

# INDUSTRIAL PARK COMMISSION

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



Tuesday, May 07, 2024 at 3:00 PM

## AGENDA

### In-Person

1. Roll Call.
2. Approval of Minutes.
  - a. [a.](#) Approve Minutes from March 25, 2024 Meeting
3. New Business.
  - a. Lot Sale presentation- Lot 7 NEW Prosperity Center
4. Closed Session.
  - a. Adjourn to Closed Session per Wisconsin State Statutes 19.85(1)(e) to discuss the disposition of public property - lot 7NEW 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.**



1. Roll Call

Members present: Michael Avanzi, Ryan Gaffney, Scott Jerome, Tony Nytes, Nick Rieth, Jon Sundelius, Mike VandeBerg

Other(s) present: Director of Planning and Community Development David Kittel, John Neumeier Director of Public Works

Sundelius made a motion to excuse the absent members. Vandeberg seconded the motion. The motion passed unanimously.

2. Approval of minutes

a. Approve minutes from December 18, 2023

Vandeberg made a motion to approve the meeting minutes from December 18, 2023. Gaffney seconded the motion. The motion passed unanimously.

3. New Business.

a. Request for Alternative Setback- Profile Finishing Systems

Director Kittel introduced the topic and provided insight on the request for an alternative front-yard setback for Profile Finishing Systems to 25 feet. Jerome inquired about the facade and expressed concern about the look, this was also a concern of Vandeberg. Director Kittel explained that the façade would meet requirements of the existing covenants for this industrial park and this request is currently for setbacks, the site plan would still have to be reviewed as well as ensuring that the façade meet all requirements.

Gaffney made a motion to approve the alternative front-yard setback for Profile Finishing Systems to IND Regulations of 25 Feet. Jerome seconded the motion. The motion passed unanimously.

b. Lot Sale Discussion- LOT 7 NEW Prosperity Center

Director Kittel discussed some interest on Lot 7 in NEW Prosperity Center. A perspective buyer had some general items that staff was looking for direction on to be able to provide some guidance to better direct the perspective buyers. The lot has some wetland indicators and may not be buildable on all 4.26 Ac. The Industrial planning commission discussed this concept and feel that generally there could be conversation on an offer for less then the asking price but, the value should still be near existing listing price and for the entire acreage and not based strictly on buildable area. The other item that was discussed was in allowing any variation on the existing façade/building material requirements in the covenants. The Industrial Park Commission as a whole felt strongly on sticking with the existing requirements delineated out in the covenants.

4. Other business

5. Adjourn

Sundelius made a motion to adjourn the meeting. Gaffney seconded the motion. The motion passed unanimously. Meeting adjourned at 3:14pm