

# PLAN COMMISSION

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



Thursday, January 20, 2022 at 4:00 PM

## AGENDA

**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.
2. Approval of Minutes.
  - [a.](#) Approval of January 6th, 2022 Meeting Minutes
3. Old Business.
4. New Business.
  - [a.](#) Right of Way Dedication - Green Haven Lane
  - [b.](#) Acre of Art - Sculpture Placement
5. Other Business.
6. Adjourn.

## NOTICES

Teleconference Access Information on Following Page

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

**WE ARE FOLLOWING CDC GUIDELINES REGARDING MASK-WEARING IN CITY FACILITIES.**

## **MEETING ACCESS INFORMATION**

You can access this meeting by one of three methods: from your telephone, computer, or by an app. Instructions are below.

### **To access the meeting by telephone:**

1. Dial **1-312-626-6799**
2. When prompted, enter **Meeting ID 651 261 7664** followed by #
3. When prompted, enter **Password 54130** followed by #

### **To access the meeting by computer:**

1. Go to **<http://www.zoom.us>**
2. Click the **blue link** in the upper right hand side that says **Join a Meeting**
3. Enter **Meeting ID 651 261 7664**
4. Enter **Password 54130**
5. Allow Zoom to access your microphone or camera if you wish to speak during the meeting

### **To access the meeting by smartphone or tablet:**

1. **Download** the **free Zoom app** to your device
2. Click the **blue button** that says **Join a Meeting**
3. Enter **Meeting ID 651 261 7664**
4. Enter **Password 54130**
5. Allow the app to access your microphone or camera if you wish to speak during the meeting

**\*Members of the public will be muted unless there is an agenda item that allows for public comment or if a motion is made to open the floor to public comment.\***



## PLAN COMMISSION

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

Thursday, January 6<sup>th</sup>, 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 Feller, Commissioner Avanzi, Commissioner Schoenike, Alderperson Moore (District 2), Alderperson Thiele (District 4), PCDD Stephenson and DPW Sundelius.

Members Absent: None

#### 2. Approval of Minutes.

##### a. Approve Minutes of December 2<sup>nd</sup>, 2021 Meeting

A motion was made by Alderperson Moore to approve the minutes of December 2<sup>nd</sup>, 2021 meeting. The motion was seconded by Commissioner Avanzi. The motion carried.

#### 3. New Business.

##### a. Ayres Alley Activation Report

PCDD Stephenson gave a background on the Ayres Alley Activation Report and indicated that the plan was a great placemaking tool for the City's downtown.

The Plan Commission entered into a conversation with the following being discussed:

- Additional funding sources to ensure the plan happens.
- City ownership of the two alley lots.
- The potential for murals on various façades
- Activates that could take place in the new alley spaces.

No action was taken.

**b. 301 W Seventh Street - Club Ritz - Rezoning Request**

PCDD Stephenson gave a background on the rezoning for Club Ritz and their want to provide ADA accessible bathrooms.

The Plan Commission entered into a conversation with the following being discussed:

- The affect of the new zoning on the neighborhood.
- The existing incompatible zoning district.
- Regulations surrounding loud music and where liquor can be served.
- Regulations for outdoor recreation or outdoor dining on a commercial establishment.
- The requirement for commercial establishments to bring expansion or substantial site changes back to plan commission for approval.

A motion was made by Alderperson Moore to approve the rezoning of 301 W Seventh Street from Residential Single Family to Commercial Core District and recommend the same to the Common Council. The motion was seconded by Alderperson Thiele. The motion carried six votes to one with DPW Sundelius voting nay.

**c. Park Donation - Little Free Library**

PCDD Stephenson gave a background on the Little Free Library donation, proposed for a location at the Kaukauna Public Pool.

The Plan Commission entered into a conversation with the following being discussed:

- How the pool expansion plan will affect the little free library proposed location.
- The want to not place a park donation that will be moved in the near future.

No action was taken, and staff was directed to look into the pool plan and find a suitable location for further review by the Plan Commission.

**d. Certified Survey Map - Inside the Park Place - Lot 11 and 12**

PCDD Stephenson gave an update on Lot 11 and 12 CSM. The CSM would allow for the even distribution of buildable land and result in an additional buildable lot.

Commissioner Schoenike made a motion to approve the Certified Survey Map, reorganizing Lots 11 and 12 of Inside the Park Place and

recommending the same to the Common Council. The motion was seconded by Commissioner Avanzi. The motion carried.

