

# PLAN COMMISSION

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



Thursday, March 07, 2024 at 4:00 PM

## MINUTES

### In-Person Meeting.

#### 1. Roll Call.

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

Other(s) present: Associate Planner Lily Paul, Mike Klarner - Fox Structures, Brian Klink - Klink Equipment, Clark Fox – Civil Fox

#### 2. Approval of Minutes.

##### a. Approve Minutes from February 22, 2024 Meeting

Neumeier made a motion to approve the February 22, 2024 Meeting Minutes. Avanzi seconded the motion. The motion passed unanimously.

#### 3. New Business.

##### a. Site Plan Review - 2022-PL-19 GrandStay Hotel

AP Lily presented the site plan for the GrandStay Hotel in Commerce Crossing. It will be a 4 story, 76 room hotel, with masonry and EFIS siding. It will feature a breakfast area, bar, exercise room, meeting room, and pool. The parking and lighting are all meeting code requirements. Suggestions on parking were to include EV Charging and dedicate room for truck and trailer parking.

Moore made a motion to approve the Site Plan for GrandStay hotel, and Neumeier seconded with the following conditions:

- Prior to issuance of building permits, must obtain Stormwater and Erosion Control permits from Engineering Department
- Landscape plan is submitted and approved by Planning Department
- Color of Façade is submitted and approved by Planning Department

The motion passed unanimously.

##### b. Site Plan Review - 2023-PL-09 Klink Equipment

AP Lily presented the site plan for Klink Equipment which will be a 97,000+ sq ft development in NEW Prosperity Center Industrial Park. The use of the property is service and sales of material handling and heavy duty equipment. There are 56 overhead doors, because of this the façade will be a corrugated metal approved by the Industrial Park Commission. Landscaping, lighting, and parking all meet

requirements. There is less parking than employees because some of the employees are on-site, road technicians.

Thiele made a motion to approve the Site Plan for Klink Equipment with the following conditions:

- Prior to issuance of building permits, must obtain Stormwater and Erosion Control permits from Engineering Department
- Provide documentation of wetland permitting

Avanzi seconded the motion. The motion passed unanimously.

c. Special Exception Request - 154 Plank Road

Commissioners are looking for more information on this special exception to allow assisted living in a Multi-family residence. Specifically, they are looking for signature of the owner, how many residents will be living there, how often is the staff there, and what will the parking situation look like?

*No action was taken.*

d. Special Exception Request - 194 Plank Road

*No action was taken.*

4. Other Business.

*There was no other business.*

5. Adjourn.

Schoenike made a motion to adjourn the meeting. Neumeier seconded the motion. The motion passed unanimously. Meeting adjourned at 4:24 PM.