

# \*AMENDED PLAN COMMISSION

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



Thursday, August 03, 2023 at 4:00 PM

## AGENDA

1. Roll Call.
2. Approval of Minutes.
  - [a.](#) Approve Minutes from July 20, 2023 Meeting
3. New Business.
  - [a.](#) ~~Special Exception Request - The Reserve; 1400 Arbor Way~~
  - [b.](#) Park Donation Application Review - Bench
  - [c.](#) Review Petition for Direct Annexation by One-Half Approval of Territory to City of Kaukauna
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, July 20, 2023 at 4:00 PM

## MINUTES

### 1. Roll Call.

Members present: Giovanna Feller, DPW John Neumeier, Mayor Tony Penterman, Ken Schoenike

Member(s) absent: Michael Avanzi, John Moore, Pennie Thiele

Other(s) present: AP Lily Paul, PCDD Joe Stephenson, Brad Rymer from Vierbicher, Doug Woelz from McMahon, interested citizens.

Neumeier made a motion to excuse the absent members. Feller seconded the motion. The motion passed unanimously.

### 2. Approval of Minutes.

#### a. Approve minutes from June 8, 2023 Meeting

Feller made a motion to approve the meeting minutes from June 8, 2023. Schoenike seconded the motion. The motion passed unanimously.

### 3. New Business.

#### a. Park Donation Application Review - Lower Grignon Park

AP Lily reviewed a centennial blush magnolia tree donation requested to be placed in Lower Grignon Park. The tree donation is in memory of Rebecca Verbeten, and donated by classmates. Lily will work with the donors and family to pick the right spot for the tree and set up a planting ceremony.

Schoenike made a motion to approve the tree donation and grant staff to work with the family to pick a more precise location and arrange a planting ceremony. Neumeier seconded the motion. The motion passed unanimously.

#### b. Park Donation Application Review - Locks Trail

AP Lily brought forward an Autumn Blaze maple tree donation requested on the Fox Locks Trail. The tree is donated by the Koch family in memory of Troy Skalmusky. Lily may have to work with the Fox River Navigational System Authority to gain access to an appropriate spot for planting.

Neumeier made a motion to approve the tree donation and grant staff to work with the family to pick a more precise location. Feller seconded the motion. The motion passed unanimously.

c. Facade Ordinance

PCDD Stephenson went over new façade requirements for Commercial, Business, Institutional and Multi-family zoning districts. This code is looking to eliminate corrugated metal/standing seam metal panels, specifically. All these zones shall have at least 10% masonry on sides that face public streets, while Commercial Core District shall require at least 25%. Also, CCD requires a Certificate of Appropriateness in instances where the façade is altered significantly. Industrial Zoning codes and covenants specify the requirements in those districts.

Feller made a motion to approve the façade ordinance and recommend the same to the Legislative Committee. Schoenike seconded the motion. The motion passed unanimously.

d. Certified Survey Map Review - Lots 117, 118, & 119 of Blue Stem Meadows 3

AP Paul presented a 3 Lot Split CSM for a recently created subdivision, Blue Stem Meadows 3. The reason for this CSM is to create one more parcel/lot on White Dove Lane within this subdivision. The construction of "Cottage Style" houses are proposed to be built here and the lot size requirements are not as large as the original lot sizes. This style of house is geared toward retired people that want less maintenance. This CSM meets all zoning code requirements.

Neumeier made a motion to approve the 3 Lot Split Certified Survey Map and recommend the same to the Common Council. Schoenike seconded the motion. The motion passed unanimously.

e. Certified Survey Map Review - Lots 119, 120, 121, & 122 of Blue Stem Meadows 3

AP Paul presented a 4 Lot Split CSM for a recently created subdivision, Blue Stem Meadows 3. The reason for this CSM is to create one more parcel/lot on White Dove Lane within this subdivision. The construction of "Cottage Style" houses are proposed to be built here and the lot size requirements are not as large as the original lot sizes. This style of house is geared toward retired people that want less maintenance. This CSM meets all zoning code requirements.

Neumeier made a motion to approve the 4 Lot Split Certified Survey Map and recommend the same to the Common Council. Feller seconded the motion. The motion passed unanimously.

f. Certified Survey Map Review - Legacy Creekside Apartments

PCDD Joe Stephenson reviewed a Lot Split CSM for Legacy Creekside Apartments. This parcel, located in Commerce Crossing, is split by a navigable stream and the CSM is creating two lots from that natural split. Foundations for the Multi-family

development have already been poured, and this adjustment will not affect setbacks. The CSM meets all zoning code requirements.

