

INDUSTRIAL PARK COMMISSION

City of Kaukauna

Hydro View Room

Municipal Services Building

144 W. Second Street, Kaukauna



Thursday, May 1, 2026 at 1:30 PM

MINUTES

In-Person in Hydro View Room

Dale Eggert called the meeting to order at 1:30 p.m.

1. Roll Call

Members Present: Dale Eggert, Glen Schilling, John Sundelius, Mike Vandeberg

Members Absent: Michael Avanzi, Nick Rieth, Ryan Gaffney

Other(s) Present: Associate Planner Adrienne Nelson, Director of Public Works and City Engineer John Neumeier, John Panetti of TEAM Industries, Lisa Arndt of TEAM Industries, TEAM Industries Representatives

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

2. Approval of Minutes

a. Approve Minutes from April 23, 2026

Schilling made a motion to approve the minutes from April 23, 2026. Seconded by Vandeberg. The motion passed unanimously.

3. Old Business

a. None

4. New Business

a. Team Industries – Parking Request on Prospect

John Panetti of TEAM Industries introduced himself and provided a brief overview of the company. They do not have a product line aside from positioners. Instead, the majority of their business relies on going out for competitive bid on every job. Their level of business depends on the number of winning bids, which makes it difficult to put together a

five or ten year plan. They grow by opportunity, and they are currently looking at the greatest opportunity in 38 years to expand. Currently, they're serving about forty to fifty customers in a fast paced industry and coordinating projects with a variety of different specs. Panetti showed two TEAM Industries videos to provide the Commission with a better understanding of the work they do. He also read a letter received from one of TEAM Industries customers, which thanked the company for the excellently made positioner that exceeded expectations and pleased the pipe welders using the positioners. TEAM Industries ships to several different countries, but the majority of business is done in the United States.

Schilling asked how TEAM Industries was addressing changes in the manufacturing industry.

Panetti explained that, originally, TEAM Industries worked a lot with the paper industry and breweries. Currently, they are doing work with data centers and refineries, and they expect growth in the powerplant industry due to increasing energy needs. TEAM Industries partners with their union and are committed to their employees and to building career jobs.

Lisa Arndt went into greater detail on TEAM Industries' request. Demand has shifted, with many vendors and customers wanting to pre-buy material, and TEAM Industries now requires more laydown room for piping and warehouse space for indoor storage. They need to expand to keep up with growth, and are requesting additional parking to meet this need. They are planning a 30,000 square foot addition to a plant in Kaukauna which would add an additional seventy jobs. They have been working hard to utilize their current space by eliminating employee parking to create more stabilized area, proactively maximizing what they can control, and creating around 23 locations to laydown rack. They've run into difficulties with expansion efforts because they still have a lease with Goodwill for one of their warehouses for eight more years and other businesses nearby are not looking to sell at this time. They looked at possibly purchasing property across from Maloney Road, but they had concerns with employee

safety while crossing the road. Arndt suggested having diagonal parking off of Prospect Lane. TEAM Industries staff would provide snow removal, and they don't believe it would cause issues for neighboring businesses given how trucks usually pull in.

Schilling asked staff if there were any additional concerns on their side.

Neumeier expressed concern about the use of a public right-of-way for a private business. TEAM Industries is a fantastic partner, but they might simply be outgrowing their site.

Nelson added that other concerns included safety/vision, truck maneuvering, snow removal, and access/operation of other businesses in the park. Additionally, the request would be in violation of the South Industrial Park Covenants, and could cause additional compliance issues for outside storage of materials. Staff recommended denial but, if the Industrial Park Commission were wanting to approve the request, suggested that the following conditions must be adhered to: that a site plan is submitted to the Industrial Park Commission, that 30-degree stalls are used to limit safety and vision concerns, that the maintenance and plowing of parking stall is performed by TEAM Industries, and that an easement or agreement is recorded with the City of Kaukauna for use of the City's right-of-way.

Schilling asked if TEAM Industries was a one shift operation.

Arndt explained that they ran two shifts, and Panetti added that they shifts were ten hours.

Sundelius pointed out that the City's Zoning Code requires a certain amount of off-street parking, and that TEAM Industries may need to go before the Board of Appeals to obtain a variance for their mentioned expansion. He asked if TEAM Industries had considered vacating the southeast portion of Prospect Lane so that it would come under private ownership.

Arndt explained that TEAM Industries had made that request.

Nelson clarified that this request raised concerns with proper EMS and fire access.

Arndt added that TEAM Industries will be getting additional space once their leases in some of their buildings are up, and they have first rights to a property when it sells. Unfortunately, they need a solution for parking now.

Sundelius pointed out that, if the Commission were to allow this, they may get similar requests in the future. On-street parking was a huge issue on Farmland Court by Griesbach Ready Mix and made it difficult for drivers to turn around in the cul-de-sac. He asked staff if that issue had ever been resolved.

Neumeier explained that on-street parking in that area was being eliminated. Griesbach Ready Mix sold to Peters Concrete, and the site is now being brought into compliance.

Schilling moved to adjourn to closed session.

Nelson explained that the Commission could not adjourn to closed session because the subject matter did not meet criteria.

TEAM Industries representatives departed as a courtesy to the Commission.

The Commission discussed TEAM Industries proposed request. The main concern raised was that the request seemed like a temporary solution to a larger issue. The Commission, however, was sympathetic to TEAM Industries pressing need for parking.

Sundelius suggested a compromise. Instead of letting TEAM Industries park diagonally adjacent to Prospect Lane, the City could temporarily lift parking restrictions for a year or two to allow for on-street parallel parking.

Neumeier explained that some of staff's concerns would actually be exaggerated by parallel parking, such as impacts on truck traffic and snow plowing. He also suggested that, for any agreement, one of the conditions be that the site be cleaned up and brought into compliance with covenants.

Eggert asked if it would be better to approve TEAM Industries' proposal, but just for one year, so cars are off the road and staff's concerns are mitigated.

Sundelius explained that it would be a capital expense to pave that area for only one year. He asked if the City was opposed to a cul-de-sac.

Nelson mentioned the concern for proper access to EMS and fire. Additionally, street vacations are difficult to do, especially if more than one property owner is adjacent to the area that is to be vacated.

Schilling made a motion to recommend to the Board of Public Protection and Safety to allow parking on the western side of Prospect Lane from one year after approval by Common Council. Seconded by Sundelius. Eggert, Schilling, and Sundelius said aye. Vandeberg said nay. The motion passed.

5. Other Business

a. None

6. Adjourn

Eggert made a motion to adjourn. Seconded by Vandeberg. The motion passed unanimously. Adjourned at 2:45 p.m.