



COMPREHENSIVE PLAN

Prepared for the
City of Kaukauna
By the
Planning and Community Development
Department



Adopted January 2013

INDEX

Chapter I	Historical Perspective Issues and Opportunities
Chapter II	Economic Development
Chapter III	Housing Statistical Projections
Chapter IV	Transportation
Chapter V	Utilities and Community Facilities Summary of Parks
Chapter VI	Agricultural, Natural, and Cultural Resources
Chapter VII	Land Use
Chapter VIII	Intergovernmental Cooperation
Chapter IX	Plan Implementation

KAUKAUNA – A HISTORICAL PERSPECTIVE

Lion of the Fox - The Electric City - The Friendly City

Kaukauna is Wisconsin's second oldest community and the site of Wisconsin's first land deed. Five Native American tribes occupied the area including the Fox, Winnebago, Muscatine, Menominee, and Potawatomi. These tribes established villages in and around the Kaukauna area where the river dropped 50 feet and created the first major portage on the Fox River. These tribes traded amongst themselves and as white settlers became well-known, particularly the French, established trade relations with the voyagers.

Kaukauna's first known white settler was Dominic Ducharme who, along with Augustine Grignon, built the first log homes after Dominic's arrival in 1770. At that time, the area traded in deer skins, hides, pelts, wild rice, and fish. Fishing must have been significant as Kaukauna is a native word meaning "gathering of the pike". Fur trading was active in the area since the 1650's as traders carried up to 25 tons of pelts in large Durham boats.

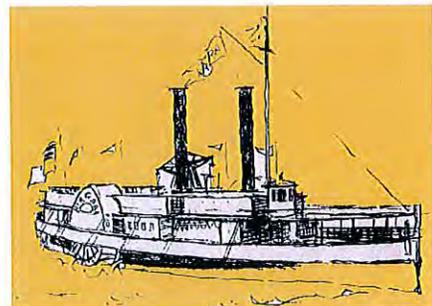
In 1838 – 1839, Charles Augustine Grignon (son of Augustine Grignon) built the "Mansion in the Woods". The mansion demonstrated the prosperity of the area which saw fur trading give way to more lucrative resources such as timber and milling. This house still stands and has been made available for tours.



With a 50-foot drop, the Fox River in Kaukauna has the roar of a lion. To exploit the natural resources of the area, water power was needed to operate saw mills and provide an inexpensive means of transporting products to market. The river answered both needs. A series of dams was built to channel the water into sluices that powered individual water wheels. Soon the dams were expanded to accommodate a canal system and in 1855, the

steamer "Aguila" was the first boat to pass through the canal and lock system. Power and transportation fueled the establishment of manufacturing firms in Kaukauna and the Fox Valley.

The Fox River provided navigation and power for most communities situated along the river. The canals, power plants, and dams were privately held having been built by various companies and private interests. However, competition and a changing economy forced many companies to either sell their assets or file for bankruptcy. In 1912, the City of Kaukauna purchased various assets from the Green Bay and Mississippi Canal Company that today make Kaukauna the "Electric City". Kaukauna Utilities presently owns and operates, among other assets, eight hydro electric facilities acquired, in part, in 1912.

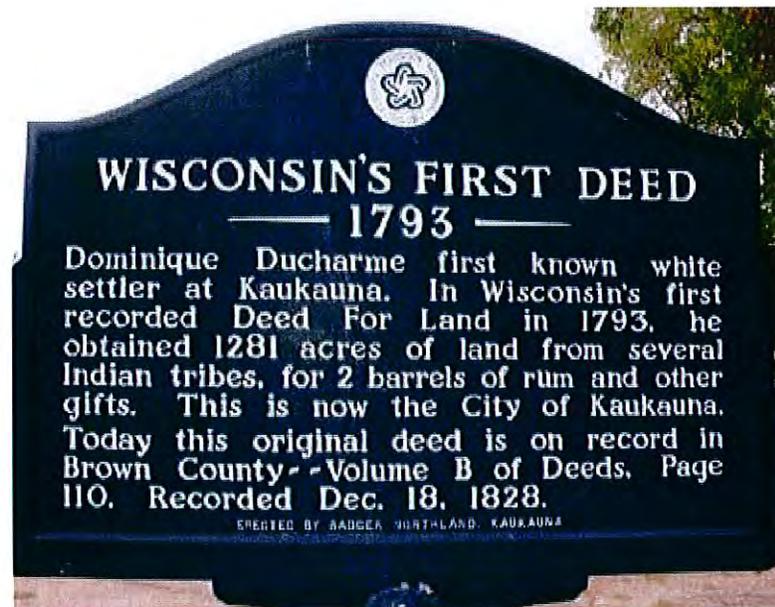


Regional prosperity attracted competing interest. In 1863, the Chicago, St. Paul, and Fond du Lac Railroad reached Kaukauna, furthering trade and commerce. Later with the advent of electricity, Kaukauna Lumber and Manufacturing Company became the first company in the United States to operate an electricity-driven sawmill. Water wheels were replaced by power turbines. Industrial

interests were no longer shackled to the river. Roads, rails, electricity, and an abundance of land spread the community outward. Electricity and railroads led to the demise of the canal system along with improved road and trucking systems. Environmental concerns coupled with diminishing returns closed the lock system in Kaukauna in the 1980's. Today only roads and rail are used for product transport.

With roads and autos came consumer discretion. In the 1960's, malls began to provide a multiple retail experience in an economic scale available to mass consumers. Shoppers were pulled away from traditional downtown shops that had been developed initially for the consumers of the late 1800's and early 1900's. Mega-marts of today compete with malls and downtowns.

Geographic features and historical events shape a community's image and manmade landscape. Having been settled by the French, Kaukauna used the French Long Lot method of surveying. This method plats deep lots perpendicular to major transportation routes, such as the Fox River, even though these lot lines may not run north-south or east-west. The Ducharme Deed of 1793 is a perfect example of a perpendicular street patterned around the river (see below). Today's U.S.G.S. maps show Kaukauna having Government Lots diagonal to the Township and Range System.



Historical Timeline of Kaukauna

	1634	Jean Nicolet Travels Through Kaukauna in Search of the Orient
American Revolution	1760	Charles de Langlade and Pierre Grignon Establish a Trading Post
	1793	First Recorded Land Sale in Wisconsin (Approximately 1,282 Acres)
	1816	First Grist Mill and Saw Mill
	1836	Treaty at Cedar Point (Ceding 4 Million Acres to the Government)
America's Westward Expansion	1837	Grignon Mansion Built
	1848	Wisconsin Becomes a State
	1851	Navigational Lock Construction Begins
Civil War	1855	Steamer Aguila Makes First Lock Crossing
	1863	Railroad Arrives
	1872	First Paper Mill
Growth of Railroads	1880	Kaukauna Times Starts
	1883	Oscar Thilmany Starts Mill
	1897	Park School Built
Start of the Auto Age	1905	Kaukauna "Carnegie" Library Built
	1912	City Acquires "Electric Light Plant"
	1935	Post Office Built
	1959	Commercial Barge Traffic Ceases
	1974	Kaukauna Begins Industrial Park Network



There are many fascinating stories about Kaukauna's early settlers and industrialists depicted on a number of historical kiosks situated throughout the community. The Kaukauna Public Library has many historical documents available for review and the reader may find the following works interesting:

- Kaukauna, Wisconsin "The Lion of the Fox" – Sun Publishing Company
- History of the Streets of Kaukauna – Kaukauna Times Printing Company Compiled by Dr. H.B. Tanner
- Kaukauna's 175th Jubilee Album – Morgan Printing, Kaukauna
- Walking Tour Through Old Kaukauna – City of Kaukauna, Brian Peterson, Editor, Copyright 1983
- Industrial Kaukauna – Francis F. Bowman, Jr., Kaukauna, 1939.

POPULATION TRENDS AND STATISTICAL FORECAST

The following exhibits demonstrate historic populations and population projections through 2035. Often touted as a valuable tool, population projections in reality have a minimal impact on long range planning. What is significant is the provision of compatible land use, ability to extend services, accommodation of job growth, and an ability to take advantage of regional, state, national, and international trends. Population statistics and characteristics are merely an accumulation of how these items, as discussed further in this plan, play out.

Historic Population Trends ⁽¹⁾						
						% Change
	1970	1980	1990	2000	2010	1970 – 2010
City of Kaukauna	11,308	11,310	11,982	12,983	15,462	36.7%
Outagamie County	119,398	128,730	140,510	161,091	181,224	51.8%
Wisconsin	4,417,821	4,705,642	4,891,769	5,363,715	5,694,350	28.9%

Population Projection ⁽¹⁾							
							% Change
	2010	2015	2020	2025	2030	2035	2010 - 2035
City of Kaukauna	15,462	15,852	16,720	17,400	17,952	18,477	36.7%
Outagamie County	181,224	190,570	200,012	208,688	216,874	224,994	51.8%
Wisconsin	5,694,350	5,931,386	6,110,878	6,274,867	6,415,923	6,560,000	28.9%

(1) US 2010 Census, Wisconsin Department of Administration, East Central Wisconsin Regional Plan Commission Data and Projections, City of Kaukauna Department of Planning and Community Development.

HOUSEHOLD TRENDS

The City of Kaukauna is part of the Fox Cities metropolitan area. Therefore, housing trends and characteristics affect the character and economy of the Fox Valley. What makes Kaukauna unique is that the community has the following traits that impact housing and housing composition:

- Not land-locked and the ability to grow in several directions.
- Sufficient infrastructure in place to expand housing and employment opportunities.
- Majority of housing stock in Kaukauna is over 50 years old and provides quality, affordable housing for new or down-sized families.
- Excellent care facilities for elderly and handicapped individuals.
- Bus service to the greater Fox Cities.
- Full service community including full time paramedic service.
- Minimal infill opportunities of vacant yet developable land.
- A number of adverse land use impacts affect negatively on the housing market.
- High ranking for employment within the City and recreational opportunities.

Historic trends in household characteristics are shown in the following tables:

Percent Population by Age Cohort							
	Median Age	Less than 5	5 – 19	20 – 24	25 – 44	45 – 64	65+
2000							
Kaukauna	35.1	6.5%	24.1%	5.8%	30.5%	19.4%	13.7%
Outagamie County	34.4	6.9%	23.5%	6.1%	31.9%	20.7%	10.9%
Wisconsin	36	6.4%	22.2%	6.7%	29.5%	22.2%	13.0%
2010							
Kaukauna	34.6	7.9%	19.9%	6.3%	29.5%	24.2%	12.0%
Outagamie County	37.1	6.6%	21.1%	6.1%	27.2%	27.2%	11.7%
Wisconsin	38.5	6.3%	20.1%	6.8%	25.4%	27.7%	13.8%

Household Characteristics				
	Total Households	Average Household Size	Married	65+ Living Alone
2000				
Kaukauna	4,971	2.57	67.7%	12.3%
Outagamie County	60,530	2.61	69.7%	8.4%
Wisconsin	2,084,544	2.50	66.5%	9.9%
2010				
Kaukauna	6,270	2.45	63.7%	8.1%
Outagamie County	69,648	2.49	67.7%	7.5%
Wisconsin	2,279,768	2.43	63.7%	9.3%

Education and Attainment - 2010					
	Less Than 9 th Grade	9 th – 12 th No Diploma	High School Graduate	1 – 3 Years College	4+ Years of College
Kaukauna	2.5%	6.3%	43.6%	9.2%	11.6%
Outagamie County	2.3%	4.8%	33.2%	12.6%	19.0%
Wisconsin	3.5%	6.4%	33.3%	9.3%	17.4%

Income						
	Median Household Income		Median Family Income		Per Capita Income	
	2000	2010	2000	2010	2000	2010
Kaukauna	\$43,980	\$52,286	\$50,187	\$64,412	\$18,748	\$24,498
Outagamie County	\$49,613	\$54,498	\$57,464	\$66,905	\$21,943	\$26,751
Wisconsin	\$43,791	\$49,100	\$52,911	\$62,088	\$21,271	\$26,447

Percent of Families Living in Poverty		
	2000	2010
Kaukauna	2.6%	4.7%
Outagamie County	2.9%	6.6%
Wisconsin	5.6%	9.1%

EMPLOYMENT

Kaukauna is part of the Fox Cities and as such, the economy of the Fox Valley is the economy of Kaukauna. Although Kaukauna specifically may have higher or lower base employment by occupation compared to the Valley, the City's employment will trend as the Valley trends. In essence, we are many communities but one economy.

Economies ebb and flow based on a myriad of local, state, national, and world policies and events, and consumer tastes. Depending on circumstances, local change can occur in rapid order such as the economy of 2005 to 2008 or in methodic order such as changes in the energy field. Manufacturing ranks high in the Valley and may have a higher base in Kaukauna; however, the type of manufacturing may change with consumer demand. Also, the Valley has sought to diversify its economy both within and outside of the manufacturing base.

The following table reflects the employment status within the Appleton/Oshkosh/Neenah (Fox Valley) market.

Industry	% of Jobs	Five Year Trend	Earnings Above/Below Average
Agriculture, Forestry, Fishing, Hunting	2	↓	Below
Mining, Quarrying, Oil and Gas Extraction	0.5	↓	Above
Utilities	0.5	↓	Above
Construction	5	↓	Above
Manufacturing	19	↓	Above
Wholesale Trade	4	↑	Above
Retail Trade	11	↓	Below
Transportation and Warehousing	3	↓	Above
Information	2	↔	Above
Finance and Insurance	5	↑	Above
Real Estate, Rental and Leasing	3	↓	Below
Professional, Scientific and Technical Services	4	↓	Above
Management of Companies and Enterprises	2	↓	Above
Administrative Support, Waste Management, Remediation	5	↑	Below
Educational Services	2	↓	Below
Health Care and Social Aesthetics	10	↑	Above
Arts, Entertainment, Recreation	2	↑	Below
Accommodation and Food Services	6	↓	Below
Other Services	5	↑	Below
Government	9	↑	Above

There is a strong base economy in the Fox Valley geared towards manufacturing which shows the highest percent of employment. Although the Five Year Trend was down, it is anticipated that this industry classification will remain strong and actually increase.

This projection is based on the availability of land, infrastructure, buildings, and a strong technical college. The supply, support, and logistical necessities are in place.

As manufacturing brings in dollars and exports a product out, the anticipated manufacturing increase will result in increases in other sectors, particularly transportation and warehousing. Kaukauna is ideally situated to accommodate these growth projections based on a viable industrial park network, low electric rates, future interstate road access, and current employee training programs.

Therefore, based on local logistics blended with projections from the state and regional planning commissions, the City anticipates the following increases, decreases, and relative stability in the following industrial classifications:

Industry	Overall Trend to 2030
Agriculture, Forestry, Fishing, Hunting	↑
Mining, Quarrying, Oil and Gas Extraction	↑
Utilities	↔
Construction	↔
Manufacturing	↑
Wholesale Trade	↓
Retail Trade	↓
Transportation and Warehousing	↑
Information	↓
Finance and Insurance	↓
Real Estate, Rental and Leasing	↔
Professional, Scientific and Technical Services	↓
Management of Companies and Enterprises	↑
Administrative Support, Waste Management, Remediation	↑
Educational Services	↔
Health Care and Social Aesthetics	↔
Arts, Entertainment, Recreation	↓
Accommodation and Food Services	↓
Other Services	↔
Government	↔

GOALS, STRATEGIES, AND REMEDIATION

- The City of Kaukauna has the ability to expand outwardly and redevelop inwardly. The community should seek first to use existing infrastructure to its greatest capacity and then expand. This provides the highest return on investment and efficiency in maintenance costs.
 - To accommodate the population of Kaukauna and the surrounding area, municipal services should increase or decrease in proportion to population characteristics, service area, and demand.
 - Energy costs are anticipated to increase at a rate faster than household earnings. The community should strive toward greater energy independence through sustainable projects such as producing alternative clean energy, energy efficient construction, conservation practices, and retrofit programs for energy conservation thereby reducing or eliminating the gap between earnings and energy costs.
 - As a working class community with an older housing stock, the City can accommodate a greater percentage of low to moderate income families. However, the community should be cautious not to create pockets of poverty by allowing neighborhoods to deteriorate or by reducing the affordability of services.
-

ECONOMIC DEVELOPMENT

Overview

The City of Kaukauna's employment base, and thus the primary economic generator, is associated with the paper industry. Thilmany Pulp and Paper is the largest single employer in the area with approximately 1,000+ employees. This primary employer/manufacturer creates secondary and tertiary employment and services which help define the total economic structure of the City and its relation to the regional, state, national and international markets. The Economic Development section is designed to provide a general guideline by which the local economy may be defined and better understood for the purpose of future actions. This section will therefore analyze the industrial and commercial/service base including Thilmany Pulp and Paper, and provide a pattern for mitigating potential adverse impacts.

Manufacturing or Industrial Base. As noted above, the region's economy is based primarily on paper. This is a long established industry created on the availability of natural resources, transportation routes, and energy. The industry provides a high wage rate and creates many secondary jobs through the need for machine parts and supplying the needs of paper and pulp buyers. Industrial spin-offs include printing, mail marketing, packaging, transportation, and various machine shops. The impact of these industries on the economy extends throughout the region from Green Bay to Oshkosh. Kaukauna is strategically situated in the center of these operations and therefore must maintain a significant transportation network to reach and serve the businesses needs.

Non-paper related industries include cast manufacturing, machining and food products. These industries employ a significant number of workers at an average wage rate close to that of the paper industry. These companies contribute significantly to the base economy within the City's Industrial Park Network. Machining and tooling are subject to greater influence through the fluctuations in the national economy and may be considered "foot loose", as they are non-resource oriented industries.

Commercial/Service Base. The City's commercial and service industry is relatively strong and dependent on the strength of the local manufacturing base.

Within Kaukauna

there are three areas of commercial development designed to accommodate three distinct markets. The first is the downtown business core which provides entertainment and service type businesses to the City. The second is highway oriented which caters to the community as well as expanding markets. Highway oriented businesses are situated principally along Highways 55 and 41. Since their market is regional in scope, visibility and vehicle access is a must. Kaukauna's situation is highly suitable for these types of business although considerable dollars exit the community via the adjoining shopping centers, most notably the Fox River Mall region.

The third market is commonly referred to as the neighborhood service. This market is extremely limited and provides service to a narrow range of customers. The neighborhood grocer is a typical example.



Other uses include convenience stores, laundromats, daycare centers, churches and schools. The uses are small in nature and residentially compatible.

Development Scenarios and Mitigation of Adverse Impacts. The secondary manufacturing base within the community had been, and to a lesser degree still is, dependent upon the paper industry. These secondary industries are typically smaller in scope and situated to serve numerous industries of various functions. Accordingly, the demand for new industrial space is relative to the economy of the paper industry and technological changes in the industry including the demand for specialized parts. These secondary industrial plants are often referred to as cottage industries. Since these businesses network with primary manufacturers, the City should accommodate these businesses as best as possible. A full-service supply of shovel-ready industrial space should be available to accommodate needs of .5 acres to 30 acres.

By developing an Industrial Park Network, Kaukauna reduced its historic dependence on the paper industry and is readily capable of meeting economic downsizing in the industry without impacting services. Accordingly, efforts should continue to diversify the base manufacturing from paper. This diversification may also include non-manufacturing employment as well. Incentives may be offered, depending on wage rate and employee numbers, to ensure that the business is established in the region for an extended length of time.

The City's Industrial Park Network was established to accommodate manufacturing facilities and certain commercial highway uses. Exhibit I shows the City's Industrial Park Network. These areas provide potential locations in which businesses may be allowed to diversify from the existing economy. An example of this might be conversion from a previous use, a technological center, an office park, or standard industrial park.

The Fox Valley region and Wisconsin in general, has a weakness in its ability to attract industry that is not resource based. While Wisconsin's work force is considered highly skilled and motivated, the State cannot compete in a national or international market. Accordingly, Kaukauna's industrial efforts should concentrate on resource-based products such as paper, machinery, agriculture, and energy based production. Accommodations would include rail transport for movement of bulk products, land available and designed for support of cottage industries, and the continued production of hydro electricity.

The availability of the labor force to operate the local industry is dependent on the strength of the economy, availability of housing, and the region's ability to educate and train the work force. A strong economy reduces the labor pool and requires an influx of residents to fill positions. For each laborer brought in, the population increases by 1.6, thereby requiring added housing and transportation. Spatial requirements for housing and transportation are addressed within this plan.

Kaukauna and the Fox Valley have an excellent education system based on high standards in technical training. Facilities include the Fox Valley Technical College, the University of Wisconsin - Fox Valley, local college campuses, and numerous union affiliated training centers. Private facilities offer additional training from computers to various functions in the service industry. Facilities such as business incubators should be considered in conjunction with these training centers as a method of encouraging businesses and staying current in training.



To promote development within the City, there are several programs which can be enlisted to attract or promote business. The following is a synopsis of existing local programs and/or incentives:

- The Redevelopment Authority of the City of Kaukauna. RACK provides low interest loans to assist in the acquisition of property and equipment. Interest rates are reduced in the downtown area for greater incentive. Loans hold a second mortgage position behind conventional financing.
- Tax Incremental Financing. TIF Districts provide capital for public improvements and environmental remediation, specifically for downtown redevelopment.
- As property owners, the City could enter in to purchase agreements whereby land costs are reduced or supplied as a low interest loan.
- Available State and/or Federal programs.

The City has an extensive Industrial Park Network that presently has over 700 acres of land with a valuation of over \$94,000,000 in 2011 dollars. The Network is served by rail and has access to US Highway 41 (soon to be Interstate 55). There are approximately 120 acres of shovel-ready commercial/industrial property available within the Network and the ability to expand by an additional 150+ acres of adjoining land. This could substantially increase valuations in the City and employment throughout the region.

To market these properties, and to recognize their regional significance, the City will participate in regional marketing programs, particularly programs centered on the Fox Cities. This regional cooperation will allow for the promotion of the Industrial Park Network whereby individual communities will pool resources for use by a point agency to promote, market, research, and accommodate business prospects.



The following SWOT (Strengths/Weaknesses/Opportunities/Threats) analysis will help identify goals and recommendations towards sustainable economic development.

Strengths
<ul style="list-style-type: none"> • Low electric rates produced by green power. • Extensive and coordinated Industrial Park Network. • Access to US Highway 41 (soon to be Interstate 55). • Rail access including two municipal spurs. • Well-trained labor force for manufacturing and machining. • Diverse economic base. • Ability to expand Industrial Park Network. • Ability to accommodate worker housing.
Weaknesses
<ul style="list-style-type: none"> • Fragmented municipal governments. • Availability of "Green Field" developments reduces value of "Brown Field" sites for redevelopment. • Lack of firm, consistent, or unified approach from State offices. • City lacks an external marketing program. • Image of Kaukauna as a paper mill town with environmental issues. • Lack of diverse commercial base. • Age of downtown commercial buildings.
Opportunities
<ul style="list-style-type: none"> • Regional cooperation through participation in an Economic Development Corporation. • Revitalized downtown through established businesses and specialty shops. • New hydro electric generation plant. • New national emphasis on energy production plays into Industrial Park Network business model of machine and tool shops. • Regional investment in the area technical college. • Availability of worker housing.
Threats
<ul style="list-style-type: none"> • Lack of technology investment towards research and development. • Lack of local entrepreneurship. • Lack of sustainable funding for downtown development. • Lack of free wireless service in business core. • Reduction and stabilization of paper industry. • The age of the existing paper mill and its infrastructure. • Future capacity of sewer treatment plant. • Changes in state, national, and international economies. • Lowering of wages and reduction of disposable income. • Replacing the skill set of retiring works, particularly in the manufacturing sector. • Diminishing tax return on investment in economic development.

GOALS, STRATEGIES, AND RECOMMENDATIONS – ECONOMIC DEVELOPMENT

- Invest resources to mitigate Weaknesses and enhance the City's Strengths.
 - Work regionally and through internal cooperation to reduce the stated Threats.
 - Invest in resources that will move the City's Opportunities to Strengths including expanding on regional opportunities and collaboration among governments and local economic development corporations.
-

INDUSTRIAL PARK NETWORK

NEW PROSPERITY CENTER

EXHIBIT I

INDUSTRIAL PARK NORTH

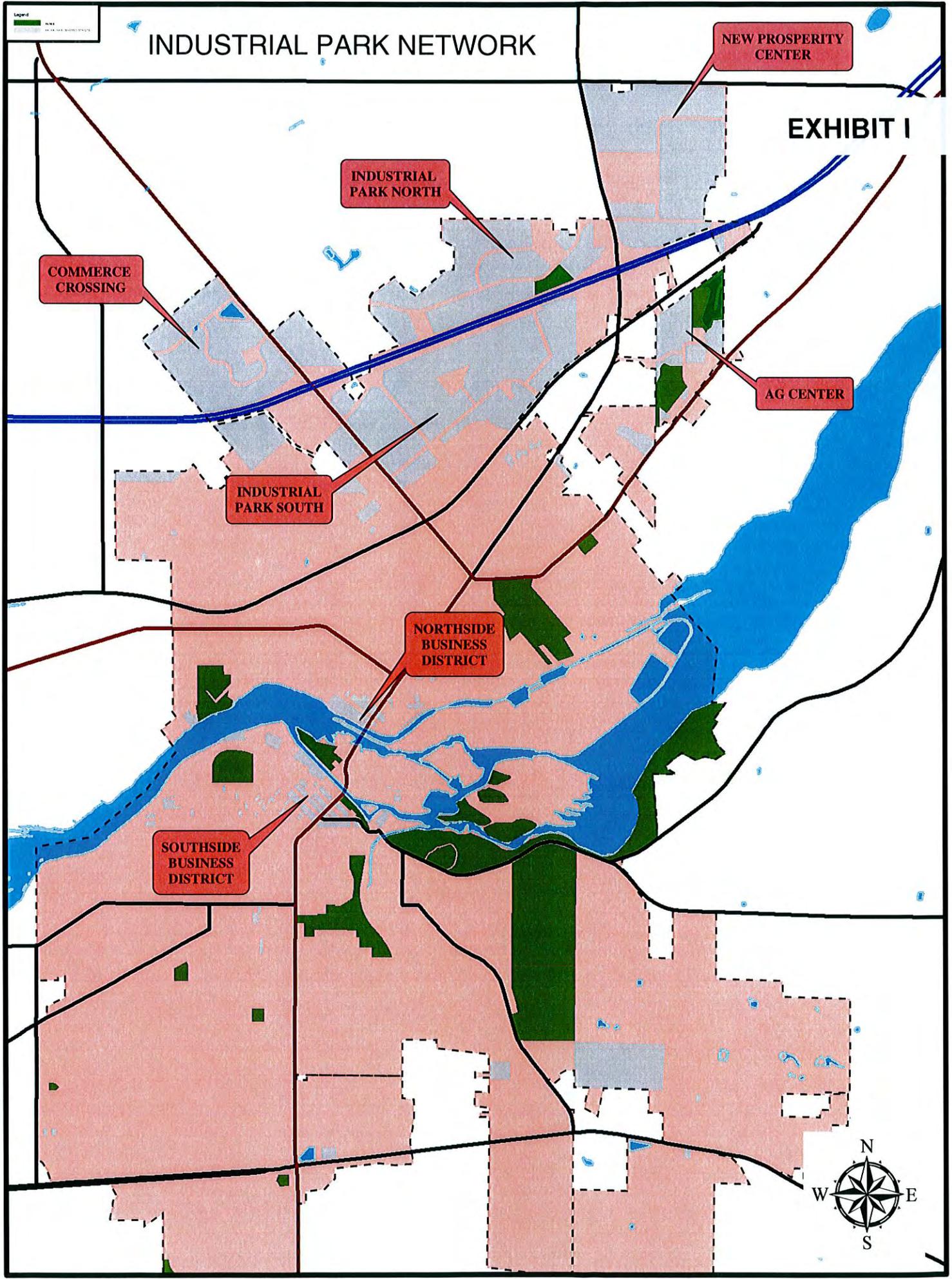
COMMERCE CROSSING

AG CENTER

INDUSTRIAL PARK SOUTH

NORTHSIDE BUSINESS DISTRICT

SOUTHSIDE BUSINESS DISTRICT



HOUSING

Housing is an important element within any municipality when analyzing past and future trends and planning for future growth. The housing element is a requirement of the comprehensive plan as stated in the Wisconsin Statutes. This element requires a compilation of objectives, policies, goals, maps and programs intended to provide an adequate housing supply that meets existing and forecasted housing demand. This element should assess age, structural, value and occupancy characteristics of Kaukauna's housing stock and identify specific policies and programs that:

- Promote the development of housing for residents of Kaukauna.
- Provide a range of housing choices that meet the needs of persons of all income levels, all age groups, and persons with special needs.
- Promote the availability of land for development or redevelopment of low income and moderate income housing.
- Maintain or rehabilitate the City of Kaukauna's existing housing stock.

Housing is an important resource for the City of Kaukauna and residents who live here. For many residents, housing is their single largest expenditure on a continual basis. Housing should satisfy community needs while maintaining a quality housing stock and supporting further growth. The City of Kaukauna has certain distinct amenities, such as being a regional labor center and having adequate developable land, which can support upward growth trends in housing and the economy. Forecasting methods connect Kaukauna's key amenities with historic and projected data to further plan for housing in the City. The analysis of regional housing growth also provides guiding insight into the housing element for the City of Kaukauna. By following the historic trends and suggested recommendations, Kaukauna will satisfy planned objectives far beyond 2030.

Housing Characteristics

Housing characteristics such as occupancy, structure type, age, value, and projections are further analyzed based on the unique assets of the City. This section relies heavily on historic demographic information. A "housing unit" is in reference to a "house, apartment, mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters," as defined by the U.S. Census Bureau. The Census Bureau goes on to further distinguish a "household" as all the people who occupy a housing unit as their usual place of residence. Historical data provides the root analysis on housing trends in Kaukauna. Funding opportunities for assistance projects can also be heavily reliant on these archived figures.

Statistical data is a valuable tool when used in conjunction with knowledge of Kaukauna's key characteristics. Background knowledge and understanding the current situation of the City is crucial and should be incorporated with trends observed from historical data to create an accurate housing forecast for the City of Kaukauna.

- Housing Occupancy

In the City of Kaukauna, occupancy status can be used to observe trends in the housing market. These trends can help create a consensus on whether more assistance focused on home ownership, rent, or home improvement/renovation is needed. The City of Kaukauna currently (2010) has 6,270

occupied households, with 4,353 households being owner occupied and 1,917 households being renter occupied (See Appendix Table 1 and 2). The ratio of owner occupied units to renter occupied units has remained relatively constant in both Kaukauna and Outagamie County between 2000 and 2010. The changes depicted in historical data show ratios of owner occupied housing decreasing by about two percent and renter occupied housing increasing by about two percent in Kaukauna, and in Outagamie County, owner occupied housing decreasing by one percent and renter occupied housing increasing by one percent in Outagamie County over the past ten years (2000 to 2010).

In the City of Kaukauna, housing vacancy has risen slightly from 3.3% to about 4.9% between 2000 and 2010, which is slightly higher than Outagamie County's vacancy rate (4.8%) in 2010. This accounts for an increase in vacant households by 155 households through the past decade (2000 to 2010) in Kaukauna. To further break down the vacancy rates for the City of Kaukauna, the vacancy rate for owner occupied households has increased from 0.9% to 2.6% from 2000 to 2010. Vacancy rates for renter occupied households has also increased from 5.5% to 7.9% over the past decade (2000 to 2010) As a general guide, if the owner occupied vacancy rate is below 1.5% or if the renter occupied vacancy rate is below 5%, then housing is in short supply. This data shows that Kaukauna historically has had a housing stock that was in short supply for rental housing and just above the cut-off for owner occupied housing. Although housing vacancy rates have only risen by a small percentage over the general guide's cut-off rates, it is still important to recognize that the vacancy rates are rising and certain measures should be taken to stabilize these rates. Kaukauna, like many other surrounding communities, has also been affected by the recent national foreclosure crisis, which reflects the current (2010) vacancy rates being higher than in 2000.