**e. Utility Easement - Inside the Park Place Subdivision**

SPE Neumeier gave an update on the need for two Utility Easements at Inside the Park Place Subdivision.

The Plan Commission entered into a conversation with the following being discussed:

- The ability to support the neighborhood with fiber connections.
- All electric and telecommunication utilities will be able to utilize the 12' easement.

A motion was made by Commissioner Fuller to approve the proposed easements at Inside the Park Place and recommend the same to the Common Council.

**f. Wetland Fill and Mitigation Cost Share - Discussion**

SPE Neumeier gave a background on the request from two developers to enter into a cost sharing agreement for wetland mitigation for a property located off of White Birch Street.

The Plan Commissioner entered into a conversation with the following being discussed:

- Past practice has not been to cost share for wetlands, but every development is different.
- The estimated cost of the wetland mitigation would be 35 -40K.
- Kaukauna's future plans to open their own wetland credit bank.
- The potential to move the road to avoid the wetland.
- The danger of setting a precedent for wetland mitigation cost sharing in new subdivisions.

DPW Sundelius made a motion to not participate in a wetland mitigation cost share. The motion was seconded by Commissioner Avanzi. The motion carried.

**g. Site Plan Review - Haen Meat Expansion**

PCDD Stephenson gave a background on the Haen Meat Expansion and indicated that the site plan presented had met all city zoning code regulations.

Clyde Weycker (Haen Meat) informed the commission of how the expansion would benefit Haen Meat, the neighborhood, and their customers by providing an attractive store front to sell their products.

A motion was made by Commissioner Avanzi to approve the Site Plan, allowing the Haen Meat expansion. The motion was seconded by Alderperson Thiele. The motion carried.

**4. Other Business.**

No other business to discuss.

**5. Adjourn.**

A motion was made to adjourn the meeting at 4:50 PM by Alderperson Moore. The motion was seconded by DPW Sundelius. The motion carried.





# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission  
From: Joe Stephenson  
Date: 01-20-2022  
Re: Green Haven Lane – Right of Way Dedication

Green Haven Lane was officially mapped on December 21<sup>st</sup>, 2021, by the Kaukauna Common Council. Green Haven Lane extension is a vital traffic connection linking multiple subdivisions between multiple communities and providing traffic circulation to hundreds of residents.

The majority of Green Haven Lane lies within the Town of Buchanan but the stub that lies within the City of Kaukauna needs to be formally dedicated as right of way to make way for the road's construction in the future.

Before this commission are Certified Plans that would dedicate a 0.17 acre road stub between 3005 and 3101 Fieldcrest drive.

**Recommendation:**

**Approval of the Right of Way Dedication for Green Haven Lane and recommend the same to the Common Council.**



# Map of Proposed Green Haven Lane

A Part of Lot 4, Brill and Schubrings Plat and Part of Lot 3, Brill and Sanders Plat and Part of Government Lot 3, Section 35, T21N-R18E and Government Lots 6, 7, and 8 of Section 23, T21N-R18E and Government Lot 1, of Section 24, T21N-R18E, Town of Buchanan, Outagamie County, Wisconsin

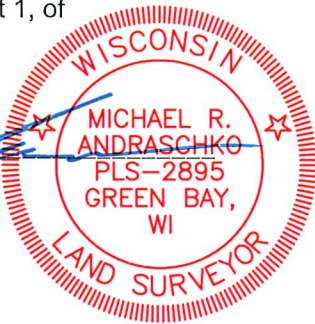


Scale: 1" = 300'

## Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	84.17	100.00	81.70	N66°02'02"W	48°13'26"	S89°51'15"W, N41°55'19"W
C2	83.61	100.00	81.19	N65°52'26"W	47°54'15"	N41°55'19"W, N89°49'34"W

