

INDUSTRIAL PARK COMMISSION

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



Thursday, April 23, 2026 at 3:00 PM

AGENDA

In-Person in Hydro View Room, City of Kaukauna

1. Roll Call.
2. Approval of Minutes.
 - a. Approve Minutes from March 11, 2026
3. Old Business.
4. New Business.
 - a. Site Plan Review - Holland Cold Storage (3600 Electric City Boulevard)
5. Other Business.
6. Adjourn.

NOTICES

IF REQUESTED THREE (3) DAYS PRIOR TO THE MEETING, A SIGN LANGUAGE INTERPRETER WILL BE MADE AVAILABLE AT NO CHARGE.



INDUSTRIAL PARK COMMISSION

City of Kaukauna

Hydro View Room

Municipal Services Building

144 W. Second Street, Kaukauna



Wednesday, March 11, 2026 at 3:30 p.m.

MINUTES**In-Person in Hydro View Room**

Avanzi called the meeting to order at 3:30 p.m.

1. Roll Call

Members Present: Michael Avanzi, Ryan Gaffney, Nick Rieth, Glen Schilling, John Sundelius, Mike Vandenberg

Members Absent: Dale Eggert

Others Present: Associate Planner Adrienne Nelson and Jerry VanLanen, representative from Prosperity In, LLC

Schilling made a motion to excuse the absent member. Seconded by Rieth. The motion passed unanimously.

2. Approval of Minutes

a. Approve Minutes from March 4, 2026

Sundelius made a motion to approve the minutes from March 4, 2026. Seconded by Vandenberg. The motion passed unanimously.

3. Old Business

a. New Prosperity Center Façade Requirements

Associate Planner Nelson presented research looking into the historical enforcement of the façade requirements laid out in the covenants governing the NEW Prosperity Center at the request of the Industrial Park Commission. The covenants governing the NEW Prosperity Center were established in October of 2006. Per these covenants, there are requirements regarding decorative masonry, textured prefabricated concrete, smooth concrete finish, or other non-metallic surfaces. There are also exceptions for decorative bands,

windows, doors, future expansion areas, and office areas approved by the Commission.

In reviewing the buildings in NEW Prosperity, earlier constructed buildings started with using more masonry, but as time progressed, the requirements have been less stringently enforced. There have also been some exceptions due to the needs of the business. For example, Holland Cold Storage could not use masonry for their building because it wouldn't meet the requirements for a cold storage facility. Klink was granted an exception because they have 56 overhead doors and masonry would not hold up in that situation as well as metal.

Associate Planner Nelson stated that with changes in staff over the years, there have been different interpretations and/or knowledge of the covenants. Based on this, staff is looking for some direction on how to proceed with enforcing these covenants. Commissioners agreed to keep the covenants as is. The majority of parcels in the NEW Prosperity Center are already built on. Therefore, there aren't many open lots left for new construction to create façade related issues.

b. Site Plan Review – Prosperity In LLC (101 E County Road JJ)

Associate Planner Nelson explained the documentation for the site plan review for Prosperity In LLC is the same information presented at the last IPC meeting on March 4th.

The Commission asked Jerry VanLanen from Prosperity In LLC, to clarify the reason for wanting to keep the east wall of the building entirely metal with no masonry. He explained that he wanted to leave that wall entirely metal in case there is a need to move a crane in for a tenant or for possible future expansion. His intent is to not put masonry on this wall in the future. The Commission questioned the possibility of expansion to the east side of the building with there not being much room to expand.

Rieth made a motion to approve the site plan for Prosperity In LLC (101 E County Road JJ) with the requirement that the east exterior wall

matches the north and west exterior walls with masonry and steel. Seconded by Sundelius. The motion passed unanimously.

4. Other Business
a. IPC Restructuring

Associate Planner Nelson stated at the last meeting, the Commission discussed dropping from nine members to seven. The Commission has been operating with just seven commissioners for some time.

After discussion with Mayor Penterman and Attorney Greenwood, there were no issues noted for decreasing the size of the Commission down to seven members. Associate Planner Nelson and Attorney Greenwood will work on an update to bring to the Legislative Committee and then to Common Council.

Sundelius made a motion to direct the Legislative Committee to look at reducing the Industrial Park Commission from nine members to seven members. Seconded by Schilling. The motion passed unanimously.

5. Adjourn

Sundelius made a motion to adjourn. Seconded by Avanzi. The motion passed unanimously.

Meeting adjourned at 4:14 p.m.
Christina Nelson, Deputy Clerk





MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission
From: Adrienne Nelson, Associate Planner
Date: April 17, 2026
Re: Site Plan Review – Holland Cold Storage (3600 Electric City Boulevard)

Holland Cold Storage provides cold storage solutions. This project will add an additional 28,340 square feet of space to their existing building.

Site Plan Review:

Site/Architectural: [17.32 \(10\) Supplementary District Regulations & Applicable Zoning](#)

All setback requirements for the Industrial District (IND) and New Prosperity Center covenants are being met and all ordinances are being complied with to include zoning requirements. The current Holland Cold Storage building has a height of 24' and the height of the addition will be the same. There are currently 77 off-street parking spaces, and there are no plans to add additional off-street parking spaces.

Landscape: [17.52 Landscaping Requirements](#)

There will be no change in landscaping.

Lighting:

No concerns with lighting at this time given the location of the addition, but staff would like to see a full lighting plan submitted.

Stormwater: [22 Stormwater Management](#)

The Erosion Control and Stormwater Management permit has been received by the Engineering Department and is currently being reviewed.

Ingress/Egress:

No concerns with traffic at this time.

Public Safety:

No concerns from Fire/Police at this time.

Façade: [17.53 Façade Standards](#)

The proposed site elevations do not meet façade requirements laid out in the New Prosperity Center’s [protective covenants](#). Per section eight of the protective covenants:

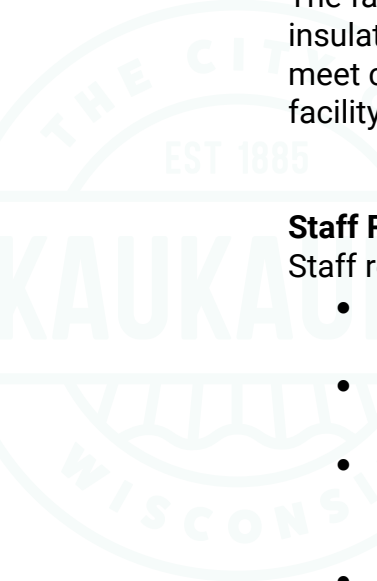
“Buildings, including sheds or out-buildings, shall be completed with each side of the building in decorative masonry, textured pre-fabricated concrete, smooth concrete finish, or other textured non-metallic surface as approved by the Commission. Exemptions may be made for decorative bands not exceeding four (4) feet in width, windows, door treatments, loading docks, and dock doors. An exemption may also be made for sides of buildings designated for future expansions provided such building side are treated with spray-on textured finish to imitate a non-metallic surface. This exemption may apply to office areas as approved by the Commission if attached as part of an industrial building as to duplicate a flat textured surface. Paint is not a substitute.”

The façade being proposed, however, would be identical to the existing building. The insulated wall panel has been approved in the past because the material that would meet covenant requirements is not approved for use in the interior of a cold storage facility.

Staff Recommendation:

Staff recommend approval of the development with the following conditions:

- Prior to issuance of building permits, Stormwater and Erosion Control permits must be approved by the Engineering Department.
- Prior to issuance of building permits, a lighting plan must be submitted and approved by City staff.
- Prior to issuance of building permits, the owners of the property must record an easement or agreement for private storm sewer connection to the pond and expansion of the fire lane on City property.
- Prior to issuance of building permits, the runoff currently flowing to the south onto neighboring property must be investigated and shown in the plans.





SITE PLAN REVIEW APPLICATION

PROPERTY OWNER	APPLICANT (IF DIFFERENT PARTY THAN OWNER)
Name: KCS Real Estate Ventures, LLC	Name: Holland Cold Storage
Mailing Address: 3600 Electric City Blvd.	Mailing Address: 3600 Electric City Blvd.
Phone: [REDACTED]	Phone: [REDACTED]
Email: [REDACTED]	Email: [REDACTED]

PROPERTY INFORMATION	
Describe the Proposed Project in Detail: Phase 2 - 1 additional commercial building with parking.	
Property Parcel (#): 322112801	
Site Address/Location: 3600 Electric City Blvd, Kaukauna, WI 54130	
Current Zoning and Use: IND	
Proposed Zoning and Use: IND - Warehousing	
Existing Gross Floor Area of Building: sq ft	Proposed Gross Floor Area of Building: 28,340 sq ft
Existing Building Height: 24' eave height	Proposed Building Height: Match (24' eave height)
Existing Number of Off-Street Parking Spaces: 77	Proposed Number of Off-Street Parking Spaces: 0
Existing Impervious Surface Coverage Percentage:	Proposed Impervious Surface Coverage Percentage: 4

I certify that the attached drawings are, to the best of my knowledge, complete and drawn in accordance with all City of Kaukauna codes.

Owner/Agent Signature: Michele Bowers

Owner/Agent Name (printed): Michele Bowers

SITE PLAN REVIEW PROCEDURE

The plan review process is required for all new commercial, industrial, or multifamily buildings, as well as for building expansions/additions to structures.

Early in the process, consult the site application checklist shown below for a complete list of plan requirements and contact staff in the Planning and Community Development Department for initial direction and assistance. In addition, it is your responsibility to notify utility companies regarding your proposed development.

Completed site plans must be submitted 14 business days prior to the intended Plan Commission meeting. Those plans will be distributed amongst various city departments for an initial review. After review, questions, comments, and requested revisions will be returned to the applicant in advance of the Plan Commission meeting.

SITE PLAN CHECKLIST

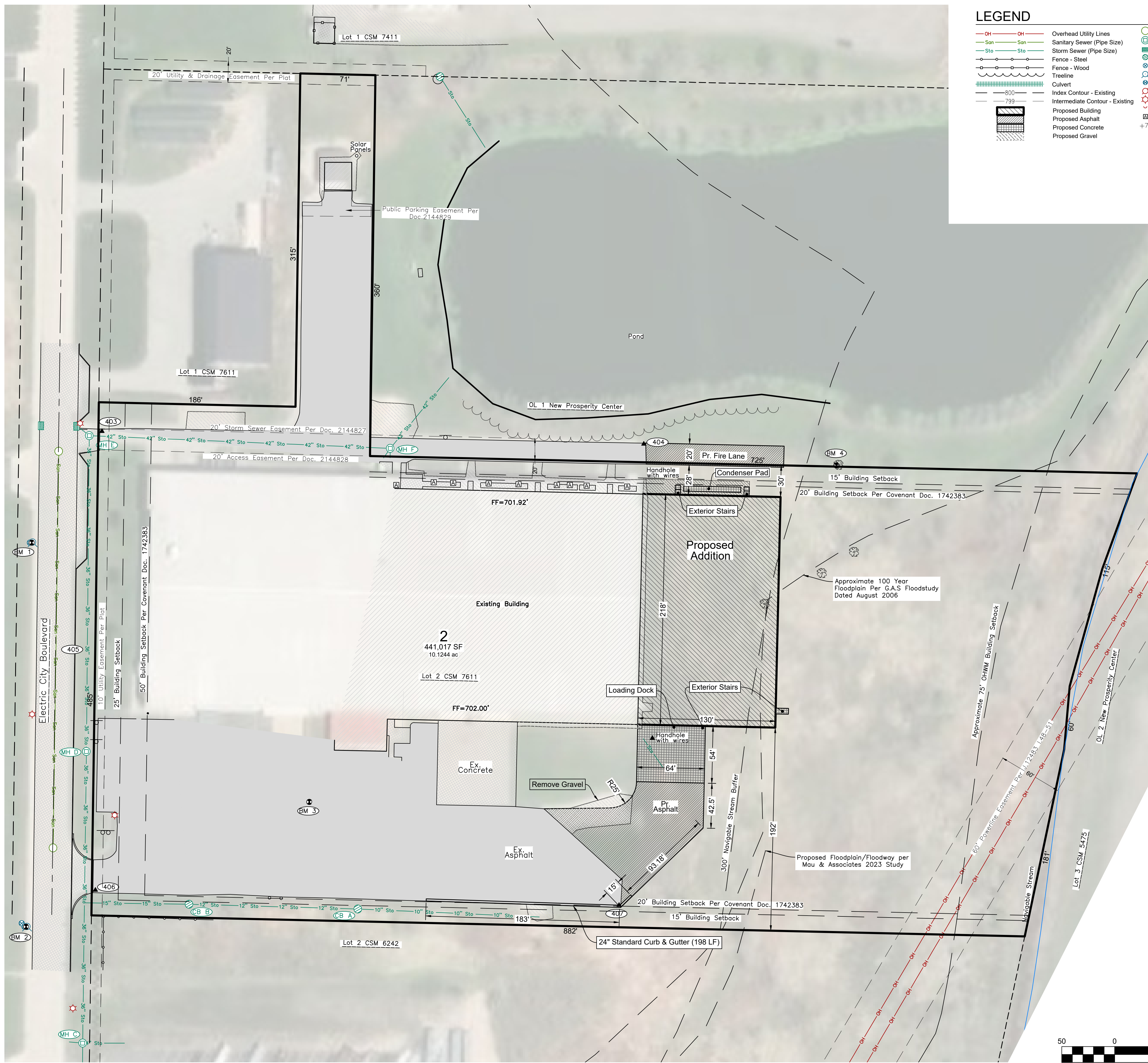
- ✓ Completed site plan application
- ✓ Completed erosion control and stormwater management permit application and necessary fees
- ✓ Calculations for sanitary sewer and water
- ✓ Calculations for storm sewer design
- ✓ Site plan set to include:
 - Site plan layout and streets, including designated fire lanes
 - Utilities, grading, and drainage plan
 - Erosion control plan
 - Landscape and lighting plan
 - Architectural elevation and construction details
 - Floor plan set
 - Any other plans or information deemed necessary by the Planning and Community Development Department

