

INDUSTRIAL PARK COMMISSION

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



Friday, May 01, 2026 at 1:30 PM

AGENDA

In-Person in Common Council Chambers, City of Kaukauna

1. Roll Call.
2. Approval of Minutes.
 - a. [Approve Minutes from April 23, 2026](#)
3. Old Business.
4. New Business.
 - a. [Team Industries - Parking Request on Prospect](#)
5. Other Business.
6. Adjourn.

NOTICES

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



INDUSTRIAL PARK COMMISSION

City of Kaukauna

Hydro View Room

Municipal Services Building

144 W. Second Street, Kaukauna



Thursday, April 23, 2026 at 3:00PM

MINUTES

In-Person in Hydro View Room

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

1. Roll Call

Members Present: Michael Avanzi, Dale Eggert, Glen Schilling, John Sundelius, Nick Rieth, Ryan Gaffney

Members Absent: Mike Vandenberg

Other(s) Present: Associate Planner Adrienne Nelson, John Neumeier, Tim Wittmann of Davel Engineering and Environmental, Representatives from Holland Cold Storage

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

2. Approval of Minutes

- a. Approve Minutes from March 11, 2026

Schilling made a motion to approve the minutes from March 11, 2026. Seconded by Gaffney. The motion passed unanimously.

3. Old Business

- a. None

4. New Business

- a. Site Plan Review – Holland Cold Storage (3600 Electric City Boulevard)

Associate Planner Nelson introduced the site plan for the expansion of Holland Cold Storage. Holland Cold Storage provides cold storage solutions. This project will add an additional 28,340 square feet of space to their existing building.

All setback requirements for the Industrial District (IND) and New Prosperity Center covenants are being met, and all ordinances are being complied with to include zoning requirements. The current Holland Cold Storage building has a height of 24' and the height of the addition will be the same. There are currently 77 off-street parking spaces, and there are no plans to add additional off-street parking spaces. There will be no change in landscaping. No concerns with lighting at this time given the location of the addition, but staff would like to see a full lighting plan submitted. The Erosion Control and Stormwater Management permit has been received by the Engineering Department and is currently being reviewed. There are no current concerns with traffic or with Fire/Police.

The façade being proposed is identical to the existing building. The insulated wall panel has been approved in the past. The material that would meet the covenant requirements is not approved for use in the interior of a cold storage facility.

Staff recommends approval of the development with the conditions that Stormwater and Erosion Control permits must be approved by the Engineering Department; a lighting plan must be submitted and approved by City staff; the owners of the property must record an easement or agreement for private storm sewer connection to the pond and expansion of the fire lane on City property; and prior to issuance of building permits, the runoff currently flowing to the south onto neighboring property must be investigated and shown in the plans.

John Sundelius arrived at 3:04 p.m.

John Neumeier stated that he understood that a wetland delineation would be performed in the spring. The floodplain on the property has been approved by the Wisconsin DNR and the city after Davel performed the proper steps. Schilling asked if there were any issues with the runoff going to the south on the neighboring property. Neumeier stated that yes, there have been issues. When the storm sewer was installed, there was supposed to be grading uphill so that it

didn't run past the drainage onto the neighboring property. There is supposed to be a swale, carrying the storm runoff to the road. Instead, the storm runoff settles in a low spot on the neighboring property, causing an artificial wetland.

Wittmann stated that Davel is proposing a 183 feet curve with two inlets along the south side to capture the site runoff so it doesn't go on to the neighboring south property. Neumeier stated that this is an improvement, as the original design of the New Prosperity Center Industrial Park had the lot draining directly to the pond. Neumeier stated that because a storm sewer pipe will be installed going from private property into the park, an easement over that area for storm sewer is desired.

Avanzi stated that from a utility perspective, Kaukauna Utilities could assist with their programs on new construction design to assist with the electrical loads.

Eggert made a motion to approve staff's recommendation with the conditions for approval of Stormwater and Erosion Control permits, an approved lighting plan, a recorded easement or agreement for private storm sewer connection to the pond and expansion of the fire lane on city property, investigation into the runoff currently flowing to the southern neighboring property, and a wetland delineation. Seconded by Schilling. The motion passed unanimously.

5. Other Business

a. None

6. Adjourn

Rieth made a motion to adjourn. Seconded by Gaffney. The motion passed unanimously. Adjourned at 4:12 p.m.



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission
 From: Adrienne Nelson, Associate Planner
 Date: April 29, 2026
 Re: Team Industries – Parking Request on Prospect