Michael R. Andraschko  
PLS-2895  
10/18/2021  
Revised 1/04/2022

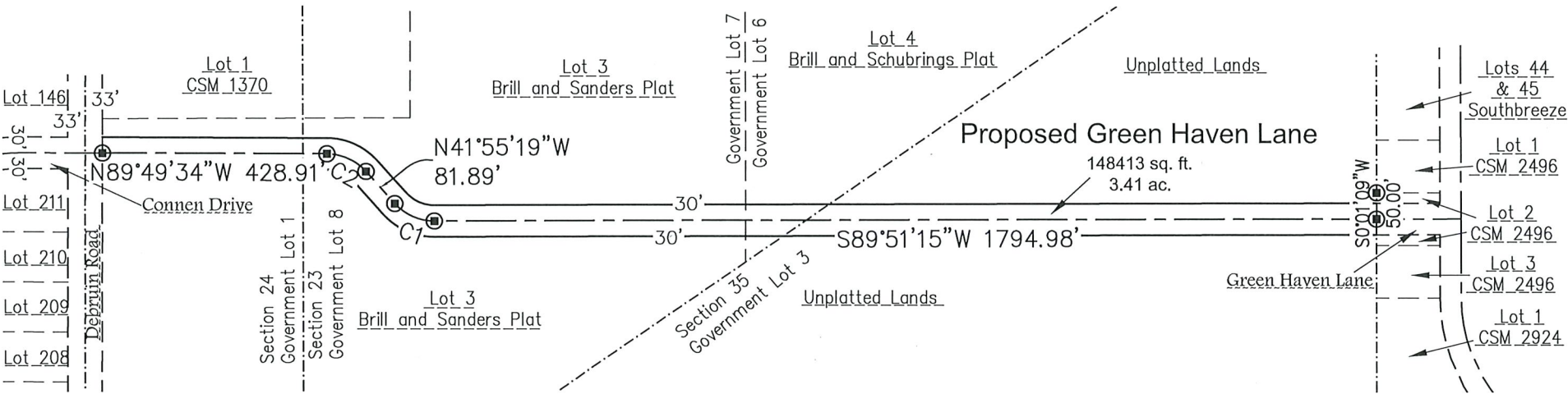


## Green Haven Lane (Centerline Description)

A Part of Lot 4, Brill and Schubrings Plat and Part of Lot 3, Brill and Sanders Plat and Part of Government Lot 3, Section 35, T21N-R18E and Government Lots 6, 7, and 8 of Section 23, T21N-R18E and Government Lot 1, of Section 24, T21N-R18E, Town of Buchanan, Outagamie County, Wisconsin, that lies 30 feet on either side of the following described centerline:

Commencing at the Northwest Corner of Lot 2, Certified Survey Map No. 2496, Outagamie County Records; thence S0°01'09"W, 50.00 feet along the East line of Government Lot 3 of Section 35, T21N-R18E, also being the West line of said Lot 2, to the Point of Beginning; thence S89°51'15"W, 1794.98 feet; thence 84.17 feet along an arc with a 100.00 foot radius curve to the right whose long chord bears N66°02'02"W, 81.70 feet; thence N41°55'19"W, 81.89 feet; thence 83.61 feet along an arc with a 100.00 foot radius curve to the left whose long chord bears N65°52'26"W, 81.19 feet; thence N89°49'34"W, 428.91 feet to the Easterly Right of Way of De Bruin Road being the point of termination.

Road dedication contains 148,413 square feet / 3.41 acres more or less.



Client: Mead and Hunt  
Tax Parcel: multiple  
Drafted By: Tyler  
File: M-19821Exhibit 101821.dwg  
Data File: M-19821.txt

**Mau & Associates, LLP**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Website: www.mau-associates.com  
400 Security Blvd, Green Bay, WI 54313

Sheet One of One  
Project No.: M-19821  
Drawing No.: L-11602  
Fieldwork Completed:





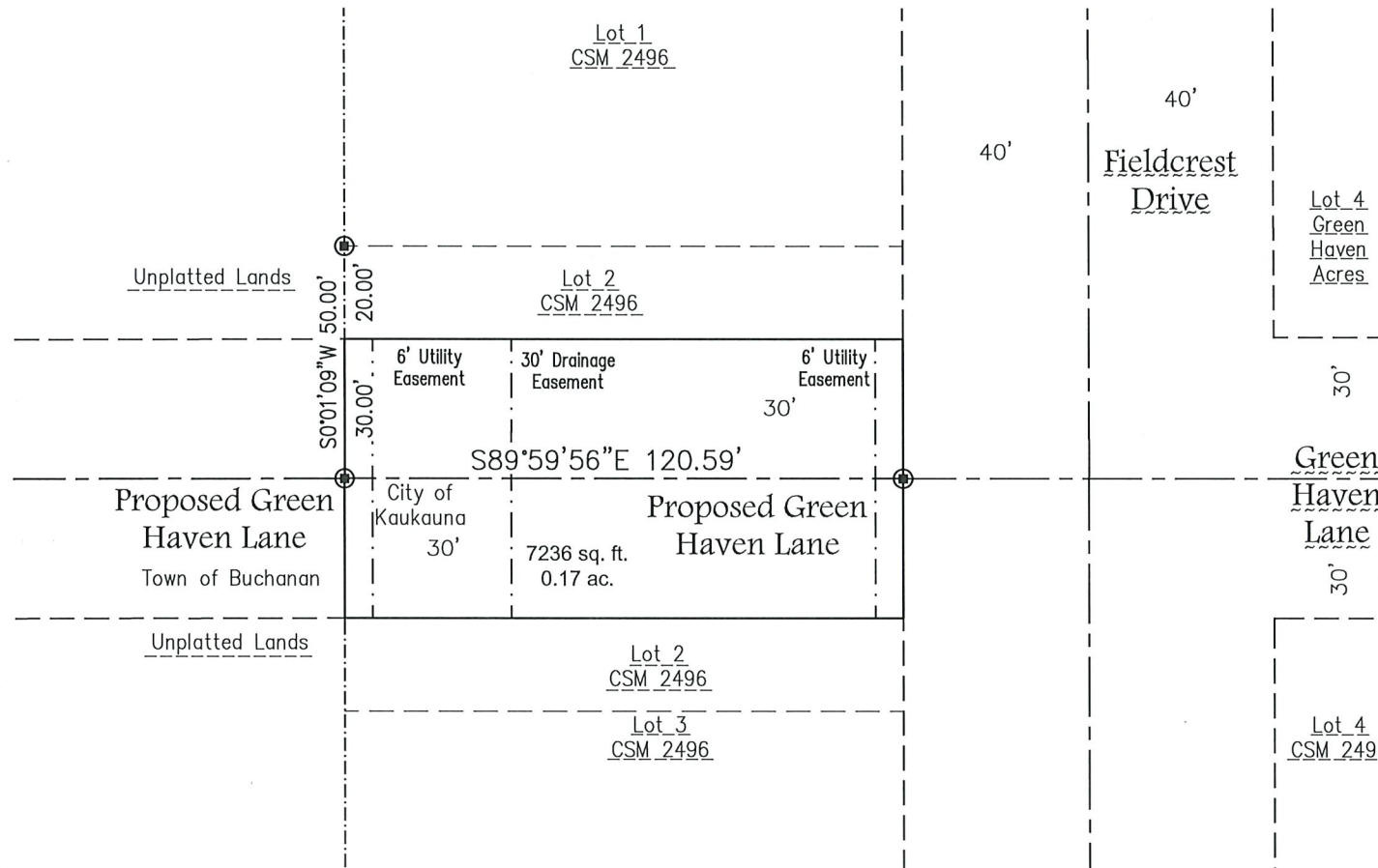
# North Map of Proposed Green Haven Lane

Part of Lot 2, Certified Survey Map No. 2496, Outagamie County Records, located in part of the Southwest 1/4 of the Northeast 1/4 of Section 35, T21N-R18E, City of Kaukauna, Outagamie County, Wisconsin

Scale: 1" = 40'



Michael R. Andraschko  
PLS-2895  
1/04/2022



## Green Haven Lane (Centerline Description)

Part of Lot 2, Certified Survey Map No. 2496, Outagamie County Records, located in part of the Southwest 1/4 of the Northeast 1/4 of Section 35, T21N-R18E, City of Kaukauna, Outagamie County, Wisconsin, that lies 30 feet on either side of the following described centerline:

Commencing at the Northwest Corner of Lot 2, Certified Survey Map No. 2496, Outagamie County Records; thence S0°01'09"W, 50.00 feet along the East line of Government Lot 3 of Section 35, T21N-R18E also being the west line of said Lot 2 to the Point of Beginning; thence S89°59'56"E, 120.59 feet to the point of termination.

Road dedication contains 7,236 square feet / 0.17 acres more or less.

