

PLAN COMMISSION

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



Thursday, September 03, 2026 at 4:00 PM

AGENDA

In-Person in Common Council Chambers, City of Kaukauna

1. Roll Call.
2. Approval of Minutes.
 - [a.](#) Approve Minutes from July 23, 2026
3. Public Hearing.
 - [a.](#) Public Hearing - Special Exception for AFH at 180 Plank Road
4. Old Business.
5. New Business.
 - [a.](#) Special Exception Request - Haven Heritage Adult Family Home
 - [b.](#) Kaukauna Utilities Amendment
 - [c.](#) Rezoning Request - KU
 - [d.](#) Park Bench Donation Application - Bebeau
 - [e.](#) Extraterritorial CSM Review - Parcels 030019202 & 030019600 (Town of Buchanan)
6. Other Business.
7. Adjourn.

NOTICES

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

PLAN COMMISSION

City of Kaukauna

Council Chambers

Municipal Services Building

144 W. Second Street, Kaukauna



Thursday, July 23, 2026 at 4:00 PM

MINUTES**In-Person in Council Chambers**

Mayor Penterman called the meeting to order at 4:00 p.m.

1. Roll Call

Members Present: Giovanna Feller, Kelli Antoine, John Moore, Michael Avanzi, Ken Schoenike, John Neumeier, Mayor Tony Penterman

Members Absent: Brett Jensen

Others Present: Associate Planner Nelson

Avanzi made a motion to excuse the absent member. Seconded by Schoenike. The motion passed unanimously.

2. Approval of Minutes

a. Approve Minutes from July 9, 2026

Moore made a motion to approve the minutes from July 9, 2026. Seconded by Feller. The motion passed unanimously.

3. Old Business

a. None

4. New Business

a. Special Exception Request – Haven Heritage Adult Family Home

Associate Planner Nelson provided information on a special exception request submitted by Paul and Komaria Mendy of Haven Heritage Adult Family Home LLC for the operation of an adult family home at 180 Plank Road, parcel number 322073200. This property is zoned residential multifamily and the current use of the property is duplex style residential units. Per Section 17.19 of the Municipal Code, community living arrangement/group homes subject to Wisconsin State

Statute 62.23, are permitted as a special exception. Staff is bringing this forward mostly as an introduction with a recommendation that the Common Council is notified at their next meeting on August 4th, 2026 of the filing of the special exception in compliance with Section 17.47 of the Municipal Code, that notice is given to property owners within 100 feet, and that the special exception request is sent over to police and fire for review and comments.

Mayor Penterman confirmed with Nelson that the applicants were not present.

Moore asked about saturation numbers of adult family homes in Kaukauna.

Nelson confirmed that there are several existing adult family homes in Kaukauna, including two out on Plank Road. Previous applications for adult family homes had been denied due to high saturation.

Avanzi asked for clarification on the review process.

Nelson explained that the public hearing for a special exception request is held before the Plan Commission, but that the Common Council has ultimate decision making authority.

Avanzi asked for clarification on the 100 feet mailing distance.

Nelson explained that the mailing range for a special exception notification is set by the Plan Commission per the Municipal Code and that 100 feet was a staff suggestion as it would then be sent to all adjacent property owners.

Avanzi made a motion to recommend approval of staff's recommendation: that the Common Council is notified at their next meeting on August 4th, 2026, of the filing of the special exception in compliance with Section 17.47(3) of the Municipal Code, that a public hearing is set for one of the upcoming Plan Commission meetings in compliance with Section 17.47(3) of the Municipal Code and that

notice is given to property owners within 100 feet, and that the special exception request is sent over to Police and Fire for review and comments. Seconded by Neumeier. The motion passed unanimously.

b. Site Plan Review – Profile Finishing Systems (1700-1800 Progress Way)

Associate Planner Nelson explained the project to add about 10,000 square feet to Profile Finishing System's existing building at 1700-1800 Progress Way. All setback requirements for the Industrial District and North Industrial Park Phase 1 covenants are being met and all ordinances are being complied with to include zoning requirements. The current building has a height of 32 feet and the height of the addition will be 29 feet. There are currently 56 off-street parking spaces. Per covenant, there must be an off-street parking stall for every 1,000 square feet of building area or for every two employees, whichever amount constitutes the greater number of stalls. The building has about 75,000 square feet of area. They would need 75 stalls to be compliant with covenants, and the applicant expressed that they don't utilize all 56 stall that are currently there. Landscaping requirements are being met, a lighting plan has been submitted, an erosion control and stormwater permit is being reviewed by Engineering, there are no concerns with traffic, fire, or police, and façade requirements are being met. Prior to issuing permits, Nelson mentioned review of covenants related to parking would be beneficial.

Avanazi made a motion to recommend approval of the development with the following conditions: prior to issuance of building permits, staff must verify compliance with City ordinance in relation to parking requirements and Stormwater and Erosion Control permits must be approved by the Engineering Department. Seconded by Schoenike. The motion passed unanimously.

c. Site Plan Review – TEAM Industries (1100 Prospect Lane)

Associate Planner Nelson explained that TEAM Industries is looking to add an additional 30,000 square feet to their existing building located

at 1100 Prospect Lane. All setbacks for the Industrial Park District and South Industrial Park covenants are being met and all ordinances are being complied with to include zoning requirements. The current TEAM Industries building has a height of 30 feet and the height of the addition will be the same. There are currently 54 off-street parking spaces. Given both the size of the building and the number of employees that will be working at this location, the number of stalls exceeds the amount required by covenant. One tree will need to be planted for landscaping, the erosion control and stormwater permit is being review by Engineering, there are no concerns with traffic, fire, or police, and façade requirements are being met.

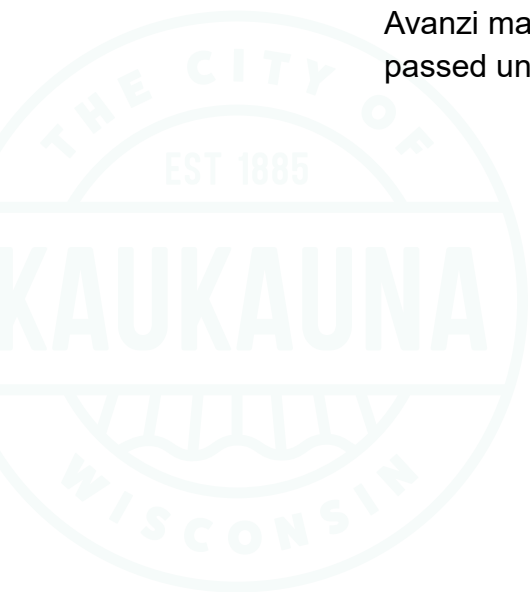
Neumeier made a motion to recommend approval of staff's recommendation: that one tree will be planted in the front yard and that, prior to issuance of building permits, Stormwater and Erosion Control permits must be approved by the Engineering Department. Seconded by Feller. The motion passed unanimously.

5. Other Business

a. None

6. Adjourn

Avanzi made a motion to adjourn the meeting. Seconded by Feller. Motion passed unanimously. The meeting adjourned at 4:20 p.m.





MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Adrienne Nelson, Associate Planner
Date: August 31, 2026
Re: Special Exception Request – Haven Heritage Adult Family Home

A special exception request was submitted by Paul and Komaria Mendy of Haven Heritage Adult Family Home LLC for the operation of an adult family home at 180 Plank Road (parcel #322073200). This property is zoned [Residential Multifamily \(RMF\)](#), and the current use of the property is duplex style residential units. Per Section [17.19\(3\)](#) of the Municipal Code, community living arrangements/group homes, subject to [Wis. Stats. § 62.23\(7\)\(i\)](#), are permitted as a special exception.

Haven Heritage Adult Family Home LLC is seeking to operate a 1- to 2-bed certified adult family home for adults with disabilities. This home would operate as a typical residential home with 24/7 support, no signage, and minimal traffic. Paul or Komaria Mendy would be on site daily providing supervision to trained staff. The home would comply with all DHS requirements, fire and safety standards, and local ordinances.

Plan Commission was notified of this special exception application at their [July 23rd, 2026 meeting](#) and the Common Council at their [August 4th, 2026](#) meeting. A class two notice was published and additional notice was mailed to all property owners within 100' of the proposed special exception. Staff received three calls and one email inquiring about the special exception request. Of the correspondence received, only one was to voice direct opposition to the adult family home, due to concerns for the safety of elderly or disabled residents during natural disasters, possible access issues for fire/police, and yard maintenance issues. Staff was able to confirm that yard maintenance is performed by contractors hired by the landlord and not the tenants themselves.

