

INDUSTRIAL PARK COMMISSION

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



Wednesday, August 02, 2023 at 3:00 PM

AGENDA

1. Roll Call.
2. Approval of Minutes.
 - [a.](#) Approve Minutes from July 12, 2023 Meeting
3. New Business.
 - [a.](#) Review of Offer - NEW Prosperity Center Lot 7; Ready Mix Concrete
4. Closed Session.
 - a. Adjourn to Closed session Pursuant to State Statue 19.85(1)(e) to discuss the disposition of public property - Lot 7 NEW Prosperity Center
 - b. Return to Open Session for possible action
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
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 144 W. Second Street, Kaukauna



Wednesday, July 12, 2023 at 3:00 PM

MINUTES

AP Lily called the meeting to order at 3:21 PM.

1. Roll Call.

Members present: Tony Nytes, Nick Rieth, Glen Schilling, Mike Vandenberg

Member(s) absent: Michael Avanzi, Scott Jerome, Ryan Gaffney

Other(s) present: AP Lily Paul, PCDD Stephenson, DPW John Neumeier, Adam Figurin NAI Pfefferle

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

2. Approval of Minutes.

a. Approve Minutes from June 1, 2023 Meeting

Schilling made a motion to approve the June 1, 2023 meeting minutes. Vandenberg seconded the motion. The motion passed unanimously.

3. New Business.

a. Review of Offer - NEW Prosperity Center Lot 7; Ready Mix Concrete

PCDD Stephenson presented an updated offer to purchase after requesting preliminary site plan changes to the development. A Wetland Delineation was conducted, and the original offer of full asking price was lowered. Commissioners will not accept that since the wetland report did not shrink the buildable land.

4. Closed Session.

a. Adjourn to Closed Session Pursuant to State Statute 19.85(1)(e) to discuss disposition of public property - Ready Mix Concrete Plant; NEW Prosperity Center Lot 7

Rieth made a motion to adjourn to closed session. Nytes seconded the motion. The motion passed unanimously. The meeting adjourned to closed session at 3:29 PM.

b. Return to Open Session for possible action

Schilling made a motion to return to open session. Rieth seconded the motion. The meeting returned to open session at 3:57 PM.

Rieth made a motion to reject the offer and direct the buyer to submit a new offer with the following requirements:

- Full asking price
- Site Plan Implementation Plan
 - o Full Site Plan
 - o Dust Control
 - o Raw Material Storage
 - o Paving Timeline

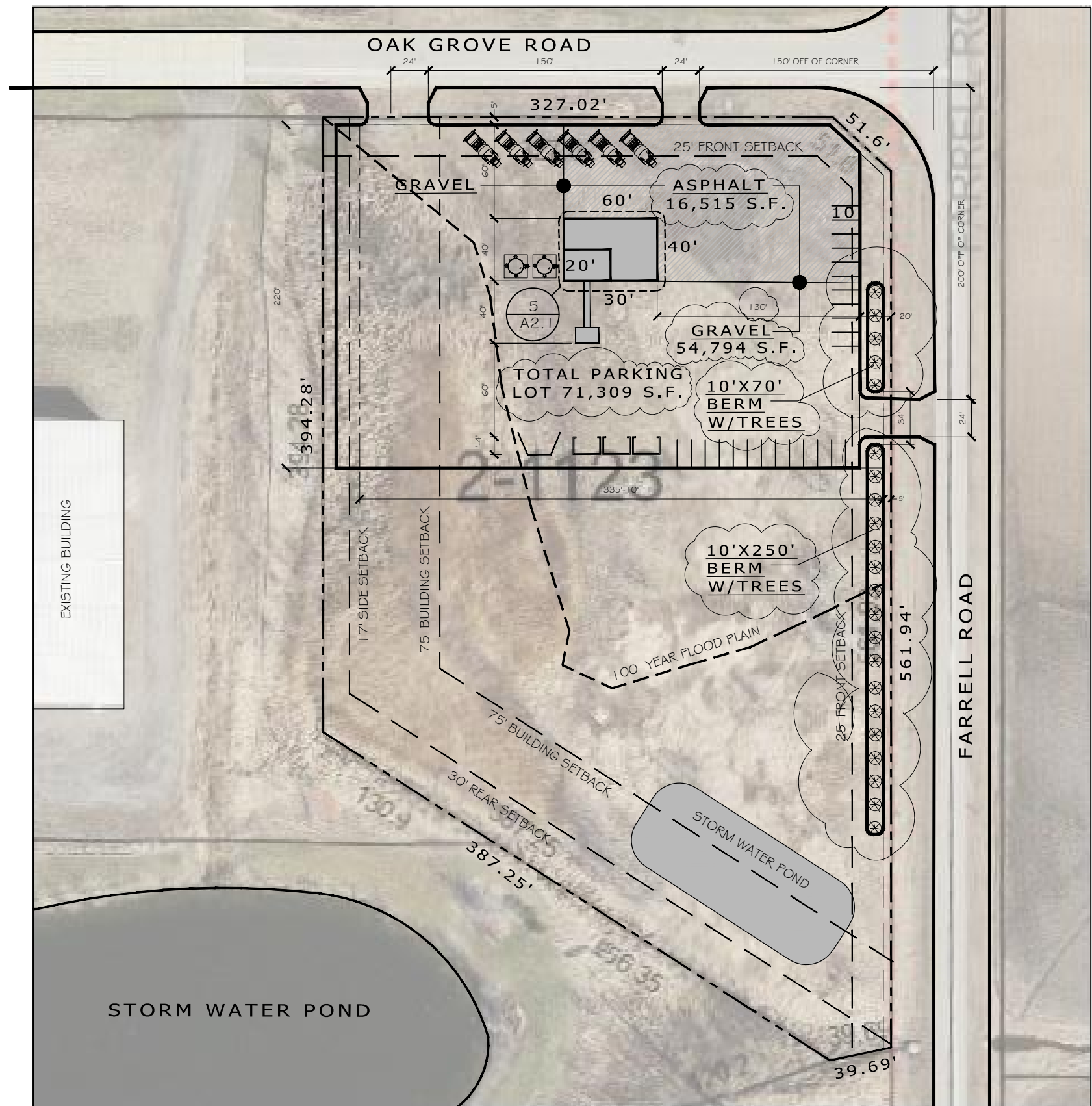
Schilling seconded the motion. The motion passed unanimously.

