

PLAN COMMISSION

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



Wednesday, December 21, 2022 at 4:00 PM

AGENDA

1. Roll Call.
2. Approval of Minutes.
 - [a.](#) Approve Minutes from November 17, 2022 Meeting
3. New Business.
 - [a.](#) Final Plat Review – Blue Stem Meadows 3
 - [b.](#) Flood Storage District
4. Other Business.
5. Adjourn.

NOTICES

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



PLAN COMMISSION

City of Kaukauna
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Thursday, November 17, 2022 at 4:00 PM

MINUTES

The meeting was called to order at 4:00 PM.

1. Roll Call

Members Present: Avanzi, Feller, Moore, DPW Neumeier, Mayor Penterman, Schoenike, Thiele and PCDD Stephenson

Others Present: AP Paul, Joel Ehrfurth from Mach IV

2. Approval of Minutes

a. Approval of Minutes from October 20, 2022 Meeting

There was a request to revise section 3. b. of the October 20, 2022 Meeting Minutes. Avanzi motioned to approve the minutes with the revisions. Schoenike seconded the motion. The motion passed.

3. Old Business.

a. Disposition of City Land – Remnant Parcel – 122 Island Street

Avanzi mentioned that the water study area was reviewed and the property in question will not be effected. Moore made a motion to direct staff to prepare documents including a survey and deed to transfer the remnant of parcel 325008400 also known as Lot 1 Block 2 Kaukauna Island Plat to the adjacent property owner and to recommend the transfer of the same to City Council. Schoenike seconded the motion. The motion passed.

4. New Business.

a. Certified Survey Map Review – Bernatello's Pizza

AP Paul presented a CSM submitted by Mach IV showing a lot combination for Bernatello's Pizza. Bernatello's is now in ownership of the storm water pond, driveway and parking area. The CSM is combining this land with their current property. DPW Neumeier brought up three points:

- The document number for the No Build Easement along the west line is incorrect
- There needs to be an addition of a power easement
- Existing Sanitary Sewer Easement should be separated via separate instrument

A motion was made by DPW Neumeier to accept the CSM with the changes mentioned above. The CSM must be submitted back to City Planning Department for in house approval before being passed on to Common Council. Seconded by Thiele. Motion passed.

b. Site Plan Review – Bassett Mechanical Corporate Office Addition

AP Paul presented the site plan review for Bassett Mechanical's corporate office addition off the south end of their existing facility. This an 8600 square foot addition to accommodate more office space, common areas, bathrooms, and conference rooms. There will be associated parking lot accommodation as well to account for this expansion. This is located in the Industrial Park District (IPD). All setback, height, parking, façade, landscaping, storm water and erosion control requirements are being met.

A motion was made by DPW Neumeier to approve the Site Plan for Bassett Mechanical Corporate Office Addition with the following conditions:

- Prior to issuance of building permits, must obtain Storm Water and Erosion Control Permits from Engineering Department.

The motion was second by Avanzi. The motion passed.

5. Other Business.

There was no other business.

6. Adjourn.

A motion was made by Thiele to adjourn the meeting. Moore seconded the meeting. The meeting was adjourned at 4:16 PM.



MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Common Council
From: Lily Paul – Associate Planner
Date: December 16, 2022
Re: Final Plat Review - Bluesteam Meadows 3

Blue Steam Meadows 3 is a subdivision development south of CTH CE and east of Haas Road. Blue Stem Meadows 3 adds on to the previous 2 phases, platting more homes beyond Antelope Trail and extending Haas Road to the south. This subdivision is a total of 29.4 acres. There are 59 proposed Residential Single-Family Lots. The average lot size is about 13,500 square feet. Lot widths range from 73' to 120' with the average lot width being about 90' wide.

