

PLAN COMMISSION

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



Thursday, January 09, 2025 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 December 19, 2024 Meeting](#)
3. Old Business.
4. New Business.
 - a. [Annexation Petition Review-Parcel 030064701, 030066900, 030064200, 030064600 & 030064700](#)
5. Other Business.
6. 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, December 19, 2024 at 4:00 PM

MINUTES**In-Person**

1. Roll Call.

Members Present: Giovanna Feller, John Moore, Pennie Thiele, John Neumeier, Brett Jensen, Mayor Tony Penterman

Absent: Michael Avanzi (Avanzi arrived at 4:09pm)

Other(s) Present: Planning and Community Development Director Dave Kittel, Associate Planner Adrienne Nelson

Moore made a motion to excuse the absent member. Seconded by Thiele. The motion passed unanimously.

2. Approval of Minutes.

a. Approve Minutes from December 5, 2024 Meeting

Feller made a motion to approve the minutes from the December 5, 2024 meeting. Seconded by Jensen. Motion passed unanimously.

3. Public Hearing

a. Introduction to Special Exception Request at 205 Dodge Street

Director Kittel provided an overview of the special exception request at 205 Dodge Street for an event rental space. This rental space would be used for birthday parties, bridal showers, pop-up shop events, and more. Parking is proposed to be primarily Street parking with availability on Dodge, Quinney and 4th st plaza as well as City parking lot on 3rd street on the other side of Hwy 55.

b. Public Hearing-Special Exception for event space at 205 Dodge st

Mayor Penterman declared the public hearing open and asked if anyone in the Council Chambers wished to address the Plan Commission regarding the special exception request at 205 Dodge Street.

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

4. Old Business.

None

5. New Business.

a. Special Exception Request- 205 Dodge St

Director Kittel provided an overview of the request and went over parking availability in the area as well as conditions staff felt may be appropriate for the special exception such as limiting the number of people at the event space, no outdoor music and ensuring the rentals do not go past midnight to minimize any conflicts with nearby residents. No calls, email or written correspondence was received from the neighboring properties. Neumeier clarified some parking restrictions on Quinney Street. Thiele inquired on if parking on both sides of Quinney could be a hazard to EMS accessing the properties. Neumeier provided insight on the width of the road and stated the width is the same as other roads and designed to still allow a fire truck down the road. The commissioners asked the applicant if restrictions on the number of occupants would be an issue. The applicant Marcus Rennicke stated that they would prefer no restrictions as the space is intended to be a small space. A discussion ensued on the fire occupancy limit. Due to not knowing the final square footage of the space after renovation it is hard to determine but would likely be maxed in the 100-occupant range. The commissioners agreed that there is enough parking to not need to restrict this portion of the special exception.

Commissioner Avanzi arrived at 4:09pm. Moore made a motion to allow Avanzi in the meeting. Seconded by Feller. Motion carried

Neumeier made motion to approve the Special Exception request of operating an event space on the first floor of 205 Dodge Street with the following conditions:

1. All local ordinances are to be followed to include amplified devices
2. All rentals/events shall not continue past Midnight (12:00am)
3. No outdoor space should be used for amplified devices such as a band or DJ
4. Yearly inspection done by Community Development Department or other designee to ensure compliance.

5. This Special Exception is only for this specific address, and the applicant listed on the application. If the tenant/ownership changes, the new tenant/applicant/property owner would need to go through the special exception process again.

Seconded by Avanzi. Motion passed unanimously.

6. Other Business.

None

7. Adjourn.

Theile made a motion to adjourn the meeting. Seconded by Schoenike. The motion passed unanimously the meeting adjourned at 4:18pm





MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission

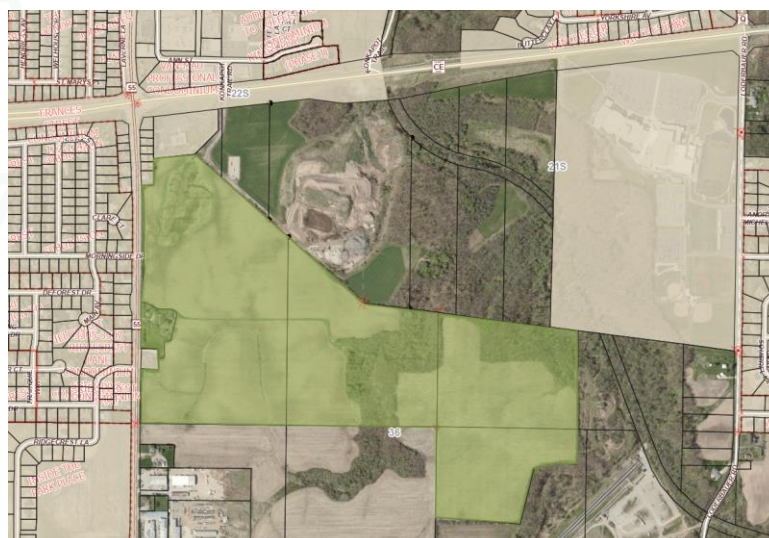
From: Dave Kittel, Director of Planning and Community Development

Date: 1/2/2025

Re: Annexation Petition Review-Parcel 030064701, 030066900, 030064200, 030064600 & 030064700

The Kaukauna Area School District has submitted an annexation request for direct annexation of parcels 030064701, 030066900, 030064200, 030064600 & 030064700. This annexation request is a total of 144.576 acres and will assist in facilitating the development of the new middle school on this property as well as open new land for future development potential for the City. This annexation request aligns with the City's Comprehensive Plan and assists in meeting goals stated in economic development, Utilities and Community Facilities as well as aligning with the City's future land use map. As it currently stands, the property would default to Residential Single family for zoning if the annexation is approved.

