

PLAN COMMISSION

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



Thursday, June 08, 2023 at 4:00 PM

AGENDA

1. Roll Call.
2. Approval of Minutes.
 - [a.](#) Approve Minutes from May 18, 2023 Meeting
3. New Business.
 - [a.](#) Rezoning Request - Parcel 200027000
 - [b.](#) CSM Review - Parcel 200027000
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
Council Chambers
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 144 W. Second Street, Kaukauna



Thursday, May 18, 2023 at 4:00 PM

MINUTES

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

1. Roll Call.

Member present: Michael Avanzi, Giovanna Feller, John Moore, Director of Public Works
 John Neumeier, Mayor Tony Penterman, Pennie Thiele

Member(s) absent: Ken Schoenike

Other(s) present: Associate Planner Lily Paul, Planning and Community Development
 Director Joe Stephenson

A motion was made by Moore to excuse the absent member. Avanzi seconded the motion.
 The motion passed unanimously.

2. Approval of Minutes.

a. Approve Minutes from May 4, 2023 Meeting

Feller made a motion to approve the minutes from May 4, 2023 meeting. Moore seconded the motion. The motion passed unanimously.

3. New Business.

a. Park Donation Application Review – Vaudette Plaza

AP Lily presented a volunteer/donation opportunity from Girl Scout troop 2055 and their leader Michelle Keller. The troop is hoping to plant flowers in the City as a service project and life lesson. Staff decided that Vaudette Plaza was a good spot with high visibility. This event could spark many more opportunities in the future like encouraging groups to attend City Plan Commission meetings and present their ideas, or even create a friendly competition by submitting planting designs and the winner is chosen by the commission. AP Paul will be monitoring the progress and making sure the plants continue to thrive throughout the summer. It is the troop's responsibility to set up a watering schedule.

Thiele made a motion to approve the flower planting donation and volunteer request for Girl Scout Troop 2055. Avanzi seconded the motion. The motion passed unanimously.

b. Proposed Storm Sewer Easement – Ann Street Underground Storage

DPW Neumeier gave background on the area around the water tower, between Tanner Elementary and Quinney Elementary Schools, mentioning that Ann Street has been flooding since the 1990s. A large diameter storm sewer is proposed to be installed in this area to intercept storm water and flood flows. City would need a temporary construction easement and a permanent storm sewer easement from Kaukauna Area School District to complete this project. There will be no compensation for this, as it will complete storm water management regulations for the schools. It will also help with the flooding of Ann Street and to the east. There has been preliminary discussion with KASD staff, and they are currently on board with design and easement.

Moore made a motion to direct staff to work with Kaukauna Area School District to create proposed temporary construction easement and a storm sewer easement for proposed Ann Street Underground Storage installation and recommend the acquisition of the same to the Common Council. Thiele seconded the motion. The motion passed unanimously.

4. Other Business.

There was no other business.

5. Adjourn.

Moore made a motion to adjourn the meeting. Feller seconded the motion. Motion passed unanimously. Meeting adjourned at 4:14 PM.



MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Plan Commission
From: Lily Paul, Associate Planner
Date: June 2, 2023
Re: Rezoning Request – Parcel 200027000

