

# INDUSTRIAL PARK COMMISSION

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



Tuesday, June 09, 2026 at 3:00 PM

## AGENDA

### In-Person in Hydro View Room, City of Kaukauna

1. Roll Call.
2. Approval of Minutes.
  - a. [Approve Minutes from June 2, 2026](#)
3. Old Business.
4. New Business.
  - a. [Site Plan Review - TEAM Industries \(1020 Prospect Lane\)](#)
  - b. [Industrial Park Commission Updates](#)
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, June 2, 2026 at 3:30 PM

**MINUTES**

**In-Person in Hydro View Room**

Avanzi called the meeting to order at 3:30 p.m.

1. Roll Call

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

Other(s) Present: Associate Planner Adrienne Nelson, Director of Public Works and City Engineer John Neumeier, Andy Wassmann from Keller Inc.

2. Approval of Minutes

a. Approve Minutes from May 1, 2026

Eggert made a motion to approve the minutes from May 1, 2026. Seconded by Vandeberg. Avanzi, Rieth, and Gaffney abstained because they were not present at the meeting. The motion passed unanimously.

3. Old Business

a. None

4. New Business

a. Site Plan Review – Accurate Machine (1901 Hyland Avenue)

Associate Planner Nelson provide an overview of the site plan submitted by Keller Inc. for Accurate Machine at 1901 Hyland Avenue. Accurate Machine is a manufacturing business that produces parts for different facets of machining. This project will add an additional 1,740 square feet to their existing building. All setback requirements for the IPD and South Industrial Park covenants are being met and all ordinances are being complied with to include zoning requirements. The current Accurate Machine building has a height of 19' and the height of the addition will be the same. Currently, there is space for off-

street parking on-site, but no official stalls are painted. During this addition, 23 off-street parking stalls will be created, with one being ADA compliant. A landscaping plan will need to be submitted and approved by City staff. The proposed plan will add three trees to the front yard to ensure compliance with landscaping requirements. There are no concerns with lighting at this time. The erosion control and stormwater management permit has been received by the Engineering Department and is currently being reviewed. There are no concerns with traffic at this time, and there are no concerns from fire or police at this time. The proposed site elevations meet façade requirements. Staff is recommending approval of the development with the following conditions: prior to issuance of building permits, stormwater and erosion control permits must be approved by the Engineering Department and a landscaping plan must be submitted and approved by City staff.

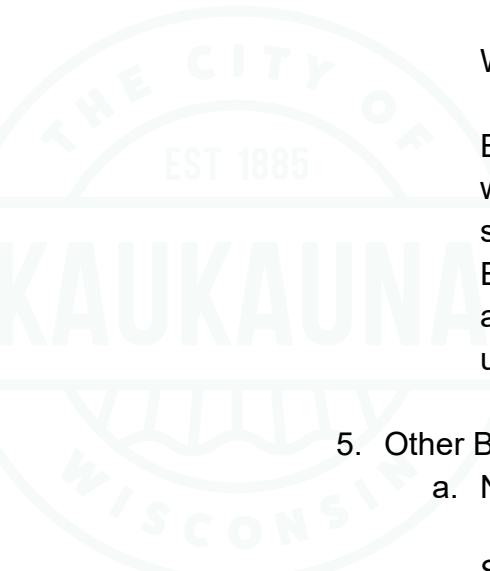
Schilling asked what the additional space will be used for.

Wassmann explained that it would be a simple expansion to Accurate Machine's current facility, used primarily for storage.

Schilling asked if this addition would add any jobs.

Wassmann stated that it would not directly add any jobs.

Eggert made a motion to approve the site plan for Accurate Machine with the following conditions: prior to issuance of building permits, stormwater and erosion control permits must be approved by the Engineering Department and a landscaping plan must be submitted and approved by City staff. Seconded by Gaffney. The motion passed unanimously.

- 
5. Other Business
    - a. None

Sundelius requested an update on TEAM Industries' parking request.

Nelson explained that City Attorney Greenwood is looking into next steps to move the request forward, as it will likely require an amendment to the South Industrial Park covenants. She is hoping to have some additional information by the next meeting.

