

# PLAN COMMISSION

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



Thursday, June 08, 2023 at 4:00 PM

## MINUTES

### 1. Roll Call.

Members present: Michael Avanzi, Giovanna Feller, John Moore, Mayor Penterman, Ken Schoenike, Pennie Thiele

Member(s) absent: DPW John Neumeier

Other(s) present: AP Lily Paul, PCDD Joe Stephenson

Avanzi made a motion to excuse the absent members. Moore seconded the motion. The motion passed unanimously.

### 2. Approval of Minutes.

#### a. Approve Minutes from May 18, 2023 Meeting

Moore made a motion to approve the minutes from May 18, 2023 Meeting. Feller seconded the motion. The motion passed unanimously.

### 3. New Business.

#### a. Rezoning Request - Parcel 200027000

AP Lily presented a rezoning request for a parcel that is not yet in the City of Kaukauna. The property is adjacent to Commerce Crossing north of I-41. Site plans for the development of the parcel have been approved contingent upon the parcel being annexed into the city. The proposed development is a light industrial use, whereas the current zoning is General Agriculture. If the parcel is annexed into the City of Kaukauna it resumes its current Zoning and will need to be adjusted for development. Staff has created a new zoning district called Business District that allows most commercial uses and light industrial uses. This parcel is looking to gain that zoning classification. Further steps of approval will come after the annexation process.

Avanzi made a motion to approve the rezone of parcel 200027000 from General Ag to Business District contingent upon the City annexing the property. Thiele seconded the motion. The motion passed unanimously.

#### b. CSM Review - Parcel 200027000

AP Lily presented a CSM for a parcel 200027000, which is not yet within the City of Kaukauna. The CSM is a part of a new development adjacent to Commerce Crossing to the west and just north of I-41. The CSM splits the parcel in two to accommodate two light industrial developments. The CSM will include a 15 foot utility set back.

Avanzi made a motion to approve the CSM with a 15 foot utility setback. Schoenike seconded the motion. The motion passed unanimously.

4. Other Business.

*There was no other business.*

5. Adjourn.

Thiele made a motion to adjourn the meeting. Moore seconded the motion. The motion passed unanimously. Meeting adjourned at 4:14 PM.