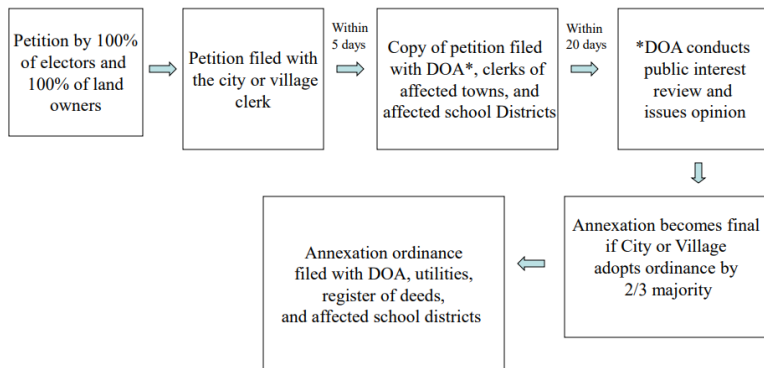
Attached is the Annexation Petition for greater detail and below is simple map showing the proposed annexation area:



After Plan Commission Review the next step is review by the Common Council and adoption of an Ordinance as well as review by the Department of Administration. See blow chart for more information and links to more information on the annexation process:

Process of a Unanimous Consent Annexation

See section 66.0217(2) of the Wisconsin Statutes



*DOA involvement not applicable in counties with less than 50,000 persons

<https://doa.wi.gov/Pages/LocalGovtsGrants/Annexation.aspx>

Recommendation:

To approve the Annexation request by Kaukauna Area School District for parcels- 030064701, 030066900, 030064200, 030064600 & 030064700 and recommend the same to Common Council.



PETITION FOR ANNEXATION

The undersigned, constituting 100 percent of the owners of the following described territories located in the Town of Buchanan, Outagamie County, Wisconsin, lying contiguous to the City of Kaukauna, petition the Mayor and Common Council of said City to annex the territories described below and shown upon the attached maps, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Kaukauna, Outagamie County, Wisconsin.

PARCEL 1:

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 6559 AS RECORDED IN VOLUME 39 OF CERTIFIED SURVEY MAPS ON PAGE 6559, AS DOCUMENT NO. 1968502, BEING PART OF GOVERNMENT LOT THREE (3), LOCATED IN THE NORTHWEST QUARTER (NW1/4), SECTION THIRTY-SIX (36), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE EIGHTEEN (18) EAST, TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WISCONSIN, EXCEPT ANY LANDS USED FOR HIGHWAY PURPOSES.

CONTAINING: 2,593,760 SQUARE FEET – 59.545 ACRES

TAX ID NUMBER(S): 030064701

PARCEL 2:

THE WEST 15 ACRES OF THE NORTH HALF OF THE EAST HALF OF THE WEST TWO-THIRDS OF THE EAST HALF (N1/2-E1/2-W2/3-E1/2), EXCEPT THE SOUTH 52 FEET THEREOF; AND

THE SOUTH 20 ACRES OF GOVERNMENT LOT THREE (3); EXCEPT THE NORTH 179 FEET OF THE WEST 198 FEET THEREOF; AND

THE NORTH HALF OF THE WEST THIRD OF THE EAST HALF (N1/2-W1/3-E1/2); AND

THE LANDS IN GOVERNMENT LOT TWO (2) AND GOVERNMENT LOT THREE (3); EXCEPT THE FOLLOWING DESCRIBED PARCEL IN SAID GOVERNMENT LOT 3:

COMMENCING AT A STONE MONUMENT SET AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 36 WITH THE SOUTH LINE OF SECTION 22 AS THE POINT OF BEGINNING; THENCE SOUTH, ALONG THE WEST LINE OF SECTION 36, 722.8 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES TO THE WEST LINE OF SECTION 36, 145 FEET TO A POINT; THENCE NORTH, PARALLEL WITH THE WEST LINE OF SECTION 36, 596.6 FEET TO A POINT IN THE NORTHERLY LINE OF SECTION 36; THENCE NORTHWESTERLY, ALONG THE NORTHERLY LINE OF SECTION 36; 193 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT PREMISES DESCRIBED IN VOLUME 227 OF DEEDS,

PAGE 43 FOR HIGHWAY PURPOSES; ALSO EXCEPT ALL THAT PART OF THE EAST HALF (E1/2), SECTION 36, TOWNSHIP

TWENTY-ONE (21) NORTH, RANGE EIGHTEEN (18) EAST, TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE DUE EAST ALONG THE SOUTH LINE OF SECTION 36, 4962.7 FEET; THENCE DUE NORTH 1533.2 FEET;

