



PLAN COMMISSION

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

Thursday, May 19, 2022 at 4:00 PM

MINUTES

1. Roll Call.

The Meeting was called to order by Mayor Penterman at 4:00 PM.

Members Present: Mayor Penterman, Commissioner Avanzi, Commissioner Feller, Ald. Moore (District 2), Ald. Thiele (District 4), Commissioner Schoenike, PCDD Stephenson, DPW Neumeier, and AP Paul.

Others Present: Ald. Martin DeCoster (District 1) owner of Plan B Bar, Steven Lowney owner of DrainSupply Properties LLC, Christinna Kerstens representative for Milbach Construcion, Brian Roebke of the Times Villager.

2. Approval of Minutes.

a. Approve Minutes of April 21, 2022 Meeting

A motion was made by Ald. Moore to approve the minutes of April 21, 2022, meeting. The motion was seconded by Commissioner Feller. The motion carried.

3. New Business.

a. Storm Sewer Easement to 111 Main Ave LLC for Parking Lot Drainage

DPW John Neumeier provided overview of the item. The owner of 111 Main Ave is proposing a storm sewer easement to help with drainage of future plans to pave and create a parking lot.

A motion was made by Commissioner Avanzi to recommend this item to Common Council. The motion was seconded by Ald. Thiele. The motion carried.

b. West Wisconsin Ave Business Request to Pave Rear Parking Area and City Owned Property

DPW Neumeier is looking for direction to move forward with an extensive title search of the ownership of the lot in rear of Wisconsin Ave. The reason for

this is due to business owners that inquired about paving that portion – with a city property agreement. PCDD Stephenson agreed that paving would be beneficial for drainage. Ald. Thiele suggested placing garbage receptacles there. Comm. Avanzi commented that easements should be noted for utilities.

No action was taken.

c. Site Plan Review – 2651 Northridge Dr; Milbach Construction Services, Co.

AP Paul reviewed the site plan for a preliminary storage shed to be constructed. The storage shed will match the existing building. There will be translucent panels in the eave of the building to let natural light in. All requirements by the City Code of Ordinances are being met.

A motion was made by Ald. Moore to approve the site plan. The motion was seconded by DPW Neumeier. The motion carried.

d. Future Storm Water Management Considerations at Bluestem Meadows 3

DPW Neumeier is looking for direction about the storm water pond that is planned for Bluestem Meadows 3 and if adjacent, future development could be required to connect to that pond. If that is possible, how would it work? This was originally inquired by the Bluestem Meadows 3 owner. There was discussion about how creating one larger storm water pond/regional pond would be better than if each development had its own smaller pond. A few ideas to create fees or charges to require connection to the regional pond included: storm water connection fee, credit system, or tax onto the parcel cost.

No action was taken.

e. Rezoning Request – 2928 & 2930 Lawe Street

AP Paul provided overview of the parcels in question explaining that they are currently zoned Commercial Highway District, but the owner is looking to rezone to Industrial District so pipe fittings are permitted to be stored outside. Eventually, light manufacturing may happen, too and that would also be permitted with the zone change. Site plans are still going to be submitted. The proposed use is compatible with surrounding land use.

A motion was made by Comm. Schoenike to approve the rezone of parcels 2928 & 2930 Lawe Street from Commercial Highway District to Industrial. DPW Neumeier seconded the motion. The motion carried.

4. Other Business.

There was no other business.

5. Adjourn.

A motion was made to adjourn the meeting at 4:47 PM by Comm. Avanzi. The motion was seconded by Ald. Thiele. The motion carried.