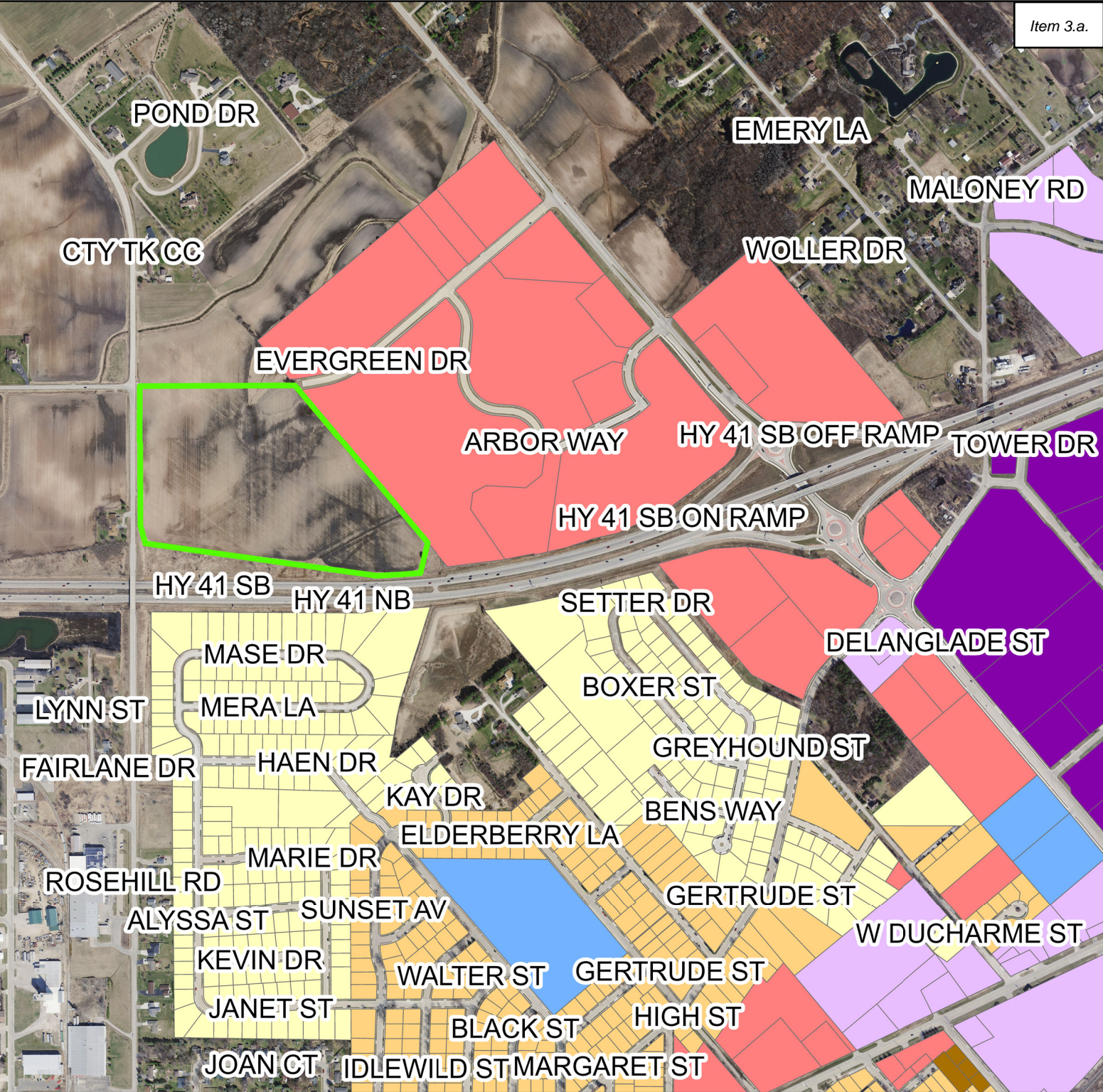
Samuel Dickman Jr of Central Land Company III is requesting to rezone parcel 200027000 to a new Zoning District within the City of Kaukauna: Business District (BD). BD is a combination of Commercial Highway District and Light Industrial. This parcel is adjacent to Commerce Crossing to the south west, which is zoned Commercial Highway District. The property is currently zoned General Agriculture within the Town of Vandenbroek and if annexed into the City it would resume its current zoning. This rezone would allow for the development and operation of light industrial style businesses.

Please see attachments for location reference and narrative from the agent.

Staff Recommendation:

Approval the rezoning of parcel 200027000 from General Agriculture District (GAD) to Business District (BD) with the following contingencies and recommend the same to council.

1. The parcel is annexed into the City of Kaukauna



Legend

Parcel 200027000

Zoning Districts

- CHD
- IND
- IPD
- IT
- RMF
- RSF
- RTF

41 41

HY 96

CTY TK Z

HY 55

CRZZ

CRZ

CRCE

5

Samuel M. Dickman, Jr.
 Central Land Company III, LLC
 626 East Wisconsin Avenue, Suite 1200
 Milwaukee, WI 53202

March 23, 2023

City of Kaukauna
 c/o Lily Paul
 144 W 2nd Street
 Kaukauna, WI 54130

VIA Email: lpaul@kaukauna-wi.org

To Whom It May Concern:

Central Land Company III, LLC and its assignee, whose entity name is to be confirmed, ("Developer") are pleased to present the following Letter of Intent to the City of Kaukauna ("City") for the proposed development ("Development") at the northeast corner of Highway 41 and CTH CC.