One possible method to reduce the vacancy rates in Kaukauna would be to improve the visual appeal and historical integrity of the City's aging neighborhoods, which may be a benefit once the foreclosure crisis is over and the home sales market starts moving again. Continual review and enforcement of the City's building and housing code is one way of maintaining housing quality and improving deteriorating housing stock. In order to assist historic buildings in complying with building codes, implementation of the state historic building code for qualifying structures provides alternative and cost effective ways of improving and maintaining the integrity of historic buildings. Educational opportunities for residents about home maintenance and community rehabilitation, by informing people about home maintenance methods and financial assistance, may also help maintain and improve the quality of the City's housing stock. Financial assistance and grants, such as Community Development Block Grants, to help rehabilitate housing and community aesthetics should also be utilized and sought after by the City to further achieve the restoration of the City's historical integrity and deteriorating neighborhoods. Technical assistance and tax credits for rehabilitation of historic buildings are available through the Wisconsin Historical Society. Further assistance general housing provided by "Focus on Energy" for energy efficient upgrades and the Wisconsin Housing and Economic Development Authority (WHEDA) for affordable housing is also available to individuals and municipalities. Improving



the quality and aesthetic integrity of neighborhoods also increases the sense of community that is important to well-functioning neighborhoods. An analysis of existing housing stock can provide useful information regarding housing occupancy and also gauge the effectiveness of assistance programs currently being implemented. Data for housing occupancy and vacancy provided by the U.S. Census Bureau is indicated in the Appendix on Table 1 and Table 2.

- Structure Type

Housing structures are classified by the number of dwelling units in each structure. Trends in housing for both Outagamie County and the State of Wisconsin are apparent in Kaukauna's housing data. Single family, single unit housing structures, which include both attached and detached units, is the most prevalent structure type seen in the city, estimated as accounting for roughly 74% of the of the city's housing stock (American Community Survey, 2005-2009). Two to four unit structures account for about 12.5%, structures with five or more units make up approximately 13%, and manufactured homes, such as mobile homes, trailers, or other structures, account for less than 1% of the City's housing stock. Compared to historical data, the ratio of different housing structures in the City have remained relatively stable between the 2000 US Census and the 2005-2009 estimates. As a result of large multifamily units being developed on the north side of Kaukauna, the largest increase in housing structure ratios in the City is seen in five or more unit structures. There has also been a slight increase observed in the ratio of manufactured homes in the City. The number of manufactured homes has more than doubled, from 12 to 29 units, and structures with five or more units has increased by approximately 54%, from 549 units to 845 units. Decreases in the ratio of single family units and two to four unit structures in the City have also occurred between 2000 and 2005-2009 estimates. When compared to Outagamie County and the State of Wisconsin, Kaukauna has a higher ratio of two to four unit structures, and a lower ratio of five or more unit structures and manufactured homes. When it comes to single family units, Kaukauna has a higher ratio than the State of Wisconsin, but a slightly lower ratio than Outagamie County. Although there are noticeable differences in ratios of different housing when comparing Kaukauna with Outagamie County and the State, Kaukauna's data is very similar to the County, greater differences are seen when compared to the State. This is indicative of both Kaukauna and Outagamie County having higher incomes compared to the rest of the State with the assumption that larger incomes are connected to owning single family units.

The housing stock in Kaukauna has increased in previous years as a response to market demands and increased available land. Subdivision expansion of single family dwellings away from the urban core should be addressed with policy and strict development regulations well into the future. The increasing number of units, and thus structures, indicates that organized development is demanded within the City and should be an area of focus. Data for housing structure types provided by the U.S. Census Bureau and the American Community Survey is indicated in Table 3.

- Housing Conditions

As housing and rental structures within the City continue to age, there is a need for maintenance and improvements in order to achieve acceptable housing standards that reflect the structures' original integrity and promote the City of Kaukauna as a vibrant community. The City of Kaukauna has an older housing stock compared to County and State figures. According to the American Community Survey, 2005-2009, the largest portion of the City's housing stock was built before 1959, which represents 42.7% (2,763) of the entire housing stock. Housing built from 1960 to 1979

represents 19.3% (1,251) of the housing stock and housing built from 1980 to 1999 represents 21.7% (1,406) of the housing stock. New housing developments built after the year 2000 accounted for only 16.4% (1,058) of the units.



When compared to Outagamie County and the State, Kaukauna has higher concentrations of housing that were built in the year 2000 or later and housing that was built before 1959 (American Community Survey, 2005-2009). The most noticeable difference in concentrations is seen when comparing housing units built before 1959 between Kaukauna and Outagamie County, Kaukauna has a ten percent higher concentration of housing stock built prior to 1959, than the County. Due to a higher

concentration of older housing stock in the City, compared to county and state figures, Kaukauna may need to focus efforts on maintaining the quality and integrity of the aging housing stock, and rehabilitation of degrading houses. Further, demolition of abandoned or substandard structures to provide infill opportunities for new development in established neighborhoods may also be an initiative of the City. These methods of infill or maintenance on existing housing structures should follow appropriate development processes and recommendations before all required governing bodies. Data for age of housing structures provided by the U.S. Census Bureau, 2000 and the American Community Survey, 2005-2009 is indicated in the Appendix Table 4.

This presents two opportunities for the City; encourage renovations of existing housing and promote new development. There are multiple aging housing units in need of remediation and limited new construction occurring in the City, presenting a potential lack of assistance for remediation of the housing stock and new home development. In older neighborhoods, the demolition and replacement of dilapidated structures should not interfere with the integrity and environment of the existing neighborhood. There should be limited, if any, negative impacts on existing properties in a neighborhood by the development of another property. Newly constructed housing units should be consistent with the design scheme and historical character of the neighborhood. Remediated structures should also resemble renovated units rather than a new unit through the orientation, design, and landscaping. Housing orientation refers to the directional placement of a dwelling unit, garage, and any additional structures on the property. By promoting the reconfiguration of structure locations, the City will prevent monotonous streetscapes and a standardized subdivision appearance. The ability for new housing structures to be designed in almost any manner creates a real opportunity to develop housing stock that will provide positive lasting impressions on potential new residents and visitors alike. With supportive efforts from the City, the concepts of new development and renovations of the existing housing stock will draw higher income residents into the urban core of the community, thus providing a boost in the local economy.



The older housing stock portrays unique craftsmanship and architecture of previous generations and should be preserved to keep intact the City's cultural identity. Historical elements of existing stock should be showcased to visitors and residents through informational literature provided by the City and Kaukauna Area Historical Society. There are opportunities for tax credits and incentives for structures deemed significant enough to be listed on the National Registrar of Historic Places. The City should encourage participation within the private sector and support all other efforts intended to achieve this historical standard.

The City of Kaukauna also has a valuable resource in expandable land to the north, east, and south where new development can be further placed. Affordability of land is a major factor in determining which areas within or near the City have the highest potential of becoming developed with housing. The City of Kaukauna should strive to provide affordable land for needed expansions in or near the City while protecting the landscape and prominent natural features and surrounding lands. Priority should be placed on new developments where municipal services already exist as infill development or in close proximity to existing services. Developing near existing services reduces costs of extending municipal services and also reduces adverse impacts on natural features stemming from uncontrolled development. Taking advantage of infill opportunities also reduces the need for suburban sprawl outside the City limits and reduces the depletion or degradation of natural features. Additional information on the preservation of natural lands and features is further discussed in the Agricultural, Natural, and Cultural Resources chapter.

The surplus of vacant existing housing stock presents a significant challenge for Kaukauna. The City has adequate housing to accommodate an increasing population without resorting to expansive suburban development. The nature of society as a whole, with the influence of the automobile, has become accustomed to suburban expansion rather than the redevelopment and rehabilitation of existing housing stock. Depending on the fluctuating market of existing housing stock, Kaukauna may either have a positive commodity within the community or a major liability if market pressures for housing decline.

Along with value of land, housing values provide significant insight into the makeup and quality of an area's housing stock, and demand for housing within an area. Lower values may characterize a deteriorating stock where rehabilitation and renovation assistance may need to be provided by the City to assist homeowners. Lower values may also indicate an excessive housing stock within an area that has low housing demand. Higher values may indicate that the majority of the housing stock is in good shape and homeowners are taking the right action in maintaining their units. Higher values may also indicate an insufficient housing stock within an area that has an increasing demand for housing. Housing stock values for the City of Kaukauna are lower than both Outagamie County and the State of Wisconsin, with Kaukauna's median housing value being \$133,100, Outagamie County's being \$149,600, and the State of Wisconsin's being \$166,100 (American Community Survey, 2005-2009). The value of existing units has also seen tremendous shifts since 2000 where 65.6% (2036) of units were valued at less than \$100,000. According to the American Community Survey, 2005-2009, an estimated percentage of only 20.4% (886) of homes fell in this value range and the highest percentage of Kaukauna's housing stock is valued from \$100,000 to \$149,000 (43.6%).

The City's median housing values have increased by about 46% from 2000 to 2010. This shows a rate of increase greater than Outagamie County (41.1%) and lower than the State of Wisconsin (48.0%). These increases can be seen by looking at census data, which reflects increases in values of

new owner occupied housing units being built compared to values of older structures. Data for recent and historic values of housing structures provided by the U.S. Census and the American Community Survey, 2005-2009 is indicated in Table 5 and Table 6.

Attracting higher value housing to the City will increase the median household value of the City, thus improving the municipal tax base of Kaukauna. This can be done by preserving highly aesthetic natural area to create visually appealing neighborhoods. Innovative subdivision design and providing extensive amenities in these neighborhoods will also attract higher income residents that will increase the need for higher value housing. Providing incentives and technical assistance to developers, individual homeowners, and high paying industries also helps promote higher income residents and housing in the City. Cooperation between the City and developers is crucial to the continual success of any community.

- Housing and Rental Affordability

Portions of Kaukauna residents struggle to find housing that meets their basic needs while remaining affordable. The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as the owner/renter paying no more than thirty percent of their monthly gross income towards housing. According to the American Community Survey, between 2005 and 2009, an estimated 15.8% of Kaukauna residents that own a house are classified as living in unaffordable housing. This percentage is considerably lower than both state (28.3%) and county (23.4%) estimates and has shown almost no change from 2000. As for residents that rent housing, approximately 44.7% of these included individuals are classified as living in unaffordable housing. This percentage is higher than Outagamie County (39.8%), but slightly lower than the state's (45.9%) overall estimate. When comparing the data from the 2005 to 2009 American Community Survey for estimated renter housing affordability with data from the 2000 US Census, there is a noticeable increase in people living in unaffordable housing in Kaukauna, Outagamie County and the state. This trend may be due to increased rental costs as a result of the uncertain housing market or the increased unemployment rate seen throughout the state and nation as a whole. Data for owner and renter costs as a percentage of household income is indicated in the Appendix Tables 7.1-7.2 Tables 8.1-8.2.

For the purpose of HUD's Consolidated Plans, it further breaks down households into income brackets based on the median household income of the community and the amount spent on housing. Median household income is derived from a compilation of all routinely received income of residents over the age of 18. The household income brackets are used as a general guide by HUD to classify residents and accordingly provide support. The divisions and respective income levels are:

- Extremely low-income households are those with incomes below 30% of the community's median household income level.
- Very low-income households are those with income between 30% and 50% of the community's median household income.
- Low-income households are those with incomes between 50% and 80% of the community's median household income level.
- Moderate-income households are those with incomes between 80% and 95% of the community's median household income level.

The US Census contains data on median household income, for the City, county and state.

- City of Kaukauna: median household income (2009 inflated dollars): \$52,286
- Outagamie County: median household income (2009 inflated dollars): \$55,763
- State of Wisconsin: median household income (2009 inflated dollars): \$51,569

The City of Kaukauna, being a strong industrial and business provider, has a large population of its residents in the workforce living above the median income level. The population of people 65 years of age or older, whose social security payments are tallied as income, is well below the median income level. The ratio of Kaukauna's population that is over age 65 is 12.2%, which is higher than Outagamie County (11.8%) and lower than the State of Wisconsin (13.7%) (US Census 2010). This is reflected as one major reason Kaukauna finds itself at an income level slightly above the state, but below Outagamie County. It should be noted that Kaukauna has taken significant strides in raising its median income.

Since median household income can be such a versatile tool to indicate economic and housing problems that exist in our communities, it is crucial to look at regional incomes to compare with the community. As previously mentioned, Kaukauna's household income is just slightly higher than the state average but below the county average. This may highlight development implications for the City, where focus being placed on higher income level residents to potentially reclaim residential units in the urban core surrounding the downtown districts is optimal. Potentially down-zoning certain industrial, commercial, or institutional parcels near the urban core to residential may also help with promoting higher income residents and higher valued housing to be developed in the urban core. Pockets of poverty also exist in the community and efforts should be applied to enhance these areas, both socially and aesthetically.

Home ownership and rental costs typically are higher for newly constructed facilities rather than refurbished existing facilities. This is reflected by the older housing stock and lower median household income. The lower median household income in Kaukauna compared with the county does not mean all residents are low- to moderate-income. The large population of retired residents who live off a fixed income present a contradiction to this figure. Many retirees live in their owner-occupied housing units and are classified as low-income. Retired residents may have financial savings and investments to live a comfortable lifestyle which would be unattainable strictly on their present income level. For this reason, the data for household income of Kaukauna residents may be skewed and appear to have lower than average household incomes, but still be financially stable overall. Data for income characteristics provided by the U.S. Census 2000 and the American Community Survey, 2006-2009 is indicated in the Appendix Table 9.

- Housing Programs

There are many resources available to municipalities and homeowners alike to provide or receive funding for maintenance of current housing stock, home ownership and rental assistance, and other initiatives in place to improve housing situations in communities like Kaukauna. The housing struggle for many Kaukauna residents can be eased by taking advantage of the programs available through the city, region, or state.

The Kaukauna Housing Authority is a public assistance entity that was created through the Housing and Urban Development Act of 1968. Both Golden Ventures Apartments and the Kaukauna Housing Authority were constructed in 1969 and received positive support from the community.

There is a wide variety of housing programs through the Kaukauna Housing Authority. The Section 8 Housing Choice Voucher Program provides assistance to eligible households by providing subsidized rental cost, based on household income. Typically, families must be above 50% of the annual median household income level for the community. Another financial resource is through the Public Housing Authority (PHA), which is required to pay 75% of applicants housing voucher if they are below 30% of the median household income level, classified as an extremely low-income household. Low rent public housing at Golden Ventures Apartments is also provided through the Kaukauna Housing Authority. Elderly and special needs assistance can be garnered at this location. Historically, there has been 100% occupancy rate at Golden Ventures. There has been a noticeable shift in occupants at the facility. Traditionally, elderly couples have accounted for the majority of tenants, but more recently younger disabled individuals have been the majority. This creates an unstable generational gap where problems steadily occur.

There are also other facilities in the Kaukauna and greater Fox Valley area that offer elderly and special needs services. St. Paul Elder Services in Kaukauna offers assisted living, accommodating facilities and care programs for the elderly. Round House Manor is also an elderly low income housing apartment that is subsidized by the federal government's HUD. This facility features fewer amenities but still provides very reliable services in Kaukauna.

The Fox Valley area and Eastern Wisconsin as a whole put forth great efforts into providing adequate housing and services for their low income, elderly, and special needs residents. There is a multitude of resources and information available to any resident in search of aid. Programs, either mandatory/granted through the state or nonprofit organizations have been established to provide assistance and education strictly for housing purposes of this manner.

The Outagamie County Housing Authority offers safe and sanitary housing for low and moderate income residents. It also provides educational and housing rehabilitation programs to improve the housing stock in the county. The Appleton Housing Authority is another resource that is primarily focused on the greater Appleton area, but does provide outreach for Fox Valley residents and helpful networking options with assistance programs in the area.

The Fox Cities Housing Coalition is a collection of area organizations from the Fox Cities focused on providing adequate affordable housing for all residents. The spectrum of services provided is broad but mainly aims at combating low to moderate income housing. Housing resource information exists amongst the involved organizations, where nearly any housing concern or issue can be addressed by the coalition.



The State of Wisconsin offers an extensive list of funding programs and services to promote affordable housing for its residents. Educational material along with suggested guidelines for potential housing programs can be supplied by the state.

The Wisconsin Housing and Economic Development Authority (WHEDA) is an independent authority focused on providing low-cost financing for home ownership, renting, and small business development. The revenue generated from the sale of bonds provides the funding for these assistance programs.

Under the direction of the Wisconsin Economic Development Corporation (WEDC), the Division of Housing and Community Development (DHCD) works with local governments and non-profit organizations to provide technical and financial assistance to low income, elderly, and special needs residents. Their main emphasis is providing housing assistance and special needs programs through a multitude of different state and local initiatives. Fair housing issues are also largely dealt with by this division of government. Estimated housing projections, sampling data, and housing development suggestions are provided through the Department of the Administration (DOA).

There are also numerous non-profit and business organizations established around the state that deal with housing issues. Cooperation with these state, regional, and local organizations may provide significant experience and insight to Kaukauna's housing plan.

Housing Demand

- Population Trends

The City of Kaukauna has increased in population by 36.7% (4,154) from 1970 to 2010 (US Census 1970, 1980, 1990, 2000 and 2010). In just recent years from 2000 to 2010, Kaukauna has seen an increase of 19.1% (2,479) in its population (Table 10). East Central Wisconsin Regional Planning Commission (ECWRPC) and the Department of Administration (DOA) provide communities with projected population data that can then be applied to comprehensive plans for assistance in the planning for future housing trends. Using these projections as a reference, the City of Kaukauna has created its own projections to include most recent US Census 2010 data, creating a "low" and "high" projection. These projections were created by using the percent increases between 5 year intervals projected by the ECWRPC and the DOA in their projections provided to the City. The projections created by the City of Kaukauna are shown in Table 11.1 and graphically represented in Figure 11.1. These "low" and "high" projections were then averaged to create a simplified version of Kaukauna's projected future population shown in Table 11.2 and graphically represented in Figure 11.2. Kaukauna's population is expected to increase by 4.8-6.2% per each 5 year interval. Using this data, the city may see a population increase of 24.0%, from 15,462 to 19,178 residents, by the year 2030. This is a faster rate of increase than both Outagamie County (20.8%) and the State of Wisconsin (12.4%) (Table 11.2). Although the projected increases show a constant and relatively steady increase, the City of Kaukauna may experience faster rates of growth. One reason for this is Kaukauna has expandable land primarily to the east and south for residential use. There is also available land to the north for the expansion of Kaukauna's industrial sector, which may bring in more jobs and residents. The villages that border Kaukauna to the west are mostly landlocked or with very limited room to grow. As the Fox Valley's industrial and commercial sectors continue to grow, there may be a need for residents working in the Fox Valley to relocate to Kaukauna for

professional or personal reasons. Data for population trends and projections were provided by the U.S. Census Bureau, East Central Wisconsin Regional Planning Commission (ECWRPC), Wisconsin Department of Administration (DOA), and the City of Kaukauna.

- Household Trends

The City of Kaukauna currently has a total 6,596 housing units consisting of 6,270 occupied units and 326 vacant units, with approximately 2.45 persons per household (US Census 2010). The East Central Wisconsin Regional Planning Commission (ECWRPC) provided the City of Kaukauna with projected future households and persons per household data that is applicable to future growth and community development. The ECWRPC has developed two methodologies for projecting future households and persons per household based on different characteristics of Kaukauna and Outagamie County, further described as a side note in conjunction with Table 12 in the Appendix. Although these projections provided for the city do not include 2010 US Census data, they are official projections used by the ECWRPC for sewer service work and long range transportation/land use planning purposes. The projected unit expansion rate is roughly 5.7-7.6% per every 5 years projected using methodology A, or 83 to 90 new households each year. Using methodology B, the projected unit expansion rate is roughly 5.1-6.5% per every 5 years projected, or 71 to 76 new households each year. These household projections are right on-track with historic increases. Using these projection methods, Kaukauna will have a 25.4 - 29.1% increase in households by the year 2030. The projected persons per household shows a constant decrease through the year 2030, reflecting a faster household rate of increase compared to the population rate of increase through 2030. Projection numbers may fluctuate based on the growth of the Fox River Valley and the neutral location of the City between the major economic centers of the region, Appleton and Green Bay, and available expandable land to the north, east, and south. Also, promoting economic growth and including incentives for industries, such as TIF districts, may also require additional growth within the City. Data for household trends provided by the East Central Wisconsin Regional Planning Commission (ECWRPC) is indicated in the Appendix in Table 12.

- Development Trends

The City of Kaukauna Building Inspection Office keeps detailed records of newly constructed housing in the City. Structures and the number of respective units can be further applied to projected housing development models, unit developments, and analyses of historic construction trends. Community and regional demand for housing structures creates a force for development, where certain constructions will thus be deemed more appropriate. Promoting new housing development is essential to creating lasting neighborhood networks and citizen partnerships in the community. Newly constructed housing data should be used as an analytical tool and a reminder that changing market pressures must be factored into the planning process for new development.

In previous years, there have been periods of extensive multifamily development (>Two Family Structures) as seen with the construction of 30 new facilities in 2001 and 2002, resulting in 356 new units. More recently, single family construction has also seen periods of rapid construction, with an average of 137 structures per year being constructed from 2003 – 2005. A future spike in single family construction could occur as the housing market and financing situations surrounding new homes improves. A focus on promoting higher valued housing in the City

should also be a priority, which may also result in additional housing development. Subdivision ordinances, as well as procedures and policies for environmental protection should be applied to new development occurring within the City and extra territorial jurisdiction areas. Policy on groundwater quality, floodplain restriction, soil erosion, and farmland and habitat preservation, further explained in the Agricultural, Natural, & Cultural Resources element, should be implemented in all future development, including renovation and reconstructions. Data on historic development trends provided by the Kaukauna Building Inspection Office is indicated in Table 13.

Housing Issues and Concerns

Kaukauna is located at a focal point of the Fox Valley. The perception of the City through media and by word of mouth could amplify to its housing and economic market in a positive or negative manner. Thus, Kaukauna should take every opportunity to highlight its progressive policy, sustainable initiatives, and promising economic future. Emphasis should be directed towards its strong recreational programs, and new development projects and opportunities whenever possible.

- Thilmany Mill

As one of the major employers in Kaukauna, Thilmany Paper Mill is directly tied to visitors' perception of the City. Through the industrial operations, waste products are produced and a strong odor is emitted from the treatment process. The Thilmany Mill is making substantial strides in reducing the odor emitted as well as the amount of waste entitled to treatment. As a result of 60 percent of wind in the City originating from the southwest, the areas impacted the greatest by the odor are areas to the north and east of the paper mill. This



non-toxic odor leaves a lasting impression on Fox Valley residents and visitors alike that is difficult to mitigate. By informing the public of the environmental improvements to the treatment process and expressing that no health risks can be had, there is attention brought to a subject that may have been ignored or not noticed by some. Not concerning anyone with the odor is possibly the best action to take in this situation to avoid unnecessary negative attention. Residential Development should be focused to the south and west of the mill to further reduce the impact and negative perception created by the odor.

- Wisconsin International Raceway (WIR)

Wisconsin International Raceway is located directly to the south of Kaukauna in the Town of Buchanan within the Konkapot Creek bottoms and provides a degree of recognition for

Kaukauna as an entertainment venue in the area. When in use, this raceway creates a considerable amount of noise. Noise pollution is a major concern when designing communities and can become a major impediment to the community's attractiveness. The noise generated from racing events at the WIR has a negative impact on the housing climate of the city due to the noise pollution threatening Kaukauna's attractiveness as a home for potential buyers. Prevailing winds from the Southwest carry noise throughout the community. New housing developments in the South and Beaulieu Hill neighborhoods experience the greatest negative impacts from WIR. Maintaining and/or creating forested natural areas near the race track is one way of controlling and minimizing the effects of noise created by events held at WIR. In addition to noise pollution, some events generate substantial attendance and therefore, large volumes of traffic influx which also has potential to draw away from Kaukauna's appeal.

- River Utilization

The Fox River is an important and underutilized commodity in the City of Kaukauna. It is heavily used for its industrial power and electrical generation ability, which results in its aesthetic characteristics being somewhat overshadowed by these development types. Industrial land



uses, rail lines and busy roadway corridors seem to take away from the splendor of the waterway, dulling the natural aspects it possesses. There are also single family houses along the river on the City's west side. These houses are primarily located on the north bank of the river as it runs through Kaukauna, but there are also some single family houses located on the south bank of the river. Reclamation of dilapidated or vacant properties near the river should be transformed into higher valued housing to

minimize conflicting land uses along the river. Trail systems along the Fox River have been incorporated with the 1000 Islands Conservancy and another trail along the river runs from the "Family & Friends" Sculpture Garden to Thilwerth Park. In order to promote this resource and make it more available to the residents of the City, Kaukauna should incorporate downtown multifamily housing into its development plans, similar to Canal Place, that accommodate all income levels. Such a great resource should be utilized to its full scenic potential and be available to a larger portion of residents.

- Neighborhood Development Analysis

The neighborhood development analysis is designed to help the community grow in areas that best comply with housing objectives. Growth can be thought of in two manners - new development and existing housing rehabilitation. New development projects should satisfy multiple objectives, including, but not limited to: open space preservation, minimal service infrastructure development, environmental protection, and quality of life for residents. Traditional neighborhood development designs can provide understanding into potential



implementation aspects that can be incorporated in new development. In the same manner, conservation subdivisions principles can be incorporated by supporting developers who include resource protection into their plans. Qualities of a new subdivision should include many of these open space and environmentally conscious features because the market tends to sway potential homeowners to demand these features. These features also attract higher income residents and higher valued housing development that can improve the value of Kaukauna's housing stock. Existing housing redevelopment projects should further support the quality of life in the neighborhood and be compatible with surrounding structure designs. Population expansion and aging should be keenly watched in accordance with housing development. The baby boomer generation will reach retirement between 2011 and 2029. This substantial portion of the overall population will likely take one of the following housing steps towards retirement: "relocate to a fair climate location, downsize housing, or join a nursing home or extended care facility," says Dowell Myers in his article in the Journal of the American Planning Association, "Aging Baby Boomers and the Generational Housing Bubble." He offers three suggestions for communities, where Kaukauna should be no exception, "limit overbuilding of new housing, retain elderly in the community, and attract young and immigrant households to local neighborhoods." Kaukauna fits into these suggestions, where 12.2% (1,881) of the current population is age 65 and older and the population in Kaukauna that fits into the "Baby Boomer" age gap accounts for 5,413 residents, which translates to 35.0% of the entire city population (US Census 2010). To further highlight the population implication on housing, Kaukauna historically has not had a larger retired population. From 2000 to 2010, there was a 5.4% increase in the number of residents age 65 and older (1,785 to 1,881) based concentration of population in each age cohort.

Retaining the expected elderly population in Kaukauna will support strong community diversity. The City can strategically plan to achieve this by offering senior oriented jobs, easy access to community facilities, and improve on senior care assistance such as at-home and limited low-cost health care. Existing programs provided privately and publicly are making positive steps towards ensuring retired and elderly residents remain in the City. Kaukauna also offers numerous senior care facilities, a full time paramedic unit, and senior citizen recreational services. For further explanation on the population demographics of Kaukauna and related projections, refer to the "Issues and Opportunities" section of the plan.

There are certain housing regulations that homeowners must follow and comply with in the City of Kaukauna. Chapter 19 of the Municipal Code for Kaukauna provides regulations on housing and property maintenance. The code establishes minimum housing and property standards to ensure that public safety, health, and welfare are accommodated for. This provides the City with leverage to enforce that housing units are maintained and that the objectives covered in this section regarding existing units are reached. Increasing the amount of high value housing will also help improve the quality of housing in the City. This should be done by creating highly appealing neighborhoods through effective placement and design, and promoting higher income industries to locate in the City. With the utilization of state incentives, cooperation with non-profit organization, and a concentration on housing by the City, Kaukauna should be on the right path to deal with housing issues.

An extended objective of the City should aim efforts at providing affordable public transportation to all residents. Valley Transit service provides bus transport at low cost rates to Kaukauna residents. Buses are retrofitted with bike racks near the hood, making commuting

without a vehicle more convenient. More in and outbound locations should be added. Infrastructure could also be expanded in the same manner, where new, functional bus stops may promote system use. Taxi services also provide residents with transportation in Kaukauna and throughout the Fox Valley. Locally, Aloha Taxi LLC serves the City and surrounding area. A trail network connecting residents to bus stops with the intention of voiding the necessity of motor vehicle



transportation could also be useful for the residents of Kaukauna. A trail system could also efficiently connect public facilities, recreational areas, and commercial business areas. Beyond the trail system, pedestrian friendly development such as well maintained sidewalks, signage, lights, painted roadways, and bike lanes could further support this initiative.

Public transportation initiatives should be developed in accordance with plans for “Transportation” and “Agricultural, Natural, and Cultural Resources” elements. These plans should encompass the infrastructure additions and social changes needed to create an effective, multi-dimensional public transportation system.

- Overview of Findings

There are patterns in the data for Kaukauna that can be extracted for the City’s use to systematically develop into the future. The percent change in housing units from 2000 to 2010 is relatively high in Kaukauna when compared to Outagamie County, accounting for a 28.3% (1,454) unit increase. Projected housing unit growth is roughly 5.1-7.6% per every five years projected into the future, depending on the method used. This results in an approximate projected 25.4 - 29.1% increase by 2030. This projection is slightly higher than the projected population increase of 24% by 2030. The continual development of primarily single family units within the City accounts for 74% of Kaukauna’s housing being single family. Occupancy data shows that vacated units have also increased by 90.6% from 2000 to 2010, from 171 to 326 units. Both owner occupied vacancy rates and renter occupied vacancy rates have increased from 2000 to 2010. The increased previous development and slowing economy may be a driving force behind the elevated vacancy rate and slow recent development trends seen throughout the City.

Existing housing stock built before 1959 represents approximately 42.7% (2,763) of structures in the community, which is the largest portion of the housing stock in the City. New developments built after the year 2000 accounted for 16.4% (1,058) of the units. The value of existing units has also seen tremendous shifts in past years. The greatest shift noticed in housing values was seen in household values of less than \$100,000 with a 57.7% decrease in the past decade.

Kaukauna has historically had one of the lowest median household incomes in the general region. The percentage of owner-occupied housing affordability has stayed relatively constant in Kaukauna over the past decade with roughly 15.8% of owner-occupied units being unaffordable. In Outagamie County, the percentage of unaffordable owner occupied housing has increased from 15.2% to 23.4%. When it comes to renter affordability, both the City and County have increased in percentage of unaffordable housing, with the City's unaffordable renter occupied units increasing from 30.1% to 44.7% and Outagamie County increasing from 25.4% to 39.8%.

GOALS, STRATEGIES, AND RECOMMENDATIONS - HOUSING

- Adequately accommodate for all low- to moderate-income residents, both current and future.
 - Accommodate low- and moderate-income housing by providing infrastructure and permitted land-use controls for less expensive housing types.
 - Encourage developers who seek out incentives or plan to provide a certain amount of low income units in their housing structure. Continue to work with developers who have previously included low income housing with projects in an effort that they will continue including low income housing.

- Ensure that housing and care facilities are provided to elderly and special needs residents, both current and future.
 - Equal housing opportunity should be provided through assistance programs to elderly, special needs, and low- to moderate-income residents.
 - Work with Kaukauna Area School District to promote volunteering opportunities at elderly/special needs households. Get students acclimated with housing issues that exist not only in the community but also the area/state.
 - Provide assistance, financial and physical, to elderly/disabled people for rehabilitation of existing housing stock to provide a sanitary and safe living environment for elderly, special needs, and low income residents.
 - Provide adequate and affordable means of transportation for the elderly and disabled within the City.
 - Maintain and create sidewalks and trail systems that are functional and easily accessible for the elderly and disabled.

- Maintain existing housing stock to its full structural and aesthetic integrity to support strong neighborhood networking and a sense of community.
 - Support and assist the creation of neighborhood associations to provide communication between residents, safety in the community, and progressive action in each neighborhood.
 - Discourage single family residential neighborhoods from being rezoned and converted to multifamily units, especially in older neighborhoods, including Central City North and South.
 - Promote interaction between non-profit housing organizations and other community organizations (i.e. Kiwanis, Lions Club, VFW) to endorse citizen interest and concerns regarding housing.
 - Support mixed use development and rehabilitation of second story housing units in Downtown Central Business District and other commercially zoned areas.
 - Analyze existing housing assistance programs to ensure that they are effectively achieving their goals and providing their full potential to the community.
 - Gather feedback from housing assistance recipients and individuals who were involved with the process/program including Community Development Block Grant (CDBG) opportunities and their effectiveness.
 - Maintain existing housing stock through citizen education and use of government assistance for remodeling/rehabilitation purposes. City of Kaukauna should take the initiative to address these issues, creating a “fix-up” or “renovation” program for existing home owners. This could be achieved through informative literature, seminars, information fairs, etc.