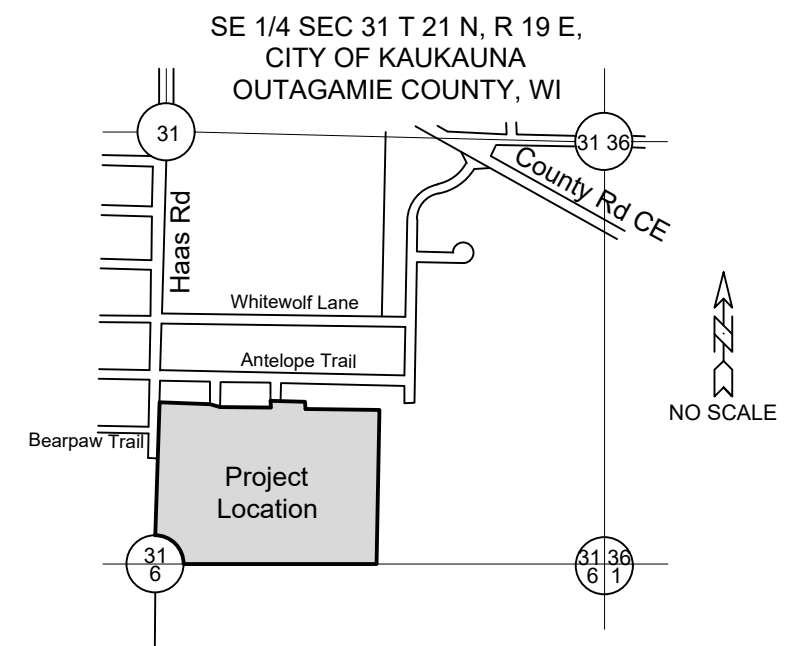
The roads proposed are extensions of existing Haas Rd, Snow Goose Way, Beckett Lane and White Dove Lane. The grid like patter and the future extension of Haas Road will provide adequate traffic flow for the new and existing residents.

Staff recommends approval and the same to the Common Council.

Blue Stem Meadows 3

Part of Lot 3 and all of Lot 4, Certified Survey Map being located in Southeast 1/4 of the Northeast 1/4,
Section 31, Township 21 North, Range 19 East, City of Kaukauna, Wisconsin

LOCATION MAP



Bearings are referenced to the South line of the
Northeast 1/4, Section 31, T21N, R19E,
assumed to bear N89°04'10"W, base on the
Outagamie County Coordinate System.

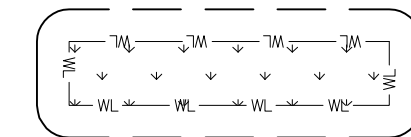
NOTES

1. All linear measurements have been made to the nearest one hundredth of a foot.
2. All bearings are computed and measured to the nearest second.
3. Lots 67-70 are un-buildable until such time as the future Haas Road is dedicated and improvements are accepted by the City of Kaukauna.