Sundelius asked for further clarification on what was discussed at the Board of Public Works and Common Council meetings.

Nelson clarified that discussion was had at the Board of Public Works, the Board of Public Protection and Safety, and the Common Council. Common Council wanted to go against the recommendations of the other review bodies and allow TEAM Industries to proceed with their original request. Attorney Greenwood is looking into next steps based on that direction from the Common Council because of the covenant requirements.

Sundelius brought up his question from the previous Industrial Park Commission meeting. Based on zoning code requirements, will TEAM Industries have the required off-street parking spaces for their planned expansion?

Nelson explained that the site plan for the expansion has been submitted, and staff is currently reviewing it, including the number of off-street parking spaces.

6. Adjourn

Sundelius made a motion to adjourn. Seconded by Vandenberg. The motion passed unanimously. Adjourned at 3:39 p.m.



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission  
 From: Adrienne Nelson, Associate Planner  
 Date: June 8, 2026  
 Re: Site Plan Review – TEAM Industries (1020 Prospect Lane)

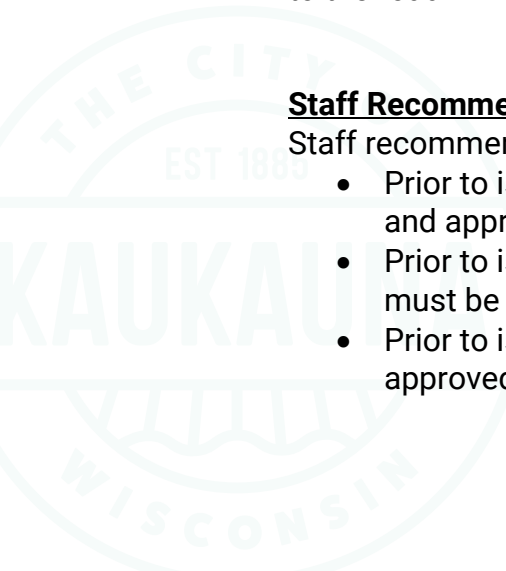
TEAM Industries has submitted a site plan for review. This project will allow for the regrading of the existing TEAM Industries site located at 1020 Prospect Lane. They will be graveling sections of the site for temporary laydown area as well as erecting a fence along the perimeter of the property.

Although fences can be constructed right up to the property line, per the [South Industrial Park covenants](#), outside storage must be 70' away from the street. The location of the fence is therefore pending an amendment allowing for storage closer to the road.

### **Staff Recommendation:**

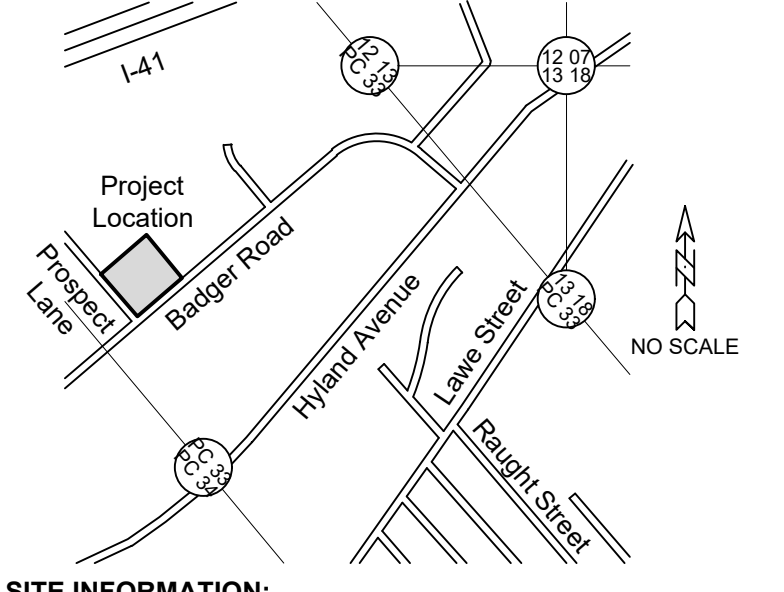
Staff recommend approval of the development with the following conditions:

- Prior to issuance of building permits, a landscaping plan must be submitted and approved by City staff.
- Prior to issuance of building permits, stormwater and erosion control permits must be approved by the Engineering Department.
- Prior to issuance of building permits, a parking plan must be submitted and approved by City staff.



