

# PLAN COMMISSION MEETING

City of Kaukauna  
**Council Chambers**  
Municipal Services Building  
144 W. Second Street, Kaukauna



Thursday, August 18, 2022 at 4:00 PM

## MINUTES

### 1. Roll Call.

Members present: Mayor Penterman, Ald. Moore, Ald. Thiele, Commissioner Avanzi, Commissioner Feller, Commissioner Schoenike, DPW Neumeier

Others present: PCDD Stephenson, AP Paul, Alvin Johnson, President of Dreamville Kaukauna, LLC, Wendy Anderson with Dreamville Kaukauna LLC, Abacus Architects, Brian Roebke with the Times Villager.

### 2. Approval of Minutes.

#### a. Approve Minutes from July 21, 2022 Meeting

A motion was made by Moore to approve the July 21, 2022 minutes. DPW Neumeier seconded the motion. The motion passed.

### 3. New Business.

#### a. Rezoning Request for 705 Lawe St.

AP Paul presented an application for rezone for parcel 322025500, which is located at 705 Lawe Street. The owner of this property is GSD Petroleum, and the applicant is Armando Cruz. The current zoning of the property is Commercial Core District (CCD) and the new zoning would be Commercial Highway District (CHD). This zoning change is a contingency for the sale of this property from GSD Petroleum LLC to Armando Cruz. This rezone would allow Armando Cruz to operate a drive-through style restaurant. DPW Neumeier expressed concerns with traffic from a drive-through and noted that any site plans would be subject to review of the same.

Avanzi made a motion to approve Rezoning Request for parcel 322025500 from CCD to CHD and recommend the same to common council. Schoenike seconded the motion. The motion passed unanimously.

#### b. Certified Survey Map for Parcels 322032911, 322032912, and 322032913

PCDD Stephenson presented a combination CSM for parcels 322032911, 322032912, 322032913. These parcels are the location of the new Dreamville Kaukauna apartments. It is a total of 3.4 acres and the CSM meets all zoning requirements. The CSM shows the removal of the 15 foot easement from the old Kaukauna Bank lot (parcel 322032913), as the easement is no longer needed since

all parcels are owned by Dreamville Kaukauna LLC. The CSM will be recorded with Outagamie County Register of Deeds once site work begins.

A motion was made by Moore to approve the combination CSM for parcels 322032911, 322032912, and 322032913 and recommend the same to council. The motion was seconded by Feller. The motion passed unanimously.

c. Site Plan Review - Dreamville Kaukauna

AP Paul presented the site plan for the Dreamville Kaukauna downtown apartments. The site plan meets all setback requirements, parking requirements, lighting requirements, and the façade of the buildings received Certificate of Appropriateness. The engineering department will be working with the developers to obtain the proper permitting for storm water and erosion control. There was discussion on fire truck turn radius and emergency exits. There were no concerns from the Fire Department. There is an emergency exit that will double as a pedestrian/bike path as it will not be paved. The grass/gravel will deter any cars from using it on purpose or on accident.

A motion was made by DPW Neumeier to approve the site plan as presented. Mayor Penterman seconded the motion. The motion passed unanimously.

4. Other Business.

*There was no other business.*

5. Adjourn.

A motion was made by Moore to adjourn the meeting. Avanzi seconded the motion. The motion passed. Meeting adjourned at 4:24 PM.