

INDUSTRIAL PARK COMMISSION

City of Kaukauna

Hydro View Room

Municipal Services Building

144 W. Second Street, Kaukauna



Thursday, April 23, 2026 at 3:00PM

MINUTES

In-Person in Hydro View Room

Michael Avanzi called the meeting to order at 3:00 p.m.

1. Roll Call

Members Present: Michael Avanzi, Dale Eggert, Glen Schilling, John Sundelius, Nick Rieth, Ryan Gaffney

Members Absent: Mike Vandenberg

Other(s) Present: Associate Planner Adrienne Nelson, John Neumeier, Tim Wittmann of Davel Engineering and Environmental, Representatives from Holland Cold Storage

Schilling made a motion to excuse the absent members. Seconded by Eggert. The motion passed unanimously.

2. Approval of Minutes

a. Approve Minutes from March 11, 2026

Schilling made a motion to approve the minutes from March 11, 2026. Seconded by Gaffney. The motion passed unanimously.

3. Old Business

a. None

4. New Business

a. Site Plan Review – Holland Cold Storage (3600 Electric City Boulevard)

Associate Planner Nelson introduced the site plan for the expansion of Holland Cold Storage. Holland Cold Storage provides cold storage solutions. This project will add an additional 28,340 square feet of space to their existing building.

All setback requirements for the Industrial District (IND) and New Prosperity Center covenants are being met, and all ordinances are being complied with to include zoning requirements. The current Holland Cold Storage building has a height of 24' and the height of the addition will be the same. There are currently 77 off-street parking spaces, and there are no plans to add additional off-street parking spaces. There will be no change in landscaping. No concerns with lighting at this time given the location of the addition, but staff would like to see a full lighting plan submitted. The Erosion Control and Stormwater Management permit has been received by the Engineering Department and is currently being reviewed. There are no current concerns with traffic or with Fire/Police.

The façade being proposed is identical to the existing building. The insulated wall panel has been approved in the past. The material that would meet the covenant requirements is not approved for use in the interior of a cold storage facility.

Staff recommends approval of the development with the conditions that Stormwater and Erosion Control permits must be approved by the Engineering Department; a lighting plan must be submitted and approved by City staff; the owners of the property must record an easement or agreement for private storm sewer connection to the pond and expansion of the fire lane on City property; and prior to issuance of building permits, the runoff currently flowing to the south onto neighboring property must be investigated and shown in the plans.

John Sundelius arrived at 3:04 p.m.

John Neumeier stated that he understood that a wetland delineation would be performed in the spring. The floodplain on the property has been approved by the Wisconsin DNR and the city after Davel performed the proper steps. Schilling asked if there were any issues with the runoff going to the south on the neighboring property. Neumeier stated that yes, there have been issues. When the storm sewer was installed, there was supposed to be grading uphill so that it

didn't run past the drainage onto the neighboring property. There is supposed to be a swale, carrying the storm runoff to the road. Instead, the storm runoff settles in a low spot on the neighboring property, causing an artificial wetland.

Wittmann stated that Davel is proposing a 183 feet curve with two inlets along the south side to capture the site runoff so it doesn't go on to the neighboring south property. Neumeier stated that this is an improvement, as the original design of the New Prosperity Center Industrial Park had the lot draining directly to the pond. Neumeier stated that because a storm sewer pipe will be installed going from private property into the park, an easement over that area for storm sewer is desired.

Avanzi stated that from a utility perspective, Kaukauna Utilities could assist with their programs on new construction design to assist with the electrical loads.

Eggert made a motion to approve staff's recommendation with the conditions for approval of Stormwater and Erosion Control permits, an approved lighting plan, a recorded easement or agreement for private storm sewer connection to the pond and expansion of the fire lane on city property, investigation into the runoff currently flowing to the southern neighboring property, and a wetland delineation. Seconded by Schilling. The motion passed unanimously.

5. Other Business

a. None

6. Adjourn

Rieth made a motion to adjourn. Seconded by Gaffney. The motion passed unanimously. Adjourned at 4:12 p.m.