

# PLAN COMMISSION

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



Thursday, October 20, 2022 at 4:00 PM

## MINUTES

The meeting was called to order at 4:00 PM.

### 1. Roll Call.

Members Present: Avanzi, Feller, Schoenike, Moore (arrived at 4:10PM via Zoom), Mayor Penterman (via Zoom), DPW Neumeier, PCDD Stephenson,

Members Absent: Thiele

Others Present: AP Paul, Pudge Schuh (Bernatello's Pizza)

A motion was made by Avanzi to excuse the absent member(s). The motion was seconded by Schoenike. The motion passed unanimously.

### 2. Approval of Minutes.

#### a. Approve Minutes from October 6, 2022 Meeting

A motion was made by Feller to approve the minutes from October 6, 2022 meeting. DPW Neumeier seconded the motion. The motion passed unanimously.

### 3. New Business.

#### a. Site Plan Review – Bernatello's Pizza Waste Water Treatment Plant

AP Paul presented the Site Plan for Bernatello's WWTP. The building will be an existing building on the property that is moved to the new site – the current building meets all code with white and red trim corrugated metal siding and a decorative masonry 4 feet high on the face of the building that shows to the public roads. There is no additional lighting being proposed. Setbacks are met. The reason for this WWTP is to prepare for expansion.

A motion was made by Avanzi to approve the Site Plan for Bernatello's Pizza Waste Water Treatment Plant. Schoenike seconded the motion. The motion passed unanimously.

#### b. Rezoning Request for 1302 Moon Ridge Court

AP Paul presented a Request for Rezone at the parcel mentioned. The Dalke family is requesting to rezone from Residential Single Family (RSF) to Residential Two-Family (RTF). They are hoping to build a new duplex that they will occupy and rent out the other

side. The zoning map shows the lot to be surrounded by RSF and RTF. Staff believes since this is a new build, it will be a great addition to the neighborhood especially because it will provide an affordable house opportunity. The family is aware that additional water and sewer lines will need to be installed to the site. There were questions and concerns that the lot will be sandwiched between two RSF lots. The lot is directly across from RTF.

A motion was made by Avanzi to approve the rezone and recommend the same to council. Feller seconded the motion. 5 Commissioners voted aye, 1 Commissioner voted nay (Neumeier). The motion passed.

c. Landscape Ordinance – Update

PCDD Stephenson updated the requested changes to the landscape ordinance. Language was provided to avoid plantings within 8 feet of public utilities, and that all landscape plans will require approval from both Staff and Plan Commission. There was also an update to require a gate on the front of dumpster corrals. This ordinance will be passed onto Council with proper public hearing notices for the opportunity to be adopted.

A motion was made by DPW Neumeier to approve the Landscape Ordinance and recommend the same to Council. Avanzi seconded the motion. The motion passed unanimously.

d. Disposition of City Land - Remnant Parcel - 122 Island Street

DPW Neumeier presented a remnant parcel owned by the City that was a result of the Island/Elm intersection realignment. This parcel is on a corner and not needed by the city, especially considering the maintenance of the sidewalks. It would be wise to transfer the parcel to the abutting property owner. Avanzi mentioned that there is going to be a water study conducted in that area of the city.

Avanzi made a motion to table the item until he received more information on the area needed for the water study. Schoenike seconded the motion. The motion carried.

4. Other Business.

*There was no other business.*

5. Adjourn.

Motion was made by Avanzi to adjourn the meeting. DPW Neumeier seconded the motion. The motion carried. Meeting adjourned at 4:33 PM.