THENCE NORTH 87°<01' WEST 570 FEET; THENCE NORTH 87°<01' WEST, 570 FEET; THENCE NORTH 00°<11' EAST 155.5 FEET; THENCE NORTH 82°<47' WEST 518 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°<10' EAST 556.8 FEET; THENCE SOUTH 89°<53' WEST 189.7 FEET; THENCE SOUTH 77°<39' WEST 193 FEET; THENCE SOUTH 13°<08' WEST 506.7 FEET; THENCE SOUTH 87°<27' EAST 482 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT

PREMISES DESCRIBED IN JACKET 14755, IMAGE 55 AS DOCUMENT NO. 1098526, FOR HIGHWAY PURPOSES; ALSO EXCEPT CERTIFIED SURVEY MAP NO. 6559 AS RECORDED IN VOLUME 39 OF CERTIFIED SURVEY MAPS ON PAGE 6559, AS DOCUMENT NO. 1968502;

ALL BEING IN SECTION THIRTY-SIX (36), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE EIGHTEEN (18) EAST, TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WISCONSIN.

CONTAINING: 3,599,315 SQUARE FEET – 82.629 ACRES

TAX ID NUMBER(S): 030066900, 030064200, & 030064600

PARCEL 3:

LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 6559 AS RECORDED IN VOLUME 39 OF CERTIFIED SURVEY MAPS ON PAGE 6559, AS DOCUMENT NO. 1968502, BEING PART OF GOVERNMENT LOT THREE (3), LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE EIGHTEEN (18) EAST, TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WISCONSIN.

CONTAINING: 104,637 SQUARE FEET – 2.402 ACRES

TAX ID NUMBER(S): 030064700

There are no persons residing in the territories.

Dated this 16 day of December, 2024



Kaukauna Area School District/Owner
Mike Slowinski - Superintendent
1701 County Road CE
Kaukauna, WI 54130

ANNEXATION BOUNDARY – LEGAL DESCRIPTION

BEING ALL OF LOTS 1 AND 2 OF OUTAGAMIE COUNTY CERTIFIED SURVEY MAP NO. 6559 AS RECORDED IN VOLUME 39 OF CERTIFIED SURVEY MAPS, PAGE 6559, AS DOCUMENT NO. 1968502, AND BEING PART OF GOVERNMENT LOTS 2 AND 3, ALL LOCATED IN PART OF THE NORTHWEST ¼ OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS;

COMMENCING AT THE WEST ¼ CORNER OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 18 EAST;

THENCE S 89°31'20"E ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 36, 40.84 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 3 OF SAID SECTION 36 AND BEING ON THE EAST RIGHT-OF-WAY LINE OF S.T.H. "55", SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6559 AND THE POINT OF BEGINNING (POB) OF THE PARCEL TO BE DESCRIBED;

THENCE N 00°20'39" E ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 1 AND THE EAST RIGHT-OF-WAY LINE OF SAID S.T.H. "55", 374.92 FEET;

THENCE N 15°43'14" E ALONG THE WEST LINE OF SAID LOT 1 AND ALONG SAID EAST RIGHT-OF-WAY LINE OF S.T.H. "55", 51.86 FEET;

THENCE N 00 °20'39" E ALONG SAID WEST LINE OF LOT 1 AND ALONG SAID EAST RIGHT-OF-WAY LINE OF S.T.H. "55", 50.00 FEET;

THENCE N 62°40'32" W ALONG SAID WEST LINE OF LOT 1 AND ALONG SAID EAST RIGHT-OF-WAY LINE OF S.T.H. "55", 15.43 FEET;

THENCE S 89°18'42" E ALONG SAID WEST LINE OF LOT 1, 156.60 FEET;

THENCE N 00°20'12" E ALONG SAID WEST LINE OF LOT 1, 94.75 FEET TO THE SOUTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6559;

THENCE N 00°15'04" E ALONG SAID SOUTH LINE OF LOT 2, 84.29 FEET;

THENCE N 89°32'00" W ALONG SAID SOUTH LINE OF LOT 2, 156.45 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF S.T.H. "55";

THENCE N 00°20'39" E ALONG THE WEST LINE OF SAID LOT 2 AND ALONG SAID EAST RIGHT-OF-WAY LINE OF S.T.H. "55", 138.10 FEET;

THENCE N 00°08'35" E ALONG SAID WEST LINE OF LOT 2 AND ALONG SAID EAST RIGHT-OF-WAY LINE OF S.T.H. "55", 273.55 FEET TO THE NORTHWEST CORNER OF SAID LOT 2;

THENCE N 03°29'09" E ALONG THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6559 AND ALONG SAID EAST RIGHT-OF-WAY LINE OF S.T.H. "55", 150.25 FEET;

THENCE N 05°51'09" E ALONG THE WEST LINE OF SAID LOT 1 AND ALONG SAID EAST RIGHT-OF-WAY LINE OF S.T.H. "55", 151.10 FEET;

THENCE N 00°08'50" E ALONG THE WEST LINE OF SAID LOT 1 AND ALONG SAID EAST RIGHT-OF-WAY LINE OF S.T.H. "55", 400.00 FEET;

THENCE N 02°08'40" W ALONG THE WEST LINE OF SAID LOT 1 AND ALONG SAID EAST RIGHT-OF-WAY LINE OF S.T.H. "55", 250.28 FEET;

THENCE N 16°54'20" W ALONG THE WEST LINE OF SAID LOT 1 AND ALONG SAID EAST RIGHT-OF-WAY LINE OF S.T.H. "55", 52.55 FEET;