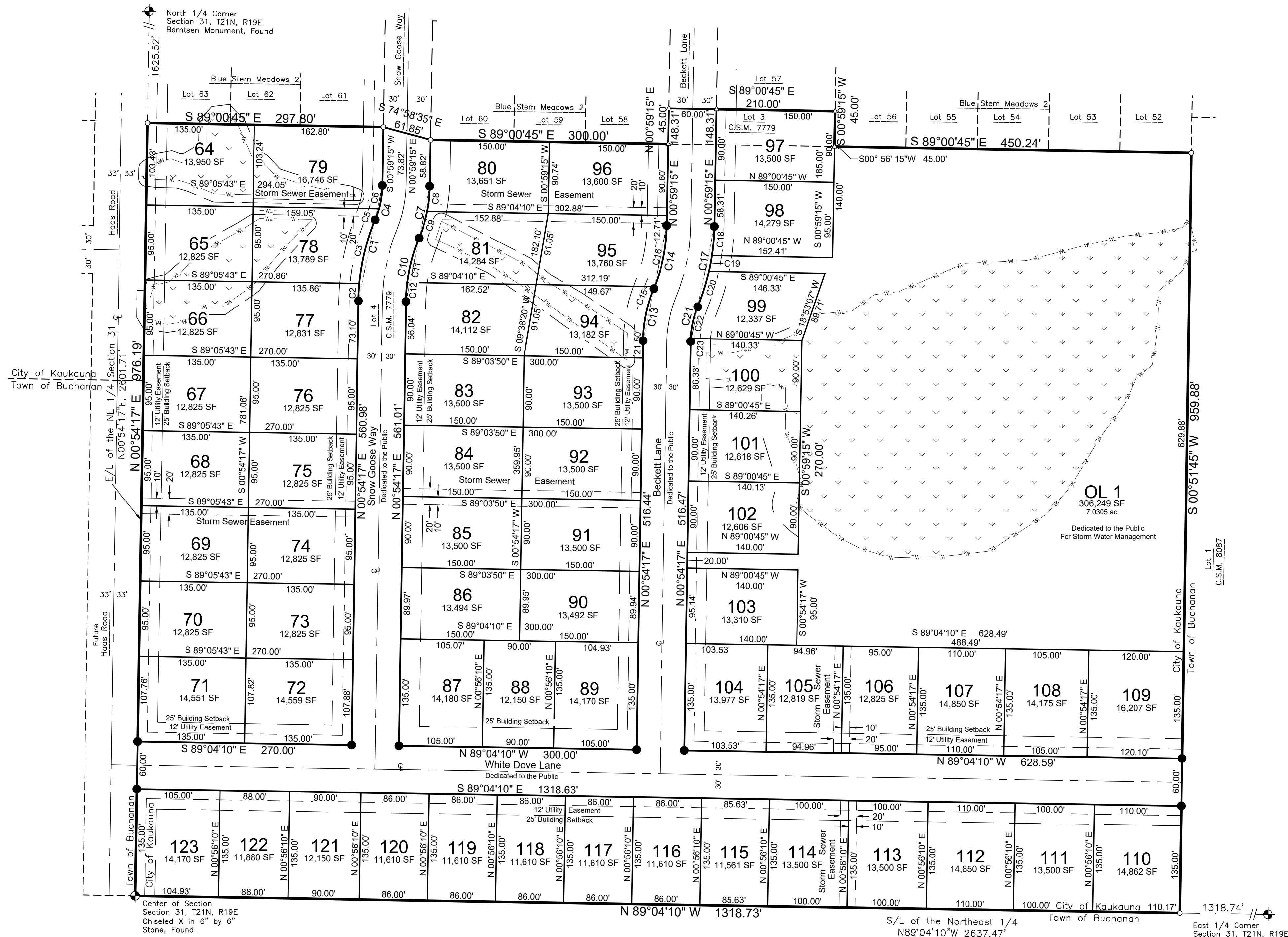
LEGEND

- △ 1/4" Rebar Found
- 3/4" Rebar Found
- 2.3" O.D. x 18" Steel Iron Pipe @ 3.65 lbs/LF SET
- All other corners
3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot areas in square feet

Delineated Wetlands
W/10' Protective Buffer



Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	280.00'	N 11°37'42" E	104.20'	104.81'	21°26'50"	N 00°54'17" E	N 22°21'07" E
C2	280.00'	S 03°08'51" W	21.92'	21.92'	4°29'08"	S 00°54'17" W	S 05°23'25" W
C3	280.00'	S 13°52'16" W	82.59'	82.89'	16°57'42"	S 05°23'25" W	S 22°21'07" W
C4	120.00'	N 11°40'11" E	44.49'	44.75'	21°21'52"	N 22°21'07" E	N 00°59'15" E
C5	120.00'	N 18°42'33" E	15.25'	15.26'	7°17'08"	N 22°21'07" E	N 15°03'59" E
C6	120.00'	N 08°01'37" E	29.41'	29.49'	14°04'44"	N 15°03'59" E	N 00°59'15" E
C7	180.00'	N 11°40'11" E	66.73'	67.12'	21°21'52"	N 22°21'07" E	N 00°59'15" E
C8	180.00'	N 06°06'59" E	32.18'	32.23'	10°15'27"	N 11°14'42" E	N 00°59'15" E
C9	180.00'	N 16°47'55" E	34.84'	34.89'	11°06'25"	N 22°21'07" E	N 11°14'42" E
C10	220.00'	N 11°37'42" E	81.87'	82.35'	21°26'50"	N 00°54'17" E	N 22°21'07" E
C11	220.00'	N 14°45'17" E	58.17'	58.34'	15°11'40"	N 07°09'27" E	N 22°21'07" E
C12	220.00'	N 04°01'52" E	24.00'	24.01'	6°15'10"	N 00°54'17" E	N 07°09'27" E
C13	180.00'	N 11°36'56" E	66.91'	67.30'	21°25'19"	N 00°54'17" E	N 22°19'36" E
C14	220.00'	N 11°39'25" E	81.46'	81.94'	21°20'21"	N 22°19'36" E	N 00°59'15" E
C15	220.00'	S 21°56'36" W	2.94'	2.94'	0°46'01"	S 22°19'36" W	S 21°33'35" W
C16	220.00'	N 11°16'25" E	78.57'	78.99'	20°34'20"	N 21°33'35" E	N 00°59'15" E
C17	280.00'	N 11°39'25" E	103.68'	104.28'	21°20'21"	N 22°19'36" E	N 00°59'15" E
C18	280.00'	N 04°45'09" E	36.77'	36.80'	7°31'48"	N 08°31'03" E	N 00°59'15" E
C20	280.00'	N 17°29'52" E	47.14'	47.20'	9°39'27"	N 22°19'36" E	N 12°40'09" E
C21	120.00'	N 11°36'56" E	44.61'	44.87'	21°25'19"	N 00°54'17" E	N 22°19'36" E
C22	120.00'	N 12°29'30" E	40.99'	41.20'	19°40'11"	N 02°39'25" E	N 22°19'36" E
C23	120.00'	N 01°46'51" E	3.67'	3.67'	1°45'08"	N 00°54'17" E	N 02°39'25" E



