

INDUSTRIAL PARK COMMISSION

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



Wednesday, March 11, 2026 at 3:30 PM

AGENDA

In-Person in Hydro View Room, City of Kaukauna

1. Roll Call.
2. Approval of Minutes.
 - [a.](#) Approve Minutes from March 4, 2026
3. Old Business.
 - [a.](#) New Prosperity Center Facade Requirements
 - [b.](#) Site Plan Review - Prosperity In LLC (101 E County Road JJ)
4. New Business.
5. Other Business.
 - a. IPC Restructuring
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 4, 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, Dale Eggert, Glen Schilling, John Sundelius, Mike Vandeberg

Members Absent: Ryan Gaffney, Nick Rieth

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

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

2. Approval of Minutes

a. Approve Minutes from November 18, 2025

Eggert made a motion to approve the minutes from November 18, 2025. Seconded by Vandeberg. The motion passed unanimously.

3. Old Business

a. None

4. New Business

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

Associate Planner Nelson presented the site plan review for Prosperity In LLC. Prosperity In LLC began construction on this commercial warehouse and office space, which is currently being utilized by Bimbo Bakeries USA, back in late 2024/early 2025. Now that Phase 1 of the building is complete, they have submitted the site plan for the Phase 2 expansion. This project will add an additional 32,000 square feet to the

existing building, and they will be adding an additional 15 parking stalls for a total of 65 off-street parking spaces.

Jerry VanLanen, representative for Prosperity In, LLC stated that they have lost potential tenants because they are not able to construct the building fast enough. What they are looking to do is put the building up as a shell in its entirety. Potential tenants have needed/wanted overhead cranes. Prosperity would like to keep the east-end wall that is not seen from the road as metal, with no masonry, which would be an exception to the façade requirements.

There have been two exceptions to the façade requirements that Associate Planner Nelson had found, one for Klink Equipment and one for Prosperity In LLC. Discussion was held regarding why Klink Equipment was granted an exception to the façade requirement. It is believed Klink was granted an exception due to the number of overhead doors on the side of the building and masonry would not hold up in that situation as well as metal. The Commission wants to be fair and stay consistent with covenants and any exceptions made to property owners in the industrial park.

Sundelius made a motion to table Site Plan Review – Prosperity In LLC (101 E County Road JJ) until further information is gathered for Klink Equipment and any other structures in the Prosperity Center that received exemptions for the masonry requirement. Seconded by Schilling. The motion passed unanimously.

5. Other Business

a. IPC Vacancies

Associate Planner Nelson explained to the Commission that the Industrial Park Commission is meant to be a nine-member committee. There are currently seven members.

Discussion was held regarding the need for the Industrial Park Commission. Currently, items approved at the Industrial Park Commission are also going to the Plan Commission for approval.

Through discussion, the value of the Industrial Park Commission was realized in examples of the detailed look it takes at larger developments. The Commission also leads growth in new industrial parks when they are developed.

Currently, it is understood that a member needs to be a resident of the City of Kaukauna and/or a property owner in the industrial park to be a commissioner. The requirements to be a member of the Commission will be clarified.

The size of the Commission was also discussed. The Commissioners feel that having nine members is not necessary and the Commission runs well having seven members.

Sundelius made a motion to request the City to investigate decreasing the size of the Industrial Park Commission from nine members down to seven members. Seconded by Eggert. The motion passed unanimously.

6. Adjourn

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

Meeting adjourned at 4:04 p.m.
Christina Nelson, Deputy Clerk





MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission
From: Adrienne Nelson, Associate Planner
Date: March 9, 2026
Re: NEW Prosperity Center Façade Requirements

Per the request of the Industrial Park Commission, and in relation to the site plan application submitted by Prosperity In LLC for 101 E County Road JJ, staff has done research into the historical enforcement of the façade requirements laid out in the covenants governing the NEW Prosperity Center.

Background

The [covenants](#) governing the NEW Prosperity Center were established October 24th, 2006. In section eight of the covenants, standards for facades were set as follows:

“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 side of buildings designated for future expansions provided such building sides 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.”

Since the implementation of these covenants, the following site plans for properties located within the NEW Prosperity Center have been reviewed and approved by the Industrial Park Commission:

Albany International (3601 Electric City Boulevard)

- **Original Plan**
 - **Façade Type:** Pre-cast panel
 - **IPC Approval:** 10/27/2006
- **Expansion**
 - **Façade Type:** Same as existing
 - **IPC Approval:** 6/12/2013

**Liebovich Steel and Aluminum (3801 Electric City Boulevard)**

- **Façade Type:** Pre-cast concrete with the exception of the west wall for expansion purposes, used decorative steel bands
- **IPC Approval:** 3/15/2007



Holland Cold Storage (3600 Electric City Boulevard)

- **Original Plan**
 - **Façade Type:** Heavy-embossed 42" metal panels with no exposed fasteners that are embossed to provide a masonry appearance
 - **Reason:** The material that would meet the covenants is not approved for use in the interior of a cold storage facility and covering it would add significant costs to future expansions.
 - **Condition:** Contingent on written approval from Albany International and Liebovich Steel and Aluminum
 - **IPC Approval:** 4/15/2010
- **Expansion**
 - **Façade Type:** Same as existing
 - **IPC Approval:** 9/25/2013



PolyFlex Inc. (311 Oak Grove Road)

- **Façade:** Masonry with two to three expansion areas treated with textured metal as well as a panel at the office area to accommodate future expansions
 - **Condition:** Contingent on compliance with all protective covenants and language determined by the City Attorney relative to enforcing a timeline on the façade treatment on the expansion panels.
- **IPC Approval:** 4/2/2014



CentralStar Cooperative, Inc. (200 Kelso Road)

- **Façade:** Per the minutes “the covenants do not require masonry – just not a steel façade”. It appears to be mostly vinyl with some masonry.
- **IPC Approval:** 7/13/2016

**Velocity Water Works (100 Kelso Road)**

- **Original Plan**
 - **Façade Type:** Decorative split face, LP Smart siding, and EIFS
 - **IPC Approval:** 7/31/2019
- **Expansion**
 - **Façade Type:** Same as existing
 - **IPC Approval:** 2/10/2022



Modix USA Corporation (3700 Electric City Boulevard)

- **Façade:** Mix of masonry and vinyl
- **IPC Approval:** 11/12/2020, façade approved specifically on 3/30/2021

**Straightline Refrigeration (300 Kelso Road)**

- **Façade Type:** Masonry wainscoting and non-corrugated metal siding
- **IPC Approval:** 8/16/2023

**TANN Corporation (350 Oak Grove Road)**

- **Façade Type:** Granite stone insulated wall panels
- **IPC Approval:** 2/10/2022



Klink Equipment (302 Oak Grove)

- **Façade Type:** Metal siding with deep ribbed pattern
 - **Reason:** This building has 56 overhead doors, and veneer or masonry between overhead doors crumble often and can therefore decrease the appearance of the building
- **IPC Approval:** 12/18/2023



Prosperity In LLC (101 E County Road JJ)

- **Original Plan**
 - **Façade Type:** 50% split face masonry and 50% epoxy coated metal panels, east wall is an expansion wall area and has a simpler metal siding
 - **IPC Approval:** 7/25/2024
- **Altered Plan**
 - **Façade Type:** 50% split face masonry and 50% R Panel, east wall is an expansion wall area and has a simpler metal siding
 - **Reason:** The wait period for the previously proposed epoxy coated metal panels was six months.
 - **Condition:** No change to the previously proposed masonry
 - **IPC Approval:** 2/27/2025

Staff Recommendation:

Discussion and direction to staff on how to proceed.



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission
From: Adrienne Nelson, Associate Planner
Date: February 27, 2026
Re: Site Plan Review – Prosperity In LLC (101 E County Road JJ)

Prosperity In LLC began construction on this commercial warehouse and office space, which is currently being utilized by Bimbo Bakeries USA, back in late 2024/early 2025. Now that their Phase 1 of the building is complete, they have submitted their site plan for the planned Phase 2 expansion. This project will add an additional 12,628.1 square feet to their existing building as well as an additional 15 parking spaces.

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 Prosperity Inc LLC building has a height of 30' and the height of the addition will be the same. There are currently 50 off-street parking spaces, and they will be adding an additional 15 for a total of 65 off-street parking spaces.

Landscape: [17.52 Landscaping Requirements](#)

Seventeen trees will be added to the front yard, ensuring compliance with all landscaping requirements for the New Prosperity Center covenants and City ordinances.

Lighting:

No concerns with lighting at this time.

Stormwater: [22 Stormwater Management](#)

The Erosion Control and Stormwater Management permit has received approval from the Engineering Department.

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 with a mixture of split block and metal R Panel. Metal siding, although against the protective covenants, has been approved in the past for buildings with overhead doors because veneers and masonry can crumble in these sections and decrease the appearance of the building. Please see the below links to past minutes for information on exceptions that have been made for facades in the New Prosperity Center:

- [Klink Equipment Façade Exception](#)
- [Prosperity In LLC Façade Exception](#)
- [Prosperity In LLC Façade Change Request](#)

Staff Recommendation:

Staff recommend approval of the development with the following conditions:

- **The façade plan must be updated to include 50% masonry on the east facing wall.**





SITE PLAN REVIEW APPLICATION

PROPERTY OWNER		APPLICANT (IF DIFFERENT PARTY THAN OWNER)	
Name: Prosperity In LLC		Name:	
Mailing Address: N1213 Mayflower Dr. Greenville, WI 54942		Mailing Address:	
Phone: [REDACTED]		Phone:	
Email: [REDACTED]		Email:	

PROPERTY INFORMATION	
Describe the Proposed Project in Detail: Phase 2 - 1 additional commercial building with parking.	
Property Parcel (#): 322113200	
Site Address/Location: 101 E County Road JJ Kaukauna, WI 54130	
Current Zoning and Use: IND	
Proposed Zoning and Use: IND - Warehousing	
Existing Gross Floor Area of Building: 19,496.9 sqft	Proposed Gross Floor Area of Building: 32,125 sqft
Existing Building Height: 30'	Proposed Building Height: 30'
Existing Number of Off-Street Parking Spaces: 50	Proposed Number of Off-Street Parking Spaces: 15+50 = 65
Existing Impervious Surface Coverage Percentage: 17.2	Proposed Impervious Surface Coverage Percentage: 44.0

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: _____

Owner/Agent Name (printed): _____

CITY OF KAUKAUNA

144 W 2nd Street
Kaukauna, WI 54130

920.766.6300
kaukauna.gov

LEGEND

	Overhead Utility Lines		Sanitary MH / Tank / Base		Post / Guard Post
	Sanitary Sewer (Pipe Size)		Hydrant		Deciduous Tree
	Treeline		Utility Valve		Coniferous Tree
	Culvert		Utility Pole		Benchmark
	Index Contour - Existing		Guy Wire		Asphalt Pavement
	Intermediate Contour - Existing				Concrete Pavement
	Delineated Wetlands - Davel 2024				Gravel
	Proposed Building				
	Proposed Asphalt				
	Proposed Concrete				
	Proposed Gravel				

SHEET INDEX:

Sheet	Page
Site Plan	C1.0
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Drainage and Grading Plan	C1.2
Erosion & Sediment Control Plan	C1.3
Utility Plan	C1.4
Construction Details	C2.1
Erosion & Sediment Control Details	C2.2
Stormwater Pond Details	C2.3

Date:	01/12/2026
Filename:	8385Engr.dwg
Author:	TNW
Last Saved by:	jennifer
Page	C1.0

County Road J & JJ Warehouse
City of Kaukauna, Outagamie County, WI
For: Fox Valley Storage

SITE PLAN

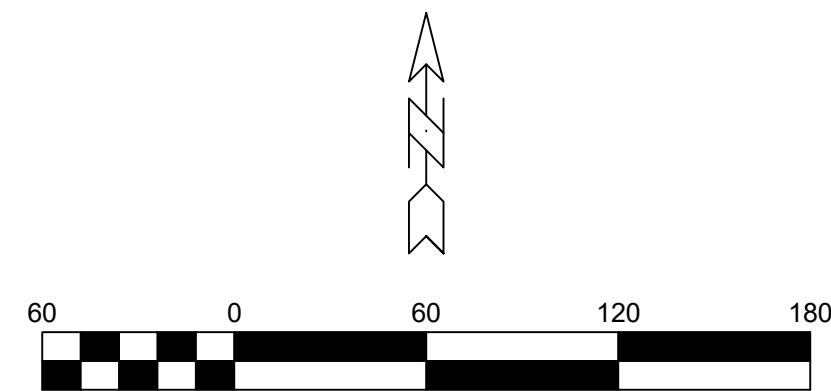
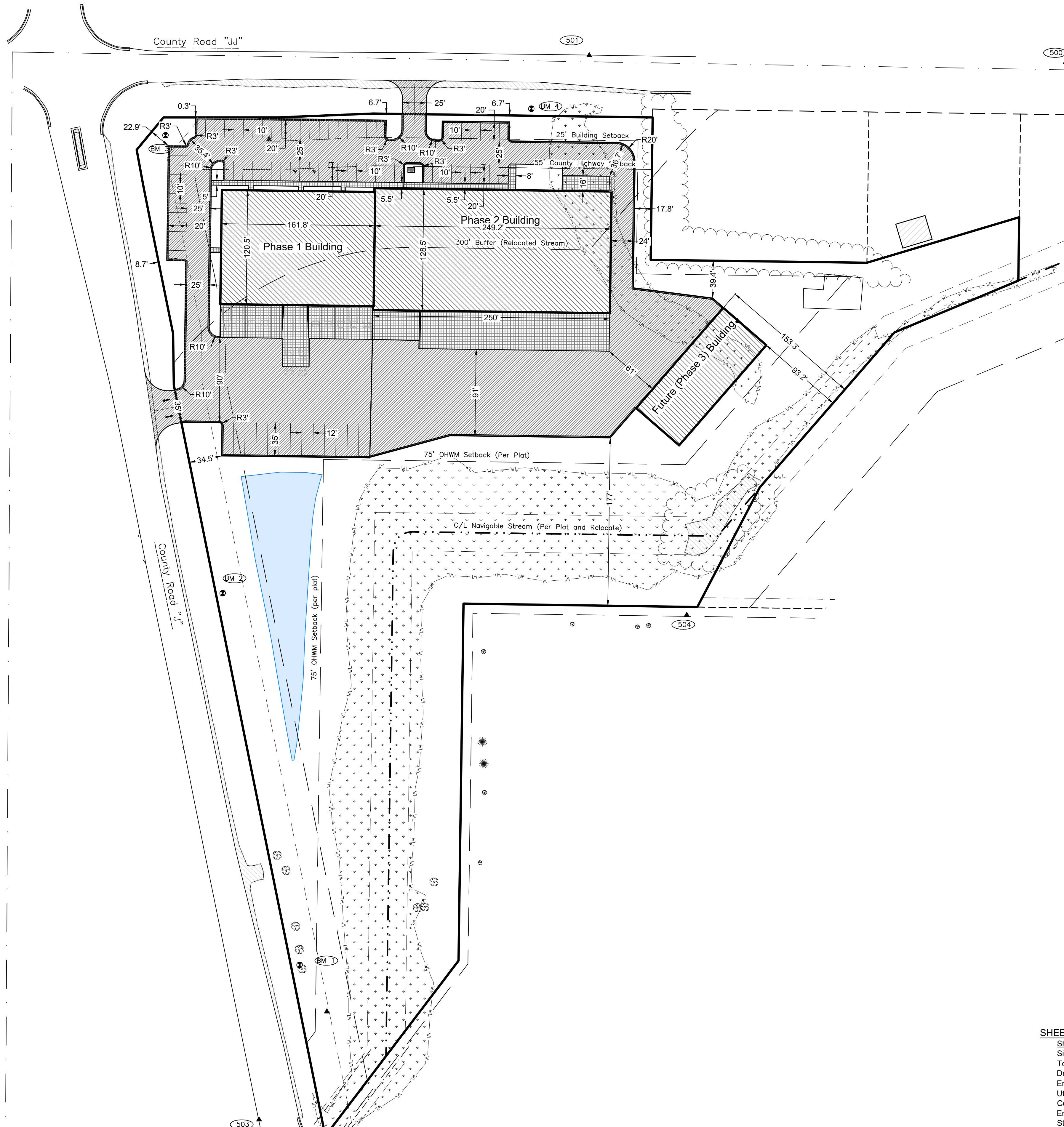
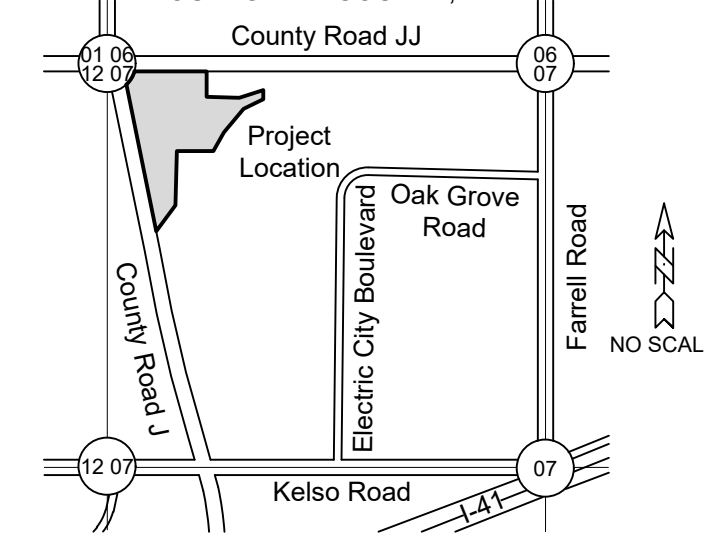
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Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1886 Fax: 920-441-0804
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LOCATION MAP

