

ORD12090

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06/15/2026

Municipal Boundary Review  
Wisconsin Dept. of Admin.

**CERTIFICATE OF ANNEXATION  
CITY OF KAUKAUNA**

Document Number

Title

ELEVEN (11) PAGES (INCLUDING COVER SHEET)

Name and Return Address:

City of Kaukauna  
Attn: Clerk  
144 W. Second Street  
Kaukauna, WI 54130

030062307 & 030063500

Parcel Identification Number

I, Kayla Nessmann, Clerk of the City of Kaukauna, hereby certify that the attached Ordinance No. 1956-2026 was adopted by the Common Council of the City of Kaukauna on June 2, 2026, as recorded in the official book of Council proceedings.

  
Kayla Nessmann, Clerk

Population: 0

This instrument prepared by:

City of Kaukauna  
Kayla Nessmann  
City Clerk  
144 W. 2<sup>nd</sup> Street  
Kaukauna, WI 54130

**THIS PAGE IS PART OF A LEGAL DOCUMENT – DO NOT REMOVE.**

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010





CERTIFICATE OF CITY CLERK

June 15, 2026

STATE OF WISCONSIN

COUNTY OF OUTAGAMIE

COUNTY OF CALUMET

I, Kayla Nessmann, duly appointed as the City Clerk for the City of Kaukauna, Outagamie and Calumet Counties, State of Wisconsin, do hereby certify that the attached Ordinance 1956-2026, Ordinance to Annex 28.5993 Acres of Land from the Town of Buchanan to the City of Kaukauna, is a true and correct copy of the original, approved on June 2, 2026.

City Ordinance No. 1956-2026 was adopted pursuant to Wis. Stats. s.66.0217(2), Direct Annexation by Unanimous Approval. The population of said territory is zero ("0"). The land transfer from the Town of Buchanan to the City of Kaukauna is effective as of June 2, 2026.

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Kaukauna, this 15<sup>th</sup> day of June 2026

Sincerely,

Kayla Nessmann  
Clerk



# Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
PO Box 1645  
Madison WI 53701  
608-264-6102 Fax: 608-264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Verbeten Development**

Petition Number: **14842**

1. Territory to be annexed: From **TOWN OF BUCHANAN** To **CITY OF KAUKAUNA**

2. Area (Acres): **28.5993**

3. Pick one:  Property Tax Payments

OR

Boundary Agreement

a. Annual town property tax on territory to be annexed:

\$ **24.51**

a. Title of boundary agreement \_\_\_\_\_

b. Total that will be paid to Town

(annual tax multiplied by 5 years): **\$122.55**

b. Year adopted \_\_\_\_\_

c. Paid by:  Petitioner  City  Village

c. Participating jurisdictions \_\_\_\_\_

Other: \_\_\_\_\_

d. Statutory authority (pick one)

s.66.0307  s.66.0225  s.66.0301

4. Resident Population: Electors: 0 Total: 0

5. Approximate **present land use** of territory:

Residential: \_\_\_\_\_ % Recreational: \_\_\_\_\_ % Commercial: \_\_\_\_\_ % Industrial: \_\_\_\_\_ %

Undeveloped: 100 %

6. If territory is undeveloped, what is the **anticipated use**?

Residential: 100 % Recreational: \_\_\_\_\_ % Commercial: \_\_\_\_\_ % Industrial: \_\_\_\_\_ %

Other: \_\_\_\_\_ %

Comments: \_\_\_\_\_

7. Has a  preliminary or  final plat been submitted to the Plan Commission:  Yes  No

Plat Name: High Pointe Meadows

8. What is the **nature of land use adjacent** to this territory in the city or village?

Residential Single-Family

In the town?: Residential Single-Family

9. What are the **basic service needs** that precipitated the request for annexation?

Sanitary sewer

Water supply

Storm sewers

Police/Fire protection

EMS

Zoning

Other \_\_\_\_\_

10. Is the city/village or town capable of providing needed utility services?

City/Village  Yes  No      Town  Yes  No

If yes, approximate timetable for providing service:      City/Village      Town

Sanitary Sewers immediately              
or, write in number of years.      Immediately      \_\_\_\_\_

Water Supply immediately              
or, write in number of years.      Immediately      \_\_\_\_\_