- Administer weatherization education and program assistance for housing improvements.
 - Further assistance should be provided for rehabilitation of higher income households through the use of low interest loans from financial institutions.
 - Ensure that deteriorating public infrastructure such as sidewalks, streets, parks, and signage are maintained to their highest structural and aesthetic potential.
 - Further develop a quality sidewalk and recreational trail system to support walkability throughout the community and interaction/cooperation between neighborhoods. This will further strengthen Kaukauna's sense of community and promote strong neighborhood relations.
 - The City should coordinate educational sessions and material on affordable housing, maintenance, rehabilitation, and other housing issues with the Kaukauna Housing Authority.
- Promote organized, systematic development plans that alter the built or natural environment as little as possible.
 - Minimize intrusions/negative impact on existing properties when developing housing and infrastructure.
 - Administer policies and zoning ordinances that protect all of the environmental and constructed features within the community when developing housing.
 - Administer restrictive controls through municipal code regulations and responsible land ethics on extended development.
 - Encourage future development in areas that can be served conveniently and economically with public utilities and services.
 - Support diversity of new housing development to avoid monotony in housing units and develop a unique city character.
 - In locations that are appropriate, install reduced street widths and other infrastructure features that are less expensive to promote development.
 - Encourage a diversity of housing structures, including smaller single family, condominium, and townhouse units which reduce energy demands for heating and cooling. Achieve this by reviewing the City's zoning incentives that support these types of developments.
 - Residential Multi-family housing should reflect the design characteristics of single family houses pre-existing in the neighborhood.
 - Maintain adequate open space in development applications defined in zoning regulations, where natural ecological features are preserved and green space is left to enhance the quality of life for residents.
 - Limit speculation housing production by promotion of existing housing stock.
 - Consistently monitor open space and park areas for improvements and maintenance that would further support neighborhood networking and community strength.
- Administer that all development and redevelopment pursuits comply with the policy regulations of the City's municipal code.
 - Housing stock and future development should occur in symmetry with the designed plans and goals of the other elements provided in this comprehensive plan.
 - Promote orderly, systematic growth of housing developments through municipal policy and reliance on sound judgment through municipal codes.

- Ensure that all future development take place with best land use practices and regulations in mind. Ecological and built environments should be conserved at minimum through land use code compliance.
 - Separate multifamily development throughout the City, where roadways and sidewalks can support increased user capacity, through restrictive standards for large, isolated facilities and lenient standards for small, dispersed facilities.
 - Encourage multifamily and two-family development projects with highest allowable density in close proximity to downtown to reduce residential footprint, increasing downtown business customer base, and utilize riverfront scenic beauty. Development plans should exclude the conversion of large single family units into multifamily.
 - Ensure private housing stock maintenance by strictly enforcing the municipal housing code on negligent residential units.
 - Promote aesthetic beauty of multifamily development landscaping by accepting uniquely designed site plans in accordance with surround neighborhood design, further discouraging “cookie cutter” residential units.
- Attract higher value housing developments in the City.
 - Preserve highly aesthetic natural areas for the development of visually appealing neighborhoods.
 - Avoid monotonous streetscapes of traditional neighborhood designs by implementing curve/linear street designs and other visually appealing street designs, such as cul-de-sacs, in new developments to improve character in relation to aesthetic areas.
 - Provide limited connections to high traffic roads to reduce heavy automobile traffic through neighborhoods.
 - Create larger lot sizes with large front yard setbacks to appeal to higher income residents.
 - Provide pedestrian friendly street designs, such as adequate sidewalks and bike lanes/trails, and adequate lighting for multimodal traffic.
 - Incorporate decorative lighting, where viable, to further achieve a positive visual perception.
 - Incorporate public gathering places in neighborhoods, such as parks, swimming/fishing ponds etc., to promote resident interaction and a sense of community.
 - Provide visually appealing street landscaping in new neighborhoods, such as vegetated medians, wide planting strips and various trees, to further appeal to a natural looking environment.
 - Promote new development south and west of the paper mill, opposite of prevailing winds, to minimize the negative perception created by the odor emitted.
 - Promote energy efficient housing designs to enhance the progressiveness in the City and to attract a higher income class of residents.
 - Provide information on technical assistance and tax incentives for energy efficient construction and design of housing units.
 - Provide information and assistance for first time homebuyers about incentives for the purchase or construction of new homes; primarily through the Wisconsin Housing and Economic Development Authority.

- Attract higher income businesses into the City, such as professional services, by providing economic incentives in order to attract higher income residents to the area that will create a need for higher valued housing.
 - Create TIF districts for high paying industries to promote higher income residents to relocate to Kaukauna and to provide additional assistance to the company for improvements and additional growth.
 - Preserve land near economic centers of the City for residential development to allow short distance travel to and from the workplace, possibly through transfer/purchase of development rights.
 - Reduce or waive certain development fees, such as water and sewer hook ups, to provide incentive for new development.
 - Provide predevelopment funding to pay up-front costs, such as Environmental Impact Assessments (EIA), to encourage developers to become involved.
-

HOUSING ELEMENT EXHIBITS

Table 1: Housing Units

Jurisdiction	2000					2010				
	Total	Occupied		Vacant		Total	Occupied		Vacant	
		Number	Percent	Number	Percent		Number	Percent	Number	Percent
City of Kaukauna	5,142	4,971	96.7%	171	3.3%	6,596	6,270	95.1%	326	4.9%
Outagamie County	62,614	60,530	96.7%	2,084	3.3%	73,149	69,648	95.2%	3,501	4.8%

Source: U.S. Census 2000 Summary File 1 (SF1); U.S. Census 2010 Redistricting Data File

Table 2: Occupancy and Vacancy Characteristics

	City of Kaukauna		Outagamie County	
	2000	2010	2000	2010
Total Housing Units	5,142	6,596	62,614	73,149
Total Occupied Housing Units	4,971	6,270	60,530	69,648
Owner Occupied	3,553	4,353	43,830	49,738
Vacancy Rate	0.9%	2.6%	0.9%	N/A
Renter Occupied	1,418	1,917	16,700	19,910
Vacancy Rate	5.5%	7.9%	4.9%	N/A
Vacant Housing Units	171	326	2,084	3,501

Source: U.S. Census 2000 Summary File 1 (SF1) -100 Percent Data; U.S. Census 2010 Summary File 1 (SF1) -100 Percent Data

Table 3: Total Housing Units by Structure

Jurisdiction	Single Family Units		2 to 4 Units		5 or More Units		Mobile Home, Trailer, or Other		Total Housing Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
2000										
City of Kaukauna	3,819	74.3%	758	14.8%	549	10.7%	12	0.2%	5,138	100.0%
Outagamie	46,548	74.3%	6,856	10.9%	7,990	12.8%	1,220	1.9%	62,614	100.0%
Wisconsin	1,609,407	69.3%	281,936	12.1%	325,633	14.0%	104,168	4.5%	2,321,144	100.0%
2005-2009										
City of Kaukauna	4,796	74.0%	808	12.5%	845	13.0%	29	0.4%	6,478	100.0%
	+/- 305	+/- 3.9	+/- 180	+/- 2.8	+/- 192	+/- 2.9	+/- 102	+/- 0.8	+/- 250	-
Outagamie	53,580	75.2%	7,197	10.1%	9,474	13.3%	1,005	1.4%	71,256	100.0%
	+/- 630	+/- 0.9	+/- 546	+/- 0.8	+/- 594	+/- 0.9	+/- 177	+/- 0.2	+/- 345	-
Wisconsin	1,799,514	70.6%	278,456	10.9%	370,895	14.5%	101,050	4.0%	2,549,915	100.0%
	+/- 7,838	+/- 0.2	+/- 3,769	+/- 0.1	+/- 3,839	+/- 0.2	+/- 1,250	+/- 0.1	+/- 4,916	-

Source: U.S. Census 2000 Summary File (SF3) – Sample Data; American Community Survey, 2005-2009

Table 4: Total Housing Units by Age

Year Built	City of Kaukauna		Outagamie County		State of Wisconsin	
	2005-2009		2005-2009		2005-2009	
	Number	Percent	Number	Percent	Number	Percent
2005 or later	251	3.9%	1,681	2.4%	57,283	2.2%
Margin of Error	+/- 116	+/- 1.8	+/- 202	+/- 0.3	+/- 1,341	+/- 0.1
2000 to 2004	807	12.5%	7,945	11.1%	207,180	8.1%
Margin of Error	+/- 150	+/- 2.3	+/- 450	+/- 0.6	+/- 2,376	+/- 0.1
1990 to 1999	860	13.3%	12,633	17.7%	360,824	14.2%
Margin of Error	+/- 138	+/- 2.0	+/- 532	+/- 0.7	+/- 2,851	+/- 0.1
1980 to 1989	546	8.4%	8,492	11.9%	253,932	10.0%
Margin of Error	+/- 118	+/- 1.9	+/- 516	+/- 0.7	+/- 2,512	+/- 0.1
1970 to 1979	734	11.3%	10,891	15.3%	394,599	15.5%
Margin of Error	+/- 174	+/- 2.6	+/- 538	+/- 0.8	+/- 3,455	+/- 0.1
1960 to 1969	517	8.0%	6,290	8.8%	260,339	10.2%
Margin of Error	+/- 132	+/- 2.0	+/- 383	+/- 0.5	+/- 2,647	+/- 0.1
1959 or Earlier	2,763	42.7%	23,324	32.7%	1,015,758	39.8%
Margin of Error	+/- 318	+/- 4.6	+/- 818	+/- 1.1	+/- 4,788	+/- 0.2
Total Housing Units	6,478	100.0%	71,256	100.0%	2,549,915	100.0%

Source: American Community Survey, 2005-2009

Table 5: Owner Occupied Housing Stock Value (2005-2009)

Jurisdiction	City of Kaukauna		Outagamie County		Wisconsin	
	Number	Percentage	Number	Percentage	Number	Percentage
Less than \$50,000	56	1.3%	1,054	2.1%	74,488	4.7%
Margin of Error	+/- 40	+/- 0.9	+/- 187	+/- 0.4	+/- 1,339	+/- 0.1
\$50,000 to \$99,999	830	19.1%	6,359	12.8%	221,058	14.1%
Margin of Error	+/- 152	+/- 3.2	+/- 400	+/- 0.8	+/- 2,606	+/- 0.1
\$100,000 to \$149,999	1,890	43.6%	17,625	35.4%	363,574	23.2%
Margin of Error	+/- 209	+/- 4.3	+/- 602	+/- 1.2	+/- 3,411	+/- 0.2
\$150,000 to \$199,999	879	20.3%	11,940	24.0%	341,211	21.7%
Margin of Error	+/- 163	+/- 3.5	+/- 483	+/- 0.9	+/- 3,185	+/- 0.2
\$200,000 to \$299,999	579	13.4%	9,107	18.3%	336,925	21.5%
Margin of Error	+/- 117	+/- 2.8	+/- 414	+/- 0.8	+/- 2,675	+/- 0.1
\$300,000 to \$499,999	87	2.0%	3,126	6.3%	170,893	10.9%
Margin of Error	+/- 57	+/- 1.3	+/- 276	+/- 0.6	+/- 1,933	+/- 0.1
\$500,000 to \$999,999	16	0.4%	476	1.0%	50,188	3.2%
Margin of Error	+/- 26	+/- 0.6	+/- 113	+/- 0.2	+/- 966	+/- 0.1
\$1,000,000 or more	0	0.0%	97	0.2%	10,892	0.7%
Margin of Error	+/- 93	+/- 0.5	+/- 42	+/- 0.1	+/- 467	+/- 0.1
Total Housing Units	4,337	100.0%	49,784	100.0%	1,569,229	100.0%
Margin of Error	+/- 232	-	+/- 563	-	+/- 9,389	-
Median Housing Value	\$133,100		\$149,600		\$166,100	
Margin of Error	+/- 4,527	-	+/- 1,355	-	+/- 364	-

Source: American Community Survey, 2005-2009

Table 6: Owner Occupied Housing Stock Value (2000)

Jurisdiction	City of Kaukauna		Outagamie County		Wisconsin	
	Number	Percentage	Number	Percentage	Number	Percentage
Less than \$50,000	61	1.9%	655	1.7%	73,450	6.5%
\$50,000 to \$99,999	2,036	63.7%	16,623	43.7%	396,893	35.4%
\$100,000 to \$149,999	801	25.1%	12,754	33.5%	343,993	30.6%
\$150,000 to \$199,999	239	7.5%	5,100	13.4%	173,519	15.5%
\$200,000 to \$299,999	44	1.4%	2,237	5.9%	95,163	8.5%
\$300,000 to \$499,999	14	0.4%	527	1.4%	30,507	2.7%
\$500,000 to \$999,999	0	0.0%	110	0.3%	7,353	0.7%
1,000,000 or more	0	0.0%	9	0.0%	1,589	0.1%
Total Housing Units	3,195	100.0%	38,015	100.0%	1,122,467	100.0%
Median Housing Value	\$91,200		\$106,000		\$112,200	

Source: U.S. Census 2000 Summary File 3 (SF3) Sample Data

Table 7.1: Monthly Owner Costs as a Percentage of Household Income (2005-2009)

	City of Kaukauna		Outagamie County		Wisconsin	
	Number	Percent	Number	Percent	Number	Percent
Housing Units	4,337	100.0%	49,672	100.0%	1,563,581	100.0%
Margin of Error	+/- 268	-	+/- 858	-	+/- 8,235	-
Less than 20%	2,152	49.6%	24,050	48.4%	695,798	44.5%
Margin of Error	+/- 275	+/- 14.5	+/- 822	+/- 3.7	+/- 4,808	+/- 0.6
20.0 to 24.9%	931	21.5%	8,531	17.2%	242,352	15.5%
Margin of Error	+/- 170	+/- 7.1	+/- 573	+/- 2.0	+/- 2,375	+/- 0.3
25.0% to 29.9%	565	13.0%	5,501	11.1%	182,730	11.7%
Margin of Error	+/- 132	+/- 5.3	+/- 365	+/- 1.3	+/- 2,366	+/- 0.3
30.0 to 34.9%	284	6.5%	3,612	7.3%	123,226	7.9%
Margin of Error	+/- 98	+/- 4.1	+/- 312	+/- 1.1	+/- 2,021	+/- 0.2
35.0% and more	405	9.3%	7,978	16.1%	319,475	20.4%
Margin of Error	+/- 123	+/- 4.8	+/- 539	+/- 1.9	+/- 3,054	+/- 0.3

Source: American Community Survey, 2005-2009

Note: Excludes unit where costs cannot be computed

Table 7.2: Monthly Owner Costs as a Percentage of Household Income (1999)

	City of Kaukauna		Outagamie County		Wisconsin	
	Number	Percentage	Number	Percentage	Number	Percentage
Housing Units	3,195	100.0%	38,105	100.0%	1,122,467	100.0%
Less than 20%	1,865	58.4%	22,148	58.3%	634,277	56.5%
20.0 to 24.9%	520	16.3%	6,287	16.5%	173,620	15.5%
25.0 to 29.9%	294	9.2%	3,648	9.6%	109,833	9.8%
30.0 to 34.9%	179	5.6%	2,096	5.5%	64,892	5.8%
35.0% and more	321	10.0%	3,691	9.7%	135,075	12.0%
Not Computed	16	0.5%	145	0.4%	4,770	0.4%

Source: U.S. Census 2000 Summary File 3 (SF3) – Summary Data

Table 8.1: Monthly Rental Costs as a Percentage of Household Income (2005-2009)

	City of Kaukauna		Outagamie County		Wisconsin	
	Number	Percentage	Number	Percentage	Number	Percentage
Housing Units	1,754	100.0%	17,485	100.0%	637,568	100.0%
Margin of Error	+/- 214	-	+/- 642	-	+/- 3,947	-
Less than 20%	524	29.9%	5,901	33.7%	181,862	28.5%
Margin of Error	+/- 139	+/- 7.7	+/- 448	+/- 2.5	+/- 2,726	+/- 0.4
20.0 to 24.9%	269	15.3%	2,602	14.9%	87,878	13.8%
Margin of Error	+/- 109	+/- 6.1	+/- 319	+/- 1.7	+/- 2,237	+/- 0.3
25.0 to 29.9%	177	10.1%	2,019	11.5%	75,372	11.8%
Margin of Error	+/- 71	+/- 4.0	+/- 284	+/- 1.6	+/- 1,893	+/- 0.3
30.0 to 34.9%	194	11.1%	1,676	9.6%	54,194	8.5%
Margin of Error	+/- 107	+/- 5.7	+/- 263	+/- 1.5	+/- 1,577	+/- 0.2
35.0 and more	590	33.6%	5,287	30.2%	238,262	37.4%
Margin of Error	+/- 166	+/- 8.5	+/- 467	+/- 2.4	+/- 2,805	+/- 0.4

Source: American Community Survey, 2005-2009

Note: Excludes unit where costs cannot be computed

Table 8.2: Monthly Rental Costs as a Percentage of Household Income (1999)

	City of Kaukauna		Outagamie County		Wisconsin	
	Number	Percentage	Number	Percentage	Number	Percentage
Housing Units	1,423	100.0%	16,515	100.0%	641,672	100.0%
Less than 20%	530	37.2%	7,099	43.0%	242,345	37.8%
20.0 to 24.9%	204	14.3%	2,656	16.1%	90,934	14.2%
25.0 to 29.9%	188	13.2%	1,828	11.1%	67,926	10.6%
30.0 to 34.9%	97	6.8%	964	5.8%	44,573	6.9%
35.0 and more	332	23.3%	3,239	19.6%	162,669	25.4%
Not Computed	72	5.1%	729	4.4%	33,225	5.2%

Source: U.S. Census 2000 Summary File 3 (SF3) – Summary Data

Table 9: Income Characteristics

Jurisdiction	Households				Families			
	Total Number	Margin of Error	Median Income	Margin of Error	Total Number	Margin of Error	Median Income	Margin of Error
Income in 1999								
City of Kaukauna	4,999	-	43,980	-	3,434	-	50,187	-
Outagamie County	60,578	-	49,613	-	42,489	-	57,464	-
Wisconsin	2,086,304	-	43,791	-	1,395,037	-	52,911	-
In 2009 Inflation Adjusted Dollars								
City of Kaukauna	6,161	+/- 207	52,286	+/- 3,275	3,917	+/- 205	64,412	+/- 3,237
Outagamie County	68,107	+/- 524	55,763	+/- 1,010	45,819	+/- 771	68,476	+/- 1,579
Wisconsin	2,246,512	+/- 9,254	51,569	+/- 163	1,460,340	+/- 7,044	64,609	+/- 278

Source: U.S. Census 2000 Summary File 3 (SF3) – Sample Data; American Community Survey, 2005-2009

Table 10: Historic Population Change, 1970-2010

Jurisdiction	1970	1980	1990	2000	2010	% Change (1970-2010)
City of Kaukauna	11,308	11,310	11,982	12,983	15,462	37.4%
Outagamie County	119,398	128,730	140,510	161,061	176,695	48.0%
Wisconsin	4,417,821	4,705,642	4,891,769	5,363,715	5,686,986	28.7%

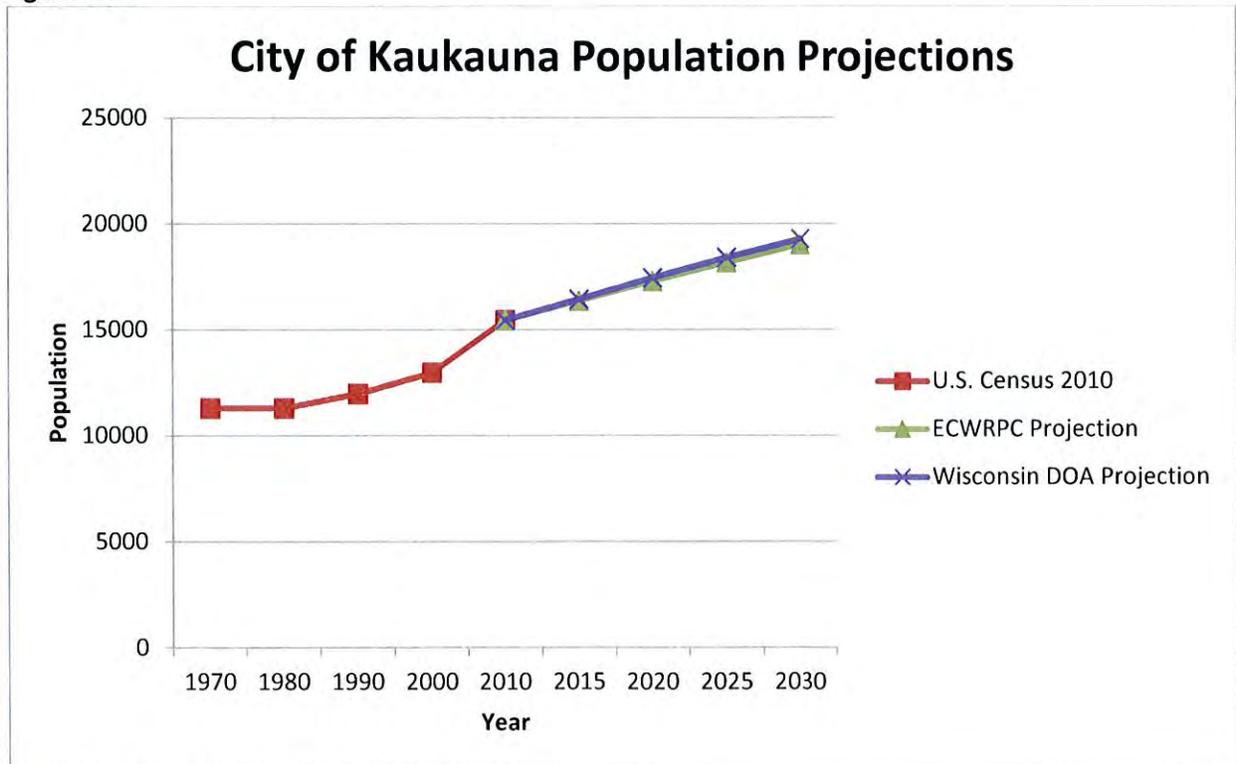
Source: U.S. Census, 1970-2000; U.S. Census 2010 Summary File 1 (SF1)

Table 11.1: Future Population Projections

Jurisdiction	U.S. 2010 Census	2015 Projection	2020 Projection	2025 Projection	2030 Projection	2010 to 2030	
						Numeric Change	Percent Change
C. Kaukauna (Low)	15,462	16,378	17,316	18,197	19,046	3,584	23.2%
C. Kaukauna (High)	15,462	16,454	17,460	18,422	19,308	3,846	24.9%
Outagamie County (Low)	176,695	185,807	195,013	203,472	211,454	34,759	19.7%
Outagamie County (High)	176,695	186,775	197,017	206,755	215,622	38,927	22.0%
Wisconsin (Low)	5,686,986	5,864,874	6,042,345	6,204,521	6,343,005	656,019	11.5%
Wisconsin (High)	5,686,986	5,899,849	6,111,063	6,296,350	6,444,377	757,391	13.3%

Source: City of Kaukauna Population Projections

Figure 11.1



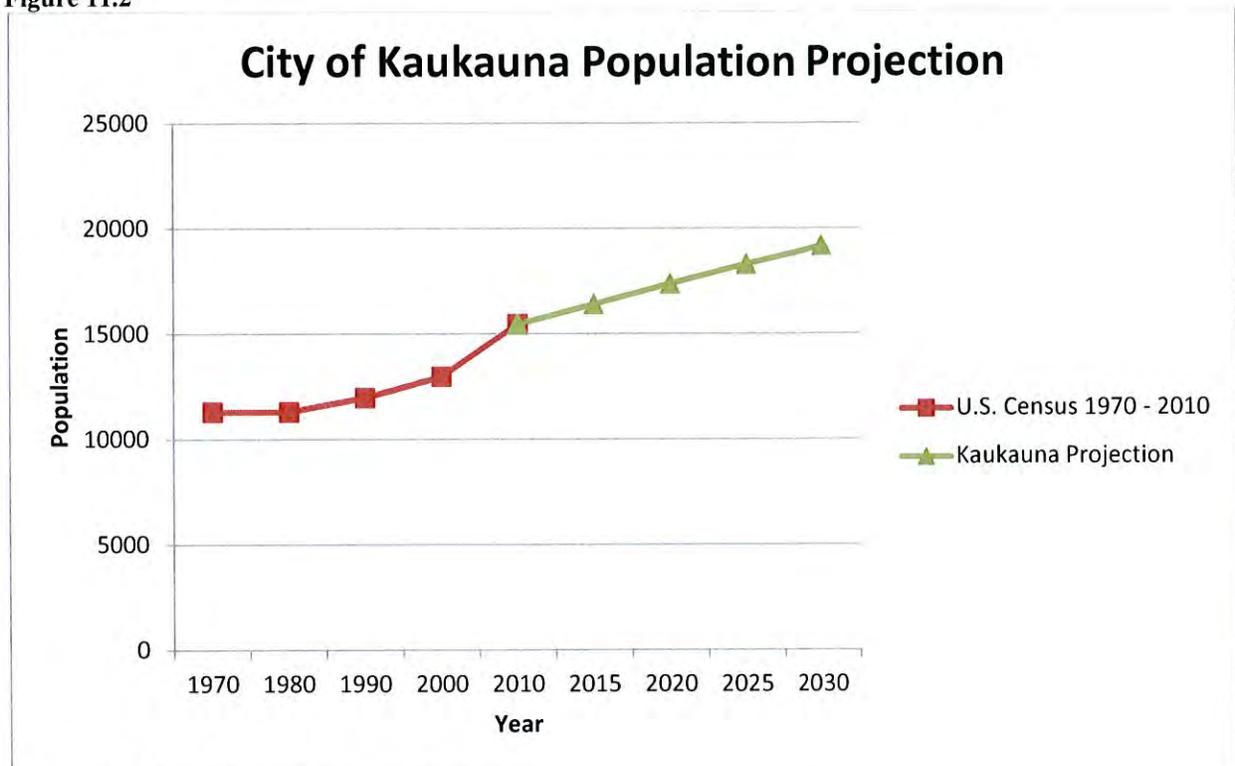
Source: City of Kaukauna Population Projections

Table 11.2: City of Kaukauna Future Population Projection (Average)

Jurisdiction	U.S. Census 2010	2015 Projection	2020 Projection	2025 Projection	2030 Projection	2010 to 2030	
						Numeric Change	Percent Change
C. Kaukauna	15,462	16,416	17,388	18,310	19,178	3,716	24.0%
Outagamie County	176,695	186,291	196,015	205,112	213,529	36,834	20.8%
Wisconsin	5,686,986	5,882,390	6,076,685	6,250,356	6,393,614	706,628	12.4%

Source: City of Kaukauna Population Projection

Figure 11.2



Source: City of Kaukauna Population Projections

Table 12: Future Household Projections

Jurisdiction	Method Used	2010		2015		2020		2025		2030	
		No. HH	Persons Per HH								
City of Kaukauna	A	5,973	2.49	6,426	2.45	6,885	2.42	7,296	2.40	7,712	2.37
	B	5,852	2.54	6,234	2.52	6,623	2.51	6,984	2.50	7,341	2.49
Outagamie County	A	70,321	2.52	75,104	2.48	79,872	2.45	84,030	2.43	88,186	2.32
	B	68,865	2.58	72,760	2.56	76,663	2.55	80,173	2.55	83,578	2.54

Source: East Central Wisconsin Regional Planning Commission, 2004

Note: The ECWRPC as the official Metropolitan Planning Organization for the Fox Cities Urbanized Area, has developed two methodologies for projecting future households. The first methodology, hereafter referred to as the Methodology A, calculates future household growth by distributing the projected number of households in Outagamie County to each minor civil division (city, village, town) based on the historic percentage of Outagamie County households which have been located within the particular

minor civil division. The second methodology, hereafter referred to as Methodology B, assumes that the minor civil division's average number of persons per household will change at the same rate as Outagamie County's average number of persons per household as projected by the Wisconsin Department of Administration (DOA). In methodology B, the projected population, as described in the previous section, is divided by the projected average household size to determine the future amount of households within the minor civil division.

Table 13: Newly Constructed Housing Structures & Subsequent Units

Year	Single Family		Two Family		Multi Family		Totals	
	Structures	Units	Structures	Units	Structures	Units	Structures	Units
2010	33	33	1	2	1	8	35	43
2009	46	46	4	8	0	0	50	54
2008	39	39	4	8	0	0	43	47
2007	63	63	4	8	7	57	74	128
2006	60	60	2	4	2	18	64	82
2005	130	130	18	36	2	26	150	192
2004	112	112	6	12	0	0	118	124
2003	169	169	8	16	0	0	177	185
2002	88	88	17	34	9	108	114	230
2001	69	69	17	34	21	248	107	351
2000	61	61	10	20	0	0	71	81
1999	37	37	6	12	0	0	43	49
1998	37	37	11	22	1	34	49	93
1997	37	37	11	22	1	34	49	64
1996	31	31	5	10	1	8	37	49
1995	42	42	3	6	1	4	46	52

Source: Kaukauna Building Inspection Office

TRANSPORTATION

Introduction

The City of Kaukauna strives to provide the most efficient transportation network to assist in the movement of commerce and people. The City has excellent access to US highways and a future Interstate Highway, is well connected to the Fox Cities, has rail service, a bicycle trail system, is part of the Fox River Navigation Authority, and is served by a bus route. As a center of industrial commerce, emphasis is placed on the movement of new material, finished product, and in the safe 24-7 access of workers to work place.

Compilation of Policies, Objectives and Goals

Streets and Highways. The City's street system is classified by function. These classifications are Interstate, Major Arterial, Arterial, Collector and Local. Street classifications are based on primary function first and the volume of traffic second. Exhibit II is a street map of Kaukauna showing current and projected classifications.

The City of Kaukauna is situated on the Fox River which divides the downtown commercial district. The river also separates the Industrial Park Network and interstate system from the residential growth occurring to the south of the river. To accommodate traffic flow over the river, there are eight bridges, including those that cross the navigation and power canals. One is a lift bridge originally built in 1978 to accommodate river traffic. River traffic ceased shortly afterwards, and the bridge has been inoperable since the early 1980's.

The City is also divided by the Konkapot Creek which has two bridges that are a little over one mile in distance. Both road crossings are county roads and are classified as either major arterial or arterial. Due to topographic constraints, it is unlikely that additional crossings will develop. Since a large portion of Kaukauna's future growth will be to the east of the Konkapot Creek, consideration must be given towards long term capacity and preservation of bridges for vehicles and emergency equipment.

The City of Kaukauna's road network is well laid out and functionally efficient. The City's Industrial Park Network provides direct access to US Highway 41 (future Interstate 55) with two ramps located at State Highway 55 and County Road J. This proximity to interstate roadways helps separate heavy truck traffic from residential vehicles. Consideration should be given to maintaining this operation and to accommodate all traffic.



Mass Transit. The City of Kaukauna is served by a regional bus service (Valley Transit) which connects Kaukauna with the Fox Cities and Oshkosh. Valley Transit is owned and operated by the City of Appleton with funding from state and federal transportation funds, as well as from the communities and counties served. Each

participating community has a member or representatives on the Valley Transit Board of Directors. This helps assure regional participation and that services meet community needs.

In the future, mass transit service can be expanded to include service between metropolitan areas. Several examples of this type of service might include bus lines, light rail, or specialized transit such as a weekend service to transport college kids from university cities such as Madison to Kaukauna (or the Appleton bus terminal). Consideration should also be given to extending bus service to Outagamie County Regional Airport to further accommodate mass transit.

Transportation Facilities for the Disabled. The mission statement of Valley Transit is as follows:

Valley Transit exists to meet community mobility needs and enhance quality of life by providing options for efficient and reliable transportation.

This is designed to include disabled persons, persons with limited mobility, and persons not otherwise able to operate a motor vehicle. Valley Transit operates fully accessible low-floor buses on all regular fixed routes. The low-floor design means no stairs at the front of the bus. A kneeling feature and ramp allow safe, easy access for passengers using mobility devices and for those who find steps difficult. Valley Transit II service is also available for individuals who, for reasons of disability, are unable to use the fixed route bus service. Valley Transit II is provided under the requirements of the Americans with Disabilities Act (ADA).

Bicycles. The City has an extensive trail network to accommodate bicycles. Exhibit III shows the trails, on-street trails, and future systems, both on and off road. The bicycle routes serve two distinct functions. First, they provide recreation and promote a healthy lifestyle. Trails for bicycles meander through restored prairies, along the river, and along an abandoned rail line. They lead to parks and other cultural features such as the 1000 Island Environmental Center. Second, bicycle routes connect residential areas with school and work destinations. While bicycle trails for recreation tend to be off-road, connecting routes for work and school are often on-street. Care must be taken to plan those routes in a safe manner and to educate drivers on the presence of bicyclists and bicycle rights.

