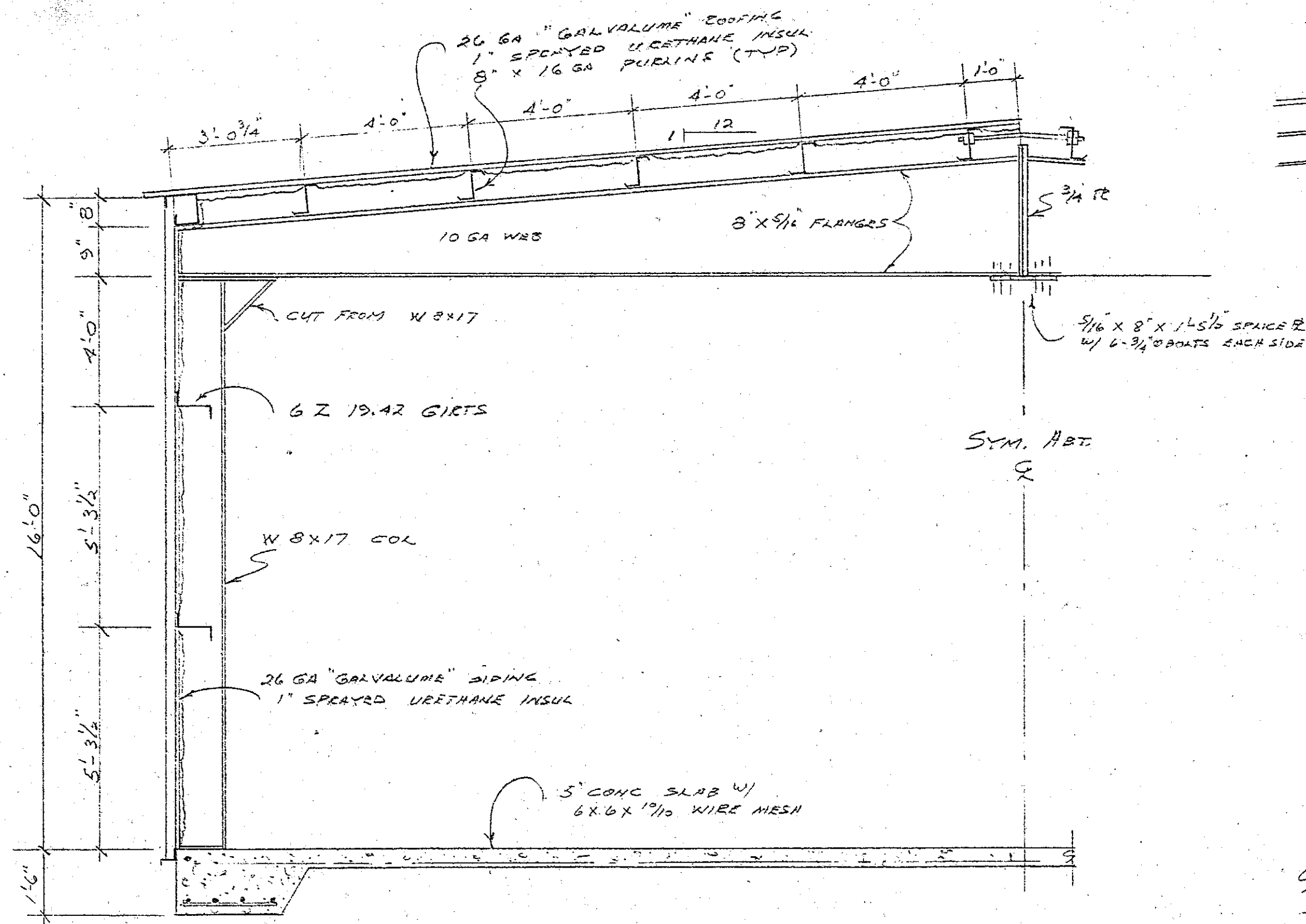
Am Check  
Copy of Approval Letter

PROJECT #2  
Proposed plans for  
MIKE MILDACH CONSTRUCTION  
KAUKAUNA, WI.

THOMAS KLOBER  
389 Williams Dr.  
Kaukauna, WI 54136  
(920) 774-8972  
(Fax) 920-775