Sheet One of One  
Project No.: M-19821  
Drawing No.: L-11659  
Fieldwork Completed:

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

Client: Mead and Hunt  
Tax Parcel: 323166102  
Drafted By: Tyler  
File: M-19821\Exhibit 010322.dwg  
Data File: M-19821.txt



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission  
From: Joe Stephenson  
Date: 01-20-2022  
Re: Acre of Art – Sculpture Placement

Acre of Art has selected the City of Kaukauna to expand its public art sculptures initiative. Each sculpture is leased for three years, and the lease is covered by donations from community members.

Plan Commission previously discussed three sculptures: Kitty, Bunny and Flip Flop. Kitty and Bunny are being placed on private property but an agreement with the owner and the library has allowed their placement on Library property. Flip Flop was previously placed close to an intersection and in a vehicular vision triangle. Since then, Flip Flop has been moved away from the vision triangle and near the pop out cross walk along Wisconsin Ave.

Due to increased community donations two more sculptures have been proposed: Still Listening and Scaramouche. Still Listening is being proposed right outside the Heart of the Valley Chamber of Commerce. Permission has been obtained by the chamber for its placement. Scaramouche's location would be in the alley along Wisconsin Street (city owned).

**Recommendation:**

**Approval of the sculpture locations and recommend the same to the Common Council.**



January 7, 2022

Request for placement of **ACREofART** Season IV artworks titled *Kitty (and Bunny)* on the grounds of the Kaukauna Public Library and the artwork titled *Flip Flop* within the public sidewalk right-of-way at the intersection of Desnoyer St. and W Wisconsin Ave.

Dear Kaukauna Plan Commission,

As part of our 2021-2024 triennial public artwork exhibition, **ACREofART IV**, Sculpture Valley seeks approval to place the above titled artworks for a 3-year temporary art placement on public properties within the municipal boundaries of the Kaukauna.

Since 2017, Sculpture Valley has installed 3 successful seasons of public sculpture throughout Appleton, Neenah and Menasha. Since its inception, Sculpture Valley has desired to expand the program to reach more municipalities within the Fox Cities and make the program truly a valley-wide initiative.

- Each work is fully sponsored by a community partner and there is no financial burden nor additional requirement of the City of Kaukauna.
- Placement of works occur on public and private properties, depending on sponsorships and visibility.
- Sculpture Valley carries a comprehensive umbrella liability policy covering all installed ACREofART artworks. Added to this request is a copy of Sculpture Valley's policy.
- Artworks on concrete are installed and secured with minimally intrusive anchors that are dressed with epoxy fill upon removal.
- A stainless steel identification plaque accompanies each work affixed in proximity to sculpture with removable adhesive.

Sincerely,

Alex Schultz  
Executive Director  
Sculpture Valley

Sculpture Valley, Inc 501(3)c non-profit EIN: 45-2690499



# ACRE of ART

## 2021-2024 ACREofART Selections



Michelle Grabner  
*Untitled*



Bruce Niemi:  
*Power of Three II*



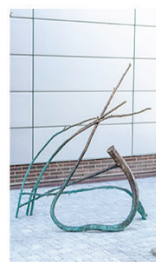
Richard Taylor:  
*Scaramouche*



Nathan Hatch:  
*Watchman*



Teresa Lind  
*The Truth of Geometry*



Todd Erickson:  
*Still Listening*



Paul Drueke:  
*Sign of the Times*



Jeffie Brewer:  
*Kitty (et alles)*

## THE MISSION of SCULPTURE VALLEY

Our mission; to cultivate, promote, place and preserve public art in outdoor spaces throughout the Fox Cities, through the support and partnership of community members, volunteers, and businesses dedicated to enriching the life experience for all who reside here and visit.

## WHAT DOES **ACRE of ART** BRING TO THE COMMUNITY?

Public Art plays a significant role in the beautification and attraction of our community as evidenced by our exceptional public murals and other recent public art installations. Sculptures play a similarly significant role in our public spaces, affording residents and tourists alike enhanced opportunities to experience our downtowns and our cherished Fox River by transforming our commons into an evolving and ever-expanding outdoor art gallery. Public art stimulates discussion and thought, contributing to the education and appreciation of our environment and our diverse community.

## HOW MUCH DO WE NEED?

**ACRE of ART** sponsorships are \$5000 to support a triennial exhibition sculpture lease. We encourage businesses to partner with other like-minded supporters to co-sponsor works. These shared commitments have the added benefit of reducing the annual contributions and show commonality of purpose.