Subject Site

The subject site ("Site") is currently in the Town of Vandenboerk and the Developer is petitioning to annex the Site into the City. The parcel identification number is 200027000 and is approximately 34.28 acres.

Vision of Development

The Developer anticipates seeking the following approvals from the City: annexation, rezone to Business District (BD), CSM, site plan approval, and tax incremental financing. Additionally, the extension of Evergreen Drive will require City participation via TIF. The Developer has also engaged with the Outagamie Drainage Board and Outagamie County Highway Department to receive required approvals. Lastly, the Developer anticipates approval from the WDNR for a general wetland fill permit.

The Development currently proposes two (2) individual buildings; the 121,000 SF building ("Building 1") is design-build for a global company and the second building ("Building 2") is approximately 105,000 SF of multi-tenant speculative space. Both buildings will be single-story, fully sprinkled and Type 2B construction, with primary occupancy office building (B) and secondary occupancy moderate hazard storage (S-1). Building 2 will be marketed to reputable prospects with a permitted principal use within the Business District (BD).

The Development will meet all BD bulk zoning requirements, as summarized below:

Zoning Item	BD Zoning Code	Building 1 (121,000 SF)	Building 2 (105,000 SF)
Max. Principal Height		41'3"	37'6.5"
Setback – Front Yard	25'	-	-
Setback – Side Yard	10'	-	-
Setback – Rear Yard	10'	261'5"	133.7'
Setback – Highway	55'	235' & 140'	380'5.5" & 182'10"
Open Space		45%	60%
Parking – car		125	100
Parking – bulk truck stalls	-	50	-
Parking – 65' trailer parking	-	60	36
Parking – tractor parking	-	5	-
Parking – future car parking	-	-	20

Select components for the global company to run efficiently may require outdoor storage, including trucks and trailers which are critical for the course of business. This will comply with the permitted accessory use requirements per Zoning Code Sec 17.21(3).

Anticipated trucking activity for Building 1 will be moderate with an estimated maximum of 60 trucks entering/leaving the Development per day. Trucks or trailers utilizing the parking would be on-site for brief periods of time such as daily. There will be no long-term parking by the intended tenants. The number of trucks per day may increase slightly as Building 2 is occupied.

The preliminary site plan attached hereto has been reviewed by the City and the Developer continues to work with design professionals to ensure the layout is efficient and meets or exceeds code.

Development Benefits to the City and Surrounding Community

The Development will provide an attractive home in Kaukauna for a well-known, global company ensuring additional employment opportunities in the local community. The Developer is confident the success of Building 1 will attract compatible user(s) for Building 2. Each building will be constructed using high-quality materials to raise the quality and appearance of industrial developments in the area. The Developer is a family business and long-term holder of similar properties ensuring a high degree of care and maintenance of the building and grounds. The Development represents a significant financial commitment to the Village.

Materials and Image

The Developer has reviewed and understands the architectural design elements required by the City. The preliminary design meets or exceeds the code while being aesthetically pleasing. The west elevation of Building 1 reflects individual, elongated parapet extensions to break up the massing of the building at the roofline while creating an aesthetically pleasing visual. A rhythm is established that is in keeping with the related north, south and east building facades. Per tenant requirement for Building 1, fencing is proposed along all property lines; the site plan identifies security fencing,

opaque fencing, and decorative fencing complimentary to the adjacent use. Building 2 is of similar, high-quality materials and articulation. Please reference Exhibit B attached hereto for proposed renderings and fence type examples.