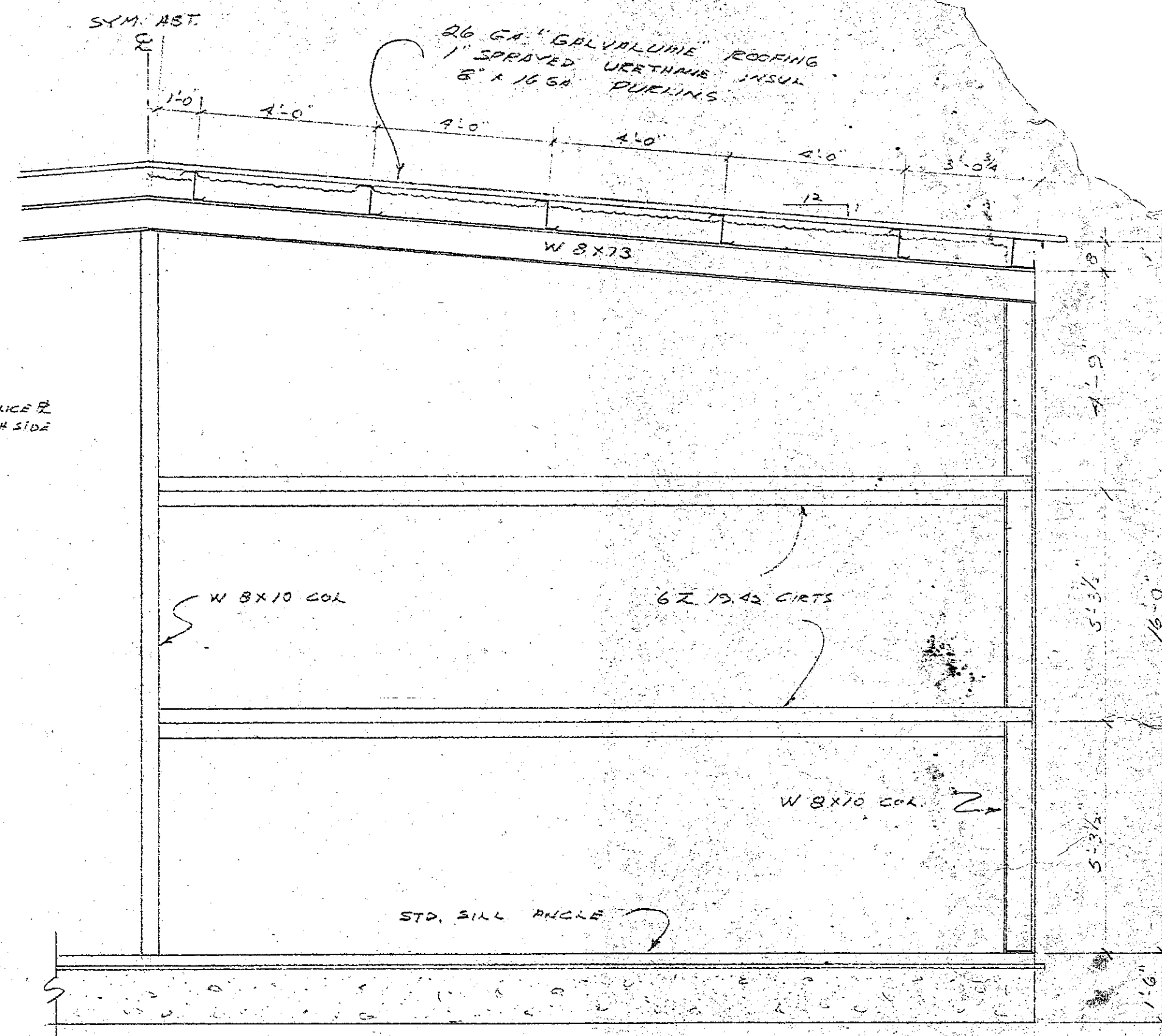
JOB NO.  
FILE NO.  
DRAWN BY  
DATE  
SHEET NO.  
A.1.1





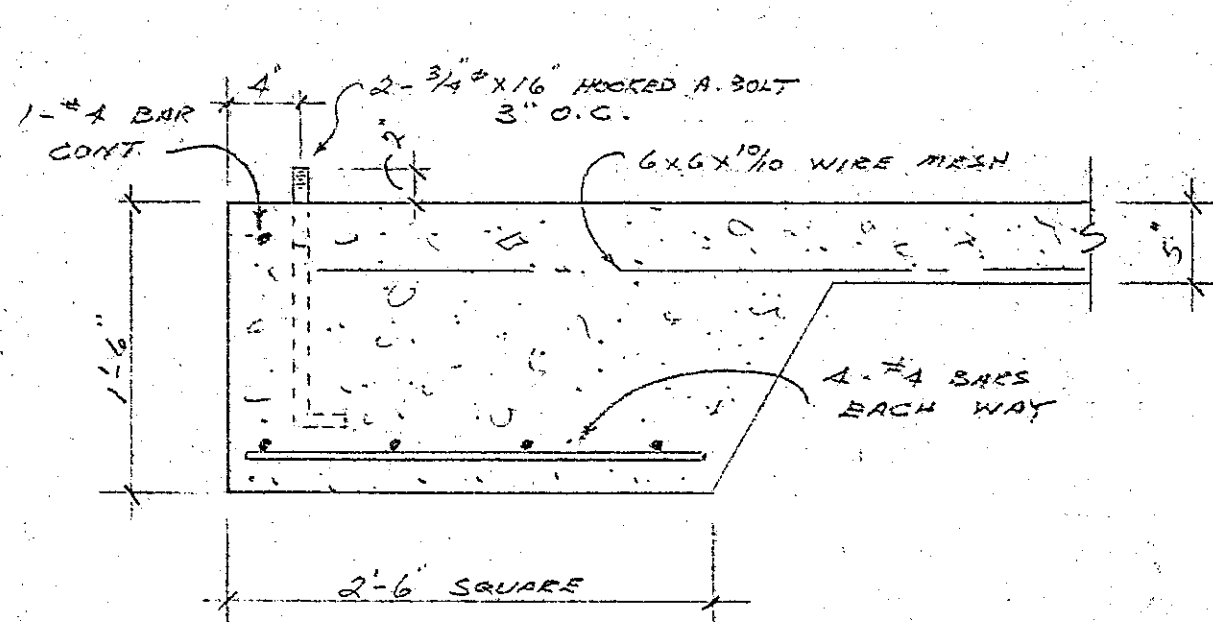
TYPICAL HALF SECTION

SCALE: 3/8" = 1'-0"