Schoenike made a motion to approve the Lot Split CSM for Legacy Creekside Apartments and recommend the same to the Common Council. Neumeier seconded the motion. The motion passed unanimously.

g. Extraterritorial Review - Certified Survey Map; Parcel 130044800 Town of Kaukauna

AP Lily showed a 4 Lot CSM from a large parcel, number 130044800, in the Town of Kaukauna. 3 parcels, ~1+, ~2+ and ~3+ acres, are created with the Rural Residential Zone and are a part of the Legacy Acres plat directly north. The remaining acreage, or Lot 4, equals around 43 acres and cannot be built on until adequate road frontage is provided.

Feller made a motion to approve the 4 Lot CSM in the Town of Kaukauna and recommend the same to the Common Council. Schoenike seconded the motion. The motion passed unanimously.

h. Extraterritorial Review - Final Plat; Legacy Acres

AP Lily brought the Final Plat of Legacy Acres forward. The Preliminary plat was reviewed and approved previously. There have been no changes to the plat. This is Rural residential zone, each lot is 1 acre or more and will have their own wall and septic.

Neumeier made a motion to approve the Final Plat for Legacy Acres and recommend the same to the Common Council. Feller seconded the motion. The motion passed unanimously.

4. Other Business.

Staff will encourage subdivision developments to have mixed residential zoning.

5. Adjourn.

Schoenike made a motion to adjourn the meeting. Neumeier seconded the meeting. Motion passed unanimously. Meeting adjourned at 4:23 PM.



# MEMO

## PLANNING & COMMUNITY DEVELOPMENT

To: Plan Commission  
From: Lily Paul, Associate Planner  
Date: July 27, 2023  
Re: Park Donations

A Park Donation application has been submitted by John and Susan Calmes to be installed on the Nelson Heritage Trail. The precise location would have to be discussed as 4 benches have been installed on the trail within the last year. Please see map attached for reference of the current bench locations and additional amenities. The bench will match the style that was already installed:



The bench will include a plaque that says: "In Memory of Don & Esther Kempen / By their kids: Sue, Gary, Kay & Kris". Quotes from last year for the same bench are: \$1,367 per bench, \$315 for the memorial plaque, and freight is estimated at \$236. Again, these numbers are from last year and a current quote has been requested. The donor is aware of this. There is an extra \$100 cost to be added for installation of concrete.

### **Staff Recommendation**

Staff recommends to approve the park bench donation for John and Susan Calmes and direct staff to work with the family to pick a precise location.



# APPLICATION FOR PARK DONATION

Donor Name: John/Susan Calmes  
 Phone Number: 920-766-4700  
 Address: 520 Bicentennial Ct. #1 Kaukauna  
 Email Address: suecalmes@icloud.com  
 Proposed Location: somewhere on the Nelson Family Trail  
 Type of Donation: monetary

Cambridge Bench ☒ Picnic Table ☐  
 Tree ☐ Book Exchange ☐ Garbage Receptacle ☐  
 Other Item (Please Describe)