NW 1/4 SEC 7, T 21 N, R 19 E,
CITY OF KAUKAUNA
OUTAGAMIE COUNTY, WI

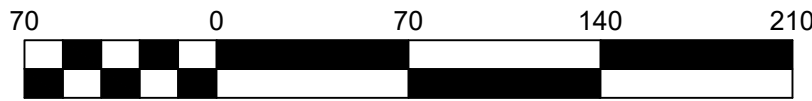


Sanitary Structures						
Structure	#	Rim	Inv	Size	Material	Direction
MH	1	705.05	686.86	8"	PVC	SE
MH	2	702.75	685.80	8"	PVC	NW
			685.80	8"	PVC	SE
MH	3	700.29	684.11	8"	PVC	NW
			684.11	8"	PVC	SE

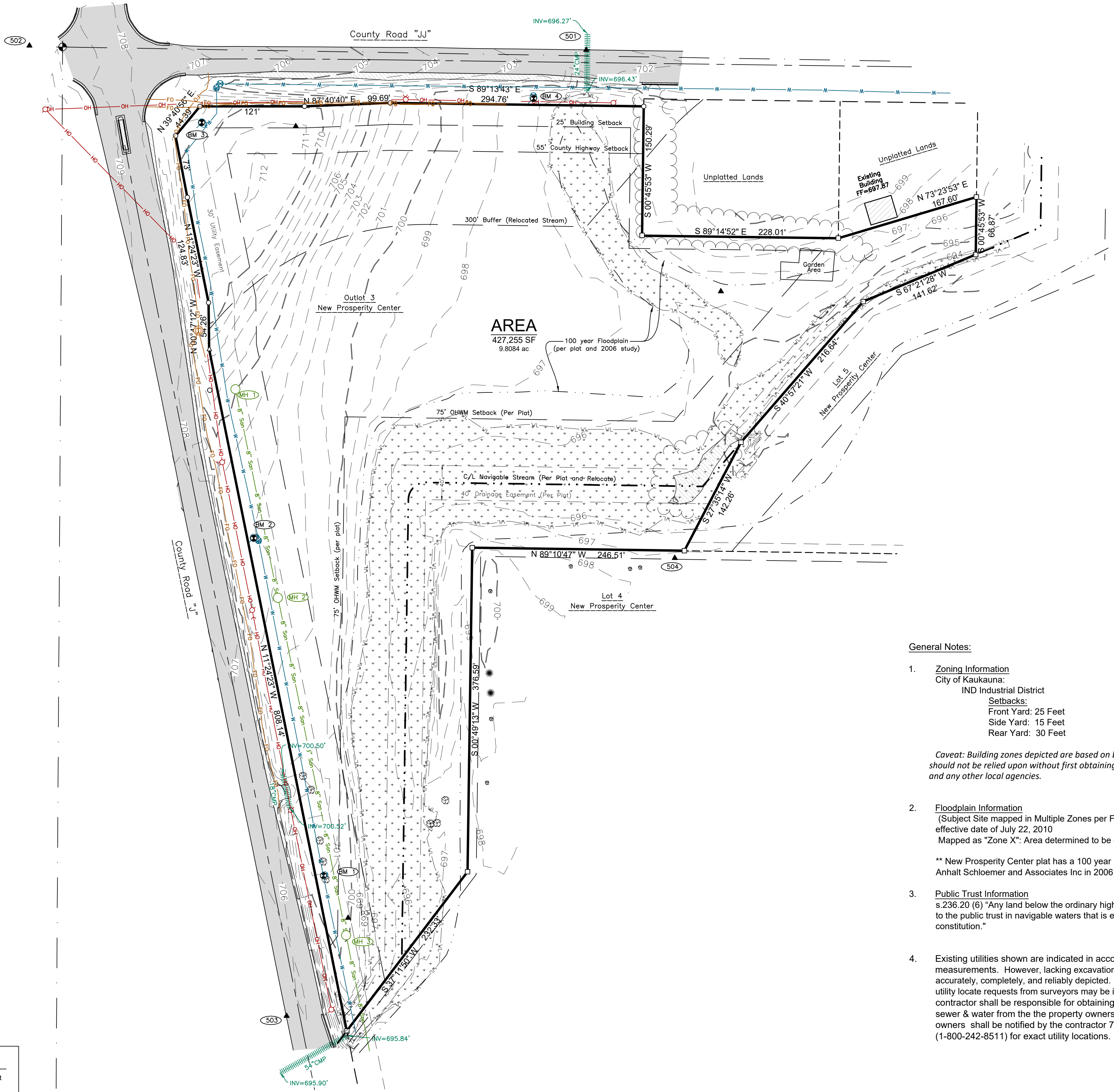
BENCHMARKS (Datum NAVD88)

BM 0	NGS Benchmark PID - PN0644, Designation - TT 13 MF Elev 695.39'
BM 1	Fire Hydrant, Tag Bolt ±55' NE of CTH "J" Centerline Elev 703.03'
BM 2	Fire Hydrant, Tag Bolt ±55' NE of CTH "J" Centerline, ±400' NW of BM 1 Elev 705.77'
BM 3	Fire Hydrant, Tag Bolt ±130' SE of CTH "J" & CTH "JJ" Intersection Elev 710.86'
BM 4	Fire Hydrant, Tag Bolt ±55' S of CTH "JJ" Centerline, ±400' E of BM 3 Elev 699.95'

Horizontal Control			
PN8385 - (City of Kaukauna) 2024-06-17 Davel Engineering and Environmental Horizontal Control (per Outagamie County Coordinate System)			
Point Number	Northing	Easting	Description
500	581905.93	868911.41	CPT MAG
501	581912.87	868408.71	CPT MAG
502	581918.07	867761.70	CPT MAG
503	580790.26	868060.49	CPT MAG
504	581322.40	868511.60	CPT HUB



LEGEND			
OH	Overhead Utility Lines	San	Sanitary MH / Tank / Base
San	Sanitary Sewer (Pipe Size)	Hydrant	Hydrant
Treeline	Treeline	Valve	Utility Valve
Culvert	Culvert	Pole	Utility Pole
Index Contour - Existing	Index Contour - Existing	Guy Wire	Guy Wire
Intermediate Contour - Existing	Intermediate Contour - Existing	Asphalt Pavement	Asphalt Pavement
Delineated Wetlands - Davel 2024	Delineated Wetlands - Davel 2024	Concrete Pavement	Concrete Pavement
		Gravel	Gravel
		Post / Guard Post	Post / Guard Post
		Deciduous Tree	Deciduous Tree
		Coniferous Tree	Coniferous Tree
		Benchmark	Benchmark



General Notes:

- Zoning Information**
City of Kaukauna:
IND Industrial District
Setbacks:
Front Yard: 25 Feet
Side Yard: 15 Feet
Rear Yard: 30 Feet

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.
- Floodplain Information**
(Subject Site mapped in Multiple Zones per FIRM Map No. 55087C0334 & 55087C0353D with and effective date of July 22, 2010
Mapped as "Zone X": Area determined to be outside the 0.2% annual chance floodplain.

** New Prosperity Center plat has a 100 year Floodplain line mapped per Study done by Graef Anhalt Schloemer and Associates Inc in 2006.
- Public Trust Information**
s.236.20 (b) "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 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.



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TOPOGRAPHIC SURVEY

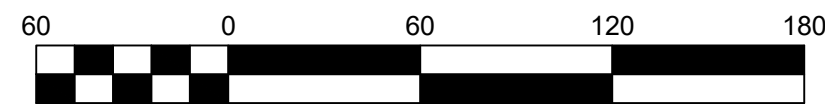
County Road J & JJ Warehouse
City of Kaukauna, Outagamie County, WI
For: Fox Valley Storage

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

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Last Saved by:	jennifer
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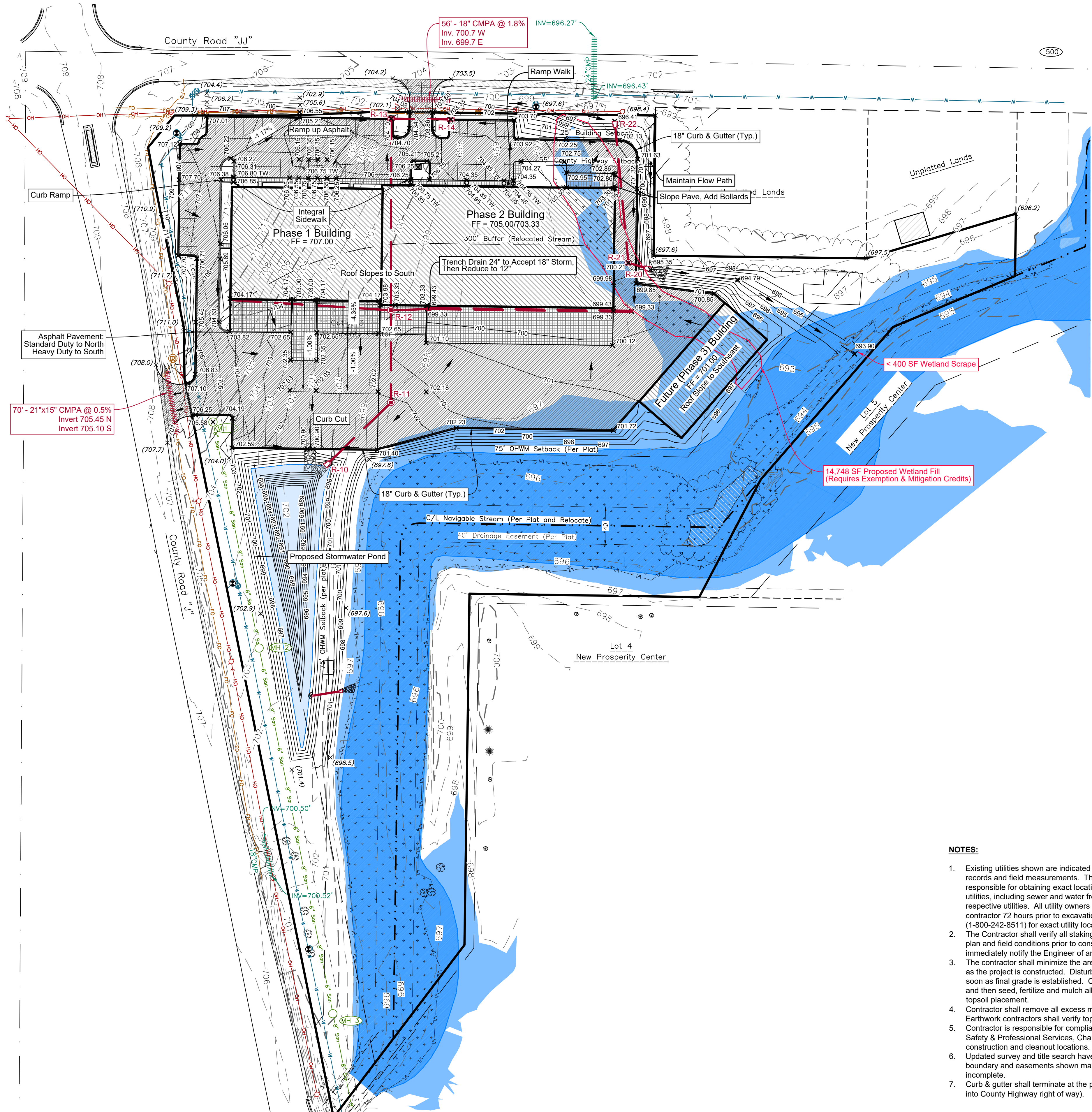
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LEGEND

	Overhead Utility Lines		Sanitary MH / Tank / Base		Post / Guard Post
	Sanitary Sewer (Pipe Size)		Hydrant		Deciduous Tree
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	Index Contour - Existing		Guy Wire		Asphalt Pavement
	Intermediate Contour - Existing				Concrete Pavement
	Delineated Wetlands - Davel 2024				Gravel
	Proposed Storm Sewer		Proposed Storm Manhole		Floodway
	Proposed Contour		Proposed Curb Inlet		Flood Fringe
	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		Prop. Finished Floor Elev.		
	Proposed Building		Emergency Overflow for Runoff		
	Proposed Asphalt				
	Proposed Concrete				
	Proposed Gravel				



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.
- The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
- Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
- Contractor is responsible for compliance with Department of Safety & Professional Services, Chapter SPS 382, for lateral construction and cleanout locations.
- Updated survey and title search have not been authorized and the boundary and easements shown may be inaccurate or incomplete.
- Curb & gutter shall terminate at the property line (no extension into County Highway right of way).

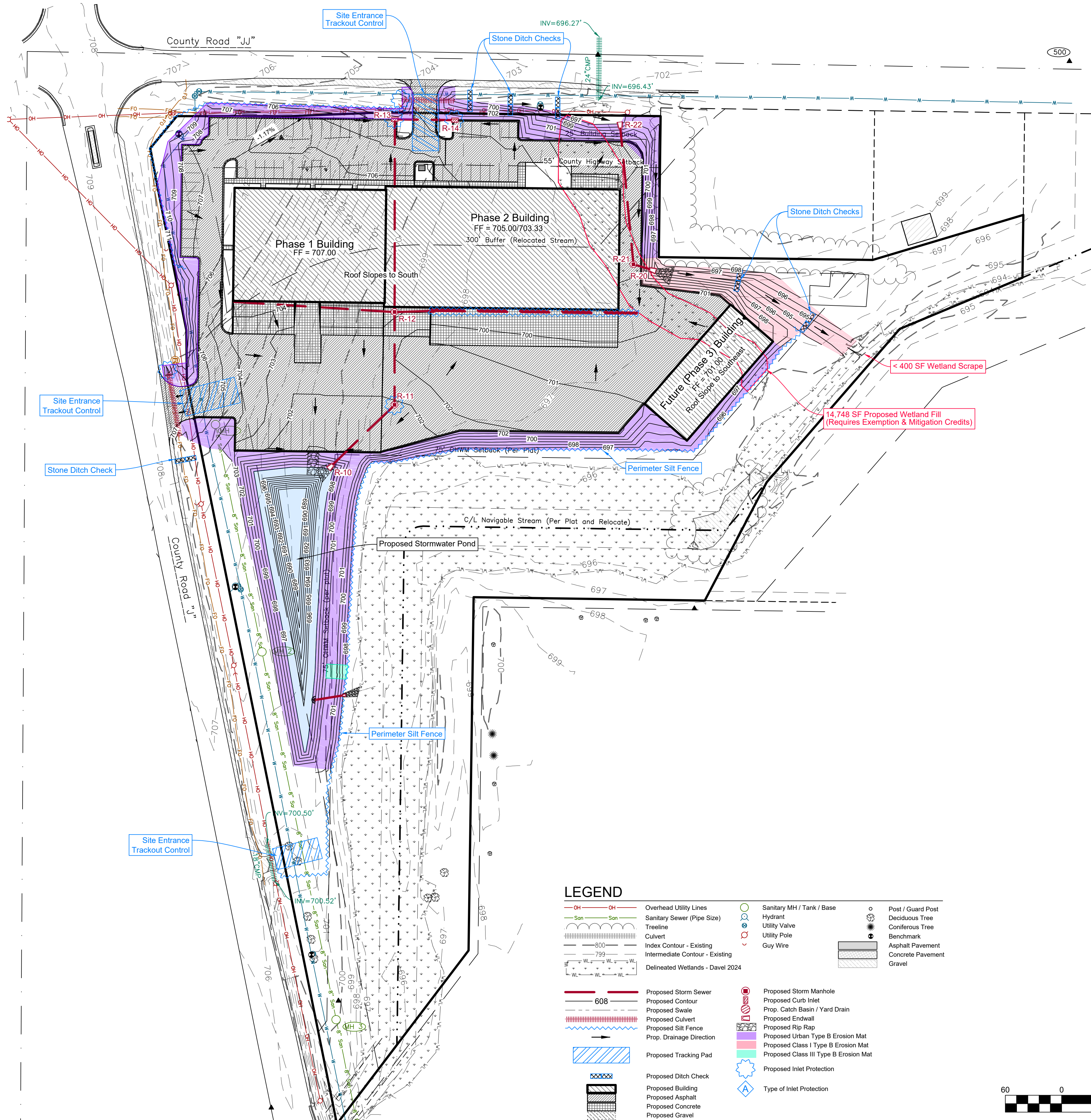
**DRAINAGE & GRADING
PLAN**

County Road J & JJ Warehouse
City of Kaukauna, Outagamie County, WI
For: Fox Valley Storage

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**Planned Sediment and Erosion Control Practices**

All erosion control practices shall be in place prior to disturbing the site. 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 & sediment control measures shall be maintained on a continuing basis until the site is permanently stabilized. All applicable controls must be in place at the end of each work day with all off-site sediments being cleaned daily or as necessary as no sediment flushing is allowed.

Soil Survey Description

Manawa silty clay loam units are situated in drainageways over clayey till or calcareous, dense clayey till. The unit is somewhat poorly drained with a water table of about 7-24 inches.

