

# PLAN COMMISSION

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



Thursday, September 07, 2023 at 4:00 PM

## MINUTES

### 1. Roll Call.

Members present: Giovanna Feller, DPW John Neumeier, Mayor Penterman, Pennie Thiele

Member(s) absent: Michael Avanzi, John Moore, Ken Schoenike

Others present: Associate Planner Lily Paul, PCDD Joe Stephenson, Tom Saindon TANN Corp.

Thiele made a motion to excuse the absent members. Feller seconded the motion. The motion passed unanimously.

### 2. Approval of Minutes.

#### a. Approve Minutes from August 17, 2023 Meeting

Neumeier made a motion to approve the minutes from August 17, 2023 meeting. Feller seconded the motion. The motion passed unanimously.

### 3. Public Hearing.

#### a. Special Exception Request - 1400 Arbor Way

Mayor Penterman declared the public hearing open. No comment was made after asking three times. Mayor Penterman closed the public hearing.

### 4. New Business.

#### a. Rezone Request - 1011 Delanglade Street

AP Lily presented a rezoning request for the former Midwest Carriers location. The property is currently zoned Institutional which may have been a mistake, but the property has been an industrial use for the last 10 years. This rezone is to correct the zoning and aid with future sales of the property.

Thiele made a motion to approve the rezoning for 1011 Delanglade Street and recommend the same to the Common Council. Feller seconded the motion. The motion passed unanimously.

#### b. Special Exception Request - 1400 Arbor Way

The special exception received no comment during the public hearing. This special exception is to allow a Medical Residential Facility in the Commercial Highway District. A large retirement, assisted living, memory care, and nursing complex is proposed for the parcels within Commerce Crossing. The need for this type of facility is great.

Thiele made a motion to approve the special exception for 1400 Arbor Way and recommend the same to the common council. Neumeier seconded the motion. The motion passed unanimously.

c. Site Plan Review - TANN Investments LLC - 350 Oak Grove Road

AP Lily presented a site plan for TANN Investments LLC – air pollution control manufacturer. This site plan adheres to all necessary setbacks and completes all façade requirements. The landscaping plan was adjusted due to utility easements, but is adequate. Storm water and erosion control was already approved, and a lot of foundation work pertaining to that has already been completed.

Feller made a motion to approve the site plan for TANN. Thiele seconded the motion. The motion passed unanimously.

5. Other Business.

*There was no other business*

6. Adjourn.

Neumeier made a motion to adjourn the meeting. Feller seconded the motion. The motion passed unanimously. Meeting adjourned at 4:25 PM.