

INDUSTRIAL PARK COMMISSION

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



Wednesday, August 16, 2023 at 3:00 PM

AGENDA

1. Roll Call.
2. Approval of Minutes.
 - [a.](#) Approve Minutes from August 2, 2023 Meeting
3. New Business.
 - [a.](#) Site Plan Review - Straightline Refrigeration; Lots 12 & 13 of NEW Prosperity Center
4. Other Business.
5. 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, August 02, 2023 at 3:00 PM

MINUTES

Associate Planner Lily Paul called the meeting to order at 3:02 PM.

1. Roll Call.

Members present: Ryan Gaffney, Scott Jerome, Tony Nytes, Glenn Schilling, John Sundelius, Mike VandeBerg

Member(s) absent: Michael Avanzi, Nick Rieth

Others present: AP Lily Paul, PCDD Joe Stephenson, DPW John Neumeier, Randy Griesbach

Schilling made a motion to excuse the absent members. Nytes seconded the motion. The motion passed unanimously.

2. Approval of Minutes.

a. Approve Minutes from July 12, 2023 Meeting

Schilling made a motion to approve the minutes from July 12, 2023 Meeting. Gaffney seconded the motion. The motion passed unanimously.

3. New Business.

a. Review of Offer - NEW Prosperity Center Lot 7; Ready Mix Concrete

PCDD Stephenson presented an offer to purchase for Lot 7 of NEW Prosperity Center and provided a site plan. This offer is fulling asking price. The site plan showed a 10ft wide and 8ft high berm with arborvitae for screening which the committee asked for previously due to dust concerns. The site plan suggested that part of the parking lot was going to be paved but there was no specific timeline on that. Areas where material is intended to be stored was marked on the site plan and images of the bins were provided. A diagram and information sheet on the dust collection system was also included. Committee members inquired about the capacity of this additional plant. It will be less than 20,000 yards per month.

4. Closed Session.

a. Adjourn to Closed session Pursuant to State Statute 19.85(1)(e) to discuss the disposition of public property - Lot 7 NEW Prosperity Center

Schilling made a motion to adjourn to closed session. Sundelius seconded the motion. The motion passed unanimously. Meeting adjourned to closed session at 3:10 PM.

b. Return to Open Session for possible action

Schilling made a motion to return to open session. Sundelius seconded the motion. The motion passed unanimously. Meeting returned to open session at 3:17 PM.

Schilling made a motion to deny the offer. VandeBerg seconded the motion. The motion passed unanimously.

5. Other Business.

There was no other business.

6. Adjourn.

Schilling made a motion to adjourn the meeting. Nytes seconded the motion. The motion passed unanimously. Meeting adjourned at 3:21 PM.



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission
From: Associate Planner Lily Paul
Date: August 11, 2023
Re: Site Plan Review – Straightline Refrigeration; Lots 12 & 13 of NEW
Prosperity Center

Site Plan Review

Site/Architectural

This site has received a variance for 20 foot front yard setbacks and the site plan is adhering to that and all other setbacks within the Industrial (IND) zone. A 32,010 square foot building is proposed for the purpose of fabricating custom industrial refrigeration systems. There will be 22 parking spots which meets code requirements. The façade of the building will have masonry wainscoting and an approved non-corrugated metal siding which is pewter in color.

Landscape

Code requires 50% of canopy trees within the front yard. With the 20 foot setback variance, the front yard trees may interfere with utilities. Staff will work with the developer to place the trees in an appropriate location. The landscaping plan meets all other requirements.

Lighting

The lighting plan shows a max foot-candle of 5.10 at the loading dock. There is ample lighting evenly placed on the exterior of the building and around the parking lot/driveway with an average foot-candle of 2.16. There is no light impeding on neighboring properties or public streets as the average foot-candle on the perimeter of the property is 0.0.

Stormwater

The developer will work with Engineering Department to complete Erosion Control and Stormwater Management permitting.

Recommendation:

Staff recommends to approve the site plan for Straightline Refrigeration and recommend the same to Plan Commission with the following conditions:

- **Prior to issuance of building permits, must obtain Stormwater and Erosion Control permits from Engineering Department**
- **Provide documentation of wetland permitting**





SITE PLAN REVIEW APPLICATION

PROPERTY OWNER	APPLICANT (IF DIFFERENT PARTY THAN OWNER)
Name: City of Kaukauna	Name: Straightline Refrigeration
Mailing Address: 144 W 2nd St Kaukauna, WI 54130	Mailing Address: 1925 W Packard St. Appleton, WI 54914
Phone: 920-766-6300	Phone: 920-903-1043
Email:	Email: kboisvert@straightlinerefrigeration.com, nluedtke@straightlinerefrigeration.com

PROPERTY INFORMATION	
Described the Proposed Project in Detail: New Industrial building, parking, grading and sub-surface infrastructure to support the proposed development.	
Property Parcel (#): 2-1129 & 2-1128	
Site Address/Location: Vacant Parcel at Corner of Kelso Rd. and Electric City Blvd.	
Current Zoning and Use: Industrial	
Proposed Zoning and Use: Industrial	
Existing Gross Floor Area of Building: 0	Proposed Gross Floor Area of Building: 32,010 SF
Existing Building Height: 0	Proposed Building Height: 42'
Existing Number of Off-Street Parking Spaces: 0	Proposed Number of Off-Street Parking Spaces: 22
Existing Impervious Surface Coverage Percentage: 0	Proposed Impervious Surface Coverage Percentage: 13.3%

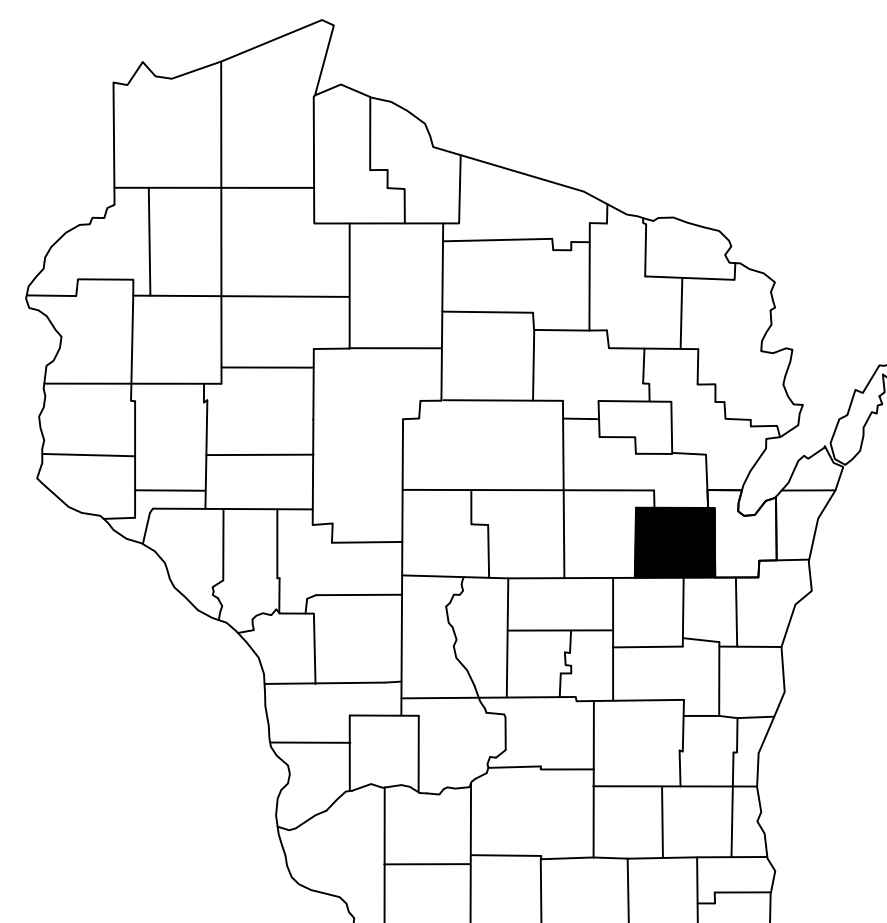
I certify that the attached drawings are, to the best of my knowledge, complete and drawn in accordance with all City of Kaukauna codes.

