MEMO

PLANNING AND COMMUNITY DEVELOPMENT

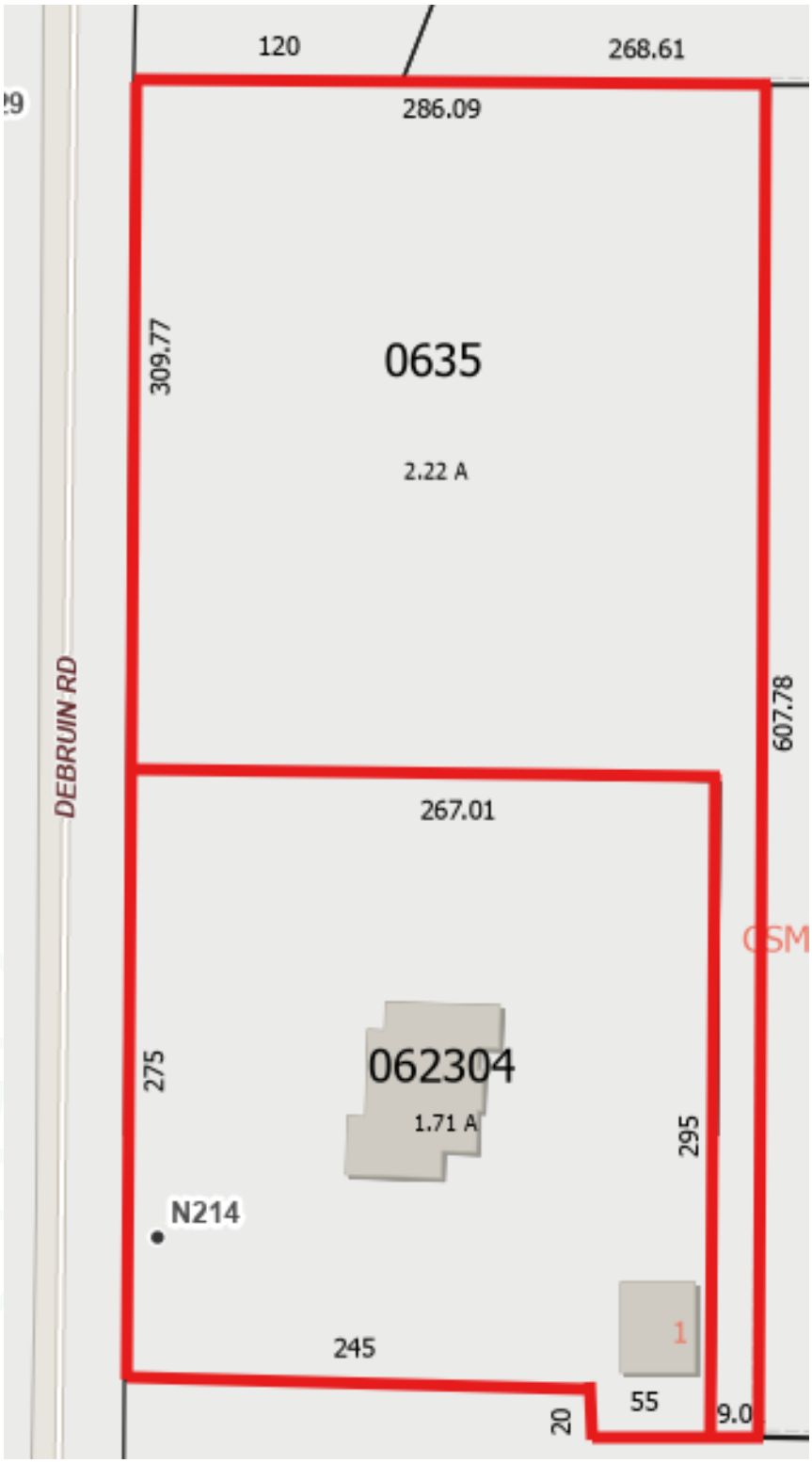
To:	Plan Commission
From:	Adrienne Nelson, Associate Planner
Date:	November 4, 2026
Re:	Extraterritorial CSM Review – N214 Debruin Road (Town of Buchanan)

Scott Andersen, surveyor, has submitted a certified survey map on behalf of James and Beth Verbeten, owners of parcel 030062304, and Dercks 5 LLC, owner of parcel 030063500, for the creation of a 3-lot CSM.