SITE PLAN SUBMISSION

1. Email the Planning and Community Development Department at planning@kaukauna.gov

OR

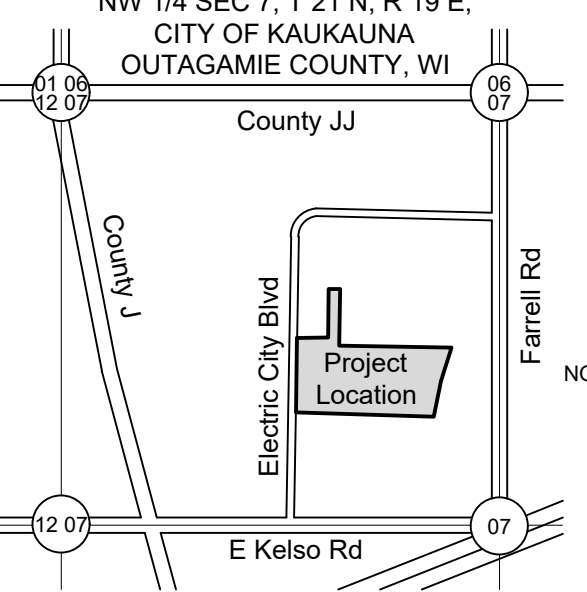
2. Drop off in-person or send by mail to City of Kaukauna, Attn: Planning and Community Development Department, 144 W. 2nd Street, Kaukauna, WI 54130



LEGEND

- OH Overhead Utility Lines
- San Sanitary Sewer (Pipe Size)
- Sto Storm Sewer (Pipe Size)
- Fence - Steel
- Fence - Wood
- Treeline
- Culvert
- Index Contour - Existing
- Intermediate Contour - Existing
- Proposed Building
- Proposed Asphalt
- Proposed Concrete
- Proposed Gravel
- Sanitary MH / Tank / Base
- Storm Manhole
- Inlet
- Catch Basin / Yard Drain
- Curb Stop
- Hydrant
- Utility Valve
- Utility Pole
- Light Pole / Signal
- Gay Wire
- Air Conditioner
- +799.9 Ex Spot Elevation
- Sign
- Post / Guard Post
- Deciduous Tree
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel
- 1" Iron Pipe Found

LOCATION MAP



SITE INFORMATION:

Site Address: 3600 Electric City Blvd.
 Parcel #: 322112801
 Current Use: Industrial (storage facility)

Current Zoning: IND (Industrial)
 Adjacent Zoning: IND
 North: IND
 South: IND
 East: IND
 West: IND

Site Areas

Parcel Area: 441,017 SF (10.12 Ac.)
 Existing Building Area: 103,143 SF
 Existing Pavement Area: 97,973 SF
 Total Existing Impervious: 201,116 SF (45.60%)
 Existing Green Space: 239,901 SF

Proposed Building Expansion: 28,340 SF
 Proposed Pavement Expansion: 12,472 SF
 Total Impervious Expansion: 40,812 SF

Total Building Area: 131,483 SF
 Total Pavement Area: 110,445 SF
 Total Impervious: 241,928 SF (54.86%)
 Total Green Space: 199,089 SF (45.14%)

PARKING CALCULATIONS

Existing Parking Stalls: 77 (including 3 Handicap)
 Additional Parking Stalls: 0
 Total Proposed Parking Stalls: 77

PROPERTY OWNER:

KCS Real Estate Ventures, LLC
 3600 Electric City Blvd.
 Kaukauna, WI 54130
 Telephone: (920)

ARCHITECT:

Gries Architectural Group, Inc.
 500 North Commercial Street
 Neenah, WI 54956
 Telephone: (920) 722-2445

SHEET INDEX:

Sheet	Page
Site Plan	C1.0
Topographic Survey	C1.1
Drainage, Grading, & Utility Plan	C1.2
Erosion & Sediment Control Plan	C1.3
Construction Details	C2.1
Erosion & Sediment Control Details	C2.2

NOT FOR CONSTRUCTION:
 Pending wetland delineation
 & permitting (if required).

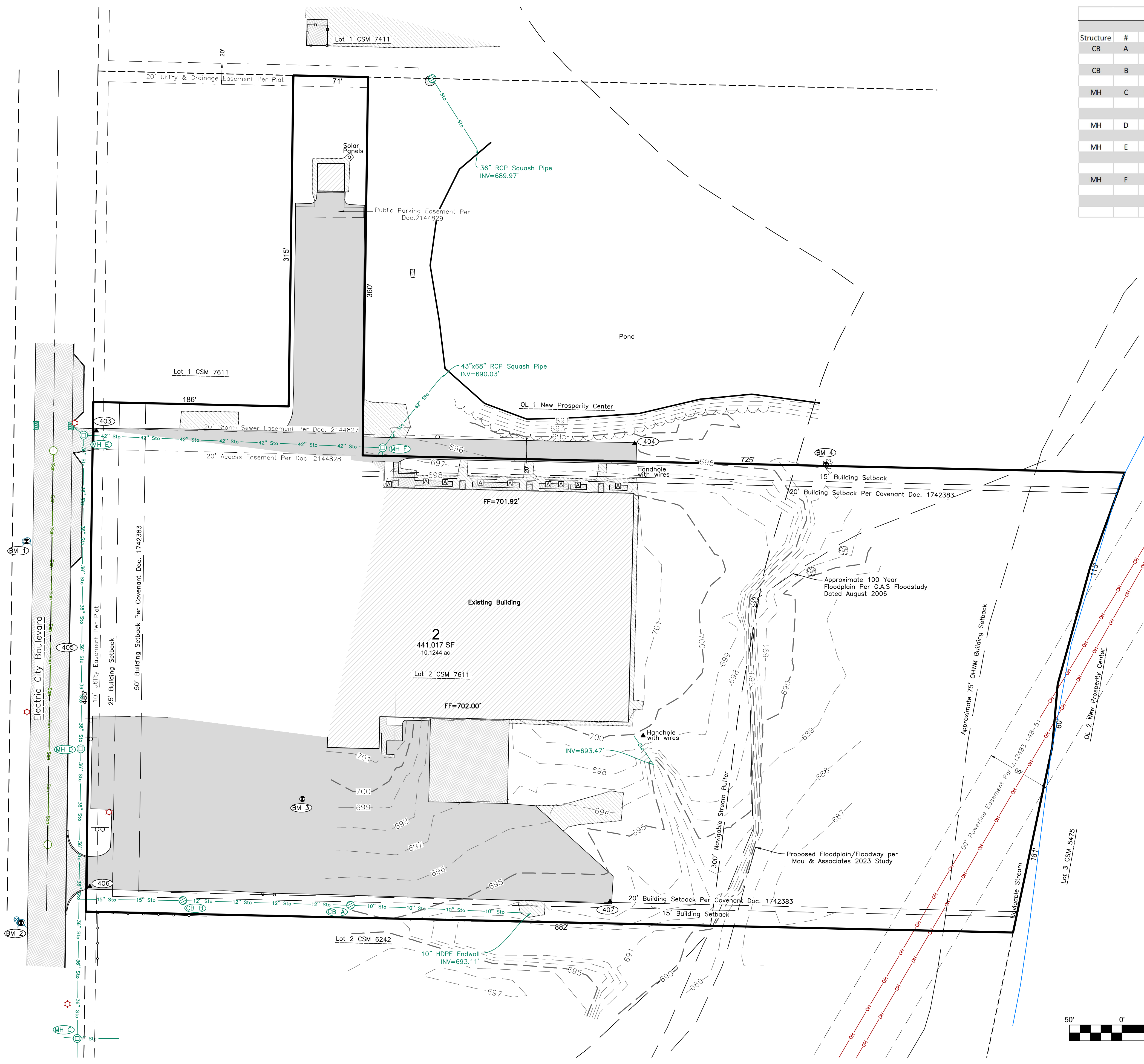
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 Civil Engineers and Land Surveyors
 1164 Province Terrace, Menasha, WI 54952
 Ph: 920-991-1866
 www.davel.pro

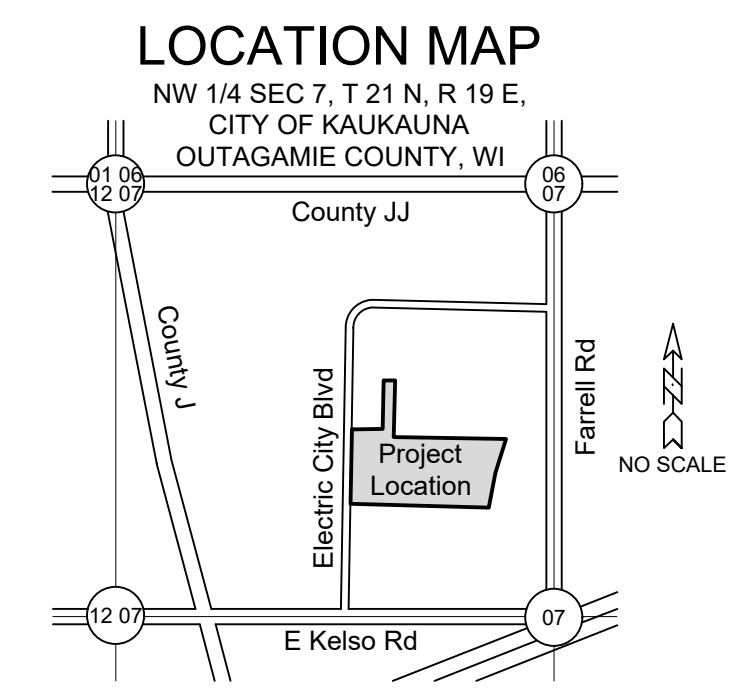
SITE PLAN

Holland Cold Storage
 City of Kaukauna, Outagamie County, WI
 For: Gries Architectural Group Inc.

Date:	03/2/2026
Filename:	9151Engr.dwg
Author:	TNW
Last Saved by:	tim
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Storm Structures						
Structure	#	Rim	Inv	Size	Material	Direction
CB	A	695.10	692.50	12"	HDPE	W
			692.50	10"	HDPE	E
			691.70	15"	HDPE	W
CB	B	695.10	691.70	12"	HDPE	E
			691.70	12"	HDPE	E
MH	C	696.13	690.83	36"	RCP	N
			690.83	36"	RCP	S
MH	D	697.49	690.83	24"	HDPE	E
			690.49	36"	RCP	N
MH	E	695.95	690.05	48"	RCP	S
			690.05	42"	RCP	E
MH	F	696.27	690.05	24"	HDPE	NW
			689.87	42"	RCP	W
			689.87	42"	RCP	NE
			693.17	10"	PVC	SW
			692.37	18"	HDPE	S



BENCHMARKS (Datum NAVD88)

BM 0	NGS Benchmark PID and Designation - PN0644 Elev 695.39
BM 1	Fire Hydrant, Tag Bolt On West R/W, Adjacent to North Entrance to Site Elev 698.36
BM 2	Fire Hydrant, Tag Bolt On West R/W, Adjacent to South Entrance to Site Elev 698.66
BM 3	Chiseled Square, South End Top of Loading Dock Wall ±225' Northeast of South Entrance to Site Elev 701.96
BM 4	Nail in Tree ±700' East of North Entrance to Site Elev 695.28

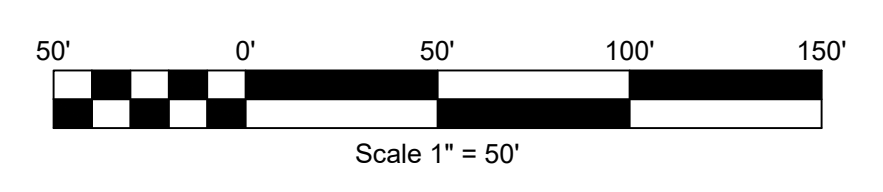
Horizontal Control			
Holland Cold Storage - (City of Kaukauna)			
2025-10-28			
Davel Engineering and Environmental			
Horizontal Control (per Outagamie County Coordinate System)			
Point Number	Northing	Easting	Description
403	580359.12	869426.03	Control MAG
404	580347.11	869938.04	Control MAG
405	580142.47	869400.43	Control MAG
406	579925.49	869419.78	Control MAG
407	579911.17	869914.68	Control MAG

General Notes:

- Zoning Information**
City of Kaukauna
Industrial (IND) District
Setbacks:
Front Yard: 25 Feet 50 Feet Per Covenant
Side Yard: 15 Feet 20 Feet Per Covenant
Rear Yard: 30 Feet 20 Feet Per Covenant

Caveat: Building zones depicted are based on building setbacks in effect at the time of the survey and should not be relied upon without first obtaining written verification thereof from the City of Kaukauna and any other local agencies.
- Public Trust Information**
s.236.20 (6) "Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution."
- Existing utilities shown are indicated in accordance with available records and field measurements. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer & water from the property owners of the respective utilities. All utility the property owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
- This is not a boundary survey.