Contact Information

Samuel D. Dickman
Dickman Development, LLC
626 East Wisconsin Avenue, Suite 1020
Milwaukee, WI 53202
sam@dickmanrealestate.com
414-305-8111

Samuel M. Dickman, Jr.
Dickman Development, LLC
626 East Wisconsin Avenue, Suite 1020
Milwaukee, WI 53202
sam-jr@dickmanrealestate.com
414-405-8514

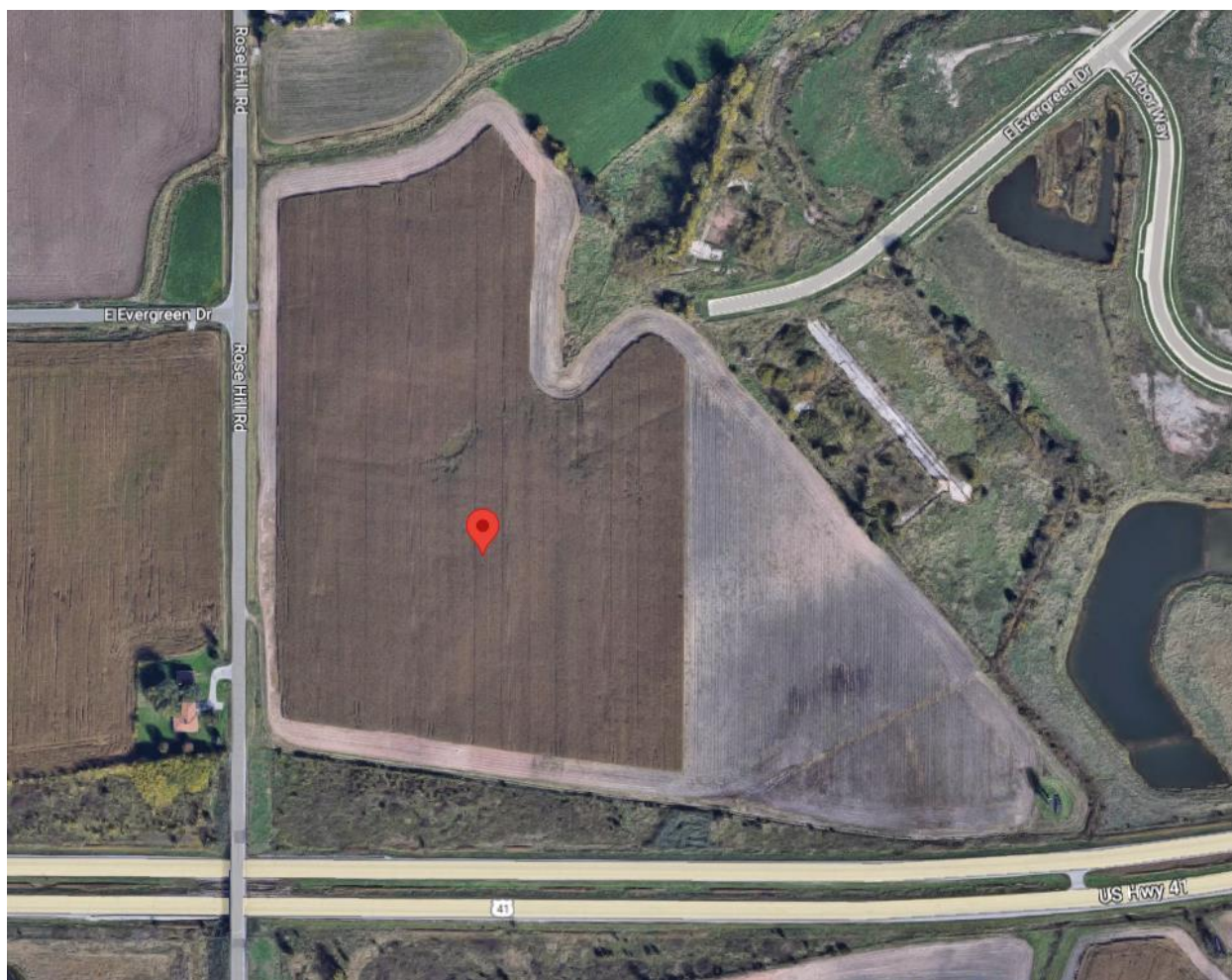
Conclusion

Thank you for reviewing and discussing the proposed development with our design team. We look forward to meeting with Plan Commission on June 8, 2023. Should you have any further questions, please do not hesitate to contact me.

Sincerely,

Samuel M. Dickman, Jr., Manager

Exhibit A – Aerial and Street Views



Aerial of the Subject Site.



Subject Site facing northeast from CTH CC (Google Images, October 2016).



Subject Site facing southeast from CTH CC (Google Images, October 2016).

