

# INDUSTRIAL PARK COMMISSION

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A meeting of the Industrial Park Commission was called to order at 9:00 a.m. on Thursday, November 12, 2020, by Chairman Feldt. This meeting was held remotely via teleconference.

Members Present: Feldt, Gaffney, Grissman, Jerome, Nytes, Reith, Vandeberg.

Also Present: Planning Director Jakel, Principal Planner Brunette, Mayor Penterman, Director of Public Works Sundelius, Project Engineer Neumeier, Assistant Fire Chief Foss, Applicants Sebastian Schmidt of Modix, Inc, Lee Debeau representing Bernatello's, and Pudge Schuh of Schuh Construction.

Absent and Excused: Knutson, Schilling.

1. **Excuse the Absent.** A motion to excuse the absent Commission members was made by Grissman, seconded by Reith. All members voted aye. Motion carried.
2. **Minutes.** A motion to approve the minutes of the August 26, 2020, meeting was made by Schilling, seconded by Gaffney. Upon roll call, all members voted aye. Motion carried.
3. **Option to Purchase Property in the NEW Prosperity Center.** Mr. Schmidt explained that Modix, Inc. was started in 2011 and manufactures machines used by a number of businesses. The company is phasing out of their current leased space in Neenah. Mr. Schmidt explained that he is interested in building a 6,000 square foot multi-purpose use net-zero structure showcasing products produced by the machines they manufacture.
4. **Adjourn to Executive Session – Option to Purchase Property in NEWPC (Modix, Inc.).** A motion to adjourn to Executive Session at 9:25 a.m. pursuant to Wisconsin State Statute 19.85(1)(e) was made by Reith, seconded by Grissman. Upon roll call, all members voted aye. Motion carried.
5. **Open Session – Option to Purchase Property in NEWPC (Modix, Inc.).** A motion to return to Open Session at 9:45 a.m. was made by Nytes, seconded by Vandeberg. Upon roll call, all members voted aye. Motion carried. A motion to recommend to the Council approval of the offer to purchase property in the NEW Prosperity Center submitted by Modix, Inc. for \$49,400 contingent on the City reimbursing Modix, Inc. for the cost of one concrete driveway to the lot line, Modix, Inc. adhering to all protective covenants, and the City working with Modix, Inc. on the removal of extra fill dumped on the site by a neighboring property owner was made by Reith, seconded by Jerome. All members voted aye. Motion carried.
6. **Site Plan Review – Bernatello's Pizza in Industrial Park South.** Ms. Brunette explained that the plan shows a small expansion of 9,600 square feet to accommodate off-street parking which is a phase of a larger planned expansion of the facility. Ms. Brunette explained that the project has received state approval of their plans so a quick start permit for site work could be issued. Following approval of the site plan by the Commission, building permits can be issued as well. A motion to approve the site plan for the expansion to the Bernatello's Pizza site as presented was made by Vandeberg, seconded by Nytes. All members voted aye. Motion carried.
7. **Site Plan Review – Modix, Inc. in NEW Prosperity Center.** Ms. Brunette explained that metal siding is not a permitted exterior finish per the covenants. Mr. Schmidt clarified that the exterior material has not been finalized however he prefers the look of brick. Mr. Jakel asked when a final decision on exterior materials would be made. Mr. Schmidt explained that he would make his decision by the end of the year and will present the options to City staff. Ms. Brunette explained that since one permit covers the commercial project, provisions could be made to allow construction on the building to proceed up to the point of siding installation, when the material selection can be reviewed. Mr. Foss recommended that

the building utilize a monitored alarm system and suggested contacting Simplex as many other buildings in the Industrial Park Network contract with them. Mr. Jakel asked if a Knox box was on the site. Mr. Foss explained that there was not. Ms. Brunette clarified that a Knox box is not required. Mr. Neumeier explained that he is working with the project architect and the plan to leave the north one-quarter of the lot in an undeveloped, natural state was fantastic from a storm water standpoint, however, he asked if the Commission would agree. Ms. Brunette explained that the plan does comply with the covenants and the nature state would be a good fit in conjunction with the beekeeping area on an adjoining lot. Mr. Schmidt explained that a landscaping plan would be in place shortly. A motion to approve the site plan contingent on staff approving the exterior façade material when finalized for compliance with the protective covenants was made by Reith, seconded by Nytes. All members voted aye. Motion carried. Mayor Penterman thanked Mr. Schmidt for choosing Kaukauna to locate his business.

There being no further business to be brought before the Commission, a motion to adjourn the meeting at 10:15 a.m. was made by Nytes, seconded by Vandeberg. All members voted aye. Motion carried.

Julianne Schroeder  
Community Development Coordinator