The special exception request was sent over to police and fire for review and comments. There are two existing adult family homes within 2,500 feet, located at 150 and 154 Plank Road, that have required extensive assistance from both departments. From 2024 to present, a total of 118 calls were made to police from 150 Plank Road and 4 calls from 154 Plank Road. From 2024 to present, a total of 61 calls were made to fire/EMS from 150 Plank Road and 1 call from 154 Plank Road.

According to Section [17.47\(4\)](#) of the Municipal Code, no special exception shall be recommended for approval unless the Plan Commission shall find:

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

Staff Recommendation

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

1. That this special exception is approved only for this specific address, 180 Plank Road, and the specific company, Haven Heritage Adult Family Home LLC. If the unit or ownership changes, a special exception application will need to be reapplied for.
2. The property is to be used for a 1- to 2-bed adult family home in compliance with all state regulations, standards, and statutes.
3. Property shall be maintained so as not to negatively impact the residential character of the neighborhood.
4. If more than two complaints on the operation of the facility are received in a calendar year, the Plan Commission and/or Common Council can order a review of the Special Exception and take appropriate actions to address the concerns.



APPLICATION: SPECIAL EXCEPTION PERMIT FORM

This application is required if you are seeking a special exception to allow for a certain use or structure within a zoning district. Permitted special exceptions differ between zoning districts. Information on zoning districts can be found in [Section 17 of the Municipal Code](#). Information on special exceptions can be found in [Section 17.47 of the Municipal Code](#).

Petitioner Information:

Name: Paul Pierre Mendy

Mailing Address: 180 Plank rd, Waukauna, WI 54130

Phone Number: [REDACTED]

Email: [REDACTED]

Property Owner Information (If Not Petitioner):

Name: Teak Wood Properties LLC

Mailing Address: P.O. Box 337, Hortonville, WI 54944

Phone Number: [REDACTED]

Email: [REDACTED]

Property Information:

Site Address/Location: 180 Monk Road, Kaulaeha

Lot Dimensions and Area: _____

Current Zoning: ~~CO~~ Residential

Current Uses: Residential

Proposed Uses: 1-2 beds adult family home. which would serve purely as residential.

Please State Reason(s) for Special Exception Request:

Haven Heritage Adult Family Home LLC is seeking to operate a 1-to 2-bed certified Adult Family Home for adults with disabilities in a residential setting. The home will operate fully as a typical residential home with 24-hour support, no signage, minimal traffic, and no impact on the residential character of the neighborhood.

The purpose of the home is to provide safe, community-integrated housing for individuals who require supportive care while maintaining their independence and dignity. The home will comply with all DHS requirements, fire and safety standards, and local ordinances.

Approval of this request will support accessible housing opportunities and allow vulnerable adults to live in a safe, home-like environment within the community.

What procedures will be used to prevent any ill effects to neighboring properties such as (but not limited to) parking, noise, or additional traffic:

Minimal to no traffic, enough parking allocated, quiet residential

Please list the operating hours of the business:

24/7

Additional Requirements: Additional information may also be requested as may be appropriate per the proposal being made.

Special Exception Permit Fee Schedule: \$100.00

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: Special exception permits 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:

PP Menzies

Signature of Owner (If Not Petitioner):

Date Submitted to the City of Kaukauna:

6/3/24

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



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: John Neumeier, Director of Public Works/City Engineer
Date: August 31, 2026
Re: Kaukauna Utilities Amendment

In 2014, the City entered into a Lease and Memorandum of Understanding, and associated easements for access and utilities, with Outagamie County for the installation and maintenance of a communications tower at 809 Boyd Avenue. The easement and agreement were not recorded and were not identified by City staff as part of the recent CSM for the Kaukauna Water Treatment Plant #1. The existing easement would cause issues with the development of the site for KU. KU and Outagamie County have discussed the changes needed to make the site work for both parties. The City and Outagamie County can make amendments to the agreement to adjust the width of the easement to accommodate, and those amendments must then be approved by the City's Common Council and by the County Board of Supervisors.

Recommendation:

Recommend approval of "First Amendment to Lease and Memorandum of Understanding Dated March 31, 2014" to the Common Council.

FIRST AMENDMENT TO LEASE AND

MEMORANDUM OF UNDERSTANDING DATED MARCH 31, 2014

This First Amendment to Lease and Memorandum of Understanding ("Amendment"), dated _____, 2026, is entered into by and between Outagamie County, Wisconsin ("County"), and the City of Kaukauna, Wisconsin ("City").

WHEREAS, the parties entered into a Lease and Memorandum of Understanding dated March 31, 2014, concerning the construction, operation, and maintenance of a public safety communications tower located on City-owned property near Boyd Avenue in the City of Kaukauna ("Agreement"); and

WHEREAS, Exhibit A to the Agreement depicts a Tower Parcel and an Access and Utility Easement benefiting the County communications tower; and

WHEREAS, the City and Kaukauna Utilities are proceeding with construction of a water storage tank and related improvements in the vicinity of the communications tower; and

WHEREAS, the parties desire to modify the location and dimensions of the Access and Utility Easement to accommodate such improvements while preserving all access and utility rights necessary for the continued operation, maintenance, repair, replacement, and use of the communications tower;

WHEREAS, the parties have prepared a revised legal description and easement exhibit depicting the modified Access and Utility Easement, attached hereto as Exhibit A and Exhibit B, respectively; and

WHEREAS, the Agreement expressly contemplates amendment of the Access and Utility Easement and reserves to the City the right to amend the location and dimensions of the easement, provided continued access necessary for operation and maintenance of the tower is maintained.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Amendment of Access and Utility Easement

Effective upon execution of this Amendment, the Access and Utility Easement depicted and described in Exhibit A of the Agreement is amended and replaced by the legal description attached hereto as Exhibit A and the easement exhibit attached hereto as Exhibit B, both of which are incorporated herein by reference.

The revised easement shall provide the County, its employees, agents, contractors, successors, and assigns with continued rights of ingress and egress and access to utilities reasonably necessary for the operation, maintenance, repair, replacement, and use of the communications tower and associated facilities.

2. No Impairment of Tower Operations

The parties acknowledge and agree that the purpose of this Amendment is to accommodate construction and operation of a municipal water storage facility and related infrastructure. Nothing contained herein shall be construed to materially impair the County's ability to access, operate, maintain, repair, replace, or utilize the communications tower and associated facilities.

3. Replacement of Prior Easement Description

To the extent any description, exhibit, map, sketch, legal description, or depiction of the Access and Utility Easement contained in the Agreement conflicts with Exhibit A or Exhibit B attached to this Amendment, Exhibit A and Exhibit B shall control.

4. Remaining Terms Unchanged

Except as expressly modified by this Amendment, all terms, conditions, covenants, and provisions of the Agreement remain in full force and effect.

5. Effective Date

This Amendment shall become effective upon approval and execution by both parties in accordance with Paragraph 15 of the Agreement.