### LOCATION MAP

PART OF SEC PC 1, T 21 N, R 18 E,  
CITY OF KAUKAUNA  
OUTAGAMIE COUNTY, WI



#### SITE INFORMATION:

Legal Description:  
 Site Address: 1020 Prospect Lane  
 Parcel #: 322092101  
 Current Use: Industrial  
 Proposed Use: Industrial

Current Zoning: IPD- Industrial Park District  
 Adjacent Zoning:  
 North - IPD  
 South - IPD  
 East - IPD  
 West - IPD

**Site Areas**

Parcel Area:	144,219 SF (3.31 Acres)
Existing Building Area:	10,400 SF
Existing Pavement Area:	74,469 SF
Existing Sidewalk Area:	3,662 SF
Total Existing Impervious:	88,531 SF (61.39%)
Additional Building Area:	0 SF
Additional Pavement Area:	27,780 SF
Additional Sidewalk Area:	0 SF
Total Additional Impervious:	27,780 SF (19.26%)
Total Proposed Building Area:	10,400 SF
Total Proposed Pavement Area:	102,249 SF
Total Proposed Sidewalk Area:	3,662 SF
Total Proposed Impervious:	116,311 SF (80.65%)
Total Proposed Greenspace:	27,908 SF (19.35%)

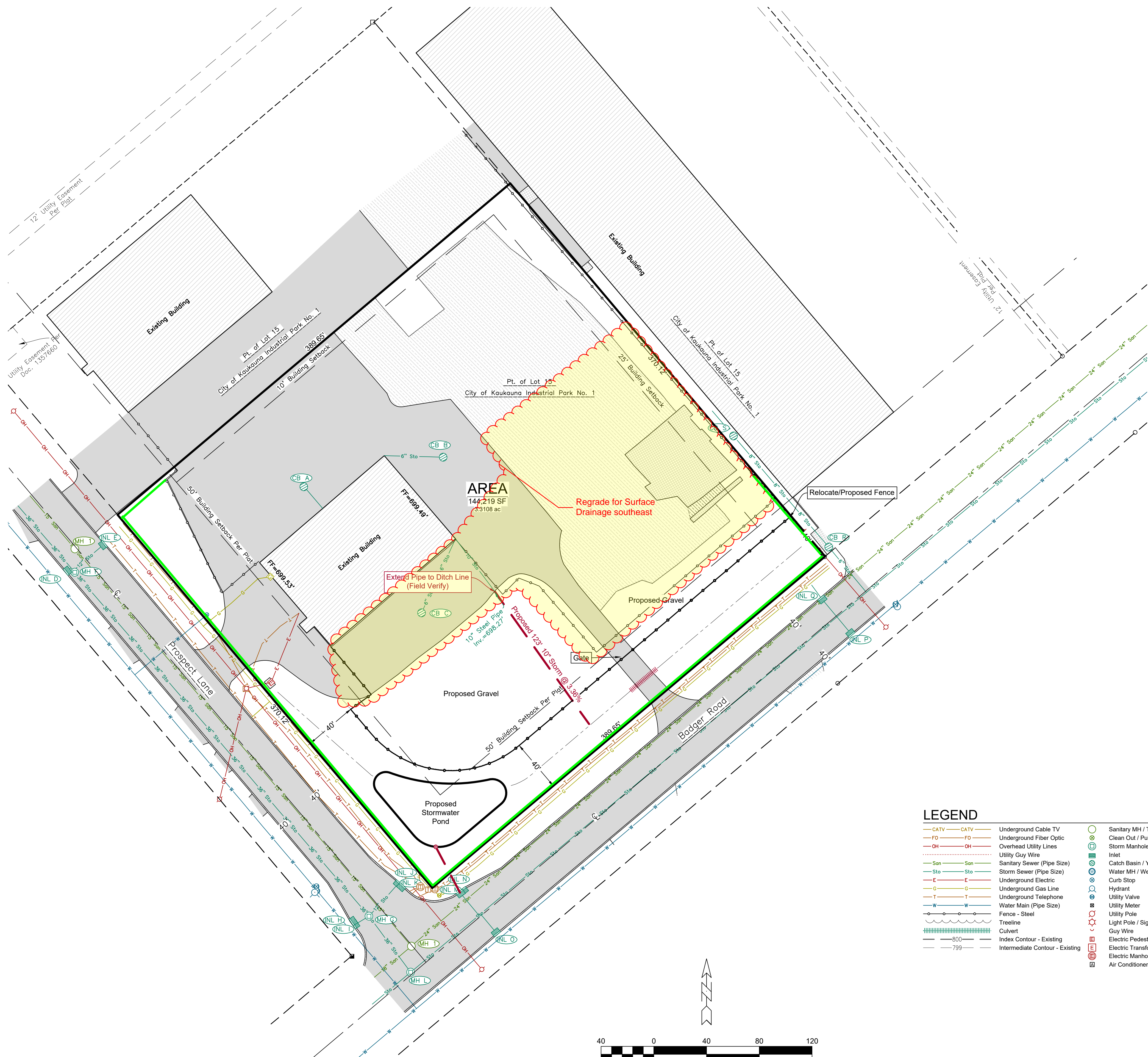
**PROPERTY OWNER:**  
 Team Industries, Inc.  
 Jason Sturn  
 1200 Maloney Road  
 Kaukauna, WI 54130  
 Telephone: (920) 462-1158  
 Email: jsturn@teamind.com

