

# INDUSTRIAL PARK COMMISSION

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



Monday, December 11, 2023 at 3:00 PM

## MINUTES

### In-Person

Chair Avanzi called the meeting to order at 3:00 PM.

#### 1. Roll Call.

Members present: Michael Avanzi, Scott Jerome, Nick Rieth, Glenn Schilling, John Sundelius, Mike VandeBerg

Member(s) absent: Ryan Gaffney, Tony Nytes

Other(s) present: Associate Planner Lily Paul, PCDD Joe Stephenson, DPW John Neumeier, Mayor Tony Penterman, Mike Klarner – Fox Structures, Brian Klink – Klink Equipment

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

#### 2. Approval of Minutes.

- a. Approve Minutes from October 16, 2023 Meeting

Schilling made a motion to approve the minutes from October 16, 2023 meeting. Sundelius seconded the motion. The motion passed unanimously.

#### 3. New Business.

- a. Offer to Purchase Review - Outlot 3 NEW Prosperity Center

PCDD Stephenson presented an offer to purchase for Outlot 3 in NEW Prosperity Center. The development that would go there is a bakery and the primary use would be warehouse and storage. The offer shows a purchase price of \$24,001 and there is an addendum to the offer to purchase stating that the "seller agrees to pay J. Ross Associates a Buyer Incentive Fee of \$24,000 at the time of closing." This means that essentially the land purchase is a dollar deal considering the configuration of the land/wetlands and there is no more TIF incentive.

- b. Request for Alternative Facade Material - Klink Equipment LLC; Part of Lot 5, NEW Prosperity Center

AP Lily explained that she reviewed the rendering of the new building that is proposed to be built in NEW Prosperity Center. The rendering showed metal siding

which is not allowed per the protective covenants. The Industrial Park Commission has the ability to allow alternative façade materials. It was made aware that the building will have at least 52 over head doors as the primary use is a repair shop. 52 overheard doors does make masonry siding a bit difficult. Owner Brian Klink, and Representative Mike Klarner explained the look of the metal siding that is proposed. The metal will alternate directions and colors. They offered to bring in steel samples and provide examples of buildings that were built the same way. The commission's biggest concern is that this would begin a decline in quality and future development would ask for the same the thing. Once the sample are in the commission will reconvene to make a decision.

*There was no action taken.*

4. Closed Session.

- a. Adjourn to Closed Session per Wisconsin State Statutes 19.85(1)(e) to discuss the disposition of public property - Outlot 3 NEW Prosperity Center

Schilling made a motion to adjourn to closed session. VandeBerg seconded the motion. The motion passed unanimously. Meeting adjourned to closed session at 3:28 PM.

- b. Return to Open Session for possible action

Sundelius made a motion to return to open session. Schilling seconded the motion. The motion passed unanimously. Meeting returned to open session at 3:47 PM.

Rieth made a motion to reject the offer to purchase and advise staff to negotiate a purchase price of \$200,000. VandeBerg seconded the motion. The motion passed unanimously.

5. Other Business.

*There was no other business.*

6. Adjourn.

Sundelius made a motion to adjourn the meeting. Schilling seconded the motion. The motion passed unanimously. Meeting adjourned at 3:49 PM.