Winneconne silty clay loam units are situated on lake plains over calcareous clayey lacustrine deposits. The units are well drained with water a water table of more than 80 inches.

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 storm sewer inlets and storm water pond.

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 perimeter where runoff will leave the site, per plan.
- and at the toe of soil piles if the pile will remain in place for more than seven (7) days.
- as slope interruption within the development, spacing per Technical Standard.

iii) 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 and if field conditions warrant.

c) Seeding - Intended to provide a reduction of overland flow velocities and stabilize disturbed areas. Seeding will be used on all disturbed areas within seven days of the completion of the activity that will disturb the area. **All seeding and fertilization shall be in accordance with City of Kaukauna Standard Specifications.**

3) Channelized Flow

a) Ditch Checks - Intended to settle suspended sediment in channelized flow by reducing the flow velocity. **All Ditch Checks shall be installed and maintained in accordance with DNR Technical Standard 1062 and all manufacturer specifications.** Ditch Checks will be used where indicated on the plan. Additional ditch checks may be required in areas where erosion is occurring.

4) Track out Control - Intended to reduce the amount of sediment transported onto public roads or offsite access points. **The Tracking Pad shall be installed and maintained in accordance with DNR Technical Standard 1057.** Trackout controls will be constructed at the site entrances as indicated on the plan.

5) Dust Control - Intended to reduce surface to air transport of dust during construction. **Dust control shall be implemented with use of methods provided in DNR Technical Standard 1068.** These methods include the use of polymers, seeding, and mulch.

6) Dewatering BMP - Intended to reduce the amount of sediment conveyed due to dewatering practices. **Dewatering practices require compliance with DNR Technical Standard 1061.** The use of geotextile bags is required to prevent sedimentation with a stable discharge to adjacent storm sewer inlet. **The bags shall meet the requirements of DNR Technical Standard 1061.** Upon completion of the dewatering operation, all materials must be disposed of properly in accordance with all state and local requirements.

7) Waste Material - All onsite waste and construction materials shall be handled and disposed of properly. No waste material is allowed to enter the storm sewer system or receiving waters.

8) Sediment Basin - The proposed pond is not large enough to serve as a sediment basin per Technical Standard 1064. However, the pond will provide additional sediment removal once construction, if inadequate sediment storage is available the accumulated sediment shall be removed and disposed of according to the Operation and Maintenance Plan.

Sequence of Construction (Phase 1)

- Obtain plan approval and other applicable permits.
- Install & maintain sediment control measures. November 2024
- Remove Topsoil and install intermediate silt fences: November 2024
- Construction stormwater pond. December 2024.
- Mass grading and building foundation. December 2024.
- Install storm sewer and gravel base. December 2024.
- Dormant seed and mulch the fill slope east of the improvement area and the pond slopes. December 2024.
- Construct Building, January - April 2025
- Install pavements and final landscaping. May 2025.

Remove all temporary sediment control measures after 70-percent vegetative cover is established. Water if necessary to establish healthy and well rooted vegetation.

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:

- 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.
- Remove silt fence and temporary structures only after final stabilization and vegetative cover is established.
- Avoid the use of fertilizers and pesticides in or adjacent to channels or ditches.
- 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 or the DNR website for a template: <https://dnr.wisconsin.gov/topic/Stormwater/construction/forms.html>. Upon request, the inspection reports shall be made available to the owner, the engineer, the Wisconsin Department of Natural Resources, or the City of Kaukauna.

Responsible Parties

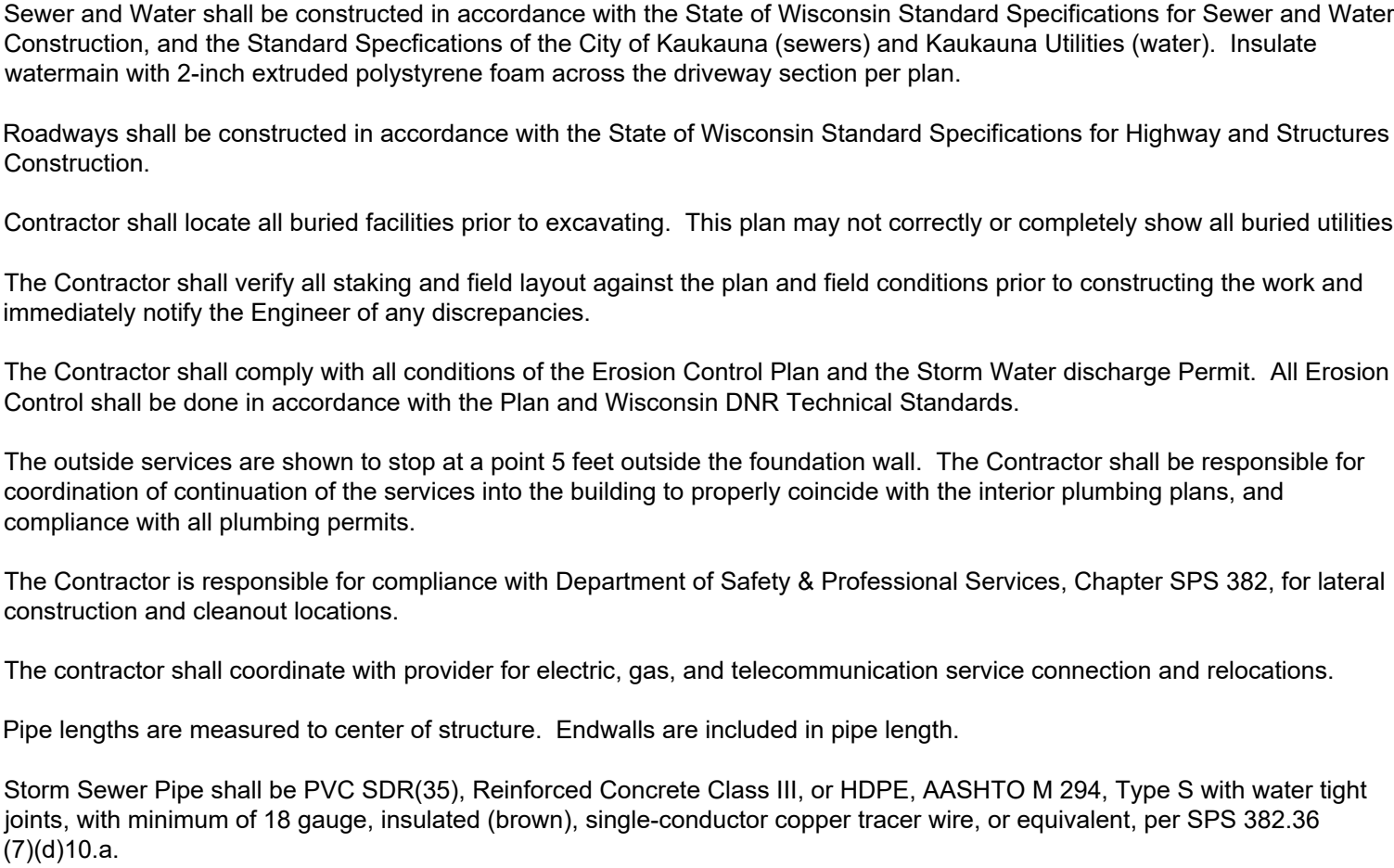
Best Management Practices (BMPs) Construction and Maintenance:
To be Determined (TBD)

BMP Inspection and Compliance Enforcement

City of Kaukauna
Wisconsin Department of Natural Resources

EROSION & SEDIMENT CONTROL PLAN

County Road J & JJ Warehouse
City of Kaukauna, Outagamie County, WI
For: Fox Valley Storage

[illegible]

DAVEL
Engineering & Environmental

UTILITY PLAN

For: Fox Valley Storage

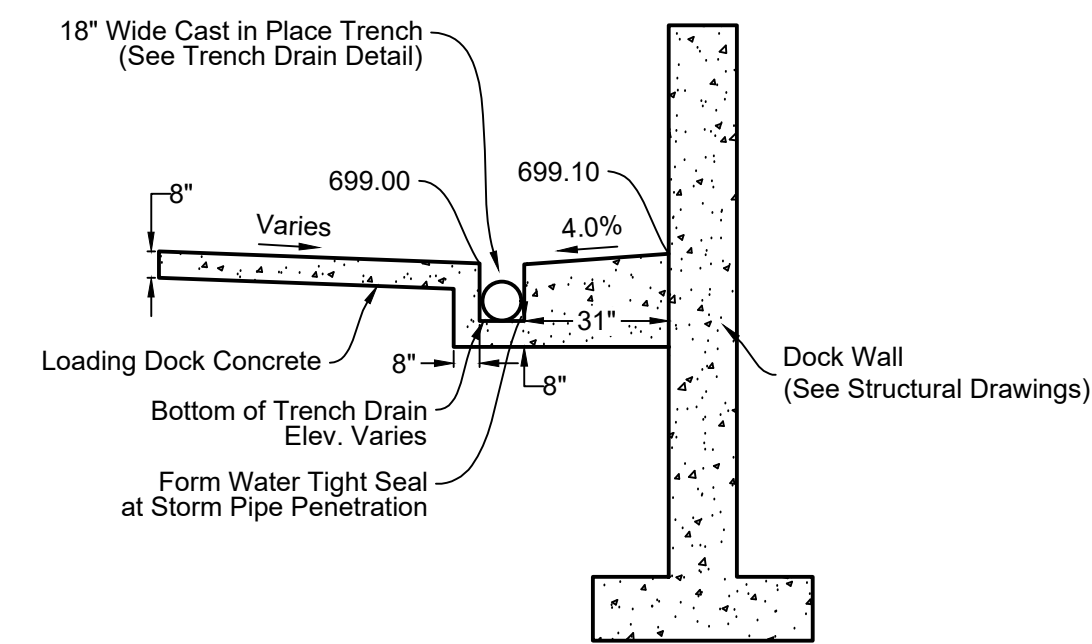
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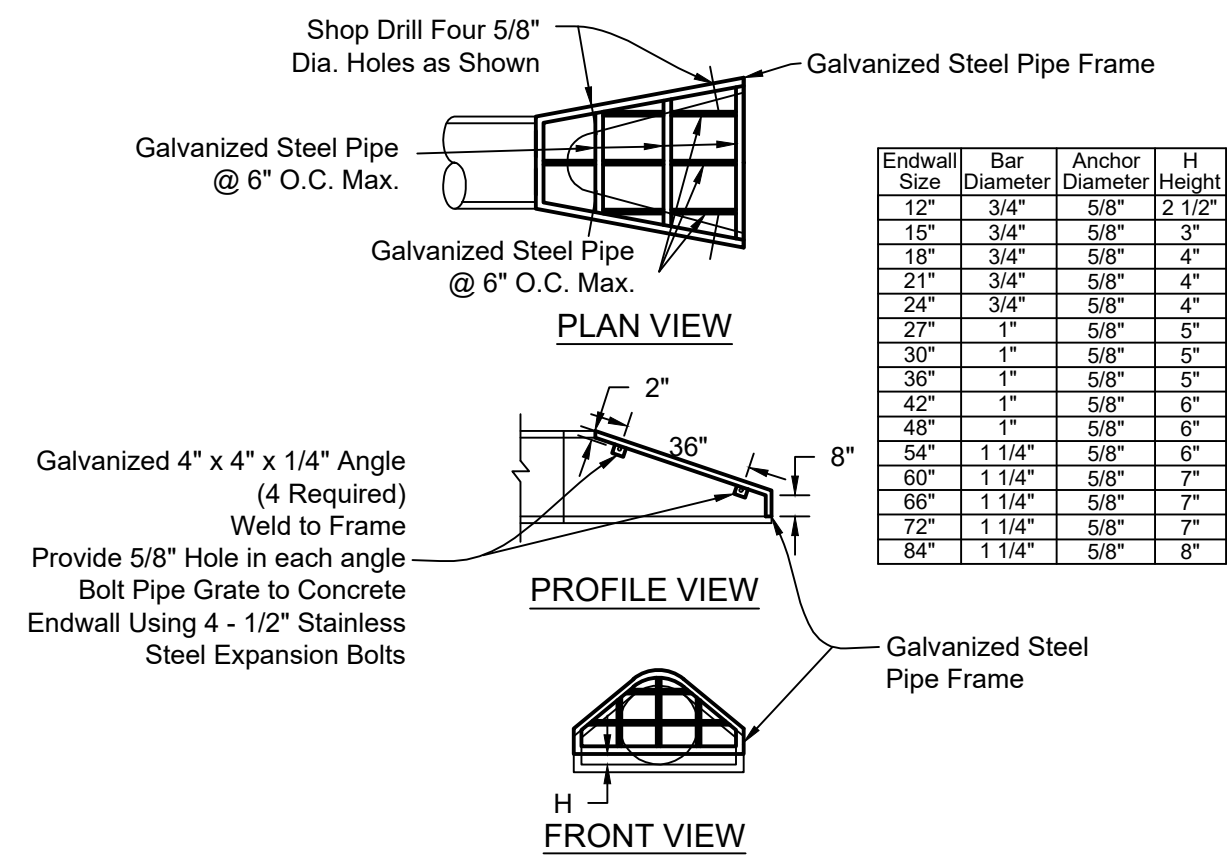
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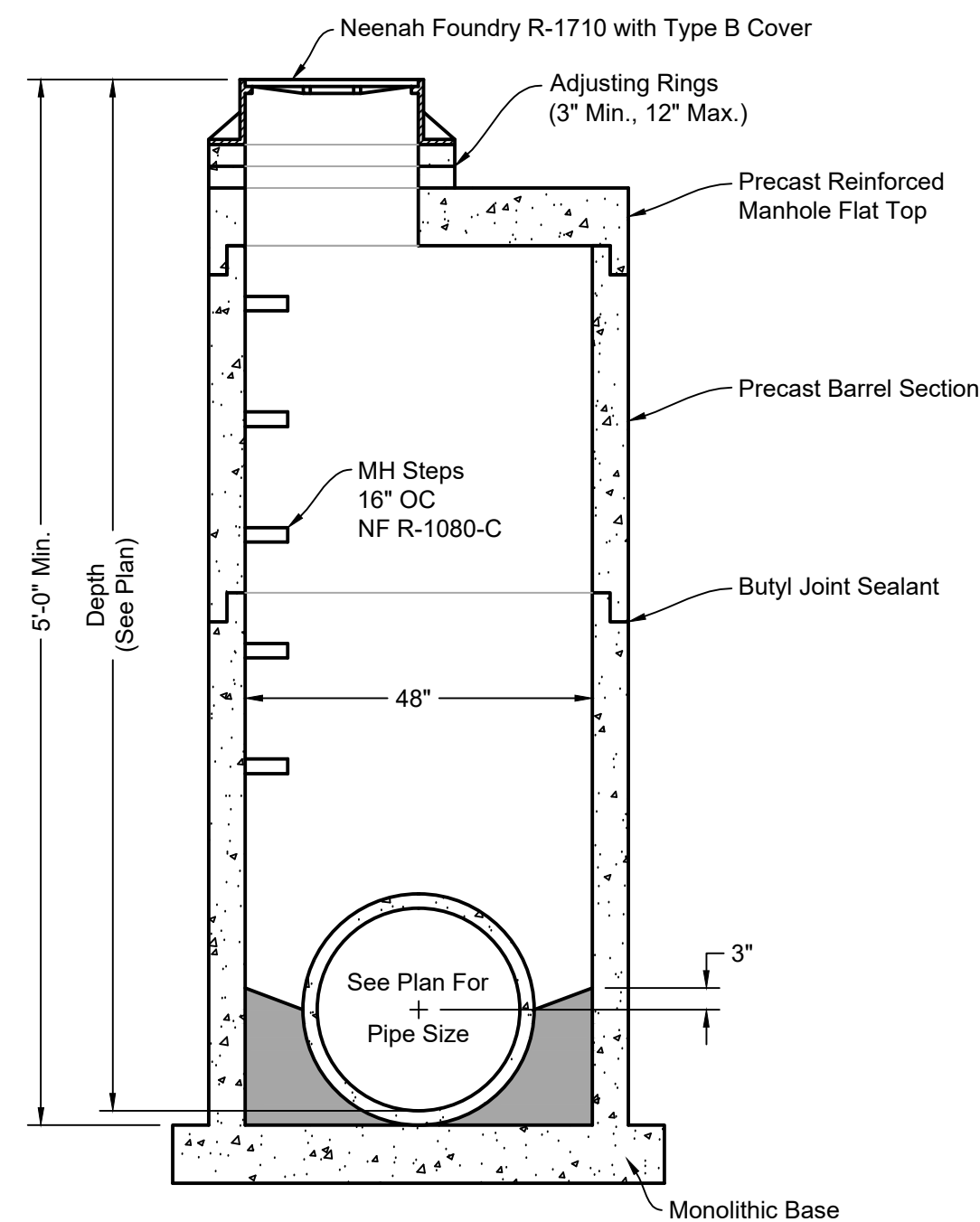
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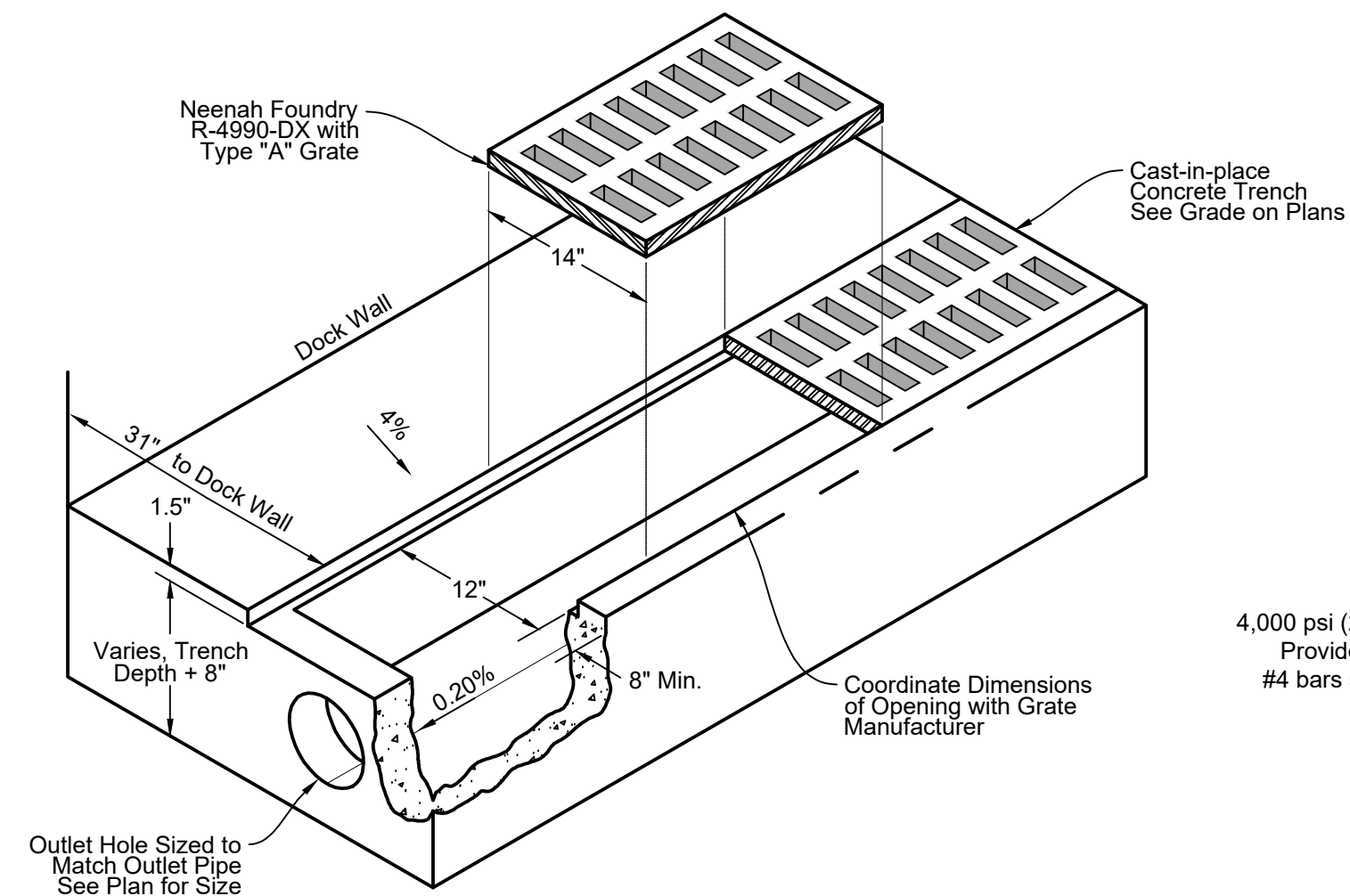
LOADING DOCK TRENCH DRAIN CROSS-SECTION
At Phase 2 Dockwall