Owner/Agent Signature: _____

Owner/Agent Name (printed): _____

Straightline Refrigeration

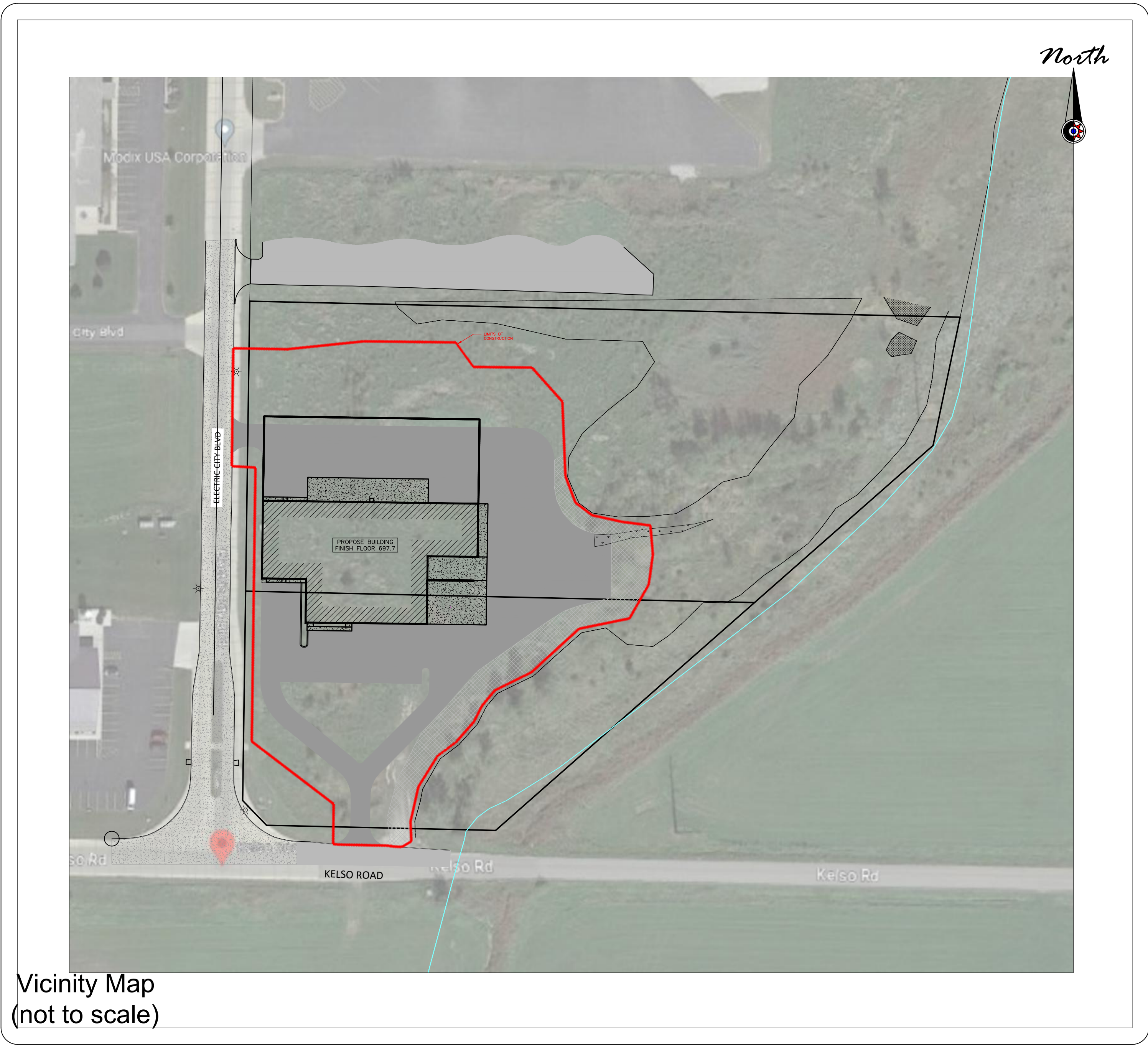
City of Kaukauna
Outagamie County, WI



SITE STATISTICS

BEFORE CONSTRUCTION
SITE AREA: 9.73 ACRES
PAVEMENT: 0 ACRES (0%)
BUILDINGS: 0 ACRES (0%)
GREEN SPACE: 9.73 ACRES (100%)
IMPERVIOUS: 0 ACRES (0%)

AFTER CONSTRUCTION
SITE AREA: 9.73 ACRES
PAVEMENT: 2.19 ACRES (22.5%)
BUILDING: 0.74 ACRES (7.6%)
GREEN SPACE: 6.80 ACRES (69.9%)
(IMPERVIOUS: 2.93 ACRES (30.1%))



Vicinity Map
(not to scale)

PROJECT INFORMATION

OWNER(S):	Straightline Refrigeration
PROJECT NAME:	Office & Fabrication Shop
PROJECT DESCRIPTION:	32,000 S.F. Building and associated pavement/parking
PROJECT LOCATION:	Northeast Corner of Electric City Blvd. & Kelso Road
PARCEL NUMBER(S):	2-1128 & 2-1129

