

LEGISLATIVE COMMITTEE MEETING

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



Monday, January 19, 2026 at 6:25 PM

AGENDA

In-Person and Remote Teleconference via ZOOM

1. Correspondence.
2. Discussion Topics.
 - [a.](#) Resolution 2026-5493 Resolution in Support of Reauthorization of the State Funding for Knowles-Nelson Stewardship Program.
 - [b.](#) CSM Review - Kaukauna Area School District.
 - [c.](#) Tax Increment District (TID) No. 6 – Upcoming Closure Timeline and Planning.
3. Adjourn.

NOTICES

Legislative Committee - Notice is hereby given this is a public meeting of the Legislative Committee. As such, all members or a majority of the City's Common Council and Standing Committees will likely be in attendance. While members of the Common Council or any Standing Committees may participate in discussions, only the Legislative Committee will take formal action.

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



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 234 605 4161 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 234 605 4161
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 234 605 4161
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.

RESOLUTION NO. 2026-5493

CITY OF KAUKAUNA
**RESOLUTION IN SUPPORT OF REAUTHORIZATION OF THE STATE FUNDING FOR KNOWLES-
 NELSON STEWARDSHIP PROGRAM**

WHEREAS, the Wisconsin Legislature created the Knowles-Nelson Stewardship Program in 1989 to preserve valuable natural areas and wildlife habitat, protect water quality and fisheries, and expand opportunities for outdoor recreation Per Ch. 23 . 09 I 5(2c) (d), Wis. Stats.; and

WHEREAS, the Knowles-Nelson Stewardship Program is set to expire in 2026 and the program has supported land acquisition and capital development by the Wisconsin Department of Natural Resources (WDNR), local governments, and nonprofit conservation organizations to preserve valuable natural areas and wildlife habitat, protect water quality and expand outdoor recreation for public benefit around the state; and

WHEREAS, the City of Kaukauna has directly benefited over the years having received Stewardship grant funds totaling over \$400,000 to provide much needed and necessary improvements to Fox Locks, the Konkopot Trail, and the City's parks and trail systems; and

WHEREAS, the elected officials of the City of Kaukauna consider the Knowles-Nelson Stewardship Program a valuable tool to preserve and restore natural areas, wildlife habitat, and water quality while supporting the development of public nature-based outdoor recreation opportunities that promote economic development and enhance the quality of life; and

WHEREAS, the Common Council of the City of Kaukauna does hereby express to the Wisconsin Legislature and Governor our full support for the reauthorization of the Knowles-Nelson Stewardship Program and request that sufficient funding annually be allocated to support projects over the next 10-year period; and

WHEREAS, the Common Council of the City of Kaukauna directs that the Mayor forward a copy of this resolution to the offices of each of our State Legislators and the Office of the Governor.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Kaukauna, duly assembled this 20th day of January 2026, hereby supports the reauthorization of state funding for the Knowles-Nelson Stewardship Program.

Introduced and adopted this 20th day of January, 2026.

APPROVED: _____
 Anthony J. Penterman, Mayor

ATTEST: _____
 Kayla Nessmann, City Clerk



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Legislative Committee
From: Adrienne Nelson, Associate Planner
Date: January 14, 2026
Re: CSM Review – KASD

The Kaukauna Area School District, in collaboration with Point of Beginning, has submitted a final Certified Survey Map (CSM) for review. This CSM would combine parcels 323246800, 323246700, 323246600, 323246500, and 323246400 into three large parcels. This request to combine five parcels into three parcels is for the development of a new middle school. The layout includes land dedication for a roadway connection to Highway 55, which is consistent with previous planning efforts for the future extension of Speedway Lane through the property.

Since submission of the preliminary CSM back in September, language has been added to require an updated traffic impact study prior to the development of any vacant lots. Additionally, utility easements have been added to the final document as requested.

The application and draft of the CSM are attached to this report.

Staff Recommendation:

Recommend approval of the CSM to the Common Council with the following conditions:

- That a temporary easement for a public access or turnaround at the intersection of Speedway Lane and the new middle school road is added to the CSM.
- That final approval of utility easements is received from Kaukauna Utilities.
- That the necessary easement on parcel number 030064500, which will allow for a road connection between the middle school and high school, is recorded with Outagamie County.



APPLICATION: CERTIFIED SURVEY MAP REVIEW FORM

To: Planning Commission, City of Kaukauna, Outagamie County, WI

Petitioner Information:

Name: KAUKAUNA AREA SCHOOL DISTRICT - CHRIS MCDANIEL - DIRECTOR OF OPERATIONS A1

Mailing Address: 1701 COUNTY RD CE, KAUKAUNA, WI 54130

Phone Number:

Email:

Property Owner Information (If Not Petitioner):

Name: SAME AS PETITIONER - SEE ABOVE

Mailing Address: SAME AS PETITIONER - SEE ABOVE

Phone Number: SAME AS PETITIONER - SEE ABOVE

Email: SAME AS PETITIONER - SEE ABOVE

Property Information:

Site Address/Location: PARCELS 323246800 / 323246700 / 323246600 / 323246500 / 323246400

Lot Dimensions and Area: LOT 1 - 100.164 ACRES / LOT 2 -

Current Zoning: (RSF) RESIDENTIAL SINGLE FAI

Number of Lots to be Created: THREE (3)

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:

THIS CERTIFIED SURVEY MAP IS SUBMITTED TO SUPPORT THE DEVELOPMENT OF A NEW MIDDLE SCHOOL ON LOT 1. THE CSM WILL DEDICATE REQUIRED RIGHT-OF-WAY FOR PUBLIC ROADS AND INFRASTRUCTURE, CREATE A DEFINED LOT FOR THE SCHOOL SITE, AND CLEARLY IDENTIFY THE REMAINING REMNANT PARCELS ADJACENT TO THE DEVELOPMENT.

