

INDUSTRIAL PARK COMMISSION

City of Kaukauna
Hydro View Room
Municipal Services Building
144 W. Second Street, Kaukauna



Monday, March 25, 2024 at 3:00 PM

AGENDA

In-Person

1. Roll Call.
2. Approval of Minutes.
 - a. Approve Minutes from December 18, 2023 Meeting
3. New Business.
 - a. Request for Alternative Setback - Profile Finishing Systems
 - b. Lot Sale Discussion - Lot 7 NEW Prosperity Center
4. Other Business.
5. Adjourn.

NOTICES

IF REQUESTED THREE (3) DAYS PRIOR TO THE MEETING, A SIGN LANGUAGE INTERPRETER WILL BE MADE AVAILABLE AT NO CHARGE.



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Monday, December 18, 2023 at 3:00 PM

MINUTES

In-Person

1. Roll Call.

Members present: Scott Jerome, Nick Rieth, Glen Schilling, John Sundelius, Mike VandeBerg

Other(s) present: Associate Planner Lily Paul, Mike Klarner – Fox Structures, Brian Klink – Klink Equipment, Jason Gallmeier – J. Ross & Associates

Schilling made a motion to excuse the absent members. Rieth seconded the motion. The motion passed unanimously.

2. Approval of Minutes.

- a. Approve Minutes from December 11, 2023 Meeting

Schilling made a motion to approve the meeting minutes from December 11, 2023. Sundelius seconded the motion. The motion passed unanimously.

3. Old Business.

- a. Request for Alternative Facade Material - Klink Equipment LLC; Part of Lot 5, NEW Prosperity Center

Mike Klarner, agent for Klink Equipment, provided samples of the proposed metal siding for the over 90,000 sq ft building to be built in NEW Prosperity Center. The samples showed the deep ribbed pattern that will make the appearance of the building less like a pole barn. The colors shown in the rendering which are red, grays, and black are accurate. Again, this material of siding will be very helpful with the 56 overhead doors. Commissioners agreed that veneer or masonry between the overhead doors crumbles often and can decrease the appearance. There was expectation from the commission that the entrance/office would feature a material that would dress up that portion.

Schilling made a motion to approve the alternative façade material for Klink Equipment on part of Lot 5 in NEW Prosperity Center. Rieth seconded the motion. The motion passed unanimously.

4. New Business.

- a. Offer to Purchase Review - Outlot 3 NEW Prosperity Center

Jason Gallmeier, of J. Ross & Associates, is the agent for a bakery company that is new to the Fox Valley. The proposed use on Outlot 3 of NEW Prosperity Center is

warehouse and distribution, there will be route style truck traffic. There is 2000 sq ft of office space within the 20,000 total sq ft building. The plans will show future addition, as well, as the tenant is hoping to maximize the site. Associate Planner Lily presented an updated offer to purchase for the property.

5. Closed Session.

- a. Adjourn to Closed Session per Wisconsin State Statutes 19.85(1)(e) to discuss the disposition of public property - Outlot 3 NEW Prosperity Center

Schilling made a motion to adjourn to closed session. Rieth seconded the motion. The motion passed unanimously. The meeting adjourned to closed session at 3:35 PM.

- b. Return to Open Session for possible action

Rieth made a motion to return to open session. Sundelius seconded the motion. The motion passed unanimously. Meeting returned to open session at 3:37 PM.

Jerome made a motion to approve the offer to purchase by Jason Gallmeier, J. Ross & Associates, for Outlot 3 of NEW Prosperity Center and recommend the same to the Common Council. VandeBerg seconded the motion. The motion passed unanimously.

6. Other Business.

There was no other business.

7. Adjourn.

Schilling made a motion to adjourn the meeting. Jerome seconded the motion. The motion passed unanimously. Meeting adjourned at 3:38 PM.



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission
From: Associate Planner Lily Paul
Date: March 22, 2024
Re: Request for Alternative Setback – Profile Finishing Systems – 1700 Progress Way; Parcel 322099100

Profile Finishing Systems is proposing to put an addition on the south side of their existing building for a specific piece of equipment that is advantageous to their operation. The addition is 20,594 square feet, and spans the length of the front of their building. This addition would relocate the office to the back of the building, as there is an 8,000 sq ft office addition proposed for the north side of the building. These additions will also relocate and reduce some parking, and reduce their access driveways from 4 to 2. Please see attached site plan for visuals.

A full site plan still needs to be submitted for review. Before the site plan is complete, the engineers and business owners are requesting an alternative setback to their property. This property is within the first phase of North Industrial Park which has protective covenants and specifies front-yard setback as 50 feet. To maintain the flow of their property, the main addition was proposed on the front of side of the building, but does not fit within the 50 setback. They have configured it to fit within a 25 foot setback, which is specified within the [Industrial District Zoning Regulations](#):

17.25(5) *Dimensional requirements. For all permissible principal uses and structures, the following shall apply:*

a. *Minimum dimensions.*

- (1) *Lot area: 9,000 square feet.*
- (2) *Lot width: 90 feet.*
- (3) *Front yard: 25 feet.*
- (4) *Side yards: 15 feet each; provided, however, that side yards shall be increased one foot in width for every three feet in building height above 35 feet.*
- (5) *Rear yard: 30 feet.*

Staff feels comfortable allowing an exception to the covenants, so long as Zoning Code is being met.