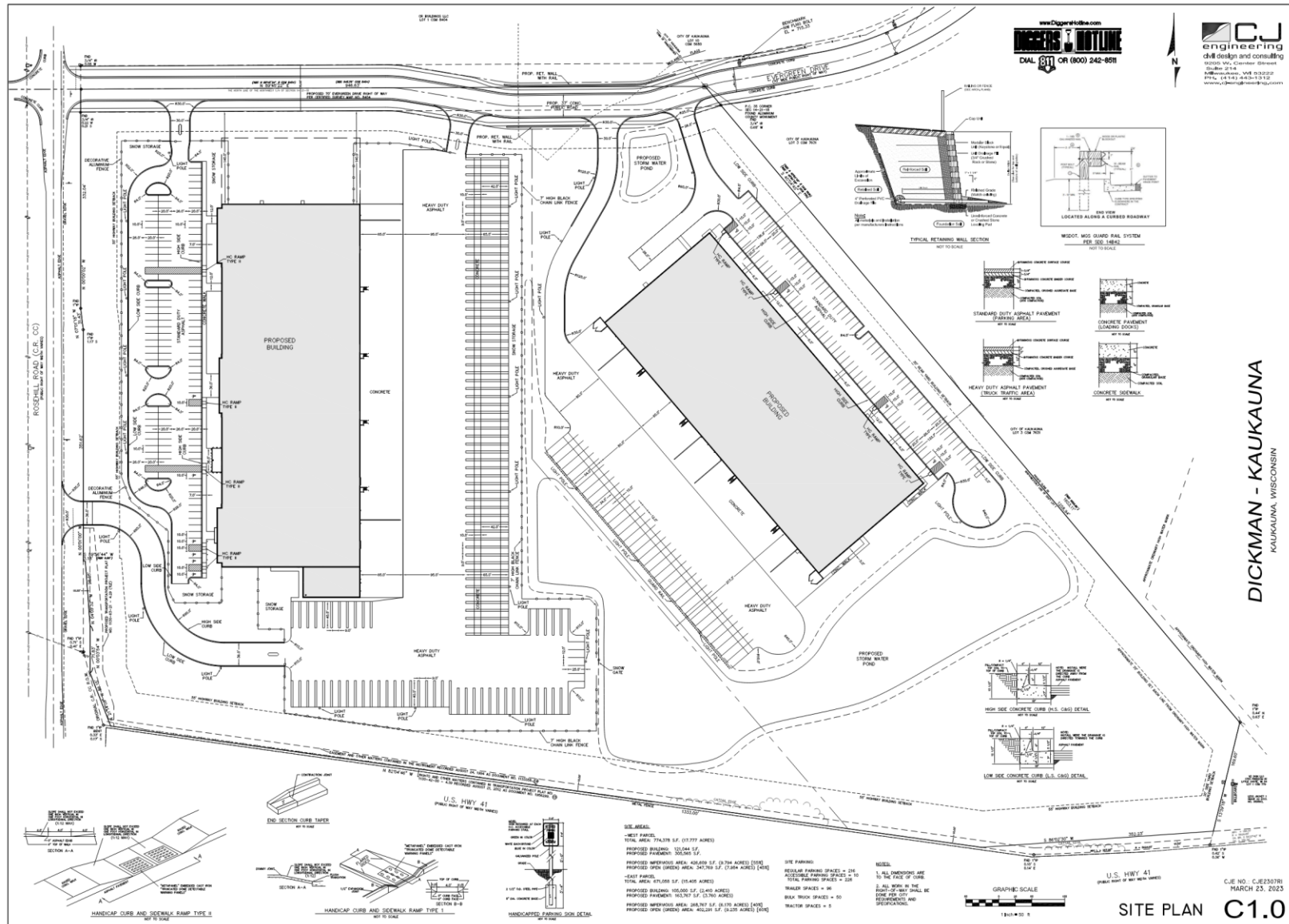


Subject Site facing northwest from Highway 41 (Google Images, November 2022).



Subject Site facing west from Evergreen Drive (Google Images, October 2016).

Exhibit B – Preliminary Site Plan, Fencing and Renderings



SECURITY FENCE:
8' HIGH BLACK VINYL CHAINLINK FENCE



OPAQUE FENCE:
8' HIGH BUFFTECH GREY FENCE



DECORATIVE FENCE:
6' HIGH AMERISTAR DOCORATE FENCE



Examples of proposed fence types.