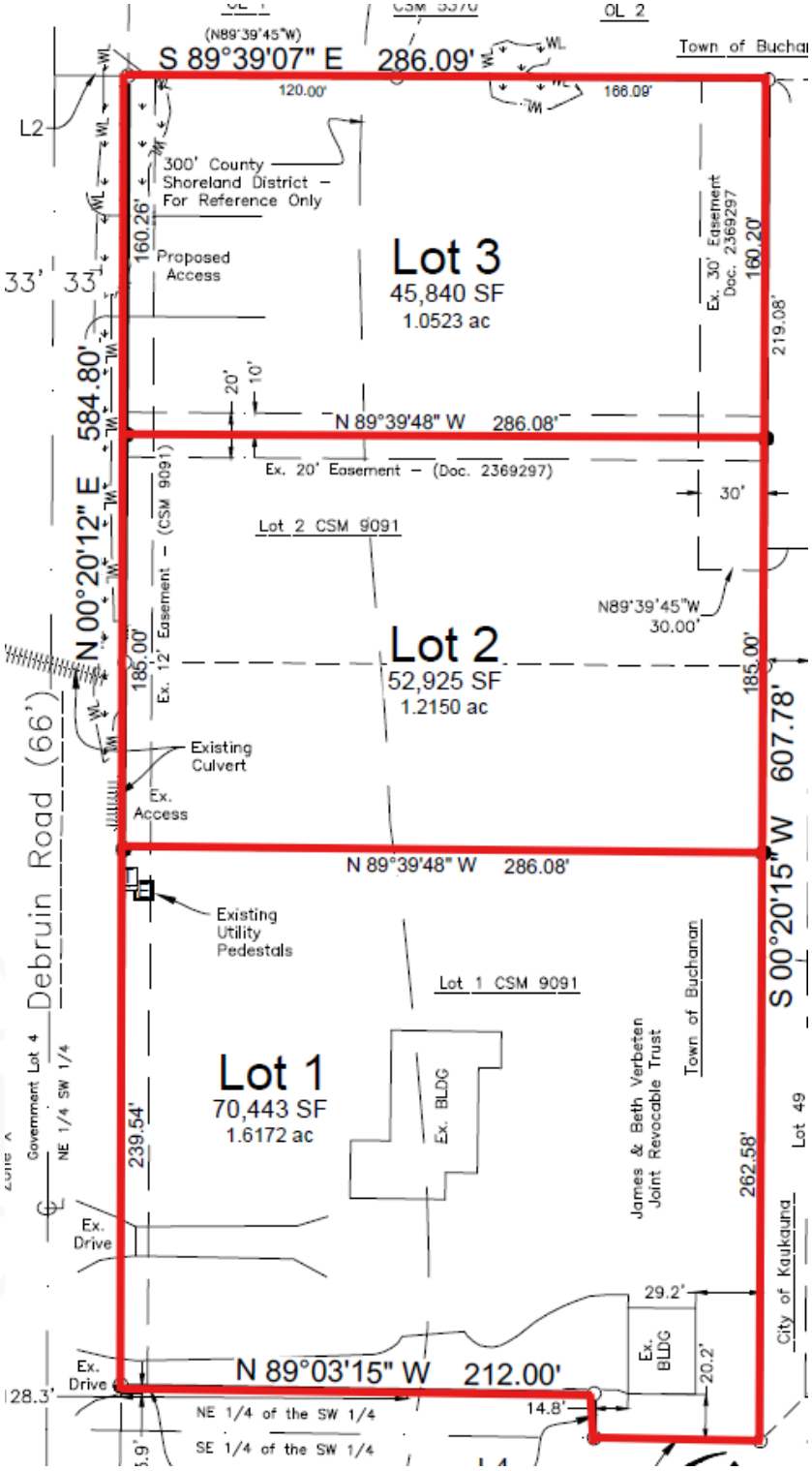
These parcels fall within the extraterritorial review area of the City of Kaukauna, which is why this CSM is being brought before the Plan Commission. They are contiguous to existing land within the City of Kaukauna and, although there are no plans for annexation at this time, could feasibly be annexed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

The application and a draft of the CSM are attached to this report, and the current map and proposed map are shown below for additional detail.

Current:


120
268.61
286.09
309.77
0635
2.22 A
DEBRUIN RD
607.78
267.01
062304
1.71 A
275
295
N214
245
1
55
20
9.0

Proposed:


(N89°39'45"W)
S 89°39'07" E 286.09'
120.00'
166.09'
OL 2
Town of Buchar
L2
300' County Shoreland District – For Reference Only
160.26'
Proposed Access
Lot 3
45,840 SF
1.0523 ac
Ex. 30' Easement Doc. 2369297
160.20'
219.08'
33'
33'
584.80'
N 00°20'12" E
20'
10'
N 89°39'48" W 286.08'
Ex. 20' Easement – (Doc. 2369297)
30'
Lot 2 CSM 9091
N89°39'45"W 30.00'
Ex. 12' Easement – (CSM 9091)
185.00'
Lot 2
52,925 SF
1.2150 ac
185.00'
607.78'
S 00°20'15" W
Existing Culvert
Ex. Access
Debruin Road (66')
N 89°39'48" W 286.08'
Existing Utility Pedestals
Lot 1 CSM 9091
Lot 1
70,443 SF
1.6172 ac
Ex. BLDG
James & Beth Verbeten Joint Revocable Trust
Town of Buchanan
Government Lot 4
NE 1/4 SW 1/4
239.54'
262.58'
Ex. Drive
29.2'
Ex. BLDG
20.2'
City of Kaukauna
Lot 49
Ex. Drive
N 89°03'15" W 212.00'
28.3'
14.8'
NE 1/4 of the SW 1/4
SE 1/4 of the SW 1/4

Recommendation:
Staff recommend approval of the extraterritorial Certified Survey Map to the Common Council.