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 Certified Survey Map (1-4 lots) Fee Schedule: \$10.00/lot based on total lots

Please Note: Certified survey map reviews 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): SAME AS PETITIONER - SEE ABOVE

Date Submitted to City of Kaukauna: 1/8/2026

Please submit by email to planning@kaukauna.gov or by mail to:

City of Kaukauna

Attn: Plan Commission

P.O. Box 890

Kaukauna, WI 54130

FOR DEPARTMENT USE ONLY:

Date Application Received:

Payment Received:

Payment Receipt #:

Site Plan Reviewed:

1st Notice Sent:

2nd Notice Sent:

Plan Commission Approval:

Common Council Approval:

Signature of Planning & Community Dev. Staff:



RESOLUTION 2026-_____**RESOLUTION APPROVING A CERTIFIED SURVEY MAP TO COMBINE 5 LOTS INTO THREE LOTS FOR PARCELS 323246800, 323246700, 323246600, 323246500, and 323246400**

WHEREAS, the Kaukauna Area School District, by its Director of Operations and Finance, Chris McDaniel, owner of Parcels 323246800, 323246700, 323246600, 323246500, and 323246400 has presented a Certified Survey Map to the City of Kaukauna Common Council as prepared by Jordan G. Brost, a registered Land Surveyor; and

WHEREAS, a Certified Survey Map of the following described parcels of land has been presented to and recommended for approval by the Plan Commission on January 8, 2026:

All of Lots 1 and 2 of Outagamie County Certified Survey Map No. 6559, all of Government Lot 2, a part of Government Lots 1 and 3 and a part of the Northwest 1/4 of the Southeast 1/4 of Section 36, all located in Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin, described as follows:

Commencing at the West 1/4 corner of Section 36, Township 21 North, Range 18 East; Thence S 89°31'20"E along the South line of Government Lot 3 of said Section 36, 40.84 feet to 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 (P.O.B.) of the parcel to be described;

Thence N 00°20'39" E along 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 to the right, along the West line
 of said Lot 1 and along said East right-of-way line of S.T.H. "55", 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;
 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 a point on the West line of the Northwest 1/4 of
 the Southeast 1/4 of said Section 36;
 Thence N 00°41'24" E along said West line, 844.30 feet to the Southeast corner of
 Government Lot 2 of said Section 36;
 Thence N 89°31'20" W along the South line of said Government Lot 2, 2621.95 feet to
 the point of beginning.

Containing: 6,297,713 Square Feet - 144.575 Acres.

Subject to (if any) covenants, conditions, restrictions, rights-of-way, and easements of record.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Kaukauna, Wisconsin that the said Certified Survey Map attached and made a part hereof is hereby accepted and approved.

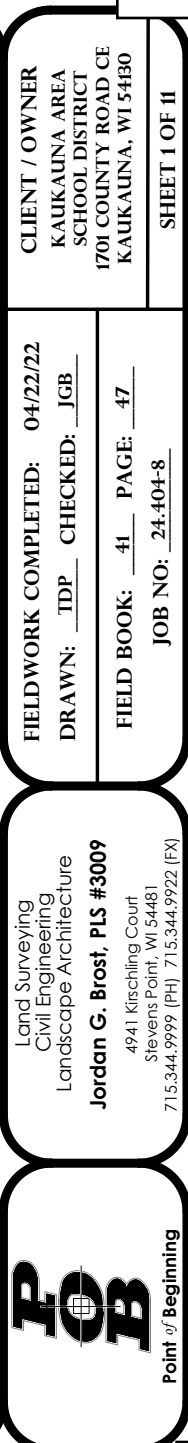
Adopted by the Common Council of the City of Kaukauna, Wisconsin, on this 3rd day of February, 2026.

APPROVED: _____
Anthony J. Penterman, Mayor

ATTEST: _____
Kayla Nessman, City Clerk

DRAFT

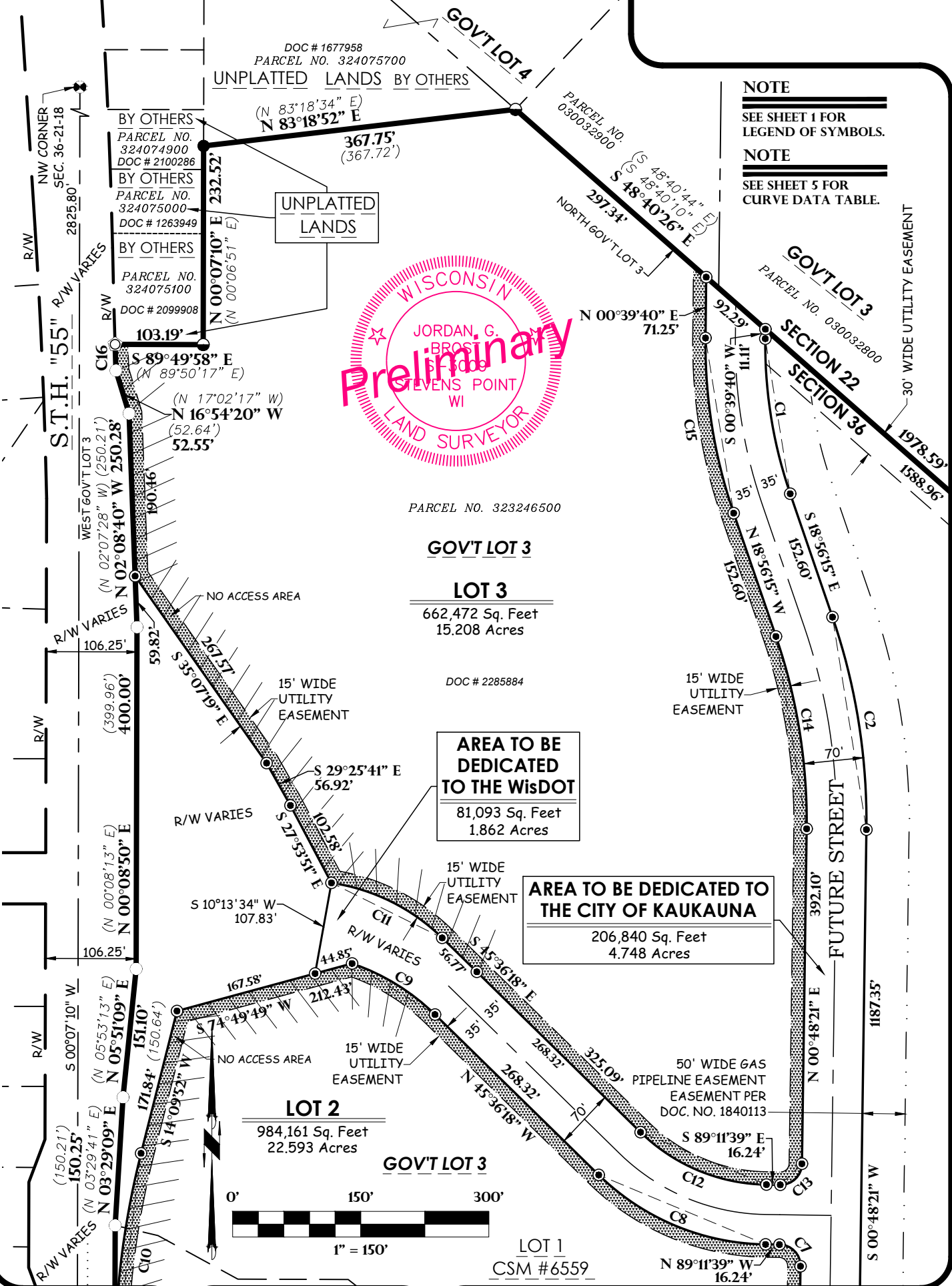
BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6559, ALL OF GOVERNMENT LOT 2, A PART OF GOVERNMENT LOTS 1 AND 3 AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, ALL LOCATED IN TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.