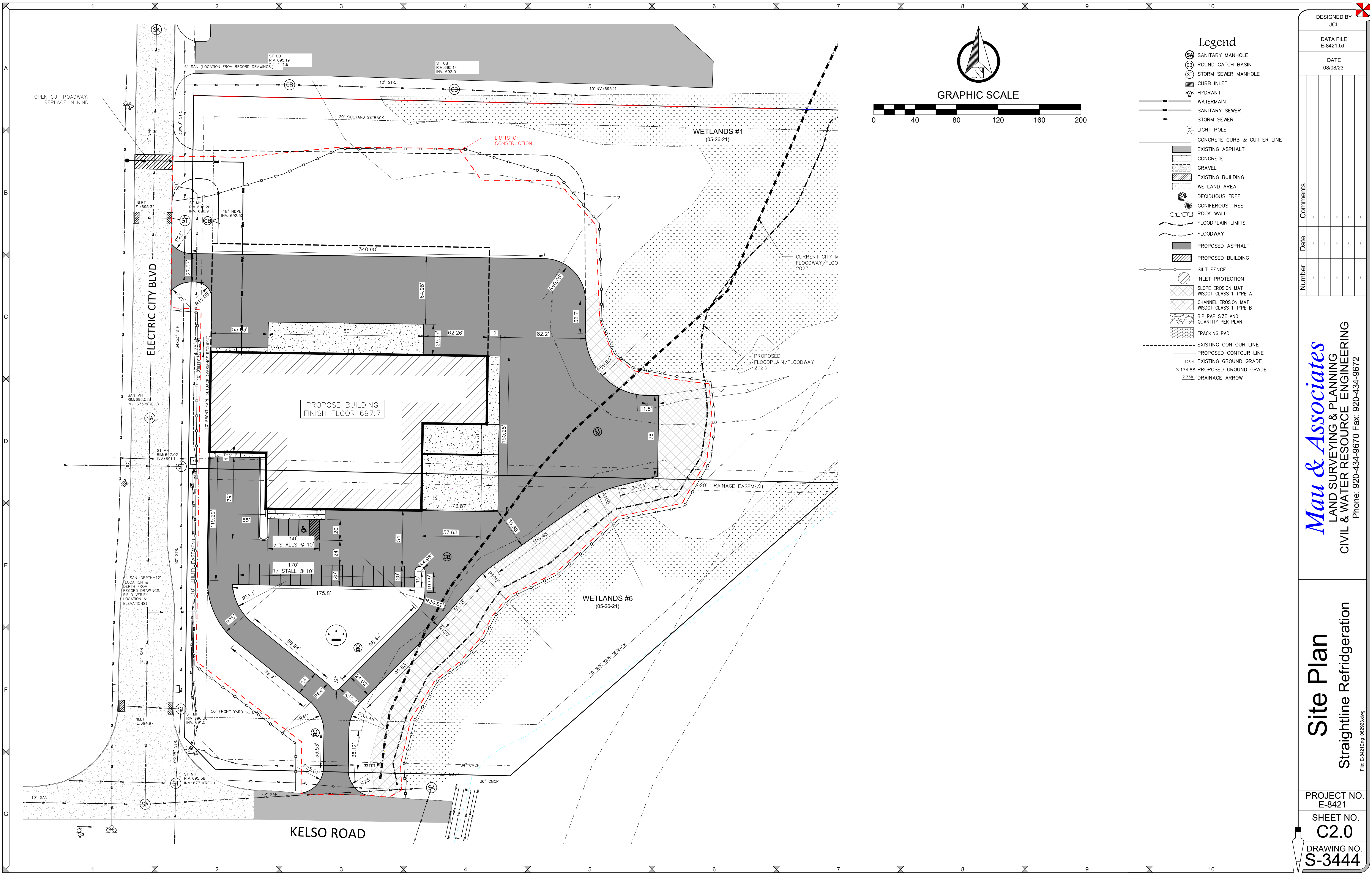
CONTACT INFORMATION

OWNER(S):	Straightline Refrigeration Nate Luedtke , Korry Boisvert 1925 W. Packard St. Appleton, WI 54914 PH.: 920-903-1043
ENGINEER:	Vierbicher Contact: Tonya Wagner, P.E. 400 Security Blvd. Suite 1 Green Bay, WI 54313-9712 Ph.: 920-434-9670

SHEET INDEX:
C1.0 TITLE SHEET
C2.0 SITE LAYOUT PLAN
C3.0 EXISTING SITE
C4.0 EROSION CONTROL PLAN
C5.0 GRADING & SITE UTILITY PLAN
C6.0 NOTES & DETAILS
C6.1 NOTES & DETAILS
C7.0 EXISTING WATERSHED
C8.0 PROPOSED WATERSHED
C9.0 DSPTS ISOMETRIC PLAN

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

DATE:	08/08/23
PROJECT NO.	E-8421
SHEET NO.	C1.0
DRAWING NO.	S-3444



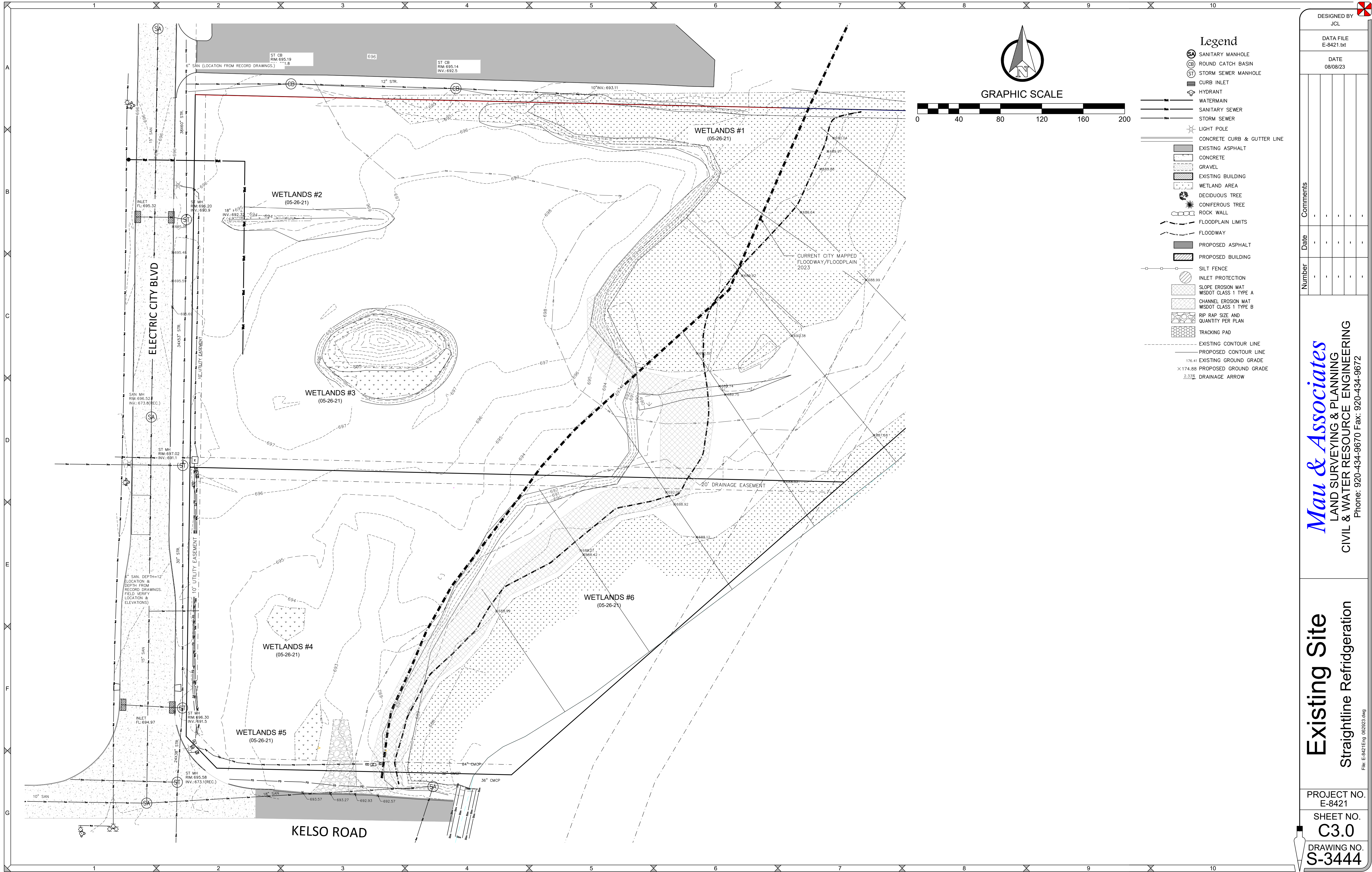
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

