

INDUSTRIAL PARK COMMISSION

City of Kaukauna

Hydro View Room

Municipal Services Building

144 W. Second Street, Kaukauna



Thursday, June 9, 2026 at 3:00 PM

MINUTES

In-Person in Hydro View Room

Eggert called the meeting to order at 3:00 p.m.

1. Roll Call

Members Present: Dale Eggert, Glen Schilling, John Sundelius, Nick Rieth

Members Absent: Mike Vandeberg, Michael Avanzi, Ryan Gaffney

Other(s) Present: Associate Planner Adrienne Nelson, Director of Public Works and City Engineer John Neumeier, John Panetti of TEAM Industries, Lisa Arndt of TEAM Industries

Sundelius made a motion to excuse the absent members. Seconded by Schilling. The motion passed unanimously.

2. Approval of Minutes

- a. Approve Minutes from June 2, 2026

Schilling made a motion to approve the minutes from June 2, 2026. Seconded by Rieth. The motion passed unanimously.

3. Old Business

- a. None

4. New Business

- a. Site Plan Review – TEAM Industries (1020 Prospect Lane)

Associate Planner Nelson introduced the site plan submitted by TEAM Industries for their property located at 1020 Prospect Lane. They will be graveling sections of the site for temporary laydown area as well as erecting a fence along the perimeter of the property. Although fences can be constructed right up to the property line, per the South Industrial Park covenants, outside storage must be 70' away from the

street. The location of the fence is therefore pending an amendment allowing for storage closer to the road. Staff recommend approval of the development with the following conditions: prior to issuance of building permits, a landscaping plan must be submitted and approved by staff, stormwater and erosion control permits must be approved by the Engineering Department, and a parking plan must be submitted and approved by City staff.

Mike Vandeberg arrived at 3:05 p.m.

Lisa Arndt of TEAM Industries provided the commission members with updates on parking, storage, and expansion efforts. TEAM Industries is proactively looking at several expansions to accommodate the increased work coming in, and they have re-laid out pipe racking in order to better utilize their space. They are working with Bayland Builders to construct an addition to an existing building and are planning to create over 140 new jobs at TEAM Industries. By constructing the fence at 1020 Prospect Lane and amending the covenants to be able to store closer to the street, they will be able to better accommodate their rapid growth. Lisa emphasized the tight timeline TEAM is working with, and their desire to expand in Kaukauna in order to maintain their local partnerships.

Schilling asked Nelson what the amendment process looks like, and the Industrial Park Commission's role in it.

Nelson explained that, to formally amend the South Industrial Park covenants to accommodate TEAM Industries' parking and storage requests, a vote will need to be taken by property owners in the park. Once the vote has been taken, and if a majority of the property owners vote in favor of the amendment, the amendment request will come back before the Industrial Park Commission so they can provide a recommendation to the Common Council. If three-fourths of the Common Council vote in favor of the amendment, it will pass and be formally recorded.

Sundelius asked about existing storage at TEAM Industries that is in violation of the 70' setback requirement for outdoor storage.

Nelson confirmed that those are currently in violation, but that an amendment would help address those existing issues and ensure compliance with the covenants.

Discussion was had on timelines for keeping the amendment requests moving forward.

Schilling asked how many others in the South Industrial Park would need to vote on the amendments.

Nelson explained that it is based on property owners. Some groups own multiple properties in the South Industrial Park. There is around thirty to thirty-five mailings that will need to be sent out to obtain votes. The number of properties owned affects the number of votes, with a maximum of ten votes allowed.

Schilling asked if staff would follow up to ensure that responses are received.

Nelson explained that it might not be easy to get direct contact information for the property owners, but that votes that are not returned are simply not counted. To approve the amendment, the majority of property owners must vote yes and three-fourths of the Common Council must vote yes.

Rieth made a motion to approve the site plan for TEAM Industries at 1020 Prospect Lane with the following conditions: prior to issuance of building permits, a landscaping plan must be submitted and approved by City staff, stormwater and erosion control permits must be approved by the Engineering Department, and a parking plan must be submitted and approved by City staff. Seconded by Sundelius. The motion passed unanimously.

b. Industrial Park Commission Updates

Associate Planner Nelson gave an overview of the pending items for TEAM Industries and what the possible timeline will look like for these items to come before the Industrial Park Commission. She also provided an update on the request made by the Industrial Park Commission to update City ordinance in order to lower the number of members in the commission from nine to seven. The ordinance update was approved by Legislative Committee and is now awaiting final approval at the Common Council level.

Sundelius complimented staff for their work in navigating the amendment process with TEAM Industries.

Schilling requested that, at an upcoming meeting, further clarity be provided by the City Attorney on when it is appropriate to go into closed session.

5. Other Business

- a. None

6. Adjourn

Sundelius made a motion to adjourn. Seconded by Rieth. The motion passed unanimously. Adjourned at 3:45 p.m.

