

INDUSTRIAL PARK COMMISSION

City of Kaukauna

Hydro View Room

Municipal Services Building

144 W. Second Street, Kaukauna



Thursday, June 2, 2026 at 3:30 PM

MINUTES

In-Person in Hydro View Room

Avanzi called the meeting to order at 3:30 p.m.

1. Roll Call

Members Present: Dale Eggert, Glen Schilling, John Sundelius, Mike Vandeberg, Michael Avanzi, Nick Rieth, Ryan Gaffney

Other(s) Present: Associate Planner Adrienne Nelson, Director of Public Works and City Engineer John Neumeier, Andy Wassmann from Keller Inc.

2. Approval of Minutes

a. Approve Minutes from May 1, 2026

Eggert made a motion to approve the minutes from May 1, 2026. Seconded by Vandeberg. Avanzi, Rieth, and Gaffney abstained because they were not present at the meeting. The motion passed unanimously.

3. Old Business

a. None

4. New Business

a. Site Plan Review – Accurate Machine (1901 Hyland Avenue)

Associate Planner Nelson provide an overview of the site plan submitted by Keller Inc. for Accurate Machine at 1901 Hyland Avenue. Accurate Machine is a manufacturing business that produces parts for different facets of machining. This project will add an additional 1,740 square feet to their existing building. All setback requirements for the IPD and South Industrial Park covenants are being met and all ordinances are being complied with to include zoning requirements. The current Accurate Machine building has a height of 19' and the height of the addition will be the same. Currently, there is space for off-

street parking on-site, but no official stalls are painted. During this addition, 23 off-street parking stalls will be created, with one being ADA compliant. A landscaping plan will need to be submitted and approved by City staff. The proposed plan will add three trees to the front yard to ensure compliance with landscaping requirements. There are no concerns with lighting at this time. The erosion control and stormwater management permit has been received by the Engineering Department and is currently being reviewed. There are no concerns with traffic at this time, and there are no concerns from fire or police at this time. The proposed site elevations meet façade requirements. Staff is recommending approval of the development with the following conditions: prior to issuance of building permits, stormwater and erosion control permits must be approved by the Engineering Department and a landscaping plan must be submitted and approved by City staff.

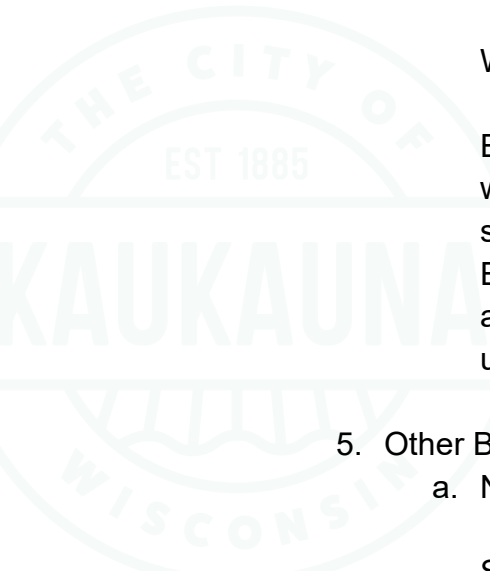
Schilling asked what the additional space will be used for.

Wassmann explained that it would be a simple expansion to Accurate Machine's current facility, used primarily for storage.

Schilling asked if this addition would add any jobs.

Wassmann stated that it would not directly add any jobs.

Eggert made a motion to approve the site plan for Accurate Machine with the following conditions: prior to issuance of building permits, stormwater and erosion control permits must be approved by the Engineering Department and a landscaping plan must be submitted and approved by City staff. Seconded by Gaffney. The motion passed unanimously.

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5. Other Business
 - a. None

Sundelius requested an update on TEAM Industries' parking request.

Nelson explained that City Attorney Greenwood is looking into next steps to move the request forward, as it will likely require an amendment to the South Industrial Park covenants. She is hoping to have some additional information by the next meeting.

Sundelius asked for further clarification on what was discussed at the Board of Public Works and Common Council meetings.

Nelson clarified that discussion was had at the Board of Public Works, the Board of Public Protection and Safety, and the Common Council. Common Council wanted to go against the recommendations of the other review bodies and allow TEAM Industries to proceed with their original request. Attorney Greenwood is looking into next steps based on that direction from the Common Council because of the covenant requirements.

Sundelius brought up his question from the previous Industrial Park Commission meeting. Based on zoning code requirements, will TEAM Industries have the required off-street parking spaces for their planned expansion?

Nelson explained that the site plan for the expansion has been submitted, and staff is currently reviewing it, including the number of off-street parking spaces.

6. Adjourn

Sundelius made a motion to adjourn. Seconded by Vandeberg. The motion passed unanimously. Adjourned at 3:39 p.m.

