



PLAN COMMISSION

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

Thursday, November 18th, 2021 at 4:00 PM

MINUTES

HYBRID MEETING (May attend in-person or via Zoom)
In-person in Common Council Chambers, City of Kaukauna
Remote Attendance option available via Zoom

1. Roll Call.

The Meeting was called to order by Mayor Penterman at 4:03 PM.

Members Present: Commissioners Feller, Avansi, Alderperson Moore (District 2), Alderperson Thiele (District 4), PCDD Stephenson, and Mayor Penterman.

Members Absent: DPW Sundelius and Commissioner Schoenike

A motion was made by Alderperson Thiele to excuse the absent members. The motion was seconded by Alderperson Moore. The motion carried.

2. Approval of Minutes.

a. Approval of Minutes of November 4th, 2021 Meeting

A motion was made by Commissioner Feller to approve the minutes of the November 4th, 2021 Plan Commission Meeting. The motion was seconded by Alderperson Moore. The motion carried.

3. Old Business.

No old business at this time.

New member, Michael Avansi, was welcomed by the Plan Commission.

4. New Business.

a. Review Park Bench Donation by Kelsey Landau

PCDD Stephenson gave a background on the park bench donation for Kelsey Landua on behalf of Barb Landua. The bench is proposed to be located at the intersection of the CE Trail and the Konkapot Trail.

The Plan Commission entered into a conversation with the following being discussed:

1. Ensuring the bench matches other benches proposed along Kaukauna's trail system

2. The bench must be weather resistant and attractive.
3. The location of the bench.
4. The location of other nearby benches.

Aldersperson Thiele made a motion to approve the Memorial Bench for Barb Landua with the following conditions:

1. The bench is similar in style and material to other memorial benches along Kaukauna's trail system.

The motion was seconded by Aldersperson Moore. The motion carried.

b. Discuss Commercial Highway District Update

PCDD Stephenson gave a background on the proposed zoning district update for the Commercial Highway District (CHD). PCDD Stephenson indicated that the current zoning district has a few restrictions that are stifling business expansion and are preventing the highest and best use of city lands.

The Plan Commission entered into a conversation with the following being discussed:

1. Changing the height restriction of the district to match adjacent communities.
2. Changing the density restriction of the district to allow business development.
3. Allowing various other commercial uses within the district.
4. Allowing plan commission to approve height exceptions and density exceptions on a case-by-case basis.
5. What the density maximums in other communities are.
6. The height of comparable buildings within the city.
7. The need to retain our businesses by allowing them to grow and expand.

A motion was made Aldersperson Moore to direct staff to prepare a draft ordinance, updating the Commercial Highway District (CHD), and bring the ordinance back for Plan Commission review.

The motion was seconded by Commissioner Avansi. The motion carried.

1. Other Business.

No other business at this time.

2. Adjourn.

A motion was made by Commissioner Avansi to adjourn the meeting at 4:26 PM. The motion was seconded by Aldersperson Moore. The motion carried.