



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission  
From: Adrienne Nelson, Associate Planner  
Date: January 5, 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 a 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.