## Inscription Text (If Applicable)

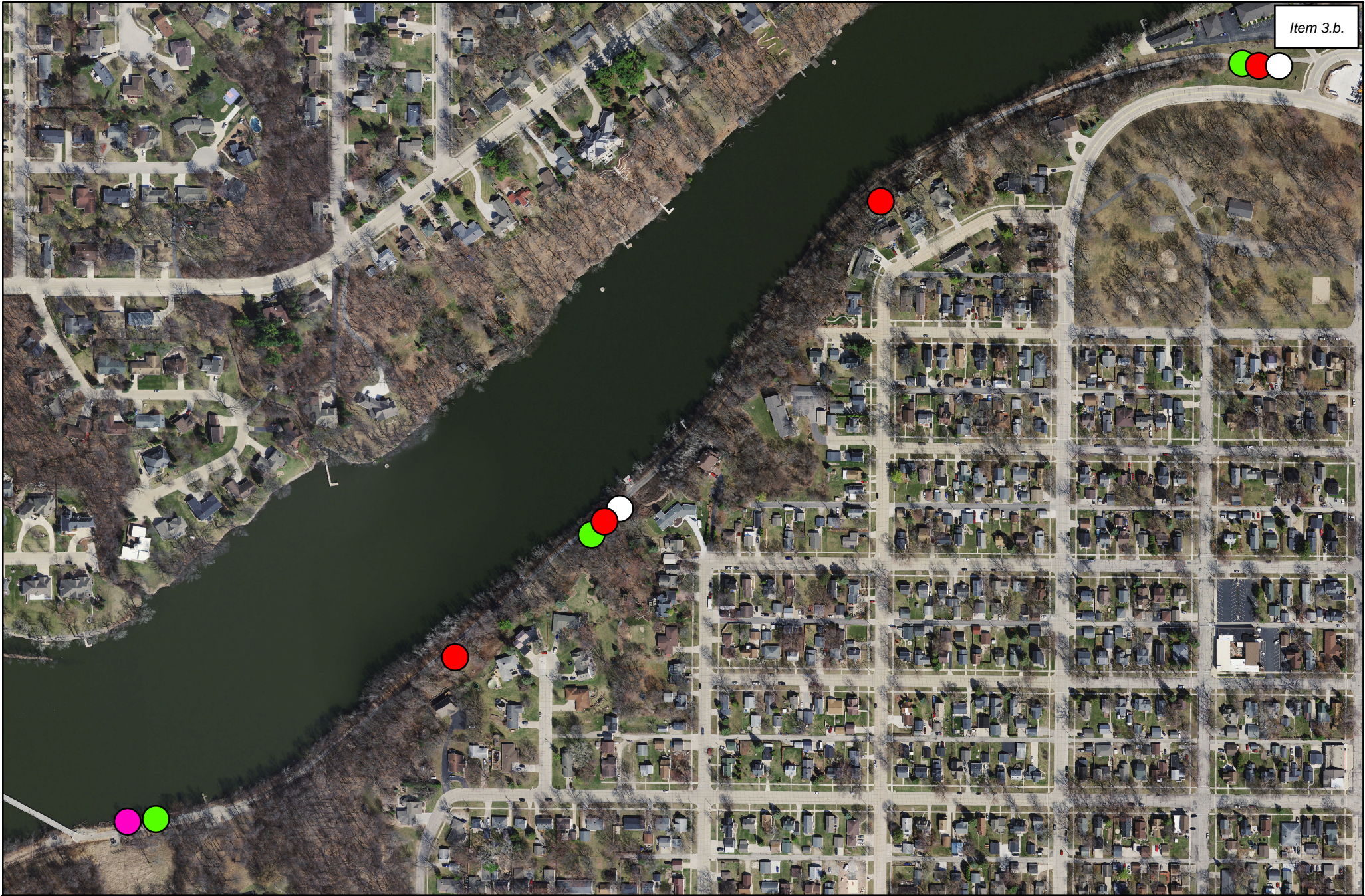
+ In memory of Don & Esther Kampen  
 By their kids: Sue, Gary, Kay, Kris





Please attach any necessary photos or documents with this form

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

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

+ In memory of Don & Esther Kampen  