Each sponsorship covers the artist's 3-year lease and all costs associated with the transport and installation of their works. Funds remaining after honorarium, advertising and program costs are satisfied are deposited into the Sculpture Acquisition Fund which will be used to further the goals of the program. At the conclusion of each exhibition, Sculpture Valley intends to purchase at least one work as determined by juried vote, to be installed in the Fox Cities community.

## WHAT DO YOU GET OUT OF IT?

Sponsors are recognized with an identification plaque placed near the sculpture which reads in part; *"This sculpture made possible by a generous grant from (name here)"*. Additionally, each sponsor will be identified in support materials, on-line marketing and within the Otocast walking tour app as well as given verbal recognition during specific dedication ceremonies. At the end of the three-year term, sponsors get first right of refusal to purchase. If a work is chosen by Sculpture Valley for placement in the community, sponsor will be credited with initial sponsorship on the permanent identification plaque.

## WHEN DO WE NEED THE MONEY?

The new season launches on October 1, 2021. While we do not need the funds by this date, we would like a commitment to Sponsor by September 1, 2021.

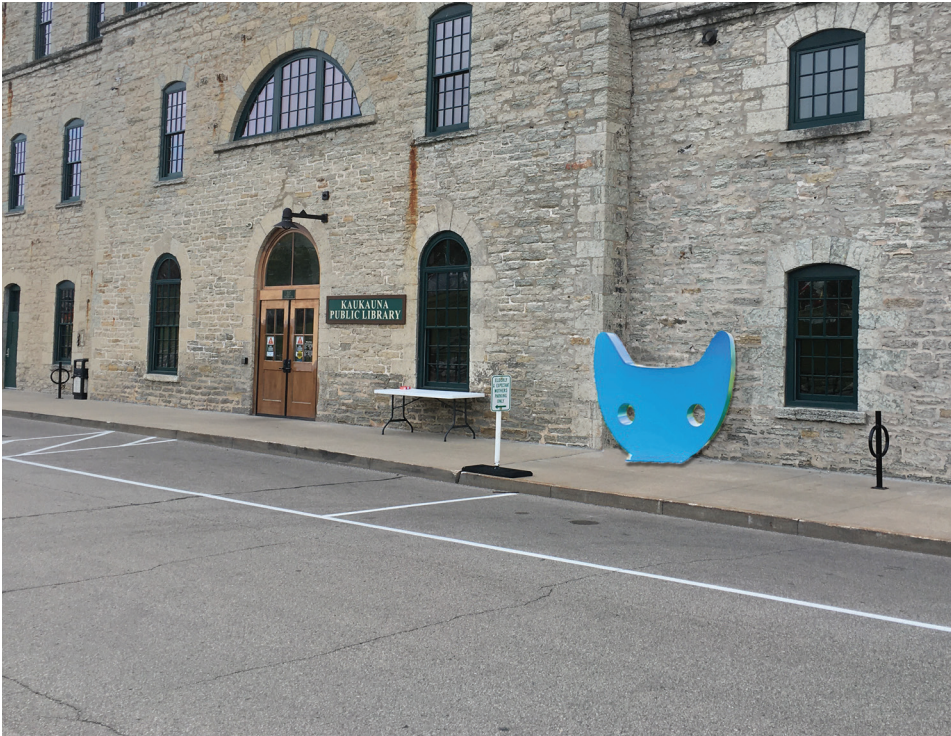
Respectfully submitted by Alex Schultz, Executive Director - Sculpture Valley.



## Kaukauna Public Library

The artwork entitled **Kitty** by artist Jeffie Brewer is colorful and playfully and encourages visitor interaction, engaging them in the process and introducing them to the ACREofART initiative.

Considering all of the local options for placement, Sculpture Valley and its sponsoring partner for this work, **TDS**, were hard pressed to find a better temporary placement for **Kitty** (and the bonus piece, **Bunny**) as natural and fitting as grounds of the public library in proximity to the front entry and in the children's outdoor education space.





## West Wisconsin Ave.

The artwork entitled ***Flip Flop***, by artist Mike Grucza, was part of the 2019-2021 ACREofART II season, placed in Menasha.

The artist requested that we extend the duration of placement within the Fox Cities, but the site where it was located is part of a long-term construction project and is no longer available.

This is one the favorite works from the season as it visually morphs with changing vantage points and works extremely well in a highly visible traffic and pedestrian zones.