LEGEND			
	Overhead Utility Lines		Sanitary MH / Tank / Base
	Sanitary Sewer (Pipe Size)		Storm Manhole
	Storm Sewer (Pipe Size)		Inlet
	Fence - Steel		Catch Basin / Yard Drain
	Fence - Wood		Curb Stop
	Treeline		Hydrant
	Culvert		Utility Valve
	Index Contour - Existing		Utility Pole
	Intermediate Contour - Existing		Light Pole / Signal
			Guy Wire
			Air Conditioner
			+799.9 Ex Spot Elevation
			Sign
			Post / Guard Post
			Deciduous Tree
			Benchmark
			Asphalt Pavement
			Concrete Pavement
			Gravel
			1" Iron Pipe Found



DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

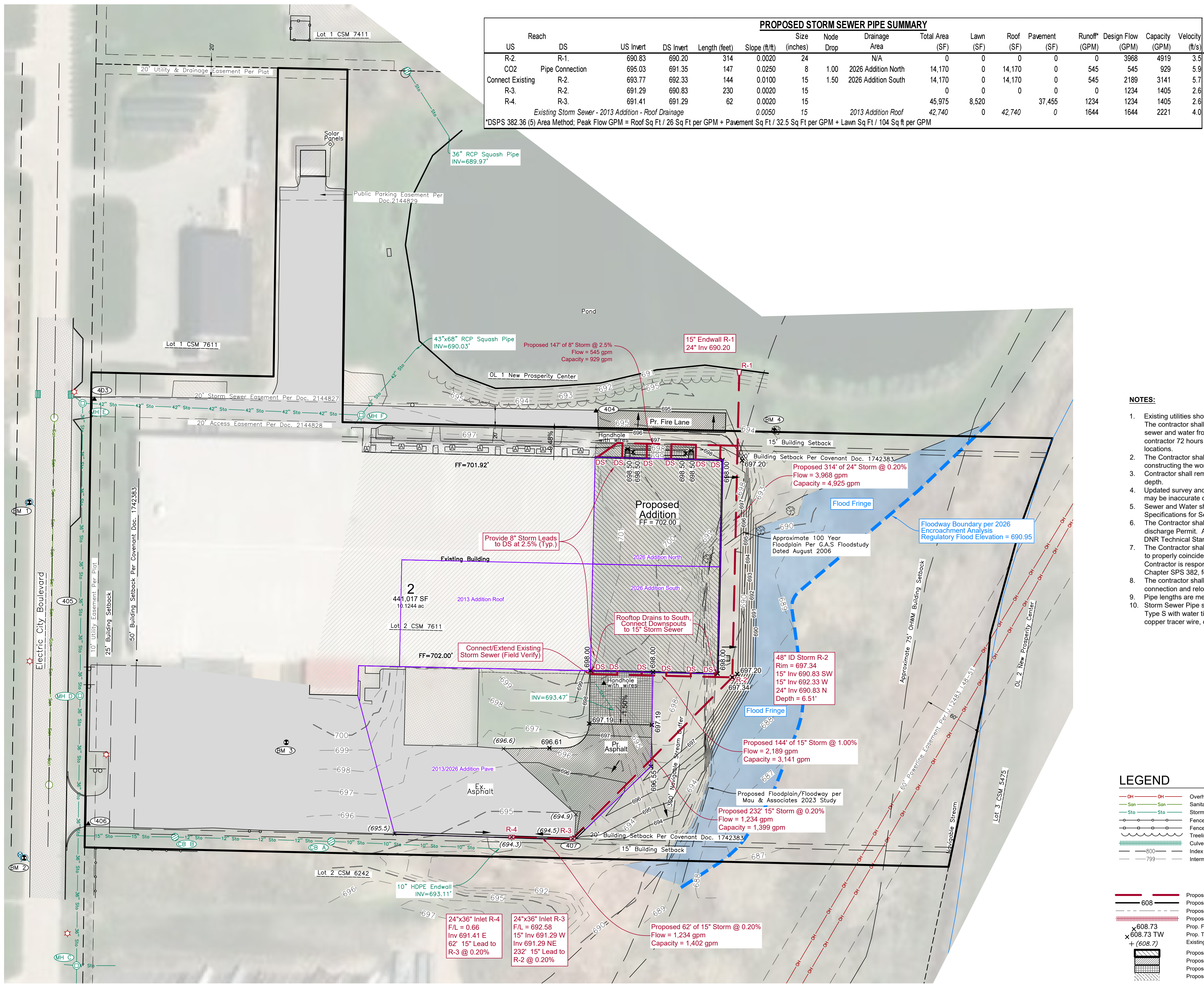
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TOPOGRAPHIC SURVEY

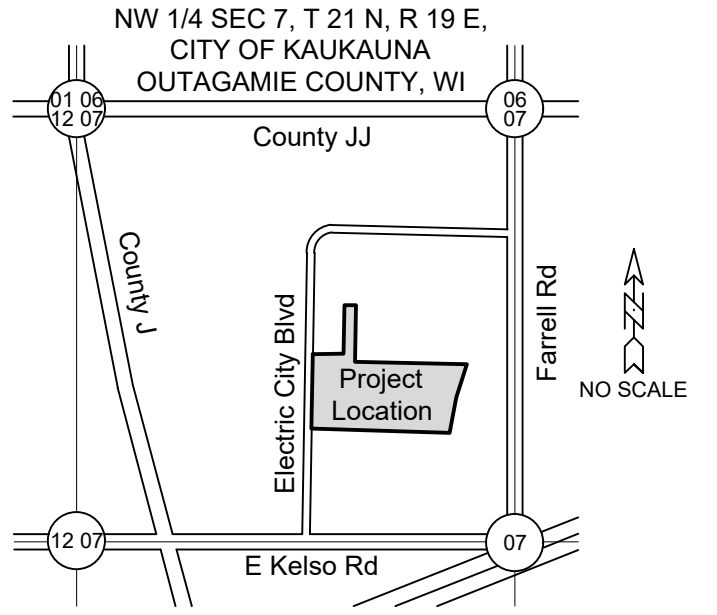
Holland Cold Storage
City of Kaukauna, Outagamie County, WI
For: Gries Architectural Group Inc.

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LOCATION MAP

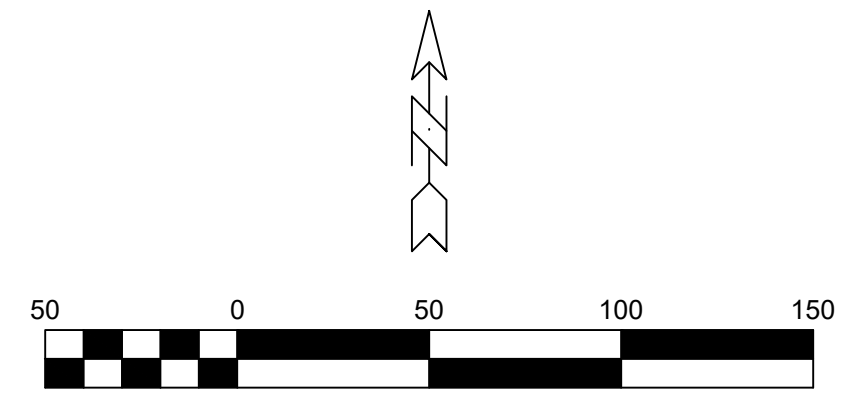


BENCHMARKS (Datum NAVD88)

BM ID	Description	Elevation
BM 0	NGS Benchmark PID and Designation - PN0644	695.39
BM 1	Fire Hydrant, Tag Bolt On West RW, Adjacent to North Entrance to Site	698.36
BM 2	Fire Hydrant, Tag Bolt On West RW, Adjacent to South Entrance to Site	698.66
BM 3	Chiseled Square, South End Top of Loading Dock Wall ±225' Northeast of South Entrance to Site	701.96
BM 4	Nail in Tree ±700' East of North Entrance to Site	695.28

NOTES:

- Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
- The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
- Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
- Updated survey and title search have not been authorized and the boundary and easements shown may be inaccurate or incomplete.
- Sewer and Water shall be constructed in accordance with the State of Wisconsin Standard Specifications for Sewer and Water Construction, and all Special Provisions of the City of Kaukauna.
- The Contractor shall comply with all conditions of the Erosion Control Plan and the Storm Water discharge Permit. All Erosion Control shall be done in accordance with the Plan and Wisconsin DNR Technical Standards.
- The Contractor shall be responsible for coordination of continuation of the services into the building to properly coincide with the interior plumbing plans, and compliance with all plumbing permits. The Contractor is responsible for compliance with Department of Safety & Professional Services, Chapter SPS 382, for lateral construction and cleanout locations.
- The contractor shall coordinate with provider for electric, gas, and telecommunication service connection and relocations.
- Pipe lengths are measured to center of structure. Endwalls are included in pipe length.
- Storm Sewer Pipe shall be PVC SDR(35), Reinforced Concrete Class III, or HDPE, AASHTO M 294, Type S with water tight joints, with minimum of 18 gauge, insulated (brown), single-conductor copper tracer wire, or equivalent, per SPS 382.36 (7)(d)10.a.



LEGEND

OH	Overhead Utility Lines	Sanitary MH / Tank / Base	Sign
San	Sanitary Sewer (Pipe Size)	Storm Manhole	Post / Guard Post
Sto	Storm Sewer (Pipe Size)	Inlet	Deciduous Tree
Sto	Storm Sewer (Pipe Size)	Catch Basin / Yard Drain	Benchmark
---	Fence - Steel	Curb Stop	Asphalt Pavement
---	Fence - Wood	Hydrant	Concrete Pavement
---	Treeline	Utility Valve	Gravel
---	Culvert	Utility Pole	1" Iron Pipe Found
---	Index Contour - Existing	Light Pole / Signal	
---	Intermediate Contour - Existing	Guy Wire	
		Air Conditioner	
		+799.9	Ex Spot Elevation
---	Proposed Storm Sewer	Proposed Storm Manhole	
---	Proposed Contour	Proposed Curb Inlet	
---	Proposed Swale	Prop. Catch Basin / Yard Drain	
---	Proposed Culvert	Proposed Endwall	
---	Prop. Flowline Spot Elev.	Proposed Rip Rap	
---	Prop. Top of Walk Elev.	Prop. Drainage Direction	
---	Existing Grade	FF=000.0	Prop. Finished Floor Elev.
---	Proposed Building	Emergency Overflow for Runoff	
---	Proposed Asphalt	DS	Downspout Connection to Storm Sewer
---	Proposed Concrete		
---	Proposed Gravel		

NOT FOR CONSTRUCTION

DRAINAGE, GRADING, & UTILITY PLAN

Holland Cold Storage
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Planned Sediment and Erosion Control Practices

All erosion control practices shall be in place prior to disturbing the site. Post municipal and/or DNR Certificate of Permit Coverage onsite and maintain until construction activities have ceased and the site is stabilized. Keep a copy of the erosion control plan onsite throughout the duration of construction. All sediment and erosion control devices and methods shall be in accordance with DNR Technical Standards and the WisDOT Erosion Control Product Acceptability Lists (PAL). It is the responsibility of the Contractor to minimize the area disturbed and the duration of the disturbance. Erosion control measures shall be maintained on a continuing basis until the site is permanently stabilized. Erosion controls must be in place at the end of each work day with all off-site sediments being cleaned daily or as necessary. Sediment flushing is not allowed.

- 1) Diverting Flow
 - a) Permanent Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Permanent diversions will be used to route runoff to the swales, storm inlets, and public rights-of-way.
 - b) Temporary Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Unlike a permanent diversion, the temporary diversion will be removed upon the completion of the project. Temporary diversions will be used uplope of any soil piles to reduce the amount of sediment transported. All diversions shall be installed and maintained in accordance with **DNR Technical Standard 1066**.
 - Protect biofiltration devices and vegetation from runoff during construction. Construction site runoff from disturbed areas shall be diverted from biofiltration devices until the area is stabilized. Refer to **WDRN Technical Standard 1004**.
- 2) Overland Flow
 - a) Silt Fence - Intended to provide a temporary barrier to the transportation of sediment offsite. Silt fence also reduces the velocity of sheet flow; thereby reducing the erosion potential of flowing water. Silt fencing is not to be used in areas of channelized flow and sediment deposits shall be removed when a 6-inch depth is reached. The silt fence shall be repaired or replaced as necessary to maintain a barrier. All Silt Fence shall be installed and maintained in accordance with **DNR Technical Standard 1056**. It will be placed at the following locations:
 - along the site boundary where runoff will leave the site;
 - along a contour of similar elevation located downslope of a disturbed drainage area;
 - at the toe of soil piles if the pile will remain in place for more than seven (7) days.
 - b) Interim Manufactured Perimeter Control and Slope Interruption Products - Intended to detain or slow the flow of sediment-laden sheet flow runoff from small areas of disturbed soil, most commonly in the form of a sediment log. Sediment logs and other slope interruption products shall be installed and maintained in accordance with **DNR Technical Standard 1071**.
 - c) Temporary Grading Practices for Erosion Control - Intended to minimize erosion and sediment transport during grading operations on construction sites. Stage construction grading activities to minimize the cumulative exposed area. Conduct temporary grading for erosion control per **DNR Technical Standard 1067**.
 - d) Mulching and Erosion Mat - Intended to reduce the amount of erosion caused by raindrop impact, high overland and concentrated flow velocities, and assist the establishment of both temporary and permanent vegetation. All Erosion Mat shall be installed and maintained in accordance with **DNR Technical Standards 1052 and 1053** and all Mulching with **DNR Technical Standard 1058**. In addition to mulching, Erosion Mat is required per plan with installation per manufacturer specifications.
 - e) Seeding - Seeding will be used on all disturbed areas within seven days of the completion of the activity that will disturb the area. All seeding shall be in accordance with **DNR Technical Standard 1059**. Seed mixture 30 (per WisDOT Specifications, Section 630) shall be applied at 5 pounds per 1,000 square feet for permanent seeding prior to September 15th. If required, temporary seeding shall consist of Oats, Rye, Winter Wheat, and/or Annual Ryegrass applied at rates and during the season specified by the Technical Standard, but no later than November 1st. Sod placement may occur at any time sod is available and the
 - a) Armored Waterway - Intended to establish a non-erosive lining in the channel to prevent erosion. This can be accomplished using riprap. Riprap will be used in the following areas:
 - pipe outfalls as indicated on the plans
- 3) Permanent Channel Stabilization
 - a) Inlet Protection - Intended to prevent the sedimentation of storm water conveyance structures. All Inlet Protection Barriers shall be installed and maintained in accordance with **DNR Technical Standard 1060**. As required, inlet protection barriers will be used at all storm sewer inlets as indicated on the plans. Type D-HR or D-M inlet protection shall be installed and maintained at all storm sewer surface inlets during construction.
 - b) Stone Tracking Pad - Intended to reduce the amount of sediment transported onto public roads. The Tracking Pad shall be installed and maintained in accordance with **DNR Technical Standard 1057**. A tracking pad will be constructed at the site entrance with daily maintenance to remove any sediment accumulation on the existing driveway.
 - c) Dust Control - Intended to reduce surface to air transport of dust during construction. Dust control shall be implemented with use of methods in accordance with **DNR Technical Standard 1068**. These methods include the use of polymers, seeding, and mulch.
 - d) Dewatering BMP - Intended to reduce the amount of sediment conveyed due to dewatering practices. Dewatering practices require compliance with **DNR Technical Standard 1061**.
 - a) If dewatering is required, the contractor will need to direct the discharge to a stable outlet. The pump shall discharge into a Type 1 Sediment Bag. The bag shall discharge to the treatment channel. The treatment channel shall consist of the following:
 - A flat bottom that is six-feet wide
 - Length not less than fifty-feet. Actual length required to be determined by onsite soil test.
 - Lined with a woven separation fabric covered by jute netting.
 - Floculants shall be placed in the channel perpendicular to the direction of flow. Spacing to be determined by onsite testing.
 - b) Prior to dewatering, a qualified contractor shall perform the sediment testing and select the proper floculants and determine the necessary length of the treatment channel.
 - c) Upon completion of the dewatering operation, all materials must be disposed of properly. The jute netting can be buried on site. The separation fabric must be removed from the site. Disposal of all materials shall be in accordance with all state and local requirements.
 - d) A DNR High Capacity Well Approval may be necessary for dewatering activities that will exceed a cumulative pump capacity of 70 GPM.
- 9) Waste Material - All onsite waste and construction materials shall be handled and disposed of properly. No pavement material, runoff from concrete washout, or other waste material is allowed to enter the storm sewer system or receiving waters.