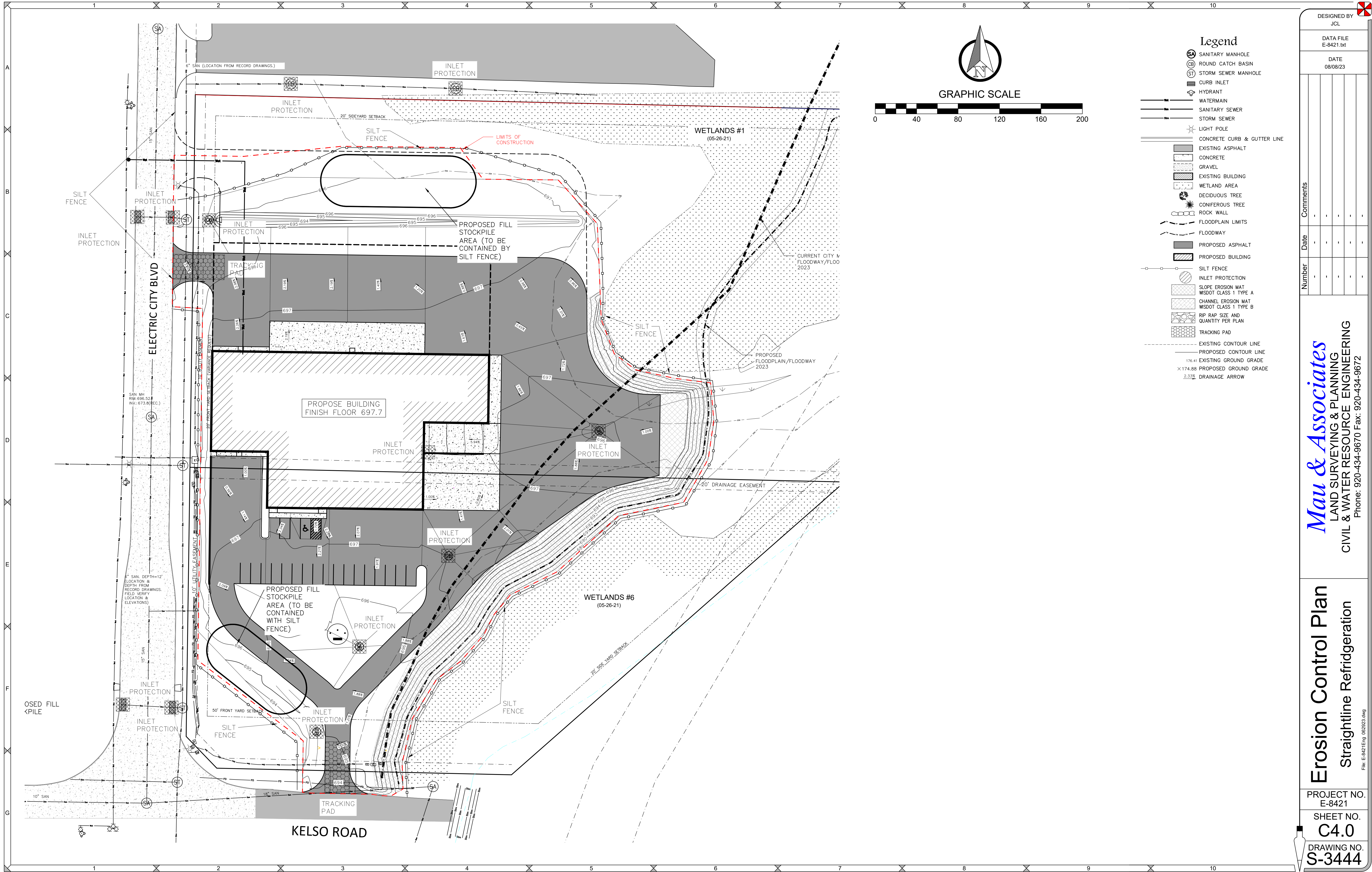
Site Plan
Straightline Refrigeration

PROJECT NO.
E-8421
SHEET NO.
C2.0
DRAWING NO.
S-3444

DESIGNED BY
JCL
DATA FILE
E-8421.tbl
DATE
08/08/23

