

*AMENDED PLAN COMMISSION

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



Thursday, August 17, 2023 at 4:00 PM

MINUTES

1. Roll Call.

Members Present: Michael Avanzi, Giovanna Feller, DPW John Neumeier, Mayor Tony Penterman, Ken Schoenike, Pennie Thiele

Members Absent: John Moore

Others Present: AP Lily Paul, PCDD Joe Stephenson, Korry Boisvert & Nate Luedtke from Straightline Refrigeration, Josh Lane from Vierbicher, Aimee McClure from Thilmany, Brian Roebke Times Villager

Thiele made a motion to excuse the absent member. Avanzi seconded the motion. The motion passed unanimously.

2. Approval of Minutes.

- a. Approve Minutes from August 3, 2023 Meeting

Feller made a motion to approve the minutes from August 3, 2023 meeting. Neumeier seconded the motion. The motion passed unanimously.

3. New Business.

- a. Request to Install Groundwater Monitoring Well - CTH CE at Old Weiler Rd

DPW Neumeier presented a request for UW-Green Bay and Wisconsin Geological Survey to install a Groundwater Monitoring Well. It will be located on City of Kaukauna property near Old Weiler Road. The City is requesting an easement agreement to be provided by UWGB.

Avanzi made a motion to approve the request and direct staff to work with UWGB and Wisconsin Geological Survey to develop a final easement location and agreement for Common Council consideration.

- b. Site Plan Review - Straightline Refrigeration; Lots 12 & 13 of NEW Prosperity Center

AP Lily presented a site plan review for Straightline Refrigeration. They are building on two parcels in NEW Prosperity center and focus on design and fabrication of Commercial Refrigeration systems. The building is 32,010 sq ft with an insulated metal siding with masonry wainscoting. The site plan meets all parking, height,

landscaping, and lighting requirements. A variance will need to be granted for a 20 ft front yard setback. Best practice, a CSM should be completed to combine the two parcels as one.

Schoenike made a motion to approve the site plan with the following conditions:

- 20 ft Front Yard Setback variance is granted by Zoning Board of Appeals
- A CSM is completed combining the parcels
- Provide documentation of Wetland permitting
- Prior to issuance of building permits, must obtain Storm Water and Erosion Control permits from Engineering Department

Thiele seconded the motion. The motion passed unanimously.

c. Park Donation Application Review

AP Lily presented a bench donation request at Horse Shoe Park ball diamonds. The bench will be donated by Kaukauna Fast Pitch in honor of volunteer coach Denny Lauer and in memory of his wife.

Thiele made a motion to approve the bench donation request and grant staff to work with the families to install the bench in a more precise location in the general vicinity that was requested. Feller seconded the motion. The motion passed unanimously.

d. *Thilmany Fund Request - Red Hills Landfill Haul Road

DPW Neumeier explained Per the Red Hills Landfill Phase 6 Agreement, Ahlstrom has been paying tipping fees in to both the City Fund and the Thilmany Fund. Thilmany Funds are to be reimbursed to Ahlstrom for approved "Environmental Projects" completed by Ahlstrom. In order to receive reimbursement, the project must be submitted to and approved by the Director of Public Works and Plan Commission. Ahlstrom has proposed to reconstruct the roadway of the Red Hills landfill entrance. The road is in severe disrepair. The proposed project will help enhance the property and is important for environmental purposes.

Avanzi made a motion to approve the request for Ahlstrom to use Thilmany Funds to improve the Red Hills roadway. Thiele seconded the motion. The motion passed unanimously.

4. Other Business.

There was no other business.

5. Adjourn.

Avanzi made a motion to adjourn the meeting. Neumeier seconded the motion. The motion passed unanimously, meeting adjourned at 4:17 PM.