Refer to https://dnr.wisconsin.gov/topic/Stormwater/standards/const_standards.html for copies of WDRN Stormwater Construction Technical Standards.

Sequence of Construction

- 1) Obtain plan approval and other applicable permits.
- 2) Install all erosion control measures, strip topsoil. **July 2026**
- 3) Utility Construction: **July 2026**
- 4) Grade & Gravel parking and drive areas. Field inspect and add additional measures if necessary. **July 2026**
- 5) Construct building. **July 2026- January 2027**
- 6) Paving: **October 2026**
- 7) Establish vegetation (lawn and ditch areas) no later than one week after final grade is established. **No later than September 15, 2026 or immediately upon completion.**
- 8) Watering may be necessary to establish healthy and well rooted vegetation. Temporary measures shall be removed once final site stabilization has occurred (greater than 70-percent final vegetative cover).

Note: The dates provided are approximate for construction and subject to weather conditions and overall project schedule. Several work items as listed above may occur simultaneously with others.

Maintenance Plan

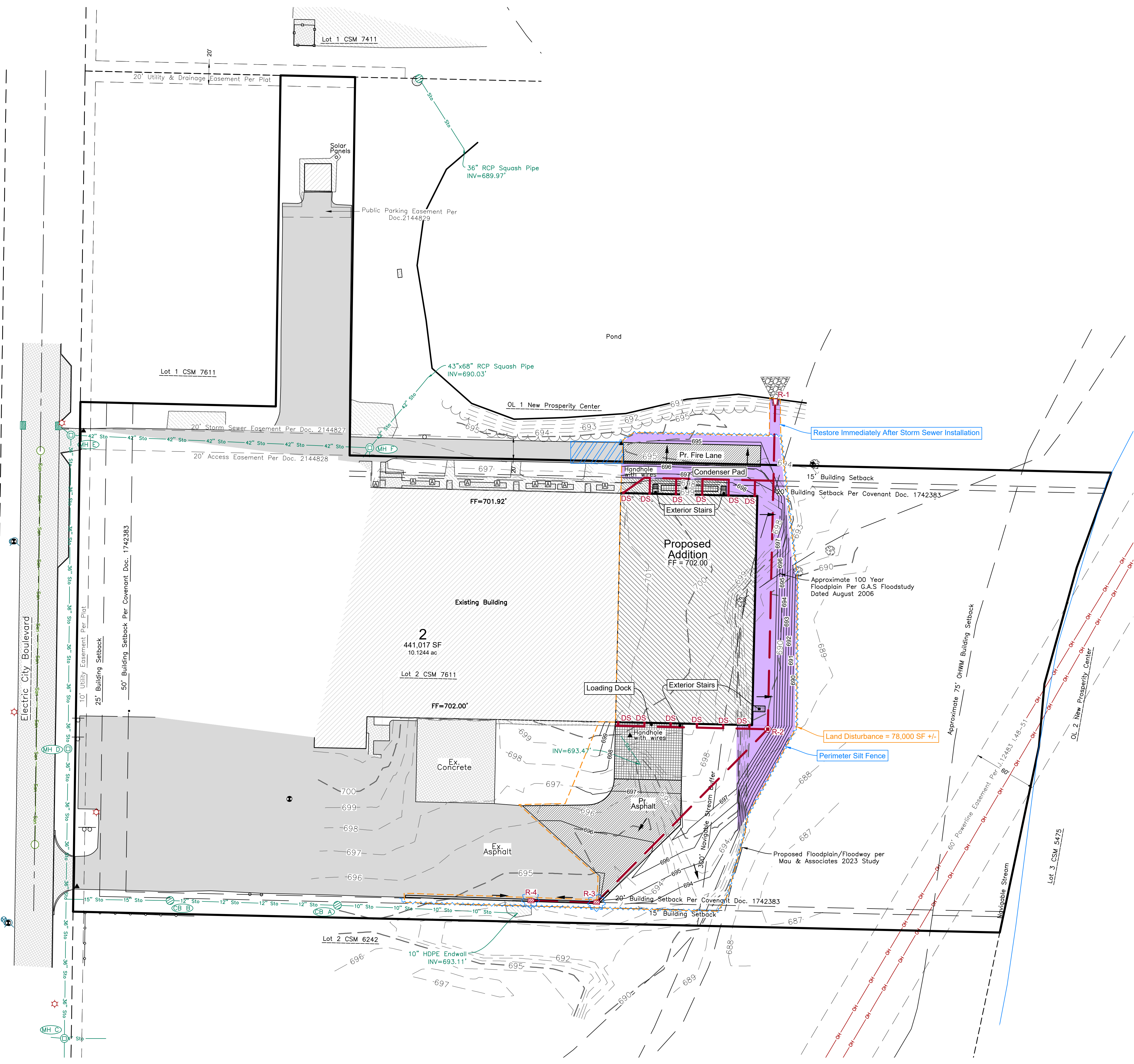
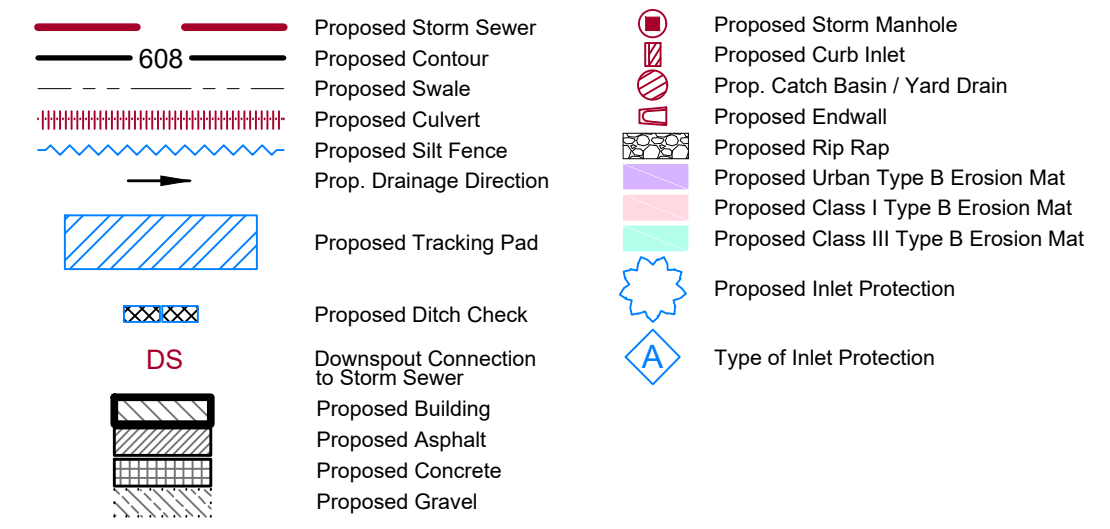
The contractor is responsible for inspection and maintenance of sediment and erosion control measures until the project is completed. The inspections shall be made every seven days or within 24-hours of a rainfall event of 0.50-inch or greater. Any practices that are damaged or not working properly shall be repaired by the end of the day. Accumulated sediment shall be removed when it has reached a height of one-half the height of the structure. In addition, the following measures shall be taken:

- 1) All seeded areas will be re-seeded and mulched as necessary according to the specifications in the planned practices to maintain a vigorous, dense vegetated cover.
- 2) Remove silt fence and temporary structures only after final stabilization and vegetative cover is established.
- 3) Avoid the use of fertilizers and pesticides in or adjacent to channels or ditches.
- 4) Construction and waste materials shall be properly disposed.

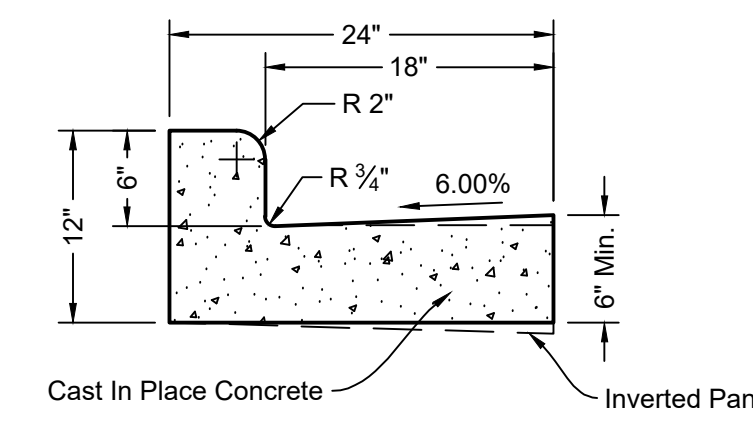
Weekly inspection reports shall be maintained by the contractor. These reports shall document inspections and maintenance performed. The date and time of the inspections, the inspector's name, and the status of construction and any maintenance performed. Refer to <http://dnr.wi.gov/topic/stormwater/construction/forms.html> for a template. Upon request, the inspection reports shall be made available to the owner, the engineer, City of Kaukauna, or the Wisconsin Department of Natural Resources.

Responsible Parties

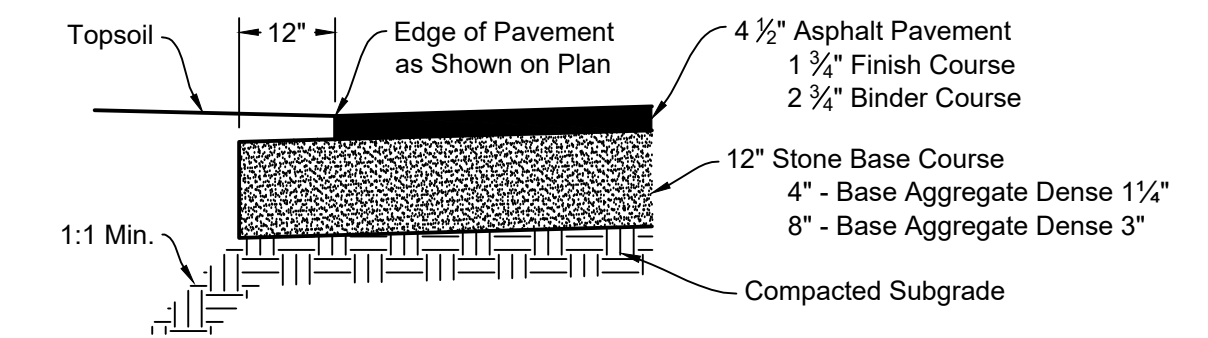
Best Management Practices (BMPs) Construction and Maintenance:
 To be determined
 Inspection and Compliance Enforcement
 City of Kaukauna
 Wisconsin Department of Natural Resources