There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



James R. Sehloff PLS 2692 Date _____

File: 4198Final3.dwg
Date: 12/09/2022
Drafted By: Jim
Sheet: 1 of 2
Revision Date: Dec 09, 2022



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

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Ph: 920-991-1866 Fax: 920-441-0804
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Blue Stem Meadows 3

Part of Lot 3 and all of Lot 4, Certified Survey Map being located in Southeast 1/4 of the Northeast 1/4, Section 31, Township 21 North, Range 19 East, City of Kaukauna, Wisconsin County, Wisconsin

Surveyor's Certificate

I, James R. Sehloff, 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 City of Kaukauna, and under the direction of Dercks Dewitt, LLC, owner of said land, I have surveyed divided and mapped Blue Stem Meadows 3; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all Part of Lot 3 and all of Lot 4, Certified Survey Map being located in Southeast 1/4 of the Northeast 1/4, Section 31, Township 21 North, Range 19 East, City of Kaukauna, Wisconsin County, Wisconsin, containing 1,280,719 Square Feet (29.4013 Ac) of land described as follows:

Commencing at the North 1/4 corner of Section 31; thence, along the West line of the Northeast 1/4 of said Section 31, S00°54'17"W, 1625.52 feet to the Southwest corner of Blue Stem Meadows 2 said point also being the point of beginning; thence, along the South line of said Blue Stem Meadows 2, S89°00'45"E, 297.80 feet, thence, continuing along said South line, S74°58'35"E, 61.85 feet; thence, continuing, along said South line, S89°00'45"E, 300.00 feet; thence, continuing along said South line, N00°59'15"E, 45.00 feet; thence, continuing along said South line, S89°00'45"E, 210.00 feet; thence, continuing along said South line, S00°59'15"W, 45.00 feet; thence, along said South line, S89°00'45"E, 450.24 feet to the West line of Certified Survey Map 8087; thence, along the West line of said Certified Survey Map 8087, S00°51'45"W, 959.88 feet to the South line of the Northeast 1/4; thence, along the said South line, N89°04'10"W, 1318.73 feet to the Center of Section 31; thence, along the West line of the Northeast 1/4 of Section 31, N00°54'27"E, 976.19 feet to the point of beginning, subject to all easements, and restrictions of record.

Given under my hand this _____ day of _____, 20_____.

James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692

Owner's Certificate of Dedication

Dercks Dewitt, 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 said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Dercks Dewitt, LLC, does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Kaukauna
Department of Administration

Dated this _____ day of _____, 20_____.

In the presence of: Dercks Dewitt, LLC

Tom Dercks, Managing Member

S t a t e o f W i s c o n s i n)
_____ County) ss

Personally came before me this _____ 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

Utility Easement Provisions

An non exclusive easement for electric, Natural Gas and communications service is hereby granted by Dercks Dewitt, LLC, Grantor

Kaukauna Utilities
Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee, AT&T and Spectrum

Grantees, their respective successors and assigns, to construct, install operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy for such purposes as the same is now and may hereafter be used and for sounds and signals, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electrical facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of the Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without the written consent of grantees.

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

Tom Dercks, Managing Member

Date

Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers' of the City of Kaukauna 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 plat.

City Treasurer

Date

County Treasurer

Date

City of Kaukauna Common Council Approval Certificate

Resolved, that the plat of Blue Stem Meadows in the City of Kaukauna, Dercks Dewitt, LLC, owner, is hereby approved by the Common Council.

Mayor

Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Kaukauna.

City Clerk

Date

City of Kaukauna Drainage Easement Restrictions:

The following uses and structures are prohibited within all Drainage Easements in the subdivision plat of Blue Stem Meadows 3; filling, grading, and excavating except for construction of drainage ways and drainage facilities; the cultivation of crops, fruits, or vegetables; the dumping or depositing of ashes, waste, compost or material of any kind; the storage of vehicles , equipment, materials or personal property of ay kind and constructing, erecting or moving any building or structure, including fences, within the drainage easement.

