

INDUSTRIAL PARK COMMISSION

City of Kaukauna

Hydro View Room

Municipal Services Building

144 W. Second Street, Kaukauna



Wednesday, March 4, 2026 at 3:30 p.m.

MINUTES

In-Person in Hydro View Room

Avanzi called the meeting to order at 3:30 p.m.

1. Roll Call

Members Present: Michael Avanzi, Dale Eggert, Glen Schilling, John Sundelius, Mike Vandeberg

Members Absent: Ryan Gaffney, Nick Rieth

Others Present: Associate Planner Adrienne Nelson and Jerry VanLanen, representative from Prosperity In, LLC

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

2. Approval of Minutes

- a. Approve Minutes from November 18, 2025

Eggert made a motion to approve the minutes from November 18, 2025. Seconded by Vandeberg. The motion passed unanimously.

3. Old Business

- a. None

4. New Business

- a. Site Plan Review – Prosperity In LLC (101 E County Road JJ)

Associate Planner Nelson presented the site plan review for Prosperity In LLC. Prosperity In LLC began construction on this commercial warehouse and office space, which is currently being utilized by Bimbo Bakeries USA, back in late 2024/early 2025. Now that Phase 1 of the building is complete, they have submitted the site plan for the Phase 2 expansion. This project will add an additional 32,000 square feet to the

existing building, and they will be adding an additional 15 parking stalls for a total of 65 off-street parking spaces.

Jerry VanLanen, representative for Prosperity In, LLC stated that they have lost potential tenants because they are not able to construct the building fast enough. What they are looking to do is put the building up as a shell in its entirety. Potential tenants have needed/wanted overhead cranes. Prosperity would like to keep the east-end wall that is not seen from the road as metal, with no masonry, which would be an exception to the façade requirements.

There have been two exceptions to the façade requirements that Associate Planner Nelson had found, one for Klink Equipment and one for Prosperity In LLC. Discussion was held regarding why Klink Equipment was granted an exception to the façade requirement. It is believed Klink was granted an exception due to the number of overhead doors on the side of the building and masonry would not hold up in that situation as well as metal. The Commission wants to be fair and stay consistent with covenants and any exceptions made to property owners in the industrial park.

Sundelius made a motion to table Site Plan Review – Prosperity In LLC (101 E County Road JJ) until further information is gathered for Klink Equipment and any other structures in the Prosperity Center that received exemptions for the masonry requirement. Seconded by Schilling. The motion passed unanimously.

5. Other Business

a. IPC Vacancies

Associate Planner Nelson explained to the Commission that the Industrial Park Commission is meant to be a nine-member committee. There are currently seven members.

Discussion was held regarding the need for the Industrial Park Commission. Currently, items approved at the Industrial Park Commission are also going to the Plan Commission for approval.

Through discussion, the value of the Industrial Park Commission was realized in examples of the detailed look it takes at larger developments. The Commission also leads growth in new industrial parks when they are developed.

Currently, it is understood that a member needs to be a resident of the City of Kaukauna and/or a property owner in the industrial park to be a commissioner. The requirements to be a member of the Commission will be clarified.

The size of the Commission was also discussed. The Commissioners feel that having nine members is not necessary and the Commission runs well having seven members.

Sundelius made a motion to request the City to investigate decreasing the size of the Industrial Park Commission from nine members down to seven members. Seconded by Eggert. The motion passed unanimously.

6. Adjourn

Schilling made a motion to adjourn. Seconded by Sundelius. The motion passed unanimously.

Meeting adjourned at 4:04 p.m.
Christina Nelson, Deputy Clerk