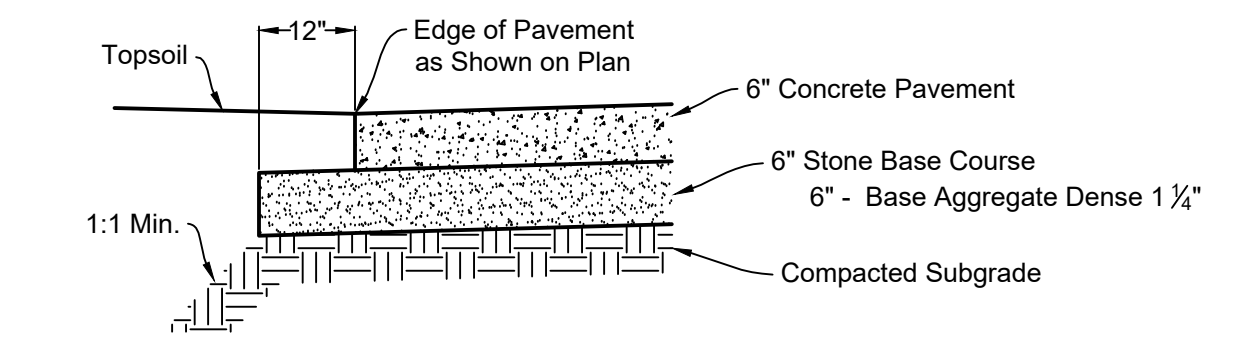
NOT FOR CONSTRUCTION



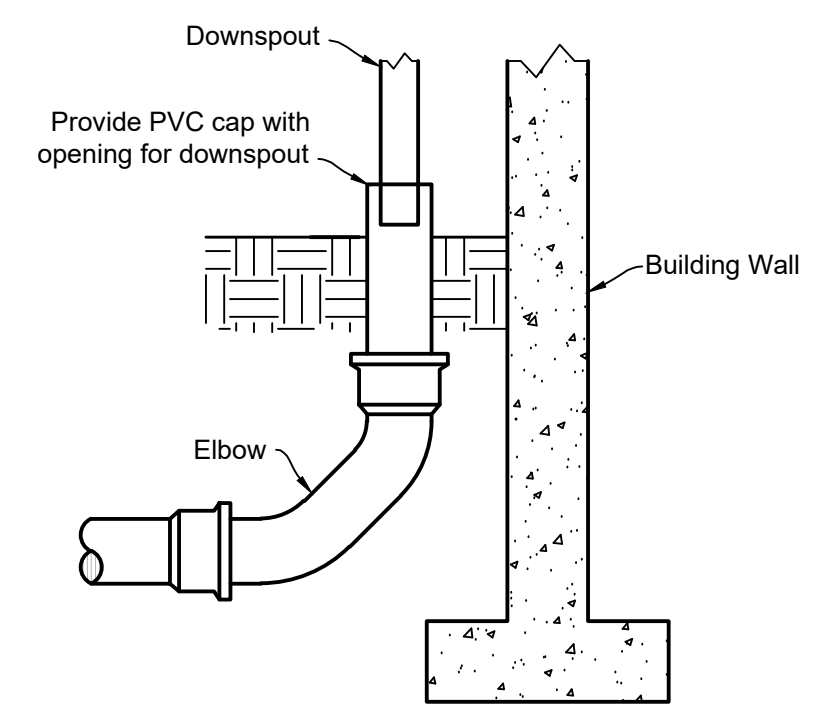
24" STANDARD CURB



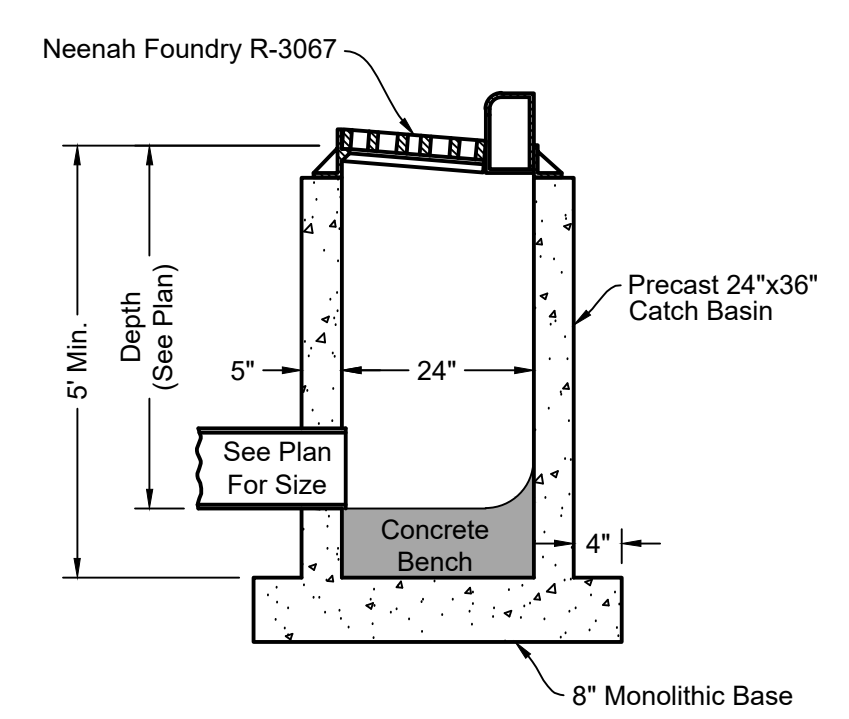
ASPHALT PAVEMENT SECTION



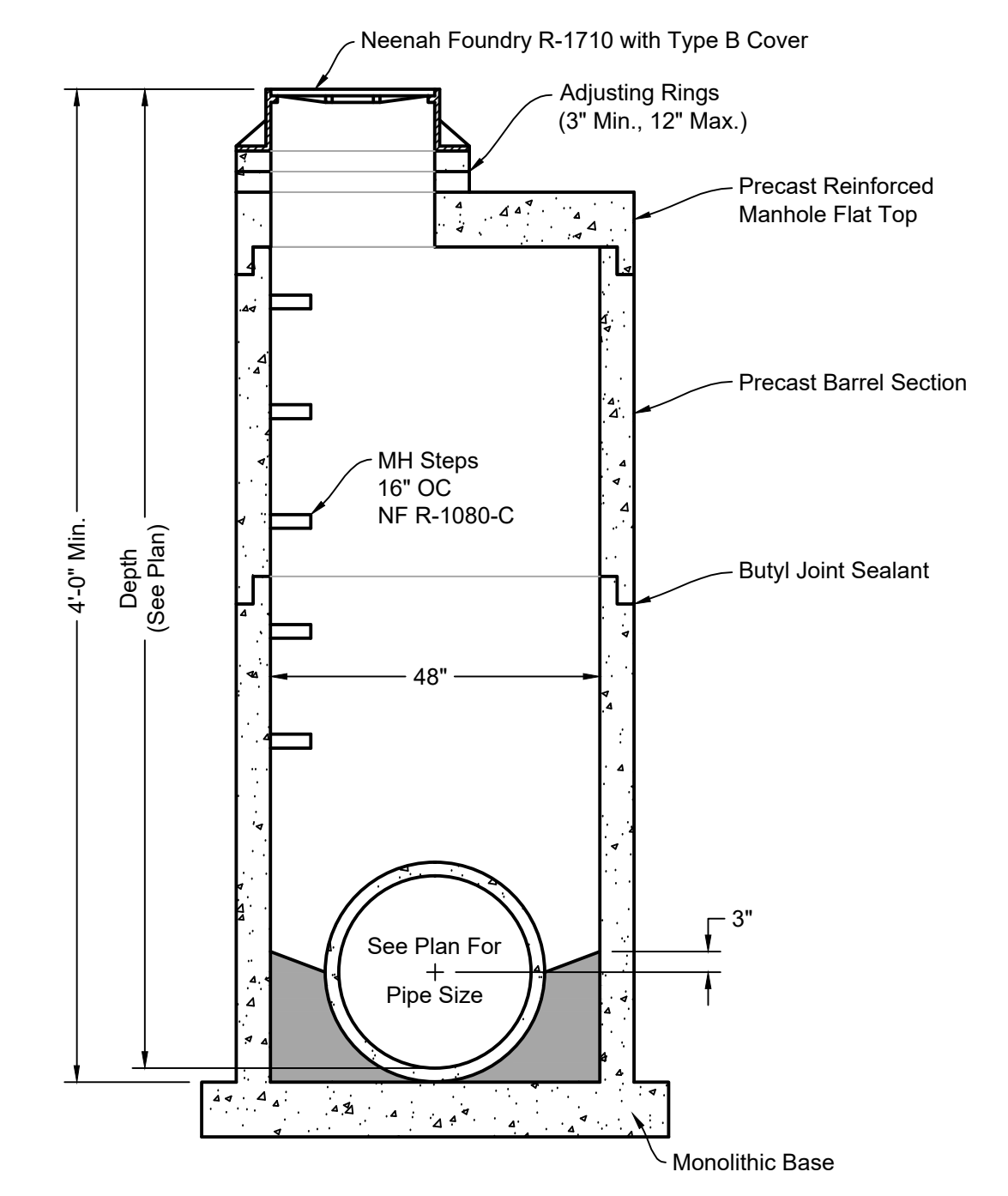
CONCRETE PAVEMENT SECTION



ROOF DRAIN CONNECTION TO STORM SEWER



CURB INLET DETAIL



STANDARD STORM MANHOLE

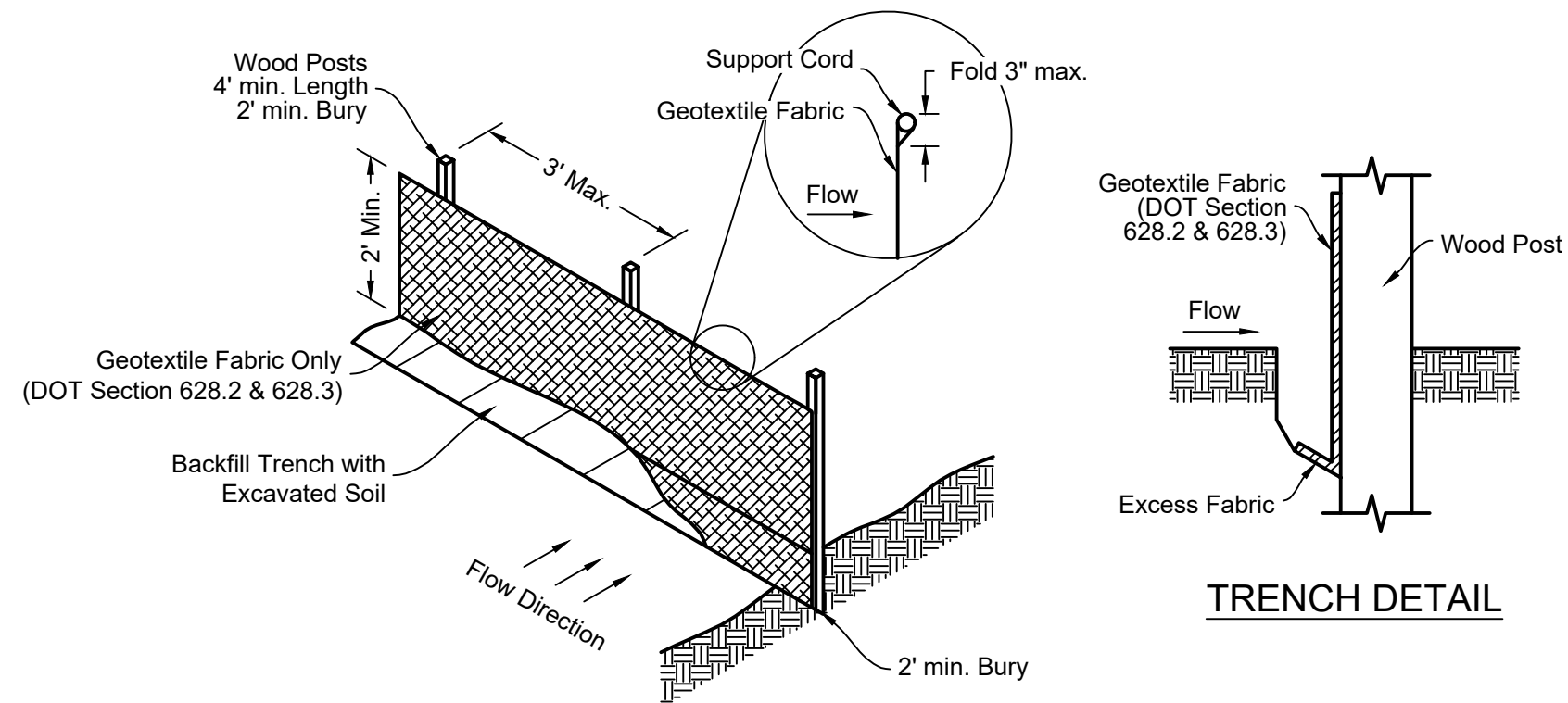
3/5/2026 9:38 AM J:\Projects\9151\gr\dwg\Civil_3D\9151Engr.dwg Printed by: tim

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1164 Province Terrace, Menasha, WI 54952
 Ph: 920-991-1866
 www.davel.pro

CONSTRUCTION DETAILS

Holland Cold Storage
 City of Kaukauna, Outagamie County, WI
 For: Gries Architectural Group Inc.

Date:	03/4/2026
Filename:	9151Engr.dwg
Author:	TNW
Last Saved by:	tim
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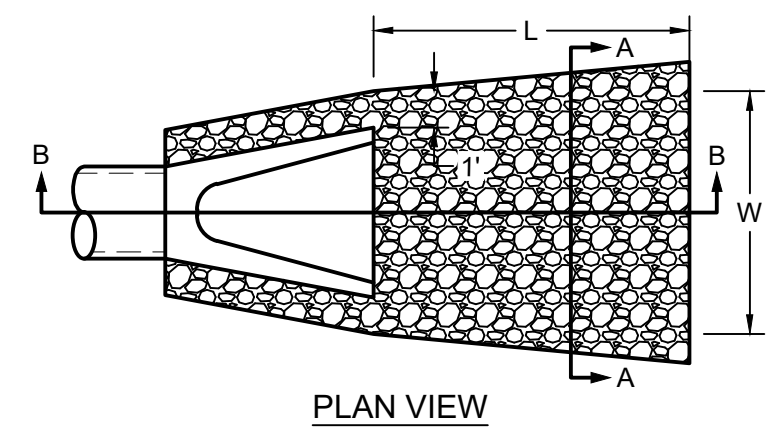


TRENCH DETAIL

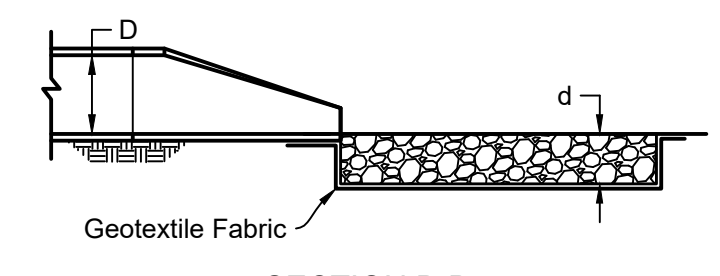
Silt fence notes:

- Detail of construction not shown on this drawings shall conform to criteria set by authorities having jurisdiction and by DNR Technical Standard 1056.
- When possible, the silt fence should be constructed in an arc or horseshoe shape with the ends pointing upslope to maximize both strength and effectiveness.
- Attach the fabric to the posts with wire staples or wooden lath and nails.
- 8'-0" post spacing allowed if a woven geotextile fabric is used.
- Trench shall be a minimum of 4" wide and 6" deep to bury and anchor the geotextile fabric. Fold material to fit trench and backfill and compact trench with excavated soil.
- Geotextile fabric shall be reinforced with an industrial polypropylene netting with a maximum mesh spacing of 3/4" or equal. A heavy-duty nylon top support chord or equivalent is required.
- Steel posts shall be studded "tee" or "u" type with a minimum weight of 128 lbs/lineal foot (without anchor). Fin anchors shall be a minimum size of 4" diameter or 1 1/2" x 3 1/2", except wood posts for geotextile fabric reinforced with netting shall be a minimum size of 1 1/8" x 1 1/8" oak or hickory.