THENCE NORTHEASTERLY 30.68 FEET ALONG THE ARC OF A CURVE, ALONG THE WEST LINE OF SAID LOT 1 AND ALONG SAID EAST RIGHT-OF-WAY LINE OF S.T.H. "55", CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 7680.69 FEET AND WHOSE LONG CHORD BEARS N 01°57'48" W, 30.68 FEET;

THENCE S 89°49'58" E ALONG THE WEST LINE OF SAID LOT 1, 103.19 FEET;

THENCE N 00°07'10" E ALONG THE WEST LINE OF SAID LOT 1, 232.52 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE N 83°18'52" E ALONG THE NORTH LINE OF SAID LOT 1, 367.75 FEET TO THE NORTH LINE OF GOVERNMENT LOT 3 OF SAID SECTION 36;

THENCE S 48°40'26" E ALONG THE NORTH LINE OF SAID LOT 1, THE NORTH LINE OF SAID GOVERNMENT LOT 3 AND THE NORTH LINE OF GOVERNMENT LOT 2 OF SAID SECTION 36, 1978.59 FEET;

THENCE S 82°49'39" E ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2 AND ALONG THE NORTH LINE OF GOVERNMENT LOT 1 OF SAID SECTION 36, 1921.10 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1;

THENCE S 00°17'15" E, 320.58 FEET;

THENCE S 00°30'45" W, 856.40 FEET;

THENCE N 89°33'15" W, 189.70 FEET;

THENCE S 78°12'45" W, 193.00 FEET;

THENCE S 13°41'45" W, 506.70 FEET:

THENCE N 89°18'06" W, 749.91 FEET TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 36;

THENCE N 00°41'24" E ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, 844.30 FEET TO THE CENTER ¼ CORNER OF SAID SECTION 36;

THENCE N 89°31'20" W ALONG THE NORTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 36, 2621.95 FEET TO THE POINT OF BEGINNING.

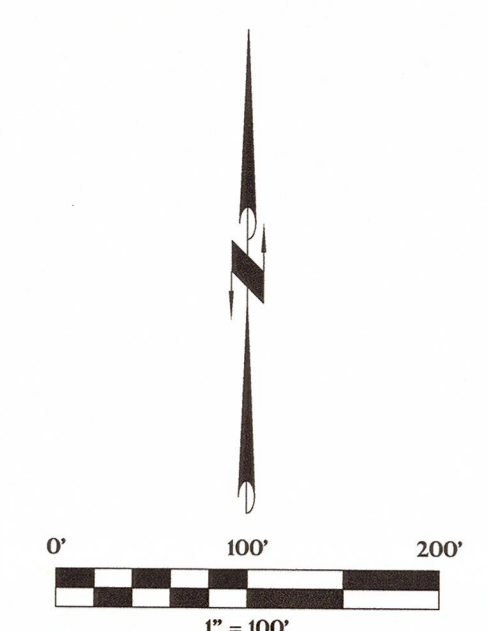
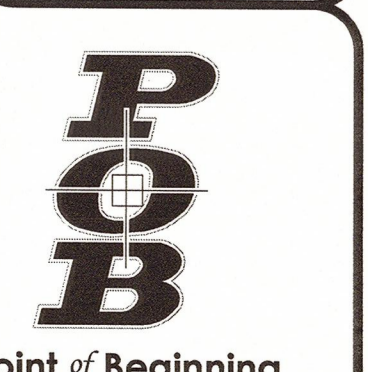
CONTAINING: 6,297,712 SQUARE FEET - 144.576 ACRES.

REVISIONS	
CHECKED:	JORDAN G. BROST
DRAWN:	TRAVIS PLANTICO
DATE:	12-18-24
PROJECT NO.:	24-4040

ANNEXATION EXHIBIT

**KAUKAUNA AREA SCHOOL DISTRICT
NEW SCHOOL SITE SURVEY
TOWN OF BUCHANAN
OUTAGAMIE COUNTY, WISCONSIN**

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)