5. Other Business.

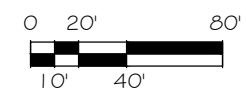
There was no other business.

6. Adjourn.

Vandeberg made a motion to adjourn the meeting. Nytes seconded the motion. The meeting adjourned at 4:02 PM.



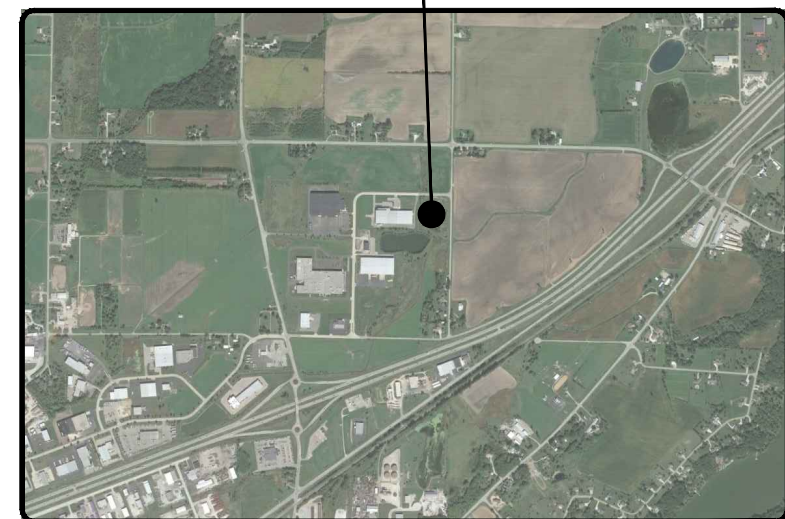
UPDATED - 7-19-23



SITE PLAN
SCALE: 1" = 40'-0"
2
SP1.1



PROJECT LOCATION



SITE MAP
N.T.S.
1
SP1.1

PRELIMINARY
NOT FOR CONSTRUCTION

SITE PLAN NOTES

OVERALL SITE - 185,478 S.F. - 4.258 ACRES

BUILDING AREA = 2,400 S.F.

CITY OF KAUKAUNA ZONING:
IND - INDUSTRIAL DISTRICT

BUILDING SETBACKS:
FRONT YARD: 25'
CORNER/SIDE: 15'
IF BUILDING EXCEEDS 35' SIDE OFFSET INCREASES 1' FOR EVERY 3' OVER 35'
REAR: 30'

PARKING REQUIREMENTS
OFFICE: 1 SPACE FOR EVERY 300 S.F. OF GROSS FLOOR AREA
MANUFACTURING/ WAREHOUSE, 1 SPACE FOR EVERY EMPLOYEE OF THE LARGEST SHIFT PLUS 3 VISITOR PARKING STALLS PLUS ON STALL FOR EACH COMPANY VEHICLE.

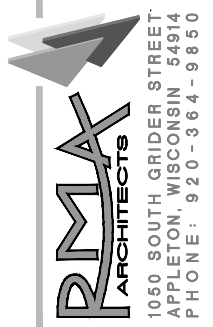
9' X 18' STALLS
24' WIDE TWO WAY DRIVES
12' ONE WAY DRIVES

PLANT/PRODUCTION- 2,400 S.F.
PARKING STALLS FOR PLANT (MIN X) - PROVIDED= 10

OFFICE - X S.F.
PARKING STALLS FOR OFFICE (MIN X) - PROVIDED= 10

TOTAL BUILDING - 2,400 S.F.

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PROPOSED BUILDING FOR:
NEW BUILDING FOR RANDY GRIESBACH
CORNER OF OAK GROVE RD AND FARRELL RD
KAUKAUNA, WISCONSIN

REVISIONS
7-19-23

DRAWN BY
KAF
CHECKED BY
TFM

DATE
5/25/23

PROJECT NO.
235019

SP1.2



Let the Vince Hagan Company solve your concrete batch plant dust control problems with a free-standing, in-truss, or portable collector. Hagan can take any existing plant, stationary or portable, and retro-fit a dust collection system. Then let an optional fully automatic dust reclaim system pay for your collector by recycling the dust into the fly ash.



In-Truss Jet Pulse Dust Collector

DUST CONTROL

- 1 - FREE STANDING JET PULSE DUST COLLECTOR
- 2 - DUCTWORK
- 3 - DUST RETURN LINE

EXISTING PLANT

- A - CEMENT SILO
- B - WEIGH BATCHER
- C - DUST SHROUD TRUCK FEED POINT