SILT FENCE INSTALLATION
DNR TECHNICAL STANDARD 1056

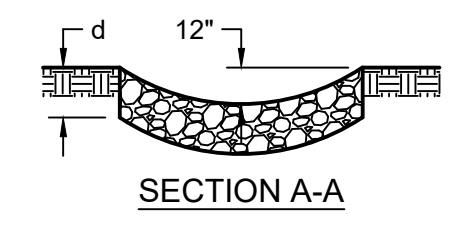


PLAN VIEW



SECTION B-B

OUTLET PROTECTION

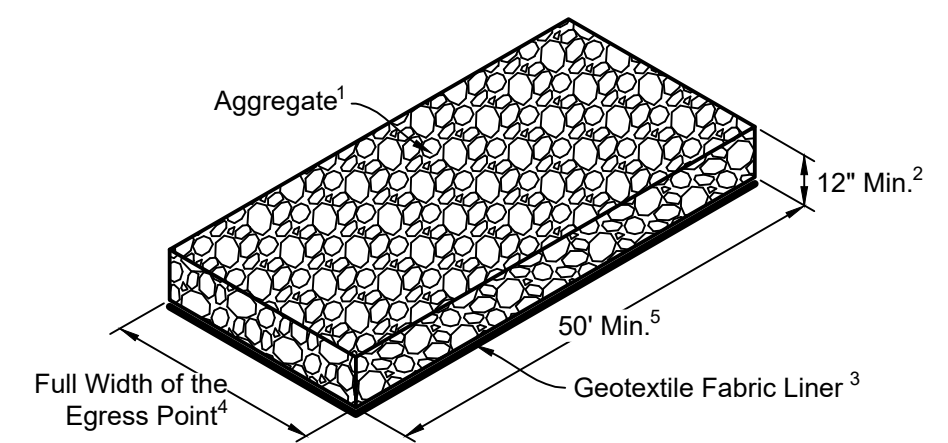


SECTION A-A

D	12"	15"	18"	21"	24"	30"	36"	42"	48"	54"	60"
L	10'	12'	18'	20'	20'	25'	28'	33'	37'	40'	45'
W	11"	13"	20"	22"	24"	28"	32"	38"	42"	45"	50"
d	12"	12"	12"	18"	18"	18"	24"	24"	24"	24"	24"
Riprap	Light	Light	Light	Med.	Med.	Med.	Heavy	Heavy	Heavy	Heavy	Heavy
cu yds	2.6	3.6	7.8	14.3	15.6	22.6	38.4	53.2	65.8	76.3	95.0

Notes:

- Excavate below channel outlet and widen channel outlet to the required riprap thickness for each apron. Foundation to be set to zero grade and smoothed.
- Place geotextile fabric on bottom and sides of prepared foundation. Fabric shall extend under endwall in accordance with DOT specifications. (DOT Section 628.2 & 628.3)
- Exercise care in placement of riprap to avoid damage to filter fabric.
- Use riprap conforming to Wisconsin DOT specifications. (DOT Section 606.2 & 606.3)
- Use DOT Type R geotextile fabric for light riprap. Use Type HR for medium and heavy riprap. (DOT Section 606.2, 606.3, 628.2 & 628.3)
- Use 12" dimension for pipes less than 12" in diameter.



TRACKING PAD DETAIL
DNR TECHNICAL STANDARD 1057

Note 1 Use hard, durable, angular stone or recycled concrete meeting the gradation in Table 1. Where this gradation is not available, meet the gradation in Wisconsin Department of Transportation (DOT) 2022 Standard Specification, Section 312. Select Crushed Material.

Note 2 Slope the stone tracking pad in a manner to direct runoff to an approved treatment practice.

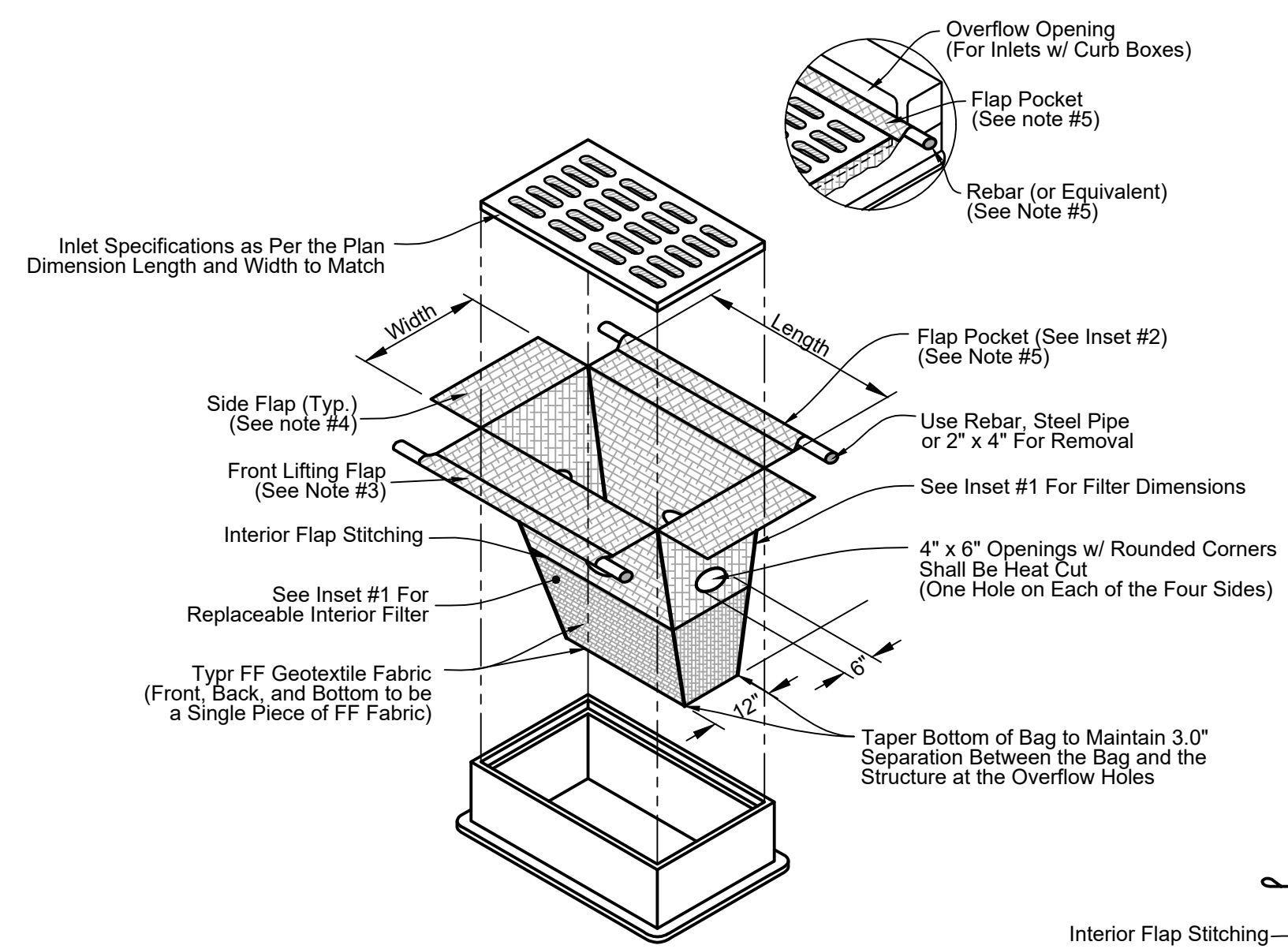
Note 3 Select fabric type based on soil conditions and vehicles loading.

Note 4 Install tracking pad across full width of the access point, or restrict existing traffic to a dedicated egress lane at least 12 feet wide across the top of the pad.

Note 5 If a 50' pad length is not possible due to site geometry, install the maximum length practicable and supplement with additional practices as needed.

TABLE 1: GRADATION FOR STONE TRACKING PADS

Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5



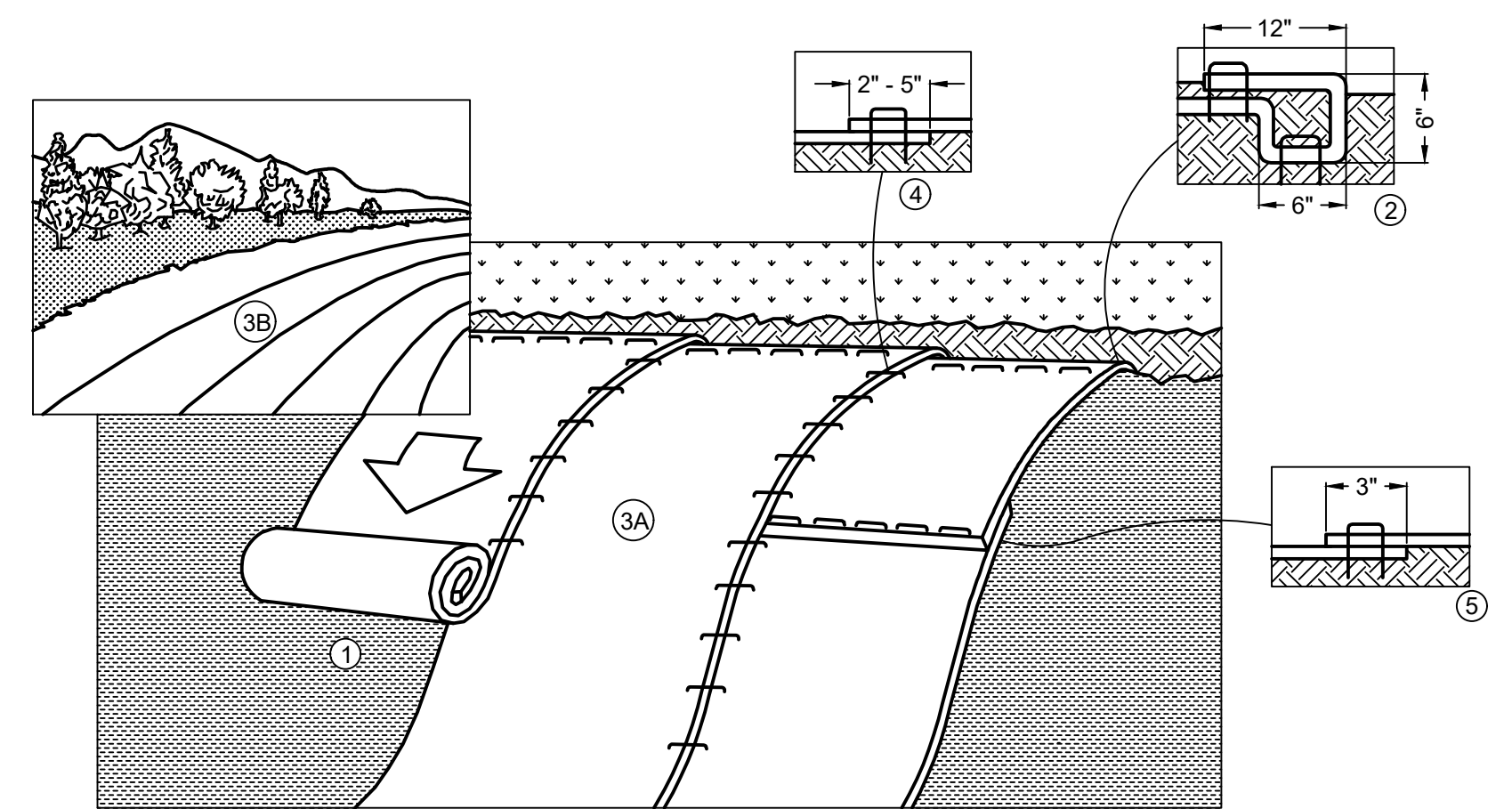
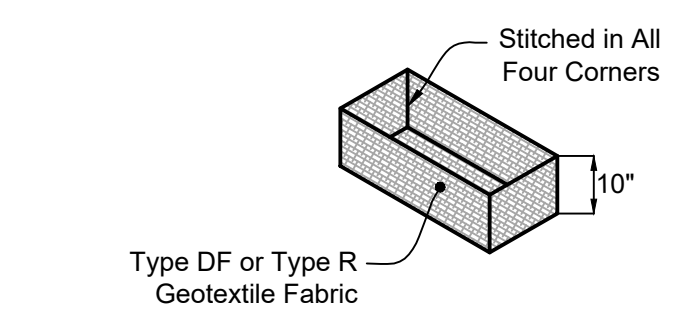
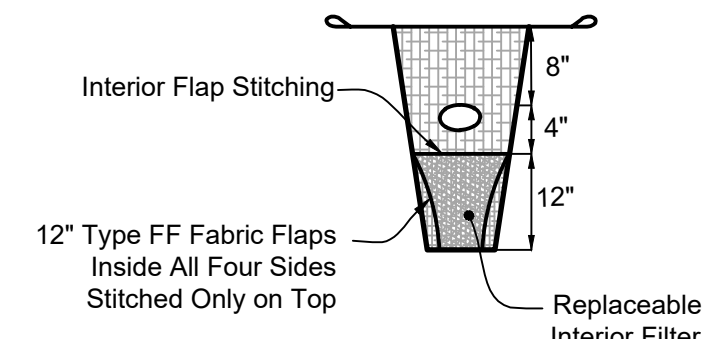
INLET PROTECTION, TYPE D-M
DNR TECHNICAL STANDARD 1060
(CAN BE INSTALLED IN ANY INLET WITH OR WITHOUT A CURB BOX)

NOTES:

- Taper bottom of bag to maintain three inches of clearance between the bag and the structure, measured from the bottom of the overflow openings to the structure wall.
- Geotextile fabric, Type FF for flaps, top and bottom of outside of filter bag. Front, back and bottom of filter bag being one piece.
- Front lifting flap is to be used when removing and maintaining filter bag.
- Side flaps shall be a maximum of two inches long. Fold the fabric over and reinforce with multiple stitches.
- Flap pockets shall be large enough to accept wood 2" x 4". The rebar, steel pipe, or wood shall be installed in the rear flap and shall not block the top half of the curb face opening.