Perspective renderings of the Development.



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

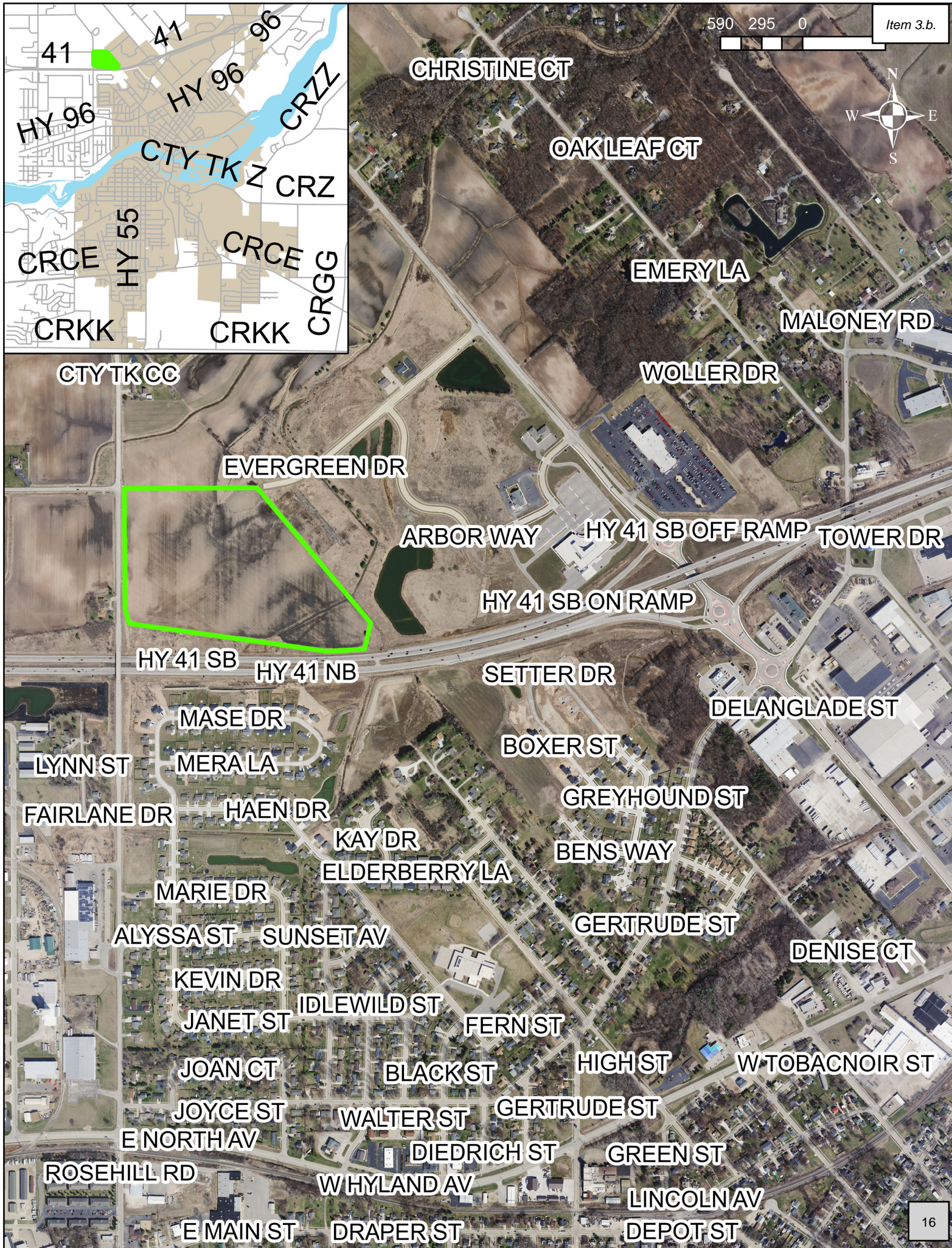
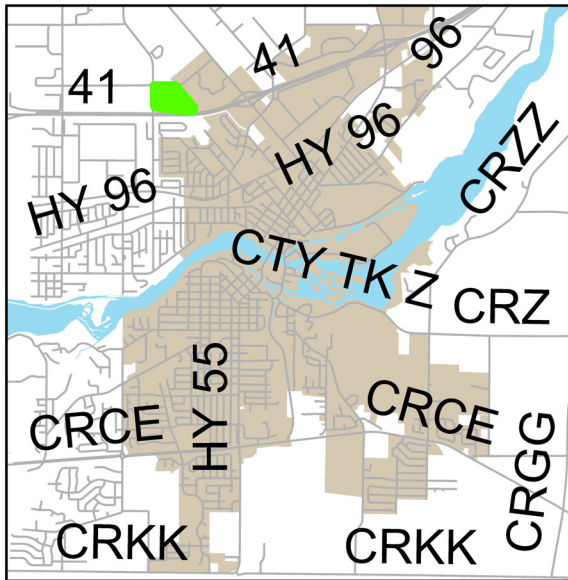
To: Plan Commission
From: Lily Paul, Associate Planner
Date: June 2, 2023
Re: CSM Review – Parcel 200027000