Dated this ____ day of _____, 2026 Dated this ____ day of _____, 2026

For the City of Kaukauna

For Outagamie County

Anthony J. Penterman (or designee)
Mayor
City of Kaukauna

Thomas Nelson (or designee)
County Executive
Outagamie County

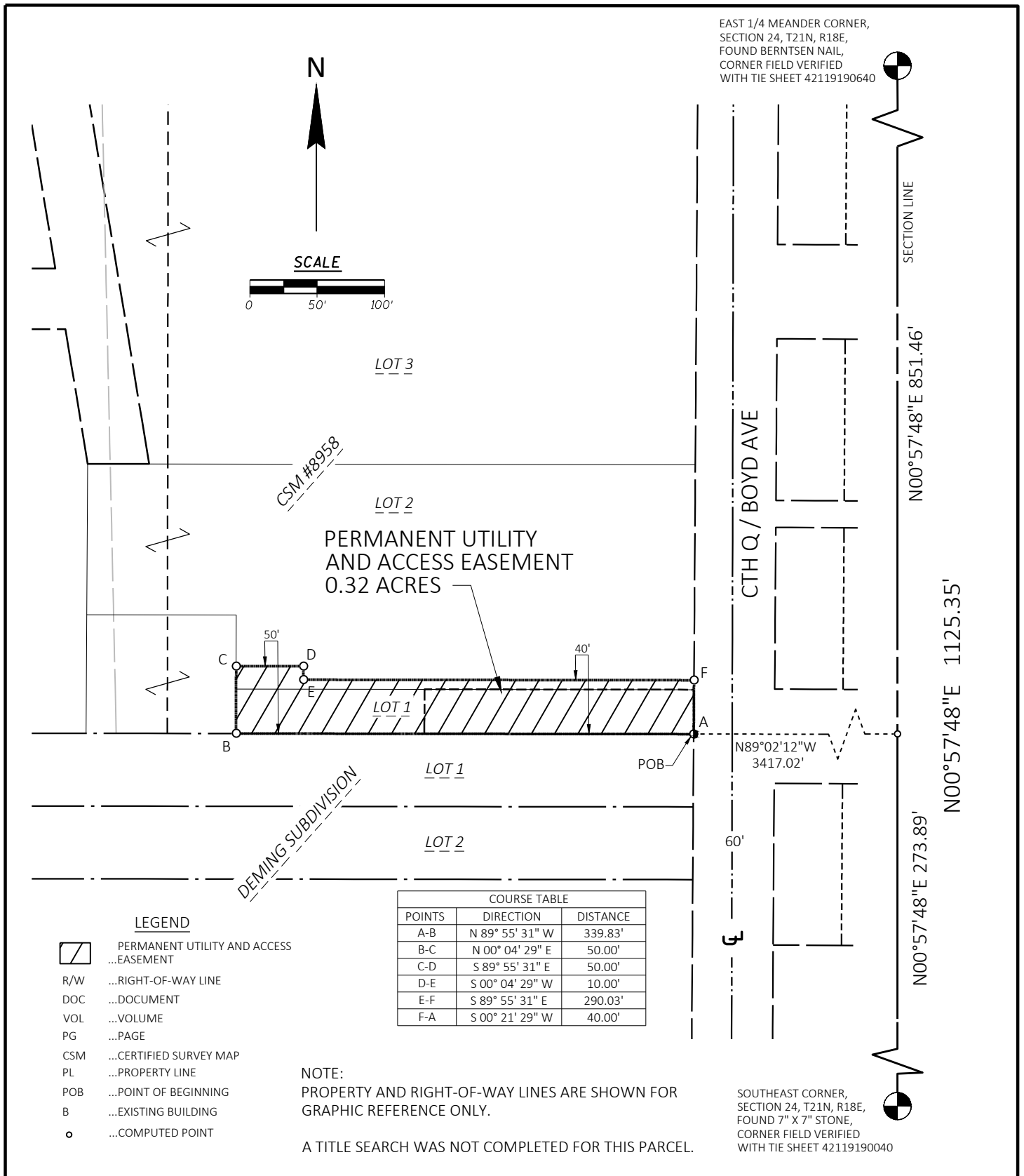
Exhibit A

Legal Description

A **permanent utility and access easement** located in part of Lot 1 and Lot 2, CSM #8958, Document No. 2353003, and part of Lot B, Government Lot 2, Section 24, T21N, R18E, City of Kaukauna, Outagamie County, Wisconsin, being more particularly described as follows:

Commencing at the Southeast corner of Section 24, T21N, R18E; Thence N00°57'48"E, along the East line of the Southeast Quarter of said Section 24, a distance of 273.89 feet; Thence N89°02'12"W, 3,417.02 feet, to the intersection of the westerly right-of-way line of CTH Q / Boyd Avenue and the southerly line of said Lot 1, CSM #8958, being the point of beginning; Thence N89°55'31"W, along said southerly line of Lot 1, CSM #8958, a distance of 339.83 feet; Thence N00°04'29"E, 50.00 feet; Thence S89°55'31"E, 50.00 feet; Thence S00°04'29"W, 10.00 feet; Thence S89°55'31"E, 290.03 feet to said westerly right-of-way line of CTH Q / Boyd Avenue; Thence S00°21'29"W, along a common line of the easterly line of said Lot 1 and Lot 2, CSM #8958, and westerly right-of-way line of CTH Q / Boyd Avenue, a distance of 40.00 feet to the point of beginning.

Said **permanent utility and access easement** contains 0.32 acres, more or less.



770 TECHNOLOGY WAY
CHIPPEWA FALLS, WI 54729

PERMANENT UTILITY AND ACCESS EASEMENT

**CITY OF KAUKAUNA
OUTAGAMIE COUNTY**

**EXHIBIT
B**



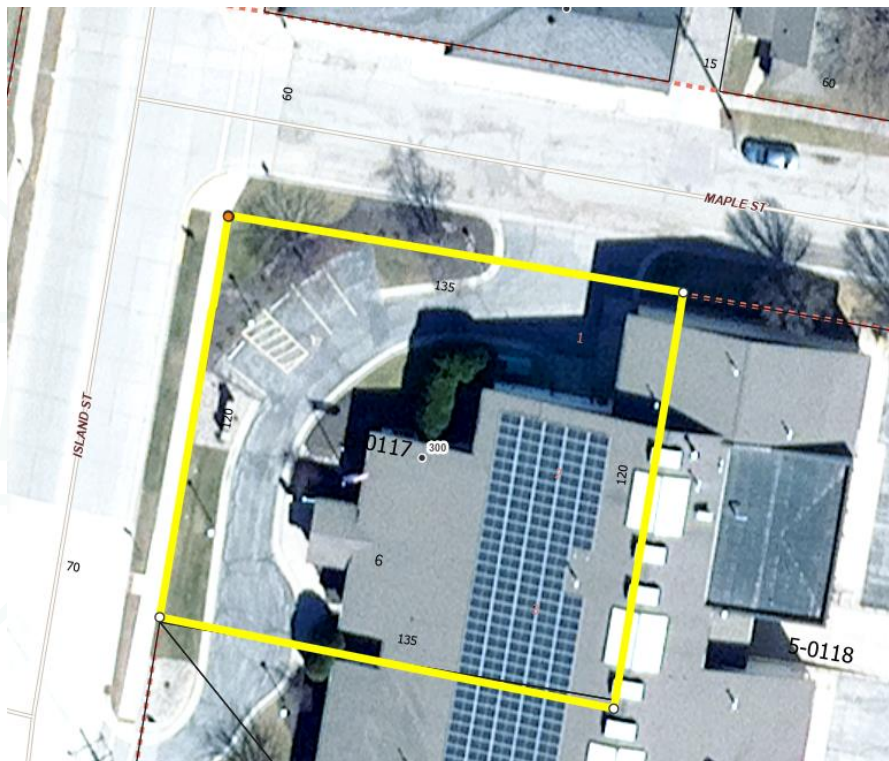
MEMO

PLANNING AND COMMUNITY DEVELOPMENT

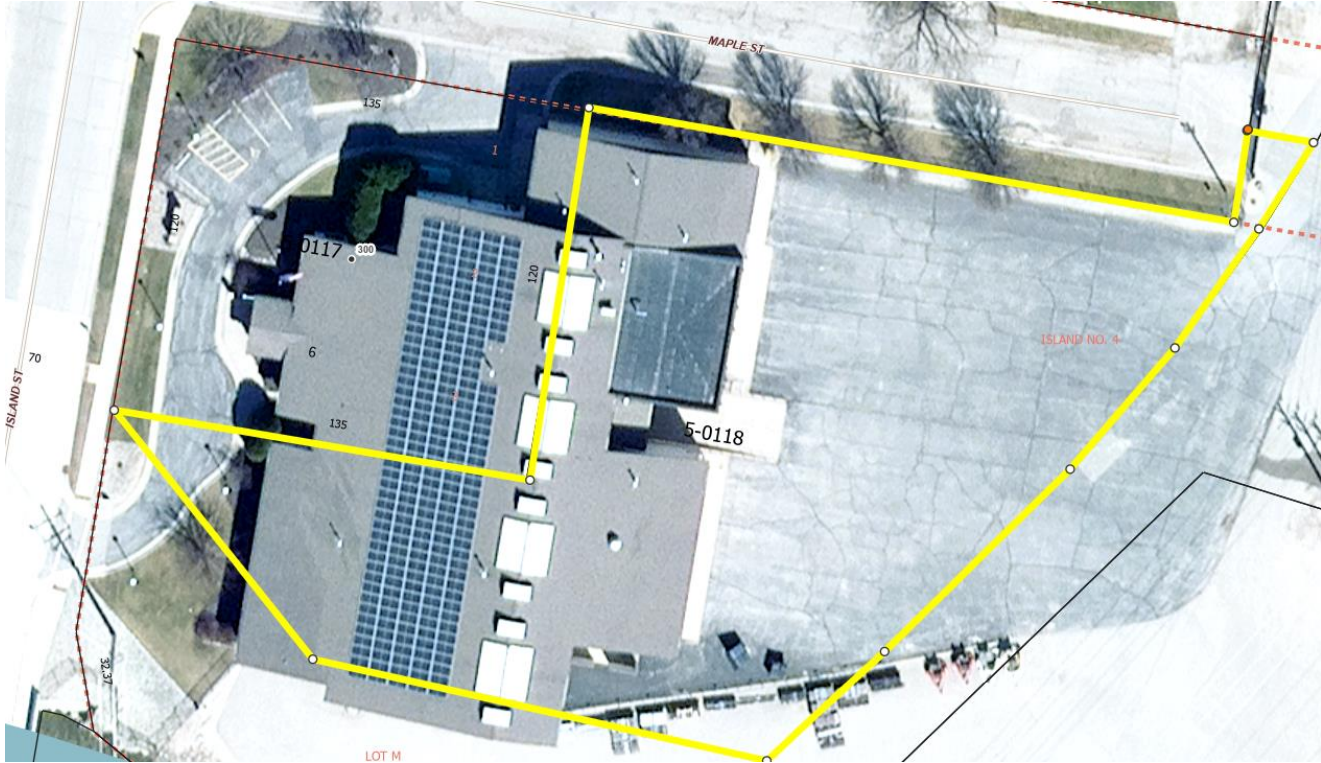
To: Plan Commission
From: Adrienne Nelson, Associate Planner
Date: August 24, 2026
Re: Rezoning Request – KU