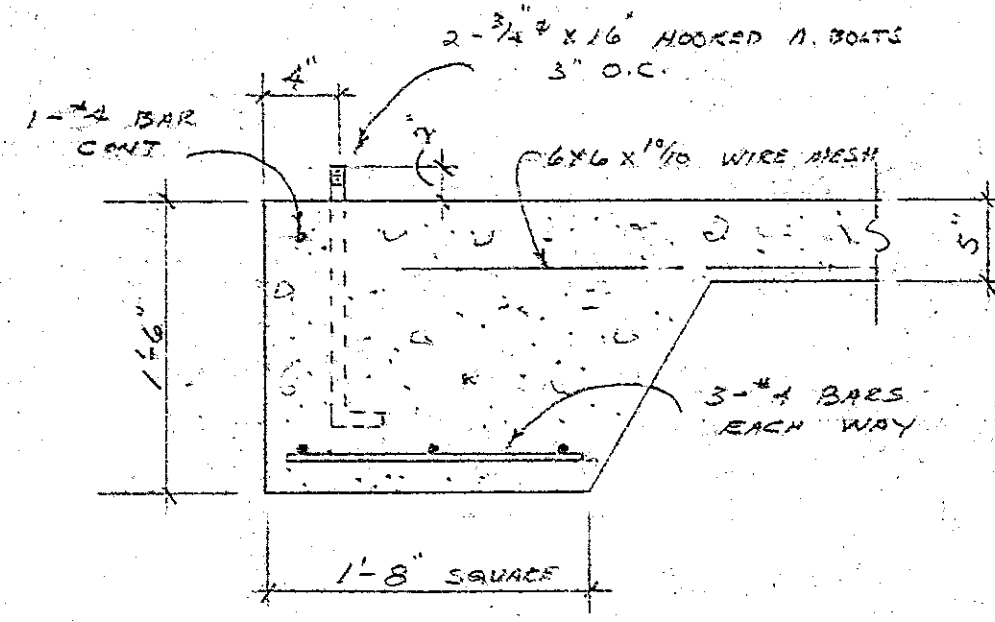
TYPICAL HALF END WALL FRAMING

SCALE: 3/8" = 1'-0"



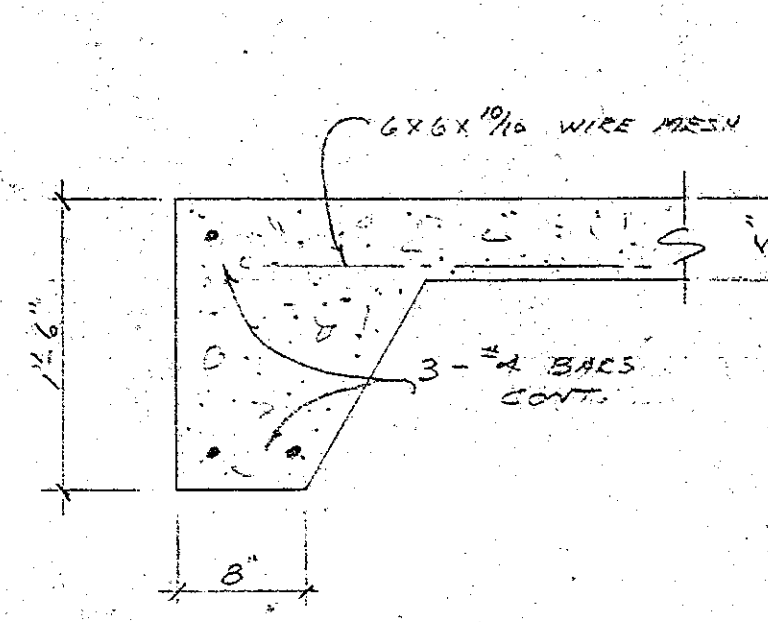
DETAIL 1/5

SCALE: 1" = 1'-0"



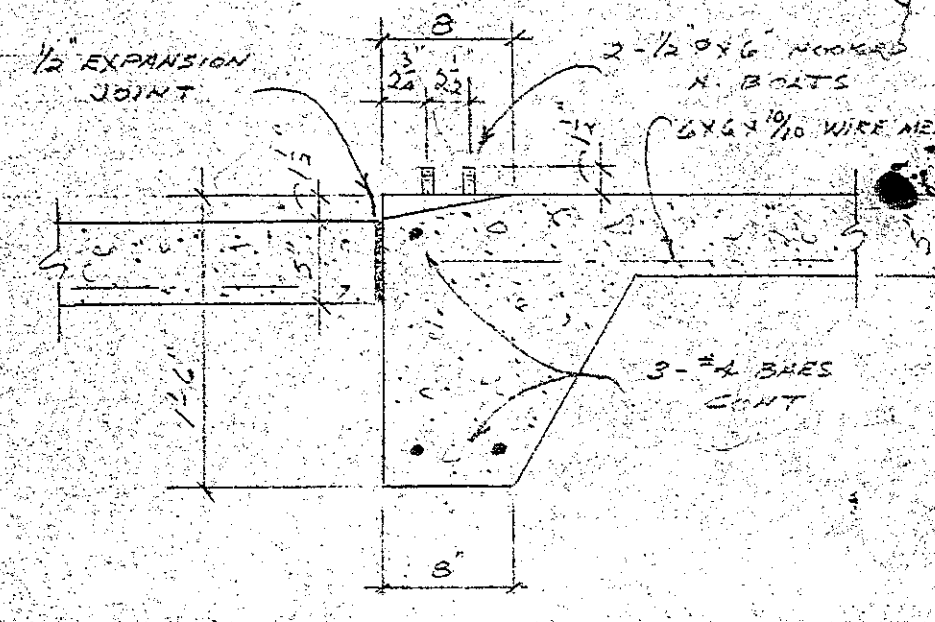
DETAIL 2/5

SCALE: 1" = 1'-0"