Walking. Pedestrian accommodations have consistently ranked high in Kaukauna. Over 95% of Kaukauna's residential areas that have completed streets include sidewalks. Every major commercial district has public sidewalks.

As a policy, pedestrian accommodations should continue. Additional consideration should be given to extending pedestrian access to industrial work places and for the safe crossing of major roads, rivers, and other obstacles.

Railroads. The City is served by CN Railroad which is the only provider in the Fox Cities. To accommodate industrial users, the City has two rail spurs with public sidings in our Industrial Park Network. In addition, Thilmany Paper has a spur to receive raw product and for the shipment of finished material. This spur extends about one-half mile and includes a rail swing bridge over a navigation canal. Other businesses previously had sidings but have discontinued use. In some cases, the track and switch equipment exists and can be easily available. In other areas, only right of way exists.

Air Transportation. The City of Kaukauna is situated between two major airports that serve air carrier and air cargo clients. Outagamie County Regional Airport and Brown County's Austin Straubel International Airport presently offer scheduled passenger services from several carriers, charter flights, and air freight express services. Both airports are within 30 minutes of Kaukauna and both offer taxi and shuttle services. Day, overnight, and long term parking is available at both airports.

Trucking. Having access to heavy truck routes, the City is well located for trucking operations. The Industrial Park Network along with area industrial operations move considerable product. Logistics have to be in place to accommodate trucks including bypass lanes, sufficient pavement thickness, sufficient acceleration and deceleration ramps, fueling stations, repair bays, trailer repair and storage, policing services and overnight accommodations.

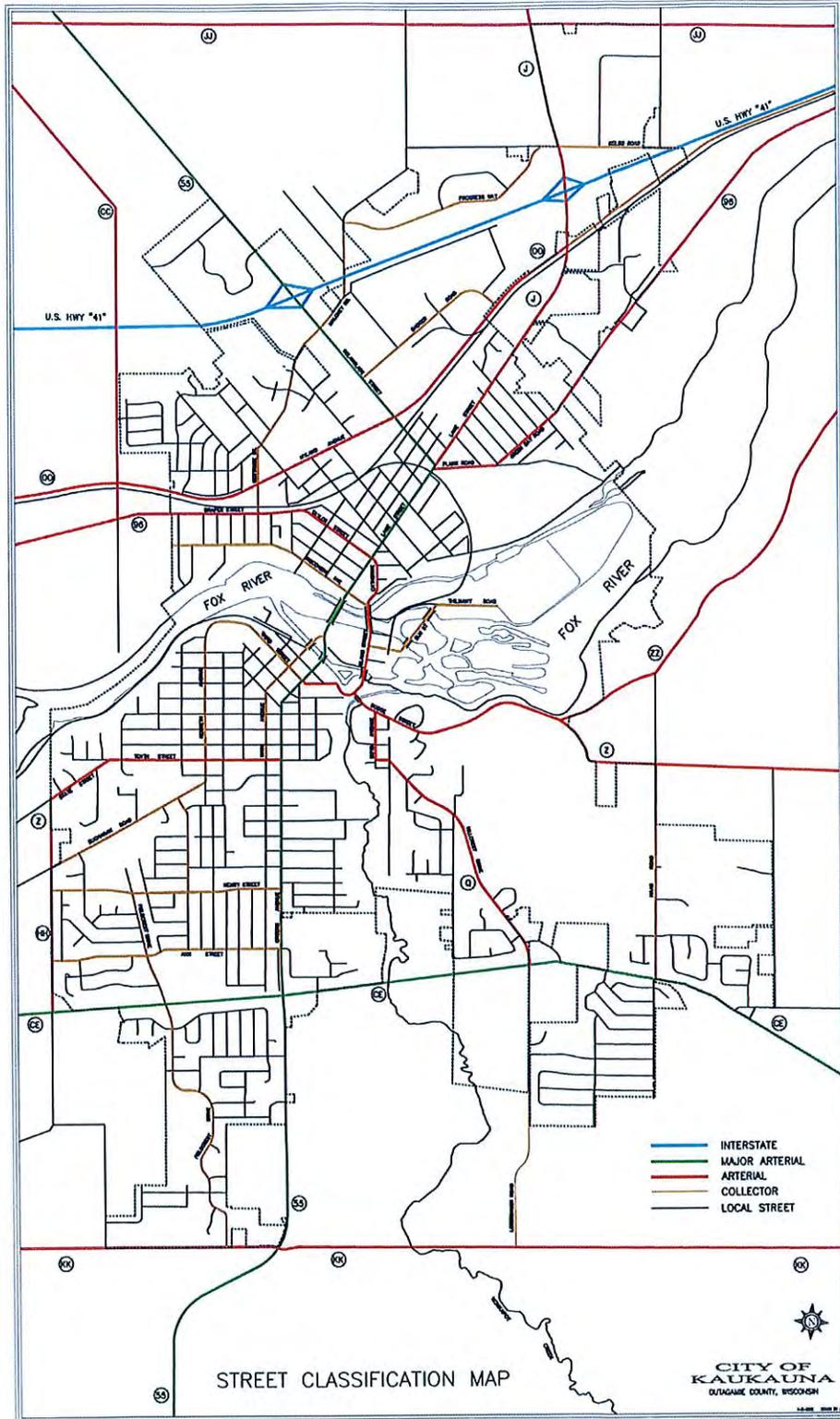
Water Transportation. There are no active commercial ports in Kaukauna. Thilmany Pulp and Paper received coal via barge traffic and salt piles were also received in the past by barge. However, navigation on the river ceased around 1980. Placed in caretaker's status, the State acquired the lock system, created the Fox River Navigation Authority, and is now in the process of refurbishing the locks.

The system will not likely be used for commercial purposes on a regular basis. The primary objective of the Fox River navigation system is to accommodate leisure and pleasure boaters. Therefore, the logistics of accommodating barge traffic is not deemed necessary.

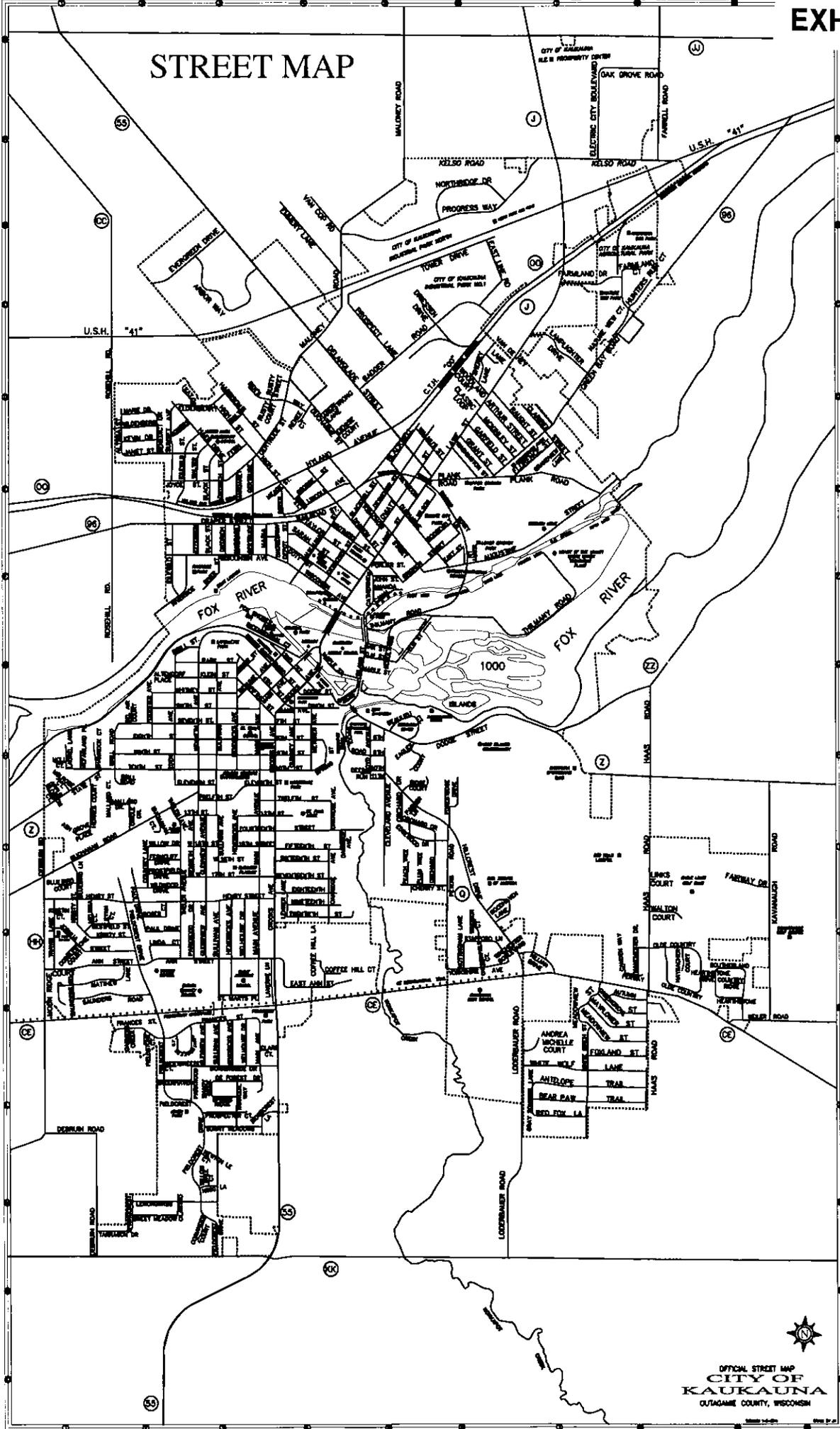
However, an open navigation system will present challenges for the City. Of primary concern is operating the lift bridge on Island Street and getting the bridge to operate. Other concerns include the railroad swing-bridge, ground maintenance, and public protection services.

GOAL, STRATEGIES, AND RECOMMENDATIONS - TRANSPORTATION

- Ensure that adequate infrastructure is in place to accommodate vehicular, heavy truck, bicycle and pedestrian access.
 - Provide for the extension of a trail network adjoining major transportation routes to provide a safe alternative to and from work/school.
 - Road improvements should take into consideration safe routes to school and improved pedestrian access.
 - Roundabouts should be considered at major intersections to reduce congestion and improve traffic flow.
 - Maintain major bridge structures, repair or replace, over the Fox River, power canal and navigation canal, and over/under Highway 41, to provide for uninterrupted vehicle access through 2060.
 - To the greatest extent possible, use concrete streets for the reduction of maintenance, replacement, and resurfacing costs.
 - Provide for the movement of individuals to and from shopping facilities, work, recreation, health care, and other services, in a timely and cost effective manner.
 - Participate in regional transit authorities that provide service to multiple areas within the Fox Cities for persons of all incomes, abilities, ages, and mental aptitudes. A regional service can best accommodate persons with disabilities, the elderly, and multiple modes of transit such as bicycles, cars, rail, plane, and others.
 - There have been regional efforts to open navigation on the Fox River since settlers first entered the valley. Kaukauna has a five lock system to bypass an approximately 51 foot drop in river elevation that was originally built in the 1850's.
 - Repair or replace bridges over the navigation canal to accommodate boaters.
 - Weigh the potential benefits of an open navigation system versus the cost of replacing a rail road swing bridge to serve an industrial client.
-

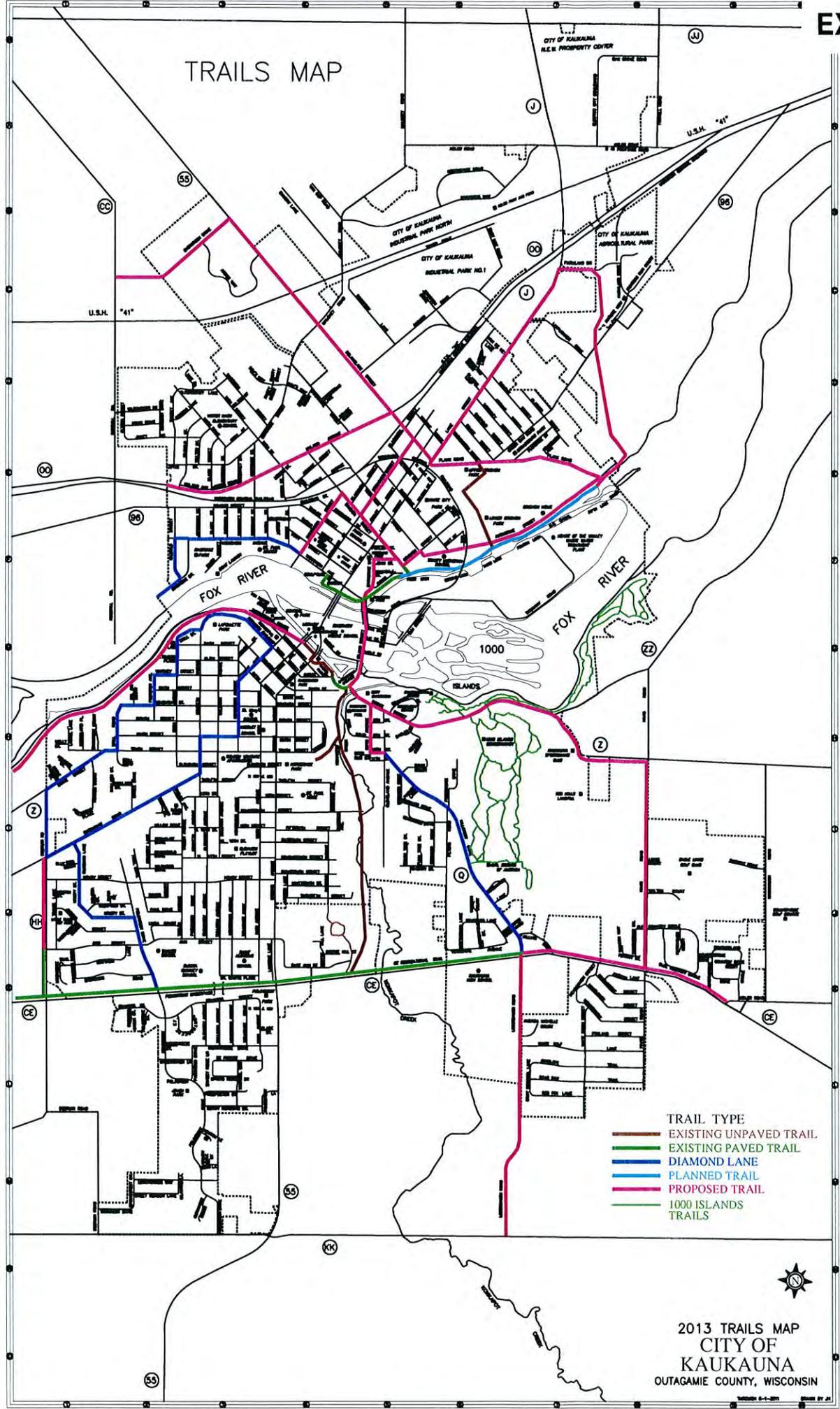


STREET MAP



OFFICIAL STREET MAP
 CITY OF KAUKAUNA
 OUTAGAMIE COUNTY, WISCONSIN

TRAILS MAP



- TRAIL TYPE
- EXISTING UNPAVED TRAIL
 - EXISTING PAVED TRAIL
 - DIAMOND LANE
 - PLANNED TRAIL
 - PROPOSED TRAIL
 - 1000 ISLANDS TRAILS



2013 TRAILS MAP
 CITY OF
 KAUKAUNA
 OUTAGAMIE COUNTY, WISCONSIN

DATE: 04-2011 DRAWN BY: JH

UTILITIES AND COMMUNITY FACILITIES

Electrical Supply and Distribution



Within the corporate limits of the City, there are three hydro electric generation plants owned and operated by Kaukauna Utilities. Two of the facilities – Old Badger and New Badger – are scheduled to be replaced in 2013 – 2014. The Federal Regulatory Commission has issued a 50-year license for a new turbine plant that will increase production of hydro powered electricity by 25% over current operations.

Water power has been in use within the City since the 1800's, initially powering individual water wheels and later, electric generators. As a municipality, the City has been generating electricity since 1912 through eight generating facilities along the Fox River.

It is estimated that 72% of carbon emissions come from coal burning power plants. Clean renewable energy produced in close proximity to the user helps reduce these emissions albeit in a very minute manner. However, grass root efforts are needed as small scale operations in many communities will add up to make an impact. Given Kaukauna Utilities knowledge of energy production and distribution, the City in the term of this report should consider the following initiatives:

- If economically feasible, take the necessary steps to increase hydro production by capturing water from the Ogee Dam and newer generators at the City Plant.
- Explore and implement additional sources of renewable energy such as wind generators and solar tracking panels.
- Encourage private production of renewable energy, specifically towards commercial properties and specifically towards solar production.
- Explore emerging technology towards renewable energy production regardless of scale, source of power, or private/public production.
- Engage local schools, technical colleges, universities, and other educational institutions toward the study of renewable energy production.

Production is one factor of providing electrical service. The other factor is distribution. To insure capacity and minimum disruption, Kaukauna Utilities should, to the greatest extent possible, place electrical lines underground and situated for easy access in the event of needed repairs. Platting of future parcels should be coordinated with Kaukauna Utilities to insure proper placement of easements. This also provides for the underground placement of partner utilities such as cable and telephone.

Special consideration should be given to the placement or upgrade of various electrical substations. The Industrial Park Network continues to grow and will draw additional demand as well as generate growth to the south and east. In addition, power may be generated from renewable sources, in significant volume, outside the river corridor. Potential land areas should be identified for the location of electrical apparatus.

The following Exhibit IV shows Kaukauna Utilities' existing service territory which includes all the incorporated area of the City.

Sanitary Sewer Service

The provision of sanitary sewer service plays a key role in the future development of the City and has an impact on the treatment and capacity of sewer outside the City. The City of Kaukauna's sewage is treated by the Heart of the Valley Metropolitan Sewerage District (HOVMSD) located near the fifth lock in Kaukauna. The HOVMSD treatment facility presently takes wastewater from the Darboy Sanitary Sewer District, City of Kaukauna, and the Villages of Combined Locks, Kimberly, and Little Chute. The HOVMSD is governed by one representative from each of the five member communities.

A Sewer Service Area (SSA), according to NR-121 of the state code, is an "area presently served or anticipated to be served by a sewage treatment system within the sewer service area plan's 20-year planning period". The Wisconsin Department of Natural Resources (WDNR) directs and is responsible for the implementation of sewer service area plans. East Central Wisconsin Regional Planning Commission (ECWRPC) has a contractual agreement with the WDNR to serve as the sewer service area planning agency in the Fox Cities. WDNR requires that new municipal sewer extensions fall within the designated SSA. The entire City falls within the SSA boundary.

In addition to the SSA boundary, there is a Planning Area Boundary (PAB). The PAB is based on the following, nonexclusive factors – the "ultimate service" area of the treatment plant based on capacity; the extent of planned service areas for individual lift stations or interceptor sewers; and/or the proximity of nearby clusters of development currently using on-site systems which may have long-term needs for sanitary sewer. The HOVPAB encompasses the entire City.

Besides SSA and PAB boundaries, the *2030 Fox Cities Sewer Service Area Plan* also delineated environmentally sensitive areas and discussed the impacts of development on water quality. **The Fox Cities SSA Plan indicates that, during its planning period (2005 – 2030), the growth needs of HOVSSA should be met by recent upgrades to the wastewater treatment plant.** Future updates to the Fox Cities SSA Plan should be consulted to track whether projections for sewerage capacity have changed.

Wastewater is conveyed to the HOVMSD plant through a collection system owned and maintained by the City of Kaukauna. There are two primary interceptors that serve the City – a main on the north side that flows to a lift station and force main along Augustine Street near the fifth lock and a south main that flows to the island area and connects with the HOVMSD main prior to the plant.

Kaukauna presently contributes 60% of the flow to the HOVMSD. The total daily influent load to the plant is presently around 55% of the plant's capacity. However, heavy rainfalls increase the influent by means of storm water inflow and infiltration. While the capacity of the plant would indicate that sufficient capacity exists to treat water in a means that would allow member communities to expand,

rain events may reduce this capacity. Other factors include pipe size and type of waste. To help assure future expansions are properly accommodated, consideration must be given towards reducing inflow and infiltration of storm water.

Storm Water Management

Controlling storm water has two primary objectives. The first is to control volume so as to minimize property damage during heavy, moderate, or long term storm events. The second is to filter storm water run-off to improve the quality of the water shed.

Storm water quantity is controlled by a number of regional ponds that provide for measured control and, in some cases, quality control. Ponds are either “dry” or “wet” depending on their depth below the outflow. Due to the presence of clay in the Kaukauna area, there is minimal infiltration of storm water to effectively control quantity.

Since the vast majority of the City’s streets are urbanized with curb and gutter, the majority of the collection system is piped. In some cases, there is minor ditching, but for the most part, the ponds are fed at a single point discharge. In most cases, there is sufficient drop/grade in the pipe to quickly and efficiently control run-off. The velocity of the pipe also prevents debris from accumulating, thus lowering maintenance costs. Exhibit V shows the location of storm ponds in Kaukauna. It is worth noting that some situations, such as large apartment complexes, have privately maintained ponds.

In 2002, the United States Environmental Protection Agency (EPA) identified Outagamie County for inclusion in the Stormwater Phase II Final Rule. As part of this mandate, communities within Outagamie County must continue managing storm water quantity, and begin managing storm water quality. The EPA sets forth minimum control measures as part of the mandate, which include:

- Public participation and outreach
- Public participation/involvement
- Illicit discharge detection and elimination
- Construction site run-off control
- Post-construction run-off control
- Pollution prevention/good housekeeping

Per the Wisconsin Department of Natural Resources NR216 Stormwater requirements, the City of Kaukauna is required to reduce storm water pollutants that discharge into the Fox River. To date, the City meets or exceeds the standards and will strive to comply with future provisions.

To help finance these goals, the City established a storm water utility. This is a City-wide utility that provides guidance for storm water management and financing and assembles year-end reports that are on file with the City Engineer. Future compliance issues should rely heavily on this utility.

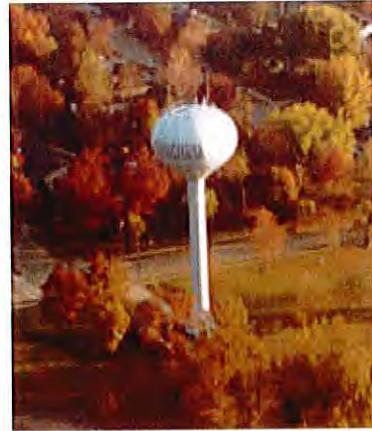
Water Supply

Water supply to the City is distributed by Kaukauna Utilities. A policy and objective of this distribution system is to provide clean, safe drinking water for the citizens of Kaukauna in adequate quantities and pressures so as to provide an uninterrupted source of fire protection and/or suppression. To

accommodate these objectives, goals, and policies, the City's water pressure is equalized by syncing two water towers at opposite ends of the community. Major looped mains are 12", 18", or 24". Other mains are 8".

To ensure quality and pressure, all mains should be looped with no main under 8" in size. A few 6" mains exist and should be upgraded on a schedule consistent with street resurfacing or in conjunction with other projects.

The City receives water via wells from the underlying Cambrian Sandstone Aquifer. This aquifer appears to have sufficient capacity and provides safe water with minimal treatment. While water quality is good, the water is "hard" causing residents to invest heavily in water softeners and salt and in plumbing repairs. Future wells should seek water of less hardness while preserving quantity and quality.



Kaukauna is a rapidly growing community in both population and industry. Although numerous conservation programs are in effect, and by reference here should be encouraged in the future, the anticipated usage will increase. Therefore, potential locations of future wells and mains should be considered now.

Solid Waste Disposal

The City of Kaukauna provides curbside collection of solid waste materials including yard waste, leaf collection, and large and irregular items (purchase of a municipal sticker is required for some items). Collection is provided weekly for garbage, monthly for large and irregular items, and seasonally for leaves and yard waste.

Household garbage is collected by automation from containers provided by the City. Disposal is to the Outagamie County landfill.

Yard waste is taken to a site within the City used by Thilmany Paper as a landfill for paper waste and by-products. Vegetation is composted while dirt and clean debris is used for berms.

Waste oil can be dropped off at the Municipal Services Building. Other hazardous waste materials can be disposed of through Outagamie County's Clean Sweep Program that provides drop-off sites at various locations throughout the State.

As an objective and policy, solid waste disposal should continue to provide convenient waste removal in a timely and cost effective manner to insure:

- Waste is properly disposed.
- Landfills are not overly burdened.
- Debris is kept from direct access to storm water.
- Continue efficiency in transporting waste.
- Uniform enforcement of material separation.

Recycling Facilities

Kaukauna and Outagamie County residents are mandated to participate in a recycling program. The City contracts with the County for curbside collection of eligible materials – primarily glass, plastic, cardboard and paper. Collection is the same day as municipal garbage collection, however, only every other week.

Materials do not have to be separated, but the system is not automated. Accordingly, it is more labor intensive and time consuming. Further, on windy days, recyclables tend to blow around neighborhoods. Therefore, some people are hesitant to properly recycle due to the method of collection.

As an objective and policy, recyclables pick up should be as convenient and timely as garbage. The system should be automated with options for weekly pick up. The goals of the program would be:

- Reduce waste stream to the landfill
- Reduce inadvertent wind-blown material
- Reduce weight of recyclables due to rain or snow
- Allow for quicker, less labor-intensive collection

On-Site Wastewater Treatment Technology

The City of Kaukauna has few if any on-site residential wastewater systems. As a policy, all residential units should be connected to a main and treated at the regional treatment facility.

Pretreatment for certain industrial/commercial users is required such as Thilmany Pulp and Paper and various meat processing facilities and restaurants. All must comply with current WDNR regulations and any policies of the regional sanitary sewer district if discharging into a sewer main.

Parks

The City of Kaukauna with a 2012 population of approximately 15,600 has, for its relative size, the largest, most comprehensive park system in the Fox Valley. This park system, and our recreational programs, add to the area's quality of life and make Kaukauna one of the best communities in which to raise a family.

To help maintain a high standard of parks, the City adopts a five-year Park and Recreation Plan. This plan which catalogues existing conditions and outlines new and innovative programs is by reference a part of the Comprehensive Plan including any subsequent updates.

The City is greatly advantaged with natural resources such as a river "pool" with boat landing above the Army Corps Dam and whitewater rapids below, wooded ravine and river bottom as part of a nature preserve, hills for sledding, an athletic complex, dog walking park, downtown sculpture garden, historic properties, and more. The total park and recreation open space is approximately 727 acres or 30.75 acres per 1,000 residents (2010 figures). The current standard recommended by the State is 6 to 10 acres. The average in the Fox Valley is 17.27 acres among communities in excess of 6,100 residents.

The following is a summary of parks in the City of Kaukauna:

- 1000 Islands Conservancy: In 1969, the 1000 Islands Conservancy area was officially created by the City Council, prohibiting any commercial, industrial or residential development in the area. The 1000 Islands Conservancy Area contains abundant species of wildlife, including a pair of nesting Bald Eagles. An Observation Report for the Kaukauna Bald Eagle Nest site has been developed. Recommendations as a result of the report can aid in protecting eagle nesting. In the lower Conservancy Area, the acreage consists of wooded shoreline along the Fox River. The upper Conservancy Area consists of wooded ravines and high land. The upper acreage is adjacent to the Thilmany landfill. The nature center offers educational programs and maintains a system of nature trails.
- Horseshoe Park: This community park is located in the south-central portion of the community. The site is heavily wooded on the eastern half and adjoins the Konkapot Creek Trail which follows an abandoned railroad grade. Nature trails are located in the lower level and connect with the 1000 Islands Environmental Center, Bayorgeon Fields and the Municipal Swimming Pool by City sidewalk. Park facilities include a lighted softball diamond, press box, concession stand with scoreboard, unlit youth ball diamond, rec-lot with playground structure, park identification sign, off-street parking, grills, security lighting, horseshoe pits, a heated shelter building with restrooms and a sand volleyball court. This park has the potential for a storm water pond in line with the piped intermittent stream which daylight at the park.
- Lower Grignon Park: This community park is complemented by the presence of the historic Charles A. Grignon Mansion. The mansion has been placed on the National Register of Historic Places and is owned and operated by the Outagamie County Historical Society. The mansion is being restored to preserve the historic structure for future generations. The lower level offers an abundance of open space, including a tobogganing hill (known as Mount Misery), several soccer and football fields, flag football, and a football fundamentals program. The potential for an ice rink is at the park but due to lack of use it has not been flooded in recent years. Other improvements to the lower level include restroom/concession stand staffed by the Electric City Soccer Association, playground equipment, and off-street parking. Across the street is an Army Corps of Engineers interpretive display, featuring a lumber exhibit, waterfall and waterwheel, benches, and a footbridge leading to Lock Number 4. An unofficial and unimproved foot trail crosses the railroad tracks and links Grignon Park with White City Park.
- Konkapot Preserve: This 23-acre portion of the reclaimed former Lehrer landfill is privately owned but leased to the City for 20 years with 2 five-year options for park purposes. A DNR grant enabled the developer to remediate the landfill site contingent on the land being placed in public use. The developer is responsible for the landfill and any problems which may arise. The City of Kaukauna used a portion of the DNR grant, along with matching funds, to plant native prairie grasses and wild flowers along with the installation of a gravel trail through the preserve. An Eagle Scout project resulted in the construction of a pavilion along the trail for people to relax and enjoy the preserve which is adjacent to the Konkapot Creek Trail.
- Doty Bayorgeon Field: This park and recreation complex serves many active recreational uses. Features include a lighted football field with broadcast booth and concession stand facilities, a metric running track, bleachers, scoreboard, two lighted softball diamonds, off-street parking, lighted baseball diamond with scoreboard and bleachers, restrooms, and a concession stand. Kaukauna Area School District utilizes these facilities for home games.

- Dog Exercise Park: Completed in 2006, this 13-acre facility won the 2007 Park Section Award for Excellence from the Wisconsin Park and Recreation Association. The dog park has three distinct areas for dogs and their human companions to play together. An area for small dogs, an area for all dogs without water, the water, and the walking trail area are all separated from each other by a chain link fence. The water area is a unique feature not found at other area dog parks and the ½ mile trail allows unleashed walking of dogs. The park offers picnic tables and benches along with vending machines and receptacles for dog waste and garbage. The paved parking area can accommodate up to 40 vehicles.
- Riverside Park and Boat Launch: This community park is located in the north-central portion of the City along the north bank of the Fox River. The upper park area has access from Riverside Drive. It contains off-street parking, a shelter building with restrooms, a picnic area with grills, horseshoe pits, night lighting and playground equipment. There is on-street parking for approximately 100 cars. The lower park area has access from River Street. It has a Little League baseball diamond, picnic tables and grills, concession stand facilities, restrooms, night lighting, boat launch, drinking fountain, park identification sign, and parking for approximately twenty-five cars and trailers. Adjacent to the boat launch is a fishing pier dock area and protective breakwater.
- Jonen Park: This community park is located on the southwestern edge of the City limits adjacent to Fieldcrest Drive. The park includes soccer and baseball fields, a basketball court, sledding hill, large pond, open space and playground equipment. The area to the south of Jonen Park expects future residential growth making this community park an attractive addition to the park system.
- Municipal Swimming Pool: This facility was constructed in 1990-1991, and includes a zero-depth outdoor pool complete with diving well, water slide, bathhouse, concession building, sand play area, sand volleyball court, night lighting and off-street parking. This state of the art recreation facility is one of Wisconsin's finest public swimming pools. During the summer of 2008 a fenced archery range was installed with multiple shooting areas and targets in the pool area complex.
- LaFollette Park: This community park serves the central portion of the City. Facilities of this mature wooded park include a shelter and restrooms, picnic tables and grills, drinking fountain, two park identification signs, softball backstop, night lighting, paved basketball court, sand volleyball court, horseshoe pits, playground apparatus equipment, and off-street parking.
- Konkapot Creek Trail: This segment of trail has three railroad bridges and follows the Konkapot Creek. The trail runs from Dodge Street to the "CE" Trail which runs from Kaukauna to Appleton and accepts bicycle as well as pedestrian traffic.
- Nature View Park: This wetland preserve, while lacking in traditional park features, is nonetheless an important part of the City park system. Maintaining the natural state of an area surrounded by commercial and residential uses benefits the wildlife and the people who may come to bird watch or simply relax and listen to the sounds of the wetlands.
- Upper Grignon Park: Facilities in the upper level of the park include playground equipment, the mount misery sledding hill, park identification sign, picnic tables and grills. In addition, the park offers a challenging 18-hole disc golf course, which winds through the wooded areas of the park.