CERTIFIED SURVEY MAP

GENERAL DESCRIPTION - SEE SHEET 1

DETAIL "A"



Point of Beginning

Land Surveying
Civil Engineering
Landscape Architecture
Jordan G. Brost, PLS #3009
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

FIELDWORK COMPLETED: 04/22/22
DRAWN: TDP CHECKED: JGB
FIELD BOOK: 41 PAGE: 47
JOB NO: 24.4040-8

CLIENT / OWNER
KAUKAUNA AREA
SCHOOL DISTRICT
1701 COUNTY ROAD CE
KAUKAUNA, WI 54130
SHEET 2 OF 11

GENERAL DESCRIPTION - SEE SHEET 1

DETAIL "B"



Point of Beginning

Land Surveying
Civil Engineering
Landscape Architecture

Jordan G. Brost, PLS #3009
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9972 (FX)

FIELDWORK COMPLETED: 04/22/22

DRAWN: TDP **CHECKED:** JGB

FIELD BOOK: 41 PAGE: 47

JOB NO: 24.4040-8

CLIENT / OWNER
KAUKAUNA AREA
SCHOOL DISTRICT
1701 COUNTY ROAD CE
KAUKAUNA, WI 54130

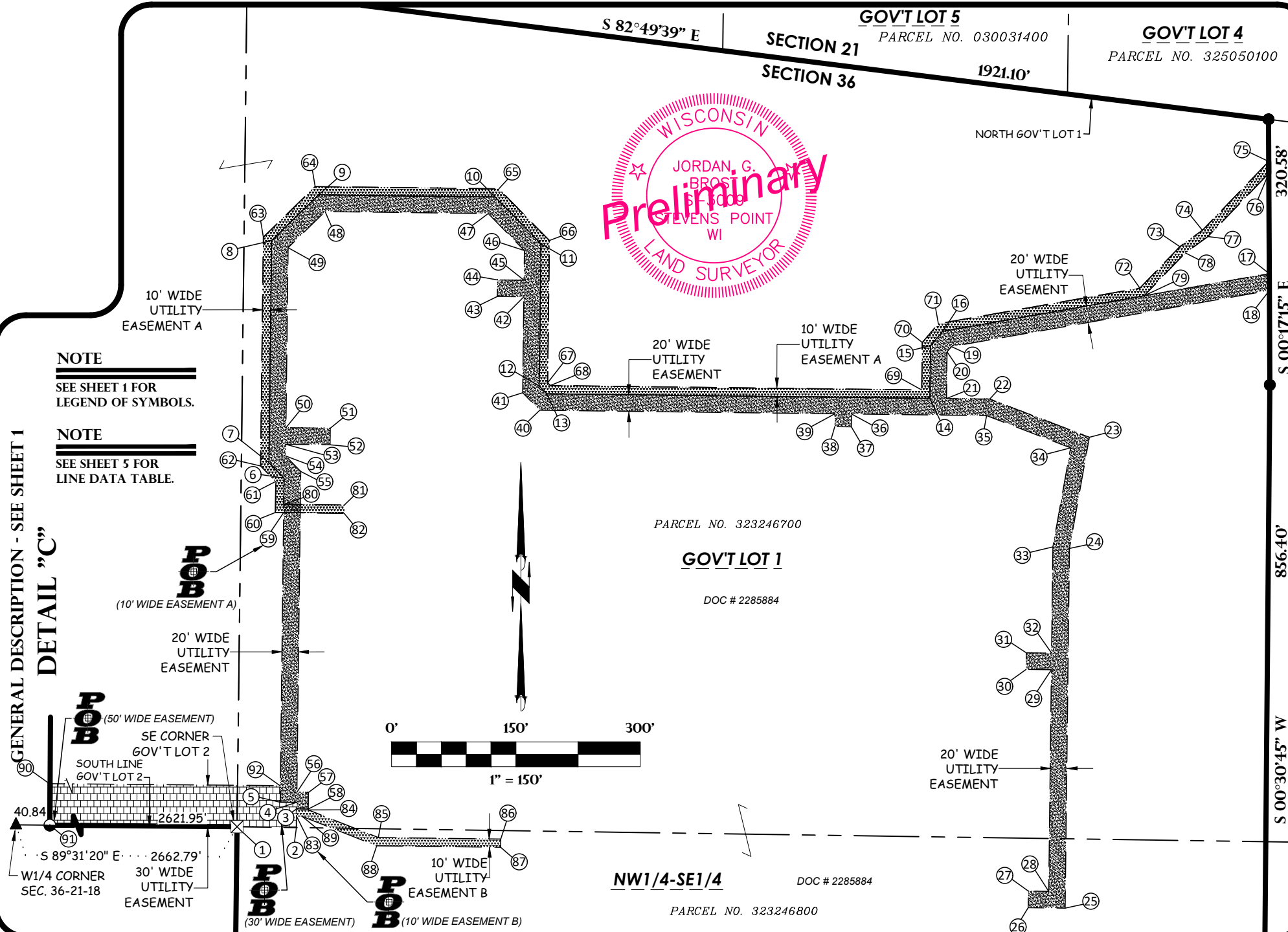
SHEET 3 OF 11

CERTIFIED SURVEY MAP

GENERAL DESCRIPTION - SEE SHEET 1
DETAIL "C"

NOTE
SEE SHEET 1 FOR
LEGEND OF SYMBOLS.

