

INDUSTRIAL PARK COMMISSION

City of Kaukauna

Hydro View Room

Municipal Services Building

144 W. Second Street, Kaukauna



Wednesday, March 11, 2026 at 3:30 p.m.

MINUTES

In-Person in Hydro View Room

Avanzi called the meeting to order at 3:30 p.m.

1. Roll Call

Members Present: Michael Avanzi, Ryan Gaffney, Nick Rieth, Glen Schilling, John Sundelius, Mike Vandenberg

Members Absent: Dale Eggert

Others Present: Associate Planner Adrienne Nelson and Jerry VanLanen, representative from Prosperity In, LLC

Schilling made a motion to excuse the absent member. Seconded by Rieth. The motion passed unanimously.

2. Approval of Minutes

a. Approve Minutes from March 4, 2026

Sundelius made a motion to approve the minutes from March 4, 2026. Seconded by Vandenberg. The motion passed unanimously.

3. Old Business

a. New Prosperity Center Façade Requirements

Associate Planner Nelson presented research looking into the historical enforcement of the façade requirements laid out in the covenants governing the NEW Prosperity Center at the request of the Industrial Park Commission. The covenants governing the NEW Prosperity Center were established in October of 2006. Per these covenants, there are requirements regarding decorative masonry, textured prefabricated concrete, smooth concrete finish, or other non-metallic surfaces. There are also exceptions for decorative bands,

windows, doors, future expansion areas, and office areas approved by the Commission.

In reviewing the buildings in NEW Prosperity, earlier constructed buildings started with using more masonry, but as time progressed, the requirements have been less stringently enforced. There have also been some exceptions due to the needs of the business. For example, Holland Cold Storage could not use masonry for their building because it wouldn't meet the requirements for a cold storage facility. Klink was granted an exception because they have 56 overhead doors and masonry would not hold up in that situation as well as metal.

Associate Planner Nelson stated that with changes in staff over the years, there have been different interpretations and/or knowledge of the covenants. Based on this, staff is looking for some direction on how to proceed with enforcing these covenants. Commissioners agreed to keep the covenants as is. The majority of parcels in the NEW Prosperity Center are already built on. Therefore, there aren't many open lots left for new construction to create façade related issues.

b. Site Plan Review – Prosperity In LLC (101 E County Road JJ)

Associate Planner Nelson explained the documentation for the site plan review for Prosperity In LLC is the same information presented at the last IPC meeting on March 4th.

The Commission asked Jerry VanLanen from Prosperity In LLC, to clarify the reason for wanting to keep the east wall of the building entirely metal with no masonry. He explained that he wanted to leave that wall entirely metal in case there is a need to move a crane in for a tenant or for possible future expansion. His intent is to not put masonry on this wall in the future. The Commission questioned the possibility of expansion to the east side of the building with there not being much room to expand.

Rieth made a motion to approve the site plan for Prosperity In LLC (101 E County Road JJ) with the requirement that the east exterior wall

matches the north and west exterior walls with masonry and steel. Seconded by Sundelius. The motion passed unanimously.

4. Other Business

a. IPC Restructuring

Associate Planner Nelson stated at the last meeting, the Commission discussed dropping from nine members to seven. The Commission has been operating with just seven commissioners for some time.

After discussion with Mayor Penterman and Attorney Greenwood, there were no issues noted for decreasing the size of the Commission down to seven members. Associate Planner Nelson and Attorney Greenwood will work on an update to bring to the Legislative Committee and then to Common Council.

Sundelius made a motion to direct the Legislative Committee to look at reducing the Industrial Park Commission from nine members to seven members. Seconded by Schilling. The motion passed unanimously.

5. Adjourn

Sundelius made a motion to adjourn. Seconded by Avanzi. The motion passed unanimously.

Meeting adjourned at 4:14 p.m.
Christina Nelson, Deputy Clerk