Eric Miller, applicant, on behalf of Kaukauna Utilities, owner, has submitted an application to rezone their properties located at 300 Island Street from [Industrial District \(IND\)](#) and [Residential Two-Family District](#) to [Institutional District \(IT\)](#). Staff confirmed with the applicant that the intention is to rezone the following parcels:

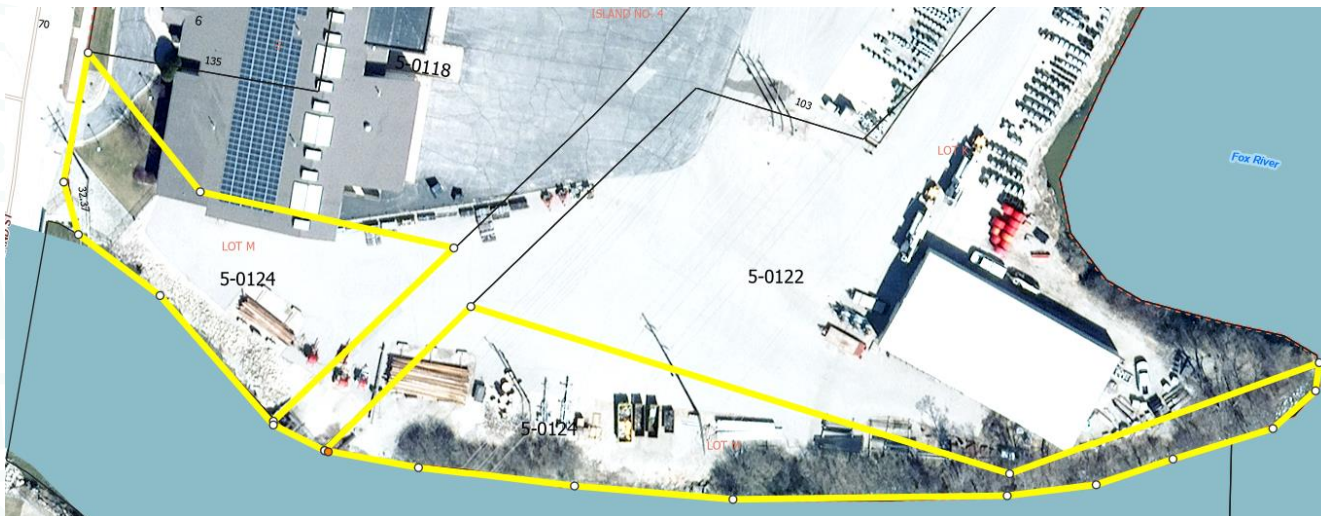
Parcel 325011700 – zoned IND



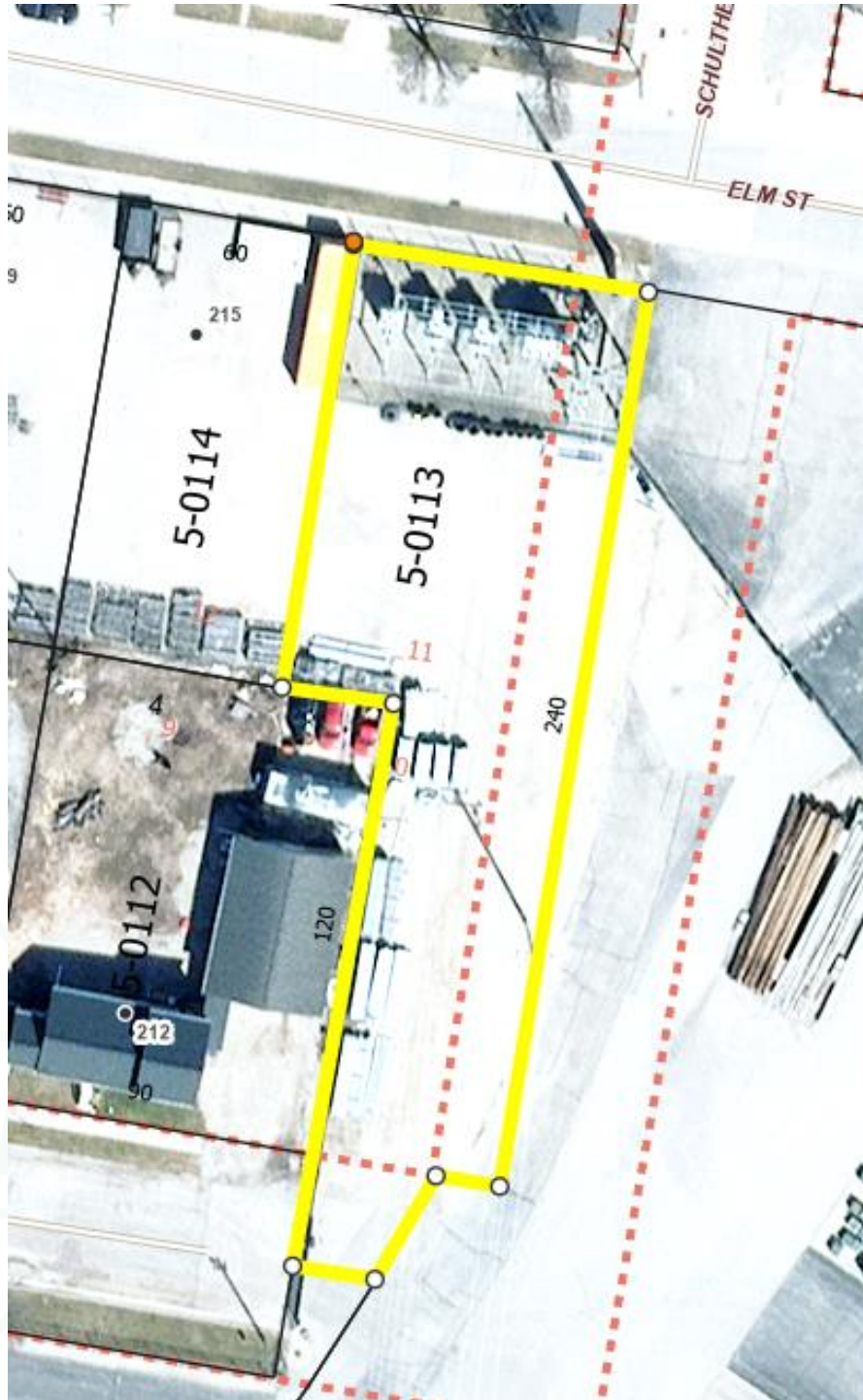
Parcel 325011800 – zoned IND



Parcel 325012400 – zoned IND/IT



Parcel 325011300 – zoned IND



Parcel 325011400 – zoned RTF



Parcel 325011500 – zoned RTF



All Parcels



The purpose of this request is to make sure the zoning matches the existing use of these parcels. City staff have spoken with KU about combining several of these parcels together, which will be easier to accomplish once they are all zoned IT.

A public hearing date for this rezoning request has been set for the September 15th Common Council meeting.

Recommendation:

Staff is recommending approval of the rezoning request to the Common Council and that notice be mailed to all property owners within 200' of the proposed rezone.



APPLICATION: ZONING CHANGE REQUEST FORM

This application is required if you are seeking to rezone a property. Rezoning a property allows for different types of uses, such as for residential or commercial development. To rezone a property, the parcel(s) in question must meet the dimensional requirements set forth in that zoning district. Information on zoning districts can be found in [Section 17 of the Municipal Code](#).

