



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Common Council
From: Adrienne Nelson, Associate Planner
Date: January 12, 2026
Re: Extraterritorial CSM Review – Parcels 200021800, 200021801, 200021802, and 200021803

Troy Hewitt, agent, has submitted a certified survey map on behalf of North Kaukauna Storage Units LLC, owner, to create two lots from parcels 200021800, 200021801, 200021802, and 200021803 in the Town of Vandenbroek. This request to combine four parcels into two parcels is for the facilitation of a storage unit development.

These parcels fall within the extraterritorial review area of the City of Kaukauna, which is why the CSM is being brought before the Common Council. They are located just to the west of Commerce Crossing, the City's professional business park, on Evergreen Drive. Per the City's future land use map, this area was planned to be used as public land, but there are no plans for annexation in the near future. Additionally, although the parcels are close to the City, they are not contiguous with any property within the city at this time.

The application and a draft of the CSM are attached to this report. The Plan Commission and Legislative Committee are recommending approval.

Recommendation:

To approve the CSM as presented.