ENDWALL PIPE GRATE

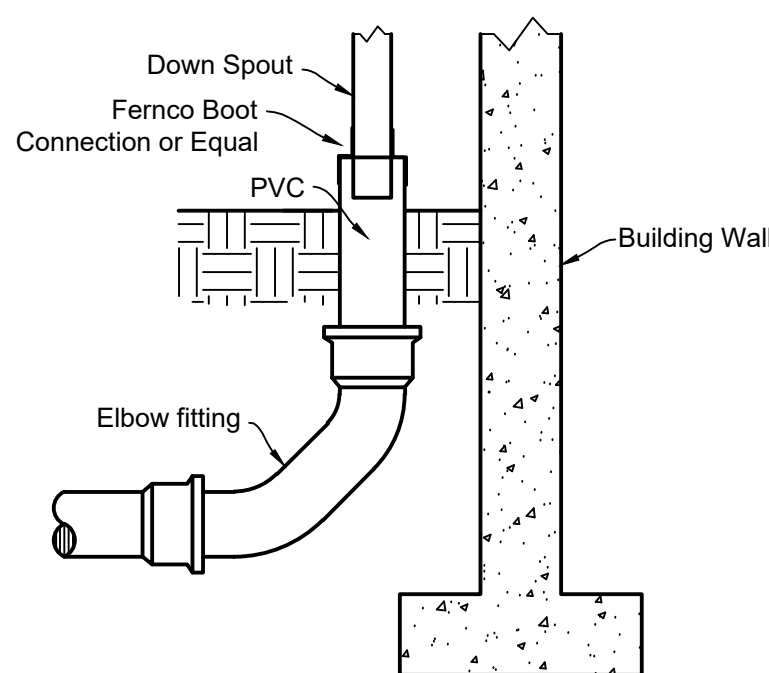


STANDARD STORM MANHOLE

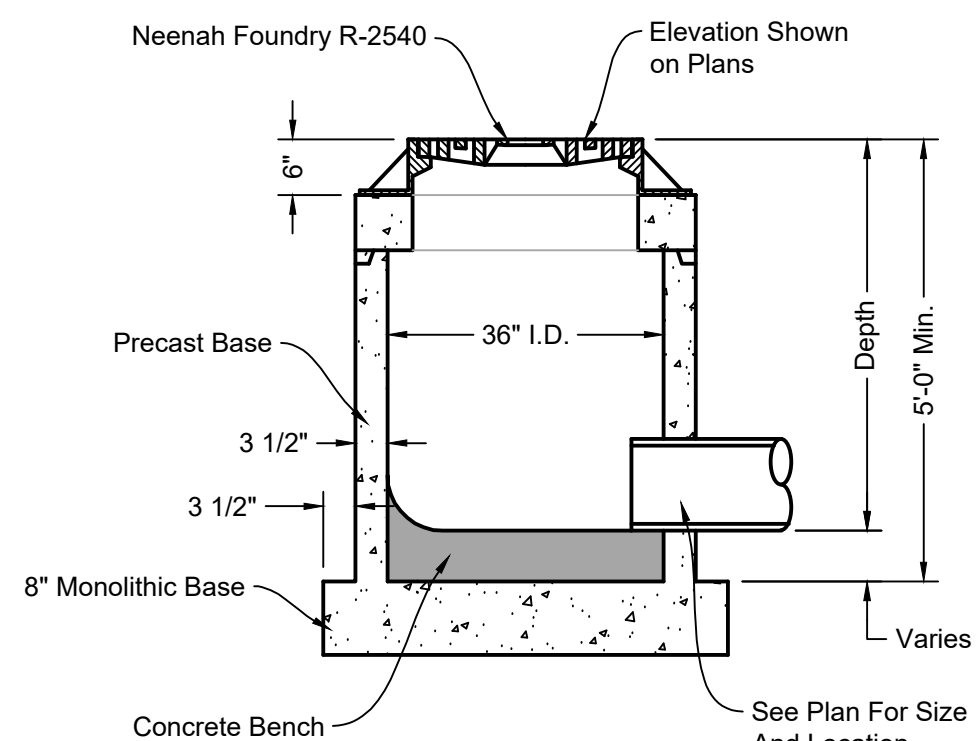


12" TRENCH DRAIN DETAIL
At Phase 2 Dockwall

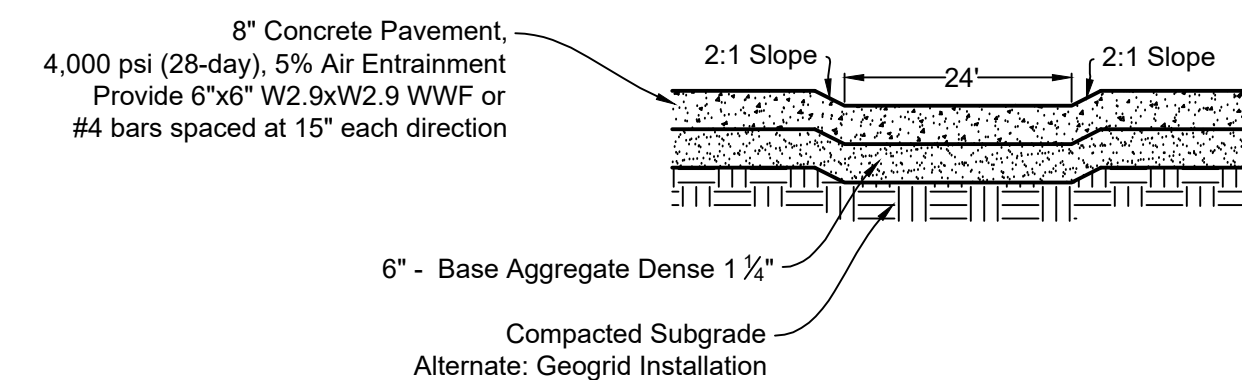
Note: Provide 24" trench (R-4990-HX) width at 18" pipe connection, transition to 12" trench width.



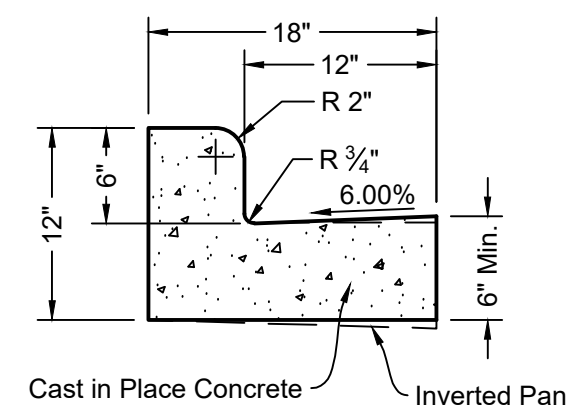
ROOF DRAIN CONNECTION TO STORM SEWER



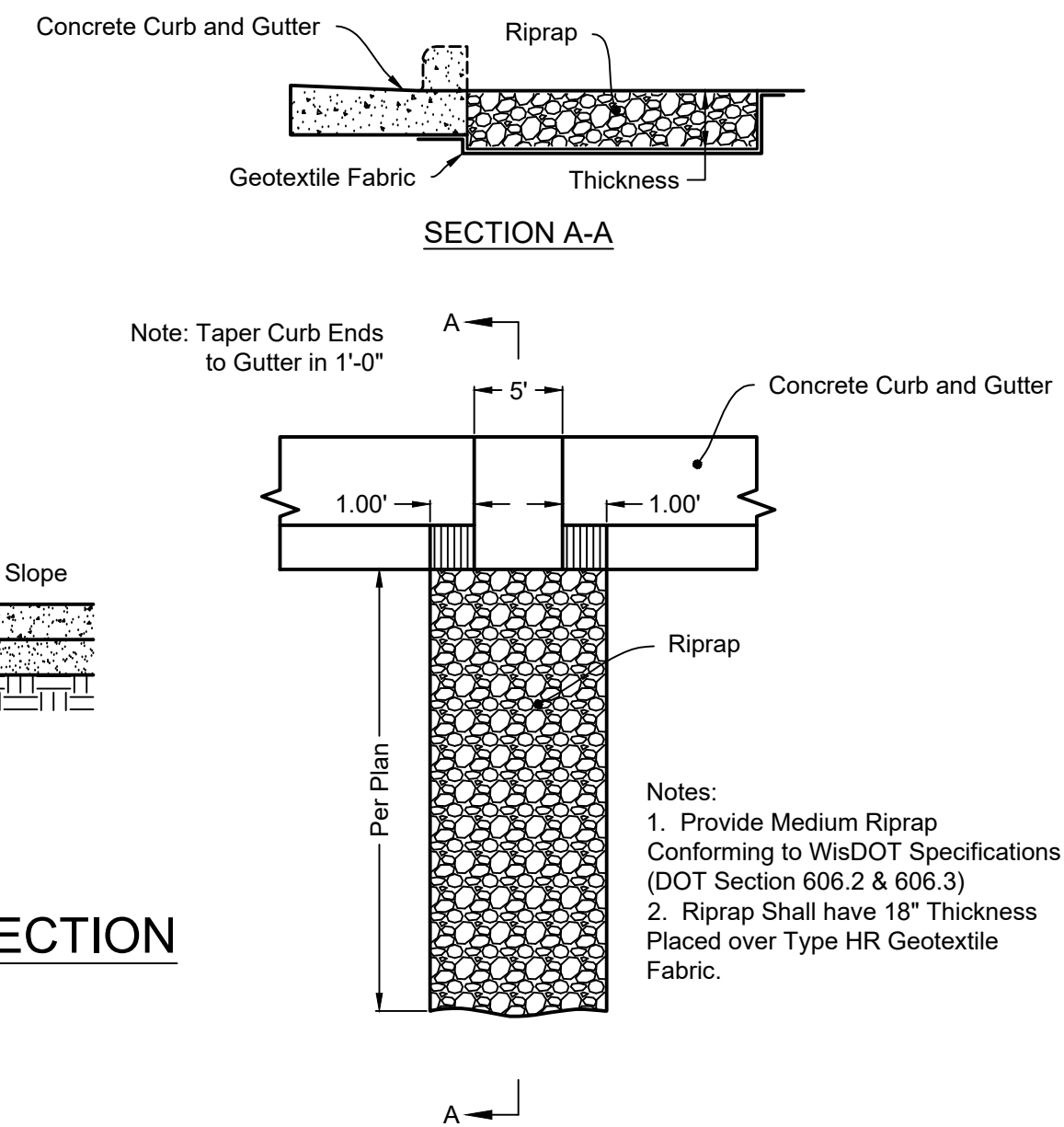
STORM CATCH BASIN



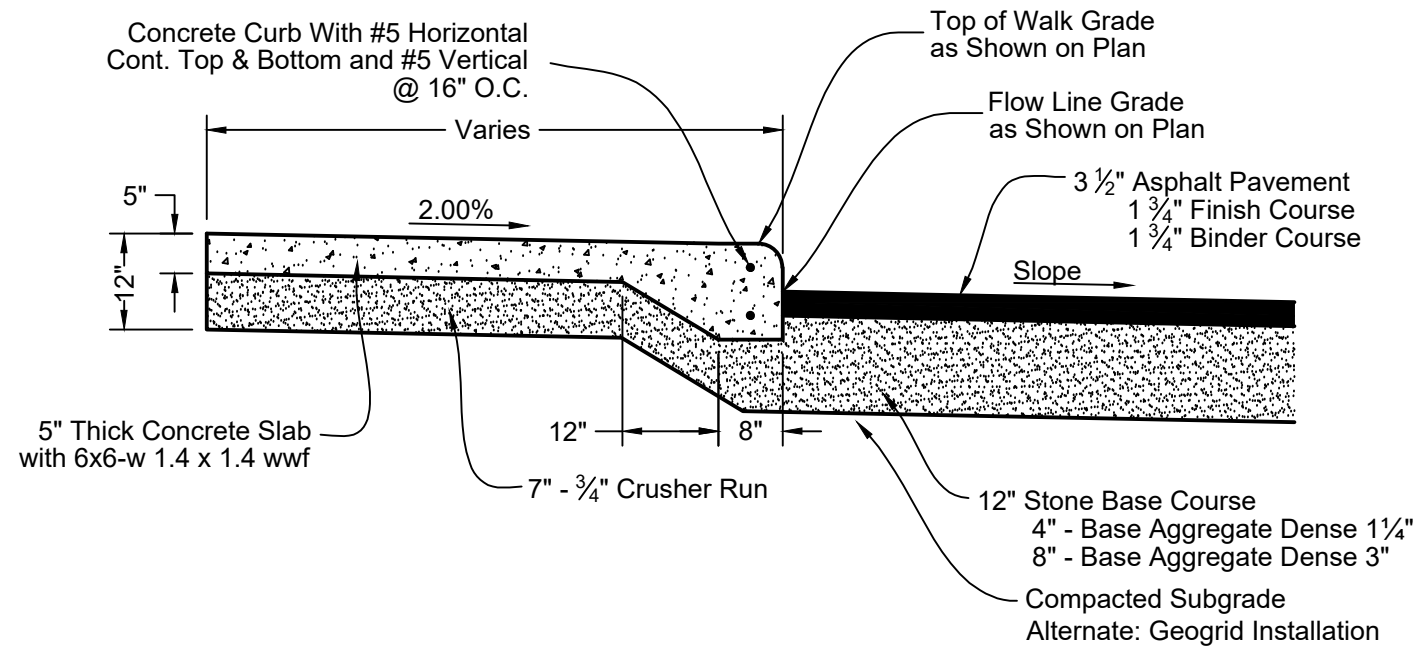
CONCRETE APRON SECTION
AT PHASE 1 DOCK WALL



