

INDUSTRIAL PARK COMMISSION

City of Kaukauna

Hydro View Room

Municipal Services Building

144 W. Second Street, Kaukauna



Thursday, July 23, 2026 at 2:30 p.m.

MINUTES

In-Person in Hydro View Room

Avanzi called the meeting to order at 2:30 p.m.

1. Roll Call

Members Present: Dale Eggert, Glen Schilling, Nick Rieth, Mike Vandenberg, Ryan Gaffney, Michael Avanzi

Members Absent: John Sundelius

Other(s) Present: Associate Planner Adrienne Nelson, Director of Public Works and City Engineer John Neumeier

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

2. Approval of Minutes

a. Approve Minutes from June 29, 2026

Schilling made a motion to approve the minutes from June 29, 2026. Seconded by Eggert. The motion passed unanimously.

3. Old Business

a. None

4. New Business

a. Site Plan Review – Profile Finishing Systems (1700-1800 Progress Way)

Associate Planner Nelson introduced the site plan application submitted by Profile Finishing Systems for an almost 10,000 square foot expansion for their facility located at 1700 and 1800 Progress Way. Currently, there are 56 off-street parking spaces, and no additional off-street parking spaces will be added with this expansion.

An amendment to covenants may be needed, as the covenant dictates that more stalls are needed given the square footage of the building. A parking plan will need to be submitted and approved by the Planning and Community Development Department to ensure that this requirement is met or an amendment process is started. The lighting plan was submitted prior to the meeting and has received approval from the Planning and Community Development Department. There are no concerns with landscaping. The erosion control and stormwater management permit is being reviewed by the Engineering Department.

Schilling asked about the nature of the parking plan and what the number of required stalls is based on.

Nelson explained that, per covenant, the square footage of the building determines the number of stalls.

Eggert made a motion to recommend approval of the site plan with the condition that stormwater and erosion control permits are approved by the Engineering Department and excluding the parking requirements pending review and possible amendment of the South Industrial Park covenants. Seconded by Rieth. The motion passed unanimously.

b. Site Plan Review – TEAM Industries (1100 Prospect Lane)

Associate Planner Nelson introduced the site plan application submitted by TEAM Industries for a 30,000 square foot expansion for their facility located at 1100 Prospect Lane. All setback requirements for the IPD and South Industrial Park covenants are being met, and all ordinances are being complied with to include zoning requirements. The height of the addition will be the same as the existing building and parking requirements are being met. An additional tree will need to be planted per the City's landscaping ordinance. There are no concerns with lighting. The erosion control and stormwater management permit is being reviewed by the Engineering Department. There are no concerns with traffic, fire, or police. The proposed site elevation meets façade requirements.

Eggert made a motion to recommend approval of the site plan with the condition that landscaping requirements are met and that stormwater and erosion permits are approved by the Engineering Department. Seconded by Schilling. The motion passed unanimously.

5. Other Business

a. None

6. Adjourn

Schilling made a motion to adjourn. Seconded by Vandeberg. The motion passed unanimously. Adjourned at 2:40 p.m.