 By Their Kids: Sue, Gary, Kay, Kris  
 John Calmes



-  Dog Waste Station (3 total)
-  Bench (4 total)
-  Garbage Can (2 total)
-  Existing Bench and Garbage Can

## Nelson Heritage Trail Amenities Locations

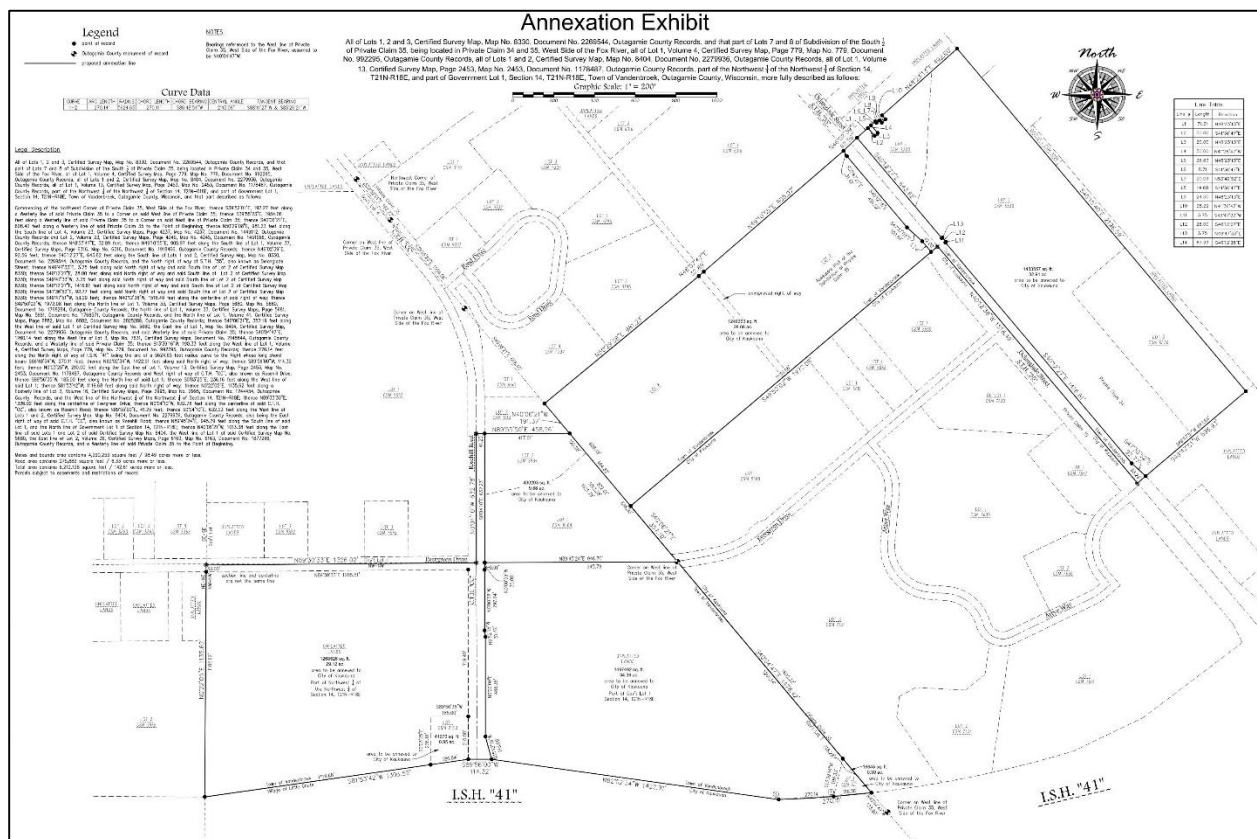
NOTICE OF INTENT TO CIRCULATE PETITION FOR  
ANNEXATION OF TERRITORY TO CITY OF KAUKAUNA