NOTE
SEE SHEET 5 FOR
LINE DATA TABLE.



CLIENT / OWNER
KAUKAUNA AREA
SCHOOL DISTRICT
1701 COUNTY ROAD CE
KAUKAUNA, WI 5480

FIELDWORK COMPLETED: 04/22/22
DRAWN: TDP CHECKED: JGB

FIELD BOOK: 41 PAGE: 47
JOB NO: 24-4040-8

Land Surveying
Civil Engineering
Landscape Architecture
Jordan G. Brost, PLS #3009
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

Point of Beginning

CERTIFIED SURVEY MAP

BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6559,
ALL OF GOVERNMENT LOT 2, A PART OF GOVERNMENT LOTS 1 AND 3
AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 36, ALL LOCATED IN TOWNSHIP 21 NORTH, RANGE 18 EAST,
CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

20' EASEMENT LINE DATA TABLE

LINE	BEARING	DISTANCE
1-2	S 89°31'20" E	71.64'
2-3	N 00°41'24" E	22.05'
3-4	N 00°41'24" E	7.95'
4-5	N 89°31'20" W	20.00'
5-6	N 00°41'24" E	391.18'
6-7	N 44°18'36" W	26.16'
7-8	N 00°41'24" E	267.96'
8-9	N 45°41'24" E	78.99'
9-10	S 89°18'36" E	213.36'
10-11	S 44°18'36" E	78.99'
11-12	S 00°41'24" W	171.67'
12-13	S 44°18'36" E	12.93'
13-14	S 89°18'36" E	462.20'
14-15	N 00°41'24" E	63.73'
15-16	N 40°33'30" E	22.56'
16-17	N 79°58'35" E	400.10'
17-18	S 00°17'15" E	20.28'
18-19	S 79°58'43" W	389.47'
19-20	S 40°33'30" W	8.19'
20-21	S 00°41'24" W	56.48'
21-22	S 89°18'36" E	52.20'
22-23	S 69°00'56" E	128.70'
23-24	S 10°09'03" W	136.32'
24-25	S 00°41'24" W	434.19'
25-26	N 89°18'36" W	44.54'
26-27	N 00°41'24" E	20.00'
27-28	S 89°18'36" E	24.54'
28-29	N 00°41'24" E	267.55'
29-30	N 89°18'36" W	30.50'
30-31	N 00°41'24" E	20.00'
31-32	S 89°18'36" E	30.50'
32-33	N 00°41'24" E	128.29'
33-34	N 10°09'03" E	121.44'
34-35	N 69°00'56" W	108.58'
35-36	N 89°18'36" W	163.00'
36-37	S 00°41'24" W	15.50'
37-38	N 89°18'36" W	20.00'
38-39	N 00°41'24" E	15.50'
39-40	N 89°18'36" W	356.10'
40-41	N 44°18'36" W	29.50'
41-42	N 00°41'24" E	115.81'
42-43	N 89°18'36" W	32.00'
43-44	N 00°41'24" E	20.00'
44-45	S 89°18'36" E	32.00'
45-46	N 00°41'24" E	35.86'
46-47	N 44°18'36" W	62.43'
47-48	N 89°18'36" W	196.79'
48-49	S 45°41'24" W	62.43'
49-50	S 00°41'24" W	217.27'
50-51	S 89°18'36" E	53.50'
51-52	S 00°41'24" W	20.00'
52-53	N 89°18'36" W	53.50'
53-54	S 00°41'24" W	14.11'
54-55	S 44°18'36" E	26.16'
55-56	S 00°41'24" W	387.33'
56-57	S 89°18'36" E	14.00'
57-58	S 00°41'24" W	20.00'
58-3	N 89°18'36" W	14.00'

10' EASEMENT "A" LINE DATA TABLE

LINE	BEARING	DISTANCE
1-2	S 89°31'20" E	71.64'
2-4	N 00°41'24" E	30.00'
4-5	N 89°31'20" W	20.00'
5-59	N 00°41'24" E	349.57'
59-60	N 89°18'38" W	10.00'
60-61	N 00°41'24" E	37.46'
61-62	N 44°18'36" W	26.16'
62-63	N 00°41'24" E	276.24'
63-64	N 45°41'24" E	87.28'
64-65	S 89°18'36" E	221.64'
65-66	S 44°18'36" E	87.28'
66-67	S 00°41'24" W	171.67'
67-68	S 44°18'36" E	4.64'
68-69	S 89°18'36" E	448.06'
69-70	N 00°41'24" E	57.36'
70-71	N 40°33'30" E	29.77'
71-72	N 79°58'35" E	246.91'
72-73	N 43°55'00" E	69.55'
73-74	N 54°03'26" E	33.60'
74-75	N 43°55'00" E	115.32'
75-76	S 00°17'15" E	14.34'
76-77	S 43°55'00" W	105.92'
77-78	S 54°03'26" W	33.60'
78-79	S 43°55'00" W	71.92'
79-16	S 79°58'35" W	246.59'
16-15	S 40°33'30" W	22.56'
15-14	S 00°41'24" W	63.73'
14-13	N 89°18'36" W	462.20'
13-12	N 44°18'36" W	12.93'
12-11	N 00°41'24" E	171.67'
11-10	N 44°18'36" W	78.99'
10-9	N 89°18'36" W	213.36'
9-8	S 45°41'24" W	78.99'
8-7	S 00°41'24" W	267.96'
7-6	S 44°18'36" E	26.16'
6-80	S 00°41'24" W	31.60'
80-81	S 89°18'38" E	73.00'
81-82	S 00°41'22" W	10.00'
82-59	N 89°18'38" W	73.00'

