

PLAN COMMISSION

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



Thursday, May 04, 2023 at 4:00 PM

MINUTES

1. Roll Call.

Members present: Michael Avanzi, Giovanna Feller, John Moore, DPW John Neumeier, Mayor Tony Penterman, Ken Schoenike, Pennie Thiele

Other(s) present: AP Lily Paul, PCDD Joe Stephenson, Bill Wolfe, & interested citizens.

2. Approval of Minutes.

a. Approve Minutes from April 20, 2023 Meeting

Motion made by Moore to approve the minutes from April 20, 2023 meeting. Feller seconded. Motion passed unanimously.

3. Public Hearing

a. Special Exception – 548 Frances Street

Mayor Penterman opened the public hearing and asked three times if there was anyone who wished to speak. No comment was made. Mayor Penterman closed the public hearing.

b. Special Exception – 200 W. Wisconsin Ave

Mayor Penterman opened the public hearing and asked three times if there was anyone who wished to speak. No comment was made. Mayor Penterman closed the public hearing.

4. New Business.

a. Special Exception – 548 Frances Street

AP Lily presented a Special Exception Request for Bright Amudoaghan, owner, to operate an Assisted Living Facility within Residential Single Family district. The property address is 548 Frances Street. The most recent use of the property was Assisted Living/Nursing Home, but with the change in ownership the Special Exception request is required.

Moore made a motion to approve the Special Exception request to operate an Assisted Living Facility within the Residential Single Family district at 548 Frances Street and recommend the same to the Common Council. Thiele seconded the motion. The motion passed unanimously.

b. Special Exception – 200 W. Wisconsin Ave

AP Lily presented a Special Exception request for Bill Wolfe, owner, to operate an Auto Sales Business in the Commercial Core District. The address of the property is 200 W. Wisconsin Avenue. Mr. Wolfe was present and answered questions that the commissioners had.

- The business is focusing on manual transmission vehicles
- There will be no additions to the building, only cosmetic work
- 10 - 20 cars through the business per month
- 5 - 6 cars on the lot at a time
- No street parking
- Repair services will be off site
- No noise concerns

Avanzi made a motion to approve the Special Exception Request to operate an Auto Sales Business within the Commercial Core District at 200 W Wisconsin Avenue and recommend the same to Common Council. Moore seconded the motion. The motion passed unanimously.

c. Extraterritorial Review: Preliminary Plat – Legacy Acres

AP Lily presented a Preliminary Plat for Extraterritorial Review. Legacy Acres is a plat in the Town of Kaukauna, off of State Highway 96, across from Farmland Drive. This plat zoning is classified as Rural Development District meaning all lots will be a minimum of 1 acre, and have private well and septic systems. City services are not feasible at this time. The plat shows ample traffic flow with street connections from Fox Meadows Lane, and the extension of Farmland Drive. Fallen Star Drive is a dead end which will provide access for future expansion to the south.

Avanzi made a motion to approve the Preliminary Plat for Legacy Acres and recommend the same to Common Council. Schoenike seconded the motion. The motion passed unanimously.

d. Site Plan Review – 911 Delanglade Street

AP Lily presented a Site Plan for Hindu Temple of North East Wisconsin. The foundation for the roughly 1,865 square foot expansion was completed already when the existing building was constructed. No storm water or erosion control permits are required, but should practice good housekeeping practices to prevent debris from leaving the site or entering on site storm drains. The side wall of the building will be pushed out to expand their kitchen, storage, and multi-purpose room. The façade will match the existing building. All setbacks and parking requirements are met. Landscaping will be added around the new construction, and 4 canopy trees will be added to the front yard adjacent to the street front.

Moore made a motion to approve the Site Plan for Hindu Temple of North East Wisconsin with the following conditions:

- Proper building permits are obtained
- The landscaping is not planted in the Utility Easement

Neumeier seconded the motion. Motion passed unanimously.

e. Ordinance Update – Commercial Business District

PCDD Stephenson presented a repeal and replace of Central Business District zone to create a Business District zone. This Business District will allow light manufacturing uses and commercial uses, but not allow explosive use, warehousing/mini-storage, manure making, and slaughter houses. There is no property within the city that used the Central Business District Zoning. This zone will be used as a buffer zone between commercial uses and heavy industrial uses, especially where expansion in the city can happen. New development in this zone will be encouraged to install EV charging.

Moore made a motion to approve the Repeal and Replacement of the Central Business District and recommend the same to the Legislative Committee. Neumeier seconded the motion, the motion passed unanimously.

5. Other Business.

There was no other business.

6. Adjourn.

Schoenike made a motion to adjourn the meeting. Avanzi seconded the motion. The motion passed unanimously. Meeting adjourned at 4:34 PM.