DETAIL 3/5

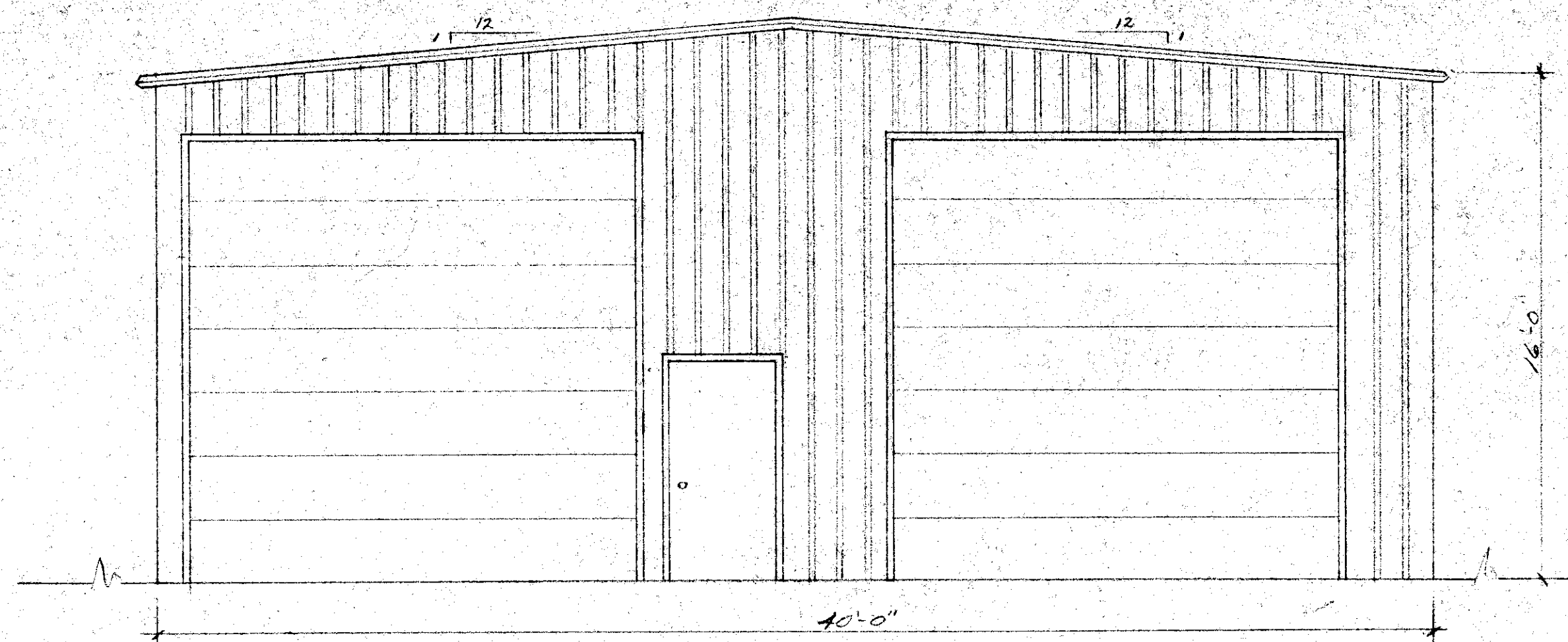
SCALE: 1" = 1'-0"



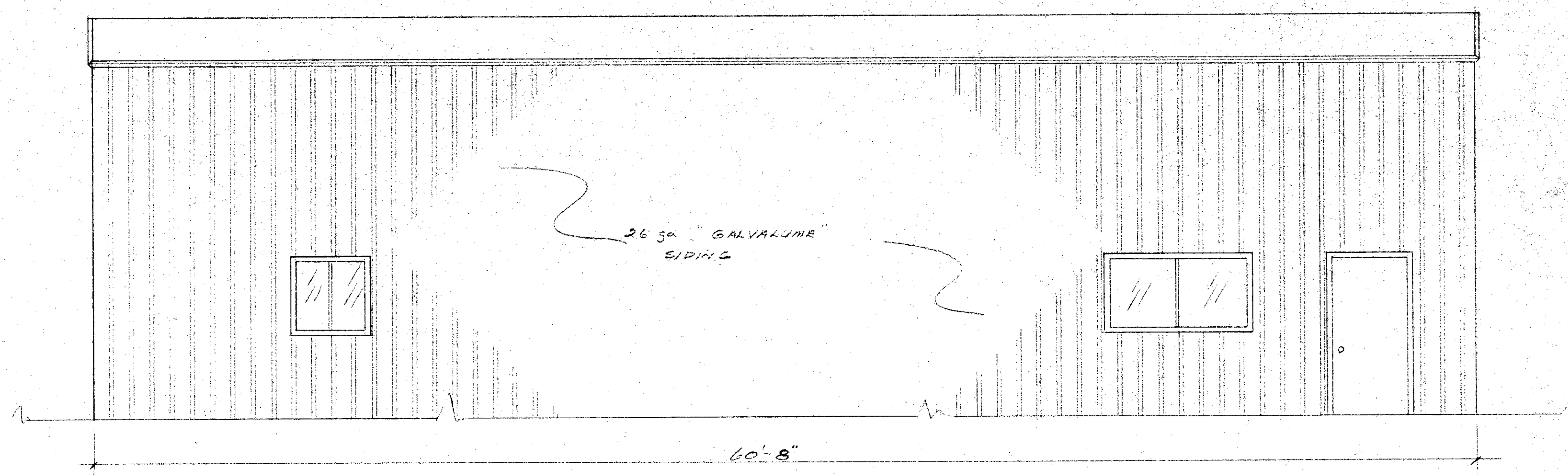
DETAIL 4/5

SCALE: 1" = 1'-0"

|                                |                      |       |
|--------------------------------|----------------------|-------|
| JOB NO 74122                   | AUG 24, 1974         | SHEET |
| TOWN OF UNDERHILL FIRE STATION | UNDERHILL, WISCONSIN | 5     |
| ENGR: LAWRENCE J. MOULTY       | PESHTIGO, WIS.       | 5     |