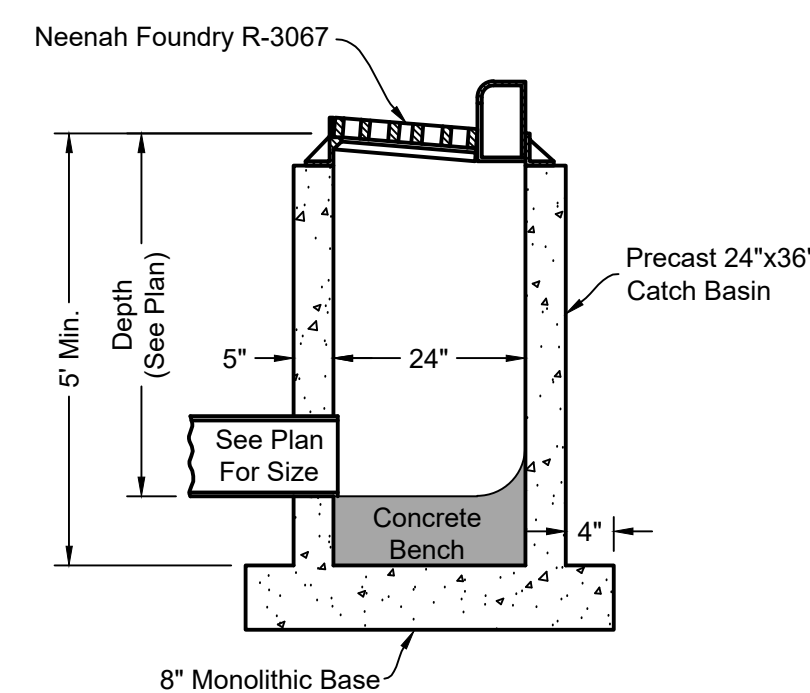
18" STANDARD CURB



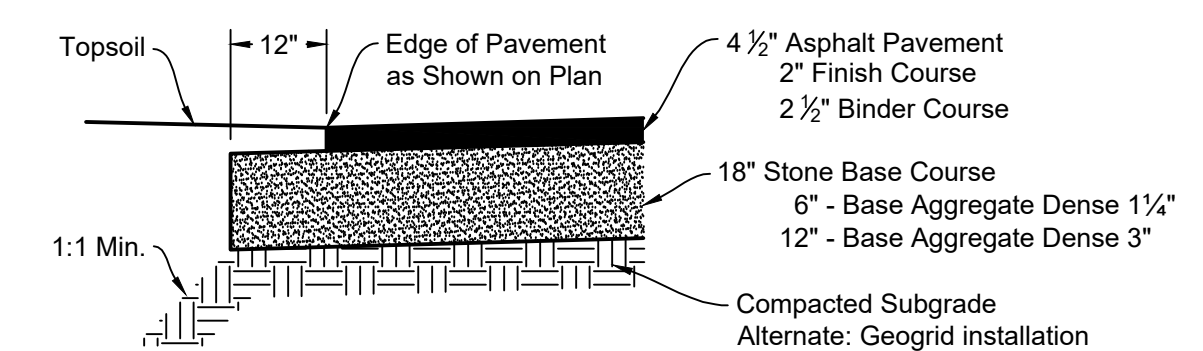
PLAN VIEW CURB CUT OPENING



INTEGRAL SIDEWALK / STANDARD DUTY PAVEMENT SECTION

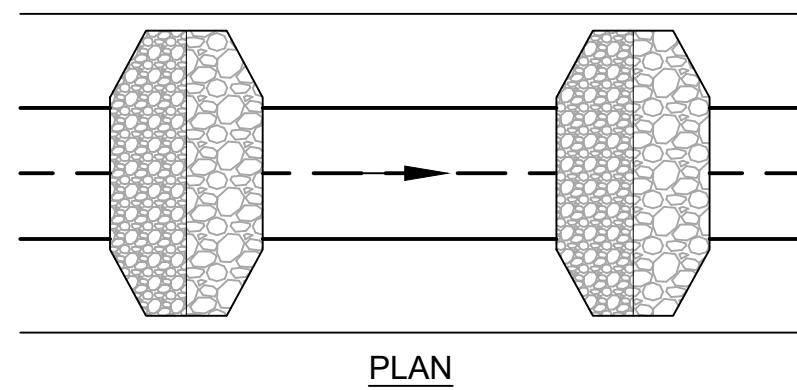


CURB INLET DETAIL

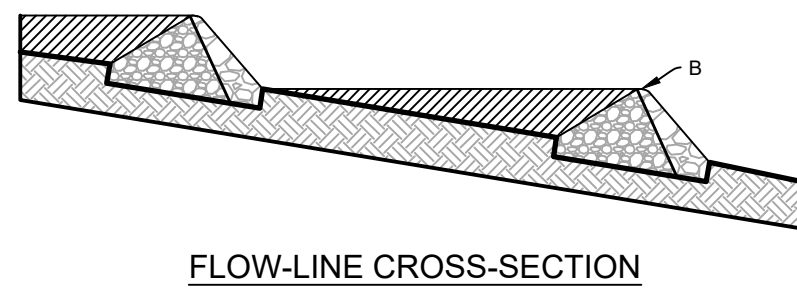


HEAVY DUTY ASPHALT PAVEMENT SECTION

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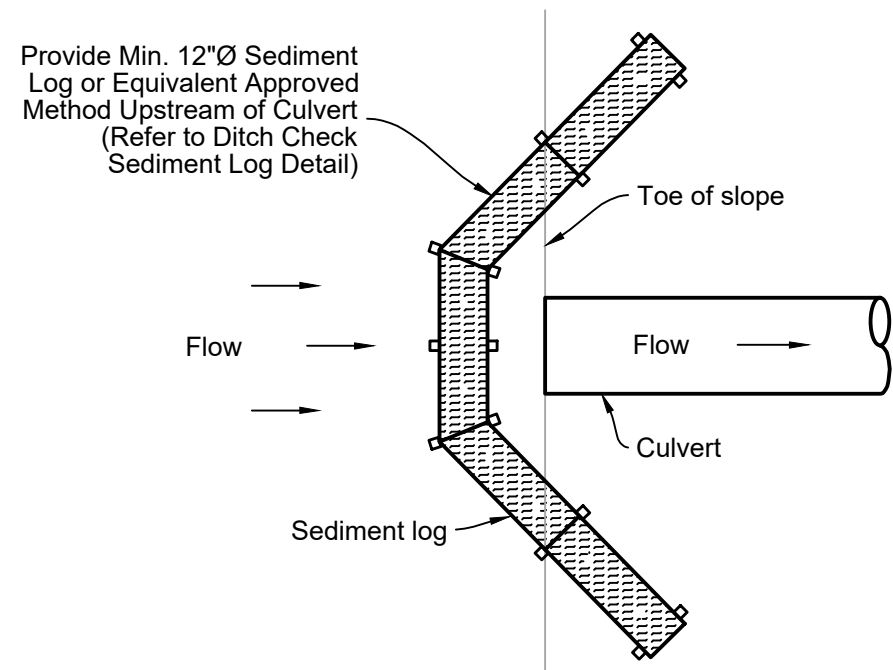
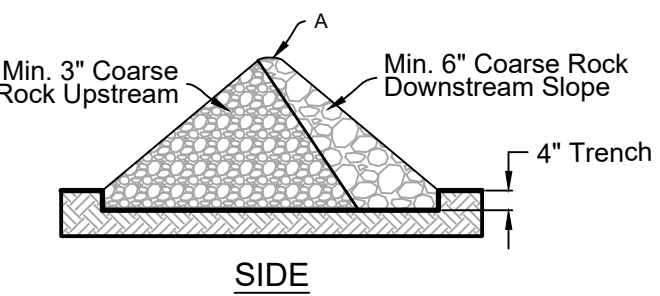
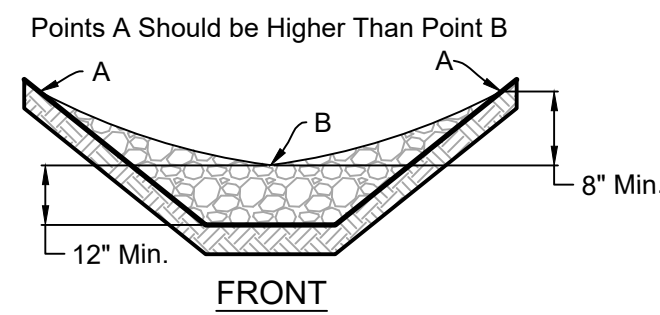


Place downstream structure such that point "B" is approximately level with the lowest ground elevation of the upstream structure.

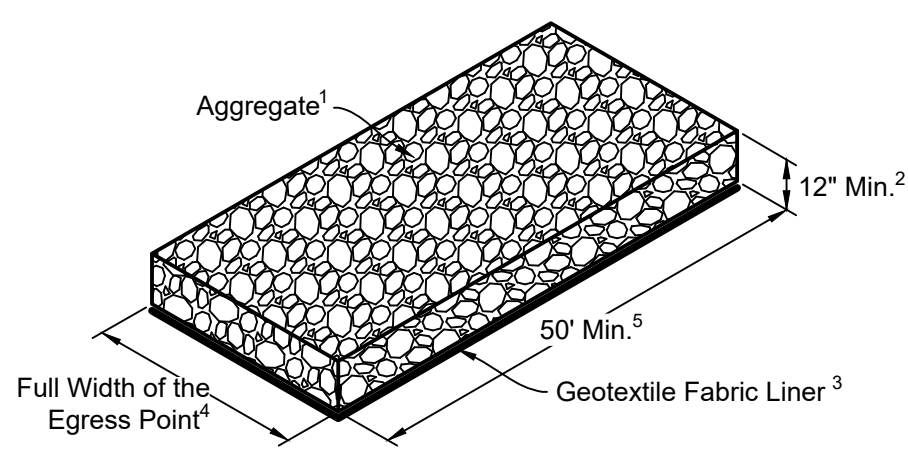


STONE DITCH CHECK

DNR TECHNICAL STANDARD 1062



CULVERT INLET END PROTECTION



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.

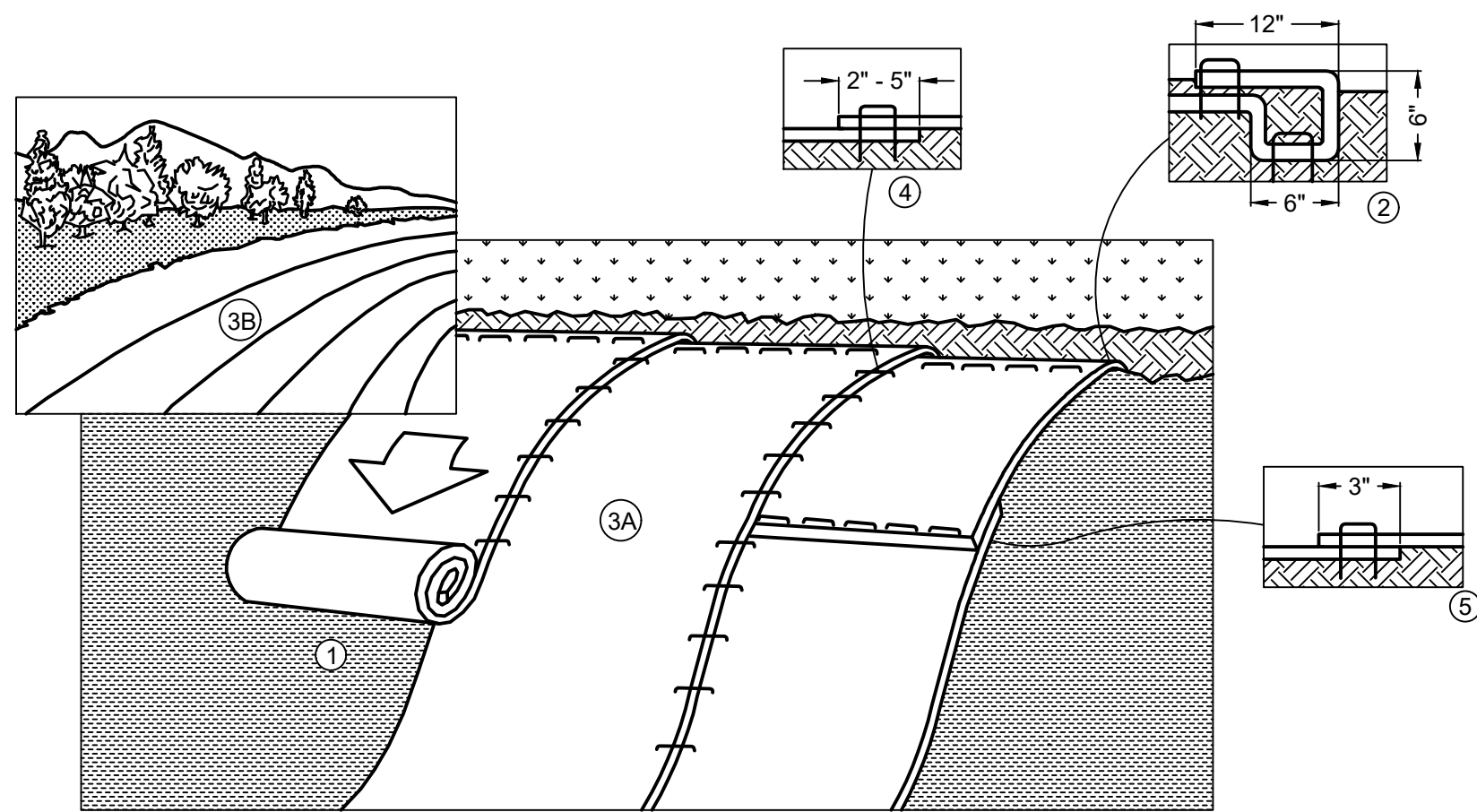
Note 3 Select fabric type based on soil conditions and vehicles loading.

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

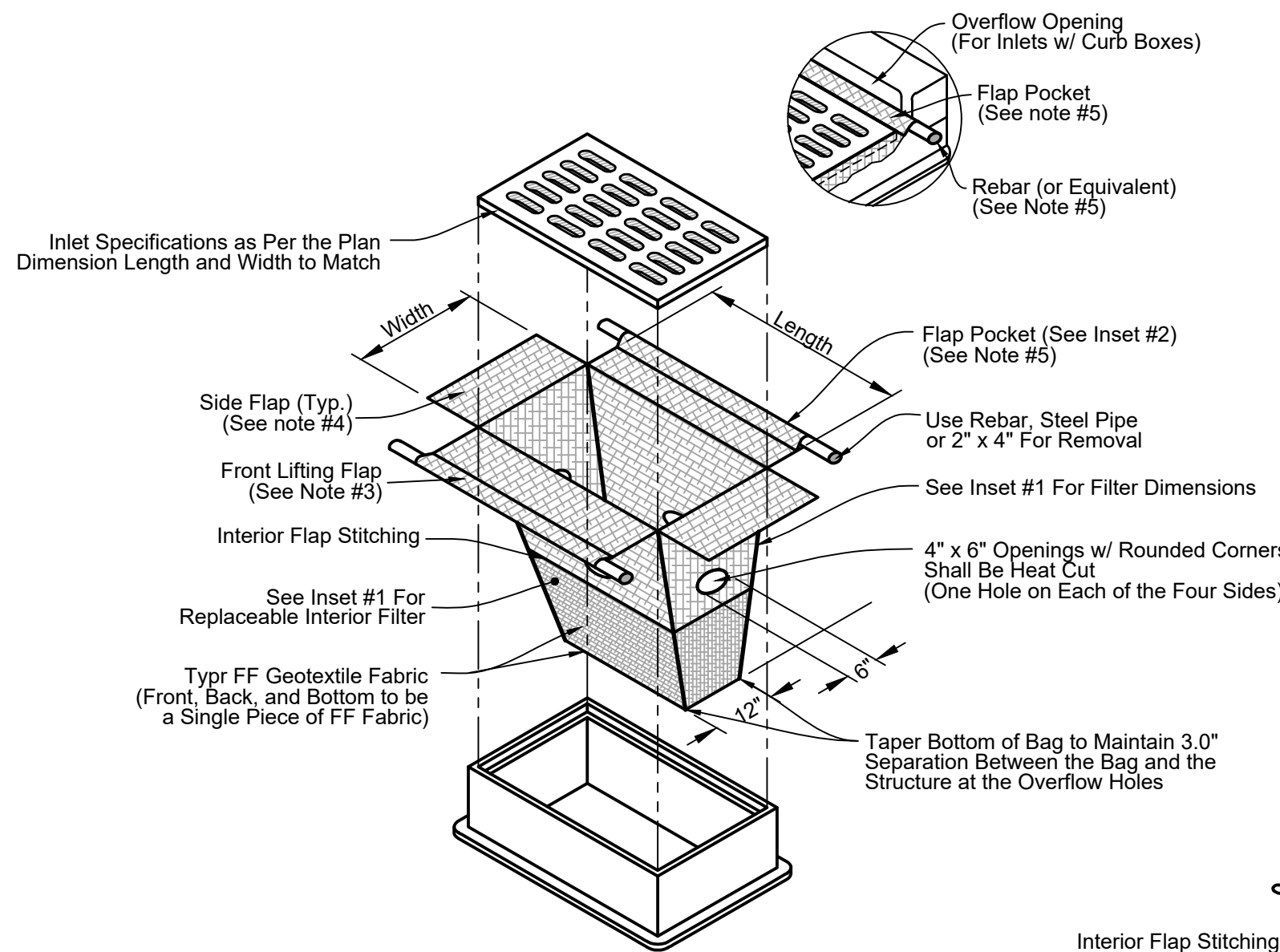
Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5



1. Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.
 2. 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.
 3. 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.
 4. The edges of parallel RECP's must be stapled with approximately 2" - 5" (5 cm - 12.5 cm) overlap depending on RECP's type.
 5. 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.
6. Detail provided by North American Green (www.nagreen.com)
 7. 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



INLET PROTECTION, TYPE D-M

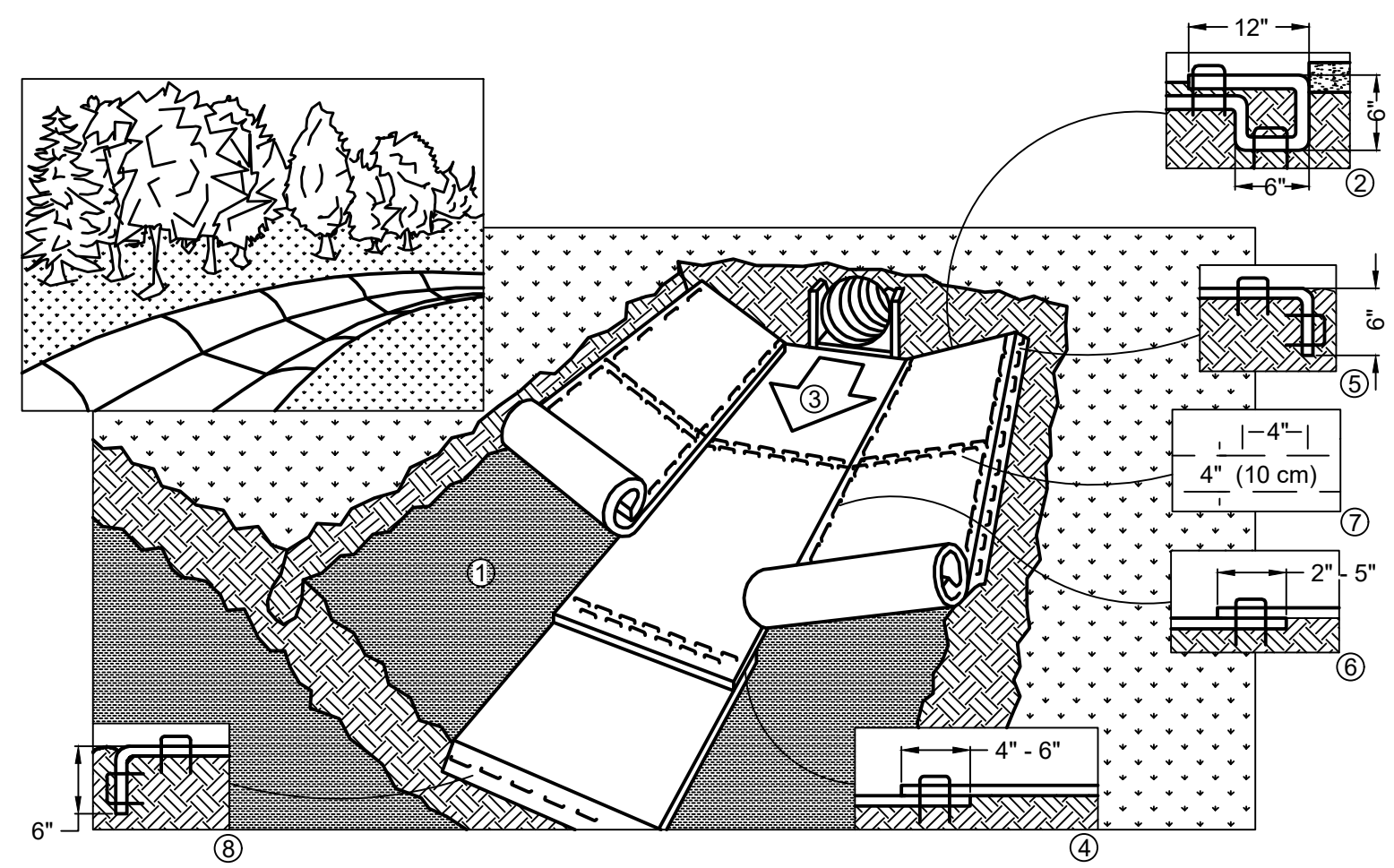
DNR TECHNICAL STANDARD 1060
(CAN BE INSTALLED IN ANY INLET WITH OR WITHOUT A CURB BOX)

NOTES:

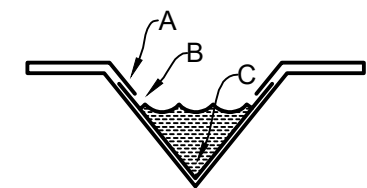
1. Taper bottom of bag to maintain three inches of clearance between the bag and the structure, measured from the bottom of the overflow openings to the structure wall.
2. Geotextile fabric, Type FF for flaps, top and bottom of outside of filter bag. Front, back and bottom of filter bag being one piece.
3. Front lifting flap is to be used when removing and maintaining filter bag.
4. Side flaps shall be a maximum of two inches long. Fold the fabric over and reinforce with multiple stitches.
5. 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:

1. 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.



1. Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.
 2. Begin at the top of the channel 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) across the width of the RECP's.
 3. Roll center RECP's in direction of water flow in bottom of channel. 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.
 4. Place consecutive RECP's end over end (shingle style) with a 4" - 6" (10 cm - 15 cm) overlap. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center to secure RECP's.
 5. Full length edge of RECP's at top of side slopes must be anchored with a row of staples/stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
 6. Adjacent RECP's must be overlapped approximately 2" - 5" (5 cm - 12.5 cm) (depending on RECP's type) and stapled.
 7. In high flow channel applications a staple check slot is recommended at 30 to 40 foot (9 M - 12 M) intervals. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center over entire width of the channel.
 8. The terminal end of the RECP's must be anchored with a row of staples/stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
- Note:
9. Detail provided by North American Green (www.nagreen.com)



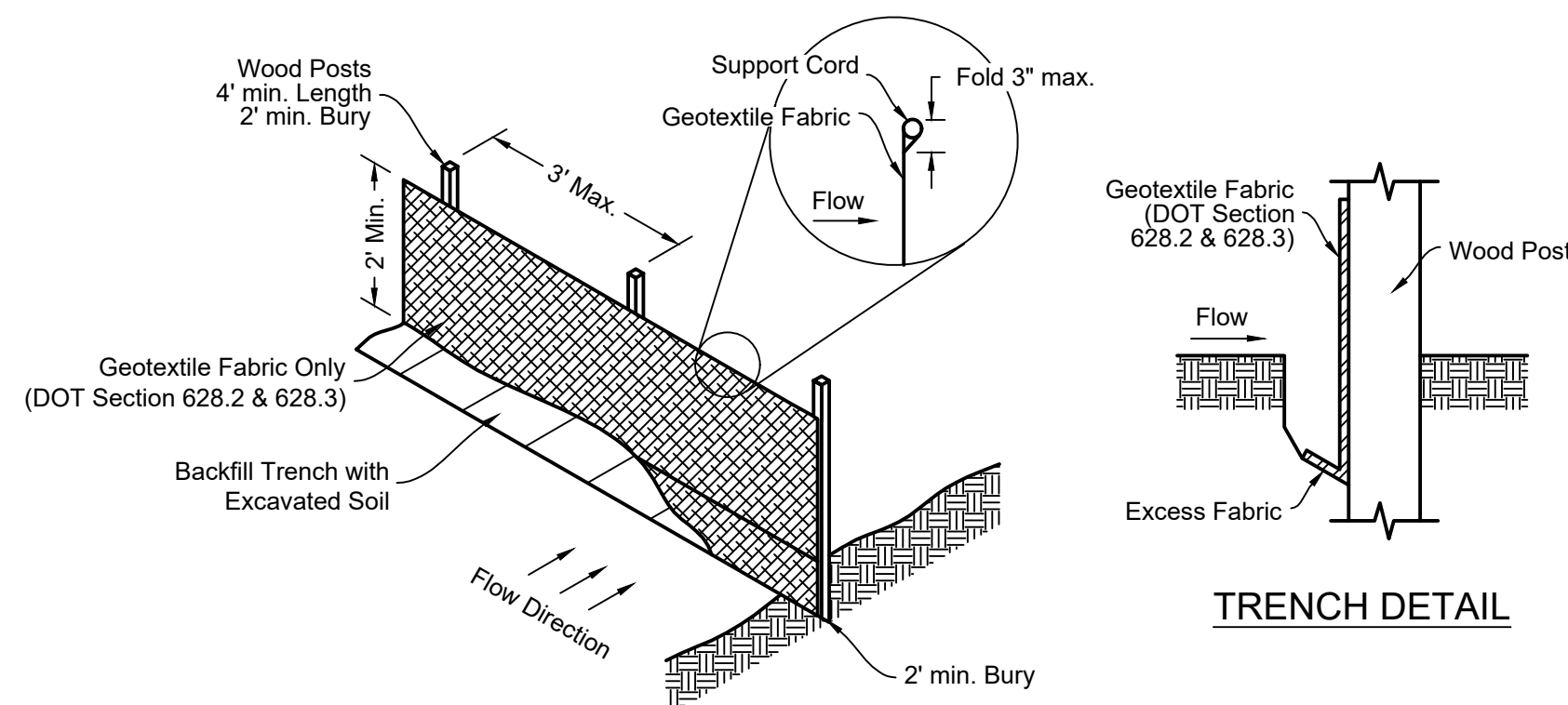
Critical Points
A. Overlaps and seams
B. Projected Water line
C. Channel Bottom/side slope vertices

Note:
* Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

** In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.

EROSION MAT CHANNEL INSTALLATION

DNR TECHNICAL STANDARD 1053



TRENCH DETAIL

Silt fence notes:

1. Detail of construction not shown on this drawings shall conform to criteria set by authorities having jurisdiction and by DNR Technical Standard 1056.
2. 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.
3. Attach the fabric to the posts with wire staples or wooden lath and nails.
4. 8'-0" post spacing allowed if a woven geotextile fabric is used.
5. 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.
6. 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.
7. 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

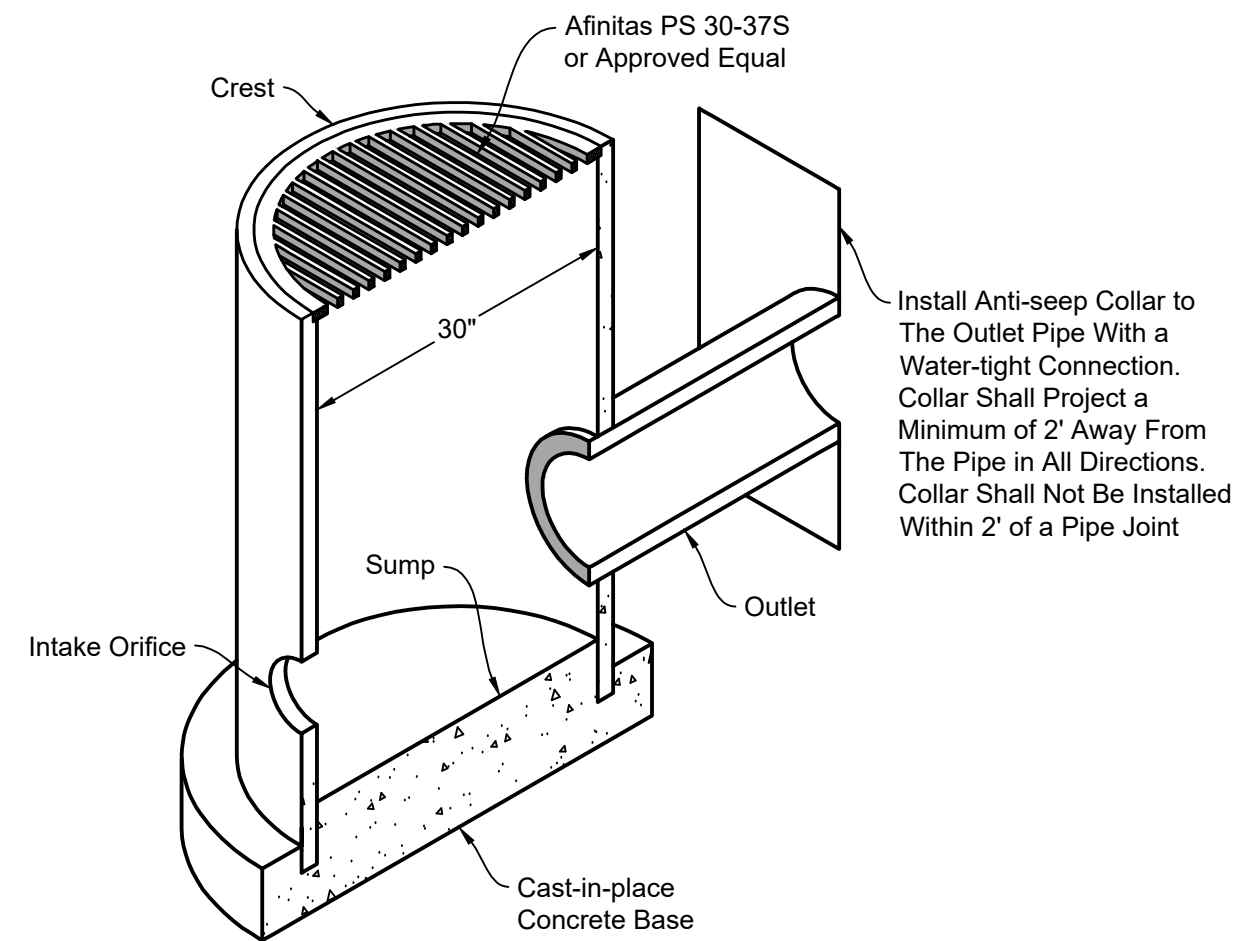
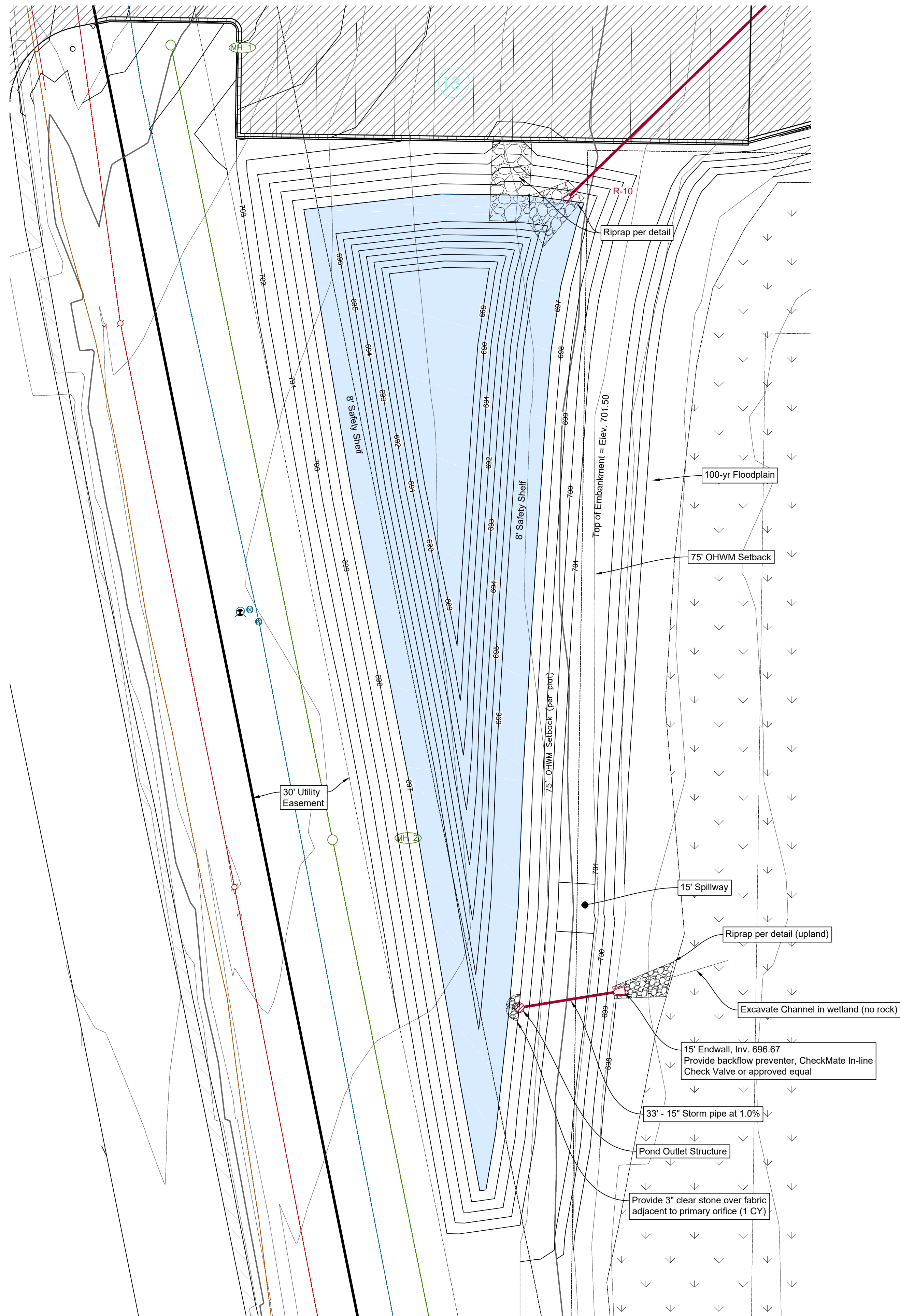
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DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