10' EASEMENT "B" LINE DATA TABLE

LINE	BEARING	DISTANCE
1-2	S 89°31'20" E	71.64'
2-83	N 00°41'24" E	13.00'
83-3	N 00°41'24" E	9.05'
3-58	S 89°18'36" E	14.00'
58-84	S 00°41'24" W	1.03'
84-85	S 68°28'13" E	90.86'
85-86	S 89°18'36" E	147.75'
86-87	S 00°41'24" W	10.00'
87-88	N 89°18'36" W	149.59'
88-89	N 68°28'13" W	96.49'
89-83	N 89°31'20" W	6.89'

50' EASEMENT LINE DATA TABLE

LINE	BEARING	DISTANCE
91-2	S 89°31'20" E	2693.59'
2-4	N 00°41'24" E	30.00'
4-5	N 89°31'20" W	20.00'
5-92	N 00°41'24" E	20.00'
92-90	N 89°31'20" W	2673.89'
90-91	S 00°20'39"W	50.00'

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT BEARING-IN	TANGENT BEARING-OUT
C1	540.00'	184.71'	183.81'	S 09°08'17" E	19°35'54"	N 18°56'14" W	N 00°39'40" E
C2	735.00'	253.27'	252.02'	S 09°03'57" E	19°44'36"	N 00°48'21" E	N 18°56'15" W
C3	140.00'	133.33'	128.35'	S 26°28'40" E	54°34'02"	N 53°45'41" W	N 00°48'21" E
C4	235.00'	221.69'	213.56'	S 26°44'10" E	54°03'02"	N 00°17'21" E	N 53°45'41" W
C5	165.00'	155.69'	149.98'	N 26°43'46" W	54°03'51"	N 00°18'10" E	N 53°45'41" W
C6	210.00'	200.00'	192.53'	N 26°28'40" W	54°34'02"	N 53°45'41" W	N 00°48'21" E
C7	25.00'	39.27'	35.36'	N 44°11'39" W	90°00'00"	N 00°48'21" E	N 89°11'39" W
C8	285.00'	216.82'	211.63'	N 67°23'58" W	43°35'21"	S 45°36'18" E	S 89°11'39" E
C9	257.50'	114.99'	114.04'	N 58°23'54" W	25°35'12"	S 71°11'29" E	S 45°36'18" E
C10	1010.00'	247.17'	246.55'	S 07°09'13" W	14°01'17"	N 00°08'35" E	N 14°09'52" E
C11	234.50'	147.20'	144.79'	S 63°35'14" E	35°57'52"	N 45°36'18" W	N 81°34'10" W
C12	215.00'	163.57'	159.65'	S 67°23'58" E	43°35'21"	S 45°36'18" E	S 89°11'39" E
C13	25.00'	39.27'	35.36'	N 45°48'21" E	90°00'00"	S 89°11'39" E	N 00°48'21" E
C14	665.00'	229.15'	228.02'	N 09°03'57" W	19°44'36"	N 00°48'21" E	N 18°56'15" W
C15	610.00'	208.65'	207.64'	N 09°08'17" W	19°35'54"	N 18°56'14" W	N 00°39'40" E
C16	7680.69'	30.68'	30.68'	N 01°57'48" W	0°13'44"	S 01°50'56" E	S 02°04'40" E



Point of Beginning

Land Surveying
Civil Engineering
Landscape Architecture
Jordan G. Brost, PLS #3009

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

FIELDWORK COMPLETED: 04/22/22
DRAWN: TDP CHECKED: JGB

FIELD BOOK: 41 PAGE: 47

JOB NO: 24.4040-8

CLIENT / OWNER
KAUKAUNA AREA
SCHOOL DISTRICT
1701 COUNTY ROAD CE
KAUKAUNA, WI 54130

SHEET 5 OF 11

CERTIFIED SURVEY MAP

BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6559, ALL OF GOVERNMENT LOT 2, A PART OF GOVERNMENT LOTS 1 AND 3 AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, ALL LOCATED IN TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

Surveyor's Notes:

- 1. No further division of lots or development of lots outside of the middle school shall be allowed without approval of the City of Kaukauna, Outagamie County and WisDOT.
- 2. No additional access to S.T.H. "55" for these lands will be allowed without approval of the City of Kaukauna, Outagamie County and WisDOT.
- 3. Any division of lots or development of lands outside of the new middle school will require updated Traffic Impact Analysis (TIA) and installation of all required improvements consistent with TIA results and review.
- 4. Any changing of the split school starting schedule will require an updated TIA and installation of all required improvements consistent with TIA results and review.
- 5. All lots fronting a street shall have sidewalks installed that is in accordance with City of Kaukauna standard specifications and details.
- 6. This map does not transfer property ownership. Sale or transfer of property requires a recorded deed, excepting public dedications.
- 7. This Certified Survey Map is located in tax parcel numbers 323246700, 323246800, 323246600, 323246500 and 323246400. All in Document No. 2285884. Owner of record is Kaukauna Area School District.

Access Restriction Note:

As owner I hereby restrict Lots 2 and 3, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with S.T.H. "55" or Future Street, as shown on the map; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to S. 236.293, Stats., and shall be enforceable by the Wisconsin Department of Transportation.



Point of Beginning

Land Surveying
Civil Engineering
Landscape Architecture
Jordan G. Brost, PLS #3009
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

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CLIENT / OWNER
KAUKAUNA AREA
SCHOOL DISTRICT
1701 COUNTY ROAD CE
KAUKAUNA, WI 54130
SHEET 6 OF 11

CERTIFIED SURVEY MAP

BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6559,
ALL OF GOVERNMENT LOT 2, A PART OF GOVERNMENT LOTS 1 AND 3
AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 36, ALL LOCATED IN TOWNSHIP 21 NORTH, RANGE 18 EAST,
CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

Surveyor's Certificate:

I, Jordan G. Brost, Professional Land Surveyor, hereby certify:

That I have surveyed, divided, dedicated and mapped all of Lots 1 and 2 of Outagamie County Certified Survey Map No. 6559, all of Government Lot 2, a part of Government Lots 1 and 3 and a part of the Northwest 1/4 of the Southeast 1/4 of Section 36, all located in Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin, described as follows;

Commencing at the West 1/4 corner of Section 36, Township 21 North, Range 18 East;
Thence S 89°31'20"E along the South line of Government Lot 3 of said Section 36, 40.84 feet to 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** (P.O.B.) of the parcel to be described;
Thence N 00°20'39" E along 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 to the right, along the West line of said Lot 1 and along said East right-of-way line of S.T.H. "55", 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;
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 a point on the West line of the Northwest 1/4 of the Southeast 1/4 of said Section 36;
Thence N 00°41'24" E along said West line, 844.30 feet to the Southeast corner of Government Lot 2 of said Section 36;
Thence N 89°31'20" W along the South line of said Government Lot 2, 2621.95 feet to the point of beginning.