NOTICE IS HEREBY GIVEN in accordance with Section 66.0217(3)(a) of the Wisconsin State Statutes, that a petition for direct annexation by one-half approval to the City of Kaukauna is to be circulated in the area hereafter described; that in circulation of the petition shall commence not less than ten (10) days nor more than twenty (20) days from the date of publication hereof; that the area is to be detached from the Town of Vandebroek in Outagamie County, Wisconsin, to the City of Kaukauna, Outagamie County, Wisconsin, illustrated in the attached drawing and described as follows:

Legal Description All of Lots 1, 2 and 3, Certified Survey Map, Map No. 8330, Document No. 2269544, Outagamie County Records, and that part of Lots 7 and 8 of Subdivision of the South of Private Claim 35, being located in Private Claim 34 and 35, West 12 of Private Claim 35, being located in Private Claim 34 and 35, West Side of the Fox River, all of Lot 1, Volume 4, Certified Survey Map, Page 779, Map No. 779, Document No. 992295, Outagamie County Records, all of Lots 1 and 2, Certified Survey Map, Map No. 8404, Document No. 2279936, Outagamie County Records, all of Lot 1, Volume 13, Certified Survey Map, Page 2453, Map No. 2453, Document No. 1178487, Outagamie County Records, part of the Northwest of the Northwest of Section 14, T21N-R18E, and part of Government Lot 1, 14 of the Northwest of Section 14, T21N-R18E, and part of Government Lot 1, 14 of Section 14, T21N-R18E, and part of Government Lot 1, Section 14, T21N-R18E, Town of Vandebroek, Outagamie County, Wisconsin, and that part described as follows: Commencing at the Northwest Corner of Private Claim 35, West Side of the Fox River; thence S39°52'01"E, 197.27 feet along a Westerly line of said Private Claim 35 to a Corner on said West line of Private Claim 35; thence S39°55'23"E, 1954.06 feet along a Westerly line of said Private Claim 35 to a Corner on said West line of Private Claim 35; thence S40°06'21"E, 608.40 feet along a Westerly line of said Private Claim 35 to the Point of Beginning; thence N50°29'08"E, 981.23 feet along the South line of Lot 4, Volume 23, Certified Survey Maps, Page 4237, Map No. 4237, Document No. 1449112, Outagamie County Records and Lot 2, Volume 23, Certified Survey Maps, Page 4245, Map No. 4245, Document No. 1451586, Outagamie County Records; thence N48°57'47"E, 32.89 feet; thence N49°10'55"E, 905.97 feet along the South line of Lot 1, Volume 37, Certified Survey Maps, Page 6316, Map No. 6316, Document No. 1918466, Outagamie County Records; thence N46°02'39"E, 92.56 feet; thence S40°12'27"E, 643.62 feet along the South line of Lots 1 and 2, Certified Survey Map, Map No. 8330, Document No. 2269544, Outagamie County Records, and the North right of way of S.T.H. "55", also known as Delanglade Street; thence N49°47'33"E, 3.75 feet along said North right of way and said South line of Lot 2 of Certified Survey Map 8330; thence S40°12'27"E, 28.00 feet along said North right of way and said South line of Lot 2 of Certified Survey Map 8330; thence S49°47'33"W, 3.75 feet along said North right of way and said South line of Lot 2 of Certified Survey Map 8330; thence S40°12'27"E, 1416.81 feet along said North right of way and said South line of Lot 2 of Certified Survey Map 8330; thence S47°36'52"E, 92.77 feet along said North right of way and said South line of Lot 2 of Certified Survey Map 8330; thence S49°47'51"W, 53.29 feet; thence N40°12'38"W, 1518.49 feet along the centerline of said right of way; thence S49°50'02"W, 1972.08 feet along the North line of Lot 1, Volume 33, Certified Survey Maps, Page 5680, Map No. 5680, Document No. 1768284, Outagamie County Records, the North line of Lot 1, Volume 33, Certified Survey Maps, Page 5681, Map No. 5681, Document No. 1768571, Outagamie County Records, and the North line of Lot 1, Volume 41, Certified Survey Maps, Page 6882, Map No. 6882, Document No. 2025289, Outagamie County Records; thence S40°06'21"E, 357.19 feet along the West line of said Lot 1 of Certified Survey Map No. 5680, the East line of Lot 1, Map No. 8404, Certified Survey Map, Document No. 2279936, Outagamie County Records, and said Westerly line of said Private Claim 35; thence S40°04'47"E, 1260.14 feet along the West line of Lot 3, Map No. 7631, Certified Survey Maps, Document No. 2145844, Outagamie County Records, and a Westerly line of said Private Claim 35; thence S13°39'16"W, 190.33 feet along the West line of Lot 1, Volume 4, Certified Survey Maps, Page 779, Map No. 779, Document No. 992295, Outagamie County Records; thence 270.14 feet along the North right of way of I.S.H. "41" being the arc of a 5624.65 foot radius curve to the Right whose long chord bears S86°48'54"W, 270.11 feet; thence N82°02'34"W, 1422.91 feet along said North right of way; thence S89°56'00"W, 114.32 feet; thence N0°03'25"W, 210.00 feet along the East line of Lot 1, Volume 13, Certified Survey Map, Page 2453, Map No. 2453, Document No. 1178487, Outagamie County Records and West right of way of C.T.H. "CC", also known as Rosehill Drive; thence S89°56'35"W, 185.00 feet along the North line of said Lot 1; thence S0°03'25"E, 236.16 feet along the West line of said Lot 1; thence S81°53'42"W, 1119.68 feet along said North right of way; thence N0°22'05"E, 1135.62 feet along a Easterly line of Lot 2, Volume 16, Certified Survey Maps, Page 2995, Map No. 2995, Document No. 1244454, Outagamie County Records, and the West line of the Northwest of the Northwest of Section 14, T21N-R18E;

thence N89°33'30"E, 14 of the Northwest of Section 14, T21N-R18E; thence N89°33'30"E, 14 of Section 14, T21N-R18E; thence N89°33'30"E, 1326.02 feet along the centerline of Evergreen Drive; thence N0°04'10"W, 632.78 feet along the centerline of said C.T.H. "CC", also known as Rosehill Road; thence N89°55'50"E, 41.25 feet; thence S0°04'10"E, 632.23 feet along the West line of Lots 1 and 2, Certified Survey Map, Map No. 8404, Document No. 2279936, Outagamie County Records, also being the East right of way of said C.T.H. "CC", also known as Rosehill Road; thence N89°45'24"E, 945.79 feet along the South line of said Lot 1, and the North line of Government Lot 1 of Section 14, T21N-R18E; thence N40°06'21"W, 1013.38 feet along the East line of said Lots 1 and Lot 2 of said Certified Survey Map No. 8404, the West line of Lot 1 of said Certified Survey Map No. 5680, the East line of Lot 2, Volume 36, Certified Survey Maps, Page 6163, Map No. 6163, Document No. 1877286, Outagamie County Records, and a Westerly line of said Private Claim 35 to the Point of Beginning.

Metes and bounds area of the territory contains 4,290,253 square feet / 98.49 acres more or less. Platted area of the territory contains 1,646,132 square feet / 37.79 acres more or less. Road area contains 275,882 square feet / 6.33 acres more or less. Total area contains 6,212,128 square feet / 142.61 acres more or less. Parcels subject to easements and restrictions of record.