EAST ELEVATION  
(WEST ELEV HAS NO DOORS)  
SCALE: 1/4" = 1'-0"



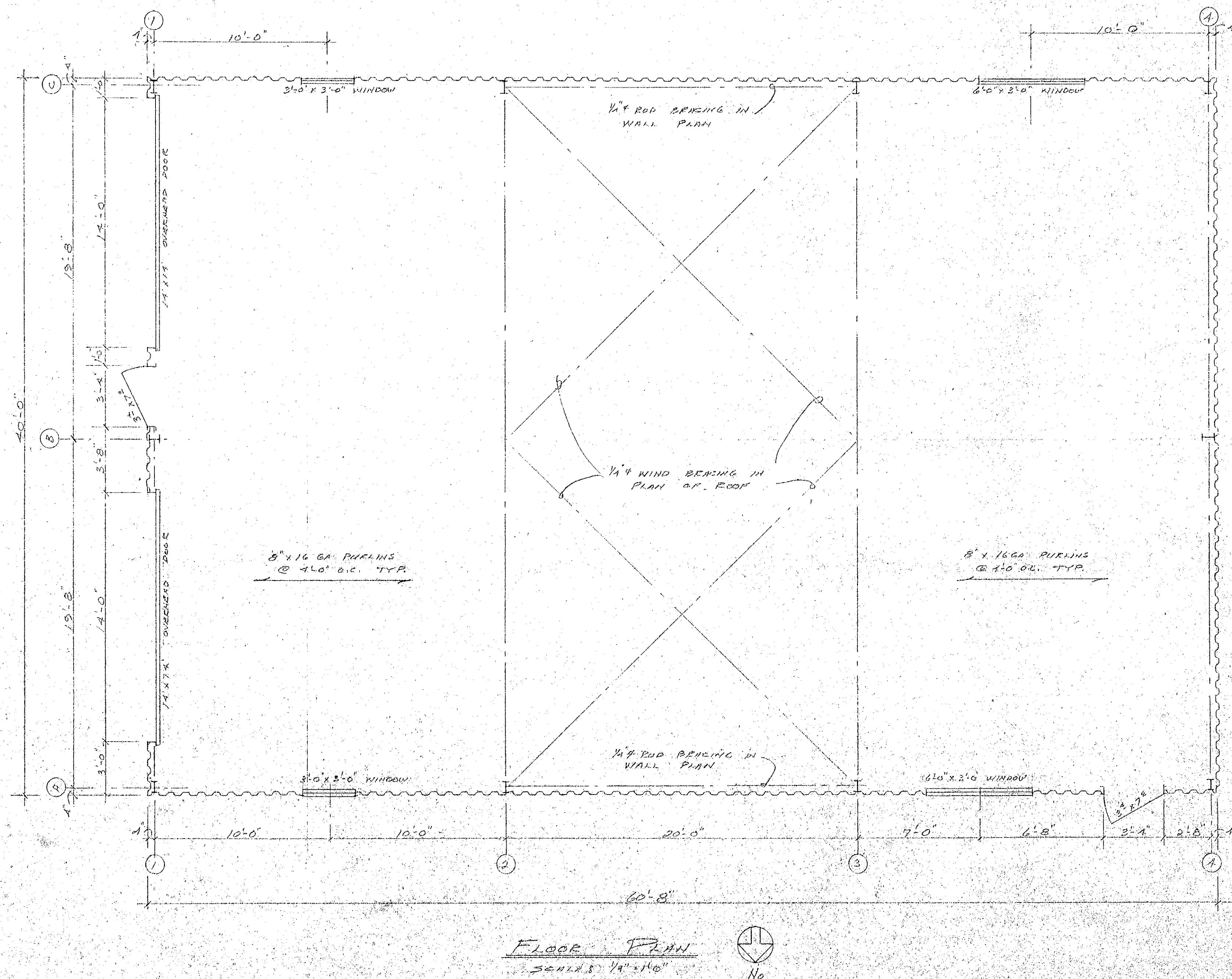
NORTH ELEVATION  
(SOUTH ELEV SIMILAR EXCEPT NO DOOR)  
SCALE: 1/4" = 1'-0"

|   |               |       |
|---|---------------|-------|
| JOB NO 74122                            | AUG. 24, 1974 | SHEET |
| TOWN OF UNDERHILL FIRE STATION          |               | 4     |
| UNDERHILL, WISCONSIN                    |               | OF    |
| ENGR: LAWRENCE J. MOUTY, PESHTIGO, WIS. |               | 5     |