City of Kaukauna Drainage Easement Maintenance:

Maintenance of all drainage ways and associated drainage structures within the subdivision of Blue Stem Meadows 3 are the sole responsibility of the property owners in the subdivision, unless otherwise noted on the drainage plan which has been prepared for this subdivision and which has been approved by and is on file with the City of Kaukauna.

Upon failure of any property owner to perform maintenance, abide by restrictions, or follow grading requirements of the drainage ways and associated drainage structures, the City of Kaukauna retains the right to have maintenance or corrective measures performed. The cost of said maintenance or corrective measures on any given lot shall be a special charge to the non-complying lot.

Maintenance by the City to include, but not limited to, the removal of silt and decomposed vegetation that gradually accumulates in the bottom of a pond, a detention area, and/or accompanying ditch. Payment for city maintenance may be placed on the annual real estate tax bill from all contributing sources as a special assessment if not paid.

Grading and Grades

All grading and final grades for the construction of any public or private improvements, including landscaping, shall conform to the surface water drainage plan as approved and on file with the City of Kaukauna.

Sidewalks

All parts of a lot fronting a street, within the Blue Stem Meadows 3, will have sidewalk.

This Final Plat is contained wholly within the property described in the following recorded instruments:

the property owner of record:
Dercks Dewitt, LLC


Recording Information:
Doc No. 2162521

Parcel Number(s):
Part of 325-1198-00
Part of 325-1200-00

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration





DAVEL ENGINEERING & ENVIRONMENTAL, INC.

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File: 4198Final3.dwg
Date: 12/07/2022
Drafted By: Jim
Sheet: 2 of 2
Revision Date: Dec 07, 2022



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Joe Stephenson
Date: 12/16/2022
Re: Flood Storage District - Discussion

Flood storage district is the area delineated adjacent to floodways and often within floodplains. These areas are where flood waters are stored and relied upon to reduce regional flood hazards. The district protects the area and prevents development from increasing the elevation of a flood event. For various reasons, during developments these districts may have to move from their original locations. Currently the City of Kaukauna does not allow such a movement but both Outagamie County and FEMA guidance allows for this practice to occur.

One of the items Outagamie County's ordinance covers that the City's ordinance does not is the use of compensatory storage. Compensatory storage covers the event in which floodplain storage is lost, that lost storage would be compensated for in an adjacent floodplain. This allows for the shifting of floodplain areas while still keeping the total amount of floodplain storage; allowing for more flexibility within projects and developments.

Attached are examples of the County's ordinance. (Sec 24-162 (1-4))

ARTICLE VI. - FLOOD STORAGE DISTRICT (FSD)

Sec. 24-159. - Description.

The flood storage district delineates that portion of the floodplain where storage of floodwaters has been taken into account and is relied upon to reduce the regional flood discharge. The district protects the flood storage areas and ensures that any development in the storage areas will not decrease the effective flood storage capacity which would cause higher flood elevations.

(Ord. No. Z-5-2010-11, 7-18-2010)

Sec. 24-160. - Applicability.

The provisions of this section apply to all areas within the flood storage district (FSD), as shown on the official floodplain zoning maps.

(Ord. No. Z-5-2010-11, 7-18-2010)

Sec. 24-161. - Permitted uses.

Any use or development which occurs in a flood storage district must meet the applicable requirements in section 24-102.

(Ord. No. Z-5-2010-11, 7-18-2010)

Sec. 24-162. - Standards for development in flood storage districts.

Standards for development in flood storage districts shall be as follows:

- (1) Development in a flood storage district shall not cause an increase equal or greater than 0.00 of a foot in the height of the regional flood.
- (2) No development shall be allowed which removes flood storage volume unless an equal volume of storage as defined by the predevelopment ground surface and the regional flood elevation shall be provided in the immediate area of the proposed development to compensate for the volume of storage which is lost, (compensatory storage). Excavation below the groundwater table is not considered to provide an equal volume of storage.
- (3) If compensatory storage cannot be provided, the area may not be developed unless the entire area zoned as flood storage district on this waterway is rezoned to the floodfringe district. This must include a revision to the floodplain study and map done for the waterway to revert to the higher regional flood discharge calculated without floodplain storage, pursuant to section 24-274.

- (4) No area may be removed from the flood storage district unless it can be shown that the area has been filled to the flood protection elevation and is contiguous to other lands lying outside of the floodplain.

(Ord. No. Z-5-2010-11, 7-18-2010; Ord. No. H-2015-16, 12-8-2015)

Secs. 24-163—24-188. - Reserved.