This notice is hereby posted by Sally Kenney, City Clerk, on behalf of Kaukauna Properties LLC, Randy Calmes N 1851 State Highway 55, Kaukauna WI 54130 and TRC Brothers Properties LLC, Armando Cruz Colchado, 1402 S 37th St, Manitowoc WI 54220. Randy Calmes and Armando Cruz Colchado are the petitioners and owners of a portion of the property described above. The population of the subject territory is zero (0). A copy of the scale map of the proposed annexation property may be inspected in the office of the town clerk for the Town of Vandebroek, W2030 County Road JJ, Kaukauna, Wisconsin, and the office of the city clerk for the City of Kaukauna, 144 W 2<sup>nd</sup> Street, Kaukauna, Wisconsin.

Dated this 6<sup>th</sup> day of July  
Published July 12<sup>th</sup>, 2023

# Annexation Exhibit

## Legend

- point of record
- Outagamie County monument of record
- proposed annexation line

## NOTES

Bearings referenced to the West line of Private Claim 35, West Side of the Fox River, assumed to be N40°04'47"W.

## Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	270.14'	5624.65'	270.11'	S86°48'54"W	2°45'06"	S88°11'27"W & S85°26'21"W

## Legal Description

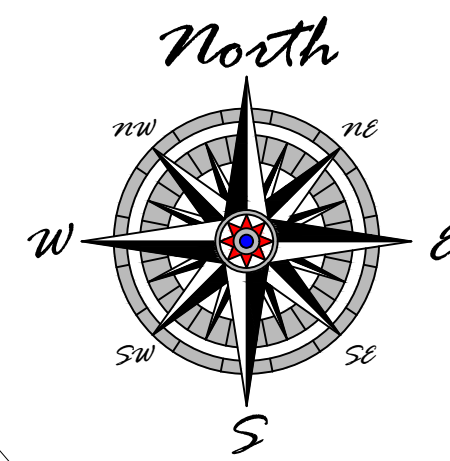
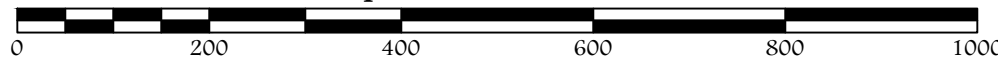
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Graphic Scale: 1" = 200'



Line #	Length	Direction
L1	71.01	N48°23'13"E
L2	50.00	S41°36'47"E
L3	20.00	N48°23'13"E
L4	50.00	N41°36'47"W
L5	28.83	N48°23'13"E
L6	8.71	S41°36'47"E
L7	20.09	N53°49'52"E
L8	14.68	S41°36'47"E
L9	24.50	N48°23'13"E
L10	25.29	N41°36'47"W
L11	3.75	S49°47'33"W
L12	28.00	S40°12'27"E
L13	3.75	N49°47'33"E
L14	67.99	S40°12'38"E

TAX PARCEL NO. 200027000, 200058900, 200056800

## Annexation Exhibit

**Mau & Associates, LLP**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Website: [www.mau-associates.com](http://www.mau-associates.com)  
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

## Mead & Hunt

PROJECT NO.  
M-4123  
SHEET NO.  
1 of 1  
DRAWING NO.  
S-3731

File: M-4123Annex 04-1123.dwg

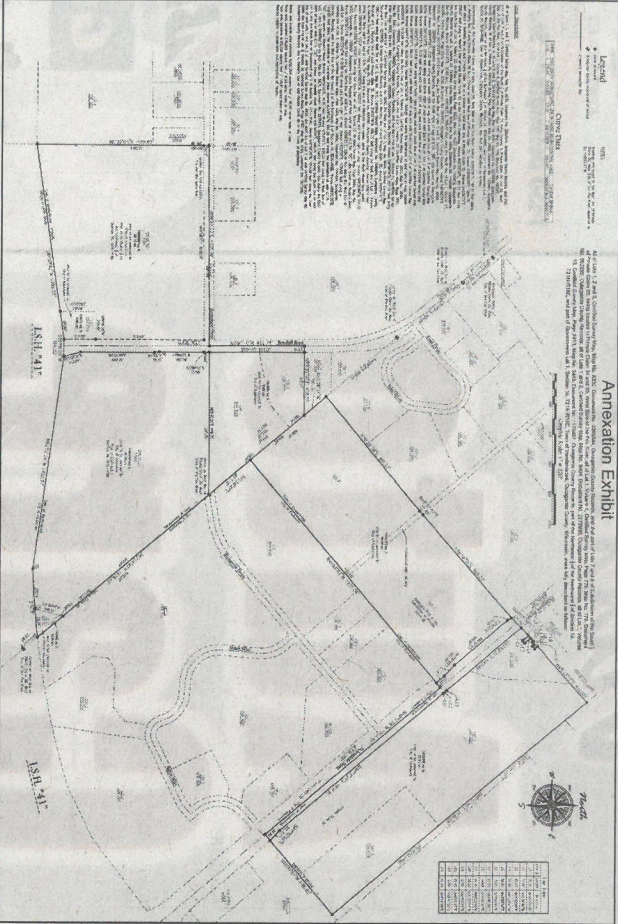
STATE OF WISCONSIN AFFIDAVIT OF PUBLICATION