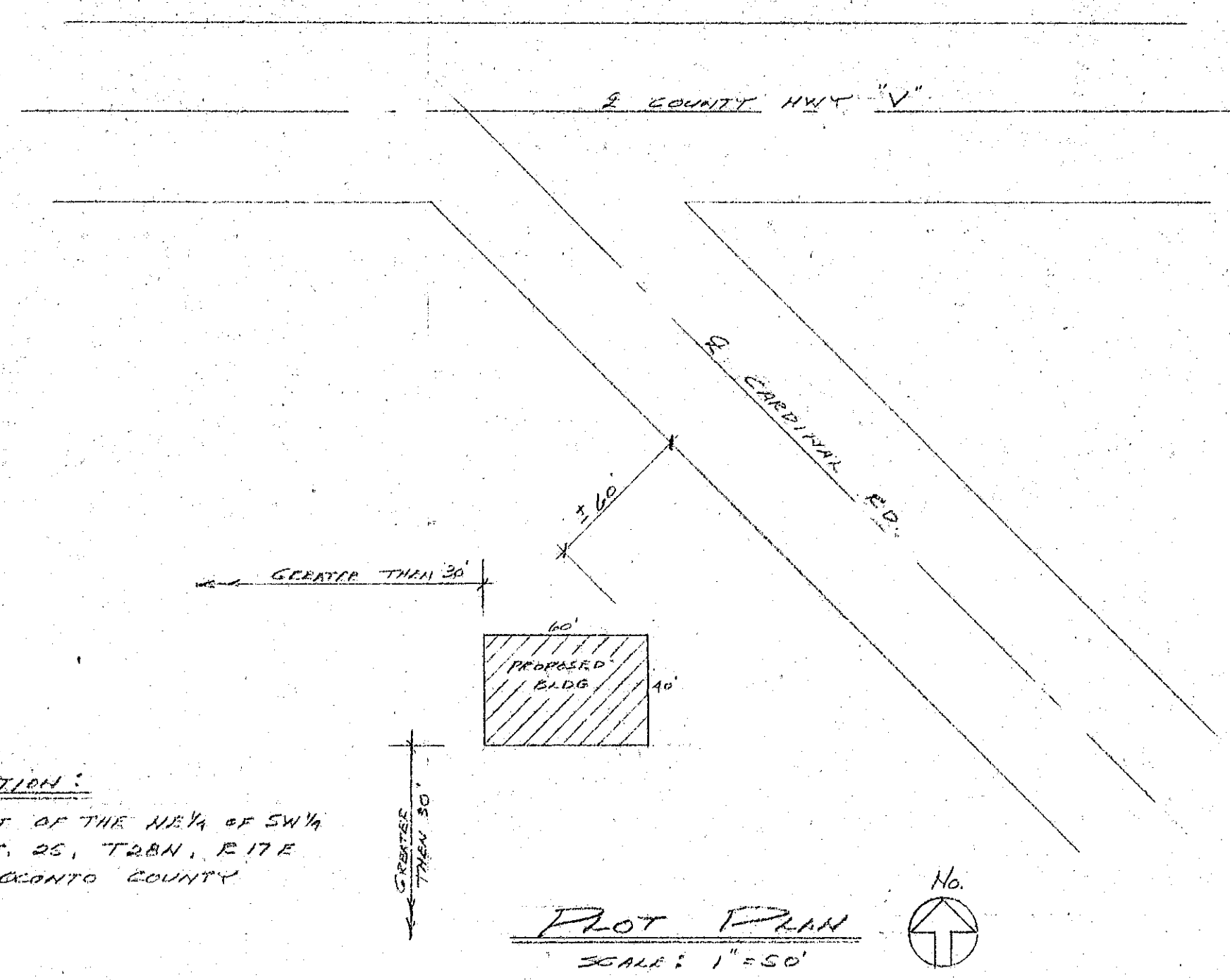








|   |              |       |
|---|--------------|-------|
| JOB NO 77122                            | MUG 24, 1974 | SHEET |
| TOWN OF UNDERHILL FIRE STATION          |              | 3     |
| UNDERHILL WISCONSIN                     |              | OF    |
| ENGR: LAWRENCE J. MOUTON PESHTIGO, WIS. |              | 5     |



DESCRIPTION:  
PART OF THE NE 1/4 OF SW 1/4  
SECT. 25, T28N, R17E  
IN Oconto COUNTY

DESIGN DATA

ROOF DEAD LOAD = 3.5 #/ft<sup>2</sup>  
ROOF LIVE LOAD = 30 #/ft<sup>2</sup>  
WIND LOAD = 20 #/ft<sup>2</sup>  
ASSUMED SOIL PRESSURE = 3000 PSF  
28 DAY STRENGTH OF CONCRETE = 3000 PSI

GENERAL NOTES:

1. FLOOR SLAB SHALL BE PLACED ON WELL COMPACTED & WELL DRAINED SOIL.
2. ALL CONCRETE SHALL DEVELOPE A 28 DAY STRENGTH OF 3000 PSI
3. PROVIDE "EXIT" LIGHTS OVER ALL SERVICE DOORS
4. HEATING & VENTILATING PLANS SHALL BE SUBMITTED TO D.I.L.H.R. BY HEATING CONTRACTOR
5. EXIT DOORS SHALL BE EQUIPPED WITH STANDARD APPROVED HARDWARE.
6. BUILDING IS FOR THE STORAGE OF FIVE OR LESS VEHICLES, NO REPAIR

*Lawrence J. Mouty*

BUILDING PLANS  
Conditionally  
**APPROVED**  
DEPARTMENT OF INDUSTRY, LABOR AND HUMAN RELATIONS  
*Russell L. Buehler*  
SEE CORRESPONDENCE  
'SEP 17 1974  
**74-C-48**

|  |               |       |
|--|---------------|-------|
| JOB NO 74122   | AUG. 24, 1974 | SHEET |
| TOWN of UNDERHILL FIRE STATION<br>UNDERHILL, WISCONSIN |               | 1     |
| OWNER: TOWN of UNDERHILL                               |               | OF    |
| ENGR: LAWRENCE J. MOUTY, PESHTIGO, WIS.                |               | 5     |



# COMMERCIAL/INDUSTRIAL

**Final color selection should be made from actual color chips.**

- For the most current information available, visit our website at [www.mbc.com](http://www.mbc.com).
- See the product selection chart for gauge and finish availability.
- All products are available in smooth or embossed finish.
- Trim is available in all colors.
- Review the sample warranty for complete performance attributes and terms and conditions.