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

Yes  No

If yes, identify the nature of the anticipated improvements and their probable costs: \_\_\_\_\_

11. Planning & Zoning:

a. Do you have a comprehensive plan for the City/Village/Town?       Yes       No

Is this annexation consistent with your comprehensive plan?       Yes       No

b. How is the annexation territory now zoned? General Agricultural District

c. How will the land be zoned and used if annexed? Residential Single-Family

12. Elections:  New ward or  Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, [elections@wi.gov](mailto:elections@wi.gov) or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

13. Other relevant information and comments bearing upon the public interest in the annexation:

Prepared by:  Town  City  Village

Name: Adrienne Nelson

Email: anelson@kaukauna.gov

Phone: (920) 766-6315 ext. 1165

Date: 4/17/2026

(March 2018)

Please **RETURN PROMPTLY** to:

[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

Municipal Boundary Review

PO Box 1645, Madison WI 53701

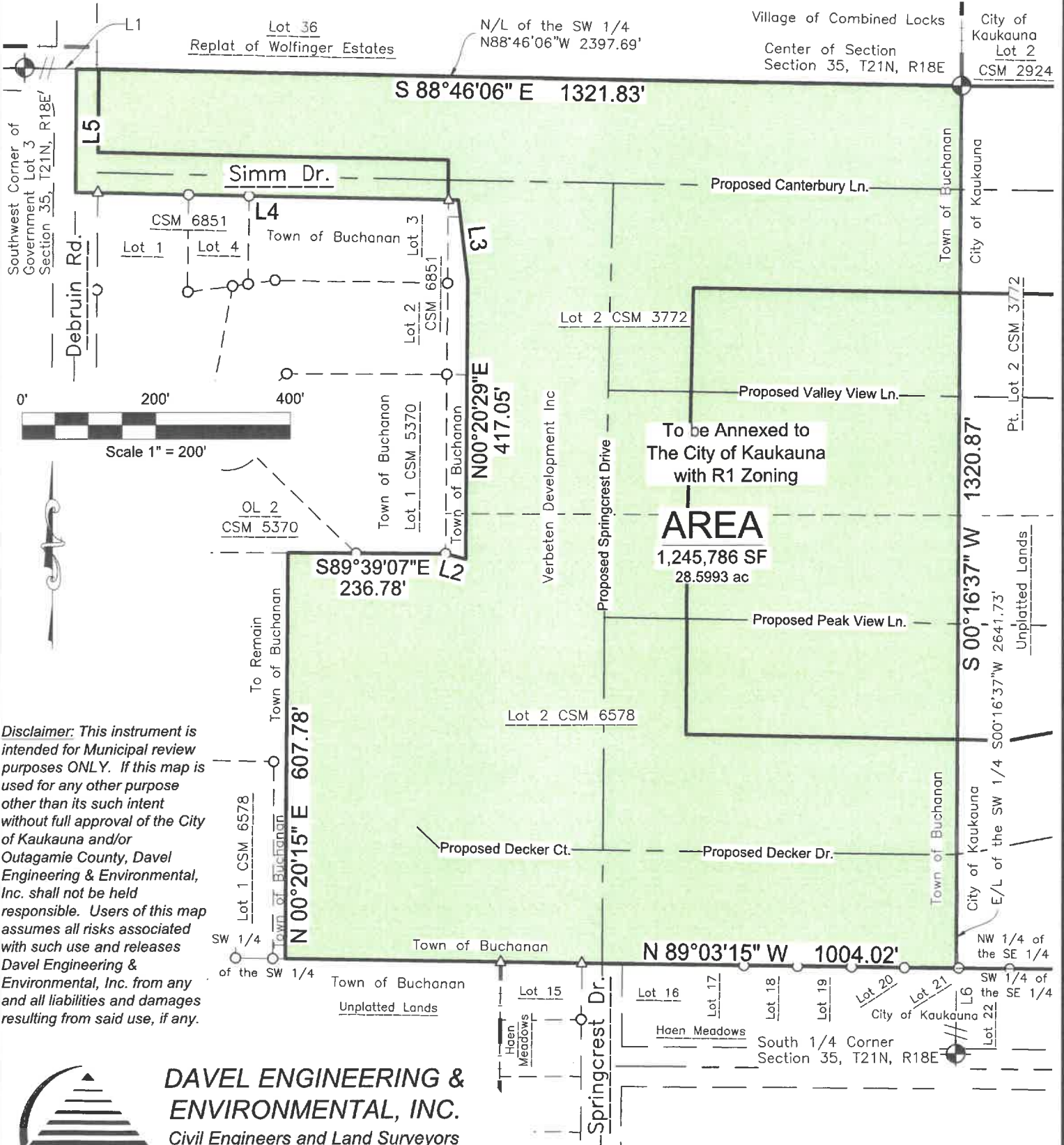
Fax: (608) 264-6104





# Annexation Exhibit

Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); and All of Simm Drive, Certified Survey Map No. 5369 (Doc. 1713455); Part of Debruin Road; All being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin.



*Disclaimer: This instrument is intended for Municipal review purposes ONLY. If this map is used for any other purpose other than its such intent without full approval of the City of Kaukauna and/or Outagamie County, Davel Engineering & Environmental, Inc. shall not be held responsible. Users of this map assumes all risks associated with such use and releases Davel Engineering & Environmental, Inc. from any and all liabilities and damages resulting from said use, if any.*



**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
 Civil Engineers and Land Surveyors  
 1164 Province Terrace, Menasha, WI 54952  
 Ph: 920-991-1866  
 www.davel.pro

File: 9254Annex.dwg  
 Date: 03/30/2026  
 Drafted By: scott  
 Sheet: 1 of 2



# Annexation Exhibit Description

## High Pointe Meadows

City of Kaukauna, Outagamie County, WI

For: Tom Dercks

Parcel: 030062307 & 030063500

