

# INDUSTRIAL PARK COMMISSION

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A meeting of the Industrial Park Commission was called to order at 9:03 a.m. on Wednesday, February 10, 2021, by Chairman Feldt. This meeting was held remotely via teleconference.

Members Present: Feldt, Gaffney, Grissman, Jerome, Reith, Schilling, VandeBerg.

Also Present: Planning Director Jakel, Principal Planner Brunette, Mayor Penterman, Steve Rohr representing buyer Joe Terrien.

Absent and Excused: Knutson, Nytes.

1. **Excuse the Absent.** A motion to excuse the absent Commission members was made by Schilling, seconded by VandeBerg. All members voted aye. Motion carried.
2. **Minutes.** A motion to approve the minutes of the November 12, 2020, meeting was made by VandeBerg, seconded by Reith. Upon roll call, all members voted aye. Motion carried.
3. **Request from Hi-Tech Films for height exception for silos.** Mr. Jakel shared that Hi-Tech Films is looking to expand and enhance their silo storage capacity for plastic pellets. They currently have three silos at 55' in height and are looking to maintain two of the three, replace one at a height of 65' and add one new silo at a height of 65' for a total of four on-site silos. Relevant IND zoning code dictates a maximum height of 55' but allows an exception to that maximum height for apparatus not used for human occupancy such as water towers, cell towers and the like. As silos are not noted explicitly in zoning code as an approved exception, Hi-Tech Films wanted to gain Industrial Park Commission approval for this height. Mr. Jakel confirmed that the units are sealed and that he feels that this exception is in line with other approved exceptions in code. A motion was made for approval of the exception to the maximum height restriction for the installation of silos at Hi-Tech Films by Schilling, seconded by Jerome. Upon roll call, all members voted aye. Motion carried.
4. **Discuss the development of property located in NEW Prosperity Center.** Mr. Rohr, on behalf of the potential buyer Joe Terrien, noted that his client is interested in purchasing two adjacent lots in NEW Prosperity Center to accommodate a new 20,000 SF warehousing facility for electronics recycling. The lots total 9.7 acres in total, but due to some floodplain features are only 5.5 usable acres. Commissioners asked some questions about the size of the business' current facility in Neenah, the potential for expansion at this site, the number of current and intended employees and the materials handled, processes used and environmental waste that might be generated from such a use. Mr. Rohr noted that the buyer would need to provide details to the specifics of these questions asked and would be noted on a forthcoming site plan.
5. **Adjourn to Executive Session – Option to Purchase Property in NEWPC (Joseph Terrien).** A motion to adjourn to Executive Session at 9:24 a.m. pursuant to Wisconsin State Statute 19.85(1)(e) was made by Schilling, seconded by Grissman. Upon roll call, all members voted aye. Motion carried.
6. **Open Session – Option to Purchase Property in NEWPC (Joseph Terrien).** A motion to return to Open Session at 9:47 a.m. was made by Schilling, seconded by Jerome. Upon roll call, all members voted aye. Motion carried. A motion to direct staff to prepare a counter offer at the list price of \$209,000 with an added contingency that an environmental report be submitted as a part of the site plan that details materials handled, processes used and potential environmental hazards of the proposed use was made by Schilling, seconded by Jerome. All members voted aye. Motion carried.
7. **Other Business.** Commissioner Feldt recognized Mr. Jakel for his 25-year career as the City of Kaukauna

Planning and Community Development Director and the magnitude of business development that occurred in his tenure in the City's industrial park network. Commissioners recognized and thanked Mr. Jakel for his service to the City over the last 25 years and wished him well in his retirement.

There being no further business to be brought before the Commission, a motion to adjourn the meeting at 9:53 a.m. was made by Schilling, seconded by Grissman. All members voted aye. Motion carried.

Allyson Watson Brunette  
Principal Planner