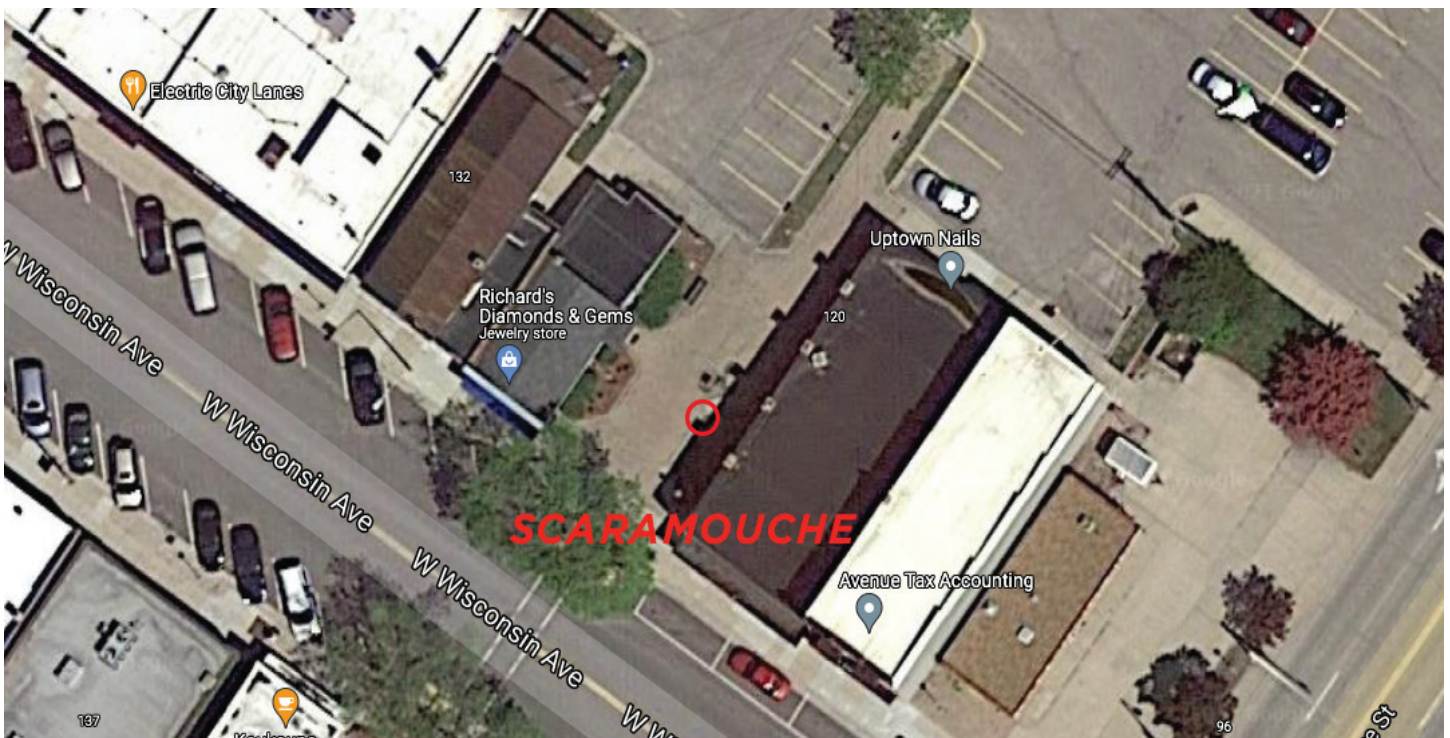


## West Wisconsin Parklet

The artwork entitled ***Scaramouche***, by artist Richard Taylor, is part of the 2021-2024 ACREofART IV season.

This work placed in the parklet with bring some much needed focus and a purpose to pause in an otherwise underutilized space.

It vertical bias and prominence will work well within the confines of pedestrian causeway and give that unique spot a new sense of identity.





## The Heart of the Valley Chamber of Commerce

The artwork entitled ***Still Listening***, by artist Todd Erickson, is part of the 2021-2024 ACREofART IV season.

This natural looking bronze sculpture invites passers-by to take a closer look. Upon inspection they realize it is a solid bronze artwork and then perhaps will be inclined to take a picture of themselves sitting on it, much the way the artist intended.

This location is currently on property leased to the Chamber from the City.