Current municipality: Town of Buchanan

To be annexed to : City of Kaukauna

Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); and All of Simm Drive, Certified Survey Map No. 5369 (Doc. 1713455); Part of Debruin Road; All being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin; containing 1,245,786 Square Feet (28.5993 Acres) of land described as follows:

Commencing at the Southwest Corner of Government Lot 3 of Section 35, T21N, R18E; thence S88°46'06"E along the North line of the Southwest 1/4, 1075.87 feet to the Point of Beginning of the lands being Annexed to the City of Kaukauna; thence continuing along said North line, S88°46'06"E, 1321.83 feet to the Center of Said Section 35; thence S00°16'37"W, along the East line of of the Southwest 1/4, 1320.87 feet; thence N89°03'15"W, 1004.02 feet; thence N00°20'15"E, 607.78 feet; thence S89°39'07"E, 236.78 feet; thence S74°23'12"E, 31.35 feet; thence N00°20'29"E, 417.05 feet; thence N06°46'06"W, 121.15 feet; thence N88°46'06"W, 571.22 feet; thence N00°20'12"E, 185.18 feet to the Point of Beginning of the lands being Annexed to the City of Kaukauna.



Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169

LINE TABLE

Line	Bearing	Length
L1	N 88°46'06" W	1075.87'
L2	S 74°23'12" E	31.35'
L3	N 06°46'06" W	121.15'
L4	N 88°46'06" W	571.22'
L5	N 00°20'12" E	185.18'
L6	S 00°16'37" W	1320.87'



**DAVEL ENGINEERING &  
ENVIRONMENTAL, INC.**

*Civil Engineers and Land Surveyors*

1164 Province Terrace, Menasha, WI 54952

Ph: 920-991-1866

www.davel.pro

File: 9254Annex.dwg

Date: 03/30/2026

Drafted By: scott

Sheet: 2 of 2





## CITY OF KAUKAUNA PLAN COMMISSION PETITION FOR UNANIMOUS ANNEXATION

To the Common Council of the City of Kaukauna, Outagamie County, Wisconsin:

Petition is hereby made in accordance with the provisions of Section 66.0217(2) of the Wisconsin State Statutes for direct annexation to the City of Kaukauna, Wisconsin, from the Town of Buchanan, Wisconsin, of the real estate described on the attached map.

The attached map is in accordance with statutory requirements and is of a reasonable scale, showing the contiguous boundary with the City of Kaukauna of the territory to be annexed, and showing acreage and North arrow.

There are 0 residents residing within the territory under petition.