Samuel Dickman Jr of Central Land Company III has submitted a certified survey map that will split parcel 200027000 – this parcel is adjacent to Commerce Crossing to the south west. This CSM is intended to split the large ~34 acre parcel into 2 parcels. These parcels will accommodate two light industrial style developments. This property is not in the City of Kaukauna currently, but the owner has petitioned to annex into the city. Staff is working towards completing the annexation. This CSM is contingent upon the property joining the City of Kaukauna. Please refer to the CSM drawing for lots.

Recommendation:

Approval of the Certified Survey Map splitting parcel 200027000 with the following contingencies and recommend the same to Common Council.

1. The parcel is annexed into the City of Kaukauna



CERTIFIED SURVEY MAP NO. _____

THAT PART OF GOVERNMENT LOT 1, BEING A PART OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 18 EAST, IN THE CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

PREPARED FOR:
CENTRAL LAND COMPANY III, LLC

PREPARED BY:
CJ ENGINEERING, LLC
9205 W. CENTER ST.
SUITE 214
MILWAUKEE, WI 53222

LEGEND

- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.
- INDICATES 1" IRON PIPE FOUND

UNPLATTED LANDS

LOT 1
CSM 2453

NW CORNER
NW 1/4
SEC 14-21-18
NO. 4211810000
(FOUND P.K.)

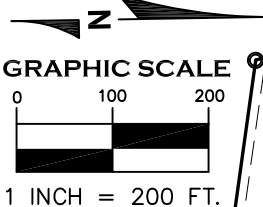
THE NORTH LINE OF
THE NORTHWEST 1/4
OF SECTION
14-21-18
N89°45'22"E
2312.98'

70' EVERGREEN DRIVE RIGHT OF WAY
PER CERTIFIED SURVEY MAP NO. 8404

LOT 1 CSM 8404

OUTAGAMIE COUNTY
CORNER
P.C. 35 CORNER
SEC 14-21-18
NO. 42118110023
(FOUND ALUMINUM
MON.)

EVERGREEN DRIVE
(70' R.O.W.)



ROSEHILL ROAD (C.T.H. "CC")

LOT 1
776,095 S.F.
17.817 ACRES

DEDICATED TO
THE PUBLIC FOR
ROAD PURPOSES

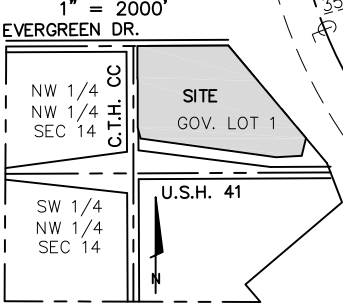
DEDICATED TO
THE PUBLIC FOR
ROAD PURPOSES

CURVE TABLE

NO.	ARC	RADIUS	CHORD	CH. BEARING
C1	27.89'	165.00'	27.86'	S85°24'06"E
C2	41.17'	235.00'	41.12'	S85°34'41"E
C3	70.58'	235.00'	70.32'	N80°47'55"E

LOT 2
676,974 S.F.
15.541 ACRES

VICINITY MAP



NOTES:
1. ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW 1/4 SECTION 14-21-18 N 89°45'22" E

2. SURVEY DATUM:
COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), OUTAGAMIE COUNTY. NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)). , USING THE WISCONSIN CONTINUALLY OPERATING REFERENCE STATIONS (WISCORS & GEOID 12A).