Recommendation:

Staff recommends to approve the alternative front-yard setback for Profile Finishing Systems to IND Regulations of 25 feet



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PROFILE
FINISHING
SYSTEM

1700 Progress Way &
1800 Progress Way
Kaukauna, WI

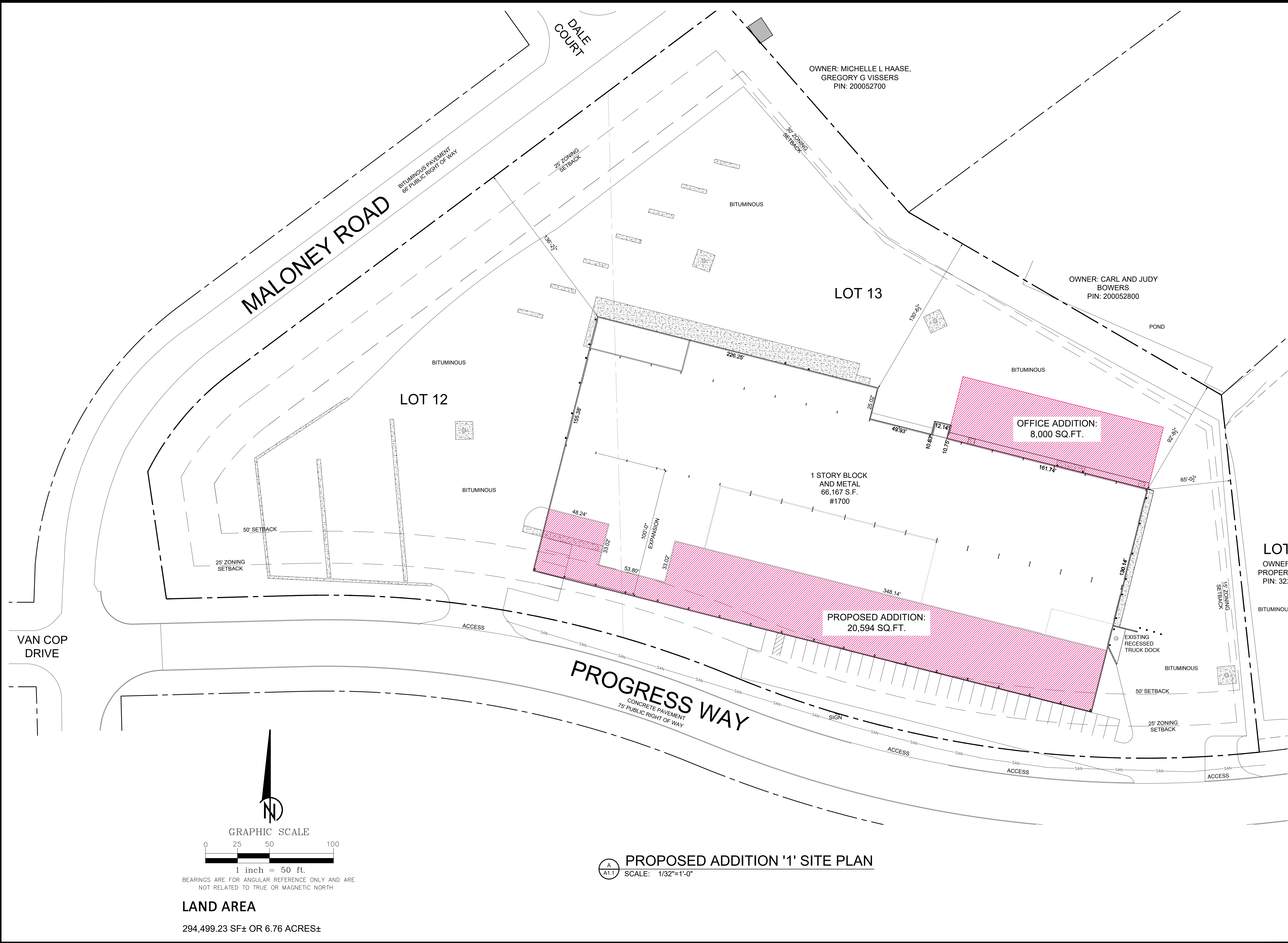
For Review Set
Date: February 19, 2024

Revisions:

PROPOSED ADDITION '1'

Sheet: **A1.1**
of: **1 OF 4**

Project No. 4070



Profile Finishing Systems

Item 3.a.