NOTICE OF INTENT TO CIRCULATE PETITION FOR ANNEXATION OF TERRITORY TO CITY OF KAUKAUNA

NOTICE IS HEREBY GIVEN in accordance with Section 66.0217(3)(a) of the Wisconsin State Statutes, that a petition for direct annexation by one-half approval to the City of Kaukauna is to be circulated in the area hereafter described: by one-half approval to the City of Kaukauna is to be circulated in the area hereafter described: that in circulation of the petition shall commence not less than ten (10) days nor more than twenty (20) days from the date of publication hereof; that the area is to be detached from the Town of Vandenberg in Outagamie County, Wisconsin, to the City of Kaukauna, Outagamie County, Wisconsin, illustrated in the attached drawing and described as follows:

Legal Description All of Lots 1, 2 and 3, Certified Survey Map, Map No. 8330, Document No. 2269544, Outagamie County Records, and that part of Lots 7 and 8 of Subdivision of the South of Private Claim 35, being located in Private Claim 34 and 35, West Side of Private Claim 35, being located in Private Claim 34 and 35, West Side of the Fox River, all of Lot 1, Volume 4, Certified Survey Map, Page 779, Map No. 779, Document No. 992295, Outagamie County Records, all of Lots 1 and 2, Certified Survey Map, Map No. 8404, Document No. 2279936, Outagamie County Records, all of Lot 1, Volume 13, Certified Survey Map, Page 2453, Map No. 2453, Document No. 1178487, Outagamie County Records, part of the Northwest of Section 14, T21N-R18E, and part of Government Lot 1, 14 of Section 14, T21N-R18E, of Section 14, T21N-R18E, and part of Government Lot 1, 14 of the Northwest of Section 14, T21N-R18E, and part of Government Lot 1, 14 of Section 14, T21N-R18E, and part of Government Lot 1, Section 14, T21N-R18E, Town of Vandenberg, Outagamie County, Wisconsin, and that part described as follows: Commencing at the Northwest Corner of Private Claim 35, West Side of the Fox River; thence S39°52'01"E, 197.27 feet along a Westerly line of said Private Claim 35 to a Corner on said West line of Private Claim 35; thence S39°55'23"E, 1954.06 feet along a Westerly line of said Private Claim 35 to a Corner on said West line of Private Claim 35; thence S40°06'21"E, 608.40 feet along a Westerly line of said Private Claim 35 to the Point of Beginning; thence N50°29'08"E, 981.23 feet along the South line of Lot 4, Volume 23, Certified Survey Maps, Page 4237, Document No. 1449112, Outagamie County Records and Lot 2, Volume 23, Certified Survey Maps, Page 4245, Map No. 4245, Document No. 1451586, Outagamie County Records; thence N48°57'47"E, 32.89 feet; thence N49°10'55"E, 905.97 feet along the South line of Lot 1, Volume 37, Certified Survey Maps, Page 6316, Map No. 6316, Document No. 1918466, Outagamie County Records; thence N46°02'39"E, thence N46°02'39"E, 92.56 feet; thence S40°12'27"E, 643.62 feet along the South line of Lots 1 and 2, Certified Survey Map, Map No. 8330, Document No. 2269544, Outagamie County Records, and the North right of way of S.T.H. "55", also known as Delanglade Street; thence N49°47'33"E, 3.75 feet along said North right of way and said South line of Lot 2 of Certified Survey Map 8330; thence S40°12'27"E, 1416.81 feet along said North right of way and said South line of Lot 2 of Certified Survey Map 8330; thence S40°12'27"E, 28.00 feet along said North right of way and said South line of Lot 2 of Certified Survey Map 8330; thence S49°47'33"W, 3.75 feet along said North right of way and said South line of Lot 2 of Certified Survey Map 8330; thence S48°47'51"W, 53.29 feet; thence N40°12'38"W, 1518.49 feet along the centerline of said right of way; thence S49°50'02"W, 1972.08 feet along the North line of Lot 1, Volume 33, Certified Survey Maps, Page 5680, Map No. 5680, Document No. 1768284, Outagamie County Records, the North line of Lot 1, Volume 33, Certified Survey Maps, Page 5681, Map No. 5681, Document No. 1768571, Outagamie County Records, and the North line of Lot 1, Volume 41, Certified Survey Maps, Page 6882, Map No. 6882, Document No. 2026289, Outagamie County Records; thence S40°06'21"E, 357.19 feet along the West line of said Lot 1 of Certified Survey Map No. 5680, the East line of Lot 1, Map No. 8404, Certified Survey Map, Document No. 2279936, Outagamie County Records, and said Westerly line of said Private Claim 35; thence S40°04'47"E, 1260.14 feet along the West line of Lot 3, Map No. 7631, Certified Survey Maps, Document No. 2145844, Outagamie County Records, and a Westerly line of said Private Claim 35; thence S13°39'16"W, 190.33 feet along the West line of Lot 1, Volume 4, Certified Survey Maps, Page 779, Map No. 779, Document No. 992295, Outagamie County Records; thence 270.14 feet along the North right of way of I.S.H. "41" being the arc of a 5624.65 foot radius curve to the Right whose long chord bears S86°48'54"W, 270.11 feet; thence N82°02'34"W, 1422.91 feet along said North right of way; thence S89°56'00"W, 114.32 feet; thence N0°03'25"W, 210.00 feet along the East line of Lot 1, Volume 13, Certified Survey Map, Page 2453, Map No. 2453, Document No. 1178487, Outagamie County Records and West right of way of C.T.H. "CC", also known as Rosehill Drive; thence S89°56'35"W, 185.00 feet along the North line of said Lot 1; thence S0°03'25"E, 236.16 feet along the West line of said Lot 1; thence S81°53'42"W, 1119.68 feet along said North right of way; thence N0°22'05"E, 1135.62 feet along a Easterly line of Lot 2, Volume 16, Certified Survey Maps, Page 2995, Map No. 2995, Document No. 1244454, Outagamie County Records, and the West line of the Northwest of Section 14, T21N-R18E; thence N89 33'30"E, 14 of the Northwest of Section 14, T21N-R18E; thence N89 33'30"E, 14 of the Northwest of Section 14, T21N-R18E; thence N89 33'30"E, 14 of Section 14, T21N-R18E; thence N89°33'30"E, 1326.02 feet along the centerline of Evergreen Drive; thence N0°04'10"W, 632.78 feet along the centerline of said C.T.H. "CC", also known as Rosehill Road; thence N89°55'50"E, 41.25 feet; thence S0°04'10"E, 632.23 feet along the West line of Lots 1 and 2, Certified Survey Map, Map No. 8404, Document No. 2279936, Outagamie County Records, also being the East right of way of said C.T.H. "CC", also known as Rosehill Road; thence N89°45'24"E, 945.79 feet along the South line of said Lot 1, and the North line of Government Lot 1 of Section 14, T21N-R18E; thence N40°06'21"W, 1013.38 feet along the East line of said Lots 1 and Lot 2 of said Certified Survey Map No. 8404, the West line of Lot 1 of said Certified Survey Map No. 5680, the East line of Lot 2, Volume 36, Certified Survey Maps, Page 6163, Map No. 6163, Document No. 1877286, Outagamie County Records, and a Westerly line of said Private Claim 35 to the Point of Beginning.

