

Industrial Park Commission
City of Kaukauna
Hydro View Room
Municipal Services Building
144 W. Second Street, Kaukauna



Thursday, February 27, 2025 at 3:00 p.m.

Minutes

In-Person in Hydro View Room, City of Kaukauna

Chair Avanzi called the meeting to order at 3:01 p.m.

1. Roll Call

Members Present: Michael Avanzi, John Sundelius, Ryan Gaffney, Mike Vandeberg, Tony Nytes (online), Dale Eggert

Member(s) Absent: Glen Schilling, Nick Rieth

Other(s) Present: Director Kittel, AP Nelson

Vandeberg made a motion to excuse the absent members. Seconded by Sundelius. Motion passed unanimously.

2. Approval of Minutes

a. Approve Minutes from September 26, 2024

Sundelius made a motion to approve the minutes from September 26, 2024. Seconded by Eggert. Motion passed unanimously.

3. Old Business

None

4. New Business

a. Site Plan Review – 1200 Prospect Lane (Eagle Graphics)

Director Kittel provided an overview of the site plan for the addition to the Eagle Graphics building located at 1200 Prospect Lane. Staff has reviewed the plan and confirmed that it is in compliance with all covenants and meets all requirements set forth in city ordinance. Staff recommends approval with the following conditions: prior to issuance of building permits, Stormwater and Erosion Control permits must be obtained from the Engineering Department.

Eggert made a motion to approve the site plan as presented. Seconded by Vandenberg. Nytes recused himself. Motion passed unanimously.

b. Site Plan Review – 2103 Badger Road (Precision Scraping)

Director Kittel provided an overview of the site plan for the addition to the Precisions Scraping building located at 2103 Badger Road. Staff has reviewed

the plan and confirmed that it is in compliance with all covenants and meets all requirements set forth in city ordinance. Staff recommends approval with the following conditions: prior to issuance of building permits, Stormwater and Erosion Control permits must be obtained from the Engineering Department.

Sundelius made a motion to approve the site plan as presented. Seconded by Gaffney. Motion passed unanimously.

c. Facade Change Request – Out Lot 3 New Prosperity Center (101 E County Road JJ)

Director Kittel explained that the original epoxy-coated metal panels approved for the development are not readily available. The developers have checked with three different suppliers of the material and there is an estimated sixth month waiting period for all of them.

Jerry, representing the developers, explained that the only difference between the original metals panels approved and the proposed metal panels is the texture. The proposed metal panels will be similar to their industrial park neighbor, Klink, who obtained a special exception for their use of an alternative facade material.

Kittel added that Out Lot 3 is on the outskirts of the New Prosperity Center and visually would be unlikely to be associated directly with the rest of the area. There are similar notes to the Klink building with the use of semi-hidden fasteners. Overall, the requested change is not out of the realm of what has been approved in the past. Because of the timeline of the development, it is not feasible to wait six months or more for the original material to arrive. Therefore, staff recommends approving the facade change request.

Vandenberg expressed concern about this sort of paneling becoming the standard for the New Prosperity Center due to exceptions such as the one proposed for Out Lot 3 being granted. He asked if it could be clarified in the motion that the approval was due to the sixth month waiting period.

Vandenberg made a motion to allow for the use of the R Panel to replace the metal planning previously approved provided no change to the originally proposed masonry due to the extreme waiting period and the location of the property on the outskirts of the industrial park. Seconded by Gaffney. Motion passed unanimously.

5. Other Business

6. Adjourn

Sundelius made a motion to adjourn. Seconded by Eggert. Motion passed unanimously, adjourned at 3:18 p.m.