Containing: 6,297,713 Square Feet - 144.575 Acres.

Subject to (if any) covenants, conditions, restrictions, right-of-ways and easements of record.

That I have made such survey, land division and plat by the direction of Kaukauna Area School District.
That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.
That I have fully complied with Chapter A-E 7 of Wisconsin Administrative Code, minimum standards for property surveys, the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Subdivision Ordinance of the City of Kaukauna in surveying, dividing and mapping the same.

Dated this _____ day of _____, 2026.

Jordan G. Brost
PLS No. S-3009



Point of Beginning

Land Surveying
Civil Engineering
Landscape Architecture
Jordan G. Brost, PLS #3009
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

FIELDWORK COMPLETED: 04/22/22
DRAWN: TDP CHECKED: JGB
FIELD BOOK: 41 PAGE: 47
JOB NO: 24.4040-8

CLIENT / OWNER
KAUKAUNA AREA
SCHOOL DISTRICT
1701 COUNTY ROAD CE
KAUKAUNA, WI 54130
SHEET 7 OF 11

CERTIFIED SURVEY MAP

BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6559,
ALL OF GOVERNMENT LOT 2, A PART OF GOVERNMENT LOTS 1 AND 3
AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 36, ALL LOCATED IN TOWNSHIP 21 NORTH, RANGE 18 EAST,
CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

20' Wide Utility Easement Legal Description:

Being a part of Government Lot 1 of Section 36, Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin, described as follows;

Commencing at the West 1/4 corner of Section 36, Township 21 North, Range 18 East;
Thence S 89°31'20"E along the South line of Government Lots 2 and 3, 2662.79 feet to the Southeast corner of Government Lot 2;
Thence continuing S 89°31'20" E, 71.64 feet;
Thence N 00°41'24" E, 22.05 feet to the Point of Beginning (P.O.B) of the Easement Area to be described;
Thence continuing N 00°41'24" E, 7.95 feet;
Thence N 89°31'20" W, 20.00 feet;
Thence N 00°41'24" E, 391.18 feet;
Thence N 44°18'36" W, 26.16 feet;
Thence N 00°41'24" E, 267.96 feet;
Thence N 45°41'24" E, 78.99 feet;
Thence S 89°18'36" E, 213.36 feet;
Thence S 44°18'36" E, 78.99 feet;
Thence S 00°41'24" W, 171.67 feet;
Thence S 44°18'36" E, 12.93 feet;
Thence S 89°18'36" E, 462.20 feet;
Thence N 00°41'24" E, 63.73 feet;
Thence N 40°33'30" E, 22.56 feet;
Thence N 79°58'35" E, 400.10 feet;
Thence S 00°17'15" E, 20.28 feet;
Thence S 79°58'43" W, 389.47 feet;
Thence S 40°33'30" W, 8.19 feet;
Thence S 00°41'24" W, 56.48 feet;
Thence S 89°18'36" E, 52.20 feet;
Thence S 69°00'56" E, 128.70 feet;
Thence S 10°09'03" W, 136.32 feet;
Thence S 00°41'24" W, 434.19 feet;
Thence N 89°18'36" W, 44.54 feet;
Thence N 00°41'24" E, 20.00 feet;
Thence S 89°18'36" E, 24.54 feet;
Thence N 00°41'24" E, 267.55 feet;
Thence N 89°18'36" W, 30.50 feet;
Thence N 00°41'24" E, 20.00 feet;
Thence S 89°18'36" E, 30.50 feet;
Thence N 00°41'24" E, 128.29 feet;
Thence N 10°09'03" E, 121.44 feet;
Thence N 69°00'56" W, 108.58 feet;
Thence N 89°18'36" W, 163.00 feet;
Thence S 00°41'24" W, 15.50 feet;
Thence N 89°18'36" W, 20.00 feet;
Thence N 00°41'24" E, 15.50 feet;
Thence N 89°18'36" W, 356.10 feet;
Thence N 44°18'36" W, 29.50 feet;
Thence N 00°41'24" E, 115.81 feet;
Thence N 89°18'36" W, 32.00 feet;
Thence N 00°41'24" E, 20.00 feet;
Thence S 89°18'36" E, 32.00 feet;
Thence N 00°41'24" E, 35.86 feet;
Thence N 44°18'36" W, 62.43 feet;
Thence N 89°18'36" W, 196.79 feet;
Thence S 45°41'24" W, 62.43 feet;
Thence S 00°41'24" W, 217.27 feet;
Thence S 89°18'36" E, 53.50 feet;
Thence S 00°41'24" W, 20.00 feet;
Thence N 89°18'36" W, 53.50 feet;
Thence S 00°41'24" W, 14.11 feet;
Thence S 44°18'36" E, 26.16 feet;
Thence S 00°41'24" W, 387.33 feet;
Thence S 89°18'36" E, 14.00 feet;
Thence S 00°41'24" W, 20.00 feet;
Thence N 89°18'36" W, 14.00 feet to the Point of Beginning.

Containing 61,593 Square Feet - 1.414 Acres.