Metes and bounds area of the territory contains 4,290,253 square feet / 98.49 acres more or less. Platted area of the territory contains 1,646,132 square feet / 37.79 acres more or less. Road area contains 275,882 square feet / 6.33 acres more or less. Total area contains 6,212,128 square feet / 142.61 acres more or less. Parcels subject to easements and restrictions of record.



This notice is hereby posted by Sally Kenney, City Clerk, on behalf of Kaukauna Properties LLC, Randy Calmes N 1851 State Highway 55, Kaukauna WI 54130 and TRC Brothers Properties LLC, Armando Cruz Colchado, 1402 S 37th St, Manitowoc WI 54220. Randy Calmes and Armando Cruz Colchado are the petitioners and owners of a portion of the property described above. The population of the subject territory is zero (0). A copy of the scale map of the proposed annexation property may be inspected in the office of the town clerk for the Town of Vandenberg, W2030 County Road JJ, Kaukauna, Wisconsin, and the office of the city clerk for the City of Kaukauna, 144 W 2nd Street, Kaukauna, Wisconsin.

Dated this 6th day of July

WNAXLP

CHAD BREWER  
Notary Public  
State of Wisconsin

being duly sworn doth depose and say that he/she is an authorized representative of the **TIMES-VILLAGER**, a weekly newspaper published by News Publishing Co., Inc. at **Kaukauna, Wisconsin**, in **Outagamie County**, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on:

07/12/2023

SIGNED Laurie A. Flammen  
DATED 07/13/2023

[Signature]  
Notary Public, State of Wisconsin

My Commission Expires

4/27/2027

# of Lines 127  
# of Weeks Published 1

Publication Fee \$ 250.83  
Proof of Publication \$ 1.00  
Total \$ 251.83