BASIS OF BEARINGS

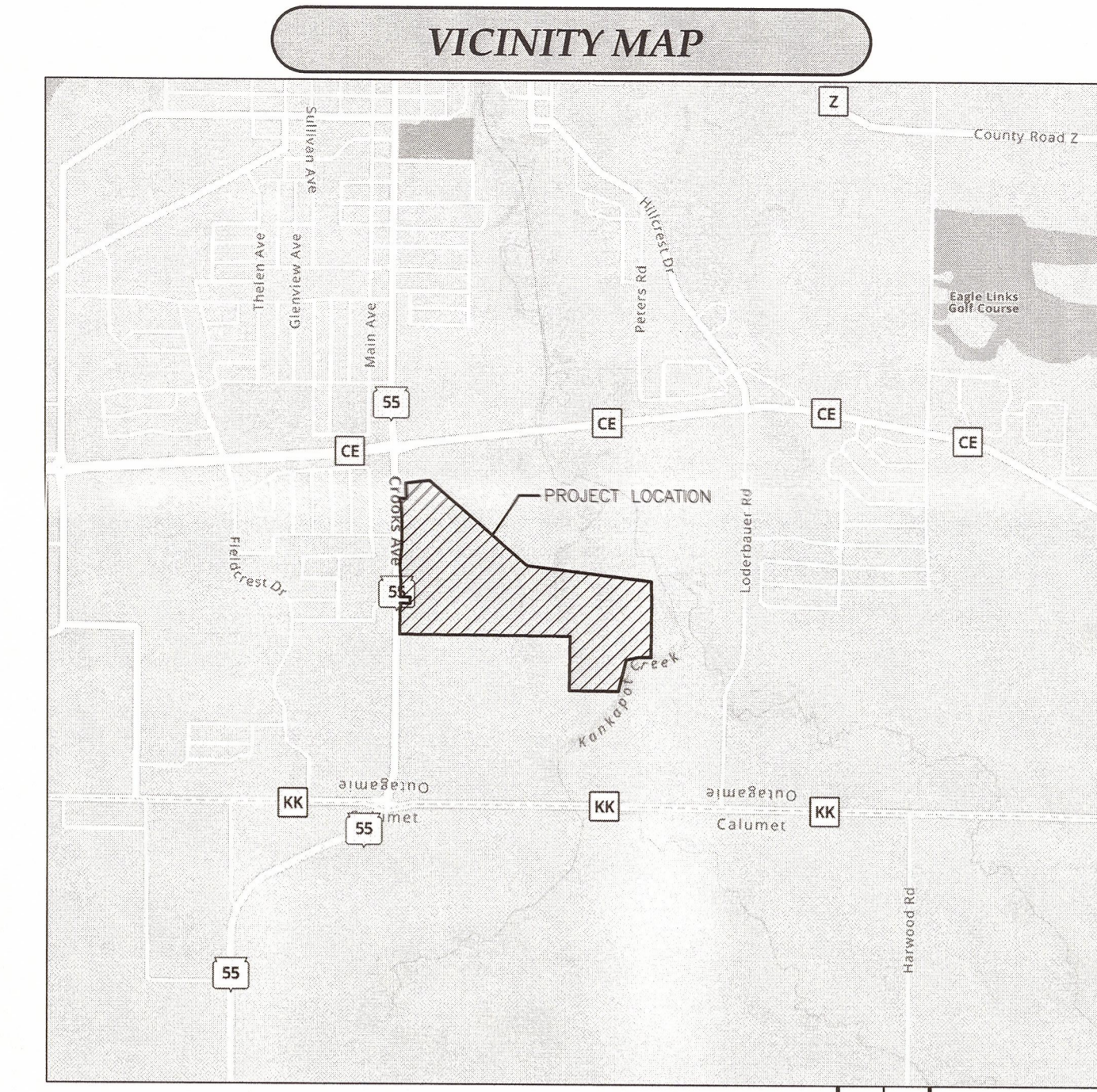
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 18 EAST WHICH BEARS N 89°26'10" W AS REFERENCED TO THE OUTAGAMIE CO. CRD. SYSTEM, NAD83 (2011).

CLIENT/OWNER

KAUKAUNA AREA SCHOOL DISTRICT
1701 COUNTY ROAD CE
KAUKAUNA, WI 54130

SURVEYOR

JORDAN G. BROST
POINT OF BEGINNING, INC.
4941 KIRSCHLING COURT
STEVENS POINT, WISCONSIN 54481
OFFICE (715)344-9999
MOBILE (715)344-1269
FAX (715)344-9922
EMAIL jordanb@pobinc.com



LEGEND

- These standard symbols will be found in the drawing.
- RIGHT-OF-WAY LINE
 - RIGHT-OF-WAY CENTER LINE
 - SECTION LINE
 - INTERIOR LOT LINE
 - BEARING/DISTANCE TO THE LINE
 - MAIN LOT LINE
 - 1" O.D. IRON PIPE FOUND
 - 3/4" O.D. IRON BAR FOUND
 - 5/8" O.D. IRON BAR FOUND
 - BERNTSEN NAIL FOUND
 - MAG NAIL FOUND
 - RAILROAD SPIKE FOUND
 - STONE MONUMENT FOUND
 - RECORDED AS

ANNEXATION BOUNDARY - LEGAL DESCRIPTION

BEING ALL OF LOTS 1 AND 2 OF OUTAGAMIE COUNTY CERTIFIED SURVEY MAP NO. 6559 AS RECORDED IN VOLUME 59 OF CERTIFIED SURVEY MAPS, PAGE 6559, AS DOCUMENT NO. 1968502, ALL OF GOVERNMENT LOTS 1, 2 AND 3, AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 18 EAST AND BEING THE POINT OF BEGINNING (POB) OF THE ANNEXATION AREA TO BE DESCRIBED;

THENCE N 0°07'10" E ALONG THE WEST LINE OF GOVERNMENT LOT 1 OF SAID SECTION 36, 482.08 FEET;

THENCE S 89°18'42" E ALONG THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6559, 199.33 FEET;

THENCE N 0°22'12" E ALONG SAID WEST LINE OF LOT 1, 84.75 FEET TO THE SOUTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6559;

THENCE N 0°15'04" E ALONG SAID SOUTH LINE OF LOT 2, 84.29 FEET;

THENCE N 89°32'00" W ALONG SAID SOUTH LINE OF LOT 2, 199.88 FEET TO THE WEST LINE OF GOVERNMENT LOT 3 OF SAID SECTION 36;

THENCE N 0°07'10" E ALONG SAID WEST LINE, 1442.75 FEET;

THENCE S 89°49'58" E ALONG THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6559, 145.00 FEET;