## SIGNATURE® 200

STANDARD COLORS  
26- AND 24-GAUGE MATERIAL

### Siliconized Polyester

Polar White is a Straight Polyester.

\* Also available in 29-gauge

\*\* Minimum quantities and/or extended lead times required for 24-gauge. Please inquire.



HAWAIIAN BLUE\*\* \*



CRIMSON RED\*\* \*



FERN GREEN\*\* \*



BURNISHED SLATE\*\* \*



ASH GRAY \*



SADDLE TAN \*



DESERT SAND \*



KOKO BROWN \*



CHARCOAL GRAY\*\* \*



COBALT BLUE\*\* \*



RUSTIC RED \*



LIGHT STONE \*



POLAR WHITE\* \*



SOLAR WHITE\*\* \*

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# MEMO

## PLANNING & COMMUNITY DEVELOPMENT

To: Plan Commission  
From: Lily Paul, Associate Planner  
Date: May 16, 2022  
Re: Rezoning Request – 2928 & 2930 Lawe St; DrainSupply Properties, LLC

Steven Lowney, owner, is requesting to rezone parcels 322097201 and 322097202 to Industrial (IND). These parcels are located at 2928 & 2930 Lawe Street and are currently zoned Commercial Highway (CHD). The zoning of the parcels to the North, East and South are zoned Industrial. This rezone would allow for outdoor storage of materials, and allow for potential future manufacturing for the business DrainSupply Properties, LLC.

Please see attached maps for surrounding zoning and location reference.

**Staff Recommendation:**

Approval of the rezoning of parcels 322097201 and 322097202, located at 2928 & 2930 Lawe Street from Commercial Highway District (CHD) to Industrial (IND) and recommend the same to council.



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: *DrainSupply Properties, LLC*

Address: *2928-2930 Lawe Street  
Kaukauna, WI 54130*

Phone Number:  
*920-915-9524*

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

Owner's Address: *N3626 Rose Garden Way  
Freedom, WI 54913*

Address of Parcel in Question:  
*2928-2930 Lawe Street  
Kaukauna, WI 54130*

Property Dimensions (in either SF or Acres):  
*7.2726 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:

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





# City of Kaukauna Zoning Map

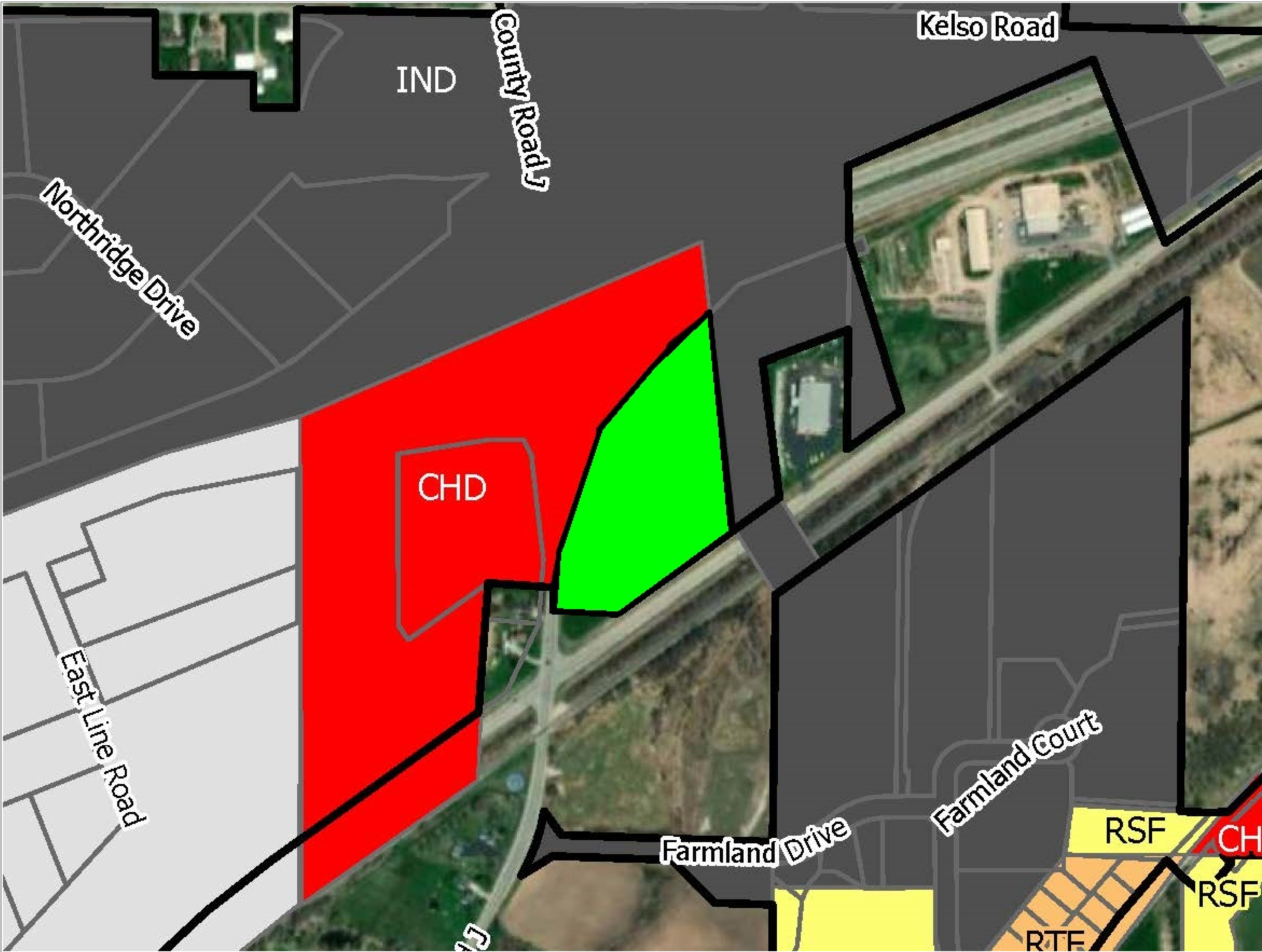
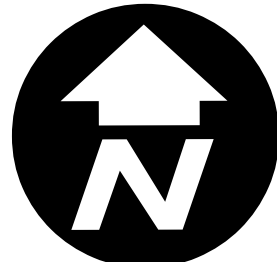
**Current Zoning:**  
Commercial Highway (CHD)