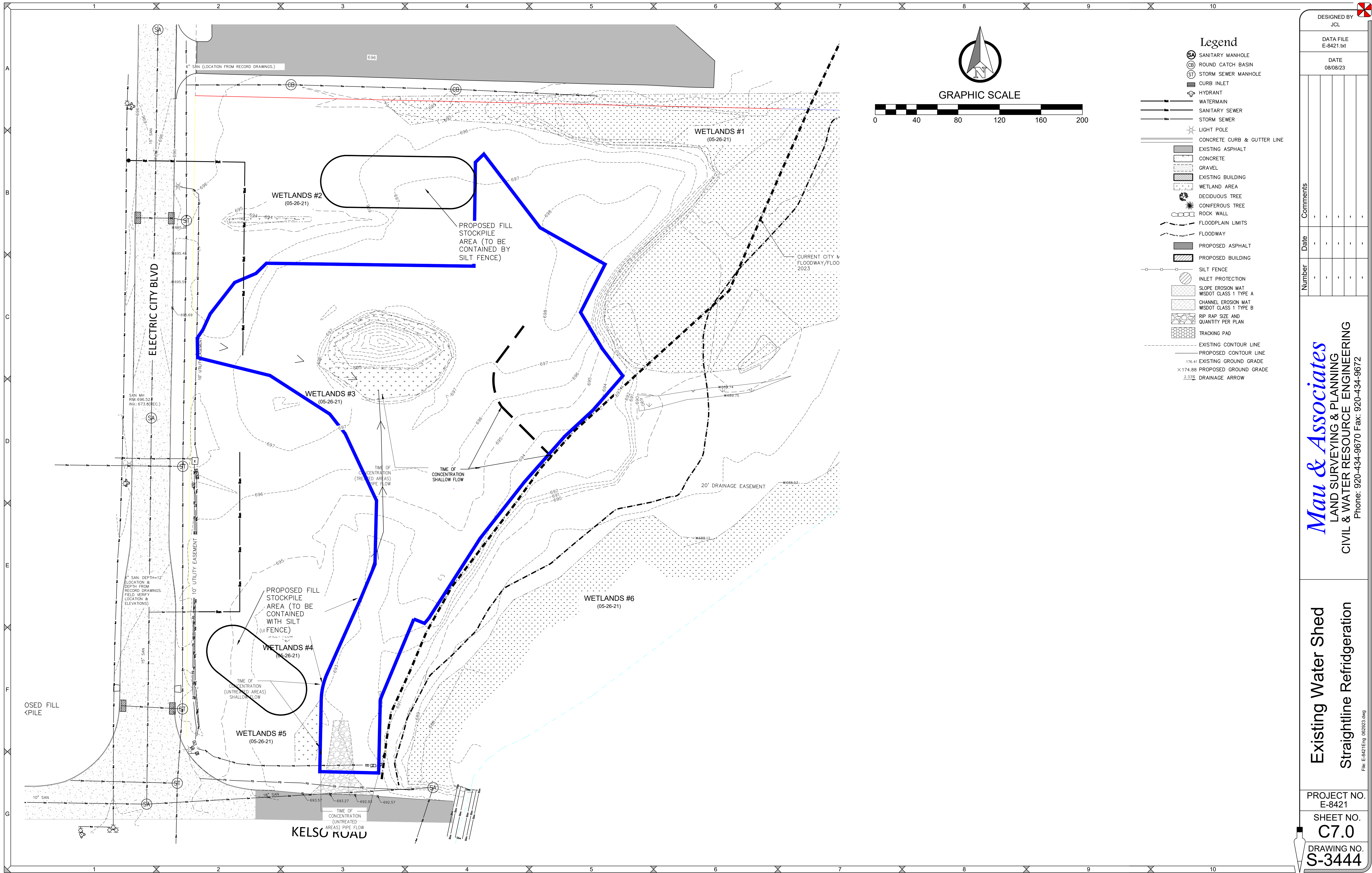
Number	Date	Comments











Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

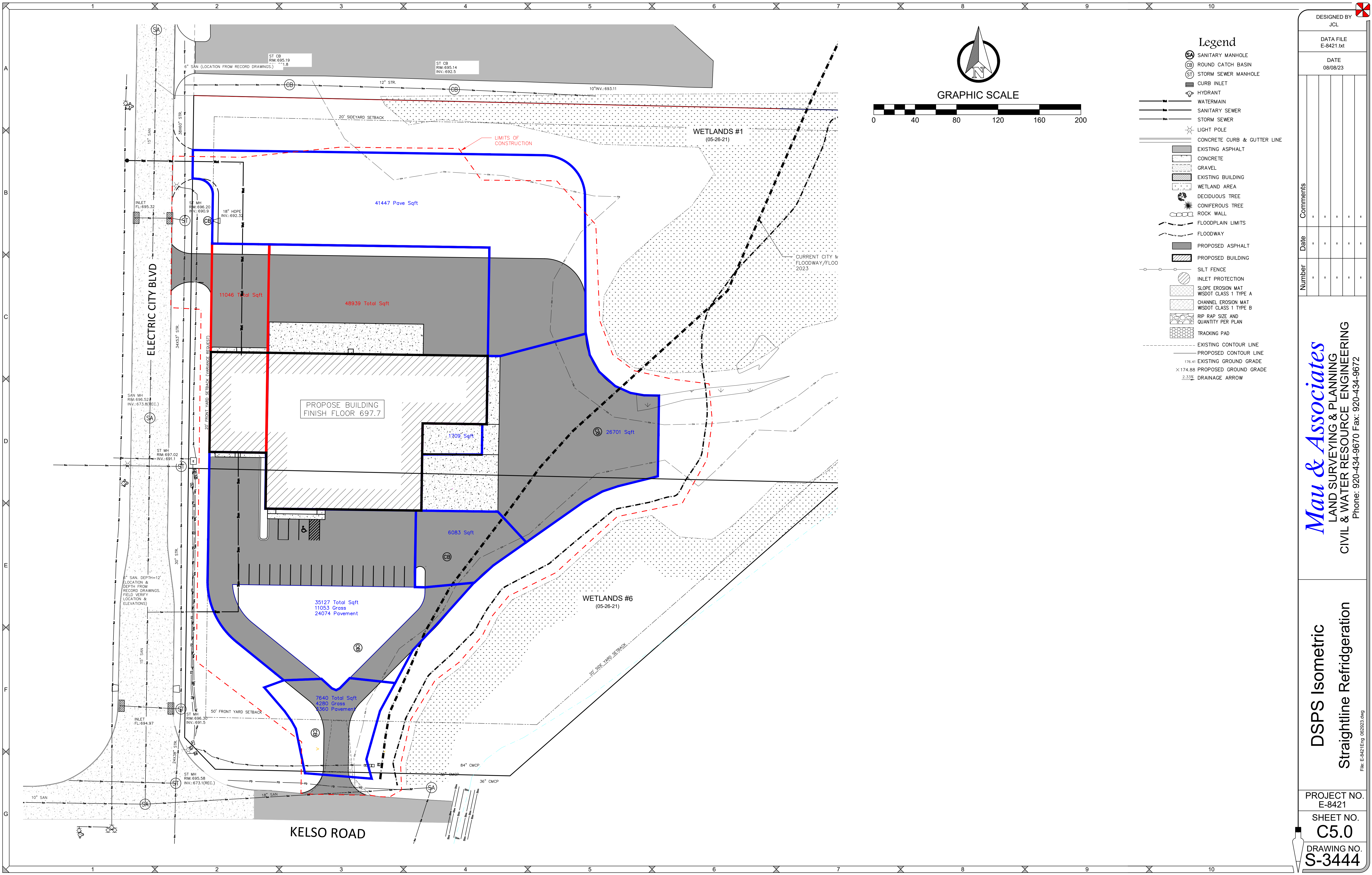
**Existing Water Shed
Straightline Refridgeration**