Petitioner Information:

Name: Eric Miller

Mailing Address: [REDACTED]

Phone Number: [REDACTED]

Email: [REDACTED]

Property Owner Information (If Not Petitioner):

Name: Kaukauna Utilities

Mailing Address: 777 Island Street, P.O. Box 1777, Kaukauna, WI 54130

Phone Number: [REDACTED]

Email: [REDACTED]

CITY OF KAUKAUNA

144 W 2nd Street
Kaukauna, WI 54130

920.766.6300
www.kaukauna.gov

Property Information:

Site Address/Location: 300 Island Street

Lot Dimensions and Area: 8.53 acres

Current Zoning: Multiple (Residential, Industrial, and Institutional)

Current Uses: Kaukauna Utilities Pole Yard and Warehouse Building

Proposed Zoning: Institutional

Proposed Uses: Same (Kaukauna Utilities Pole Yard and Warehouse Building)

Please State Reason(s) for Rezoning Request:

Kaukauna Utilities is looking to "clean up" the zoning in our pole yard. We are working with the good folks there at the Public Service Commission of Wisconsin for a Certificate of Authority (CA) authorizing a project that we working that will be based in our pole yard. It was while we completing the "zoning requirements" portion of that CA that we found that some of the site that use as a pole yard is zoned as "Institutional," some is zoned as "Industrial," and the two residential lots that we acquired previously are still zoned as "Residential." We have met with the City Planner and the Director of Public Works and have determined that it all really should be zoned as "Institutional," and this application is submitted with that intention.

Rezoning/Zoning Change Fee Schedule: \$100.00

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: Changes to zoning ordinances 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 the City of Kaukauna: 8/7/26

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: 8/10/2026

Payment Received: N/A

Payment Receipt #: N/A

Site Plan Reviewed: ☐

1st Notice Sent: 8/26/2026

2nd Notice Sent: 9/2/2026

Plan Commission Approval:

Legislative Committee Approval:

Common Council Approval:

Signature of Planning & Community Dev. Staff:



MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Plan Commission
From: Adrienne Nelson, Associate Planner
Date: August 27, 2026
Re: Park Donation Application Review – Bebeau

A park bench donation application has been submitted by Peter Bebeau in memory of Kristine Landreman. The proposed location of the bench is at La Follette Park near the Brill Street entrance. This bench would not be in the City of Kaukauna's standard bench style and would not include a plaque. Instead, the applicant would like to purchase an engraved granite bench from Stoneworx in Appleton. An example of the style of bench being requested is shown below.



Staff Recommendation

Staff recommend approval of the park bench donation for Peter Bebeau in memory of Kristine Landreman with the condition that staff will work with the donor to finalize the location of the bench.





PARK DONATION APPLICATION

Donor Name:

PETER BEBEAU

Phone Number:

[REDACTED]

Address:

19574 HIGHLINE RD. KAUKAUNA 54130

Email:

[REDACTED]

Proposed Location:

0

Type of Donation:

- ☐ Bike rack
- ☒ Bench
- ☐ Picnic table
- ☐ Planter
- ☐ Tree
- ☒ Other (please describe) *From*

Please note: The Plan Commission reviews donations separately. If you wish to make multiple donations, you will need to complete a separate application for each item you wish to donate.

Please note any customizations (color, tree type, etc.) that you may have. (See guidelines for additional information)

Benches & Personal Cremation



Straight Bench w/ harp legs
- Grey (With engraving)



Park Bench - Jet Black
(With engraving)



Single Cremation Pillar -
China Grey with removeable black door
(With engraving and laser etching)



Cremation Boulder - China Grey
with removeable Jet Black doors
(With engraving and laser etching)



Cremation Bird Bath - Tan Brown
(With engraving)



Pedestal Bench w/cremation holes
- Rustic Brown (With engraving)



Panel Bench - Imperial Rose
with removeable black door
(With engraving and laser etching)



Companion Cremation Pillar -
Jet Black with removeable black door
(With engraving and laser etching)



2 Niche Columbaria - India Red
(With engraving and laser etching)



Cremation Pedestal - Bahama Blue
(With engraving)

Appleton
StoneworX

Item 5.d.

BRIAN

1711 West College Ave
Appleton, WI. 54914

Phone: (920) - 364 - 9262

Email: appletonstoneworx@gmail.com

<https://www.appletonstoneworx.com>

Distinctive
Monuments



A collection of distinctive
monuments and markers.
Both affordably priced
and readily available.



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Adrienne Nelson, Associate Planner
Date: August 31, 2026
Re: Extraterritorial CSM Review – Parcels 030019202 & 030019600 (Town of Buchanan)

Scott Andersen, surveyor, has submitted a certified survey map on behalf of Kaukauna Storage LLC c/o Brian VanLanen, owner of parcels 030019202 and 030019600, for the adjustment of lot lines.

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

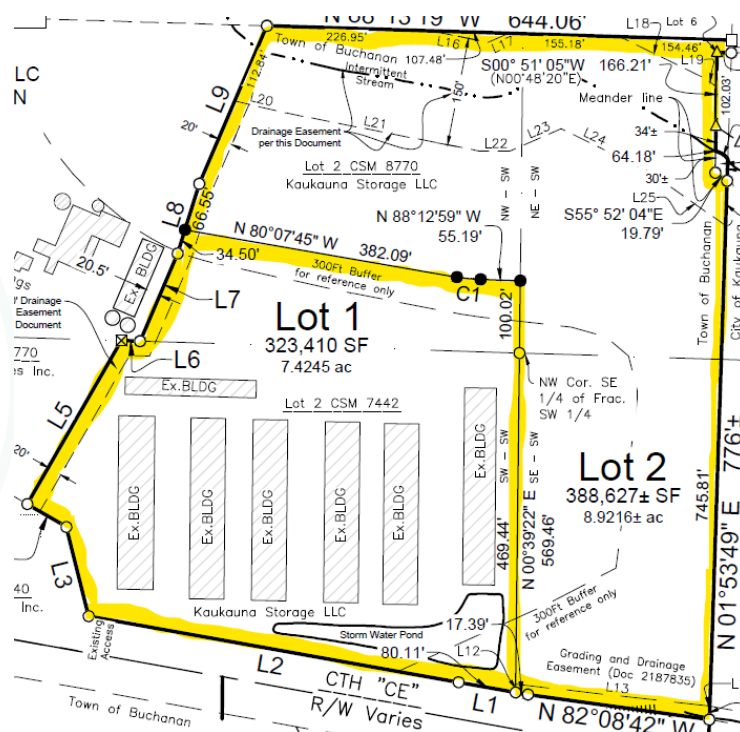
This CSM was originally brought before the Plan Commission at the [July 9th, 2026](#) meeting, where concerns were raised that the adjusting of these lot lines would not leave enough room for planned residential development as per the City's Comprehensive Plan. The Plan Commission requested that the CSM be brought back at a later date with additional information showing that the lot line shift would not affect future residential development.

The application and a draft of the CSM are attached to this report, as well as a concept plat showing what a future residential neighborhood might look like following adjustment of the lot line. The current map and proposed map are shown below for additional detail.

Current:



Proposed:



Recommendation:

Recommend approval of the extraterritorial Certified Survey Map to the Common Council with the following condition:

- Prior to approval of the extraterritorial Certified Survey Map by the Common Council, the applicant must obtain confirmation from Outagamie County that access to the subdivision will be allowed off of County Road CE.



**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: Davel Engineering & Environmental Inc / Scott Andersen

Mailing Address: 1164 Province Terrace, Menasha, WI 54952

Phone Number: [REDACTED]

Email: [REDACTED]

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

Name: Kaukauna Storage LLC c/o Brian VanLanen

Mailing Address: N8833 County Road N, Menasha, WI 54952

Phone Number: [REDACTED]

Email: [REDACTED]

Property Information:

Site Address/Location: 030019202 & 030019600

Lot Dimensions and Area: 712,037 SF

Current Zoning: AGD & CL

Number of Lots to be Created: 0 (2 existing parcels - Lot line adjustment)

***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. Lot line Adjustment.

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:

DocuSigned by:
Scott Andersen 6/16/2026
695015AE4EAB48D...

Signature of Owner (If Not Petitioner):

Signed by:
Brian Vanlanen 6/16/2026
755CB4A96331483...

