



COUNCIL PROCEEDINGS - COUNCIL CHAMBERS – KAUKAUNA, WISCONSIN – SEPTEMBER 16, 2025

Pursuant to adjournment on September 2, 2025, a meeting of the Common Council of the City of Kaukauna was called to order by Mayor Penterman at 7:00 P.M. on Tuesday, September 16, 2025.

Roll call present: Antoine, DeCoster, Eggleston, Kilgas, Moore, Schell, and Schumacher.

Absent & Excused: Thiele.

Also present: Mayor Penterman, Attorney Greenwood, DPW/ Engineer Neumeier, Fire Chief Carrel, Police Chief Graff, Dir. of Plan. & Com. Dev. Kittel, Lib. Dir. Thiem-Menning, Kaukauna Utilities Moureau (Zoom), HR Manager Hodge (Zoom), Fin. Dir. Van Rossum, and interested citizens.

Motion by Antoine, seconded by Moore to excuse the absent member.

All Ald. Present voted aye.

Motion carried.

One minute of silent prayer and the Pledge of Allegiance to the American Flag observed by the assembly.

PRESENTATION OF LETTERS, PETITIONS, REMONSTRANCES, MEMORIALS, AND ACCOUNTS

PUBLIC APPEARANCES

BUSINESS PRESENTED BY THE MAYOR

Swearing in of Police Officer Mark Stary.

Chief Graff introduced Police Officer Mark Stary and welcomed him to the City of Kaukauna Police Department. Officer Stary's mom pinned on his badge and Clerk Nessmann swore in Officer Stary.

American Heart Association EMS Award to the Kaukauna Fire Department.

Mayor Penterman presented the American Heart Association EMS Award to Fire Chief Carrel and Kaukauna Fire Department staff.

Appointment of Shannon Schmalz to Redevelopment Authority City of Kaukauna (5-year term).

Motion by Moore, seconded by Eggleston to appoint Shannon Schmalz to the Redevelopment Authority City of Kaukauna (5-year term).

All Ald. Present voted aye.

Motion carried.

Temporary allowance of goats to be used at 1000 Islands Conservancy Zone to control invasive species (September 22-October 5).

Motion by Moore, seconded by DeCoster to approve the temporary allowance of goats to be used at 1000 Islands Conservancy Zone to control invasive species (September 22-October 5).

All Ald. Present Voted aye.

Motion carried.

Alcohol at youth sporting events.

Alder DeCoster requested a discussion on alcohol at youth sporting events. DeCoster wondered what other municipalities are doing for a better comparison. The Kaukauna Athletic Club currently sells alcohol but only during adult league events.

Motion by DeCoster, seconded by Eggleston to forward the alcohol at youth sporting events onto the Health and Recreation committee.

Motion carried 6-1 (Moore).

CONSENT AGENDA

Board of Public Works Meeting Minutes of September 15, 2025.

Item removed by Mayor Penterman and taken up separately.

Finance & Personnel Committee Meeting Minutes of September 15, 2025.

Health & Recreation Committee Meeting Minutes of September 15, 2025.

Legislative Committee Meeting Minutes of September 15, 2025.

Public Protection and Safety Meeting Minutes of September 15, 2025.

Common Council Meeting Minutes of September 2, 2025.

Heart of the Valley Metropolitan Sewerage District Special Meeting Minutes of September 2, 2025.

Heart of the Valley Metropolitan Sewerage District Meeting Minutes of August 18, 2025.

Plan Commission Minutes from August 7, 2025.

1000 Islands Environmental Center Committee Meeting Minutes of July 17, 2025.

Industrial Park Commission Minutes from May 7, 2025.

Fire Report for July and August 2025.

Ambulance Report for July and August 2025.

Police Report for August 2025.

Code Enforcement Report for August 2025.

Court Report for August 2025.

Clerk-Treasurer's Daily Deposit Report for August 2025.

Building Inspection Report for August 2025.

Bills Payable.

Motion by Moore, seconded by Schell to remove the Board of Public Works Meeting Minutes of September 15, 2025 from the consent agenda.

All Ald. Present voted aye.

Motion carried.

Motion by Moore, seconded by Antoine to adopt the remainder of the consent agenda.

All Ald. Present voted aye.

Motion carried.

Board of Public Works Meeting Minutes of September 15, 2025.

Discussion over accuracy of minutes. It was ultimately determined the minutes as presented were correct.

Motion by Kilgas, seconded by Schell to approve the Board of Public Works Meeting Minutes of September 15, 2025.

All Ald. Present voted aye.

Motion carried.

REPORTS OF STANDING AND SPECIAL COMMITTEES

Operator (Bartender) Licenses.

The following applicants have applied for an operator's license for the license year 2024-2026 and have been recommended for approval based on their record check by the police department:

Bradley	Behling	J.	1101 Janet St.	Kaukauna
Leah	Kitterman	A.	209 W Third St.	Kaukauna
Laura	Shields	C.	140 Lamplighter Dr.	Kaukauna
Danielle	Vandeberg	M.	W5473 Hidden Trail Ln.	Appleton

Motion by DeCoster, seconded by Eggleston to approve the operator/bartender licenses as listed.

All Ald. Present Voted aye.

Motion carried.

REPORTS OF CITY OFFICERS

Development Update.