**Proposed Zoning:**  
Industrial (IND)

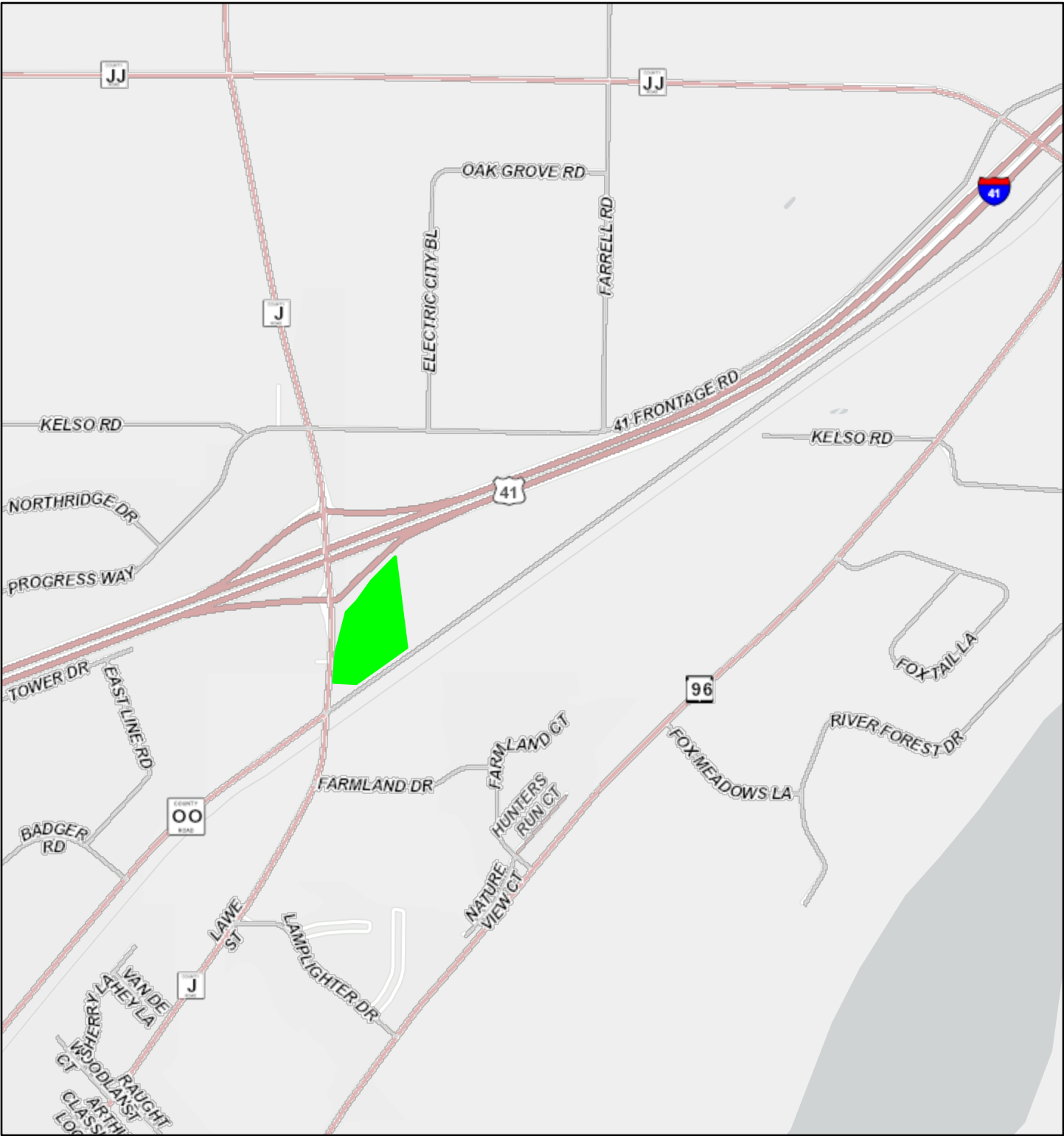
**Parcel Number(s):**  
322097201  
322097202

**Acerage:**  
7.27

- Legend**
- Residential Single-Family (RSF)
  - Residential Two-Family (RTF)
  - Residential Multi-Family (RMF)
  - Commercial Core (CCD)
  - Commercial Highway (CHD)
  - Institutional (IT)
  - Industrial (IND)
  - Industrial Park (IPD)
  - Conservancy
  - PROPOSED REZONE SITE

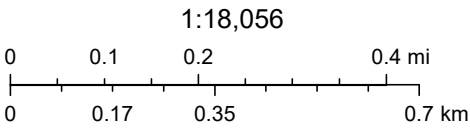


# Location Map



5/16/2022, 4:25:57 PM

- Streets
- |         |       |
|---------|-------|
| — PVT   | — USH |
| — ALY   | — CTH |
| — LOCAL | — STH |
| — RMP   |       |



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Outagamie County GIS