



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Adrienne Nelson, Associate Planner
Date: August 31, 2026
Re: Extraterritorial CSM Review – Parcels 030019202 & 030019600 (Town of Buchanan)

Scott Andersen, surveyor, has submitted a certified survey map on behalf of Kaukauna Storage LLC c/o Brian VanLanen, owner of parcels 030019202 and 030019600, for the adjustment of lot lines.

These parcels fall within the extraterritorial review area of the City of Kaukauna, which is why this CSM is being brought before the Plan Commission. They are contiguous to existing land within the City of Kaukauna and, although there are no plans for annexation at this time, could feasibly be annexed in the future.

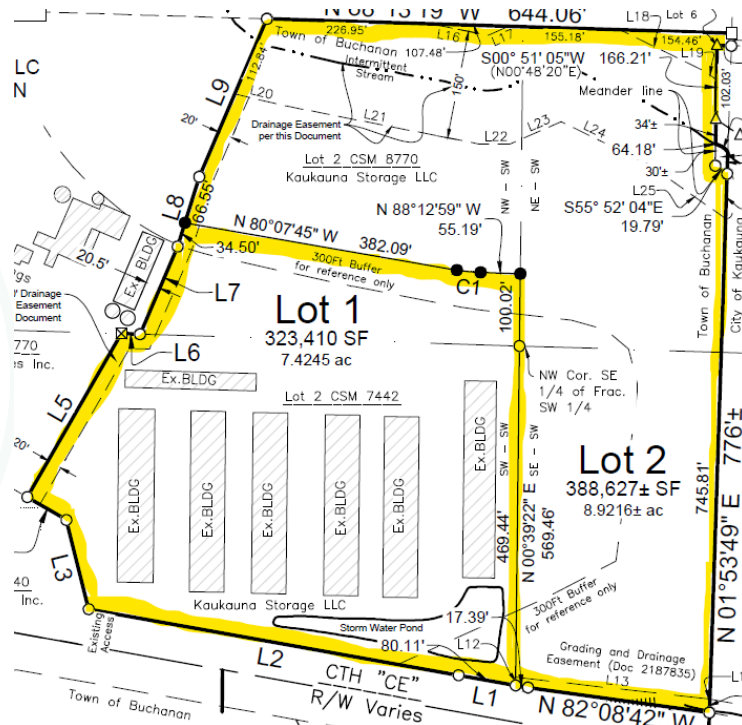
This CSM was originally brought before the Plan Commission at the [July 9th, 2026](#) meeting, where concerns were raised that the adjusting of these lot lines would not leave enough room for planned residential development as per the City's Comprehensive Plan. The Plan Commission requested that the CSM be brought back at a later date with additional information showing that the lot line shift would not affect future residential development.

The application and a draft of the CSM are attached to this report, as well as a concept plat showing what a future residential neighborhood might look like following adjustment of the lot line. The current map and proposed map are shown below for additional detail.

Current:



Proposed:



Recommendation:

Recommend approval of the extraterritorial Certified Survey Map to the Common Council with the following condition:

- Prior to approval of the extraterritorial Certified Survey Map by the Common Council, the applicant must obtain confirmation from Outagamie County that access to the subdivision will be allowed off of County Road CE.