Point of Beginning

Land Surveying
Civil Engineering
Landscape Architecture
Jordan G. Brost, PLS #3009

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

FIELDWORK COMPLETED: 04/22/22
DRAWN: TDP CHECKED: JGB

FIELD BOOK: 41 PAGE: 47
JOB NO: 24.4040-8

CLIENT / OWNER
KAUKAUNA AREA
SCHOOL DISTRICT
1701 COUNTY ROAD CE
KAUKAUNA, WI 54130

SHEET 8 OF 11

CERTIFIED SURVEY MAP

BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6559, ALL OF GOVERNMENT LOT 2, A PART OF GOVERNMENT LOTS 1 AND 3 AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, ALL LOCATED IN TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

10' Wide Utility Easement "A" Legal Description:

Being a part of Government Lot 1 of Section 36, Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin, described as follows;

Commencing at the West 1/4 corner of Section 36, Township 21 North, Range 18 East;
Thence S 89°31'20"E along the South line of Government Lots 2 and 3, 2662.79 feet to the Southeast corner of Government Lot 2;
Thence continuing S 89°31'20" E, 71.64 feet;
Thence N 00°41'24" E, 30.00 feet
Thence N 89°31'20" W, 20.00 feet;
Thence N 00°41'24" E, 349.57 feet to the Point of Beginning (P.O.B) of the Easement Area to be described;
Thence N 89°18'38" W, 10.00 feet;
Thence N 00°41'24" E, 37.46 feet;
Thence N 44°18'36" W, 26.16 feet;
Thence N 00°41'24" E, 276.24 feet;
Thence N 45°41'24" E, 87.28 feet;
Thence S 89°18'36" E, 221.64 feet;
Thence S 44°18'36" E, 87.28 feet;
Thence S 00°41'24" W, 171.67 feet;
Thence S 44°18'36" E, 4.64 feet;
Thence S 89°18'36" E, 448.06 feet;
Thence N 00°41'24" E, 57.36 feet;
Thence N 40°33'30" E, 29.77 feet;
Thence N 79°58'35" E, 246.91 feet;
Thence N 43°55'00" E, 69.55 feet;
Thence N 54°03'26" E, 33.60 feet;
Thence N 43°55'00" E, 115.32 feet;
Thence S 00°17'15" E, 14.34 feet;
Thence S 43°55'00" W, 105.92 feet;
Thence S 54°03'26" W, 33.60 feet;
Thence S 43°55'00" W, 71.92 feet;
Thence S 79°58'35" W, 246.59 feet;
Thence S 40°33'30" W, 22.56 feet;
Thence S 00°41'24" W, 63.73 feet;
Thence N 89°18'36" W, 462.20 feet;
Thence N 44°18'36" W, 12.93 feet;
Thence N 00°41'24" E, 171.67 feet;
Thence N 44°18'36" W, 78.99 feet;
Thence N 89°18'36" W, 213.36 feet;
Thence S 45°41'24" W, 78.99 feet;
Thence S 00°41'24" W, 267.96 feet;
Thence S 44°18'36" E, 26.16 feet;
Thence S 00°41'24" W, 31.60 feet;
Thence S 89°18'38" E, 73.00 feet;
Thence S 00°41'22" W, 10.00 feet;
Thence N 89°18'38" W, 73.00 feet to the Point of Beginning.

Containing 619,786 Square Feet - 0.454 Acres.

10' Wide Utility Easement "B" Legal Description:

Being a part of Government Lot 1 and a part of the Northwest 1/4 of the Southeast 1/4 of Section 36, all in Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin, described as follows;

Commencing at the West 1/4 corner of Section 36, Township 21 North, Range 18 East;
Thence S 89°31'20"E along the South line of Government Lots 2 and 3, 2662.79 feet to the Southeast corner of Government Lot 2;
Thence continuing S 89°31'20" E, 71.64 feet;
Thence N 00°41'24" E, 13.00 feet to the Point of Beginning (P.O.B.) of the Easement Area to be described;
Thence continuing N 00°41'24" E, 9.05 feet;
Thence S 89°18'36" E, 14.00 feet;
Thence S 00°41'24" W, 1.03 feet;
Thence S 68°28'13" E, 90.86 feet;
Thence S 89°18'36" E, 147.75 feet;
Thence S 00°41'24" W, 10.00 feet;
Thence N 89°18'36" W, 149.59 feet;
Thence N 68°28'13" W, 96.49 feet;
Thence N 89°31'20" W, 6.89 feet to the Point of Beginning.

Containing 62,522 Square Feet - 0.058 Acres.

50' Wide Utility Easement Legal Description:

Being a part of Government Lot 1 of Section 36, Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin, described as follows;

Commencing at the West 1/4 corner of Section 36, Township 21 North, Range 18 East;
Thence S 89°31'20"E along the South line of Government Lot 3 of said Section 36, 40.84 feet to 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 (P.O.B.) of the Easement Area to be described;
Thence S 89°31'20" E along the South line of Government Lots 2 and 3, 2693.59 feet;
Thence N 00°41'24" E, 30.00 feet;
Thence N 89°31'20" W, 20.00 feet;
Thence N 00°41'24" E, 20.00 feet;
Thence N 89°31'20" W, 2673.89 feet to said East right-of-way line of S.T.H. "55";
Thence S 00°20'39" W along said East right-of-way line, 50.00 feet to the Point of Beginning.

Containing 134,287 Square Feet - 3.083 Acres .



Point of Beginning

Land Surveying
Civil Engineering
Landscape Architecture
Jordan G. Brost, PLS #3009

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

FIELDWORK COMPLETED: 04/22/22
DRAWN: TDP CHECKED: JGB

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JOB NO: 24.4040-8

CLIENT / OWNER
KAUKAUNA AREA
SCHOOL DISTRICT
1701 COUNTY ROAD CE
KAUKAUNA, WI 54130

SHEET 9 OF 11

CERTIFIED SURVEY MAP

BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6559,
ALL OF GOVERNMENT LOT 2, A PART OF GOVERNMENT LOTS 1 AND 3
AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 36, ALL LOCATED IN TOWNSHIP 21 NORTH, RANGE 18 EAST,
CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

Utility Easement Provisions

An easement for electric, natural gas, communication, water main and sanitary sewer service is hereby granted by Kaukauna Area School District, to:
WISCONSIN GAS LLC, a Wisconsin limited liability company doing business as We Energies, Kaukauna Utilities, City of Kaukauna, Spectrum and WiscNet, 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 or 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, incidental 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 about ground electric facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without prior written consent of Grantees. After installation of any such facilities, the grand of the subdivided property shall not be altered by more than four inches without 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.

Kaukauna Area School District,

Chris McDaniel - Director of Operations and Finance (Signature) Printed Name Date

Owner's Certificate of Dedication

As owner, I hereby certify that I caused the land described on this
Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map.
I also certify that this Certified Survey Map is required by
s236.34 to be submitted to the following for approval or objections:

- 1) City of Kaukauna, Outagamie County
- 2) Outagamie County Treasurer
- 3) Wisconsin Department of Transportation

Witness the hand and seal of said owner this day of , 2026.



