

PLAN COMMISSION

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



Thursday, October 19, 2023 at 4:00 PM

MINUTES

1. Roll Call.

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

Member(s) absent: John Moore, Ken Schoenike

Other(s) present: Associate Planner Lily Paul, PCDD Joe Stephenson, Dave Stubbs Keller Inc.

Thiele made a motion to excuse the absent members. Avanzi seconded the motion. The motion passed unanimously.

2. Approval of Minutes.

- a. Approve Minutes from October 5, 2023 meeting

Feller made a motion to approve the minutes from October 5, 2023 meeting. Neumeier seconded the motion. The motion passed unanimously.

3. New Business.

- a. Site Plan Review - Berker's Dental & Brain Balance Addition - 1403 Arbor Way

AP Lily presented a 2,452 square foot addition for Brain Balance onto Berkers Family Dentistry building in Commerce Crossing. The addition will match the existing building. It will add multiple work rooms, offices and a restroom for the business. The parking will be expanded to add 32 extra parking spots. Lighting and landscaping are all adequate, just need plans to keep on file. A new façade ordinance does require 10% of public facing walls to obtain masonry finishing. Since there is a substantial addition to the building, the current building and addition need to meet this code. Dave Stubbs from Keller Inc, agent for the owner, inquired if there can be an exception for the facade. Unfortunately, the code language does not allow that and the commission does not hold the power to do so. Variances can be requested from the Zoning Board of Appeals, but since this is not a hardship, staff would not be in favor of approving the variance.

Neumeier made a motion to approve the site plan for Berkers Dentistry & Brain Balance with the following conditions:

- Storm water and Erosion control permits are obtained from Engineering Dept. before building permits are issued
- Landscaping plan is provided
- Lighting plan is provided
- Façade requirements are met

Feller seconded the motion. The motion passed unanimously.

4. Other Business.

There was no other business.

5. Adjourn.

Avanzi made a motion to adjourn the meeting. Thiele seconded the motion. The motion passed unanimously. Meeting adjourned at 4:15 PM.