- White City Park: This is one of two neighborhood parks in the northeast portion of the community. The topography is rolling and wooded. Improvements include a softball diamond, picnic tables and drinking fountain, park identification sign and playground equipment. During winter, sledding is also available in the rolling park. An unofficial and unimproved foot trail crosses the railroad tracks and joins White City Park with Grignon Park.
- Van Epern Park and Pond: Located in the City's Industrial Park network as a part of the NEW Prosperity Center, this park and pond serves dual purposes. It is designed to provide detention for the storm water from the development before entering Apple Creek, and will also serve as a recreation opportunity. A picnic area and trail are also planned for the park and a dock stretching out into the water will enhance fishing experiences.
- Kaukauna Sportsmen's Club: The Sportsmen's Club has a rifle, pistol, shotgun range and a clubhouse located within the corporate limits. It is open year round and is used by the general public, hunter's safety course participants, and the Police Department for training purposes.
- Kelso Park and Pond: Located in the City's Industrial Park North, this neighborhood park and pond has dual uses. It is designed to provide detention for the storm water from the Industrial Park Network. The park also was designed for tenants of the industrial park network to have a place to relax. There is a walking trail with bridges over the inlet and outfall of the pond. A picnic area is also in the park as well as a dock stretching out into the water. The Kaukauna Rotary Club has erected a large flagpole in the park.
- Central Park: Central Park has seen several improvements in recent years. The multiple functions of this facility make it an asset to both active and passive recreational users. The City has held a number of annual events on these grounds. Because of its scenic location along the dam and the Fox River, Central Park has great potential that may require continued park improvements. Facilities include off-street parking, an identification sign, soccer field, softball backstop, drinking fountain and picnic tables. The public library is located in this park.
- Anderson Park: This future neighborhood park will serve the southeast side residents north of C.T.H. "CE". Planned features are passive in nature with a picnic area, shelter building, playground equipment, and open space.
- Strasbourg Park: This neighborhood park is the second park in the northeast portion of Kaukauna. Facilities include a softball diamond, basketball court, and playground equipment with an open play area.
- Thelen Park: This rec-lot services the neighborhoods on Kaukauna's southwest side. Features include playground equipment, a shelter, picnic tables and grills, drinking fountain, and a softball diamond.
- Hydro Park: This downtown neighborhood park is centrally located and contains a main feature which represents the history of hydropower in the City of Kaukauna. This feature is designed to attract people to the area and encourage interaction with other residents of the City. The park is located along the waterpower canal and will be separated by decorative fence. A pavilion

with bathrooms and open space along with the extension of the Konkapot Trail through the downtown will complete the park.

- “Family & Friends” Sculpture Garden: Located in the north side business area scenic overlook, this park has sculptures and benches on the upper part. A switch-back trail descends to the shipping canal of the Fox River and then under the Lawe Street Bridge to the Canal View senior housing complex connecting the garden with Thilwerth Park
- Glenview Play Lot: This rec-lot serves the south-central neighborhoods of the community. The lot is located along a ravine and is partially wooded. Facilities include an older style park identification sign, drinking fountain, picnic table and grill, softball backstop, and playground equipment.
- Fieldcrest Park: Located on the City's south side, this rec-lot serves the newer residential area south of County Highway "CE". Recent improvements include playground equipment, drinking fountain, picnic area, and open play space.
- Thilwerth Park: Located along the U.S. Government Canal, this narrow park includes leased ground from the U.S. Government, a portion of the trail network with historical kiosks, and a fishing pier. The park includes a monument to Oscar Thilmany and Monroe A. Wertheimer, pioneers in the manufacturing of pulp and paper in Kaukauna. The park is subject to redevelopment and future improvements will include trail extensions, winter activities and additional fishing piers.
- Little Tykes Tot Park: This rec-lot is located on the City's southwest side and serves residents near the intersection of De Bruin Road and C.T.H. "CE". Features will include two swing sets, a slide, diggers, merry-go-round, drinking fountain, picnic tables and open space.
- Veteran's Memorial Park: This public green space is located in the central part of the community, north of the Fox River at the intersection of Lawe and Catherine Streets. Facilities include benches, a drinking fountain, walkway and a monument to Veterans. A new honoring ring monument honoring all veterans from Kaukauna who served will be constructed during the summer of 2011. A second monument is located near Reaume and Hendricks Avenues. This monument recognizes the Revolutionary War Service of area veterans.
- Fassbender Park: The second mini-park located in the central portion of the City and South of the Fox River is bordered by Crooks Avenue, Fourth Street Plaza and Quinney Avenue. Improvements to this wooded lot include a decorative fountain, drinking fountain, benches, park identification sign, and a monument to Herbert Fassbender, originator of Kaukauna Klub Dairy.
- Skateboard Park: The public skate park is a popular activity for young people. It is located in the downtown next to City Hall. The park is complete with a curbed skating area and half pipe ramps along with other features popular with skateboarders and roller-bladers.

As a policy, parks and recreation programs and improvements should be directed by a five-year plan which is readily updated and can accommodate the latest trends.

Given the extensive park network in place, it is unlikely that the City will need to acquire additional land for major parks in the next 20 years. Concentration should be focused on existing parks so as to benefit from financial investments and allow public use as soon as possible.



Telecommunications Facilities

The City is well served by telecommunications including fiber optics. To assist in wireless service for the region, the City has adopted a telecommunications tower ordinance that accommodates multiple co-locates on permitted towers. In total, there are three towers specifically designed for multiple tenants including a lattice type structure that has increased capacities. The City's Utility also has two water towers that permit co-location for added antennas.

To better assure uninterrupted service, the Utility should continue its practice of co-locating underground services. This reduces the risk of downed lines due to accidents, storms, or icing. Shared trenching of electric and telecommunications lines also saves money and space in terrace areas and easements.

As a goal and policy, the City, it's Utility, and various private telecommunications providers should work together to achieve the following:

- Maintain ordinances to accommodate trends in the telecommunications industry.
- Share common easements and facilities to effectively make use of space and infrastructure.
- Encourage the placement and maintenance of high speed telecommunications facilities, specifically for commercial and industrial uses.

Cemeteries

The City of Kaukauna does not maintain cemeteries or own property for burial sites. The attached Exhibit VI shows the location of various private cemeteries within the corporate limits.

Private cemeteries appear to have significant space for expansion. Further, there has been no public request for burial space beyond what is currently available.

Health Care Facilities

Within the City of Kaukauna there are three clinics that provide a variety of health care options. Each clinic is staffed by physicians who are properly equipped to handle day to day health care situations. Hospitals and extended care facilities are available within the Fox Cities metropolitan area. This includes elder care facilities and nursing homes, and dementia and Alzheimer's facilities also located in Kaukauna.

Adequate health care facilities exist within the community. Although the City does not have a hospital within its corporate limits, there is quick and ready access to multiple hospitals within a 15-mile radius of the City. Growth anticipated in the City over the next 20 years is not expected to warrant the investment of a full service hospital. However, clinics and specialty care facilities such as dialysis, dental, and orthopedic are expected to grow.

Child Care Facilities

The City does not provide child care or day care facilities. Municipal code allows day care operations in areas within the Industrial Park Network close to workplaces as well as in residential areas close to homes. Therefore if demand arises, there are many options for day care providers to expand operations.

Police

The City of Kaukauna provides full time police service including detectives, patrol officers, school liaison officers and various crime prevention programs. The department is staffed by a Chief, Assistant Chief, Lieutenant/Detective, four Sergeants, 17 Patrol Officers, and one Community Service Officer. This provides 1.35 officers for every 1,000 residents.

Kaukauna has an extensive and growing Industrial Park Network. There are no less than 80 major employers in the network along with smaller operations. It is anticipated that within the term of this plan, the Industrial Park Network will more than double in operations. These operations will generate growth in the community; however, industrial and commercial development will outpace residential growth. Accordingly, Kaukauna's daytime population will exceed its residential population resulting in increased traffic and other logistics that will have an impact on future police services.



Therefore police services must consider servicing not just the resident population, but the workforce population and accompanying businesses. As a policy, goal, and objective, police services for the community should consider the following future provisions and anticipated conditions:

- Commercial/industrial growth will lead to an increase in calls and in the diversity of the calls.
- Highway 41 being transferred to an interstate system may increase calls that require additional coordination with local, state, and federal authorities.
- Statistically, Kaukauna is a relatively safe community with a low crime rate. However, being part of a regional community, crime will filter into Kaukauna. Therefore, crime prevention and identification programs should increase. Greater priority should be placed on the increased use of community service officers.
- Consider reducing, eliminating, transferring, or not implementing minor police duties such as animal control and licensing, parking meter enforcement, property nuisance calls, and the like so as to keep patrol officers available for critical tasks.
- Provide for a modern, adequately equipped facility that can house the department and its logistical needs.
- Wherever feasible, consider a reduction in services or reimbursement of services for duties performed outside the corporate limits.
- Increase crime prevention programs through the school system and by means of urban design programs.

Fire/Rescue

The City of Kaukauna operates a full time Fire Department that includes paramedic services. The department is staffed with a Chief, four Assistant Chiefs, four Lieutenants, six Drivers, and four Firefighters all of whom are also Paramedics. In addition, the City has approximately 17 paid-on-call Firefighters.

Services provided by the department include rescue/paramedic services, water rescue, fire inspections, fire fighting, confined space entry, and accident management. The City's equipment includes fire-fighting vehicles and all associated apparatus, ambulances, and water rescue/recovery equipment. The combination of equipment, training, staffing, and other associated factors has resulted in the City having a fire insurance rating of 4. This rating provides reduced insurance rates for businesses that insure through participating insurance companies.



As a full service community, the Fire Department provides fire and paramedic services to residents and businesses. These services are critical to a number of facilities including elder care and assisted living facilities, clinics and other health care facilities, industrial operations and other areas with work place hazards.

The department presently operates out of a central location in downtown Kaukauna. This provides reasonable response times for the majority of the City. However, the ambulance/paramedic services extend beyond the corporate limits as shown in Exhibit VII. It should be clearly understood that these residents may not receive the equivalent response times as those in areas closer to the central location.

Relative to future services, the City is divided by a number of unique features and circumstances. These features will, along with financial capabilities and other factors, influence emergency response for fire and rescue services. The following divisions should be taken in consideration:

- The Fox River divides the City. Although there are two major road crossings, there is always a delay potential.
- The Konkapot Creek divides the south side in an east/west direction. Bridges are situated roughly one mile apart. Delay potentials exist here as well.
- Elder care facilities and most medical facilities are located on the south side. These are heavy ambulance users.
- Major industrial facilities are located on the north side. Although fewer calls are made relative to south side care facilities, the potential for multiple patients as well as the threat of commercial/industrial fires is greater.
- The CN Railroad mainline splits the north side of the City. There are several crossings; however, some delays may exist.

As an objective and goal relative to comprehensive planning, City fire and rescue services must strive to accomplish the following:

- Maintain a fire insurance rating of 4 or better.
- Investigate and implement methods of reducing or eliminating obstacles to faster response times.
- As the City's ambulance calls increase due to expanded industrial growth or growth among senior care facilities, the City should consider reducing the extraterritorial service area to avoid over-working staff and equipment.
- Investigate new facilities for an expanded Fire Department that has quick access to major arterial streets.

Library

The City's library is centrally located along Highway 55 in downtown Kaukauna. The original library is a Carnegie Library built in 1905 on property donated by the Green Bay and Mississippi Canal Company. The facility was built at approximately 6,000 square feet, is multi-level, and is still used as a library. This library is on the National Register of Historic Properties.

In 1976, the library received a two-level, 6,300 square foot addition. Subsequently, an elevator was added to gain access to all levels.

Libraries situated in downtown areas can provide benefits to the public beyond typical library programs. Libraries provide a depository of historic information, research tools for small businesses, meeting rooms, community focal points, and attract considerable patrons to the downtown area. Traditional library programs are being supplemented by trends in the industry. Within the next twenty years, libraries must adjust to meet changes in technology, consumer demand, and in expanding or maintaining library structures.

Should these trends result in a demand and the feasible implementation of a new library structure, the following points should be considered as goals and policies:



- The original Carnegie structure should be preserved and used for public benefit.
- A library should be situated in the core of the community.
- The library should identify the logistical needs of the facility for the next 40 years prior to any move.
- The library should consider adjoining man-made or aesthetic surroundings to provide inspiration to patrons.
- Given trends in the industry and ever-changing technology, new space should be considered for multifunctional uses.

Kaukauna Area School District

A high quality school system plays a critical role in attracting families, providing recreational and learning opportunities throughout the year, and in strengthening the economy by providing a skilled and well educated workforce. A sound education system prepares individuals for the next chapter in their lives regardless of age, mental, or physical capabilities.

The Kaukauna Area School District is managed by a school board operating independently of the City. The district includes all of the City of Kaukauna as well as considerable area outside the City as shown in Exhibit VIII. Presently all public schools in the district are located in the City including the high school.

The district's population growth is primarily to the south. This trend is anticipated to continue. Therefore, future schools or school expansions should consider southern locations. An aerial view of the district's two schools along County Road "CE" shows that ample space exists to accommodate potential expansions.



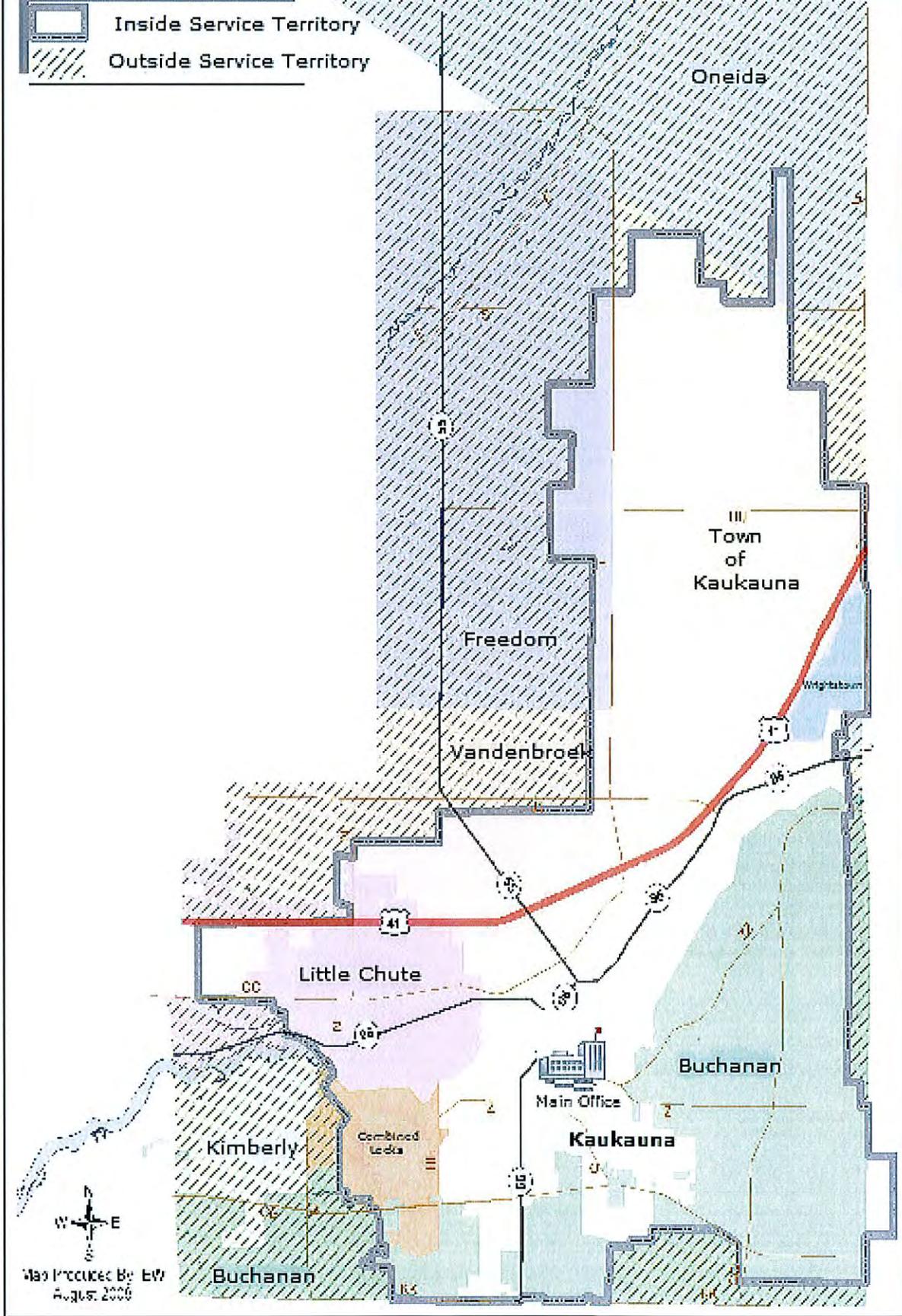
Municipal consideration should be given to ensure students, parents, and visitors to the school have a safe route to all facilities. This includes pedestrians, vehicles and buses. As a policy, the City should continue to place sidewalks with access to schools, crossing guards where appropriate, separate buses and vehicles, control intersections for traffic, and locate schools adjacent to arterial roads.

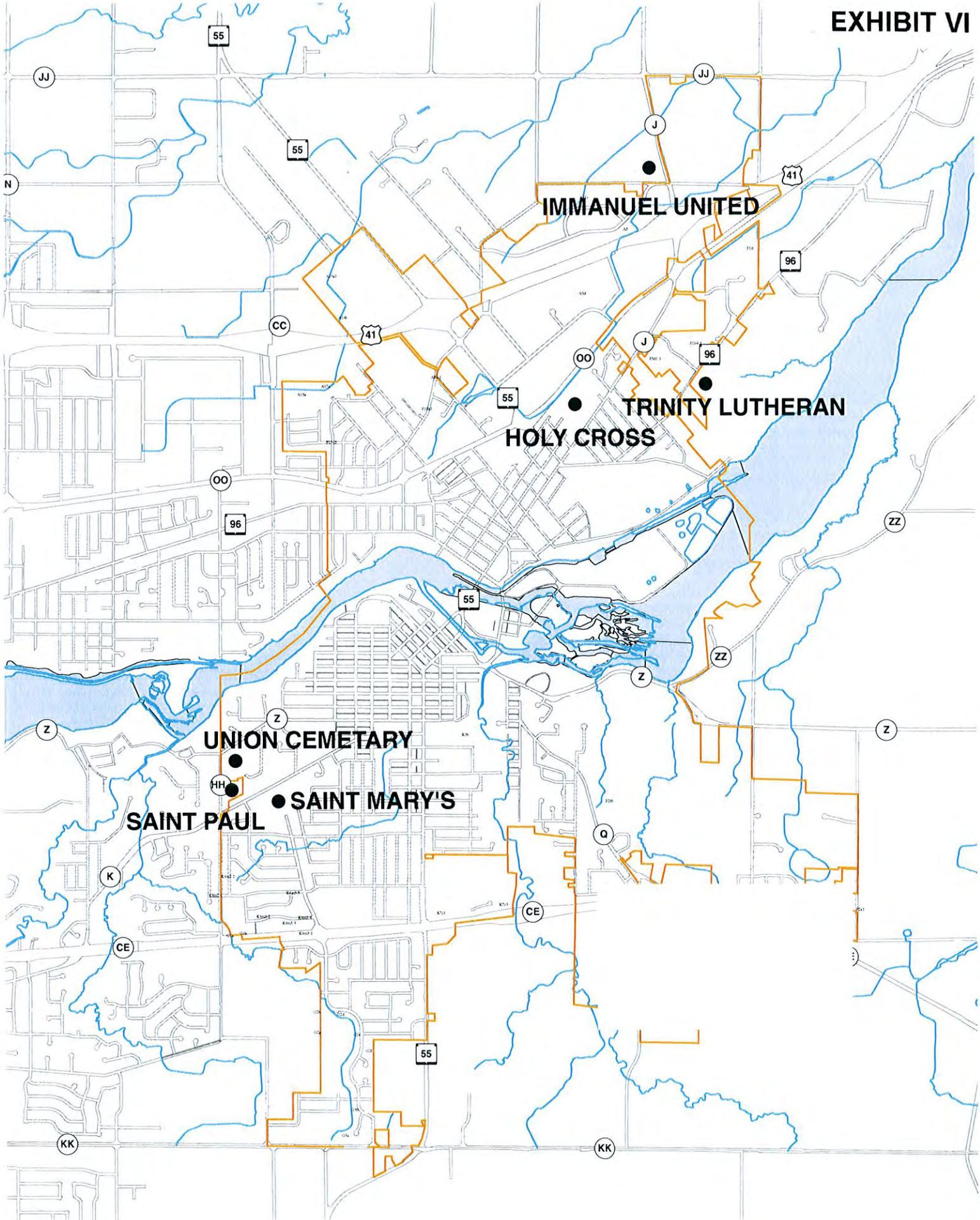
As a goal and policy of the City, the following should be taken into consideration:

- Promoting technical education that matches the type of industry situated in Kaukauna.
 - Provide safe routes to school for all uses.
 - Work with the district to provide a wide range of educational/recreational programs that use municipal athletic fields, the 1000 Islands Environmental Center, public library, parks, Grignon Mansion, and trail network.
 - Involve the district in future TIF programs.
 - Assist in siting and/or expanding schools through dedication of land use and space. This may not occur in the immediate future but should be reviewed on a six to eight year basis.
-

KU Electric Service Territory

-  Inside Service Territory
-  Outside Service Territory

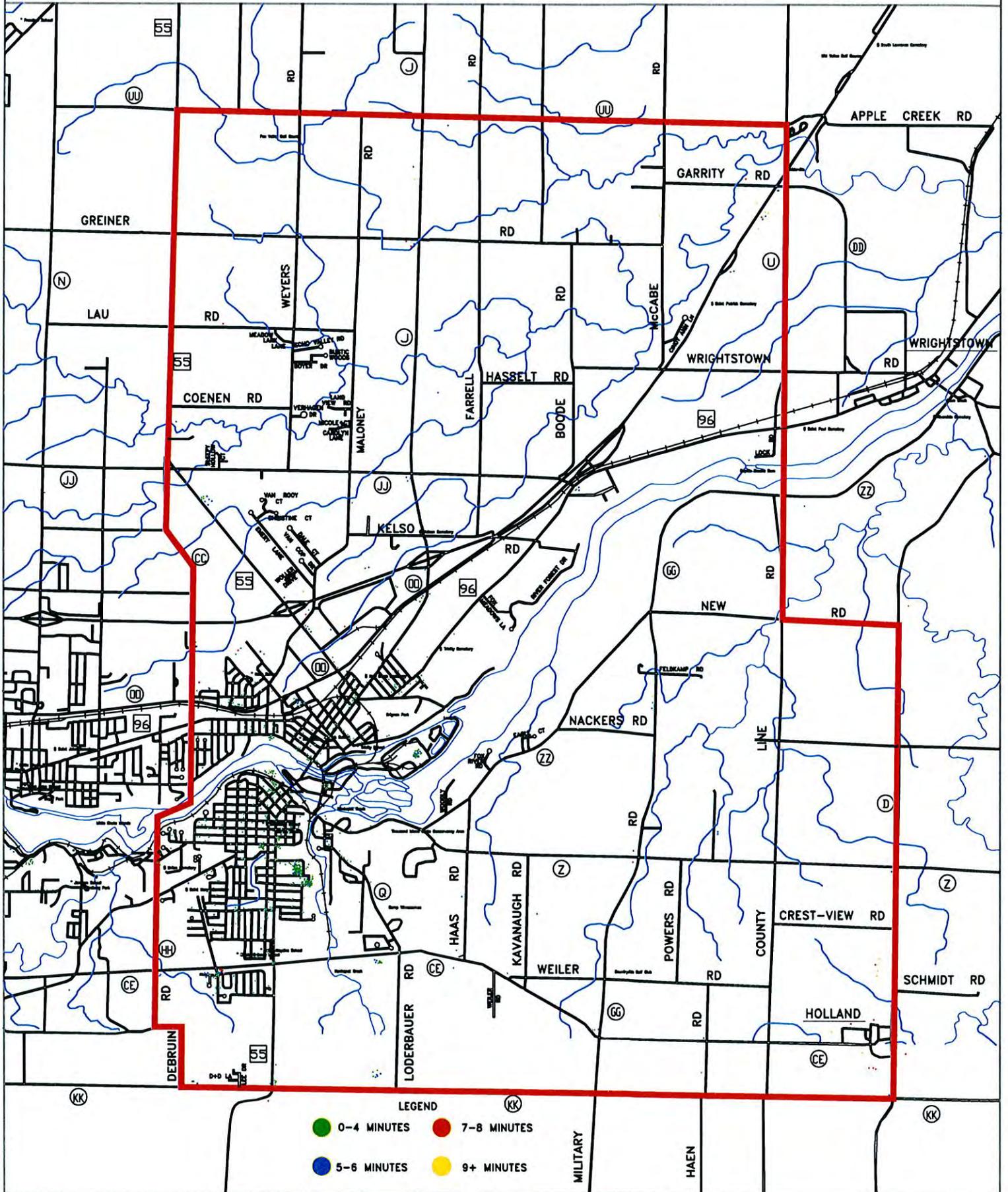


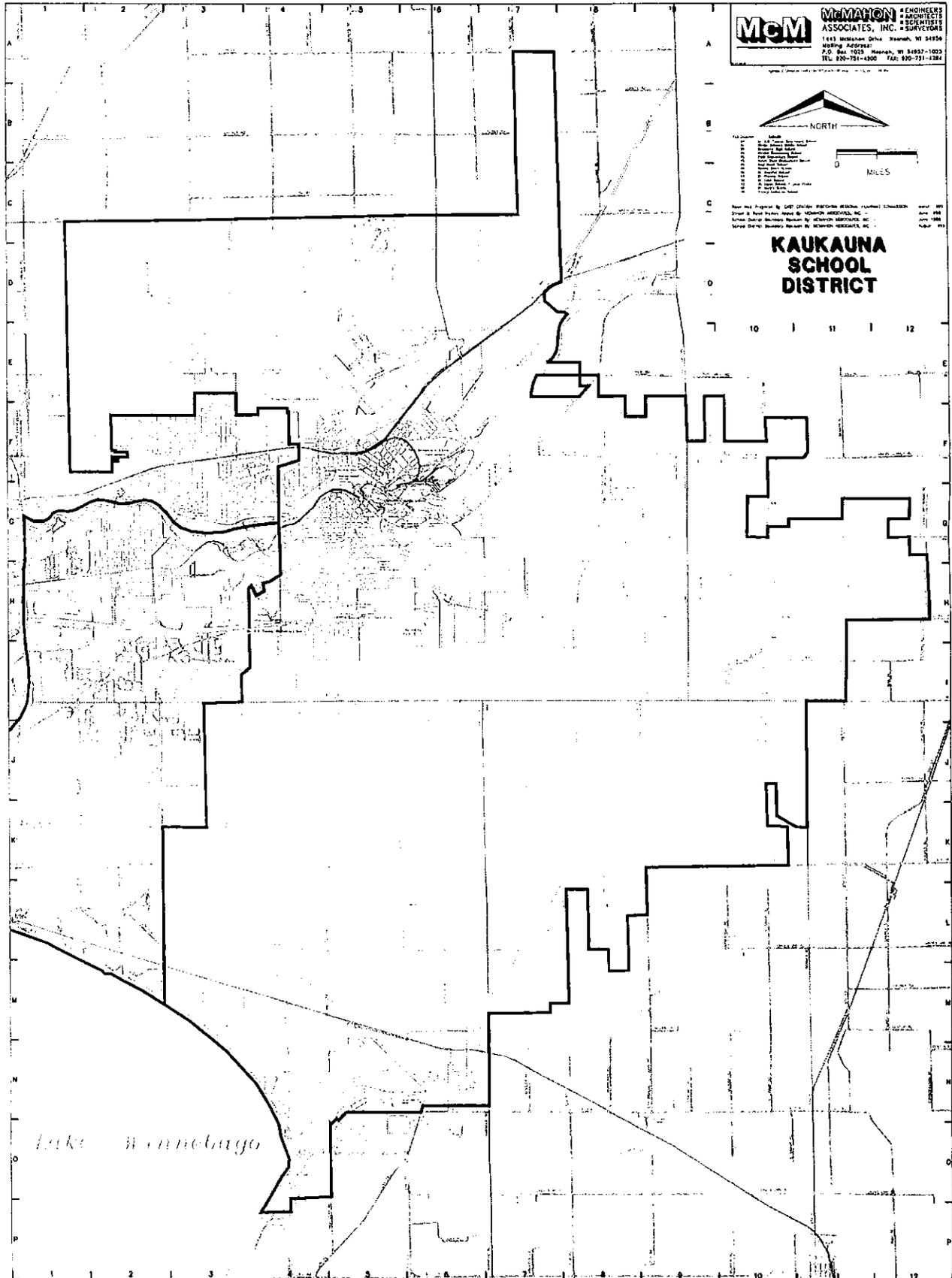


CEMETARY MAP



CITY OF KAUKAUNA AMBULANCE SERVICE AREA





AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

The Agricultural, Natural, and Cultural Resources element of the comprehensive plan is a requirement of the Wisconsin Statutes. This element requires for a compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management of the following natural resources:

- Groundwater
- Forests
- Productive Agricultural Areas
- Environmentally Sensitive Areas
- Threatened and Endangered Species
- Stream Corridors
- Surface Water
- Floodplains
- Wetlands
- Wildlife
- Wildlife Habitat
- Metallic and Non-metallic resources



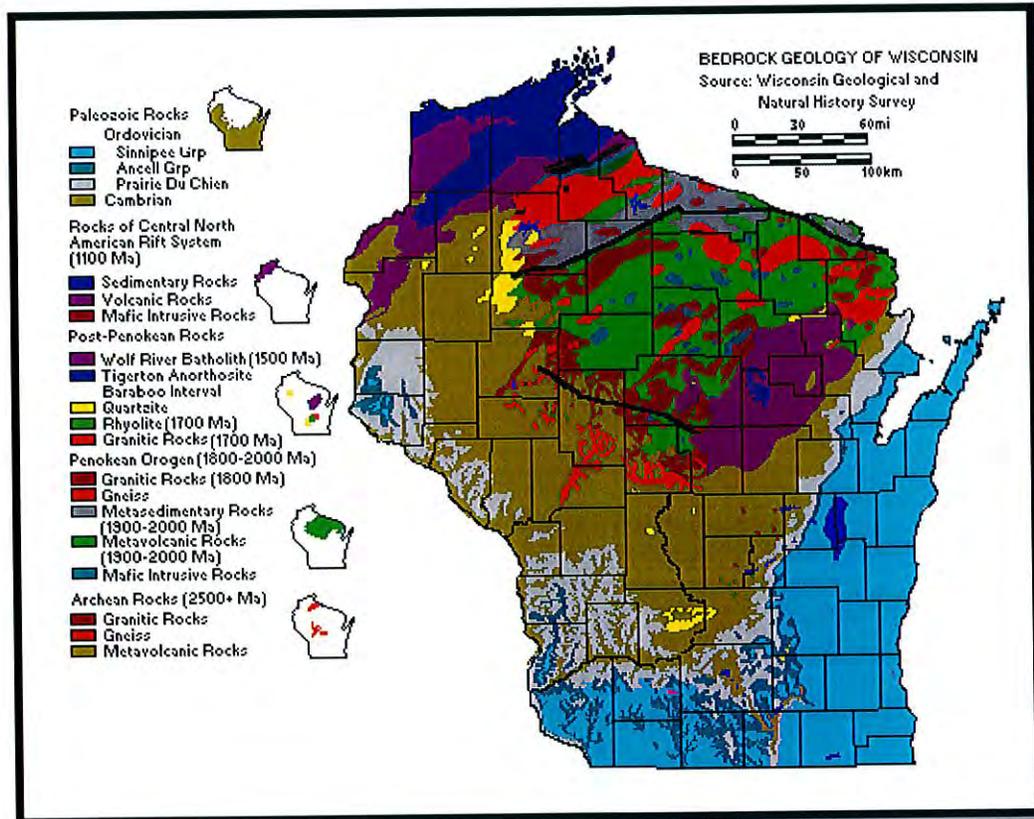
Agricultural Resources

Agriculture and related businesses are important economic resources in the region. According to the Census of Agriculture, Outagamie County has a total of 1,362 operating farms. Outagamie County's total market value of products sold is approximately \$236,703,000 ranking the county ninth in the state for total market value of products sold. Approximately 77 percent of this value is livestock sales and 23 percent being crop sales. Currently, there are no agricultural lands located within the municipal boundaries of Kaukauna and any agricultural lands incorporated into the City are assumed to be converted to residential, commercial, industrial or recreational use. Plans for the management and preservation of farmland have been incorporated into surrounding towns' comprehensive plans and Outagamie County's comprehensive plan. A variety of tools and methods are available to townships and municipalities for the preservation of agricultural lands. Some of tools include Conservation/Cluster Development for subdivisions, conservation easements, purchasing of development rights and transfer of development rights. Federal and State Farmland Preservation Programs can also provide assistance to people in the agricultural industry. The City of Kaukauna should take into consideration future land use plans of surrounding towns and villages, and any other comprehensive planning efforts in relation to agriculture in order to promote sustainable development practices on best suited lands and to avoid conflicting land uses.

