



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Legislative Committee
From: Adrienne Nelson, Associate Planner
Date: January 27, 2026
Re: Rezoning Request - KASD

The Kaukauna Area School District, in collaboration with Point of Beginning, has submitted an application to rezone Lot 1 of their proposed certified survey map from Residential Single-Family (RSF) to Institutional (IT).

The purpose of this rezoning is to facilitate the construction of a new middle school. Although schools are a permitted use in the RSF District, the height of all permissible principal uses and structures are limited to 35' within that district. By rezoning to IT, the middle school can be constructed to the proposed height of 45' 6".

Please see the attached rezoning application, rezone exhibit map, and ordinance draft for reference. The ordinance draft will be updated to include the parcel number upon the approval and recording of the certified survey map. A public hearing on the rezoning will be held before the Common Council on February 18th, 2026, at 7 PM. A class two notice will be published in the Times Villager and notice shall be mailed to all property owners located within 200' of Lot 1 of the proposed certified survey map.

Recommendation:

Recommend approval of the ordinance rezoning Lot 1 of the proposed certified survey map from RSF to IT to the Common Council with the following condition:

- That the certified survey map (CSM) is approved by the Common Council.