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**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
 Civil Engineers and Land Surveyors  
 1164 Province Terrace, Menasha, WI 54952  
 Ph: 920-991-1866  
 www.davel.pro

## SITE PLAN

**1020 Prospect Lane**  
 City of Kaukauna, Outagamie County, WI  
 For: Team Industries, Inc.



### LEGEND

— CATV — CATV	Underground Cable TV	○ Sanitary MH / Tank / Base	□ CATV Pedestal
— FO — FO	Underground Fiber Optic	○ Clean Out / Pull Box	□ Telephone Pedestal
— OH — OH	Overhead Utility Lines	○ Storm Manhole	□ Telephone Manhole
— Inlet — Inlet	Utility Guy Wire	○ Inlet	□ Gas Regulator
— San — San	Sanitary Sewer (Pipe Size)	○ Catch Basin / Yard Drain	□ Sign
— Sto — Sto	Storm Sewer (Pipe Size)	○ Water MH / Well	□ Post / Guard Post
— E — E	Underground Electric	○ Curb Stop	□ Benchmark
— G — G	Underground Gas Line	○ Hydrant	□ Asphalt Pavement
— T — T	Underground Telephone	○ Utility Valve	□ Concrete Pavement
— W — W	Water Main (Pipe Size)	○ Utility Meter	□ Gravel
— Fence — Steel	Fence - Steel	○ Utility Pole	□ Proposed Building
— Treeline — Treeline	Treeline	○ Light Pole / Signal	□ Proposed Asphalt
— 300 — 300	Index Contour - Existing	○ Guy Wire	□ Proposed Concrete
— 799 — 799	Intermediate Contour - Existing	○ Electric Pedestal	□ Proposed Gravel
		○ Electric Transformer	
		○ Electric Manhole	
		○ Air Conditioner	

#### SHEET INDEX:

Sheet	Page
Site Plan	C1.0
Topographic Survey	C1.1
Drainage and Grading Plan	C1.2
Erosion & Sediment Control Plan	C1.3
Construction Details	C2.1
Erosion & Sediment Control Details	C2.2
Stormwater Pond Details	C2.3



Date:	04/28/2026
Filename:	9385engr.dwg
Author:	TNW
Last Saved by:	tim
Page:	C1.0