THENCE N 0°07'10" E ALONG THE WEST LINE OF SAID LOT 1, 232.52 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE N 83°18'52" E ALONG THE NORTH LINE OF SAID LOT 1, 367.75 FEET TO THE NORTH LINE OF GOVERNMENT LOT 3 OF SAID SECTION 36;

THENCE S 48°42'28" E ALONG THE NORTH LINE OF SAID LOT 1, THE NORTH LINE OF SAID GOVERNMENT LOT 3 AND THE NORTH LINE OF GOVERNMENT LOT 2 OF SAID SECTION 36, 1978.59 FEET;

THENCE S 82°49'39" E ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2 AND ALONG THE NORTH LINE OF GOVERNMENT LOT 1 OF SAID SECTION 36, 1921.10 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1;

THENCE S 0°17'15" E, 320.58 FEET;

THENCE S 0°30'45" W, 856.40 FEET;

THENCE N 89°33'15" W, 189.70 FEET;

THENCE S 78°12'45" W, 193.00 FEET;

THENCE S 12°41'45" W, 506.70 FEET;

THENCE N 89°18'06" W, 749.91 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36;

THENCE N 0°41'24" E ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, 844.30 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 36, SAID POINT ALSO KNOWN AS THE SOUTHEAST CORNER OF GOVERNMENT LOT 2 OF SAID SECTION 36;

THENCE N 89°31'20" W ALONG THE SOUTH LINE OF GOVERNMENT LOT 2, AND THE SOUTH LINE OF GOVERNMENT LOT 3, 2862.79 FEET TO THE POINT OF BEGINNING.

CONTAINING: 6,400,270 SQUARE FEET = 146.930 ACRES.



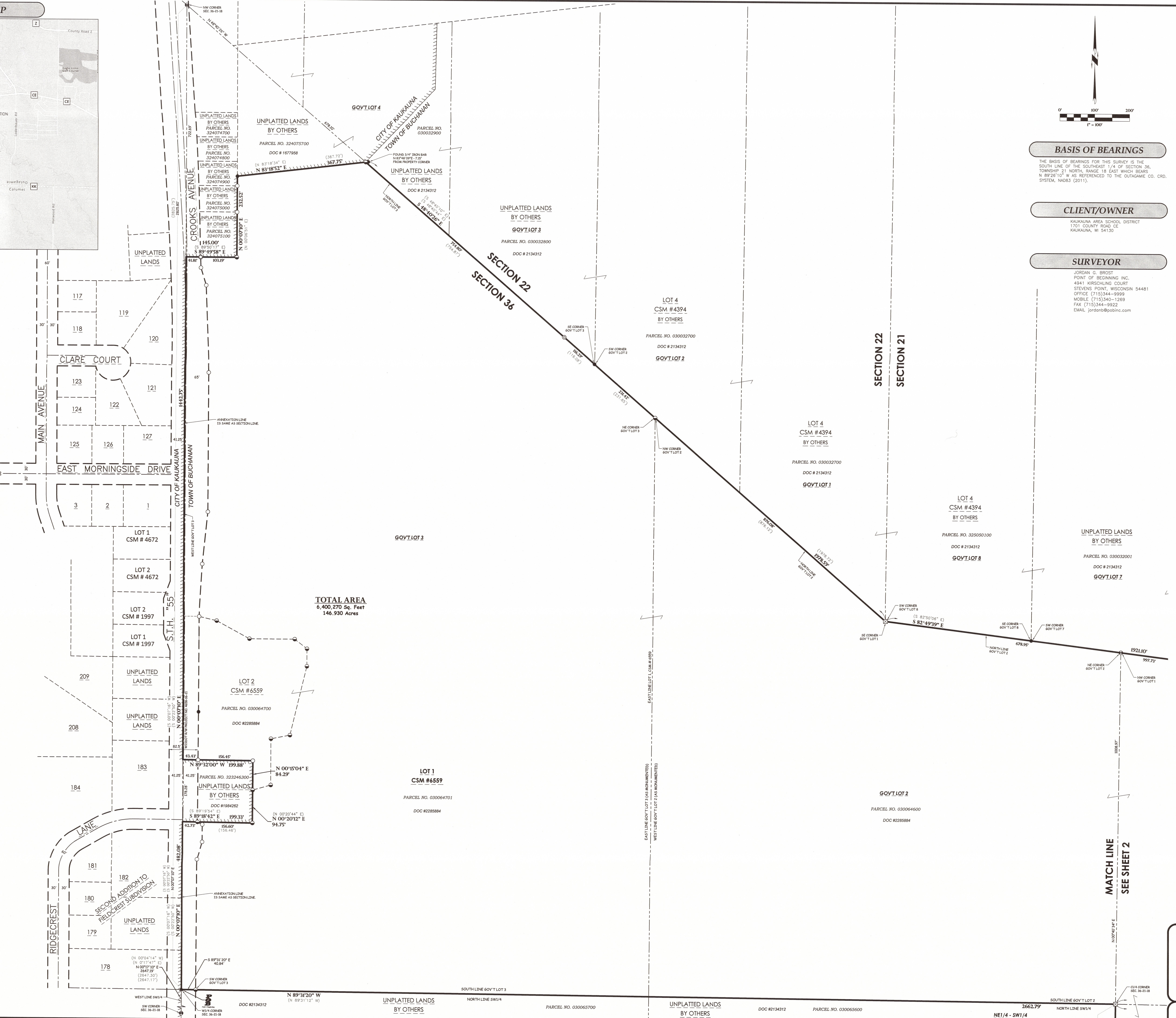
12/19/2024

SURVEYOR'S NOTE

THIS SURVEY IS STRICTLY INTENDED FOR THE PURPOSE OF DESCRIBING AN ANNEXATION BOUNDARY AND IS NOT INTENDED TO COMBINE OR DIVIDE ANY EXISTING PARCELS AND MAY NOT BE USED FOR SUCH PURPOSES.