EROSION & SEDIMENT CONTROL DETAILS

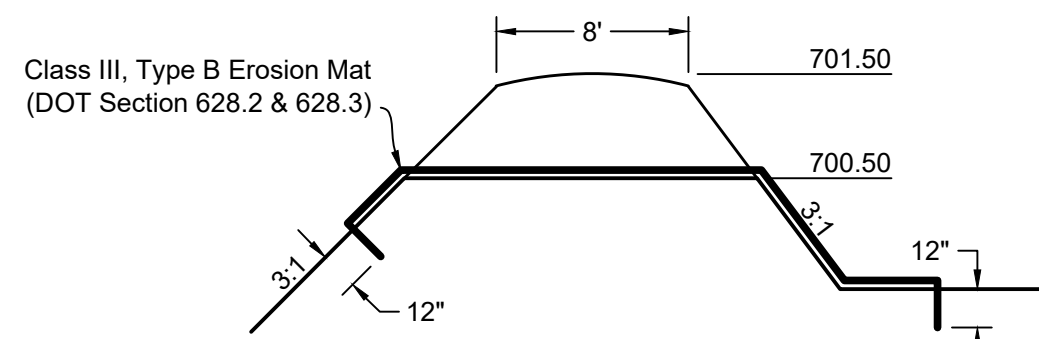
County Road J & JJ Warehouse
City of Kaukauna, Outagamie County, WI
For: Fox Valley Storage

Date: 05/8/2025
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Author: TNW
Last Saved by: kyle
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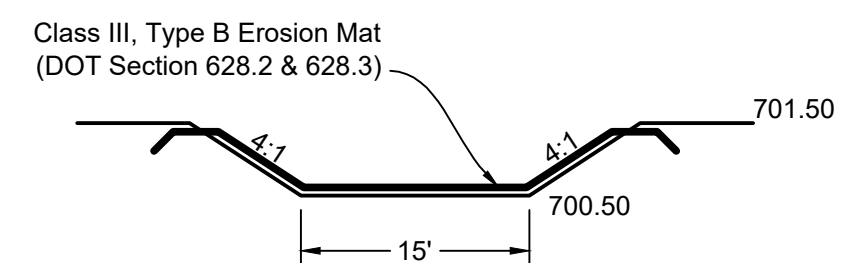


POND OUTLET STRUCTURE DETAIL

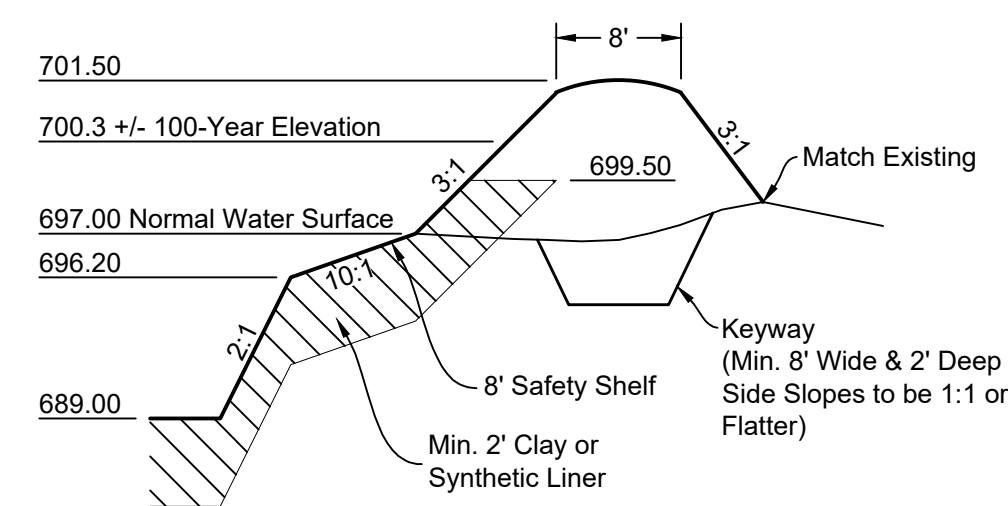
Outlet		
Size, in		15
Invert	697.00	
Slope (%)		1.00
Intake orifice		
Size, in		4
Invert	697.00	
Crest		
Elevation		699.50
Sump		
Elevation		696.50
Base		
Elevation		693.00



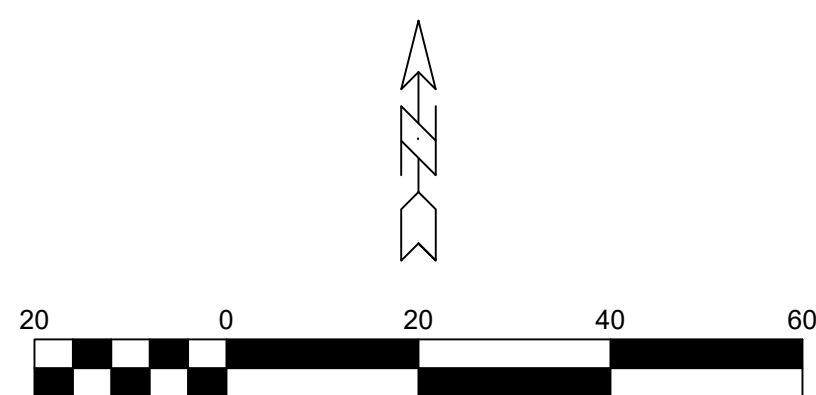
EMERGENCY SPILLWAY SECTION



EMERGENCY SPILLWAY DETAIL



TYPICAL EMBANKMENT SECTION

Pond Notes:

1. The base of the embankment shall be stripped of all vegetation, stumps, topsoil and other matter. Stripping shall be to a minimum of 6 inches.
2. Embankments shall be constructed with non-organic soils and compacted to 90% standard proctor according to the procedures outlined in ASTM D-698. No tree stumps, or other organic material shall be buried in the embankment. The constructed embankment height shall be increased a minimum of 5% to account for settling.
3. All pipes extending through the embankment shall be bedded and backfilled with embankment or equivalent soils. The bedding and backfill shall be compacted in lifts and to the same standard as the original embankment. Excavation through a completed embankment shall have a side slope of 1:1 or flatter.
4. Topsoil shall be spread on all disturbed areas, except for elevations below the normal water, as work is completed. The minimum depth of topsoil shall be 4 inches.
5. All areas disturbed by pond construction shall be seeded as work is completed. Pond side slopes above permanent pool shall be temporarily seeded with annual ryegrass or oats immediately after pond is "roughed in." This will require topsoil application. Slopes steeper than 10:1 but less than 4:1 will require properly anchored mulch in accordance with Section 627.1 of the DOT Standard Specifications for Highway and Structure Construction, DOT Class 1, Type B erosion mat will be required on slopes steeper than 4:1 (Section 628.2 & 628.3).
6. Riprap at all inflow points shall extend a minimum of 18 vertical inches below the permanent pool. (Section 606.2 & 606.3)
7. Any rock encountered shall be excavated to a depth two feet deeper than the proposed pond grade.
8. The pond shall be constructed with a Type B Liner with the following WDNR specifications (Wet Detention Pond Technical Standard 1001). Liners include: Clay, High Density Polyethylene (HDPE), Polyethylene Pond Liner (PPL) or any liner satisfying Type A Liner criteria.

Clay liners specifications are as follows:

- Hydraulic conductivity of 1×10^{-6} cm/sec or less.
- Average liquid limit of 16 or greater, with no value less than 14.
- Average PI of 7 or more, with no values less than 5.
- Clay compaction and documentation as specified in NRCS Wisconsin Construction Specification 204, Earthfill for Waste Storage Facilities.
- Minimum thickness of 2 feet.
- If in-situ soils meet the above requirements of the specification for a Type B Clay Liner, including a minimum saturated hydraulic conductivity of 1×10^{-6} cm/sec to a depth of 4 feet below the pond bottom, the in-situ soils then satisfy the pond liner requirements.

HDPE liner specifications are as follows:

- Minimum thickness of 40 mils.
- Design according to the criteria in Table 3 of NRCS 313, Waste Storage Facility Technical Standard.
- Install according to NRCS Wisconsin Construction Specification 202, Polyethylene Geomembrane Lining.

PPL liner Specifications are as follows:

- Minimum thickness of 30 mils.
- Design according to the criteria in Table 3 of NRCS 313, Waste Storage Facility Technical Standard.
- Install according to NRCS Wisconsin Construction Specification 202, Polyethylene Geomembrane Lining.

9. All liners must extend above the permanent pool up to the elevation of the 2-year, 24-hour rainfall event.
10. Any pond fountain or aeration device shall comply with conditions of DNR Technical Standard 1001 Section V.B.2.k.



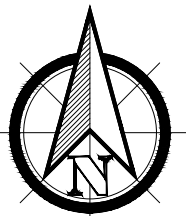
Schmalz
Custom Landscaping
and Garden Center

LANDSCAPE ARCHITECTURE
DEVELOPMENT
CONSTRUCTION
AWARD WINNING DESIGN
AND INSTALLATION

W2484 CTY RD KK
APPLETON, WI 54915-9464
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DO NOT SCALE
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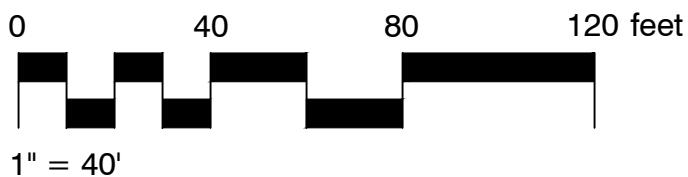
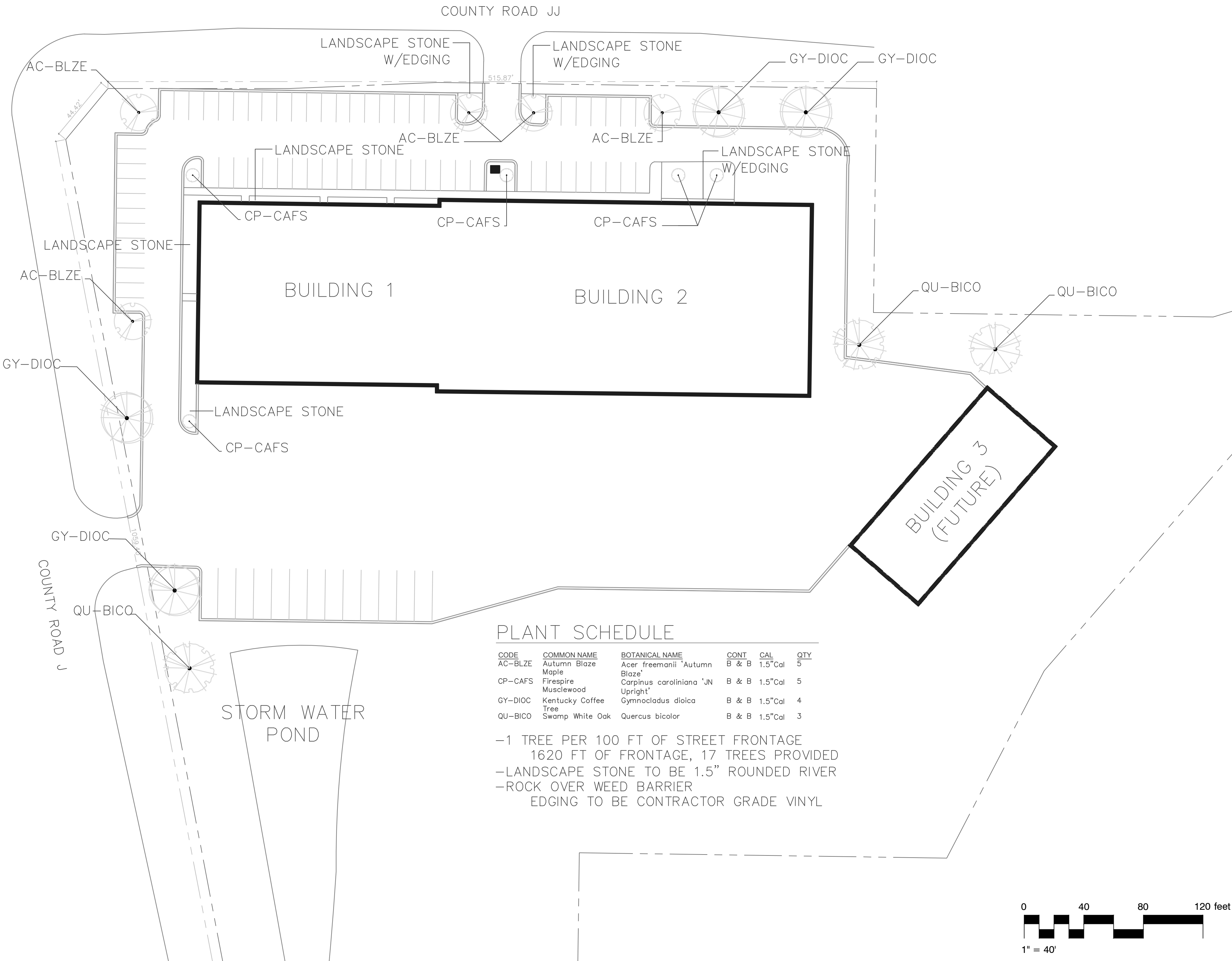


PROSPERITY IN LLC
101 E CR JJ
KAUKAUNA WIS.54130

DATE: 02/25/2026
REVISED:
PHONE NO.: 920.636.5387
EMAIL: alexh@schmalzlandscaping.com
SCALE: 1" = 40' - 0"
DRAWN BY: AMH

SHEET TITLE
Landscape Plan

SHEET NO. L-1
JOB NO. FILE NO.



Luminaire Schedule								
Symbol	Qty	Label	Description	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	WSD-WP025W27-345K-D_25W	25W WP	Single	1.000	3424	25.21	50.42
	6	WSD-HWP48729612W27-45K-D_120W_5000K	120W HWP	Single	1.000	17139	116.87	701.22
	5	WSD-FL101520W27-345K-D-S_200W_5000K	200W FL	Single	1.000	29315	197.4	987

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.77	38.3	0.0	N.A.	N.A.

Statistical Area Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min

LPD Area Summary			
Label	Area	Total Watts	LPD

Project Details line 2 line 3 line 4	Company name Company address Address 2 Voice Number : Voice # Email
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Your Logo Goes Here

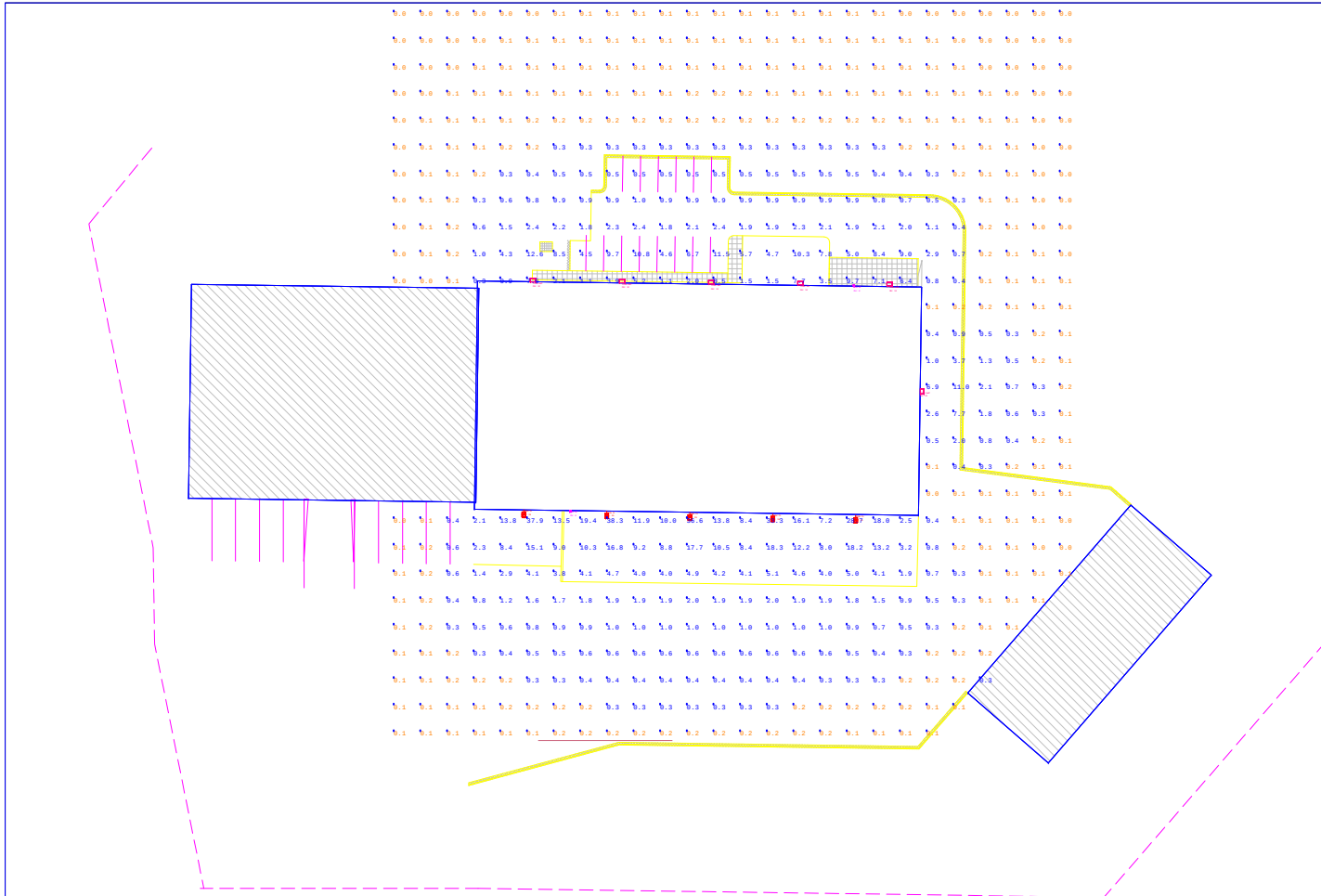
Luminaire Location Summary						
LumNo	Label	Insertion Point			Orient	Tilt
		X	Y	Z		
1	WSD-FL101520W27-345K-D-S_200W_5000K	292.011	218.098	15	270	30
2	WSD-FL101520W27-345K-D-S_200W_5000K	338.71	217.314	15	270	30
3	WSD-FL101520W27-345K-D-S_200W_5000K	385.409	216.531	15	270	30
4	WSD-FL101520W27-345K-D-S_200W_5000K	432.109	215.747	15	270	30
5	WSD-FL101520W27-345K-D-S_200W_5000K	478.808	214.964	15	270	30
6	WSD-HWP48729612W27-45K-D_120W_5000K	515.24	284.734	12	0	0
7	WSD-WP025W27-345K-D_25W	477.862	344.026	8	90	0
8	WSD-WP025W27-345K-D_25W	318.168	217.68	8	270	0
9	WSD-HWP48729612W27-45K-D_120W_5000K	297.188	346.384	12	90	0
10	WSD-HWP48729612W27-45K-D_120W_5000K	347.382	345.842	12	90	0
11	WSD-HWP48729612W27-45K-D_120W_5000K	397.576	345.299	12	90	0
12	WSD-HWP48729612W27-45K-D_120W_5000K	447.77	344.757	12	90	0
13	WSD-HWP48729612W27-45K-D_120W_5000K	497.964	344.215	12	90	0

