

* AMENDED PLAN COMMISSION

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



Thursday, February 23, 2023 at 4:00 PM

MINUTES

In-Person and remote teleconference via ZOOM

1. Roll Call.

Members present: Michael Avanzi, DPW John Neumeier, Mayor Tony Penterman, Ken Schoenike, Pennie Thiele

Member(s) absent: Giovana Feller, John Moore

Other(s) present: Brian Roebke, Times Villager; David Evers, owner of parcel 030067904; PCDD Joe Stephenson, Associate Planner Lily Paul

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

2. Approval of Minutes.

a. Approve Minutes from February 9, 2023 Meeting

Neumeier made a motion to rescind his motion on item 3 c of the February 9, 2023 Meeting Minutes. Thiele seconded the motion. All voted aye, 5-0 vote.

Thiele made a motion to approve the minutes as amended, Neumeier seconded the motion. Motion passed unanimously.

3. New Business.

a. ~~Public Hearing – Special Exception Request; Legacy Creekside Apartments~~

Due to weather conditions, the public hearing was not acted upon.

b. CSM Review – Commerce Crossing, Evergreen Drive

Associate Planner, Lily Paul presented a certified survey map for the City of Kaukauna that will split parcel 322095700. This CSM is intended to split the large ~15 acre parcel into 3 smaller parcels. These parcels will accommodate the Reserve Development (Lot 1, ~11 acres) and Grand Stay Hotel Development (Lot 3, ~2 acres), leaving one parcel (Lot 2, ~1.9 acres) for future development. DPW Neumeier questioned if Lot 2 was needed for the Reserve Development. PCDD Stephenson said no, and that parcel is large enough for another development.

Neumeier made a motion to approve the CSM and recommend the same to Council. Schoenike seconded the motion. Motion passed unanimously.

c. Discussion – Best use for Parcel 030067904; Corner of CTH CE & HH

AP Paul started the discussion by mentioning that Parcel 030067904, which is located on the North East corner of intersection CTH CE and CTH HH, has been presented to plan commission to possibly be annexed into the City of Kaukauna. Unfortunately, the proposed use, a duplex, is not a great fit for the location due to extensive work to bring water and sewer to the area, and highway setbacks. To avoid bringing utilities to the parcel, it would be wise to find an alternative use for this property. Would public use, like a park and beautification be the best for the area? It has great access off of the CE Trail, and is right on the border of the city limits. There was discussion about cost, and the main users of this area. The owner of the property thinks letting go of the property would benefit both parties. Overall, instead of a vacant parcel or dangerous location for a duplex, creating a beautiful feature as a way to welcome visitor to the city should be explored.

A motion was made by Schoenike to direct staff to put together a concept of a park on the parcel. Neumeier seconded the motion. Motion passed unanimously.

4. Other Business.

Kaukauna will continue to encourage EV Charging locations.

5. Adjourn.

Thiele made a motion to adjourn the meeting. Schoenike seconded the motion. All members present voted aye. Meeting adjourned at 4:27 PM.