

PLAN COMMISSION

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



Thursday, April 20, 2023 at 4:00 PM

AGENDA

1. Roll Call.
2. Approval of Minutes.
 - [a.](#) Approve Minutes from April 6, 2023 Meeting
3. Old Business.
4. New Business.
 - [a.](#) Park Concept – Parcel 030067904; Corner of CTH CE and HH
5. Closed Session.
 - a. Adjourn to Closed Session Pursuant to 19.85(1)(e) to discuss acquisition of future park land
 - b. Return to Open Session for Possible Action.
6. Adjourn.

NOTICES

Teleconference Access Information on Following Page

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

PLAN COMMISSION

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



Thursday, April 06, 2023 at 4:00 PM

MINUTES

Meeting called to order by Chair Penterman at 4:00PM.

1. Roll Call.

Members present: Michael Avanzi, John Moore, DPW John Neumeier, Mayor Tony Penterman, Ken Schoenike, Pennie Thiele

Member(s) absent: Giovanna Feller

Other(s) present: AP Lily Paul, PCDD Joe Stephenson, Samuel Dickman Sr. & Samuel Dickman Jr. of Dickman Real Estate, Caitlin LaJoie of Briohn Building Co, Peyton Paquin of Briohn Building Co, Brian Roebke of the Times Villager

A motion was made by Thiele to excuse the absent member. Schoenike seconded the motion. The motion passed unanimously.

2. Approval of Minutes.

a. Approve Minutes from March 23, 2023 Meeting

Moore made a motion to approve the minutes from March 23, 2023 meeting. Neumeier seconded the motion. Motion passed unanimously.

3. New Business.

a. Final Plat Review – Hurkman Heights 4

AP Lily presented the Final Plat of Hurkman Heights 4: A 26-lot single family development just south of I-41. This final plat shows the requested addition of a bulb at the west end of Setter Drive and the proper easements.

Avanzi made a motion to approve Hurkman Heights 4 Final Plat and pass onto Common Council with the following conditions:

- All utility and drainage easements are completed on the Plat
- An easement to the property that the existing stormwater pond is adjacent to is granted to the City of Kaukauna
- Easement Release language for Storm Water and Drainage Easements is approved by City Attorney
- Easement Release Language for Temporary cul-de-sac is approved by City Attorney

Schoenike seconded the motion. The motion passed unanimously.

b. Site Plan Review – Central Land Company III; Parcel 20002700

AP Lily presented a Site Plan for Parcel 20002700 adjacent to Commerce Crossing, in the Town of Vandebroek. The property is 30+ acres and features two building phases. The first phase is the West building at about 121,000 square feet. The proposed use is Distribution and Warehousing. The second phase is the East building at about 105,000 square feet. The use of this building is light manufacturing. All setback, height and parking requirements is being met. The façade is precast concrete wall panels which is Landscaping will have to be adjusted for future utility easements. The lighting plan shows an average foot-candle of 0.0 on the perimeter of the property. Concerns of truck traffic was addressed: estimating 110 trucks per day, with the majority being box trucks. There are no noise or odor concerns within either building. There will be 25-30 charging stations for electric box trucks. Employee charging stations are in the 5 year plan.

Mayor Penterman made a motion to approve the site plan with the following conditions:

- The parcel is annexed into the City of Kaukauna
- The parcel is rezoned appropriately
- Evergreen Drive and Sidewalk is extended to CTH CC (Rosehill Road)
- Developer, Staff and Kaukauna Utilities will work together to make sure landscaping is not in the way of utilities
- Driveway permit on CTH CC is approved by Outagamie County Highway Department
- Outagamie County Drainage Board Approval
- Prior to issuance of building permits, must obtain Storm Water and Erosion Control permits from Engineering Department

Moore 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. Moore seconded the motion. All voted aye. Meeting adjourned at 4:21 PM.



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Lily Paul, Associate Planner
Date: April 12, 2023
Re: Park Concept – Parcel 030067904; Corner of CTH CE & HH

Please review Exhibit 1 showing a park concept for the parcel in question.

This concept includes roughly a 20 foot by 20 foot covered pavilion, an 8 foot-wide, crushed-gravel path, and eye-catching vegetation on the corner of CTH CE and CTH HH. There is 0.92 acres of land to convert into a haven for frequenters of the CE Trail. The location of this project has struggled to find the right use in the past, and this project could be the solution. The pavilion will include a picnic table and benches. The crushed gravel path will be dug out, and that fill will be used to mound the center of the property and create a meadow-like area. Also, the crushed gravel path will be a large loop around the parcel, providing a safe space away from the road. The perennial vegetation will serve as a statement piece and softening element to the vast amount of asphalt and concrete surrounding the area. A unique aspect to this parklet could be fruit bearing plants and trees to create a “food forest” which will increase plant diversity and create a one of kind attraction in the region. All of these elements combined will serve as traffic calming measures, considering this location is on the corner of two busy roads/roundabout.

The Community Vision for the City of Kaukauna Recreation and Outdoor Space Plan encompasses the three following themes:

- The City of Kaukauna is a place where residents of all ages and abilities have access to high quality parks and open spaces that provide space for passive or active recreation, that encourage non-digital play, and that help achieve better health outcomes for residents.
- The City of Kaukauna is a place where residents of all ages and abilities can safely navigate the community on-foot, by bike or by alternative (non-vehicular) forms of transportation to safely access the many amenities of the community.

- The City of Kaukauna is a place where unique natural features are preserved, protected and made accessible for all residents to enjoy

This project captures all three of these themes. Not to mention, it aligns with the goals and strategies described in the Recreation and Outdoor Space Plan, Chapter 10:

<https://cityofkaukauna.com/community/parks/master-plan/>

The City of Kaukauna's main goal is to ensure connectivity by trail and sidewalks for all residents. This project is one step in the strategy to achieve that goal. The use it will receive will encourage CE Trail connections on CTH HH and through the southern residential developments in and around the City.

This haven will see an array of uses. The pavilion will provide shelter for those that are resting or waiting to cross the road. The crushed gravel path will provide a destination for the elderly to walk to and enjoy alternate scenery. Families with children can use the space to gather themselves so they can cross the road safely. Walkers can use the area as meeting spot to connect with friends for a social activity. It will become a benchmark to reach before crossing to the next segment of the trail. With this increase in use, safety features should be considered and this project will encourage those features.