Luminaire Tag Summary	
Tag	Qty
120W HWP	6
200W FL	5
25W WP	2

Project Details line 2 line 3 line 4	Company name Company address Address 2 Voice Number : Voice # Email
--	---



Your Logo Goes Here



View of point by point

Project
Details
line 2
line 3
line 4

Company name

Company address

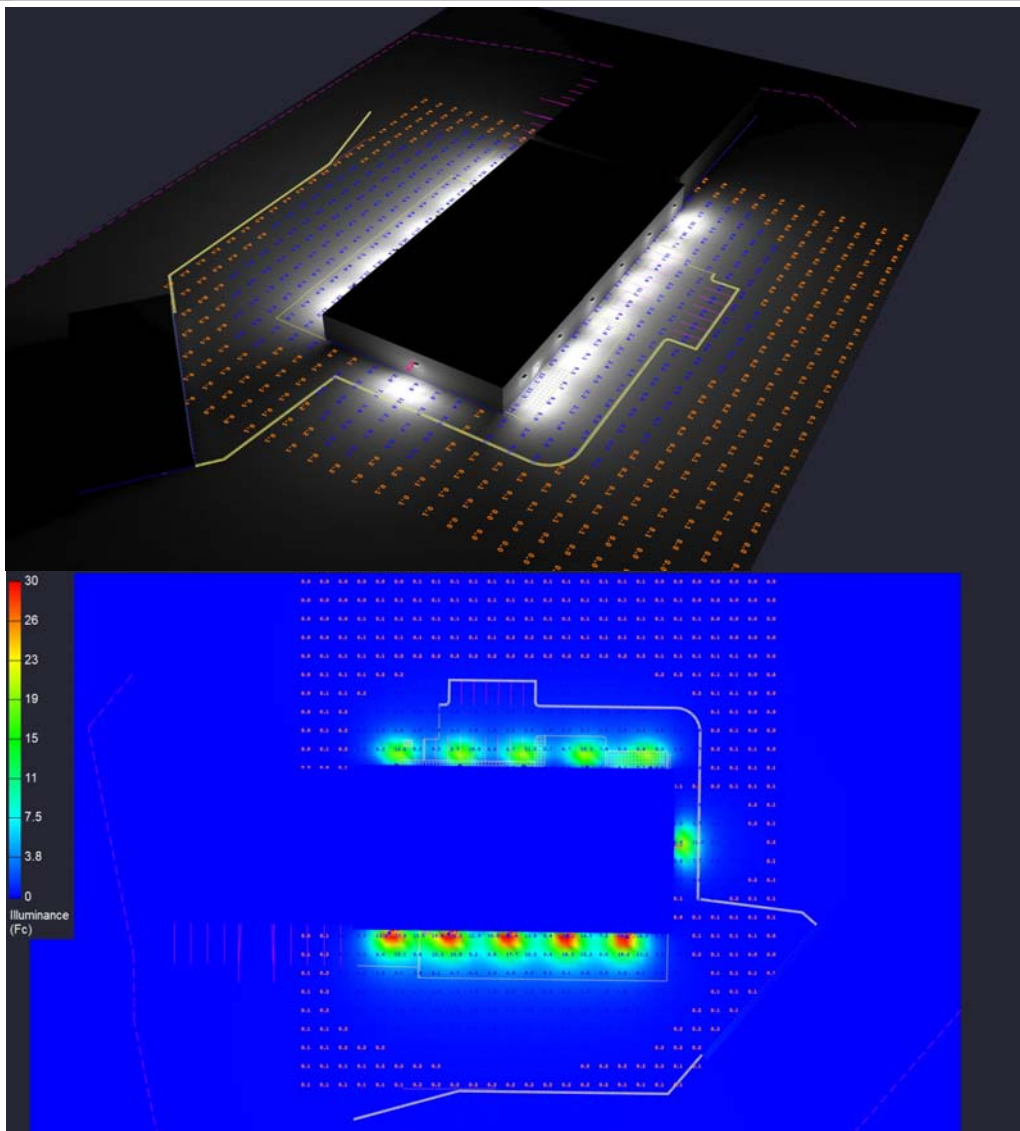
Address 2

Voice Number : Voice #

Email



Your Logo Goes Here



Project
Details
line 2
line 3
line 4

Company name
Company address
Address 2
Voice Number : Voice #
Email



Your Logo Goes Here



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KAUKAUNA, WISCONSIN 54130

PROPOSED ADDITION FOR:

PROSPERITY CENTER

101 E COUNTY RD JJ

CITY OF KAUKAUNA
OUTAGAMIE COUNTY

ISSUE RECORD:	
P1	12-18-24
P2	01-02-25
P3	04-07-25
P4	04-09-25
P5	05-12-25
P6	01-30-26

PH = PRELIMINARY PLAN
IFS = ISSUED FOR STATE REVIEW
IFC = ISSUED FOR CONSTRUCTION

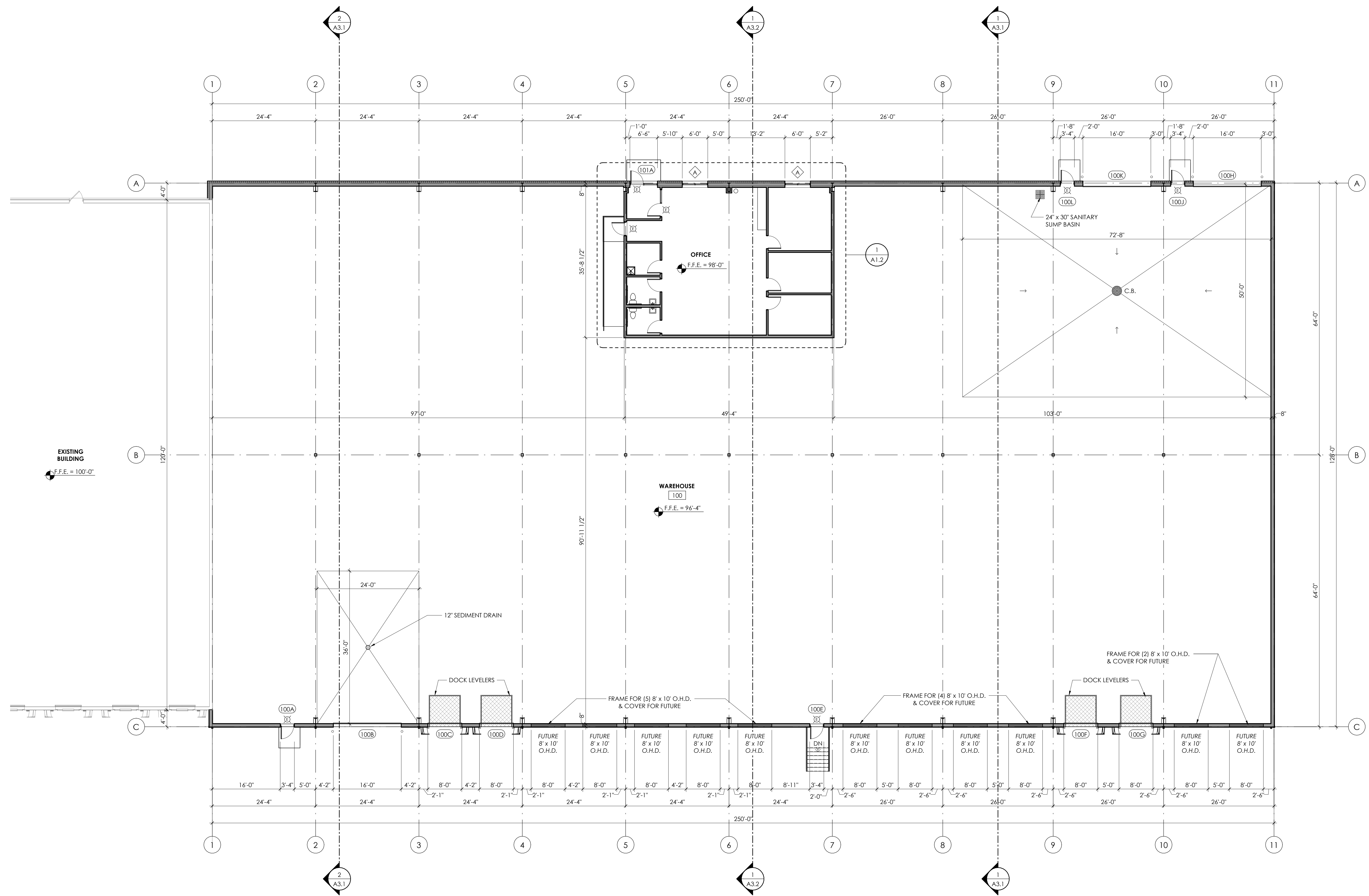
PROJECT #: 250036
PROJ. MGR: M. MASHLAN
DRAWN BY: AWS

SHEET CONTENTS:

FLOOR PLAN

A1.1

NOT FOR CONSTRUCTION



1

FLOOR PLAN

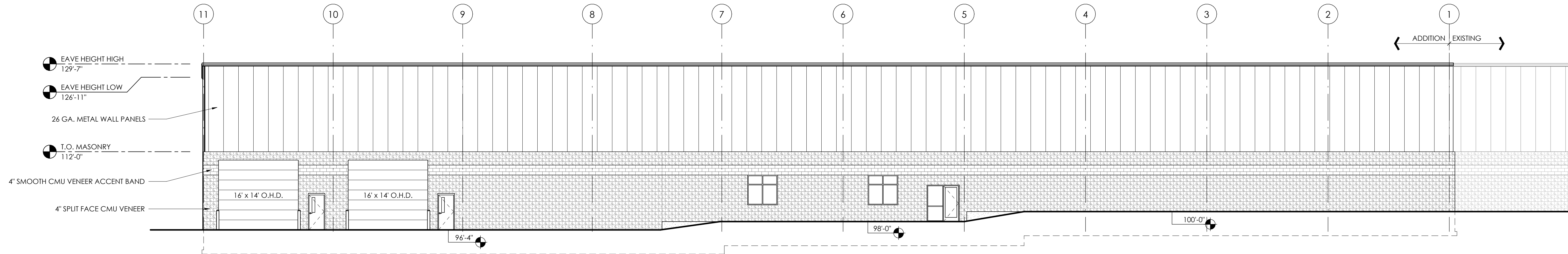
3/32" = 1'-0"

N

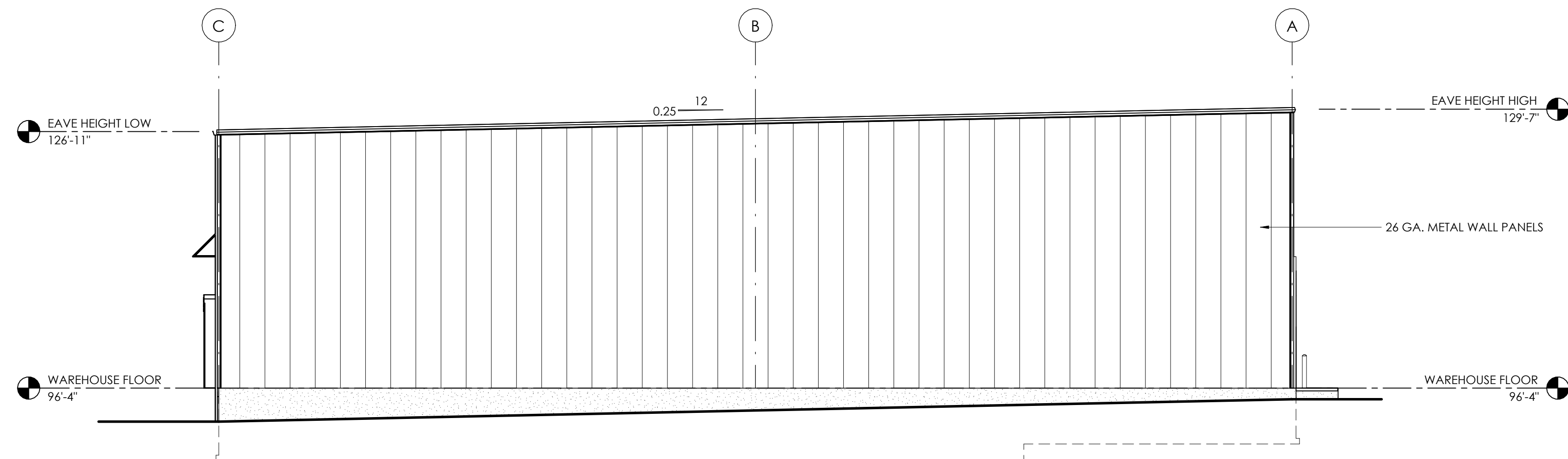
E

S

W



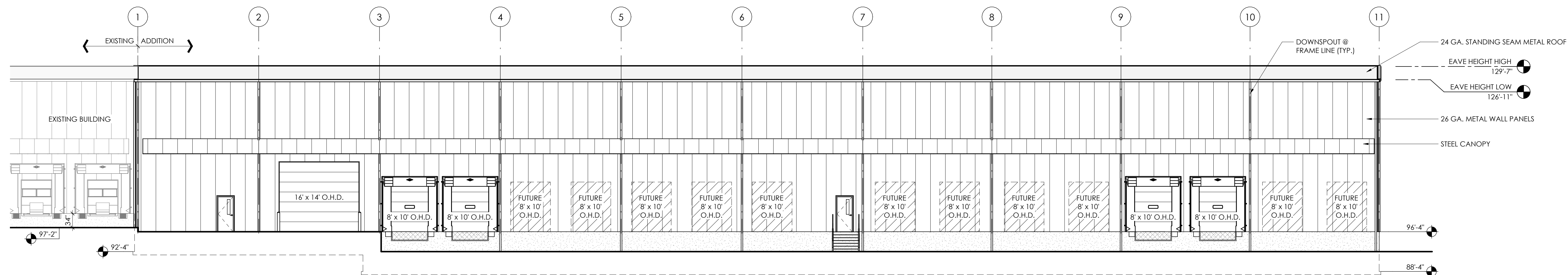
1 NORTH ELEVATION
3/32" = 1'-0"



2 EAST ELEVATION
3/32" = 1'-0"

COLORS:

ROOF STEEL:	WHITE
WALL STEEL:	CHARCOAL
GUTTERS:	CHARCOAL
DOWNSPOUTS:	CHARCOAL
TRIMS:	CHARCOAL
SPLIT FACE CMU:	NATURAL
SMOOTH CMU:	WHITE
OVERHEAD DOORS:	WHITE
STEEL SERVICE DOORS:	WHITE
ALUMINUM DOORS & WINDOWS:	CLEAR ANODIZED



4 SOUTH ELEVATION
3/32" = 1'-0"



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PROJECT #: 250036

PROJ. MGR: M. MASHLAN

DRAWN BY: AWS

SHEET CONTENTS:

ELEVATIONS

A2.1

NOT FOR CONSTRUCTION