Chris McDaniel - Director of Operations and Finance (Signature) Printed Name

STATE OF)

COUNTY OF)

Personally came before me this day of , 2026, the above named
to me known to be the person who executed the foregoing instrument and hereby acknowledge the same.

, Notary Public, (County) , (State).
(Notary Seal)

My commission expires .



Point of Beginning

Land Surveying
Civil Engineering
Landscape Architecture
Jordan G. Brost, PLS #3009
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

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CLIENT / OWNER
KAUKAUNA AREA
SCHOOL DISTRICT
1701 COUNTY ROAD CE
KAUKAUNA, WI 54130
SHEET 10 OF 11

CERTIFIED SURVEY MAP

BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6559,
ALL OF GOVERNMENT LOT 2, A PART OF GOVERNMENT LOTS 1 AND 3
AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 36, ALL LOCATED IN TOWNSHIP 21 NORTH, RANGE 18 EAST,
CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

City of Kaukauna Common Council Approval:

Resolved by the Common Council of the City of Kaukauna, that this Certified Survey Map is hereby approved.

Dated this _____ day of _____, 2026.

Anthony J. Penterman, City Mayor

I hereby certify that the above is a true and correct copy of the resolution adopted by the Common Council.

Dated this _____ day of _____, 2026.

Kayla Nessmann, City Clerk

Certificate of City Treasurer

I do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments on any of the lands shown included in this Certified Survey Map.

William Van Rosslum, City Treasurer

Dated

Certificate of County Treasurer

I do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments on any of the lands shown included in this Certified Survey Map.

Rochelle Oskey, County Treasurer

Dated



Point of Beginning

Land Surveying
Civil Engineering
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Jordan G. Brost, PLS #3009
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CLIENT / OWNER
KAUKAUNA AREA
SCHOOL DISTRICT
1701 COUNTY ROAD CE
KAUKAUNA, WI 54130

SHEET 11 OF 11



MEMO

Department

To: Finance and Personnel

From: Finance Director Van Rossum

Date: 01/19/2026

Re: Tax Increment District (TID) No. 6 – Upcoming Closure Timeline and Planning

Background information:

Tax Increment District (TID) No. 6 has reached the end of its allowable statutory life and is required to be closed in accordance with Wisconsin Department of Revenue (DOR) Tax Increment Financing regulations. This is not an elective or early closure; rather, it is a required action based on the age of the district.

Under DOR rules, the Common Council must adopt a TID closure resolution no later than May 2, 2026. At the same time, staff is intentionally recommending that the resolution not be adopted prior to April 15, 2026, as an earlier adoption would result in the City forfeiting the final year of tax increment otherwise available in calendar year 2027. Adopting the resolution within this statutory window allows the City to receive the full, final year of increment before closure takes effect.

Staff plans to bring the required closure resolution forward for consideration at the April 21, 2026 Common Council meeting.

TID No. 6 has been one of the City's stronger-performing districts and includes the New Property Industrial Park, with early anchor tenants such as Albany International and Liebovich Steel & Aluminum contributing to sustained incremental value growth. The district has successfully met its economic development objectives and is positioned for compliant closure.

Closure of TID No. 6 will take effect for the 2028 budget year.

Strategic Plan:

The required closure of TID No. 6 supports the City's Strategic Plan objectives related to long-term financial sustainability, disciplined fiscal management, and tax base growth. Upon closure, the district's incremental value will return to the general tax base, enhancing the City's flexibility when managing levy limit increases and providing tools to better control or reduce the mill rate over time.

This action reflects the successful completion of the TID's intended purpose and responsible stewardship of economic development tools.

Budget: There is no direct budgetary cost associated with the adoption of the TID closure resolution. Returning the increment to the general tax base beginning with the 2028 budget will have a positive impact on future levy capacity and overall financial flexibility.

As part of the closure process, the City is required to complete a final financial audit of TID No. 6 and submit several statutory forms to the Wisconsin Department of Revenue. The required TID audit will be completed by April 21, 2027, in accordance with DOR timelines. This audit expense will be covered by the TID 6 Fund.

Staff Recommended Action:

Staff recommend passing the Resolution on to the Common Council to adopt at the April 21, 2026 meeting.

Tax Incremental District (TID) Termination Resolution

City _____ of _____ Kaukauna _____ TID 6 Resolution _____ 2026-xx
(town, village, city) (municipality) (number) (number)

WHEREAS, the City _____ of _____ Kaukauna _____ created TID 6 on 05 02, 2006, and adopted
(month) (day) (year)
 a project plan in the same year, and

WHEREAS, all TID 6 projects were completed in the prescribed allowed time; and:

☒ WHEREAS, sufficient increment was collected as of the 2025 tax roll, payable 2026, to cover TID 6
(year) (year)
 project costs.

☐ WHEREAS, insufficient increment was collected to cover project costs.

THEREFORE BE IT RESOLVED, that the City _____ of _____ Kaukauna _____ terminates TID 6; and

BE IT FURTHER RESOLVED, that the City _____ Clerk shall notify the Wisconsin Department of Revenue (DOR),
 within sixty (60) days of this resolution or prior to the deadline of April 15, 2027, whichever comes first, that the TID
(year)
 has been terminated; and

BE IT FURTHER RESOLVED, that the City _____ Clerk shall sign the required DOR Final Accounting Submission
 Date form (PE-223) agreeing on a date by which the City _____ shall submit final accounting information to DOR;
 and:

☒ BE IT FURTHER RESOLVED, that the City _____ Treasurer shall distribute any excess increment collected after
 providing for ongoing expenses of the TID, to the affected taxing districts with proportionate shares as
 determined in the final audit by the City _____'s auditor, _____.
(auditor name)

☐ BE IT FURTHER RESOLVED, that the City _____ of _____ Kaukauna _____ shall accept all remaining debts for
 TID 6 as determined in the final audit by the City _____ auditor, _____.
(auditor name)

Adopted this 21 day of _____ April _____, 2026
(day) (month) (year)

Resolution introduced and adoption moved by alderperson _____
(name)

Motion for adoption seconded by alderperson _____
(name)

On roll call motion passed by a vote of _____ ayes to _____ nays
(number) (number)

ATTEST:

 (Mayor/Head of Government Signature)

 (Clerk Signature)