CERTIFIED SURVEY MAP NO. _____

THAT PART OF GOVERNMENT LOT 1, BEING A PART OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 18 EAST, IN THE CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS
WAUKESHA COUNTY)

I, CHRISTOPHER JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED AND DIVIDED A PART OF GOVERNMENT LOT 1, BEING A PART OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 18 EAST, IN THE CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 14; THENCE N 89°45'22" E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION, 1366.35 FEET TO THE NORTHWEST CORNER OF GOVERNMENT LOT 1 AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, N 89°45'22" E 946.63 FEET TO OUTAGAMIE COUNTY CORNER NO. 42118110023 AND THE CENTER OF EVERGREEN DRIVE, A PUBLIC R.O.W.; THENCE S 40°04'45" E, ALONG THE SOUTHWESTERLY LINE OF LOT 3 CSM 7631 1258.94 FEET TO THE NORTH CORNER OF LOT 1 CSM 779; THENCE S 13°39'18" W, ALONG THE WEST LINE OF LOT 1 CSM 779, 190.39 FEET TO THE NORTH LINE OF U.S. HWY 41; THENCE CONTINUING ALONG THE NORTH LINE OF U.S. HWY 41, WESTERLY 267.99 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTH, WHOSE RADIUS IS 5624.65 FEET AND WHOSE CHORD BEARS S 86°46'16" W, 267.97 FEET; THENCE CONTINUING ALONG SAID NORTH LINE N 82°04'46" W, 1424.17 FEET TO THE EAST R.O.W. LINE OF ROSEHILL ROAD (C.T.H. "CC"); THENCE N 15°08'22" E, ALONG SAID EAST LINE, 115.60 FEET; THENCE N 00°01'00" W, CONTINUING ALONG SAID EAST LINE, 488.38 FEET; THENCE N 07°01'18" W, CONTINUING ALONG SAID EAST LINE, 31.43 FEET; THENCE N 00°00'02" W, CONTINUING ALONG SAID EAST LINE, 332.04 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,496,347 SQUARE FEET OR 33.732 ACRES MORE OR LESS

THAT I HAVE MADE SUCH SURVEY, MAP AND REDIVISION BY THE DIRECTION OF CENTRAL LAND COMPANY III, LLC, OWNER OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE REGULATIONS OF THE VILLAGE OF DEFOREST IN SURVEYING AND MAPPING THE SAME.
DATED THIS _____ DAY OF _____, 2023.

CHRISTOPHER A. JACKSON
PROFESSIONAL LAND SURVEYOR, S-2851
STATE OF WISCONSIN

CERTIFIED SURVEY MAP NO. _____

THAT PART OF GOVERNMENT LOT 1, BEING A PART OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 18 EAST, IN
THE CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

CENTRAL LAND COMPANY III, LLC, A LIMITED LIABILITY COMPANY ORGANIZED UNDER THE LAWS OF THE STATE OF WISCONSIN AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, MAPPED AND DIVIDED AS REPRESENTED ON THIS MAP. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF KAUKAUNA FOR APPROVAL.

DATED THIS _____ DAY OF _____ , 2023.

MANAGING MEMBER OF CENTRAL LAND COMPANY III, LLC

STATE OF WISCONSIN) SS
OUTAGAMIE COUNTY)

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 2023, THE ABOVE _____,
MANAGING MEMBER OF CENTRAL LAND COMPANY III, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE
FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES_____

COMMON COUNCIL APPROVAL

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED FOR RECORDING BY THE CITY OF
KAUKAUNA COMMON COUNCIL.

DATE

ANTHONY J. PENTERMAN, MAYOR

SALLY KENNEY, CLERK/TREASURER

TREASURER'S CERTIFICATE

WE, BEING DULY ELECTED, QUALIFIED AND ACTING TREASURERS OF THE CITY OF KAUKAUNA AND
OUTAGAMIE COUNTY, DO HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOW NO UNREDEEMED TAX
SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AFFECTING THE LANDS INCLUDED IN THE
CERTIFIED SURVEY MAP

DATE

SALLY KENNEY, CITY OF KAUKAUNA CLERK/TREASURER

DATE

TRENTON WOELFEL, OUTAGAMIE COUNTY TREASURER