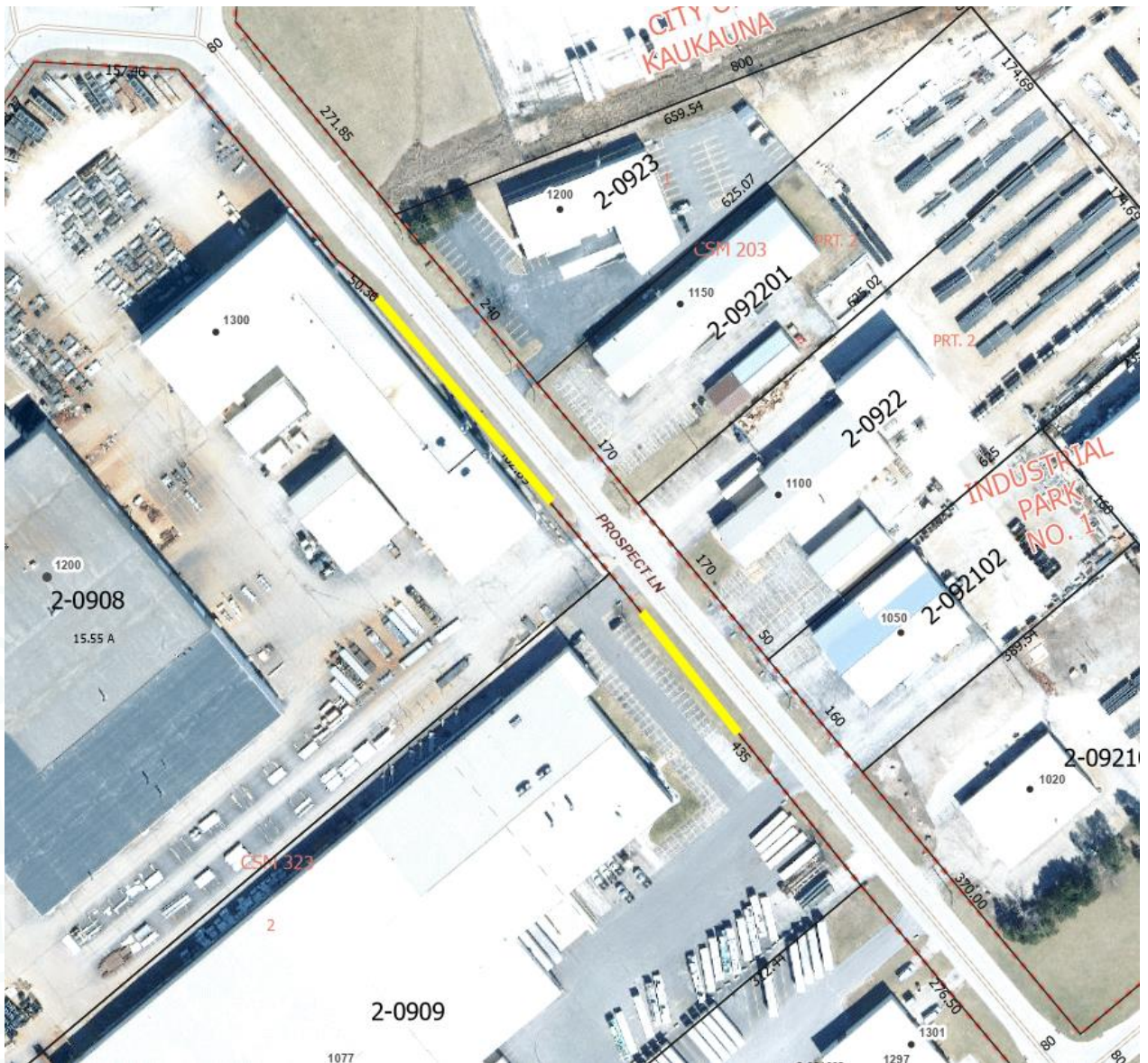
A request was received from Team Industries, Inc., to obtain parking in the City’s right-of-way on Prospect Avenue in order to accommodate their rapid growth. Parking would be utilized by Team employees, which would free up space on Team’s property for additional material storage, semitruck parking, and future business expansion. Team is requesting approximately 435’ of frontage for parking to allow for the construction of between 23 to 42 stalls, depending on the angle of parking.

Staff has met with Team Industries to discuss other possible options due to staff concerns with safety/vision, truck maneuvering, snow removal, and access/operation of other businesses in the park. Additionally, the [South Industrial Park Protective Covenants](#) has numerous restrictions on parking, including:

- **Employee parking of automobiles shall be prohibited at all times within fifty (50) feet of the front street line of any parcel in said subdivision.** Visitor or customer parking may be allowed within the fifty (50) foot setback when approved by the Corporation, but not closer than ten (10) feet from the front street line and such parking shall not occupy more than sixty percent (60%) of the area of such front yard.
- One (1) parking stall of not less than one hundred eighty (180) square feet, excluding drives and approaches, shall be provided on each property for every one thousand (1,000) square feet of building area or for every two (2) employees – whichever amount constitutes the greater number of stalls. Parking stalls shall be added on each property as required to accommodate all employees. Variances may be granted by the Corporation upon proof that such parking restrictions are not realistic. **City streets will not be used for parking.**

Moving employee parking to the street for the purpose of freeing up room for outside storage also raises compliance questions for section seven of the South Industrial Park Protective Covenants, which touches on requirements for outside storage.

Team Industries requested that this item be brought before the Industrial Park Commission as this option remains the most feasible for their business. The map below shows the approximate location for the requested stalls.



Staff Recommendation:

Staff recommend denial of this request due to the concerns outlined in this memo and a desire to adhere to the South Industrial Park Protective Covenants. If the Industrial Park Commission desires to approve the parking request and recommend the same to the Common Council, staff recommend that the request is approved with the following conditions:

- That a site plan is submitted to the Industrial Park Commission.
- That 30-degree stalls are used to limit safety and vision concerns.
- That the maintenance and plowing of parking stalls is performed by Team Industries.
- That an easement or agreement is recorded with the City of Kaukauna for use of the City's right-of-way.

