

PLAN COMMISSION

City of Kaukauna

Council Chambers

Municipal Services Building

144 W. Second Street, Kaukauna



Thursday, June 18, 2026 at 4:00 PM

MINUTES

In-Person in Council Chambers

Mayor Penterman called the meeting to order at 4:00 p.m.

1. Roll Call

Members Present: Giovanna Feller, John Neumeier, John Moore, Kelli Antoine, Michael Avanzi, Mayor Tony Penterman

Members Absent: Brett Jensen, Ken Schoenike

Other(s) Present: Associate Planner Adrienne Nelson, Times Villager Reporter Brian Roebke, TEAM Industries Representative John Panetti, Mach IV Representative Joel Ehrfurth, Citizen Mike Werner

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

2. Approval of Minutes

a. Approve Minutes from June 4, 2026

Feller made a motion to approve the minutes from June 4, 2026. Seconded by Neumeier. 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 for review for TEAM Industries at 1020 Prospect Lane. This project will allow for regrading of the existing TEAM Industries site located at 1020 Prospect Lane. They will be asphaltting sections of the site for a temporary lay down area, erecting a fence along the perimeter of the property, and

installing a stormwater pond on the corner. Staff is recommending approval of the development with the following conditions: prior to the issuance of building permits, a landscaping plan must be 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.

Neumeier made a motion to recommend approval of the site plan with the conditions recommended by staff. Seconded by Moore. The motion passed unanimously.

b. Site Plan Review – Haen Meats (600 W County Road KK)

Associate Planner Nelson introduced the site plan for review for Haen Meats at 600 W County Road KK. This project will add an additional 4,000 square feet to their existing building. All setback requirements are being met and complied with. Staff noted during review that, although manufacturing uses are allowed in the Commercial Highway District (CHD), City ordinance states that slaughterhouses are not. In 2024, however, an expansion for Haen Meats was approved by the Plan Commission. Prior approval seems to have established this as a conforming use, with this expansion being a continuation of what was already approved by the review body. This addition is primarily for the expansion of their smokehouse. Staff is recommending approval of the development with the following conditions: prior to the issuance of building permits, an updated landscaping plan must be approved by the Planning and Community Development Department, a lighting plan must be approved by the Planning and Community Development Department, and stormwater and erosion control permits must be approved by the Engineering Department.

Avanzi made a motion to recommend approval of the site plan with the conditions recommended by staff. Seconded by Neumeier. The motion passed unanimously.

c. Preliminary Plat Review – High Pointe Meadows

Associate Planner Nelson introduced the preliminary plat submission for High Pointe Meadows. This new development is planned to be completed in two phases, creating 117 residential lots over a total of about 48 acres. The smallest lot size would be about 10,000 square feet and the largest lot size would be about 69,000 square feet. The floodplain map and boundary would need to be reviewed by the DNR and FEMA. If the review is favorable, the City would need to amend the flood map which would require a public hearing.

Neumeier made a motion to recommend approval of the preliminary plat to the Common Council with the condition that the floodplain map is amended in compliance with Municipal Code. Seconded by Feller. The motion passed unanimously.

d. Girl Scout Silver Award Project Update

Associate Planner Nelson explained that the Plan Commission members were invited to the ribbon cutting ceremony for the Girl Scout Silver Award mural project on July 1, 2026, at 6:00 p.m.

5. Other Business

a. None

6. Adjourn

Moore made a motion to adjourn the meeting. Seconded by Neumeier. Motion passed unanimously. The meeting adjourned at 4:22 p.m.