There is a farmer's market held downtown Kaukauna every Saturday from June through October. It attracts a variety of local vendors that have various fruits and vegetables, flowers, handmade crafts and much more for sale. This is an entertainment opportunity for the residents of Kaukauna and the surrounding area where they can buy locally grown food and other goods. The farmer's market may also attract people to other businesses within the downtown area and provide an economic boost to the community.

Geology and Topography

Kaukauna is located in the Eastern Ridges and Lowlands geographic province of Wisconsin, which covers a vast area of Wisconsin that borders Lake Michigan. This province is characterized as being covered by a variety of limestone layers and deposits of sand, gravel, clay, rock, and mineral deposits from the continental ice sheets that once covered most of Wisconsin. The bedrock of Kaukauna is primarily composed of grey and brown dolostone typically greater than 60 inches below the surface. This type of bedrock is characteristic of the Sinnipee Group bedrock geology that is composed of three dolostone formations, which are Galena, Decorah, and Platteville in descending order.



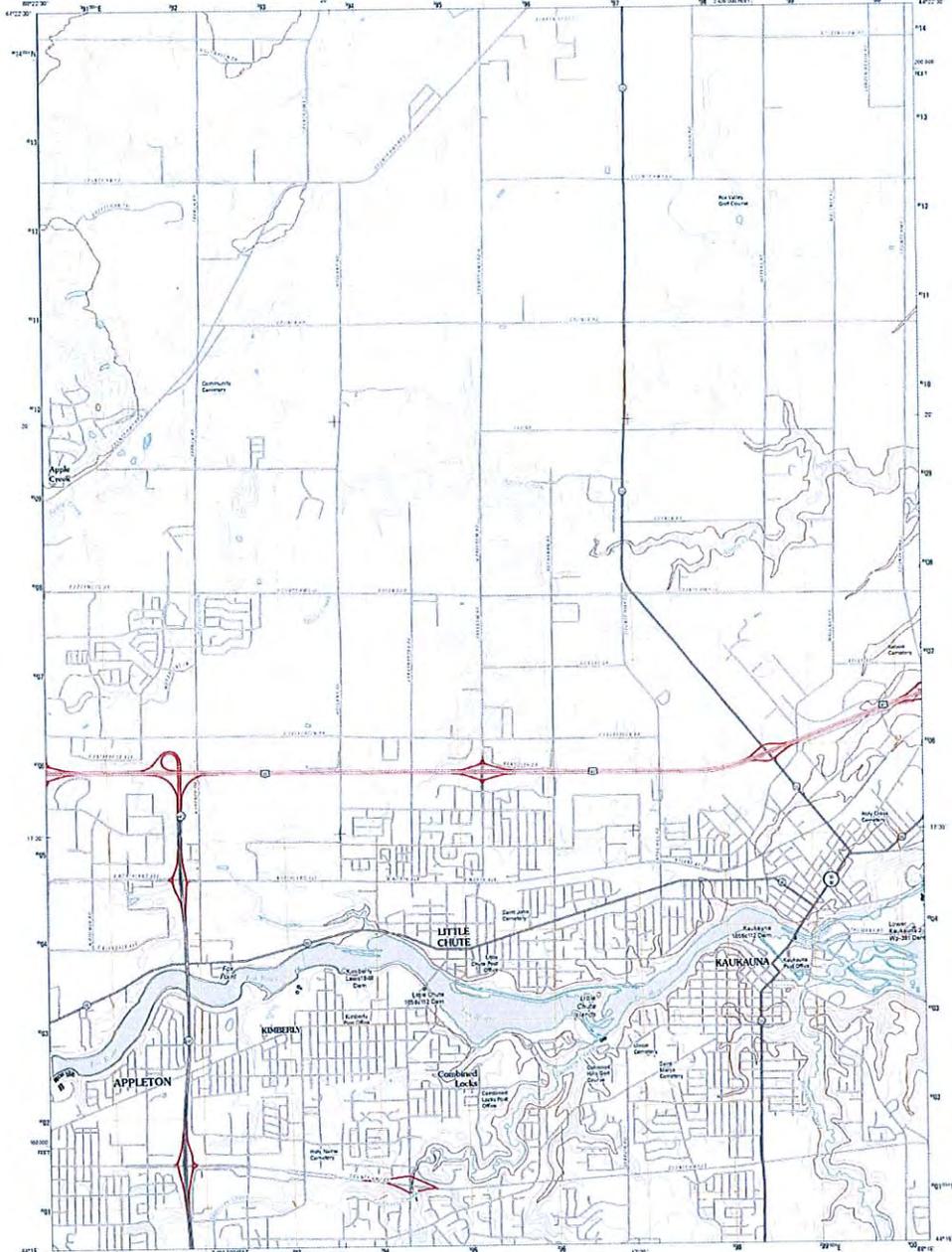
The topography of Kaukauna varies from steep ravines, to rolling hills, to flat land. The portion of the city north of the Fox River mainly consists of gentle rolling hills and flat areas. The topography south of the Fox River has greater variation due to the Konkapot Creek and other intermittent creeks that run through the City. Ravines and varied slopes have been created by the Fox River, Konkapot creek, and other creeks which account for Kaukauna's changes in elevation that ranges from 610 feet to 730 feet above sea level. Some steep slopes may inhibit the potential to develop in certain areas.



U.S. DEPARTMENT OF THE INTERIOR
U. S. GEOLOGICAL SURVEY



KAUKAUNA QUADRANGLE
WISCONSIN
7.5-MINUTE SERIES
13 03



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
North Carolina Datum of 1847 (NCD87)
1:50,000-scale and 1:250,000-scale maps
1:50,000-scale maps: National Geographic Society of 1987
1:250,000-scale maps: National Geographic Society of 1987



SCALE 1:24 000
CONTIGUOUS INTERNAL TO FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced in accordance with section 0.1 of the
draft USGS Standards for 7.5-Minute Quadrangle Maps.
A coordinate file associated with this product is available at 0.11



ROAD CLASSIFICATION

Interstate Route	CS	DC
US Route	CS	DC
State Route	CS	DC
Local Road	CS	DC
RR	CS	DC
Trail	CS	DC
Other	CS	DC

Black	Green	Dark
Blue	Light	Light
White	Light	Light
White	Light	Light

KAUKAUNA, WI
2010

Soils and Mining

The general soil associations for the City and the surrounding area are the Winneconne-Manawa association with a small area of Menominee-Grays-Rousseau association to the northeast. The Winneconne-Manawa association is characterized as well drained to somewhat poorly drained, medium to moderately fine textured with slow to very slow permeability. These soils are also typically underlain by either silt clay glacial till or clay lacustrine sediments. The Menominee-Grays-Rousseau association is characterized as having soils that are well to moderately well drained, coarse to medium textured and have moderate to rapid permeability. Menominee-Grays-Rousseau soils are underlain by lacustrine silt loam and very fine sand, windblown fine sand, or sandy loam glacial till. Lacustrine deposits refer to soils being deposited from former lakes and glacial till refers to material, such as rock and boulders, and soils directly deposited from glacial ice. The soils in Kaukauna are primarily composed of calcareous clayey lacustrine deposits.

Winneconne, Manawa, and Kewaunee soils are the most prevalent series' of soils found in the City of Kaukauna with the most commonly identified soil classifications being Winneconne Silty Clay Loam, Manawa Silty Clay Loam, and Kewaunee Silt Loam, in respective order of abundance throughout the city. There is also a considerable amount of Grays soils found on Kaukauna's north side.

The Winneconne Series of soils consists of well drained and moderately well drained soils that were formed on lacustrine plains. These soils usually have moderate available water capacity and slow to very slow permeability. The Manawa Series consists of somewhat poorly drained soils primarily near depressions and drainage ways. These soils were formed on glacial till plains and lacustrine basins. Manawa Series soils have high available water capacity and slow permeability. The Kewaunee Series consists of well drained and moderately well drained soils formed on glacial till plains. This series of soils has moderate available water capacity and moderately slow to slow permeability. The Grays series is characterized as well drained to moderately well drained soils formed on old glacial lake plains. These soils have high available water capacity and slow permeability.

With the assumption that land incorporated into the City will be converted to residential, commercial, industrial or recreational use, the primary focus of planning for soil conditions should be on development opportunities and constraints. Development opportunities are ranked on a three tier scale as "not limited", "somewhat limited", or "very limited". "Not limited" defines an area as having soil conditions that are very favorable for a specified use with very low expected maintenance. "Somewhat limited" defines the area as having soil conditions that are moderately favorable for a specified use and limitations can be overcome or minimized by effective planning, design or installation. "Very limited" defines the area as having one or more soil conditions that are unfavorable for a specified use. Major improvements and special design are usually required to accommodate these areas for a specified development.

Building site development throughout the majority of the City is somewhat limited to very limited. Suitability for dwellings with and without basements, local roads and streets, and small commercial buildings is mostly very limited on the south side. The same is true for the north side of the City, but there are a few areas classified as not limited for dwellings with and without basements, and small commercial buildings. When it comes to recreational development, the most favorable development type is the development of paths and trails with the majority of the City being classified as not limited. Picnic and camp area opportunities are mostly very limited to somewhat limited throughout Kaukauna, with some areas north of the Fox River that are not limited. Playground area development is somewhat

limited throughout the entire City also. The limiting factors for recreation and building site development are primarily due to high clay content, flooding, and shrink-swell issues. These limitations may inhibit development in some areas of Kaukauna, but can usually be overcome with innovative planning, engineering, and construction methods.

There currently are no metallic mining sites located in Kaukauna. The only mining site in Kaukauna is the Kaukauna Limestone Quarry. This site is a non-metallic mining site and its major commodity is crushed and broken stone. Expansion of this quarry is limited due to the potential use of land surrounding the quarry. Chapter NR 135 of the Wisconsin Administrative Code requires the reclamation of all active non-metallic mining sites once the site becomes inactive. Reclamation of abandoned mining sites decreases the negative environmental effects of the mine site and protects the environment through erosion control and increased habitat through re-vegetation of the site. Outagamie County has adopted a non-metallic mining reclamation ordinance in compliance with Chapter NR 135, which establishes a program to ensure the effective reclamation of non-metallic sites. This ordinance is described in detail in Chapter 38 Article II of the Outagamie County, Wisconsin Code of Ordinances.



Climate

The climate of Kaukauna is characterized by a wide variation of temperatures. On average, the coolest month is January with an average low temperature of 8 degrees Fahrenheit. The warmest month on average is July with an average high temperature of 81 degrees Fahrenheit. Kaukauna typically has 162 days annually with a minimum temperature below 32 degrees Fahrenheit.

The average annual precipitation is 30.16 inches and the average annual snowfall is around 48 inches. The wettest month of the year is typically August with an average of 3.9 inches of precipitation and the driest month is February with 1.04 inches of average precipitation.

Air

The quality of air in a community is important to the health of individuals and the natural environment. The extent of how much polluted air affects an individual depends on several factors such as the type of pollutant, concentration of the pollutant in the air, the time of exposure to a person's lungs, and individual's health conditions. Air pollution not only affects people and organisms that breathe the pollutants, but can also affect the quality of lakes, streams, drinking water, and the foods we eat by deposition of pollutants into these resources. Air pollution control standards and regulations are stated in state statutes and the Wisconsin Administrative Code, which reflect many of the requirements and standards presented in the federal Clean Air Act.



In order to monitor the amount of potentially harmful pollutants in the air and to notify residents of any possible dangers, the Wisconsin Department of Natural Resources has set up a network of monitoring stations across the state. There are three (3) monitoring stations located in the surrounding region of Kaukauna (Fox Cities, Oshkosh, and Fond du Lac). These stations monitor levels of the most serious health related air pollutants according to the Environmental Protection Agency (EPA), which are ozone, particle pollution, sulfur dioxide, nitrogen oxides, and carbon monoxide. Owners or operators of individual facilities that emit air contaminants in quantities above applicable reporting levels are also required to submit an annual air contaminant emission inventory report as stated in Chapter NR 438 of the Wisconsin Administrative Code.

The Wisconsin Department of Natural Resources keeps historical air emission information at the city, county, and state levels for all of the previously mentioned air pollutants. Although air quality in the region is generally classified as good to excellent, air pollutant reports list Kaukauna as having elevated levels of air pollution for carbon monoxide, nitrogen oxides, particulate matter (PM and PM10), and sulfur dioxide. These reports are based off of emissions reports submitted by the individual facilities that are required to report their emissions. A significant contributor to air pollution in Kaukauna stems from the city's leading economic industry, Thilmany Paper Mill.

Financial resources are available to assist companies like the Thilmany Paper Mill in complying with air quality standards. Issuing of industrial revenue bonds to companies is an effective tool to support industrial development through the sale of tax exempt bonds, which can then be used to finance the manufacturing facility's capital investments, such as more efficient and environmentally friendly ways of controlling harmful emissions. In order to maintain and improve the quality of our air, the City of Kaukauna must pursue effective strategies for managing the amount of pollutants that enter the air we breathe and work with major contributors of air pollution in the city to reduce the amount of air pollution being emitted into the environment.

Groundwater

The City of Kaukauna's drinking water is exclusively provided by groundwater aquifers. The quality of this drinking water is crucial to public health and safety. Kaukauna Utilities is responsible for the City's drinking water resources and maintains five municipal wells that supply drinking water to the entire city. These wells are all located between 534 feet and 841 feet deep. In order to maintain a clean and safe drinking water source in Kaukauna, frequent testing for potentially harmful contaminants is required by state law through the Safe Drinking Water Act of 1974. These requirements are also enforced through Chapter NR 809 of the Wisconsin Administrative Code. Some contaminants that may be present in groundwater include microbial contaminants such as viruses and bacteria, inorganic contaminants such as salts and metals, pesticides and herbicides, organic chemical contaminants, and radioactive contaminants. These contaminants seep into the groundwater most commonly as a result of human and animal activity, as well as urban storm water runoff. Once a groundwater resource is contaminated, it is particularly difficult to clean up due to the vast size of groundwater resources and inaccessibility to the aquifers.

Groundwater quality standards are established for substances detected in or having a reasonable probability of entering groundwater resources of the state as stated in the Wisconsin Administrative Code Chapter NR 140. The Wisconsin Bureau of Drinking Water and Groundwater is the regulating authority for groundwater management and enforcement of the Safe Drinking Water Act regulations.

According to the Consumer Confidence Report of Kaukauna Utilities, the only contaminant that exceeded the Maximum Contaminant Level (MCL) is coli form bacteria, which is a microbiological contaminant. In order to exceed the MCL of coli form, the bacteria are found in five percent or more of the city's monthly samples. Coliform is naturally present in the environment and can also be an indicator for other potentially harmful bacteria that may be present.

Groundwater protection strategies should be considered in order to maintain and possibly improve the City of Kaukauna's drinking water quality. Due to some characteristics of the soil in Kaukauna such as limiting water infiltration factors for groundwater recharge, the careful management and monitoring of drinking water resources is crucial. Some strategies for localities to promote groundwater protection are education of residents about groundwater contamination, identification of contaminant sources, and creation and implementation of a wellhead protection plan. Zoning to prevent residential and commercial development near water recharge areas is another method to further protect our drinking water resources because these development types create considerable amounts of impervious surfaces. The placement of storm water retention and detention ponds near highly developed areas and the design of conservation subdivisions instead of the traditional subdivision design also promote groundwater recharge and infiltration of water into the subsurface.

Financial resources for groundwater protection include state revolving loan funds provided through the Wisconsin Department of Natural Resources. These funds provide low interest loans to communities looking to improve their drinking water systems and may be a viable resource to Kaukauna if improvements to the drinking water system are needed. Aside from specific examples for groundwater protection, cohesion and cooperation of federal, state, and local groundwater management strategies is the most effective tool for the protection of our groundwater resources.

Wetlands and Shoreland

The protection of wetlands and shorelands is important in order to promote public health, general welfare and economically sound development for the City of Kaukauna and its residents. Wetlands are defined in the Municipal Code of Kaukauna as areas where water is at, near, or above the land surface long enough to support aquatic or hydrophytic vegetation and which have soils indicative of wet conditions. Shorelands are defined as lands within 1,000 feet from the ordinary high water mark of a lake pond or flowage or 300 feet from the ordinary high water mark of a river or stream or to the landward side of a floodplain, whichever distance is greater. Wetlands and shorelands are beneficial to municipalities by serving as water retention areas for high intensity water events, which reduce the effects of flooding and erosion within an area. They also act as water filtration systems by slowing water velocity and allowing time for water to infiltrate into the soil. Water infiltration is essential for filtering out sediments, nutrients, heavy metals, organic compounds, and contaminants such as nitrate-nitrogen and phosphorus before water reaches the groundwater collections. Wetlands and shorelands are also beneficial as fish and wildlife habitat and serve as quality recreational areas.

Wetlands in the City are located in the 1000 Islands Conservancy District and near the extreme southeast corner of the municipal border. There are also several



wetland areas located on the north side of Kaukauna near the Industrial Park Network and Commerce Crossing. Exhibit VIX is a map of wetlands and shorelands in Kaukauna.

Cities and villages are required by law to protect all unfilled wetlands that are five acres or larger, are shown on the Wisconsin DNR's final wetland inventory maps, or are located within shore lands, as stated in Wisconsin Statutes and Chapter NR 117 of the Wisconsin Administrative Code. The City of Kaukauna has also adopted a Shoreland-Wetland Ordinance as stated in detail in Chapter 16 of the Municipal Code of Kaukauna. The purpose of this ordinance is to maintain the storm and floodwaters, prevent and control water pollution, protect fish and wildlife resources, prohibit land uses detrimental to shoreland-wetland areas, and preserve shore cover and natural aesthetics.

Due to urban development pressures there is a noticeable declining amount of quality wetlands and shorelands in Wisconsin. Education about the benefits of these resources, implementation and enforcement of ordinances, identification of open space opportunities to reduce wetland depletion and promotion of wetland restoration are some ways of protecting these valuable resources. Implementation of Best Management Practices and buffer zones near these resources also help maintain the quality of wetlands and shorelands. With careful management, the benefits wetlands and shorelands provide to the natural environment, the City, and its residents can be preserved for the future generations of the City of Kaukauna.

Surface Water and Stream Corridors

Kaukauna is located in the Lower Fox River Basin which consists of six watersheds, three of which are within the city limits of Kaukauna (Apple and Ashwaubenon Creeks Watershed, Plum and Kankapot Creeks Watershed, and Fox River – Appleton Watershed). The majority of the water on the north side of Kaukauna flows to the Apple and Ashwaubenon Creek Watershed and enters Apple Creek. The majority of the water on the south side of Kaukauna flows to the Plum and Kankapot Creek Watershed, which then enters the Konkapot Creek. Both Apple Creek and Konkapot Creek discharge into the Fox River. Water from areas that are adjacent to the Fox River, flow through the Fox River – Appleton Watershed and immediately enter the Fox River.



The greatest source of surface water in the City of Kaukauna is the Fox River, which divides the City through the downtown area, creating a north and south side of Kaukauna. The river extends approximately 3 ½ miles through the City and is fed by other tributaries and streams that are also located in the City. The Army Corps of Engineers is the nation's lead flood control agency and controls the dam and locks system located in the downtown area on the Fox River. The river is a valuable resource for the Thilmany Paper Mill and hydroelectricity production in Kaukauna. Land adjacent to the Fox River is almost completely developed for residential, commercial, industrial and recreational uses, but there is a limited amount of undeveloped and publicly owned open space along the riverfront.



The Konkapot Creek is a natural drainage system for the south side of Kaukauna and a tributary to the Fox River. The creek flows northward through the south side of Kaukauna and eventually connects with the Fox River. Konkapot Creek carries substantial runoff pollution from agricultural fields and areas south of Kaukauna in the Towns of Buchanan and Harrison. The lack of buffers surrounding the stream in both towns creates the potential for the creek to carry large amounts of sediments and contaminants that eventually deposit into the Fox River. Areas within the City of Kaukauna that surround the creek are primarily forested with a few residential houses nearby. These forested areas that surround the stream provide a vegetative buffer for pollutants before runoff water enters the stream.

There are also several intermittent streams that flow through the 1000 Islands Conservancy District and discharge into the Fox River. Another intermittent stream is on the north side of the Fox River near Grignon Park that eventually discharges into the river. These intermittent streams, by definition, may carry water most of the year, but the flow may stop occasionally due to periods of limited water.

Throughout the City are several detention and retention ponds intended to collect storm water and prevent polluted runoff water from entering natural surface water resources. These ponds also serve as reservoirs for water that increase the chance for water infiltration into the soils. The riparian edge of the ponds can potentially be used as habitat for a variety of bird, reptile, and other wildlife species. These riparian edges also provide opportunity for the establishment of native plant populations. Also if the pond can sustain a minimum depth of eight feet over a minimum of half acre surface area throughout the entire year, these ponds could be used as a productive warm water fisheries resource, although recreational fishing in retention/detention ponds is not recommended due to high concentrations of storm water runoff pollutants.



There are a variety of financial resources available for the protection of surface water resources from the Wisconsin Department of Natural Resources, State of Wisconsin, and Federal entities. Programs that may be beneficial to the City of Kaukauna are the Urban Rivers Grant Program indicated in Chapter NR 51 of the Wisconsin Administrative Code and the Municipal Flood Control Grant Program indicated in Chapter NR 199 of the Wisconsin Administrative Code. Both of these grant programs are geared toward providing funds to municipalities for the purchase of available lands adjacent to water resources in urban areas to improve flood control and increase economic and recreational opportunities. There are also River Protection Management Grants which provide funds to protect and restore rivers and their ecosystems.

In order to protect the quality of these surface water resources and stream corridors located within Kaukauna, enforcement of the Shoreland-Wetland Ordinance, previously mentioned in the Wetlands and Shorelands section, is an important tool to maintain and improve the water resources that are important to the City of Kaukauna. The establishment of vegetative buffers or other best management practices along the edges of the surface waters to prevent and reduce the entering of pollutants is also a protective measure that helps improve the quality surface water resources.

Floodplains

A floodplain is a natural extension of a waterway that is vulnerable to flooding during high water events. Delineating and maintaining floodplains near rivers, streams, and other water resources is important to communities in order to reduce the negative effects of flooding events and to maintain economically sensible development.

Floodplains serve multiple purposes for communities by providing a storage area for flood waters and by reducing flood velocity, flood peaks and sedimentation from storm water runoff. Flood plains also contribute to increased groundwater recharge, provide quality wildlife habitat and help protect water quality in waterways. These attributes of floodplains all contribute to promote public health, welfare and safety within a community.

The Federal Emergency Management Agency (FEMA) is the governing body that designates flood hazard areas near surface water resources. Flood hazard areas are defined as areas near surface water resources that have a one percent chance of flooding on a yearly basis, also called a base flood or 100 year flood. These areas are depicted on Flood Insurance Rate Maps (FIRM) for insurance purposes and eligibility of Natural Disaster Mitigation Grants. Floodplains identified in the city of Kaukauna are delineated along the Fox River and Konkapot Creek. Exhibit X is the FEMA flood plain map.

Cities are required to adopt a reasonable and effective floodplain ordinance as stated in Wisconsin Statutes and Chapter NR 116 of the Wisconsin Administrative Code. The reason for floodplain ordinances that are implemented by municipalities is to deter development near water bodies and to define eligibility of homeowners to participate in FEMA's National Flood Insurance Program. The City of Kaukauna has adopted a Floodplain Zoning Ordinance and is detailed in Chapter 17 of Municipal Codes of Kaukauna.

The protection and management of floodplains can be accomplished through the enforcement of the city's Floodplain Zoning Code and the Shoreland-Wetland Zoning Code. Education of residents about flood risks and accurate identification of flood plains are also important factors for the better management of floodplains.

Storm Water Runoff, Erosion and Nonpoint Source Pollution

Storm water runoff is a growing concern for urban communities due to the increased development of buildings and infrastructure within the community which cause numerous adverse effects on water quality. Water resources in Kaukauna have several significant threats stemming from increased impervious surfaces, effects of surface runoff created by construction, and the characteristics of soils. Development creates impervious surfaces in areas that were once covered with natural grasses or forests. These impervious surfaces prevent water from infiltrating into the ground and collecting in the city's aquifers. As a result of decreased infiltration, there is an increase in the amount of wastewater that flows directly into surface water resources, which may contain high concentrations of pollutants. New development also causes increased sedimentation and contaminants entering the stream due to the effects on lands surrounding construction sites and the removal of buffer zones adjacent to surface water resources. The properties of the soils in Kaukauna are another contributor to problems with storm water management due to the soil's limiting wastewater infiltration properties and slow water movement within the soils.

The City of Kaukauna has a Wisconsin Pollution Discharge Elimination System (WPDES) Municipal Stormwater Discharge Permit, which controls urban non-point source pollution by regulating discharges from municipal separate storm sewer systems (MS4). Kaukauna's MS4 discharges storm water runoff into Apple Creek, Konkapot Creek, Plum Creek, and Fox River. All of these water resources where storm water is discharged are currently part of the 303(d) impaired waters list. Chapter NR 216 of the Wisconsin Administrative Code establishes criteria defining storm water discharges needing WPDES storm water permits and to implement appropriate performance standards of Chapter NR 151 of the Wisconsin Administrative Code. The goal of Chapter NR 216 is to minimize the discharge of pollutants carried by storm water runoff from certain industrial facilities, construction sites, and municipal separate sewer systems.

In order to protect the valuable water resources in Kaukauna and throughout the state, there has been various Best Management Practices implemented throughout the city. Some BMP's that are being implemented in Kaukauna include vegetated buffers around water resources, retention and detention ponds, and vegetated swales or ditches. These BMP's all help to slow the velocity of flowing water and allow for sediments and pollutants to filter out before entering the major water resources.

Another measure being taken to protect water resources is Outagamie County has adopted a Stormwater Management Ordinance found in Chapter 48 of the Code of Ordinances of Outagamie County, Wisconsin. The purpose of this ordinance is to set long term, post construction requirements and criteria which will diminish the negative effects of storm water runoff to the aquatic environment and general public. The City of Kaukauna has also put into effect three storm water ordinances described in detail in Chapter 22 of the Municipal Code of Kaukauna. The Construction Site Erosion Control Zoning Ordinance and the Post-Construction Stormwater Management Zoning Ordinance are both established in reference to construction sites during and after the construction activities in order to manage storm water entering water resources. The Illicit Discharge and Connection Ordinance refers to the municipal separate storm water sewer system (MS4) and any non-storm water discharge entering it.



The Construction Site Erosion Control Zoning Ordinance is intended to prevent and control water pollution and soil erosion during construction activities by requiring an approved erosion and sediment control management plan. Erosion and sediment control plans outline plans for Best Management Practices (BMP) and other control methods on construction sites to reduce and control the total suspended solids carried in runoff. The Post-Construction Storm Water Management Zoning Ordinance is intended to prevent and control water pollution and soil erosion on post construction sites in order to reduce the negative environmental effects of previous construction activity. This ordinance also requires a storm water management plan for post-construction sites, with the implementation of Best Management Practices to reduce the amount of total suspended solids entering water resources, control peak discharges, and to promote infiltration of storm water into soils. The Illicit Discharge and Connection Ordinance is intended for the regulation of non-storm water discharges into waters of the state or the municipal separate sewer system (MS4). This ordinance establishes methods for controlling the introduction of pollutants into waters of the state or the MS4 in order to comply with requirements of the WPDES permit process. The overall goal of these three ordinances is to protect the quality of Kaukauna's surface water and groundwater resources by regulating the amounts of contaminants and

sediments that enter water resources through storm water runoff, erosion, and non-point and point sources of pollution.

Planning and construction grants through Urban Non-Point Source and Storm Water Grants are financial means available to municipalities to improve urban water quality by limiting or ending sources of urban nonpoint source pollution. The Clean Water Fund Program is also a financial assistance resource that may be available to the city that provides subsidized loans to municipalities for wastewater treatment and urban storm water projects. The City of Kaukauna's water quality can be managed effectively with compliance to storm water ordinances of Kaukauna, surrounding townships and Outagamie County, along with community education and implementation of best management practices near water resources.

Woodlands and Recreational Resources

Woodlands and recreational resources are important to a community's public health, general welfare, and economy. Forest resources contribute to communities by offering wildlife habitat, protection of water resources, improved air quality, and recreational uses. The City of Kaukauna and its residents take great pride in its natural areas and the opportunities they provide.

- 1000 Islands Conservancy Zone

One of the most prominent public natural areas within the City of Kaukauna is the 1000 Islands Conservancy Zone. This zone was established in 1969 with 240 acres intended to preserve the land in a natural state with the idea of teaching good conservation methods and preserving the natural resources. The 1000 Islands Conservancy Zone has grown to approximately 350 acres and



is maintained by a small group of full time staff members and volunteer work primarily from the Friends of 1000 Islands organization. Within this conservancy zone, there is 7.2 miles of trails for public recreational use including hiking, cross country skiing, and bird and wildlife watching. Various programs are also offered to the public and school groups through the 1000 Islands Environmental Center such as making maple syrup, paper making, Earth Week activities, and multiple nature hikes. The conservancy is home to an abundance of wildlife that reside at the conservancy for all or part of the year. Some of the wildlife includes a pair of nesting eagles, whitetail deer, mink, muskrat, raccoons, woodchucks and many other species. There are also birds such as Great Blue Herons, owls, bitterns, teal coot, ducks, and many other migratory birds that find sanctuary in the conservancy. The butterfly garden also attracts many species of butterflies that travel throughout the area.

- Camp Winnecomac Girl Scout Camp

Another extensive natural area within the City of Kaukauna is the Girl Scouts of the Northwestern Great Lakes camp named Camp Winnecomac. This natural area consists of 40

acres that is continuous with 1000 Islands Conservancy District. This area has two lodges, tent cabins, yurts, and unit shelters intended for the attendees of the camps. There is also opportunity for the public to enjoy this natural resource by using the trails located throughout the park for hiking and cross country skiing. As a result of this area being an extension to the natural corridor that the 1000 Islands Conservancy provides, there is also an abundance of similar wildlife that resides in this natural area.

- Konkapot Preserve

The Konkapot Preserve is another natural area that provides habitat for wildlife and recreational opportunities. The preserve is a 23 acre parcel of land located on the south side of Kaukauna, off of County Highway CE and adjacent to the Konkapot Creek Trail. This natural area is a remediated landfill, which was formerly the Lehrer Landfill. With help from a DNR grant, native prairie grasses and wildflowers were planted in the preserve to create a natural prairie land which promotes diverse plant and animal species. There is also a trail system that runs through the preserve with a pavilion built by an Eagle Scout Project for public use. An Environmental Remediation Tax Incremental Financing District (ERTIF) was created to address this property and the development currently on the former landfill property.



- Konkapot Creek Trail

The Konkapot Creek Trail is a recreational trail that is approximately 1¼ miles and serves as wildlife habitat and a corridor for wildlife throughout the City. The trail runs along the Konkapot Creek from the trail's northern-most point on Dodge Street to the Konkapot Preserve on the south side of Kaukauna. The trail features three railroad bridges and a gravel trail for recreational hiking and biking. The area surrounding the Konkapot Creek Trail is primarily privately owned, but is a quality habitat for many wildlife species as for most of it is forested.

