



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission  
From: Adrienne Nelson, Associate Planner  
Date: December 12, 2025  
Re: Site Plan Review – KASD

The Kaukauna Area School District has submitted their site plan application for the proposed new Kaukauna Middle School development.

### **Site Plan Review:**

Site/Architectural: [17.32 \(10\) Supplementary District Regulations & Applicable Zoning](#)

The parcels for the middle school are currently zoned Residential Single Family (RSF). All setback requirements for the RSF are being met. The proposed square footage of the building is 263,008 square feet with a proposed height of 45' 6". The height of the building is not in compliance with height requirements for the RSF, which set the maximum height at 35'. It will need to be rezoned to Institutional (IT) to allow for the proposed height. There is a total of 459 off-street parking spaces proposed for the development

Landscape: [17.52 Landscaping Requirements](#)

Landscaping is compliant but staff is recommending planting/overseeding the entire site in order to reduce runoff. Staff is also recommending using native plants and establishing native prairies in undeveloped areas.

### **Lighting:**

Lighting is compliant but staff is recommending review of all exterior light fixtures and switching to dark sky compliant fixtures if possible.

Stormwater: [22 Stormwater Management](#)

The developer will work with the Engineering Department to complete Erosion Control and Stormwater Management permitting. An application was received and is currently in the review process.

*Ingress/Egress:*

No concerns with traffic at this time.

*Public Safety:*

No concerns noted from Fire/Police at this time.

*Façade:* [17.53 Façade Standards](#)

The proposed site elevations meet façade requirements.

**Staff Recommendation**

Staff recommend approval of the development with the following conditions:

- Prior to issuance of building permits, Stormwater and Erosion Control permits must be obtained from the Engineering Department
- Prior to issuance of building permits, the certified survey map (CSM) must be approved by Common Council.
- Prior to issuance of building permits, formal approval of site plans and access must be obtained from the Kaukauna Fire Department.
- Prior to issuance of building permits, the site must be rezoned from RSF to IT.