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: 6/17/2026

Payment Received: 6/17/2026

Payment Receipt #: N/A

Certified Survey Map Reviewed: ☒

Plan Commission Approval:

Legislative Committee Approval:

Common Council Approval:

Signature of Planning & Community Dev. Staff:

Certified Survey Map No. _____

Lot 2 of CSM 7442 (Doc. 2116139) and Lot 2 CSM 8770 (Doc. 2324667), Part of the NW 1/4 of the Frac. SW 1/4 and Part of the NE 1/4 of the Frac. SW 1/4 and Part of the SW 1/4 of the Frac. SW 1/4, and Part of the SE 1/4 of the Frac. SW 1/4, ALL of Section 30, Township 21 North, Range 19 East, Town of Buchanan, Outagamie County, Wisconsin.

LEGEND

●

3/4" x 18" Steel Rebar
@ 1.50lbs/LF SET

△

1 1/4" Rebar Found

○

3/4" Rebar Found

□

1" Iron Pipe Found

⊠

Chiseled "X" Found

⊙

Government Corner

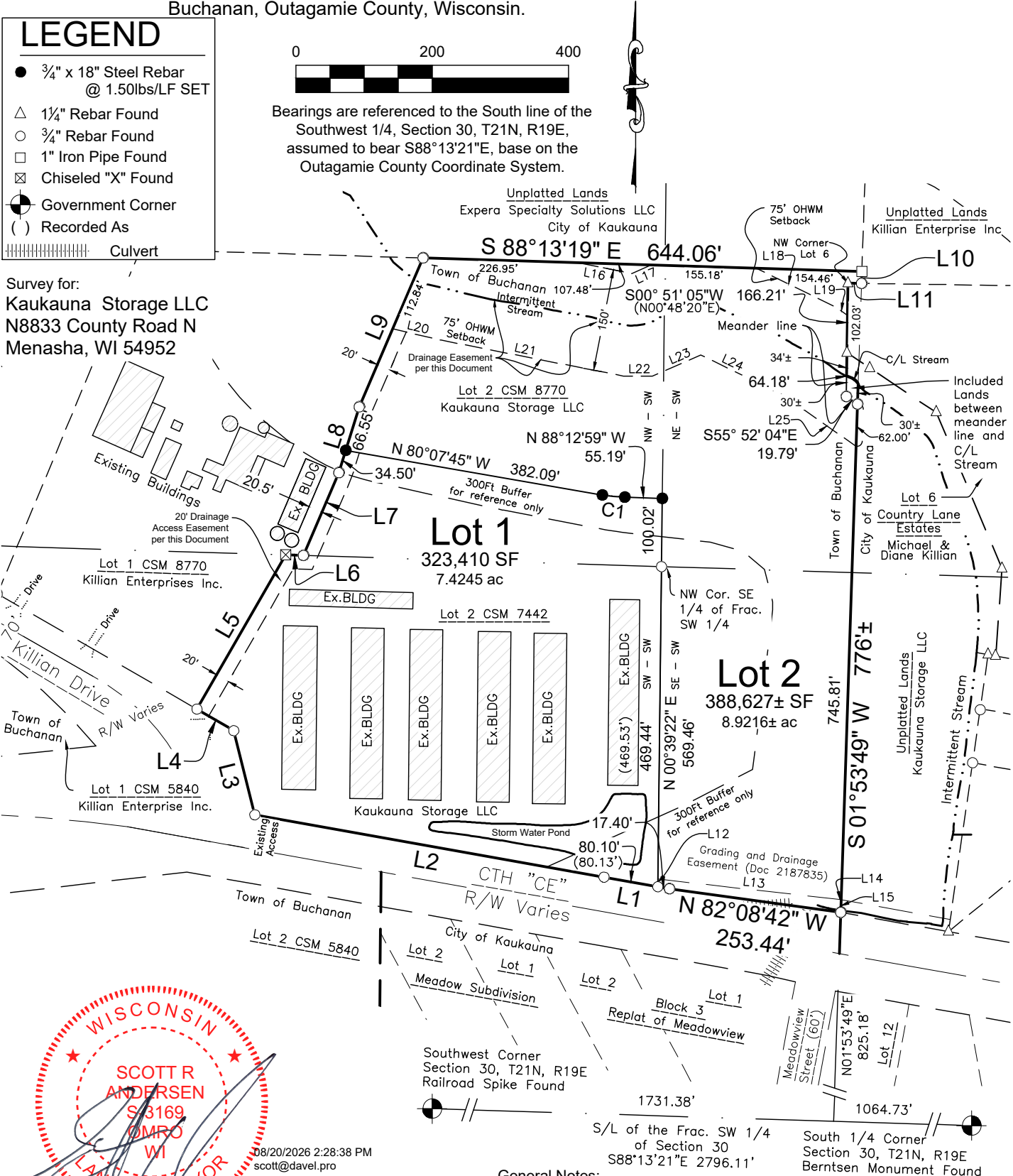
()

Recorded As

|||||

Culvert

Survey for:
Kaukauna Storage LLC
N8833 County Road N
Menasha, WI 54952



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

Date



DAVEL ENGINEERING &
ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

General Notes:

- Public Trust Information** - 236.20 (6) "Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution."
- Wetland Note:** Prior to development, a wetland delineation may be required on lot 2, per Town of Buchanan Stormwater Ordinance. A wetland setback may be required depending on the susceptibility of the wetland.
- CTH CE is access controlled.** Any changes in access or work in the highway right of way requires a permit from the Outagamie County Highway Department.
- Restriction** - Section 52.123(1) Lot 2 has no direct vehicular access from CTH CE and is therefore not buildable as a lot without further access.

*Curve table on Sheet 5.

File: 8308CSM2.dwg
Date: 08/11/2026
Drafted By: Kristy
Sheet: 1 of 8

Certified Survey Map No. _____

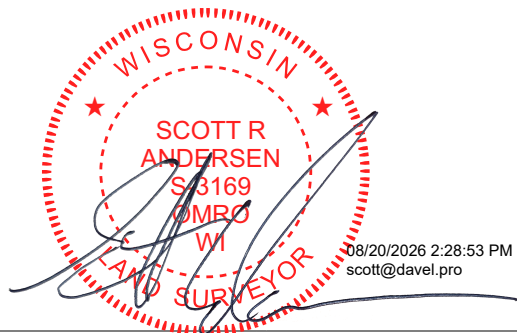
Lot 2 of CSM 7442 (Doc. 2116139) and Lot 2 CSM 8770 (Doc. 2324667), Part of the NW 1/4 of the Frac. SW 1/4 and Part of the NE 1/4 of the Frac. SW 1/4 and Part of the SW 1/4 of the Frac. SW 1/4, and Part of the SE 1/4 of the Frac. SW 1/4, ALL of Section 30, Township 21 North, Range 19 East, Town of Buchanan, 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 Kaukauna Storage LLC, the property owners of said land, I have surveyed, divided, 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 Lot 2 of CSM 7442 (Doc. 2116139) and Lot 2 CSM 8770 (Doc. 2324667), Part of the NW 1/4 of the Frac. SW 1/4 and Part of the NE 1/4 of the Frac. SW 1/4 and Part of the SW 1/4 of the Frac. SW 1/4, and Part of the SE 1/4 of the Frac. SW 1/4, ALL of Section 30, Township 21 North, Range 19 East, Town of Buchanan, Outagamie County, Wisconsin, containing 712,037± Square Feet (16.3461± Acres) of land.

Described Parcel includes the land between the described meander line and the Center line of the Intermittent Stream. Described parcel is subject to Riparian rights and subject to all easements and restrictions of record.

Given under my hand this 20th day of August, 2026.



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

LINE TABLE				
Line	Bearing	Length	(Bearing)	(Length)
L1	N 79°53'52" W	97.50'	(N79°53'23"W)	
L2	N 79°53'51" W	520.40'	(N79°53'22"W)	
L3	N 14°02'36" W	127.60'	(N13°53'00"W)	(127.63')
L4	N 59°58'40" W	62.31'	(N60°07'12"W)	(62.54')
L5	N 29°52'48" E	260.98'		(260.87')
L6	S 88°12'59" E	26.15'		
L7	N 23°11'53" E	131.92'		
L8	N 17°14'02" E	101.05'		
L9	N 23°11'53" E	237.66'		
L10	S 01°53'49" W	17.28'		
L11	N 89°11'07" W	19.78'	(S89°11'40"E)	
L12	N 00°39'22" E	11.14'	(N00°39'11"E)	(11.15')
L13	S 83°34'48" E	267.38'	(S83°34'59"E)	(267.17')
L14	S 79°53'13" E	3.02'		
L15	S 01°53'49" W	18.41'	(S00°48'20"W)	(18.56')
L16	S 78°52'13" E	80.91'		
L17	N 66°20'26" E	30.61'		
L18	S 63°53'53" E	129.53'		
L19	S 54°55'20" E	20.79'		
L20	S 76°41'28" E	72.91'		
L21	S 78°52'13" E	272.34'		
L22	S 89°42'09" E	42.48'		
L23	N 66°20'26" E	77.77'		
L24	S 63°53'53" E	135.51'		
L25	S 54°55'20" E	129.70'		

Certified Survey Map No. _____

Lot 2 of CSM 7442 (Doc. 2116139) and Lot 2 CSM 8770 (Doc. 2324667), Part of the NW 1/4 of the Frac. SW 1/4 and Part of the NE 1/4 of the Frac. SW 1/4 and Part of the SW 1/4 of the Frac. SW 1/4 and Part of the SE 1/4 of the Frac. SW 1/4, ALL of Section 30, Township 21 North, Range 19 East, Town of Buchanan, Outagamie County, Wisconsin.