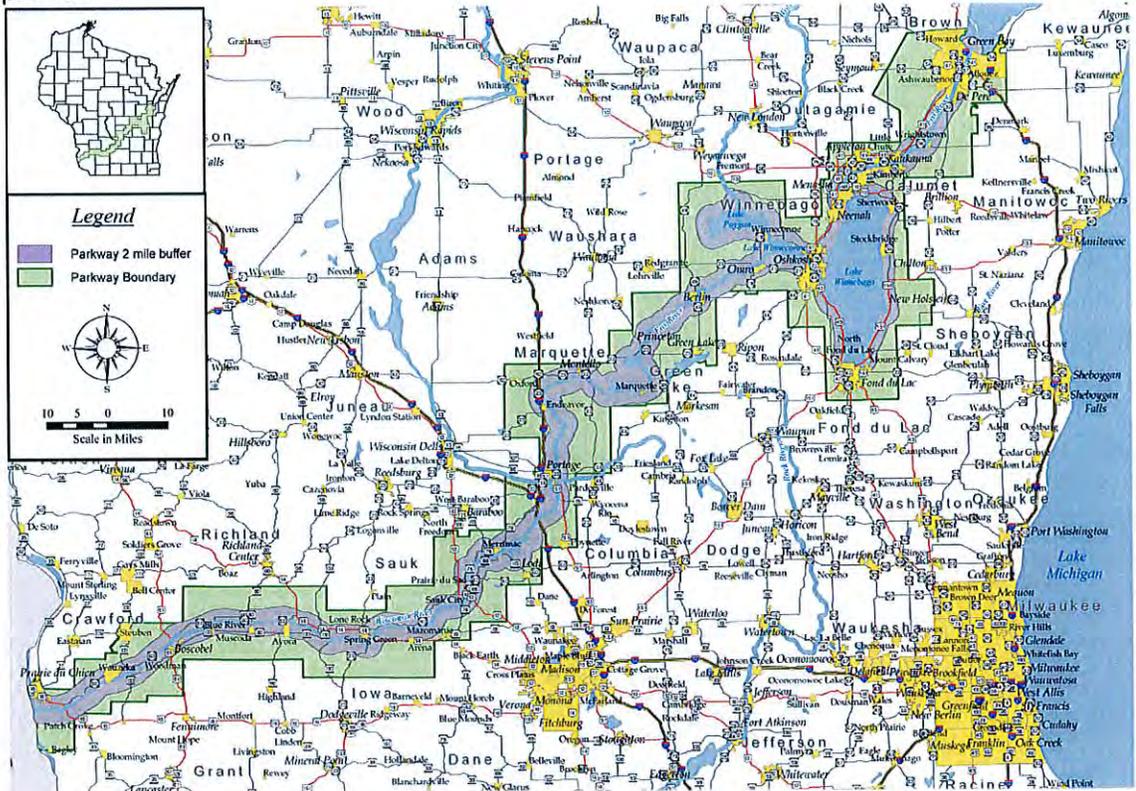
- Rapide Croche Park



Rapide Croche Park is a 36 acre park located four miles northeast of Kaukauna and next to the Rapid Croche Dam. This park is owned by the City of Kaukauna and has a shelter, picnic area, and fishing opportunities which makes it a valuable recreation resource. Proposed improvements for the park include a trail system, a boat launch with a parking area, a new shelter and picnic facility upgrades. Outside of the recreational area, this park is mostly forested and runs along the Fox River providing quality wildlife habitat and a vegetated buffer along the river corridor.

- Fox Wisconsin Heritage Parkway

The Fox Wisconsin Heritage Parkway is a parkway that extends from the southwest corner of Wisconsin near Prairie du Chien to the Bay of Green Bay. The parkway follows the Fox and Wisconsin Rivers' corridors and creates multiple recreational and educational opportunities. It also promotes quality natural habitat and an extensive wildlife corridor through the state. This project is a collaborative effort of environmental groups, state and federal agencies, and county, municipal and private sectors. Multiple restoration and improvement measures are being taken to promote this resource. Restoration to the lock sites and buildings along the parkway and improvements to trail systems and other recreational attributes are some of the measures being taken to promote this quality resource and maximize the potential economic benefits it can provide.



- City Parks and Open Spaces

There are currently 31 parks and open spaces in Kaukauna, including some of the previously mentioned natural spaces. These open spaces are both municipally owned and non-municipally owned. These resources are very important to the City and its residents for recreational opportunities and they also provide green space for wildlife throughout the area. Further information on these open space and recreational resources can be found in the City of Kaukauna's Open Space and Recreation Plan. Exhibit XI shows a map of forested land and recreational resources in the City.

Environmentally Sensitive Habitat and Wildlife Concerns

Environmentally sensitive habitats generally refer to environmental corridors which are defined as “spatial patterns of occurrence of any or all of the combined features of water, wetlands and steep topography of 12.5% or greater found in an urban or urbanizing environment”.

Environmentally sensitive habitats are crucial to water quality, wildlife resources, and aesthetics of a community.

The Natural Heritage Inventory Program of the Wisconsin Department of Natural Resources is a program that focuses on locating and documenting rare species and natural lands that may be threatened or endangered by depletion or extinction. Although the Natural Heritage Inventory does not have any lands located in Kaukauna that are identified for protection, there are several areas and environmental concerns identifiable in the City that should be considered when referencing environmentally sensitive areas.

The first area of concern is the land adjacent to each side of the Konkapot Creek Trail. This area consists of primarily private ownership and is heavily wooded with mature stands of trees. The terrain is relatively steep and development is unlikely due to the topography. This area serves as quality habitat for various species and a natural corridor for movement of wildlife throughout the city.



The second environmentally sensitive area is located to the south and west of the Kaukauna High School and is also a continuation of the natural corridor that the Konkapot Creek provides. This is a heavily wooded area with steep terrain. This natural area also serves as a natural corridor and sanctuary for wildlife species. Kaukauna High School also uses this area as an educational instrument for the students to learn about the natural community and sustainability of the ecosystem.



A third environmentally sensitive area in the City is the land next to the Fox River on each side. The land along the banks of the river is both publicly and privately owned with relatively steep terrain along the banks of the river. With some of the land being privately owned, some buffering vegetation has been removed, although residents are urged to minimize the removal of the buffering vegetation. Careful management and protective strategies need to be implemented in order to protect these environmentally sensitive areas and their importance to water resources, wildlife, health of the overall natural environment and their educational opportunities for the public.

The other areas of environmental concern in the City of Kaukauna pertain to wildlife concerns and do not have exact delineations of lands. The first concern pertains to areas near detention ponds and streams where there is a noticeable increasing population of muskrats. Due to the

muskrat's destructive behavior to the shorelines and water quality, and their rapid reproduction, there is a need for population management strategies to minimize the negative effect this species poses.



A second concern pertaining to wildlife resources is the protection of fish spawning habitat near Apple Creek from the adverse effects of industrial development and construction. This creek is used as a major spawning habitat for fish coming from the Fox River. Protective measures concerning runoff and pollution, such as the Stormwater Management plans previously mentioned, need to be implemented and enforced in order to sustain healthy natural fisheries in the Fox River.

A third concern pertaining to wildlife resources is the increasing urban Whitetail Deer population. Deer browsing of native plants within the urban boundaries is diminishing the abundance and diversity of the native plant populations. This is allowing for non-native and invasive species to take the place of the lost native plants. Management plans for controlling the urban deer herd will need to be researched further and implementation is necessary to protect the quality and biodiversity of the urban natural areas.

Threatened and Endangered Species

Biodiversity of plant and animal communities is crucial to the success and sustainability of any natural environment. To promote and protect the biodiversity among our plant and animal communities, it is important to protect the species of plants and animals that are rare or are being threatened by extinction. Wisconsin law prohibits the "taking" of any plant or animal listed as endangered or threatened, unless authorized by the Wisconsin Department of Natural Resources with an Endangered and Threatened Species Permit. As urban sprawl and expansion of cities becomes needed and more prevalent, the protection of crucial and environmentally sensitive lands will be necessary in order to protect the community's resources and species that are threatened or endangered within our community.



The Wisconsin Department of Natural Resources has available information on endangered/threatened species and environmentally sensitive lands through the Bureau of Endangered Resources. Through this bureau, the Natural Heritage Inventory maintains data on locations of endangered/threatened species and lands, and is available upon request through the Endangered Resources Review Program. This program is intended to work with landowners, businesses, and communities to help them comply with the endangered resources laws and to preserve the endangered/threatened resources when considering development on specific parcels of land.





The Wisconsin Department of Natural Resources' Natural Heritage Inventory does also provide free information that is available online, based on the Public Land Survey System (PLSS) coordinates of endangered/threatened species and lands, but not specific parcels. This provides a list of endangered and threatened species, both plant and animal, or environmentally sensitive areas that are located within each township. With Kaukauna's PLSS coordinates being Township 21N Range 18E, there are three plants and one bird listed as being endangered or threatened in our area. The three plants that are listed are the Showy Lady's Slipper (*Cypripedium reginae*), American Gromwell (*Lithospermum latifolium*), and Marbleseed (*Onosmodium molle*). The bird that was included in the list is the Bald Eagle (*Haliaeetus leucocephalus*). These species and their habitats are protected by law and enforcement of these laws and public compliance is crucial to the success and biodiversity of the natural areas located in Kaukauna.

Cultural Resources

Cultural resources such as monuments, memorials, and Historic Structures and places are defining characteristics of any community. The City of Kaukauna has a very rich history dating back to when Jean Nicolet was the first explorer to pass through Kaukauna. The first land deed of Wisconsin was obtained by Dominique Ducharme and the first home built in Outagamie County is the Grignon Mansion located along the south side of the Fox River. Kaukauna also became a prominent trading post for white settlers and the Native Americans within the area. The maintenance and preservation of these defining characteristics of historical and cultural importance should be of high priority to keep intact the cultural integrity and historical significance the city of Kaukauna holds.



- Historic Preservation Commission

The City of Kaukauna adopted a Historic Preservation Ordinance in 1996 that created the Historic Preservation Commission. The commission feels that the protection, enhancement, perpetuation, and use of sites with special character or special architectural, archaeological, or historic interest is a public necessity and is required in the interest of health, prosperity, safety, and welfare of the people of Kaukauna. Duties of the commission include recommending designation of historic structures, sites and districts within the City of Kaukauna to be considered in the National Register of Historic Places or preservation within the City. These recommendations should be supported through architectural and cultural analysis and significance to the history and culture of the City of Kaukauna, State of Wisconsin, or the nation. More detailed information on the Historic Preservation Commission and historic preservation in the city of Kaukauna can be found in Chapter 15 of the Municipal Codes of Kaukauna, Wisconsin.

The purposes for protection and enhancement of cultural and historical resources as stated by the Historic Preservation Committee of Kaukauna are:

- Protect, enhance, and preserve historical and cultural sites and districts that represent or reflect elements of the City of Kaukauna’s social, economic, political, and architectural history.
- Safeguard the City of Kaukauna’s historic, prehistoric, and cultural heritage as reflected by the historic structures, sites, and districts.
- Stabilize and improve property values and enhance visual and aesthetic character.
- Protect and enhance the City of Kaukauna attractions to residents, tourists, and visitors, and serve as a support and stimulus to business and industry.

The State of Wisconsin Historical Society Division of Historic Preservation maintains a database and information on all historic buildings, sites and archaeological sites documented in the National Register of Historic Places that are located in Wisconsin. Kaukauna has eighteen buildings, sites, or districts that are included in the National Register of Historical Places and the protection of these is crucial to the City of Kaukauna’s rich cultural and historical heritage.

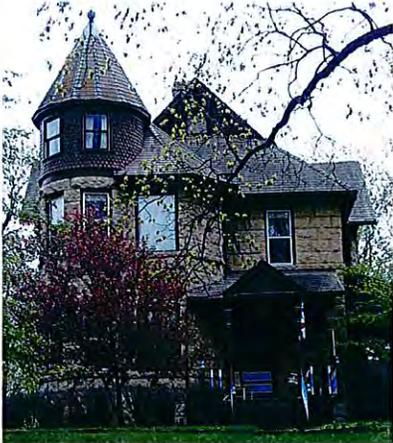
- Historical structures are any improvement which has a special character or special historic interest or value as part of the development, heritage, or cultural characteristics of the City of Kaukauna, state or nation, and which has been designated as a historic structure pursuant to the provisions of Chapter 15 of the Municipal Code of Kaukauna. Historical structures in Kaukauna include:
 - Merrit Black House – 104 River Road
 - Grignon Mansion – Augustine Street
 - Lundauer and Rupert – 137, 139, 141 East Second Street
 - Frank St. Andrews House – 320 Dixon Street
 - Norman Brokaw House – 714 Grignon Street
 - Holy Cross Church – 309 Desnoyer Street
 - Julius J. Martens Building – 124 to 128 East Third Street
 - St. Mary’s Church – 119 West 7th Street
 - Fargo’s Furniture – 172 to 176 West Wisconsin Avenue
 - Captain Meade House – 309 Division Street
 - Charles W. Stribley House – 705 West Wisconsin Avenue
 - Kaukauna Public Library – 111 Main Avenue
 - Nicolet School – 109 East 8th Street
 - Kuehn Blacksmith Store – 148 to 152 East Second Street
 - Klein Dairy Farmhouse – 1018 Sullivan Avenue

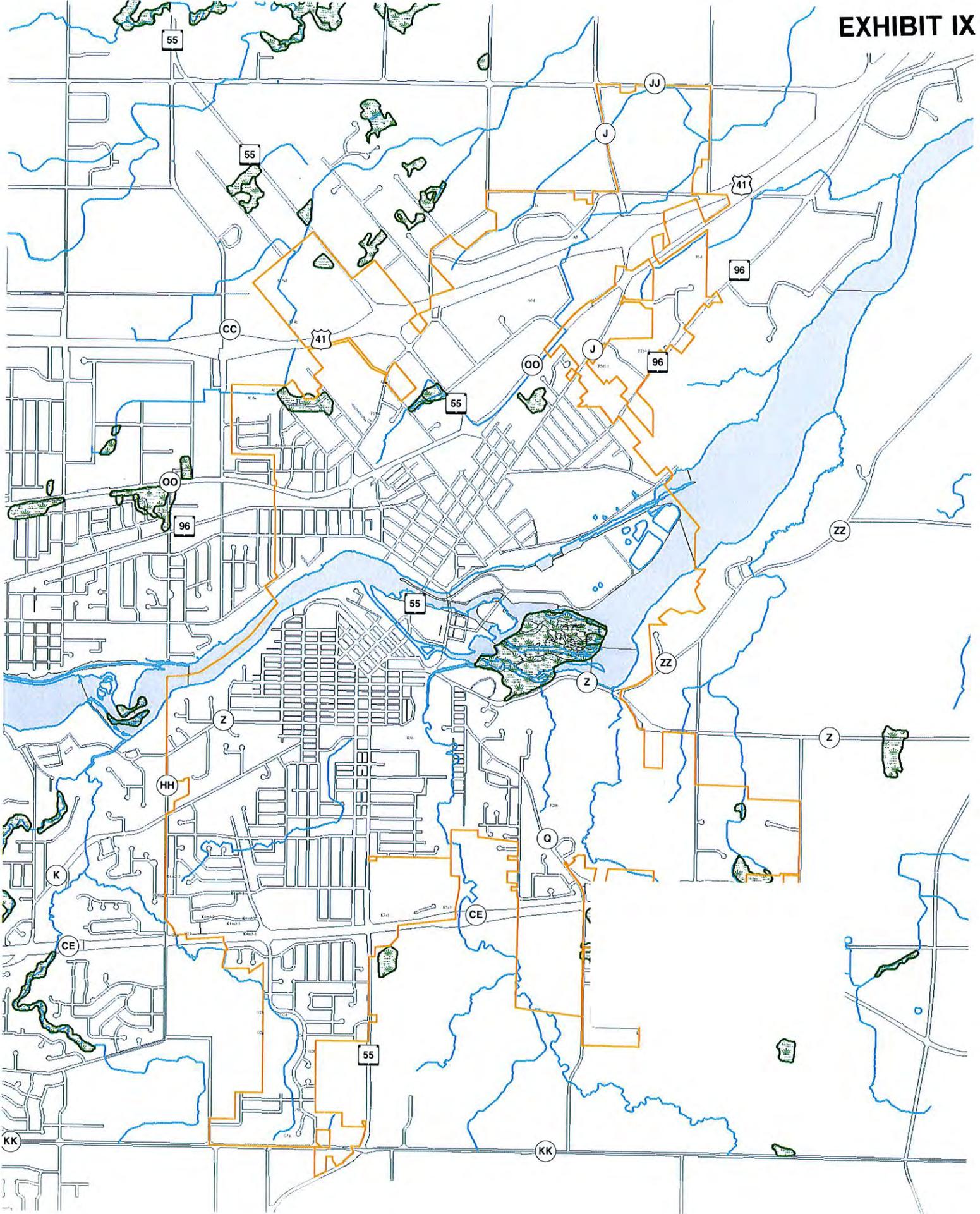
- Historic Sites are parcels of land of historic significance due to a substantial value in tracing the history or prehistory of man, or upon which a historic event has occurred, and which has been designated as a historic site or an improved parcel, on which is situated a historic structure and any abutting improved parcel used as and constituting part of the premises on which the historic structure is situated.

- Historic Districts are areas designated by the Common Council on recommendation of the Commission that contains two or more historic improvements or sites.

Historic sites and districts in Kaukauna include the Osprey Site (address restricted) and the Kaukauna Locks Historical District in Downtown Kaukauna.

These cultural resources need to be protected using the power and influence provided by the Historic Preservation Commission in order to keep Kaukauna's strong cultural heritage viable and important to the image of the City. Also, any needed improvements, remediation, or creation of cultural resources should be done so accordingly to keep intact the cultural backbone of the City. Exhibit XII is a map showing historic structures, sites, and districts in the City.

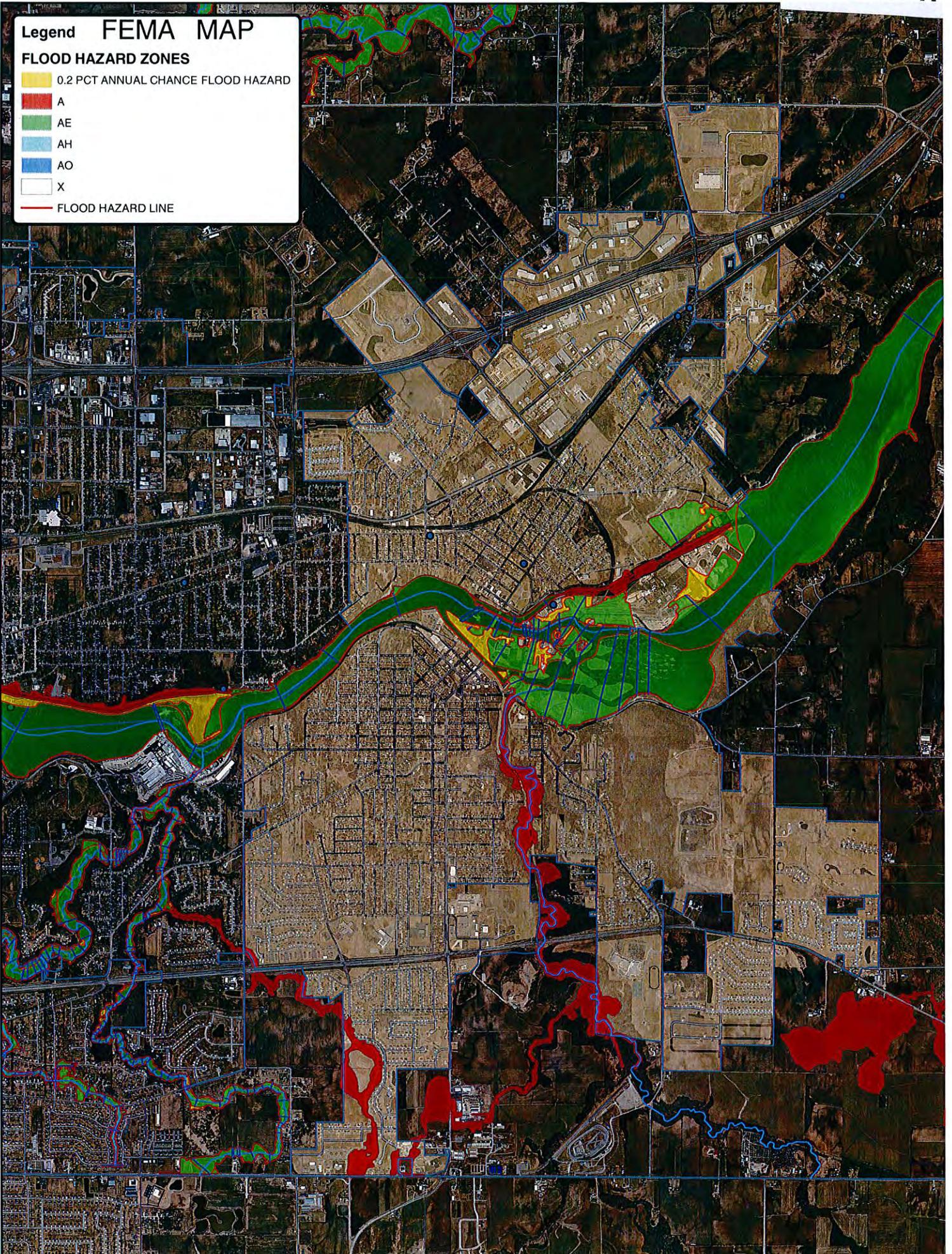


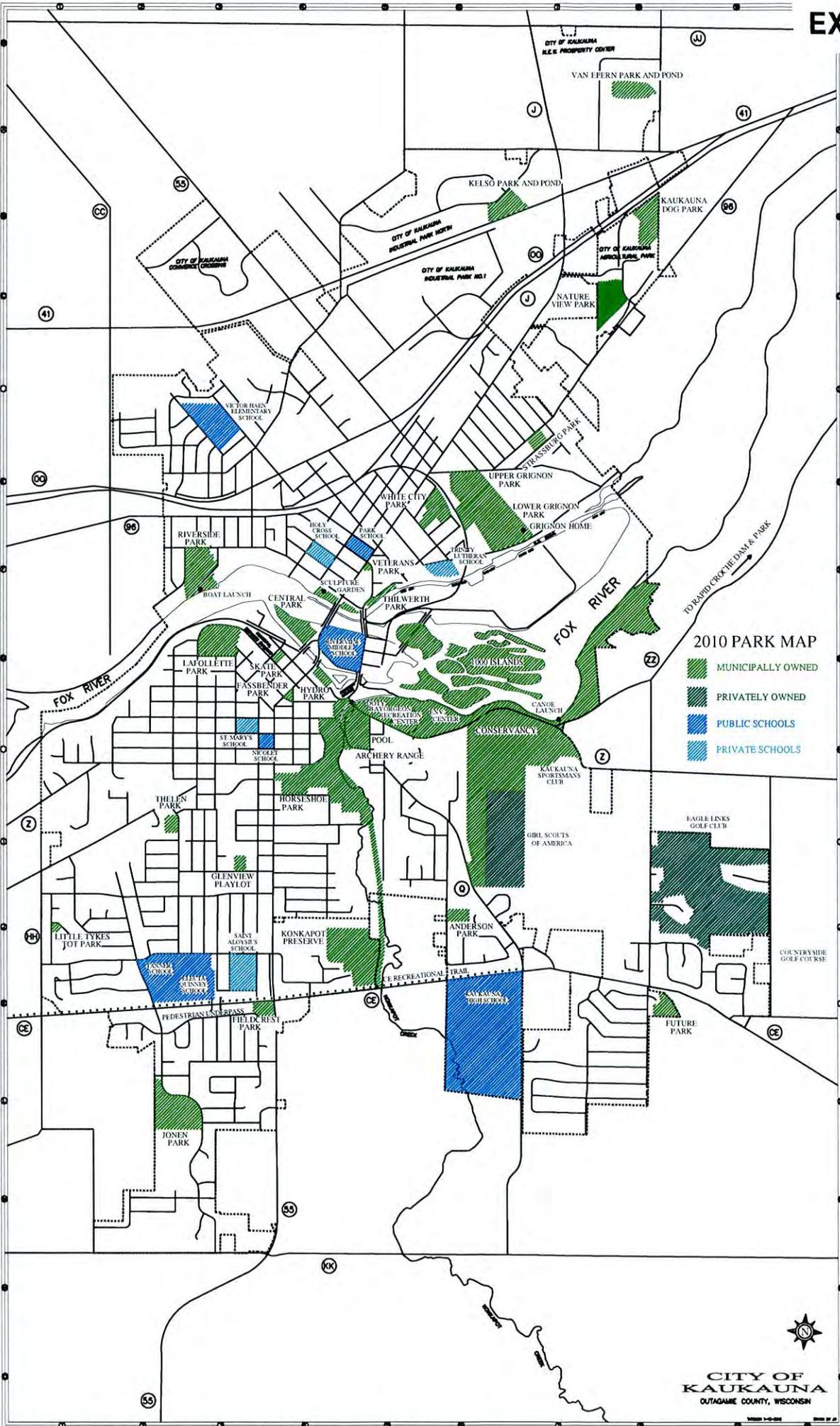


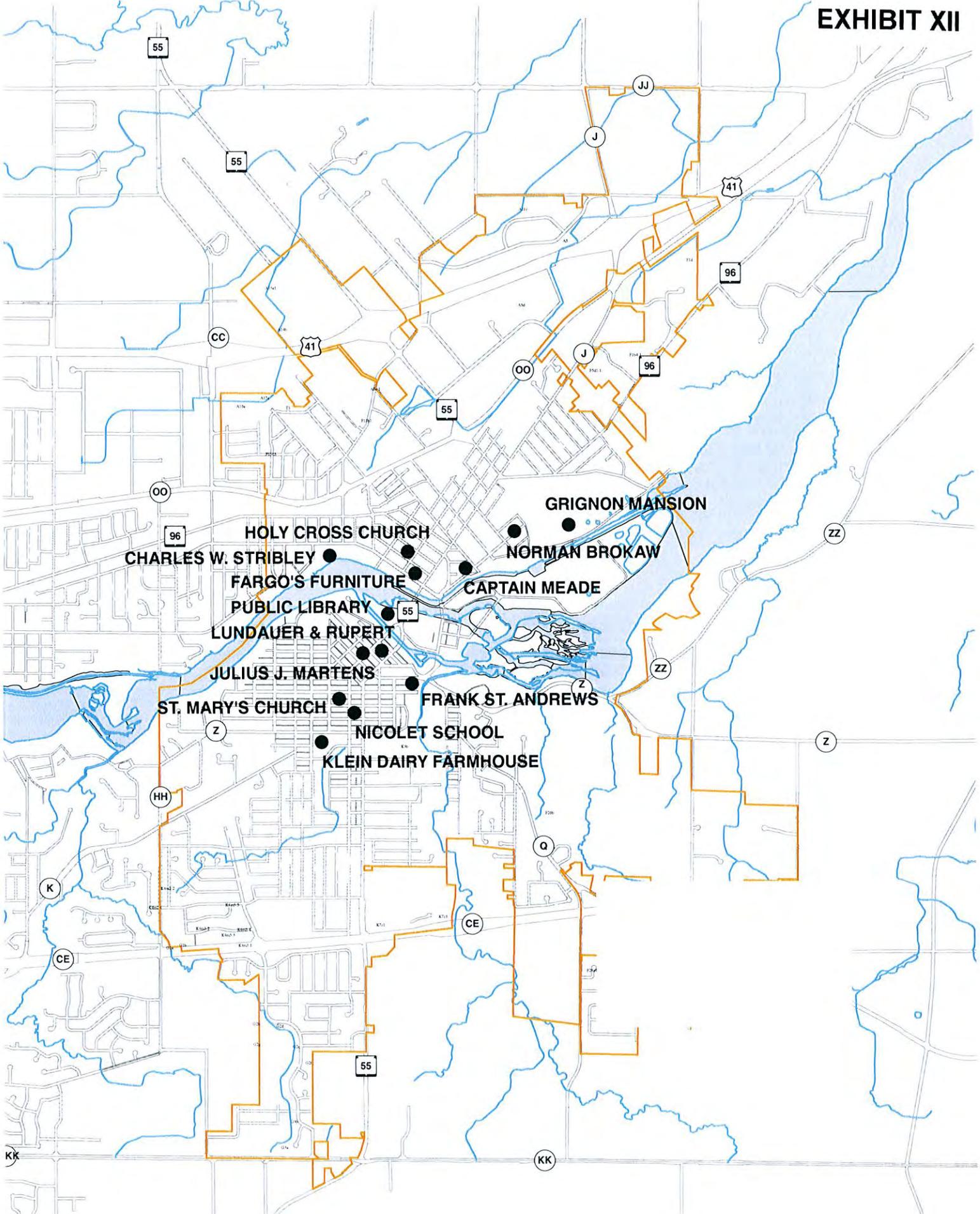
WETLAND AND SHORELAND

Legend FEMA MAP
FLOOD HAZARD ZONES

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- AH
- AO
- X
- FLOOD HAZARD LINE







- HOLY CROSS CHURCH
- CHARLES W. STRIBLEY
- FARGO'S FURNITURE
- PUBLIC LIBRARY
- LUNDAUER & RUPERT
- JULIUS J. MARTENS
- ST. MARY'S CHURCH
- NICOLET SCHOOL
- KLEIN DAIRY FARMHOUSE
- FRANK ST. ANDREWS
- CAPTAIN MEADE
- NORMAN BROKAW
- GRIGNON MANSION



HISTORIC SITES

LAND USE

Land Use Vision Statement

In 2030, the City of Kaukauna is an attractive place to live and work due to the influence of good policies and responsible leadership.

Introduction

Land use will directly influence all elements presented in the Comprehensive Plan. The choices for housing type and location, transportation alternatives, business locations, recreational opportunities, and the quality of the environment, are all inter-related through land use. Land use policy decisions have far-reaching repercussions that influence housing growth, the protection of natural resources, and a number of other factors.

Inventory and Analysis

The following pages provide a thorough analysis of land use trends and projections for the City of Kaukauna. The inventory and analysis of land use information and working knowledge of Kaukauna created the basis upon which the Plan Commission developed a land use plan, and upon which the community determined a preferred future land use map. This is shown as Exhibit XIII.

Existing Land Use

A detailed inventory of land uses was conducted for the City in 2010. Periodic updates to the City's inventory are completed as part of the region-wide land use update required for the Fox Cities MPO Long Range Transportation/Land Use Plan. Land use information was compiled into general land use categories as is presented in the table at the end of this section. As a result of this inventory, a number of conclusions and issues have been identified, and recommendations have been made to guide future land use planning efforts. A map of the existing City land use follows as Exhibit XIV.

Future Land Use Categories

- **Agricultural**. Agricultural land is broadly classified as land that is used for crop production. Agricultural uses include farming, dairying, pastures, apiculture (bees), aquaculture (fish, mussels), cropland, horticulture, floriculture, viticulture (grapes), silviculture (trees) and animal and poultry husbandry. All agriculture uses are referenced from adjoining town's land use maps.
- **Single Family**. Single family land is classified as land that is used primarily for human habitation. These residential land uses include single and two-family residential, farmstead, mobile home parks, and garages for residential use. Within platted subdivisions, residential land use encompasses the entire lot. In rural areas where lots are typically larger, single family includes the primary residence, outbuildings, and the mowed area surrounding the structures. Single family also includes isolated garages and similar structures on otherwise undeveloped rural lots. Farmsteads include the farm residence, the mowed area between the buildings and the associated outbuildings.

- **Multi Family.** Multi family includes apartments of three or more units, condos, rooming and boarding houses, residence halls, group quarters, retirement homes, nursing care facilities, religious quarters, and the associated parking and yard areas.
- **Commercial.** Commercial land uses represent the sale of goods and services and other general business practices. Commercial uses include retail and wholesale trade, services, and other like uses.
- **Industrial.** Industrial land uses represent a broad category of activities which involve the production of goods. Industrial uses include construction, manufacturing which includes warehousing associated with factory or mill operations and other like industrial facilities.
- **Green Designated Housing.** Green housing represents residential developments that use existing natural resources such as forest, open prairie, wetlands, and ponds as an asset to the development. This housing, whether single or multi family, strives to reduce the urban footprint with minimal impact infrastructure and preservation of adjoining natural resources. This may include cluster development as well as large lots for the preservation of resources.
- **Mining.** This recognizes the existence of an open pit quarry which may be in operation through 2030.
- **Public.** This land use references such areas as parks, schools, utilities, reclaimed landfills, potential environmental easements or corridors for the preservation of natural resources, cemeteries, wetlands, and other like uses.