MAINTENANCE NOTES:

- When removing or maintaining inlet protection, care shall be taken so that the sediment trapped in the fabric does not fall into the structure. Material that has fallen into the inlet shall be immediately removed.



- Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.
- When using cell-o-seed do not seed prepared area. Cell-o-seed must be installed with paper side down.
- Begin at the top of the slope by anchoring the RECP's in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECP's extended beyond the up-slope portion of the trench. Anchor the RECP's with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECP's back over seed and compacted soil. Secure RECP's over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) apart across the width of the RECP's.
- Roll the RECP's (A.) down or (B.) horizontally across the slope. RECP's will unroll with appropriate side against the soil surface. All RECP's must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the Dot system, staples/stakes should be placed through each of the colored Dots corresponding to the appropriate staple pattern.
- The edges of parallel RECP's must be stapled with approximately 2" - 5" (5 cm - 12.5 cm) overlap depending on RECP's type.
- Consecutive RECP's spliced down the slope must be placed end over end (shingle style) with an approximate 3" (7.5 cm) overlap. Staple through overlapped area, approximately 12" (30 cm) apart across entire RECP's width.
- Note: * In loose soil conditions, the use of staple or stake lengths greater than 6" (30 cm) may be necessary to properly secure the RECP's.
- Detail provided by North American Green (www.nagreen.com)
- Turf Reinforcement Mats (TRM's) shall be installed in accordance with the above specifications for all RECP's. Anchoring size and pattern is to be installed per manufacturer specifications for clay soils having 4:1 slope. All TRM's shall be topsoil filled, seeded, and covered with a Class 2, Type B erosion mat in accordance with all manufacturer specifications.

EROSION/TURF REINFORCEMENT MAT SLOPE INSTALLATION
DNR TECHNICAL STANDARD 1052

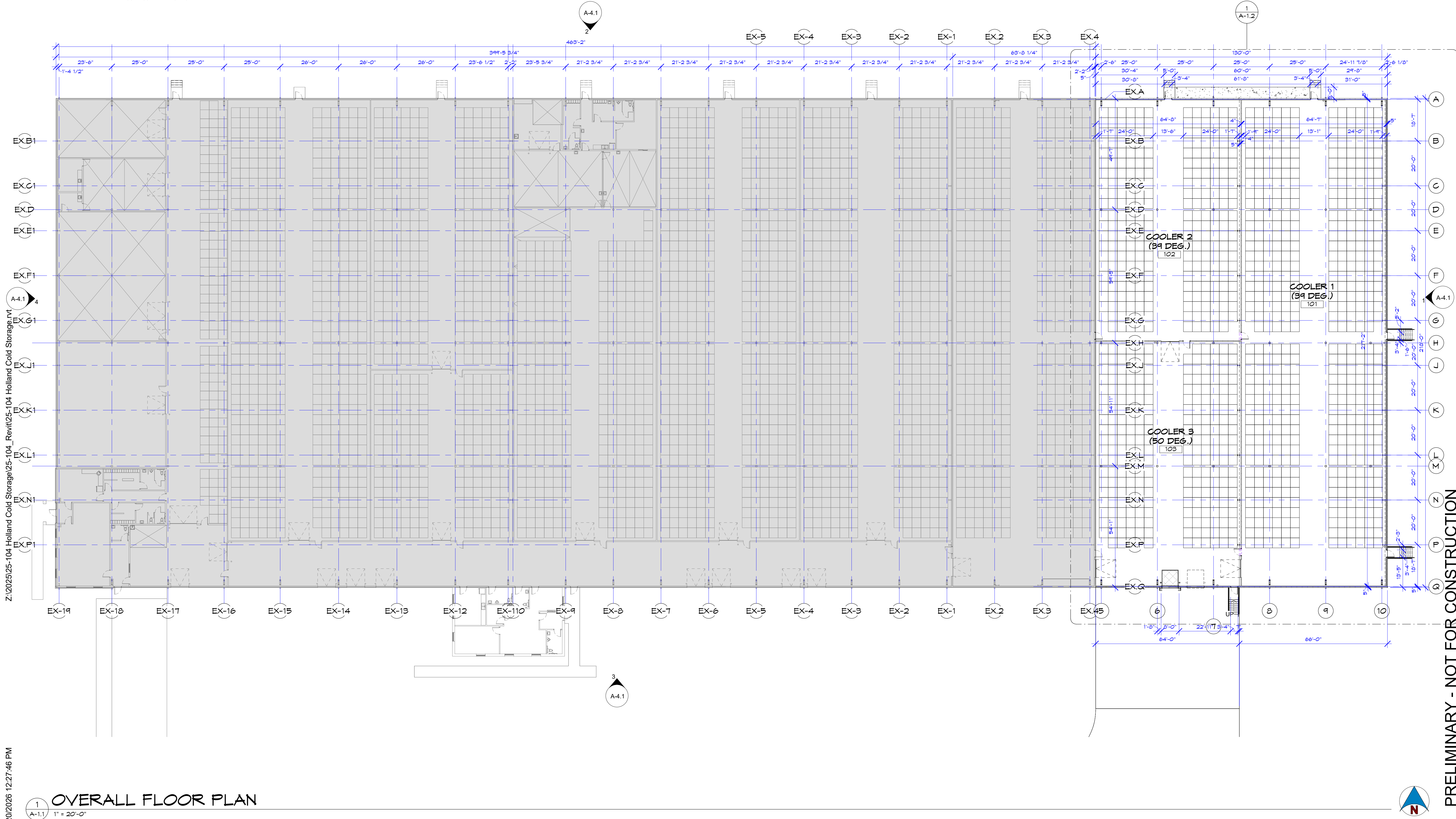
PRELIMINARY - NOT FOR CONSTRUCTION

STANDARD FLOOR PLAN NOTATION:

- INDICATES EXIT LIGHTS (SEE LIFE-SAFETY PLAN SHEET, REFL. CLG. PLANS AND ELECTRICAL PLANS FOR LOCATIONS)
- INDICATES SEMI-RECESSED FIRE EXTINGUISHER CABINET
- INDICATES FIRE EXTINGUISHER - MIN. 10# "A-B-C" (UNLESS NOTED OTHERWISE) OR OTHER AS REG'D. BY STATE AND/OR LOCAL CODE. SEE SPECIFICATIONS. (MOUNT AT 4'-0" A.F.F. MAX. TO TOP/EXTINGUISHER).
- FLOOR DRAIN
- CATCH BASIN
- INDICATES WALL TYPES, REFER TO INT. WALL TYPES FOR INFORMATION.
- 1-HOUR FIRE BARRIER WALL - REFER TO PLANS & WALL TYPES.

GENERAL FLOOR PLAN NOTES:

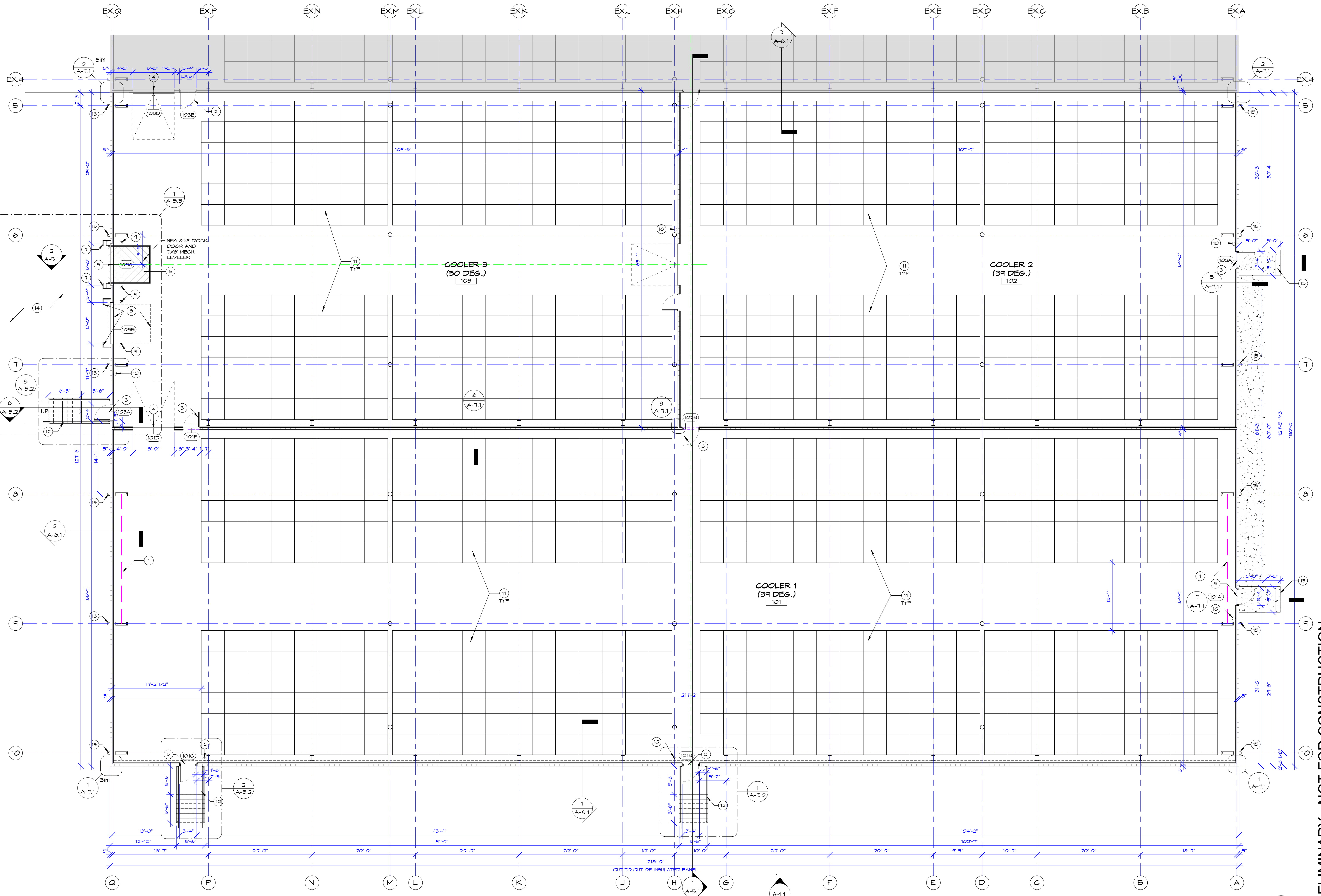
- CONTRACTOR TO PROVIDE ALL NECESSARY PERMITS & FEES REQUIRED TO COMPLETE THE PROJECT.
- CONSTRUCTION & INSTALLATION SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE & NATIONAL BUILDING CODES & THE AMERICANS WITH DISABILITY ACT.
- ALL NEW WALLS SHALL BE CONSTRUCTED AS PER THE WALL TYPE & SHALL BE CARRIED TO THE STRUCTURE ABOVE, UNLESS OTHERWISE NOTED. PREPARE ALL SURFACES FOR FINISHES INDICATED.
- CONTRACTOR TO PROVIDE BLOCKING OR GROUTED CMU CORES FOR ALL WALL SUPPORTED CASEWORK, TOILET ACCESSORIES, HANDRAILS, EQUIPMENT, DOOR STOPS, SHELVING, ETC. AS REQUIRED
- CONTRACTOR SHALL COORDINATE ALL WORK WITH EQUIPMENT MANUFACTURERS TO ENSURE APPROPRIATE ROUGH IN CLEARANCE FOR EQUIPMENT INSTALLATION & USE.
- WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT INDIVIDUAL UNITS OF WORK AT A.D.A. STANDARD MOUNTING HEIGHTS FOR THE PARTICULAR APPLICATION INDICATED. REFER QUESTIONABLE MOUNTING HEIGHT CHOICES TO THE ARCHITECT FOR A FINAL DECISION.
- DO NOT SCALE THE DRAWINGS.
- ALL DIMENSIONS AND INTERIOR WALL THICKNESSES ARE FROM THE FINISHED FACE OF WALL TO FINISHED FACE OF WALL, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL LAYOUT & MARK ALL WALLS & OPENINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
- ALL FURNITURE AND EQUIPMENT NOT SPECIFICALLY NOTED ON PLANS SHALL BE SUPPLIED AND INSTALLED BY OWNER. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL & DATA OUTLETS, ETC. w/ FINAL FURNITURE LAYOUT DRAWINGS.
- ALL DOOR OFFSETS (HINGE SIDE) TO BE A MINIMUM OF 4", UNLESS NOTED OTHERWISE.
- ALL GYP. BOARD SHALL RETURN TO ALL WINDOW/DOOR FRAMES AT JAMBS & HEAD, TYPICAL, UNLESS NOTED OTHERWISE.
- ENTIRE BUILDING TO BE EQUIPPED WITH AN APPROVED, SUPERVISED, AUTOMATIC FIRE SPRINKLER SYSTEM. THIS SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13 BY THE FIRE SPRINKLER CONTRACTOR.
- GENERAL CONTRACTOR TO COORDINATE WHETHER ANY CMU CORES NEED GROUTED FOR WALL-MOUNTED EQUIPMENT.
- REFER TO SITE PLAN SHEET FOR CONCRETE WALK LAYOUT.
- ANY PENETRATIONS IN DESIGNATED FIRE WALLS SHALL MAINTAIN THE REQUIRED FIRE SEPARATION BETWEEN AREAS. CONTRACTOR TO PROVIDE SLEEVES, FIRE RETARDANT INSULATION & FIRE CAULKING AS REQUIRED.



