

## PLAN COMMISSION

City of Kaukauna

### Council Chambers

Municipal Services Building

144 W. Second Street, Kaukauna



Thursday, December 5, 2024 at 4:00 PM

## MINUTES

### In-Person

#### 1. Roll Call

Members Present: Giovanna Feller, Michael Avanzi, John Moore, Pennie Thiele, John Neumeier, Brett Jensen, Mayor Tony Penterman

Absent: Ken Schoenike

Other(s) Present: Planning and Community Development Director Dave Kittel, Associate Planner Adrienne Nelson

Moore made a motion to excuse the absent member. Seconded by Avanzi. The motion passed unanimously.

#### 2. Approval

- a. Approval of minutes from November 21, 2024 meeting.

Feller made a motion to approve the minutes from the November 21, 2024 meeting. Seconded by Jensen. Motion passed unanimously.

#### 3. Old business

None

#### 4. New business

- a. Site Plan Review – 1800 Crooks Ave

Director Kittel provided an overview of the proposed site plan for a Taco Bell, to be located at 1800 Crooks Avenue. The proposal put forth would seek to raze the existing Family Video structure and replace it with a modern Taco Bell design. The proposal is in compliance with all city ordinances, but staff was unable to confirm if there were any existing ingress/egress easements on the property. This could be an issue because of the proposed dumpster location. Although the dumpster

would be located on the property, it would open into the neighboring property. For the proposed site plan to receive full approval, there would need to be an ingress/egress agreement between the property owners. Staff noted that traffic may also be a concern at this location. They are working with the developers to possibly restrict access onto 18<sup>th</sup> Street by making it an entrance only.

Commissioner Moore asked for clarification on the square footage of the proposed building. Director Kittel confirmed that the proposed building would be smaller than the existing structure.

Director Kittel brought up façade requirements for the proposed building. Masonry is required by ordinance, but there may be an opportunity to wave this requirement. Taco Bell plans to use cement fiberboard, which would match with the overall look of the surrounding neighborhood.

Further discussion ensued regarding the dumpster, traffic flow, dilapidation concerns, and employee parking.

Mel and Ann Baeten, owners of the neighboring property, expressed concern about traffic issues. Ann Baeten suggested moving the order line to the south side of the building to hopefully assist with traffic flow. Similar concerns were voiced by attendee Brian Roebke.

Avanzi made a motion to approve the site plan for the development with the following conditions:

1. Prior to the issuance of building permits, the applicant must obtain stormwater and erosion control permits from the Engineering Department.
2. Prior to the issuance of building permits, an ingress/egress easement must be shown for the access on Lehrer Lane to address the pavement upgrades and the dumpster enclosure doors swinging over the property line.

Seconded by Moore. Motion passed unanimously.

b. Park Bench Donation – Haen

Associate Planner Nelson went over a donation application from Gerald Haen. The application was for a park bench to be installed at Riverside Park.

Moore made a motion to approve the park bench donation in Riverside Park in the standardized bench format and direct staff to work with the donor to finalize the location of the bench. Seconded by Thiele. Motion passed unanimously.

5. Other Business

None

6. Adjourn

Avanzi made a motion to adjourn the meeting. Seconded by Neumeier. The motion passed unanimously the meeting adjourned at 4:22pm