2010 Land Use Classification – City of Kaukauna		
Land Use	Estimated Acres	Percent of Total
Agricultural	203	4.21
Golf	87	1.81
Institutional	204	4.23
Parks	210	4.37
Residential	1,556	32.30
Generally Undeveloped	230	4.78
Primarily Woodland	560	11.63
Commercial	248	5.16
Industrial	492	10.21
Mining	27	0.57
Rail	45	0.93
Roads (Including State)	829	17.20
Utilities	127	2.60
TOTAL	4,818	100.00%

2010 Estimated Land Use Classification – Extraterritorial Review Area		
Land Use	Estimated Acres	Percent of Total
Agricultural	28,128	70.32
Golf	240	0.600
Institutional	1,600	0.04
Parks	232	0.58
Residential	3,992	9.98
Generally Undeveloped	392	0.98
Primarily Woodland	3,704	9.26
Commercial	296	0.74
Industrial	600	1.50
Mining	104	0.026
Rail	88	0.22
Roads (Including State)	2,244	5.61
Utilities	92	0.23
TOTAL	41,712	100.08%

Note: Estimated acreage does not include the Fox River which slightly skews the percentages.

Land Use and Development Trends

The City has the ability to expand services and infrastructure to the north, east, and south. A boundary agreement with the Town of Buchanan and the corporate limits of the Villages of Combined Locks and Little Chute limit westerly growth.

Given current land use trends, the location of transportation corridors, and the siting and capacity of infrastructure, the City has capacity for the following growth corridors up to 2030.

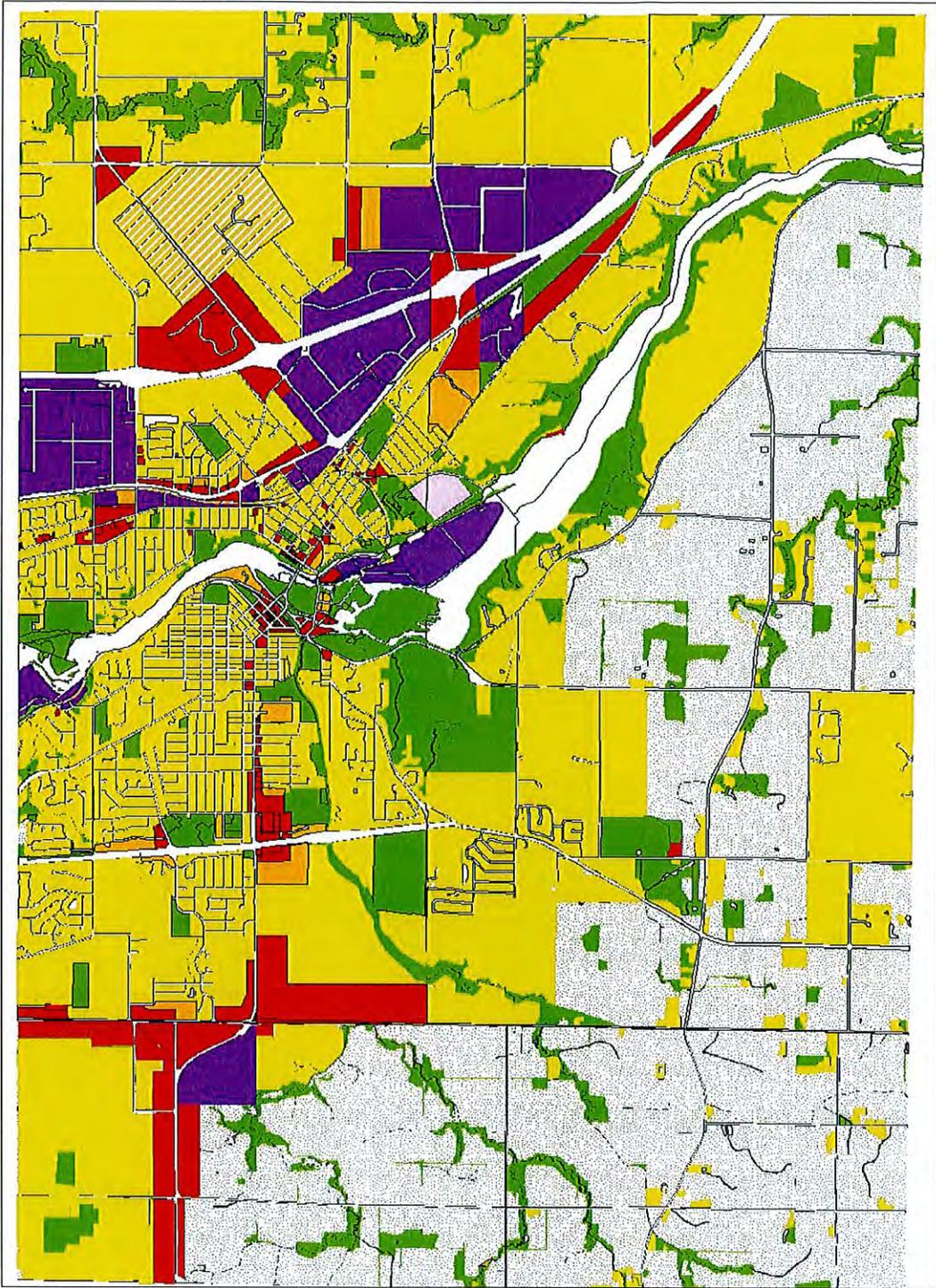
- Adding approximately 300 acres of industrial land along the US Highway 41 corridor (soon to be Interstate 55) along with 150 acres in the CTH “KK” and State Highway 55 corridors.
- Adding approximately 60 acres of commercial highway service to the US Highway 41 corridor.

The remaining acreage is residential or agricultural in use and subject to market trends. These areas are also impacted by influence of noise and odor such as Thilmany mill discharge or events at Wisconsin International Raceway.

In all situations, the City should strive to infill existing vacancies including building remediation and use of remediated landfill or reclaimed ground.

GOAL, STRATEGIES, AND RECOMMENDATIONS – LAND USE

- Establish Kaukauna as a premier location to raise a family and find quality jobs in a safe environment through a policy of appropriate land use designations, accommodates of infrastructure and services, and establishment of public facilities.
 - Fix land use designations to accommodate growth based on transportation corridors, infrastructure, ability to serve, existing land uses, and projected demand.
 - Encourage in-filling of dedicated land uses that have available infrastructure.
 - Encourage downtown redevelopment and historic preservation of downtown buildings.
 - For the efficient use of infrastructure and utilities, encourage redevelopment of older industrial buildings.
 - Mitigate adverse land uses through future designations to alter densities, change land use, create buffers, or preserve sensitive areas.
 - Establish necessary land use tools to guide development within the City and within the City's growth area.
-



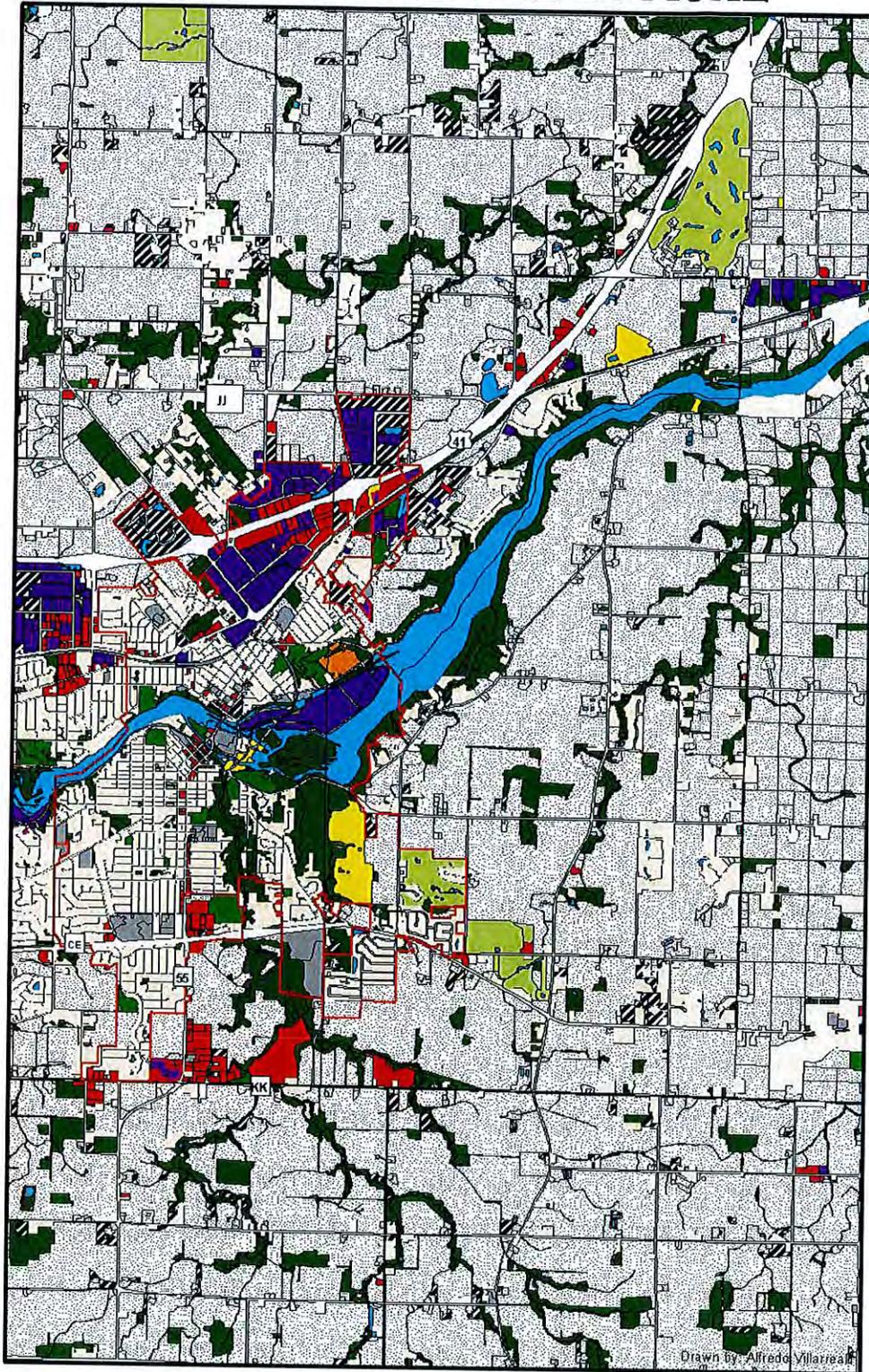
Map Legend

- | | |
|--|--|
|  Multi Family |  Agriculture |
|  Public |  Commercial |
|  Industrial |  Single Family |
|  Mining |  Green Designed Housing |



City of Kaukauna Future Land Use Map

KAUKAUNA LAND USE BY ACRE



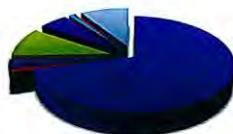
1:45,000

Legend

- Roadways
- City Limits
- ▨ Agriculture
- Golf Course
- Woodlands
- Commercial
- Residential
- ▨ Undeveloped
- Utilities
- Water
- Parks & Rec.
- Industrial
- Rail
- Mining
- Institutional

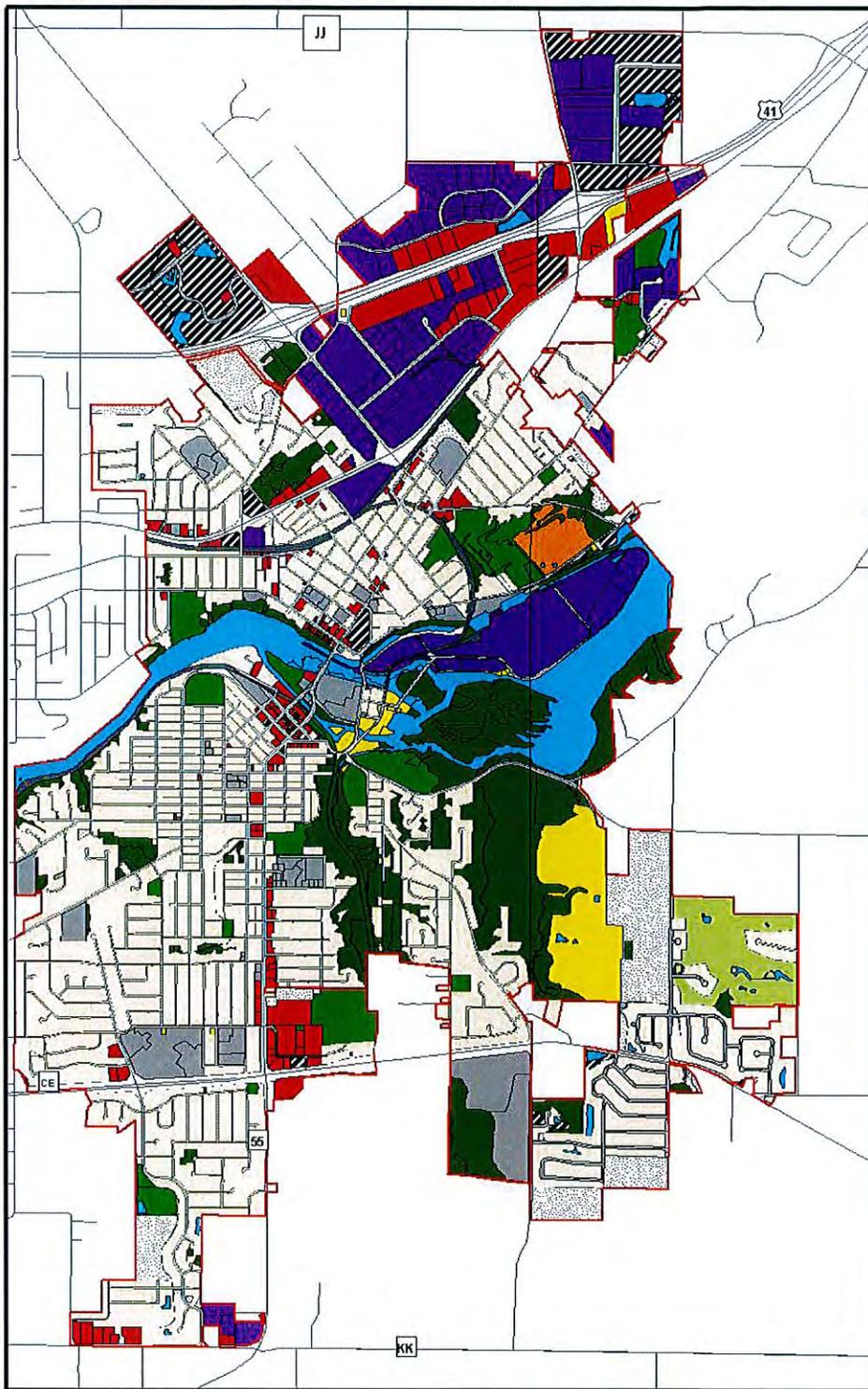
Drawn by Alfredo Villareal

Land Use by Acre



■ 70.32% Agriculture	■ 0.74% Commercial
■ 0.006% Golf Course	■ 1.5% Industrial
■ 0.4% Institutional	■ 0.026% Mining
■ 0.58% Parks & Rec.	■ 0.22% Rail
■ 9.98% Residential	■ 5.61% Roads
■ 0.98% Undeveloped	■ 0.23% Utilities
■ 9.26% Woodlands	

KAUKAUNA LAND USE BY ACRE



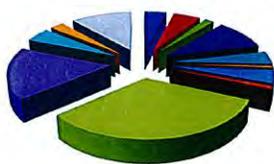
N
W E
S

1:24,000

Legend

- Roadways
- City Limits
- ▨ Agriculture
- Golf Course
- Woodlands
- Commercial
- Residential
- ▨ Undeveloped
- Utilities
- Water
- Parks & Rec.
- Industrial
- Rail
- Mining
- Institutional

Land Use by Acre



■ 4.21% Agriculture	■ 5.16% Commercial
■ 1.81% Golf Course	■ 10.21% Industrial
■ 4.23% Institutional	■ 0.57% Mining
■ 4.37% Parks & Rec.	■ 0.93% Rail
■ 32.30% Residential	■ 17.20% Roads
■ 4.78% Undeveloped	■ 2.60% Utilities
■ 11.63% Woodlands	

INTERGOVERNMENTAL COOPERATION

Intergovernmental Cooperation Vision Statement

In 2030, the City of Kaukauna is a community which has built strong working relationships with neighboring municipalities, districts, and government bodies. The City embraces and builds upon these cooperative relationships to ensure that the most cost effective and highest quality municipal services are delivered, that related efforts can be combined, and that intergovernmental issues are addressed before problems arise.

Inventory and Analysis

The relationship a municipality has with school districts, neighboring communities, the county, the regional planning commission, the State, and the federal government can impact residents in terms of taxation, planning, service provision, and siting of public facilities. An examination of these relationships and the identification of existing or potential conflicts can help a municipality address these situations in a productive manner.

Governmental Units and Relationships

- **Adjacent Communities.** The City of Kaukauna shares its borders with the Village of Combined Locks, Town of Kaukauna, Town of Vandebroek, Town of Buchanan and the Village of Little Chute in Outagamie County and the Town of Harrison in Calumet County. The western border between the City of Kaukauna and the Town of Buchanan is fixed through an inter-municipal boundary agreement.
- **School Districts.** The City of Kaukauna is served by the Kaukauna Area School District. The City and school district should continue to establish methods of communication and explore ways to work together. Joint cooperation will allow the goals of the comprehensive plan to be met while provide safe, efficient transportation, community services, and related amenities.

The City is also served by the Fox Valley Technical College (FVTC). The FVTC main campus is located in the Town of Grand Chute, approximately nine miles west of the City.

- **Special Districts and Systems.**
 - **Garner's Creek Stormwater Utility.** This regional (watershed-based) utility was created in 1998 and serves the Garner's Creek watershed which partially lies in the Kaukauna Storm Water Utility. The City has no representation on the Utility District Board and therefore no direct avenue to communicate recommendations within this plan that may impact the City Stormwater Utility.
 - **Heart of the Valley Metropolitan Sewerage Commission.** This regional entity governs the use and maintenance of the regional sewerage collection and treatment facility, of which the City's system discharges to. The City has a representative on the HOVMSD Board of Commissioners which makes short and long-term decisions affecting the regional system. Communication on local land use and future growth issues is a must

with this entity as it and the WDNR can affect aspects related to plant operation, capacity, and financing.

- OWLSnet Library System. The City maintains its own library, however, residents can utilize any library within the OWLSnet system. Residents have access to any of the 52 libraries in the consortium. Continued communication with OWLSnet, regarding desired service levels will help ensure adequate library service for the City.
- County. The City of Kaukauna is located in Outagamie County and Calumet County. The City presently has its own zoning ordinance under which decisions are not subject to the review and approval of either county. However, the City must interact and cooperate regarding special zoning (e.g. including shoreland-wetland, floodplain areas) and matters pertaining to County highways which run through, or are adjacent to the City. The City works with the various county departments to coordinate road construction and maintenance, solid waste and recycling efforts, and other social services. The City and Outagamie County continue to maintain open communications with one another that work to foster good working relationships and mutual respect.
- Regional. The City of Kaukauna is a member of the East Central Wisconsin Regional Planning Commission (ECWRPC). ECWRPC provides planning and technical assistance to counties, communities, businesses, interest groups, and individuals within the region. These services include environmental management, housing, demographics, economic development, transportation, community facilities (including SSA planning responsibilities), land use, contract planning, and others. ECWRPC had worked with the City on several projects over the years including the preparation of local plans, Fox Wisconsin Heritage Parkway, transportation plans, and this current comprehensive plan. The City should maintain communication with ECWRPC and contact them as the need arises to assist in dealing with land use and transportation issues.
- State.
 - Wisconsin Department of Natural Resources (WDNR). The WDNR is responsible for the regulation, protection, and sustained management of natural resources within the state. The WDNR operates various programs in water and air quality management, habitat preservation, recreational trail development, urban forestry, and other programs. The WDNR also maintains environmental corridors which enhance surface water quality and stream habitat throughout the planning area. The WDNR is strongly associated with the Fox River Navigation Authority who is responsible for the restoration, maintenance, and operation of the river's navigation locks. There are five locks in the City of Kaukauna.
 - Department of Agriculture, Trade, and Consumer Protection (DATCP). The overall mission of DATCP is multi-fold. The agency oversees programs which ensure the safety and quality of food, fair business practices for buyers and sellers, consumer protection, efficient use of agricultural resources in a quality environment, healthy animal and plant populations, and the vitality of Wisconsin agriculture and commerce.
 - Wisconsin Department of Transportation (WDOT). WDOT deals with issues related to all transportation uses in the planning area. WDOT evaluates existing transportation

infrastructure for bicycle and pedestrian trails as well as assists in planning efforts for future trails. The City of Kaukauna should continue to collaborate with WDOT to address current and future transportation issues within the community as well with future opportunities for “Park & Ride” lots.

- **Intergovernmental Cooperation Planning Efforts.**

- The City of Kaukauna worked closely with the East Central Wisconsin Regional Plan Commission and Outagamie County Planning Department and UW Extension throughout the planning process. This helped ensure consistency and concurrence between the City’s Comprehensive Plan, and pertinent county and regional plans and studies.

- **Laws, Ordinances and Regulations**

- Cooperative Boundary Plans and Agreements. Cooperative boundary plans and agreements are joint planning efforts in which two or more municipalities establish a mutually agreeable plan to establish boundary lines, provide public services and facilities, share revenue, and establish land use criteria. The majority of the municipal boundary agreements are conducted between a town and an incorporated village or city. Cooperative boundary plans, which are subject to a minimum ten-year period, must be approved by the Wisconsin Department of Administration. Currently the City of Kaukauna has a cooperative boundary agreement with the neighboring Town of Buchanan that established the City’s western growth area.
- Extraterritorial Subdivision Regulation. Incorporated cities can exercise plat review authority in unincorporated areas adjacent to their communities. This allows incorporated areas the same authority to approve or reject a specific plat or CSM as if it were within its own jurisdiction. This authority extends to a distance of three miles from the corporate limits. The incorporated area must have a subdivision ordinance in place in order to exercise this authority.
- Extraterritorial Zoning. Incorporated cities have been given authority to practice extraterritorial zoning authority if they have developed a zoning ordinance for the incorporated areas. This authority extends to a distance of three miles. Extraterritorial zoning allows for smooth transitions between suburban and rural areas, reduces conflicting land uses, and promotes intergovernmental cooperation in planning for future community needs. The City has not established extraterritorial zoning into any adjoining town however, consideration of such action should be considered in the future.

GOAL, STRATEGIES, AND RECOMMENDATIONS – INTERGOVERNMENTAL COOPERATION

- Plan, coordinate, and monitor urban development activities with potentially affected agencies and entities.
 - Ensure that short and long-term development plans are shared with other governmental entities.
 - Accept annexation petitions that expand the City's municipal boundaries in a manner which increases its efficiency for providing services.
 - Work with and coordinate sewer service area planning, transportation planning, economic development activities, and other development matters as appropriate with the East Central Wisconsin Regional Planning Commission or other appropriate agencies.
 - Ensure that future planning and development activities are shared and coordinated with the Heart of the Valley Metropolitan Sewerage Commission, Valley Transit, Outagamie County, neighboring communities, and other appropriate agencies.
 - The City should coordinate and participate in periodic intergovernmental cooperation meetings with neighboring and overlapping jurisdictions so as to review progress on plan implementation and identify current and upcoming land use and transportation issues.
 - Continue to work cooperatively with adjoining governmental jurisdictions when considering an annexation and servicing adjoining lands.
-

PLAN IMPLEMENTATION

Plan Implementation Vision Statement

Planning is recognized by the City of Kaukauna as their best and most consistent tool to ensure the type of community desired by their residents.

Introduction

A Smart Growth Comprehensive Plan serves a community by establishing priorities for the future, evaluating available resources, and providing a means for dealing with change. The purpose of the planning effort is to develop a plan that will guide both public and private decisions. In order to follow the plan as described in the previous chapters, it is necessary to implement the goals, strategies, and objectives as outlined on a continual basis. If a plan is to be successful, it must be implemented meaningfully and aggressively. This chapter prescribes a series of actions to be completed by the City of Kaukauna.

Role of the Plan

All land controls governing the City must be consistent with the adopted Comprehensive Plan. The City's Plan Commission is responsible for ensuring that this plan is used as a guide to update and/or replace ordinances and regulations to reflect the goals of the plan. In reviewing any petitions for development, the proposal should be reviewed against the plan's identified goals, strategies, recommendations, visions, and proposed land use patterns. If the Plan Commission determines inconsistencies with the plan, then consideration for a plan amendment must be made to reflect any change in policy.

Responsibility

City Common Council. Common Council members will have to make complex land use decisions based upon the Comprehensive Plan, the goals of the applicant, technical advice from staff, citizen input, and their own judgment on the specific development. This Comprehensive Plan will provide some of the information a Council member will need for decision making. Council members are encouraged to familiarize themselves with the contents and overall goals of this plan.

Plan Commission. The powers and duties of plan commissions have been established by Wisconsin Statutes. The City of Kaukauna Plan Commission is the primary entity responsible for implementing and updating this Comprehensive Plan.

As such, the Plan Commission must promote good planning practices within the City. Commission members should be knowledgeable about the content, visions, goals, strategies and recommendations of the Comprehensive Plan. Moreover, the Plan Commission must promote active citizen participation in future planning efforts, and should strive to keep the citizens and elected officials informed of any technical issues and proceedings regarding current planning issues. The Plan Commission is responsible for periodic amendments to the Comprehensive Plan so that regulations and ordinances are in compliance with the plan. Likewise, the Plan Commission must review all new and existing ordinances to verify that they are compliant with goals, strategies and recommendations of the Comprehensive Plan.

Consistency

Internal Consistency. The Comprehensive Plan was developed sequentially with supportive goals, strategies and recommendations. Using factual information regarding natural features, housing data, population and housing projections, and an analysis of existing infrastructure, a desired overall vision and visions for each comprehensive planning element were developed. To maintain internal consistency, any amendment to the plan should be accompanied by an overall review of all elements and their associated goals, objectives, and strategies.

Beginning January 1, 2010, all local governments in the State of Wisconsin engaging in any of the following actions must ensure that these actions are consistent with their local Comprehensive Plan: official mapping, local subdivision regulation, City and/or county zoning ordinances, and zoning of shore lands or wetlands in shore land areas.

External Consistency. Not only is it important to maintain internal consistencies, but the City should also be aware of other planning documents and their relevance to the City's comprehensive plan. An attempt should be made to maintain consistency with these plans if possible.

- State plans including the Fox River Navigation Authority
- Regional Plans
 - East Central Wisconsin Regional Plan Commission Comprehensive Plan, 2030
 - Fox Wisconsin Heritage Parkway
- County Plans
 - Outagamie, Calumet and Brown
- Local Plans
 - Village of Kimberly
 - Village of Little Chute
 - Village of Combined Locks
 - Village of Wrightstown
 - Town of Buchanan
 - Town of Harrison
 - Town of Kaukauna
 - Town of Vandebroek

Monitoring Plan Progress

It is the Plan Commission's responsibility to monitor the progress of implementation. Additionally, the Plan Commission should annually review the goals, objectives, and strategies and address any conflicts which may arise between the elements of the plan. While it is the Plan Commission's responsibility to monitor progress, others may also check progress including community members, staff, zoning administrators, planners and citizen groups.

In order to assist the Plan Commission with monitoring of the plan and achievement of its visions, it may be necessary to develop and implement a variety of informal tools and techniques. Items for consideration may include:

- Creation of development review “checklists” to assist in determining a proposal’s consistency with the comprehensive plan.
- Integration of plan recommendations into a “performance-based budgeting” initiative.
- Development of an annual “work plan” for the Plan Commission.
- Continue to place the comprehensive plan as an item on the Plan Commission meeting agenda so that either the public or Plan Commission members can discuss items related to the plan, or to use the time to evaluate implementation progress.
- Developing articles for the community newsletter which focus on certain recommendations or strategies of the plan and calling for public input.

Updating the Plan

A Comprehensive Plan must be updated at least once every ten years. However, it is strongly recommended that the Plan Commission annually review the current planning decision to ensure compliance with the overall goals of the plan and continued consistency with the overall vision of the community. This annual review should also be used to determine if a major plan amendment is required. This comprehensive plan is a dynamic document and is an update of the Y2Kaukauna, the City’s Comprehensive Plan of 2000.

As directed by s.66.1001(4), any Plan Commission or other body of a local governmental unit authorized to prepare or amend a comprehensive plan shall adopt written public participation procedures that foster public participation, adopt a resolution by a majority vote of the entire commission or governmental unit (vote shall be recorded in the official minutes of the plan commission, the resolution shall refer to maps and other descriptive materials that relate to one or more elements of the comprehensive plan). One copy of the recommended plan shall be sent to the following:

- Every governmental body that is located in whole or in part within the boundaries of the local governmental unit (county, utility districts, school districts, sanitary districts, drainage districts).
- The clerk of every local governmental unit that is adjacent to the local governmental unit that is the subject of the plan or update.
- The Wisconsin Department of Administration.
- East Central Wisconsin Regional Plan Commission.
- The public library that serves the area in which the local governmental unit is located.
- Others identified in the adopted public participation procedures.

The Common Council and Plan Commission may spend time reviewing, revising, and requesting revisions to the recommended plan. The Common Council shall draft an ordinance adopting the plan and publish a Class I public notice 30 days prior to the hearing on the proposed ordinance to adopt the final “recommended plan”. The Common Council must provide an opportunity for written comments to be submitted by the public and there must be a response to those comments. In addition, a public hearing must be held on the ordinance. By majority vote, the Common Council must approve the ordinance. Finally, the adopted plan and the ordinance must be re-distributed to the list of entities above.

Land Use Planning Controls

Although zoning and subdivision ordinances are the two most common land use planning tools, there are several key tools which can be used to ensure that new development occurs in an organized and desired fashion. The City may modify or establish new ordinances which regulate new development. Zoning. The Plan Commission and Common Council must continually ensure that any future zoning changes are consistent with the Comprehensive Plan. Several actions can be taken to ensure that zoning decisions are made that accommodate the preferred future land uses as indicated on the Future Land Use Map.

- Compare intended future land uses with existing zoning. Amend current zoning to reflect the intended future uses for all areas within the City.
- Encourage local citizens and elected officials to actively participate in ongoing City meetings regarding all zoning and planning issues.
- Cooperate with Outagamie and Calumet Counties as necessary to amend existing ordinances and develop new ordinances which are reflective of the goals, strategies, and recommendations of all elements of the City's Comprehensive Plan.

Official Map. The City of Kaukauna maintains an official map. An official map is a diagram which delineates the current and future roadways such as local streets, highways, historic districts, parkways, and parks. Additionally, an official map may delineate railroad rights-of-way, waterways (only if included on a comprehensive surface water drainage plan) and public transit facilities. Furthermore, the map may establish exterior lines of future streets, highways, historic districts, parks, parkways, and public transit facilities, waterways, and playgrounds. Once an official map is adopted by ordinance, no building permits may be issued to construct or enlarge any building within the limits of the features listed above.

Official maps serve several important functions which ensure that future land use decisions will remain compliant with the comprehensive plan, including:

- Future costs for land acquisitions for streets and other delineated features are lowered or minimized because the land will remain vacant.
- Future subdivisions of land will be streamlined because future streets have already been established. Developers will be required to adhere to guidelines set forth within the official map unless it is amended by an ordinance.
- Potential home and land buyers can be readily informed that land has been designated for specific public uses.
- Acceptable route(s) for a potential bypass for a major state highway can also be delineated.

Subdivision Ordinance. Wisconsin State Statutes and the City of Kaukauna Subdivision Ordinance regulate the division of land into lots for the purpose of sale for building development. The subdivision ordinance is related to the zoning ordinance in that it regulates the platting, or mapping, of newly created lots, streets, easements and open areas. A subdivision ordinance can help implement the comprehensive plan and must be consistent with and conform to the goals of the Comprehensive Plan. Furthermore, subdivision ordinances can incorporate construction standards and timelines for completion of community facilities such as transportation networks or curb and gutter systems.

GOAL, STRATEGIES, AND RECOMMENDATIONS – PLAN IMPLEMENTATION

- Consider the Year 2030 Comprehensive Plan to be flexible in nature so as to reflect changes in current conditions and community values.
 - Periodically review aspects of the Comprehensive Plan.
 - Evaluate/review progress of plan implementation, major growth targets and changes in market conditions on an annual basis.
 - Every ten years, conduct a comprehensive update on the Comprehensive Plan policy and background elements as necessary.
-