

PLAN COMMISSION

City of Kaukauna

Council Chambers

Municipal Services Building

144 W. Second Street, Kaukauna



Thursday, October 10, 2024 at 4:00 PM

MINUTES

In-Person.

1. Roll Call.

Members present: Giovanna Feller, Mayor Tony Penterman, John Neumeier, Pennie Thiele, Michael Avanzi, Brett Jensen

Member(s) absent: John Moore, Ken Schoenike

Other(s) present: Planning and Community Development Director Dave Kittel

Thiele made a motion to excuse the absent members. Seconded by Avanzi. The motion passed unanimously.

2. Approval of Minutes.

a. Approve Minutes from October 3, 2024 Meeting

Director Kittel let the Commission know that a spelling mistake has been made to the minutes from the original posting, Hendricks was misspelled as well as Commissioner Thiele's name in the minutes.

Thiele made a motion to approve the minutes from October 3, 2024 as amended. Seconded by Avanzi. The motion passed unanimously.

3. Old Business.

a. Public Hearing - Special Exception to allow for operation of a community living arrangement/group home 2108 Sullivan Ave

Director Kittel provided a brief overview of the requested special exception for 2108 Sullivan Ave. The property is requesting a special exception to operate an adult family home, 2 bedrooms, specifically for elderly individuals and physically disabled individuals.

Mayor Penterman declared the public hearing open and asked if anyone in the Council Chambers wished to address the Plan Commission regarding the Special Exception Request at 2108 Sullivan.

Michael Hofkens of 2112 Sullivan expressed concern with people being brought in to this proposed facility and possible impacts to the value of the surrounding properties.

Craig Haase 2109 Sullivan expressed that he is not in favor of this proposal and worried about the impact to property value as well the property not being in good shape and needs maintenance. The area is a single-family neighborhood and should remain as such.

David Voights 2101 Sullivan is opposed, the neighborhood is single family, and this will impact property values.

Kari Hofkens 2112 Sullivan is opposed, they purchased their property to be by other single-family residents and not a business. This is not the right feel for the neighborhood.

Judith Hoerth 2204 Sullivan is opposed to the use

Reginald Munes 2100 Sullivan is opposed to the use and the property owner is not taking care of the property.

Steve Huss 1901 Sullivan is opposed to the proposal

After asking two more times if anyone else wished to address the council, no one appeared, Mayor Penterman declared the public hearing closed.

4. New Business.

a. Special Exception Request 2108 Sullivan

Director Kittel provided some additional information and shared that there were more people in the neighborhood that had called or emailed with similar concerns to those mentioned in the public hearing. Commissioner Avanzi expressed concern as to why should this be approved if the property is not being taken care of. Commissioner Thiele provided additional insight on the property with concerns being brought up through code enforcement with questions on how they get their clients. Commissioner Thiele also provide

some information she received from a realtor on how this use could affect values, the realtor stated that this would need to be disclosed by a seller if they are aware of the use and it may have a negative effect on the value. Commissioner Feller stated that a single-family area should stay single family. Commissioner Avanzi added he would like to have the applicant available for additional questions as well as the owner. Commissioner Neumeier brought forth concerns this facility could have an increase of calls for EMS/police and that it is close to another facility within the 2500ft provision in state statutes. A general discussion ensued on the possible effects this use could have on the area.

A resident asked to approach the stand. Thiele made a motion to allow the resident to speak. Seconded by Jensen. The motion passed unanimously. Kari Hofkens 2112 Sullivan asked some additional questions to better understand the process as well as if they will be notified of additional meetings. Director Kittel provided an overview of the next steps and stated that notice will not be sent for future meetings unless there was a hearing.

Avanzi made a motion to have the applicant and property owner present for the October 17th meeting at 4pm to answer additional questions if they are not present then the recommendation shall be to deny the request. Seconded by Thiele. The motion passed unanimously.

b. Certified Survey Map Review- Parcel 030019000 Extraterritorial Review

Director Kittel introduced the CSM, the CSM would create two lots out of 3 existing parcels that would help facilitate a future development. The area is in the Town of Buchannan and within the Cities Extraterritorial Review.

Thiele made a motion to approve the Certified Survey Map Creating 2 lots for Killan Enterprise Inc. Seconded by Neumeier. The motion passed unanimously.

5. Other Business.

None

6. Adjourn.

Feller made a motion to adjourn the meeting. Seconded by Avanzi. The motion passed unanimously meeting adjourned at 4:49pm.