Owner's Certificate

Kaukauna Storage LLC, a limited liability company duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owner, does hereby certify that we caused the land above described to be surveyed, divided, 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 (extraterritorial)

In the presence of: Kaukauna Storage LLC

Managing Member	Print Name	Date
-----------------	------------	------

State of Wisconsin)
)SS
_____) County)

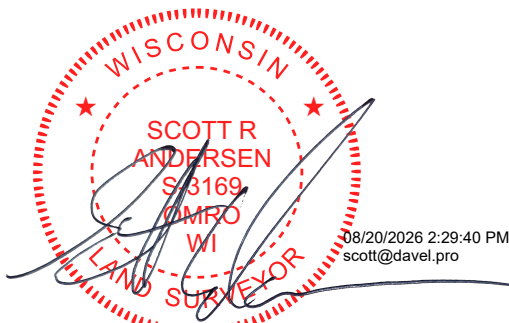
Personally came before me on the _____ day of _____, 20____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

My Commission Expires _____

Notary Public, Wisconsin

Town Notes:

- 1) 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.
- 2) Arsenic Statement: The lot(s) shown on this map are located in the Special Well Casing Pipe Depth Area ("SWCPDA"). The "SWCPDA" has been established due to naturally occurring arsenic contamination problems affecting wells in this area. Anyone planning on drilling a well within the "SWCPDA" shall, prior to any drilling, consult the Wisconsin Department of Natural Resources, or a drilling professional, to determine how to comply with the provisions of s. NR 812.12(3) of the Wisconsin Administrative code.
- 3) 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.
- 4) Floodplain, Navigable Streams & Wetlands: Prior to development, floodplain, navigable stream and a wetland delineations may be required. All required buffers/setbacks shall be shown at that time.



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

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File: 8308CSM2.dwg
Date: 07/29/2026
Drafted By: scott
Sheet: 3 of 8

Certified Survey Map No. _____

Lot 2 of CSM 7442 (Doc. 2116139) and Lot 2 CSM 8770 (Doc. 2324667), Part of the NW 1/4 of the Frac. SW 1/4 and Part of the NE 1/4 of the Frac. SW 1/4 and Part of the SW 1/4 of the Frac. SW 1/4, and Part of the SE 1/4 of the Frac. SW 1/4, ALL of Section 30, Township 21 North, Range 19 East, Town of Buchanan, Outagamie County, Wisconsin.

Access and Drainage Easement Provisions

An easement for Access and Drainage is hereby granted by:

Kaukauna Storage LLC, their respective lessees, successors, heirs or assigns, (Grantor), to:

THE TOWN OF BUCHANAN, (Grantee),
THE CITY OF KAUKAUNA, (Grantee),

This Grantor, their respective lessees, successors, heirs or assigns, shall have full use and enjoyment of the property referenced above provided that such use does not interfere with Grantee's right to install, replace, operate, maintain and repair said Drainage and associated appurtenances.

Drainage and grading easement restrictions. The following uses, structures and activities are prohibited in any easement or outlot used for drainage: filling, grading and excavating except for the construction of public streets, utility crossings and drainage improvements and facilities; construction or placement of any building or structure including fences; the cultivation of crops, fruits or vegetables; the planting of trees or shrubs; the dumping or depositing of ashes, waste, compost, temporary fill, or materials of any kind or nature; the storage of vehicles, equipment, materials, or personal property of any kind. These restrictions may be enforced by any lot owner, homeowners' association or the Town of Buchanan by proceedings in law or equity against any person violating or attempting to violate the restriction.

Drainage maintenance easement. The Town of Buchanan and/or the City of Kaukauna shall have the independent and unqualified right to enter upon any easement area or outlot designated for drainage and grading for the purposes of inspection, maintenance, repair, and replacement of drainageways, drainage facilities, and drainage improvements.

Access Easement: Any Town and/or City personnel required to access the Drainage Easement, shall have the right to travel within the outlined Access Easement to access the Drainage Easement in the event of any required inspection or maintenance within the Drainage Easement. Grantor shall not construct or install buildings or any other permanent structures or improvements within the easement premises.

Maintenance of said easements is the sole responsibility of the Land Owner for the purpose of managing and maintaining safe and easy access for the Grantee throughout the easement.

This Access Easement shall be permanent and constitute a covenant running with the land, for the benefit of Any Town and/or City personnel acting in the line of duty. This Easement may only be modified or terminated by a written document signed on behalf of Grantor as long as a new easement of equal or improved width and access is recorded prior to the modification or termination of the one outlined in this Document and recorded with the Register of Deeds for Outagamie County.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

The Town and/or may, in its discretion, perform such work and assess the cost of such inspection, maintenance, repair, and replacement, including administrative costs, to all lots benefited thereby. Such costs shall be levied as special assessments and placed on the annual tax roll.

The purchase or ownership of any lot shall constitute a waiver of objection to such assessments and an agreement to pay said assessments.

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: Kaukauna Storage, LLC

Managing Member	Print Name	Date
State of Wisconsin))SS _____ County)		

Personally came before me on the _____ day of _____, 2026,
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



08/20/2026 2:29:58 PM
scott@davel.pro

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

_____ Date

File: 8308CSM2.dwg
Date: 07/29/2026
Drafted By: scott
Sheet: 4 of 8

Certified Survey Map No. _____

Lot 2 of CSM 7442 (Doc. 2116139) and Lot 2 CSM 8770 (Doc. 2324667), Part of the NW 1/4 of the Frac. SW 1/4 and Part of the NE 1/4 of the Frac. SW 1/4 and Part of the SW 1/4 of the Frac. SW 1/4, and Part of the SE 1/4 of the Frac. SW 1/4, ALL of Section 30, Township 21 North, Range 19 East, Town of Buchanan, Outagamie County, Wisconsin.

Consent of Corporate Mortgagee

U.S. Bank National Association, a corporation duly organized and existing under and by virtue of the laws of the United States of America, 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 Kaukauna Storage LLC, owners of said lands.

IN WITNESS WHEREOF, the said U.S. Bank National Association, has caused these presents to be signed by it's

Authorized Financial Officers, at _____, Wisconsin and it's Corporate seal to be affixed hereon

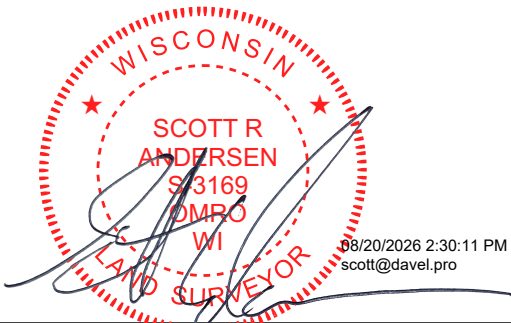
this _____ day of _____, 20____

_____ 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 U.S. Bank National Association, to me known to be the persons who executed the foregoing certificate and acknowledge the same.

_____) My Commission Expires _____
Notary Public, Wisconsin



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

Certified Survey Map No. _____

Lot 2 of CSM 7442 (Doc. 2116139) and Lot 2 CSM 8770 (Doc. 2324667), Part of the NW 1/4 of the Frac. SW 1/4 and Part of the NE 1/4 of the Frac. SW 1/4 and Part of the SW 1/4 of the Frac. SW 1/4, and Part of the SE 1/4 of the Frac. SW 1/4, ALL of Section 30, Township 21 North, Range 19 East, Town of Buchanan, Outagamie County, Wisconsin.

Consent of Corporate Mortgagee

Wolf River Community Bank, 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 Kaukauna Storage LLC, owners of said lands.

