

INDUSTRIAL PARK COMMISSION

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



Tuesday, May 02, 2023 at 3:00 PM

MINUTES

1. Roll Call.

Associate Planner Lily Paul called the meeting to order at 3:02 PM.

Members present: Ryan Gaffney, Scott Jerome, Tony Nytes, Nick Rieth, Glenn Schilling, Michael Avanzi

Member(s) absent: Mike Vandenberg

Other(s) present: Associate Planner Lily Paul, Planning & Community Development Director Joe Stephenson, Director of Public Works John Neumeier

2. New Business.

a. Facade Alternative Request - Driessen Incubators; Outlot 3 NEW Prosperity Center

PCDD Stephenson explained the Driessen Incubator development as rentable workshops for new/small businesses. They offer storage and even an office space. The site that is proposed for this development is Outlot 3 of NEW Prosperity Center. This site features a 100 year flood plain that would make it difficult to configure a proper development. To counter the cost and work it would take the developer to reconfigure the flood plain, PCDD Stephenson suggested a \$1 sale of the site, especially considering the TIF for that area can no longer enter into agreements. Commissioners agreed that the deal would make sense if the development created more jobs, built value was higher, and payback was sooner. There were concerns with the façade, as the developer was requesting partial steel siding and masonry wainscot.

Schilling made a motion to reject the offer and deny the request for alternative siding. Avanzi seconded the motion. The motion passed unanimously.

b. Front Yard Setback Variance Request - Straight Line Refrigeration; NEW Prosperity Center Lot 13 & Part of Lot 12

PCDD Stephenson presented the site plan for future development Straight Line Refrigeration, which showed a 25 foot building set back from the property line. The covenant in the park is a 50 foot building setback. The developer is requesting permission from the Commission for 25 feet instead of 50 feet, which would still

follow City Zoning Code. This site has offered some hardship with wetlands on it, and DPW Neumeier mentioned this layout is the best for the property.

Rieth made a motion to approve the 25 foot setback request for Straight Line Refrigeration with the findings that the 50 foot setback and wetlands prohibit the site to be configured adequately. Jerome seconded the motion. The motion passed unanimously.

3. Closed Session.

- a. Adjourn to Closed Session Pursuant to State Statute 19.85(1)(e) to discuss disposition of public property - Ready Mix Concrete Plant; NEW Prosperity Center Lot 7

The meeting did not adjourn into closed session

- b. Return to Open Session for possible action
- c. Adjourn to Closed Session Pursuant to State Statute 19.85(1)(e) to discuss disposition of public property - Driessen Incubators; Outlot 3 NEW Prosperity Center

The meeting did not adjourn into closed session.

- d. Return to Open Session for possible action

4. Other Business.

Commissioners and staff decided that 3PM meeting time worked well, and that the commission shall meet on an as need basis. There is a vacancy to be filled, if commissioners and staff have any recommendations please bring them to the Mayor. They must be a resident.

5. Adjourn.

Rieth made a motion to adjourn the meeting. Gaffney seconded the motion. Motion passed unanimously. Meeting adjourned at 3:38 PM.