1
A-1.1
OVERALL FLOOR PLAN
1" = 20'-0"

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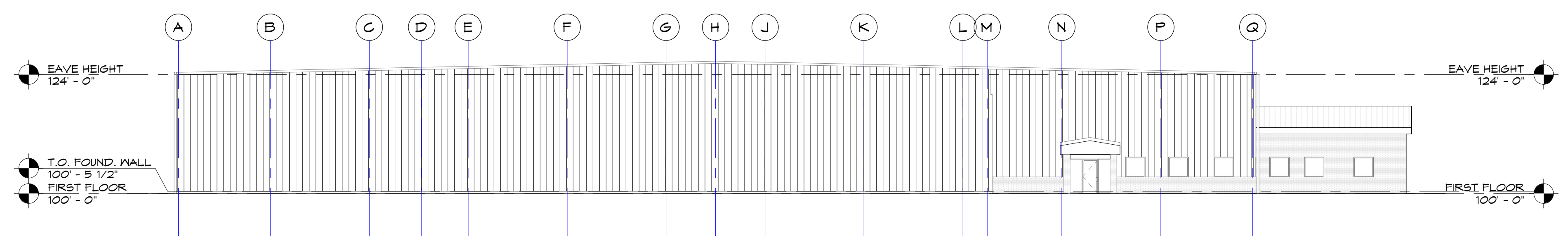
1 FLOOR PLAN - ADDITION
 A-1.2 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

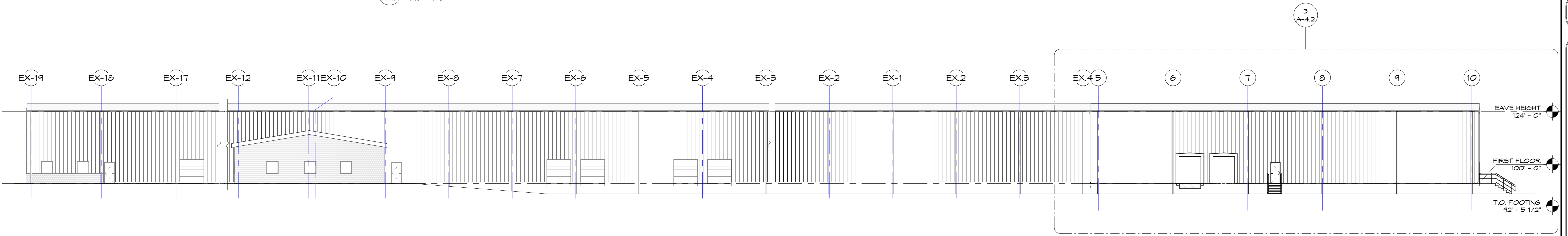
REVISION HISTORY		
NO.	DESCRIPTION	DATE

date: 02-20-2026
 job: 25-104
 d. by: LAK

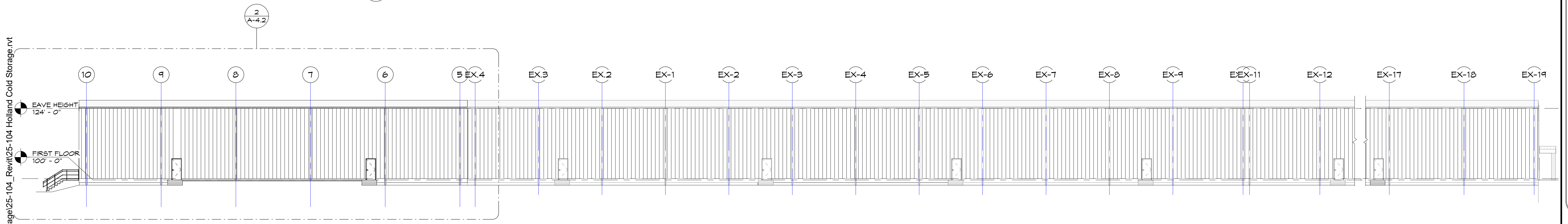
A-1.2



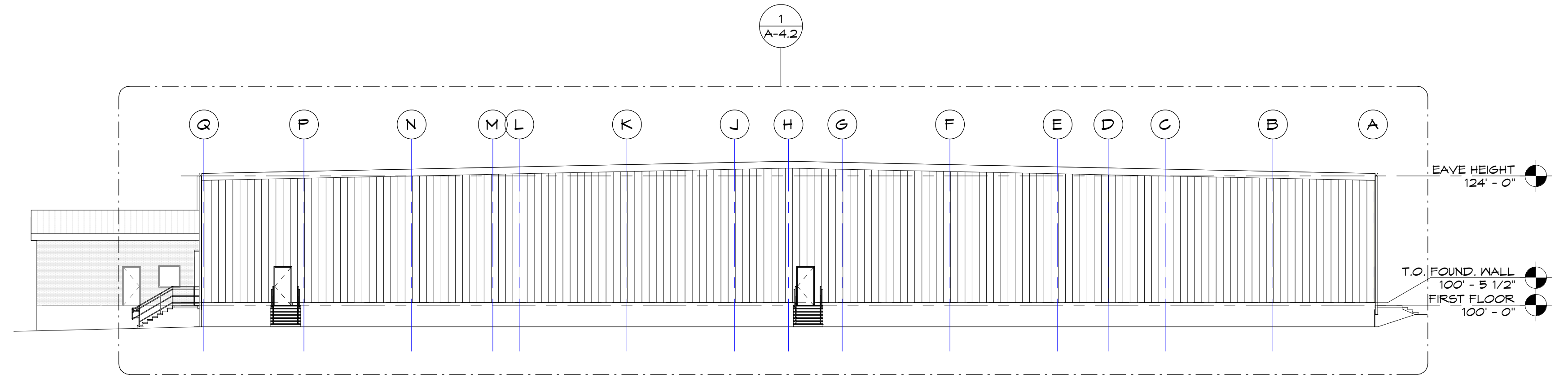
4 WEST ELEVATION
 A-4.1 1/16" = 1'-0"



3 SOUTH ELEVATION
 A-4.1 1/16" = 1'-0"



2 NORTH ELEVATION
 A-4.1 1/16" = 1'-0"



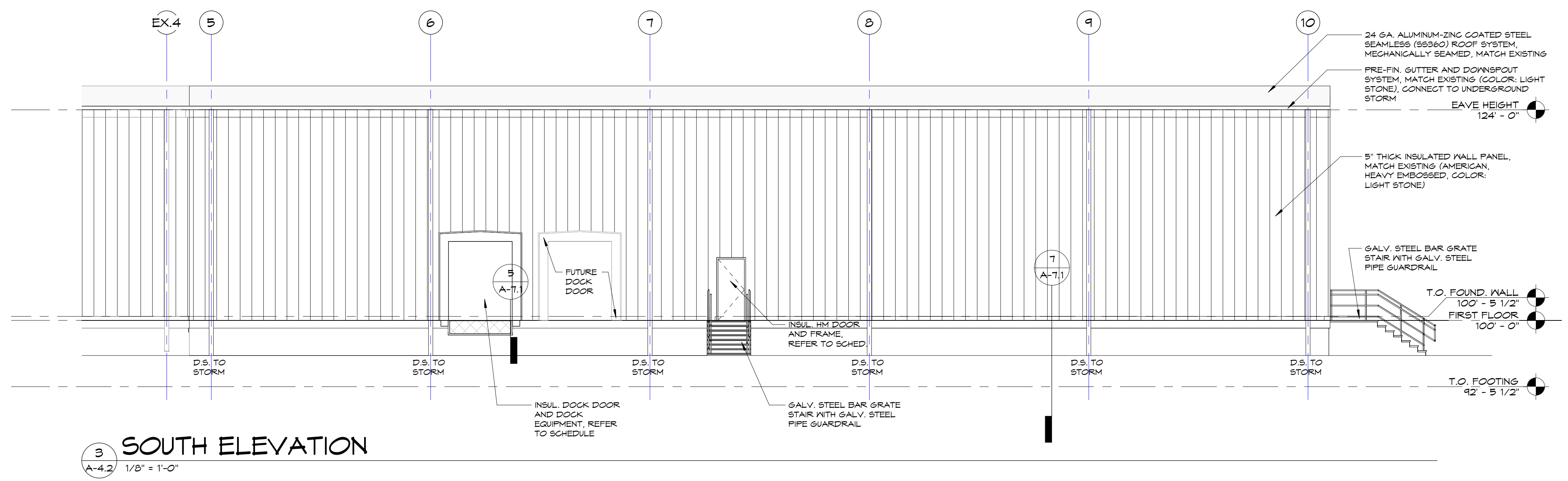
1 EAST ELEVATION
 A-4.1 1/16" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

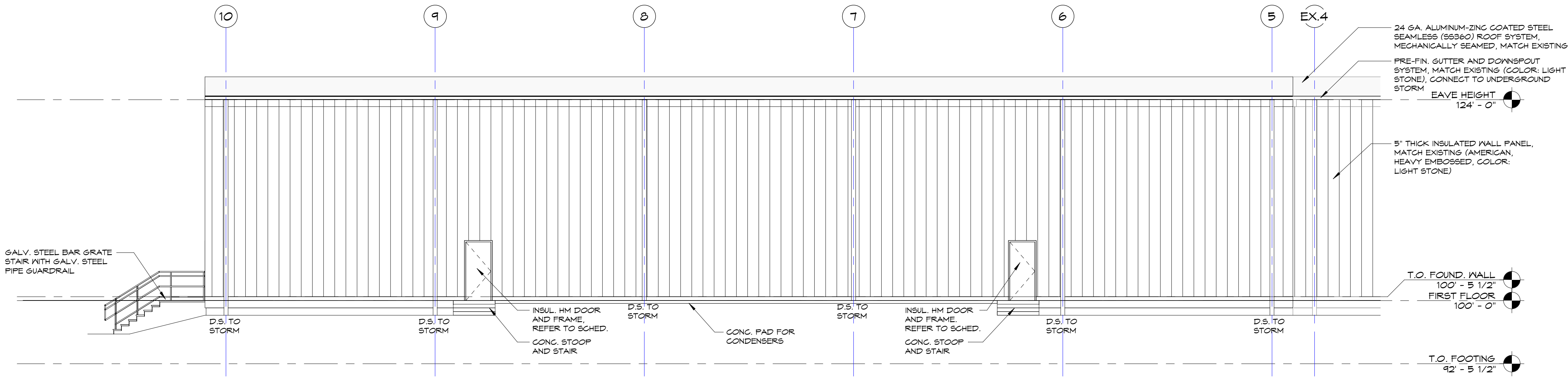
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NO.	DESCRIPTION	DATE

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 job: 25-104
 d. by: LAK

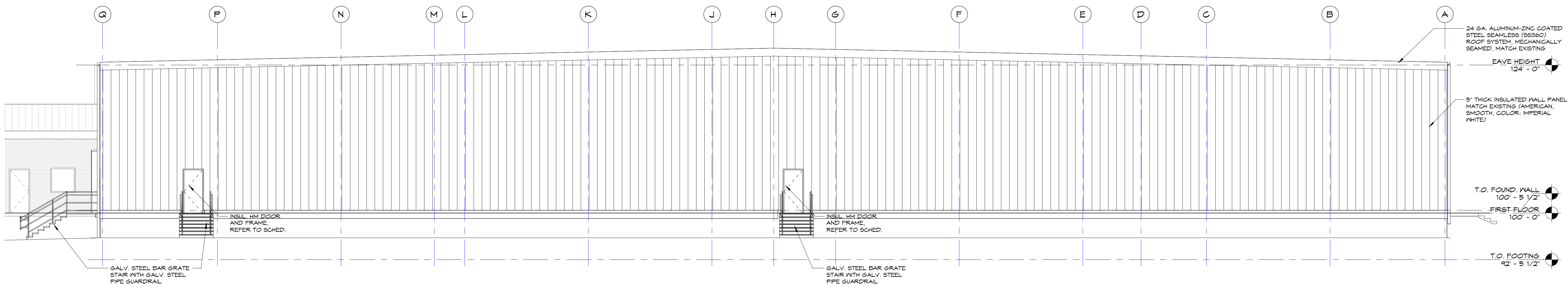
A-4.1



3 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

REVISION HISTORY		
NO.	DESCRIPTION	DATE

date: 02-20-2026
job: 25-104
d. by: LAK

A-4.2

STORM SEWER CALCULATIONS
HOLLAND COLD STORAGE
CITY OF KAUKAUNA, WINNEBAGO COUNTY, WI

Item 4.a.

PROPOSED STORM SEWER PIPE SUMMARY																	
US	Reach	DS	US Invert	DS Invert	Length (feet)	Slope (ft/ft)	Size (inches)	Node Drop	Drainage Area	Total Area (SF)	Lawn (SF)	Roof (SF)	Pavement (SF)	Runoff* (GPM)	Design Flow (GPM)	Capacity (GPM)	Velocity (ft/s)
R-2.	R-1.		690.83	690.20	314	0.0020	24		N/A	0	0	0	0	0	3968	4919	3.5
CO2	Pipe Connection		695.03	691.35	147	0.0250	8	1.00	2026 Addition North	14,170	0	14,170	0	545	545	929	5.9
Connect Existing	R-2.		693.77	692.33	144	0.0100	15	1.50	2026 Addition South	14,170	0	14,170	0	545	2189	3141	5.7
R-3.	R-2.		691.29	690.83	230	0.0020	15			0	0	0	0	0	1234	1405	2.6
R-4.	R-3.		691.41	691.29	62	0.0020	15			45,975	8,520		37,455	1234	1234	1405	2.6
<i>Existing Storm Sewer - 2013 Addition - Roof Drainage</i>						0.0050	15		2013 Addition Roof	42,740	0	42,740	0	1644	1644	2221	4.0
*DSPS 382.36 (5) Area Method; Peak Flow GPM = Roof Sq Ft / 26 Sq Ft per GPM + Pavement Sq Ft / 32.5 Sq Ft per GPM + Lawn Sq Ft / 104 Sq ft per GPM																	

PROPOSED STORM SEWER STRUCTURE SUMMARY

Structure	Phase	Type	Size	Cover	Rim Elevation	Invert Elevation	Invert Depth
R-1.	Proposed	Endwall	---	---	---	690.20	---
CO2	Proposed	Cleanout	8"	Downspout	698.75	695.03	3.72
R-2.	Proposed	MH (48)	48" ID	R-1550 Open	697.57	690.83	6.74
R-3.	Proposed	Curb Inlet	2'x3'	R-3067	694.50	691.29	3.21
R-4.	Proposed	Curb Inlet	2'x3'	R-3067	694.30	691.41	2.89