

PLAN COMMISSION

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



Thursday, March 23, 2023 at 4:00 PM

MINUTES

1. Roll Call.

Members present: Giovanna Feller, John Moore, DPW Neumeier, Mayor Penterman, Pennie Thiele, Ken Schoenike

Members absent: Michael Avanzi

Other(s) present: AP Lily Paul, PCDD Stephenson, Terrie Vosters Community Enrichment & Recreation Director, Katie MacDonald Parkitecture + Planning (via Microdof Teams Meeting), Matthew Musbach Duquaine Development, Jim Sehloff Davel Engineering, Brad Werner McMahon Associates, Mark Abel building owner of 313 Dodge, Kyle Megna business owner of 313 Dodge.

A motion was made by Moore to excuse the absent member. Thiele seconded the motion. Motion passed unanimously.

2. Approval of Minutes.

a. Approve Minutes from February 23, 2023 Meeting

A motion was made by Moore to approve the minutes from February 23, 2023 meeting. DPW Neumeier seconded the motion. Motion passed unanimously.

3. Public Hearing.

a. Special Exception Request - Legacy Creekside Apartments; Parcel 322095500

Mayor Penterman opened the public hearing and asked 3 times if there was anyone who wished to speak.

No one spoke. Public Hearing closed.

4. New Business.

a. Special Exception Request - Legacy Creekside Apartments; Parcel 322095500

AP Lily presented a Special Exception request for Keith Duquaine, at 950 E Evergreen Drive in Commerce Crossing. The applicant is proposing to construct a multi-family complex on the vacant lot. The parcel is zoned Commercial Highway District (CHD). The new development will include 175 living units and over 368 combined indoor and outdoor parking. There will be five buildings, for a proposed total of 2.17 acres of

roof area, which is about 18.47% of the lot area. The buildings will be 41 feet 2 1/8 inches tall. The City of Kaukauna Code of Ordinances, Section 17.22 (4)(e) allows multi-family within the CHD as a Special Exception Use.

DPW Neumeier made a motion to approve the Special Exception for multi-family housing in the Commercial Highway District and recommend the same to Council. Moore seconded the motion. The motion passed unanimously.

b. Site Plan Review - Municipal Pool

AP Lily walked through the Municipal Pool site plan and explained the additions of a splash pad, 18 hole mini golf course, new main building, new smaller maintenance building/bath house. Many amenities like shade structures, water slide, climbing wall, and water features will be added as well. The site plan follows all setback, landscaping, fire safety, and façade requirements. Lighting has not been accounted for on the proposed mini golf course.

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

- Lighting plan will be submitted and approved by staff
- Prior to issuance of building permits, must obtain Storm Water and Erosion Control permit from Engineering Department
- Kaukauna Utilities approves the distance from the well per the Ground Water Protection Overlay District (17.29)

Thiele seconded the motion. The motion passed unanimously.

c. Preliminary Plat Review - Hurkman Heights

AP Lily reminded Plan Commission of the 26 lot single family development south of Highway 41. Last time it was brought, direction to the developer was to provide more traffic circulation. Originally, a long dead-end road, Ben's Way, was proposed but posed as a safety concern. Another rendition came back with Golden Way, but that saw problems with current property owners. Finally, in the most recent Preliminary Plat, Setter Drive will be extended from the current phases into this phase 4 of Hurkman Heights.

A motion was made by Schoenike to approve the preliminary plat, and recommend the same to council with the following conditions:

- A bulb large enough for a plow truck is installed at the west end of Setter Drive
- Prior to construction all applicable permits and approvals are obtained from Engineering Dept, City Building Inspector, and DNR.

Neumeier seconded the motion. The motion passed unanimously.

d. Outdoor Alcoholic Beverage Area Permit Review - Alternative Entrance; 313 Dodge

AP Lily presented a request for an alternative entrance to 313 Dodge. 313 Dodge has been utilizing their driveway as an Outdoor Service Area. The Covid permit that allowed this has not been extended. Now, they are going to extend their current deck and include it into their Outdoor Alcoholic Beverage Area Permit. The site plan

shows direct access to the Outdoor Beverage Area first, instead of entrance to the building first. The permit requires entrance to the building first, unless Plan Commission approves an alternative entrance (section 12.03(11)(e)(1)). There was discussion whether all business that request this will expect approval if this one case gets approved. Alternative solutions, like gates, extra staff or a camera, were also discussed.

Moore made a motion to approve, but pass onto common council for final approval. Schoenike seconded the motion. Giovana, Moore, Penterman, Thiele, Schoenike voted aye. Neumeier voted nay. Motion passed.

5. Other Business.

There was no other business.

6. Adjourn.

Moore made a motion to adjourn the meeting. Neumeier seconded the motion. Motion passed unanimously. Meeting adjourned at 4:56 PM.