Director of Planning and Community Development, Kittel, provided a development update. There are various projects happening in the city, which include the following: Grand Stay Hotel in Commerce Crossing, Legacy Creekside Apartments, Industrial Flex building, Home Town Ice, Precision Scraping, Eagle Graphics, and G&G Machine. Discussion held and questions answered.

Discussion to Update Zoning Ordinance to Include Data Centers in Industrial District.

Director of Planning and Community Development, Kittel led a discussion to update zoning ordinance to include data centers in industrial districts. Staff recommends updating the City's Industrial Zoning Code (Section 17.25) to include data centers as a permitted use. This change would position the City to accommodate a modern and growing industry, helping diversify our commercial base and remain competitive. Additionally, staff suggests allowing data centers as a conditional use in the Commercial Highway and Business Districts. This flexibility acknowledges that data centers vary significantly in size and infrastructure needs—some may require large tracts

of land and heavy utilities, while others may resemble small office buildings. This discussion is to look at updating zoning ordinances, not to approve a data center going into the City of Kaukauna. Alders expressed how they would want more information before approving a potential data center. Some alders expressed their concerns about how data centers could impact residents' water and electric bills due to the increased power being used by data centers. Alders also asked what kind of land Kaukauna would potentially allocate for a data center. Alders provided direction for Kittel to pursue the zoning ordinance update further.

CSM Review - 1601 E Hyland Avenue (Parcel 322072914).

Brandon Wegner, agent, has submitted a certified survey map for Bernatello's Pizza, owner, for their property located at 1601 E Hyland Avenue (parcel 322072914). A CSM was completed and approved for this property on November 17th, 2022, by the Plan Commission, but it was never recorded. Bernatello's now wants to move forward with recording that original CSM. The property is currently one lot, and it will remain one lot, but this CSM simplifies the legal description and includes greater details on existing easements.

Motion by Kilgas, seconded by Antoine to approve the Certified Survey Map for parcel 322072914 for Bernatello's Pizza.

All Ald. Present Voted aye.

Motion carried.

CSM Review - Parcels 325021600 and 325021900 (Pool Hill).

Zach Moureau, agent, has submitted a certified survey map for Kaukauna Utilities, to create three lots from parcels 325021600 and 325021900. Kaukauna Utilities would like to subdivide these existing parcels into three lots to accommodate the development of a water treatment plant that was approved by the Plan Commission on March 6th, 2025.

2025 Data Survey Municipal Leadership- Mayor.

Ald. Moore recommended that a committee should be formed of at least 3 staff members and 3 council members to look at municipal leadership options further. This item would go to the Legislative committee for discussion and would come back to Common Council for approval of a new committee.

Motion by Moore, seconded by Schell to forward to the Legislative Committee to investigate involving municipal leadership for the City of Kaukauna.

All Ald. Present voted aye.

Motion carried.

2025 Data Survey City Attorney.

Motion by Moore, seconded by Antoine to send to the Legislative Committee looking at city attorney in terms of appointment and/or election for the City of Kaukauna.

All Ald. Present voted aye.

Motion carried.

PRESENTATION OF ORDINANCES AND RESOLUTIONS

Resolution 2025-5483 Resolution Approving a Certified Survey Map for Parcel 322072914.

Motion by Moore, seconded by Eggleston to suspend the rules and waive the reading of Resolution 2025-5483 Resolution Approving a Certified Survey Map for Parcel 322072914.

All Ald. Present voted aye.

Motion carried.

Motion by Moore, seconded by Antoine to adopt Resolution 2025-5483 Resolution Approving a Certified Survey Map for Parcel 322072914.
All Ald. Present Voted aye.
Motion carried.

Resolution 2025-5484 Resolution approving a Certified Survey Map to divide two lots into three lots for parcels 325021600 and 325021900.

Motion by Moore, seconded by Eggleston to suspend the rules and waive the reading of Resolution 2025-5484 Resolution approving a Certified Survey Map to divide two lots into three lots for parcels 325021600 and 325021900.
All Ald. Present voted aye.
Motion carried.

Motion by Moore, seconded by Kilgas to adopt Resolution 2025-5484 Resolution approving a Certified Survey Map to divide two lots into three lots for parcels 325021600 and 325021900.
All Ald. Present Voted aye.
Motion carried.

ALDER REQUESTS FOR DISCUSSION AT THE NEXT COMMON COUNCIL MEETING

Alder Antoine asked for a discussion on adding more details to the meeting minutes.

CLOSED SESSION

Adjourn to Closed Session Pursuant to 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session – 207 Thilmany Rd.

Motion by Moore, seconded by Kilgas to adjourn to Closed Session Pursuant to 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session – 207 Thilmany Rd.

All Ald. Present voted aye.
Motion carried.

Adjourned to closed session at 8:12 PM.

Return to Open Session for possible action.

Motion by Antoine, seconded by Moore to return to open session.
All Ald. Present voted aye.
Motion carried.

Returned to open session at 9:09 PM.

Motion by Moore, seconded by Schell to direct the city attorney to draft an offer to purchase for 207 Thilmany Road and bring back to the next Council meeting,
Roll call vote: Antoine- aye, DeCoster-aye, Eggleston-aye, Kilgas-aye, Moore-aye, Schell-aye, and Schumacher-nay.
Motion carried 6-1 (Schumacher).

ADJOURN

Motion by Moore, seconded by DeCoster to adjourn.
All Ald. Present voted aye.
Motion carried.

Meeting adjourned at 9:10 p.m.

Kayla Nessmann, Clerk