IN WITNESS WHEREOF, the said Wolf River Community Bank, 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

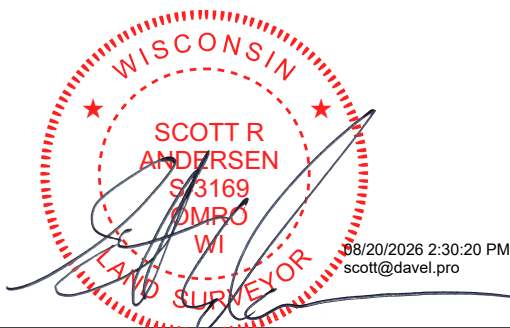
Title

State of Wisconsin)
)SS
 County)

Personally came before me on the _____ day of _____, 20_____, the above named Authorized Financial Officers of Wolf River Community Bank, to me known to be the persons who executed the foregoing certificate and acknowledge the same.

Notary Public, Wisconsin

My Commission Expires _____



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

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File: 8308CSM2.dwg
Date: 07/29/2026
Drafted By: scott
Sheet: 6 of 8

Certified Survey Map No. _____

Lot 2 of CSM 7442 (Doc. 2116139) and Lot 2 CSM 8770 (Doc. 2324667), Part of the NW 1/4 of the Frac. SW 1/4 and Part of the NE 1/4 of the Frac. SW 1/4 and Part of the SW 1/4 of the Frac. SW 1/4, and Part of the SE 1/4 of the Frac. SW 1/4, ALL of Section 30, Township 21 North, Range 19 East, Town of Buchanan, Outagamie County, Wisconsin.

Town of Buchanan Approval Certificate

Resolved, that this certified survey map in the Town of Buchanan, Outagamie County, Kaukauna Storage LLC, the property owner, is hereby approved by the Town Board of the Town of Buchanan.

Town Chair

Print Name

Date

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

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

County Treasurer

Print Name

Date

CURVE TABLE					
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle
C1	233.00'	N 84°10'22" W	32.86'	32.89'	8°05'14"

WISCONSIN

SCOTT R ANDERSEN

S 3169

DMRO

WI

LAND SURVEYOR

08/20/2026 2:30:31 PM

scott@davel.pro

Signature

Date

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

File: 8308CSM2.dwg
Date: 07/29/2026
Drafted By: scott
Sheet: 7 of 8

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42

Certified Survey Map No. _____

Lot 2 of CSM 7442 (Doc. 2116139) and Lot 2 CSM 8770 (Doc. 2324667), Part of the NW 1/4 of the Frac. SW 1/4 and Part of the NE 1/4 of the Frac. SW 1/4 and Part of the SW 1/4 of the Frac. SW 1/4, and Part of the SE 1/4 of the Frac. SW 1/4, ALL of Section 30, Township 21 North, Range 19 East, Town of Buchanan, Outagamie County, Wisconsin.

City of Kaukauna Approval Certificate (Extraterritorial)

Resolved, that this certified survey map in the Town of Buchanan, Outagamie County, Kaukauna Storage LLC, the property owner, is hereby approved by the City of Kaukauna.

Mayor _____

Print Name _____

Date _____

Outagamie County Department of Development & Land Services Certificate

Resolved, that this certified survey map in the Town of Buchanan, Outagamie County, Kaukauna Storage LLC, the property owner, is hereby approved by Outagamie County.

Department Representative

Print Name _____

Date _____

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

the property owners of record:
Kaukauna Storage LLC

Recording Information:
Document No. 2117404

Parcel Number(s):
030019202

Document No. 2325225
Document No. 2329856

030019600



WISCONSIN

SCOTT R.
ANDERSEN
S3169
D.M.R.O.
WI
LAND SURVEYOR

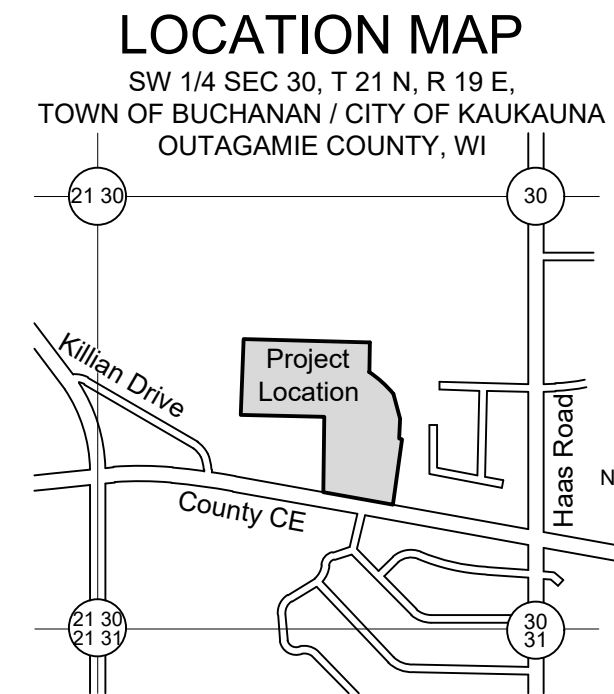
08/20/2026 2:30:41 PM
scott@davel.pro

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

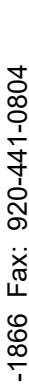
Date _____

Lot 2 of CSM 8770 and Part of the Northeast 1/4 of the Fractional Southwest 1/4 and Part of the Southeast 1/4 of the Fractional Southwest 1/4 of Section 30, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin.

Lot 2 of CSM 8770 and Part of the Northeast 1/4 of the Fractional
Southwest 1/4 and Part of the Southeast 1/4 of the Fractional
Southwest 1/4 of Section 30, Township 21 North, Range 19 East,
City of Kaukauna, Outagamie County, Wisconsin.



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DAVEL
Engineering & Environmental

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

Concept PLAT

Kaukauna Storage Land
Town of Buchanan / City of Kaukauna, Outagamie County, WI
For: Kaukauna Storage LLC

Date:	08/27/2026
Filename:	8308Plat.dwg
Author:	SRA
Last Saved by:	scott
Page	1 of 1

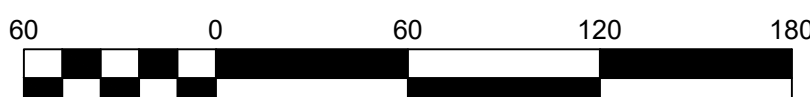
Horizontal Control PN 8308 - (City of Kaukauna) 2024-05-20 Davel Engineering and Environmental Horizontal Control (per Outagamie County Coordinate System)			
Point Number	Northing	Easting	Description
510	561390.51	869638.79	CPT MAG
511	561493.68	869058.15	CPT MAG
512	562406.78	868894.71	CPT HUB
513	562400.13	869147.58	CPT HUB
514	562392.78	869520.86	CPT HUB

BENCHMARKS (NAVD88)	
BM 0	NGS Benchmark PID-DF590, Designation - Buchanan C GPS Elev 728.40'
BM 1	Nail in Power Pole# 54B3 10/11 ±225' NE of CTH "CE" & Meadowview St. Int. Elev 717.85'
BM 2	Nail in Power Pole #54B3 7/11 ±330' NW of CTH "CE" & Meadowview St. Int. Elev 720.23'
BM 3	Mag Nail Set in (3) Culvert East End of the Southerly of (3) 42' Parallel Culverts Elev 711.47'
BM 4	Fire Hydrant, Tag Bolt SE Quad of Camden Way & Stub Road Elev 720.08'

Storm Structures						
Structure	#	Rim	Inv	Size	Material	Direction
CB	A	718.76	717.02	6"	PVC	NW
			717.16	15"	PVC	SE
CB	B	718.20				
MH	C	719.94				
INL	D	716.66	712.98	12"	PVC	W
INL	E	715.84	712.54	12"	PVC	E
			712.30	12"	PVC	N
Sanitary Structures						
Structure	#	Rim	Inv	Size	Material	Direction
MH	1	717.57	704.04	8"	PVC	N
			704.04	8"	PVC	S

LEGEND

— OH — OH	Overhead Utility Lines	 Sanitary MH / Tank / Base	 Post / Guard Post
— Sto — Sto	Storm Sewer (Pipe Size)	 Storm Manhole	 Benchmark
— C — C	Underground Gas Line	 Inlet	 Asphalt Pavement
— T — T	Underground Telephone	 Catch Basin / Yard Drain	 Concrete Pavement
— Fence — Steel	Fence - Steel	 Hydrant	 Gravel
	Treeline	 Utility Valve	
	Culvert	 Utility Meter	
— — 500' —	Index Contour - Existing	 Utility Pole	
— — 799' —	Intermediate Contour - Existing	 Light Pole / Signal	



Bearings are referenced to the
Outagamie County coordinate system