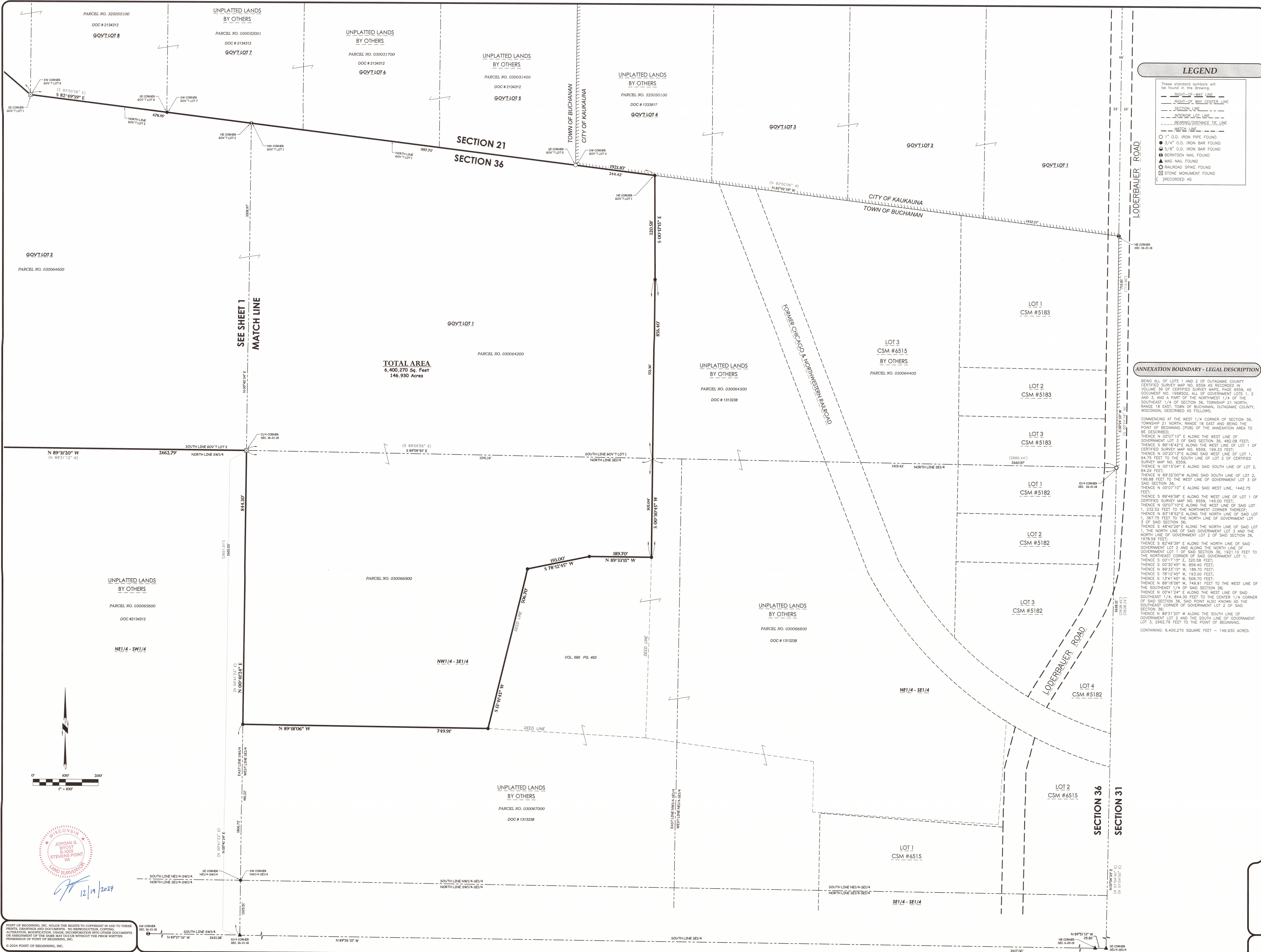
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TOTAL AREA
6,400,270 Sq. Feet
146.930 Acres

MATCH LINE
SEE SHEET 2



LEGEND

These standard symbols will be found in the drawing.

- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTER LINE
- SECTION LINE
- INTERIOR LOT LINE
- BEARING/DISTANCE TILE LINE
- MATCH LINE

- 1" O.D. IRON PIPE FOUND
- 3/4" O.D. IRON BAR FOUND
- 5/8" O.D. IRON BAR FOUND
- BERTSEN NAIL FOUND
- ▲ MAG NAIL FOUND
- RAILROAD SPIKE FOUND
- STONE MONUMENT FOUND
- () RECORDED AS

ANNEXATION BOUNDARY - LEGAL DESCRIPTION

BEING ALL OF LOTS 1 AND 3 OF OUTAGAMIE COUNTY CERTIFIED SURVEY MAP NO. 6559 AS RECORDED IN VOLUME 39 OF CERTIFIED SURVEY MAPS, PAGE 6559, AS DOCUMENT NO. 188802, ALL OF GOVERNMENT LOTS 1, 2 AND 3, AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 18 EAST AND BEING THE POINT OF BEGINNING (POB) OF THE ANNEXATION AREA TO BE DESCRIBED;

THENCE N 00°07'10" E ALONG THE WEST LINE OF GOVERNMENT LOT 3 OF SAID SECTION 36, 482.08 FEET;

THENCE S 89°18'42" E ALONG THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6559, 199.33 FEET;

THENCE N 00°20'12" E ALONG SAID WEST LINE OF LOT 1, 94.75 FEET TO THE SOUTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6559;

THENCE N 00°15'04" E ALONG SAID SOUTH LINE OF LOT 2, 84.29 FEET;

THENCE N 89°32'00" W ALONG SAID SOUTH LINE OF LOT 2, 199.88 FEET TO THE WEST LINE OF GOVERNMENT LOT 3 OF SAID SECTION 36;

THENCE N 00°07'10" E ALONG SAID WEST LINE, 1442.75 FEET;

THENCE S 89°49'58" E ALONG THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6559, 145.00 FEET;

THENCE N 00°07'10" E ALONG THE WEST LINE OF SAID LOT 1, 232.52 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE N 87°18'52" E ALONG THE NORTH LINE OF SAID LOT 1, 367.75 FEET TO THE NORTH LINE OF GOVERNMENT LOT 3 OF SAID SECTION 36;

THENCE S 48°40'08" E ALONG THE NORTH LINE OF SAID LOT 1, THE NORTH LINE OF SAID GOVERNMENT LOT 3 AND THE NORTH LINE OF GOVERNMENT LOT 2 OF SAID SECTION 36, 1978.59 FEET;

THENCE S 82°49'39" E ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2 AND ALONG THE NORTH LINE OF GOVERNMENT LOT 1 OF SAID SECTION 36, 1921.10 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1;

THENCE S 00°30'45" W, 856.40 FEET;

THENCE N 89°33'15" W, 189.70 FEET;

THENCE S 78°12'45" W, 193.00 FEET;

THENCE S 13°41'45" W, 506.70 FEET;

THENCE N 89°18'06" W, 749.91 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36;

THENCE N 00°41'24" E ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, 844.30 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 36, SAID POINT ALSO KNOWN AS THE SOUTHEAST CORNER OF GOVERNMENT LOT 2 OF SAID SECTION 36;

THENCE N 89°31'20" W ALONG THE SOUTH LINE OF GOVERNMENT LOT 2 AND THE SOUTH LINE OF GOVERNMENT LOT 3, 2882.79 FEET TO THE POINT OF BEGINNING.

CONTAINING: 6,400,270 SQUARE FEET - 146,930 ACRES.

REVISIONS

CHECKED:	JORDAN G. BROST
DRAWN:	TRAVIS PLANTICO
DATE:	12-18-24
PROJECT NO.:	24-4040

ANNEXATION EXHIBIT

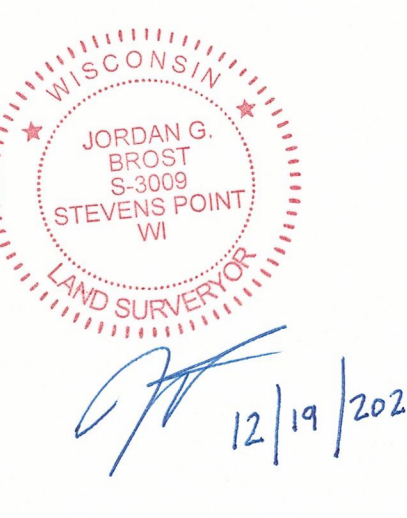
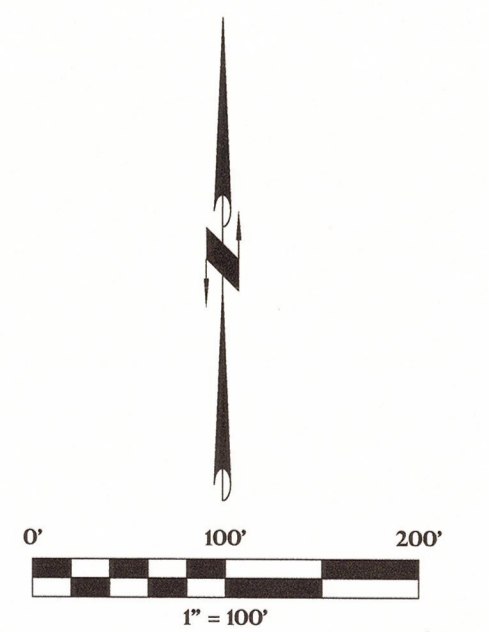
**KAUKAUNA AREA SCHOOL DISTRICT
NEW SCHOOL SITE SURVEY
TOWN OF BUCHANAN
OUTAGAMIE COUNTY, WISCONSIN**

Civil Engineering
Land Surveying
Landscape Architecture

4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

POB
Point of Beginning

TS 1.2



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