### Signatures:

1. NAME OF PETITIONER: Verbeten Development Inc

SIGNATURE:

DATE:

*[Handwritten Signature]*  
4/6/20

2. NAME OF PETITIONER:

SIGNATURE:

DATE:



3. NAME OF PETITIONER:

SIGNATURE:

DATE:

4. NAME OF PETITIONER:

SIGNATURE:

DATE:

5. NAME OF PETITIONER:

SIGNATURE:

DATE:

6. NAME OF PETITIONER:

SIGNATURE:

DATE:

**Additional Requirements:** City of Kaukauna staff are able to assist you in map preparation to meet statutory regulations. Please contact us by email at [jstephenson@kaukauna-wi.org](mailto:jstephenson@kaukauna-wi.org) or by phone at (920) 766-6315 to begin the annexation process.

**Fees:** There are no locally assessed fees from the City of Kaukauna for annexation review, but the Wisconsin Department of Administration does assess fees for annexation.

**Please Note:** Annexation review and adoption requires action by multiple governmental bodies. Between multiple meetings and statutory requirements for public hearings and noticing of meetings, sometimes reviews and authorizations can take more than 30 days. Please let staff know of your request as early as possible if you have a specific deadline that you need Plan Commission authorization by.

Please submit by email to [lpaul@kaukauna-wi.org](mailto:lpaul@kaukauna-wi.org) or by mail to City of Kaukauna, Attn: Plan Commission, P.O. Box 890, Kaukauna, WI 54130



**CITY OF KAUKAUNA**

**ORDINANCE NO. 1956-2026**

**ORDINANCE TO ANNEX 28.5993 ACRES OF LAND FROM THE TOWN OF BUCHANAN  
TO THE CITY OF KAUKAUNA**

**WHEREAS**, a petition for direct annexation by unanimous consent of territory to the City of Kaukauna has been filed with the Clerk of the City of Kaukauna together with a scale map and legal description of the property to be annexed showing the boundaries of such territory and the relation of the territory to the municipality to which the annexation is requested; and,

**WHEREAS**, the petition constitutes a direct annexation by unanimous approval pursuant to Wis. Stat. § 66.0214(2), in that it is signed by all electors and all owners of real property within the territory; and,

**WHEREAS**, notice of the proposed annexation was served upon the State of Wisconsin Department of Administration, Petition File No. 14842, and said Department determined that the proposed annexation is in the public interest / does not adversely affect the public interest; and,

**WHEREAS**, there has been due compliance with all requirements of Section 66.0217 of the Wisconsin State Statutes; and,

**WHEREAS**, the property is being annexed for purpose of providing municipal services; and,

**WHEREAS**, the matter was acted upon by the City Plan Commission which recommended annexation of the property; and

**WHEREAS**, the annexation includes the territory described herein and as shown on the map and/or certified survey map submitted with the annexation petition and on file with the City Clerk, which is incorporated herein by reference.

**NOW THEREFORE**, the Common Council of the City of Kaukauna, Wisconsin, do ordain as follows:

That the particular property hereinafter described pursuant to the petition filed with the Clerk of the City of Kaukauna be, and the same is, hereby annexed to the City of Kaukauna, and same is hereby detached, by operation of law, from the Town of Buchanan, Outagamie County, Wisconsin. That the territory so annexed is known and described as follows:

Commencing at the Southwest Corner of Government Lot 3 of Section 35, T21N, R18E; thence S88°46'06"E along the North line of the Southwest 1/4, 1075.87 feet to the Point of Beginning of the lands being Annexed to the City of Kaukauna;

thence continuing along said North line, S88°46'06"E, 1321.83 feet to the Center of Said Section 35; thence S00°16'37"W, along the East line of the Southwest 1/4, 1320.87 feet; thence N89°03'15"W, 1004.02 feet; thence N00°20'15"E, 607.78 feet; thence S89°39'07"E, 236.78 feet; thence S74°23'12"E, 31.35 feet; thence N00°20'29"E, 417.05 feet; thence N06°46'06"W, 121.15 feet; thence N88°46'06"W, 571.22 feet; thence N00°20'12"E, 185.18 feet to the Point of Beginning of the lands being Annexed to the City of Kaukauna.

This ordinance shall take effect upon the passage and publication as provided by law.

Introduced and adopted by Common Council on the 2<sup>nd</sup> day of June, 2026.

APPROVED: \_\_\_\_\_

  
Anthony J. Penterman, Mayor

ATTEST: \_\_\_\_\_

  
Kayla Nessman, Clerk