PROJECT NO.
E-8421
SHEET NO.
C7.0
DRAWING NO.
S-3444

DESIGNED BY
JCL
DATA FILE
E-8421.txt
DATE
08/08/23

Number	Date	Comments

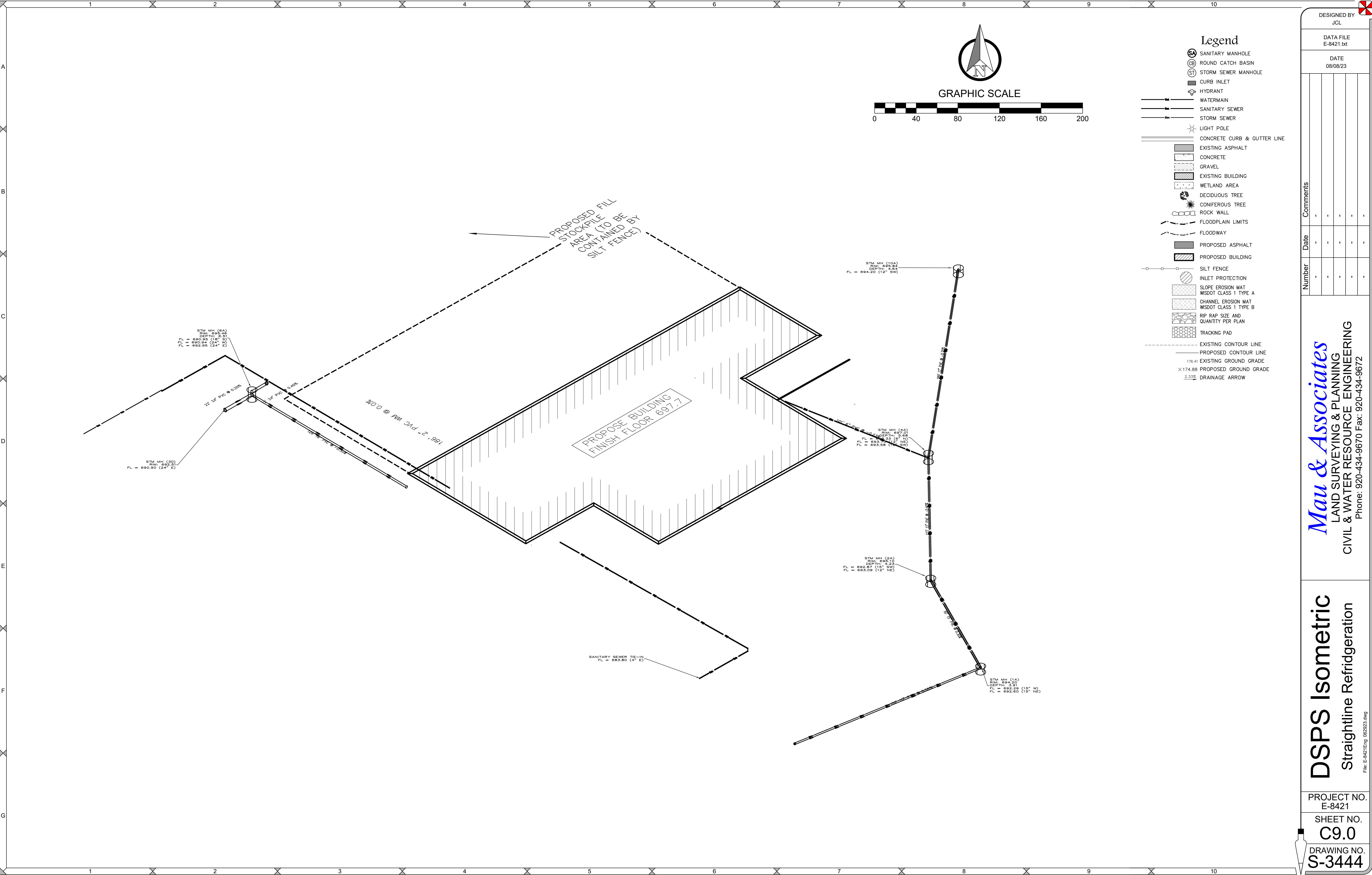
File: E-8421.dwg 08/08/23.dwg



Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

DSPS Isometric
Straightline Refrigeration

PROJECT NO.
E-8421
SHEET NO.
C5.0
DRAWING NO.
S-3444



DESIGNED BY
JCL

DATA FILE
E-8421.txt

DATE
08/08/23

Number	Date	Comments
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

DSPS Isometric
Straightline Refridgeration

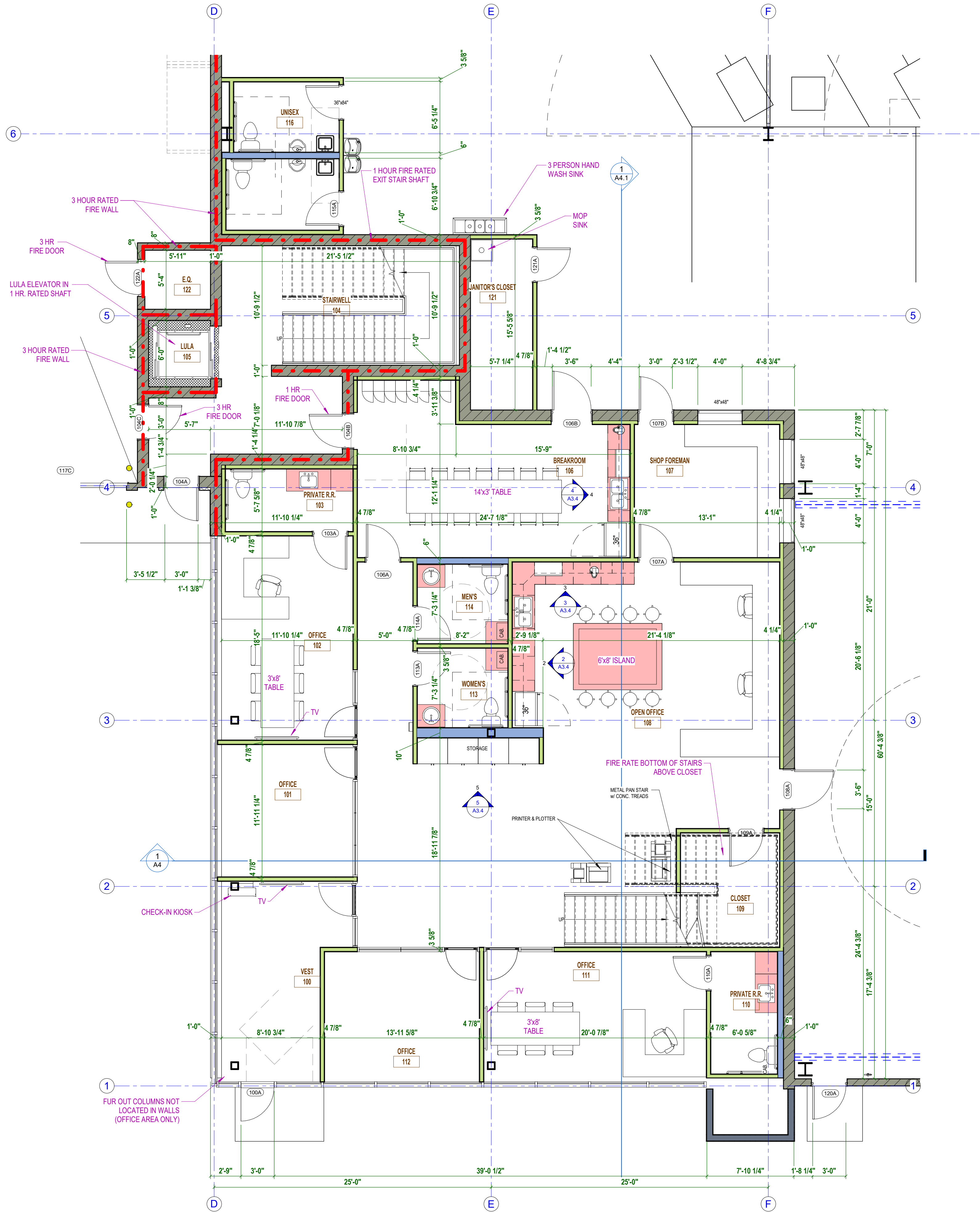
PROJECT NO.
E-8421

SHEET NO.
C9.0

DRAWING NO.
S-3444

File: E-8421Erg_082023.dwg





1 1ST FLOOR OFFICE PLAN ENLARGED
3/16" = 1'-0"

DESIGN / BUILD
GENERAL CONTRACTING
STEEL FABRICATION
Schuh
CONSTRUCTION, INC.
METAL BUILDINGS
Established 1976
T.920.833.6465 SCHUHCONSTRUCTION.COM

Item 3.d.
Author 7/3/2022 4:02:28 PM
C:\Users\AOS\Documents\22 186 Office & Fab Shop Schuh Corp_2\AOS6827.rvt

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Sheet Issue Date: 5/19/23

Revision History

Revision Number	Revision Date
1	06/07/23

PROJECT:
**STRAIGHTLINE REFRIGERATION
OFFICE & FABRICATION SHOP**
Kaukauna, WI 54130

PROJECT NO.:

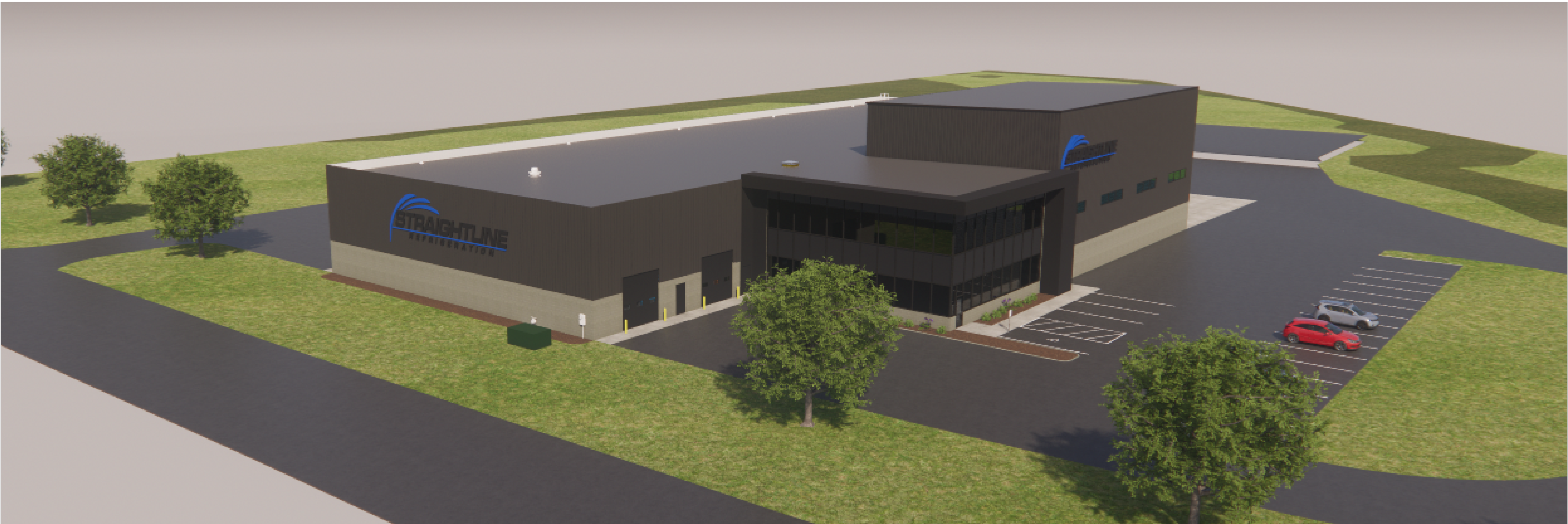
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A1.1

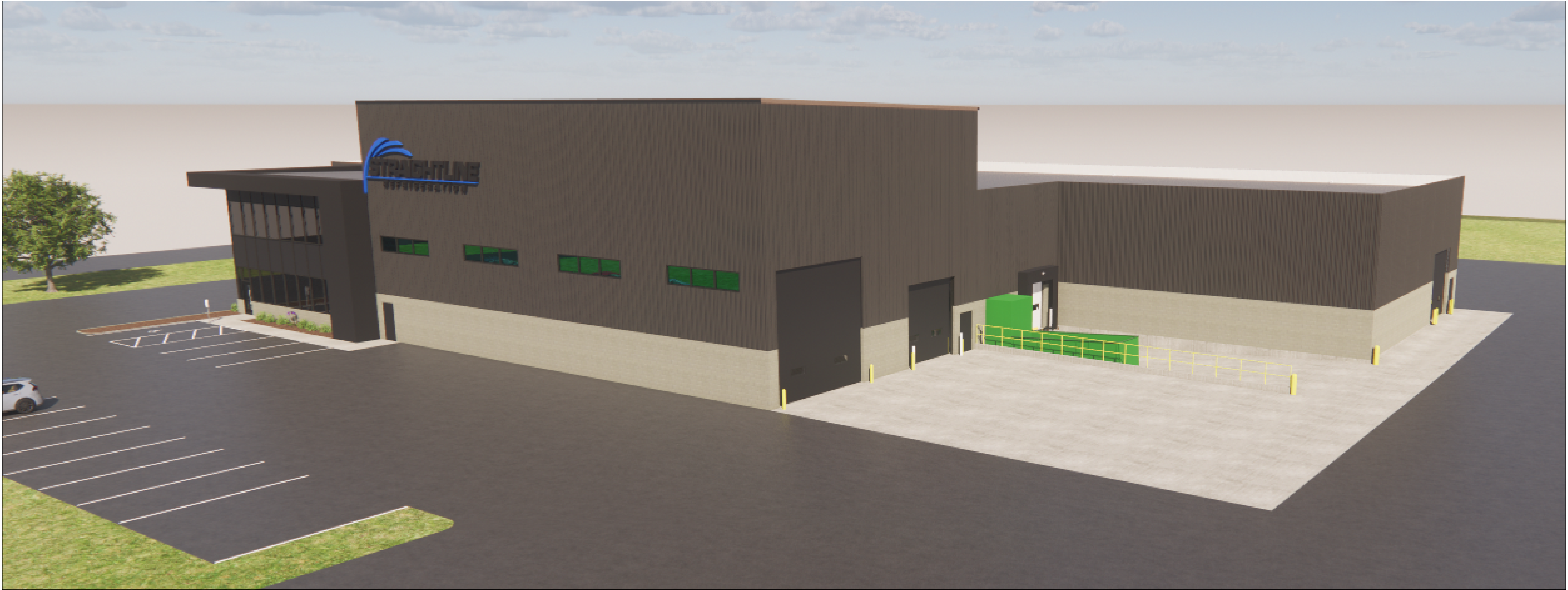
ENLARGED 1ST FLOOR

18





1 SW RENDER
1/16" = 1'-0"



2 SE RENDER
1/16" = 1'-0"

DESIGN / BUILD
GENERAL CONTRACTING
STEEL FABRICATION

Schuh
CONSTRUCTION, INC.

7920.833.6465 SCHUHCONSTRUCTION.COM

ESTABLISHED 1976

BUTLER
METAL BUILDINGS

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Sheet Issue Date:
5/9/23

Revision Number	Revision Date
1	05/19/23
2	06/07/23

PROJECT:
**STRAIGHTLINE REFRIGERATION
OFFICE & FABRICATION SHOP**
Kaukauna, WI 54130

PROJECT NO.:

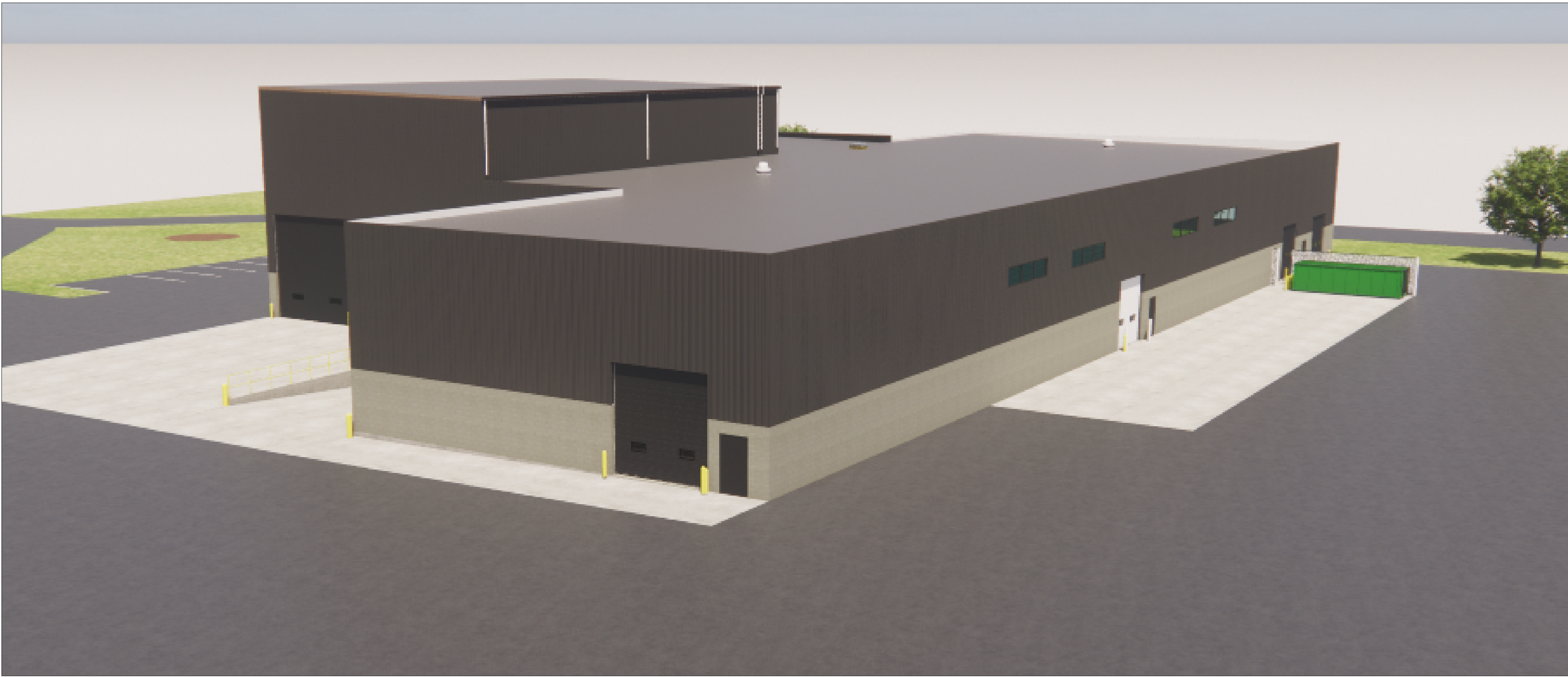
SHEET NO.:

A3.2

Item 3.d.
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EXTERIOR RENDERS

20



1 NE RENDER
1/16" = 1'-0"



2 NW RENDER
1/16" = 1'-0"

Item 3.d.

DESIGN / BUILD
GENERAL CONTRACTING
STEEL FABRICATION
Schuh
CONSTRUCTION, INC.
T.920.833.6465 SCHUHCONSTRUCTION.COM Established 1976
BUTLER
METAL BUILDINGS

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Revision History

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1	05/19/23
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STRAIGHTLINE REFRIGERATION
OFFICE & FABRICATION SHOP
Kaukauna, WI 54130

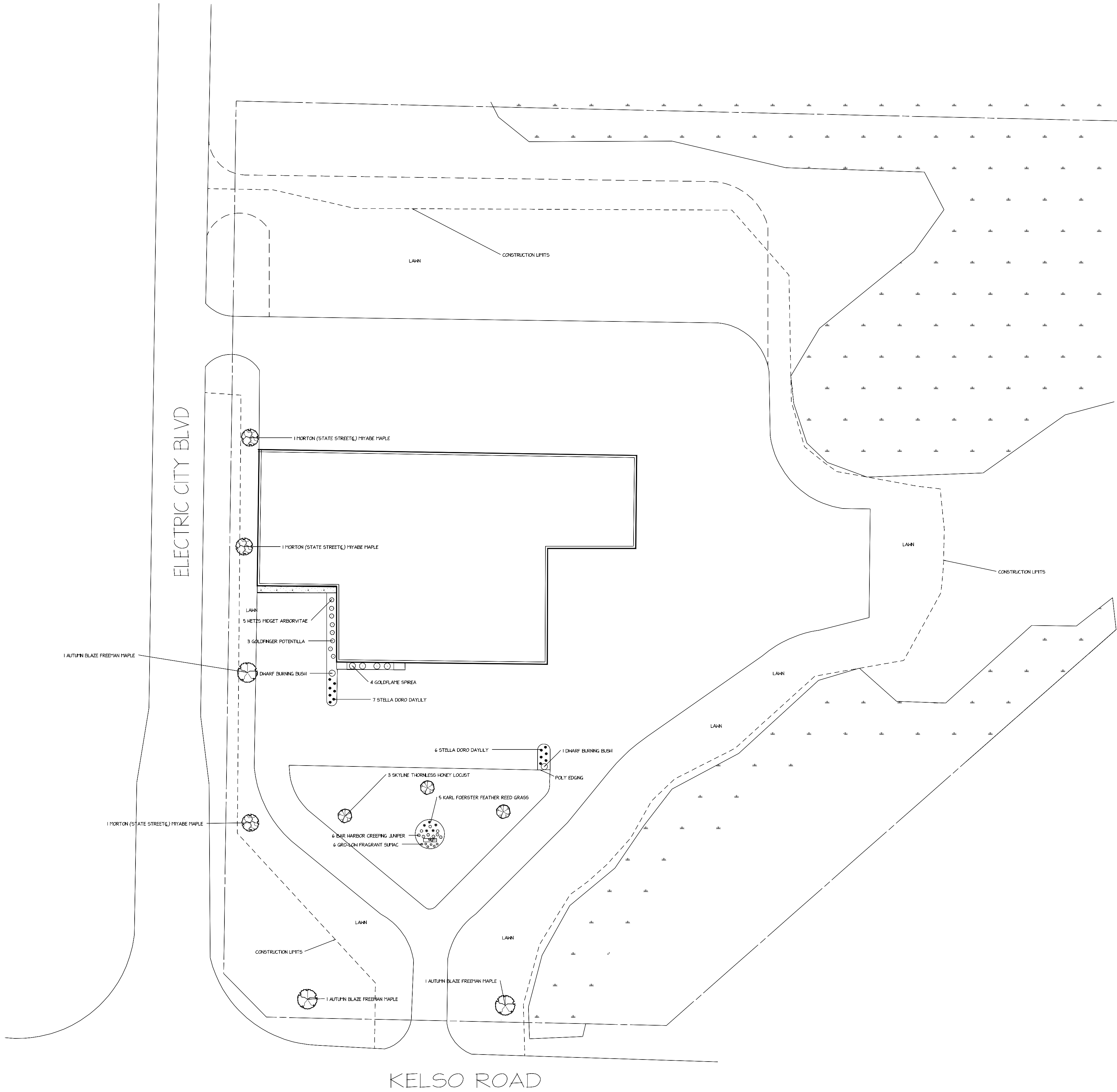
PROJECT NO.:

SHEET NO.:

A3.3

EXTERIOR RENDERS

21



Qty	Botanical Name	Common Name	Size/Condition	Remarks
Trees				
3	Acer myriophyllum (State Street)	MORTON (STATE STREET) HYABRE MAPLE	2'-2 1/2' dbh	
3	Acer x freemanii 'Jeffersred'	AUTUMN BLAZE FREEMAN MAPLE	2'-2 1/2' dbh	
3	Gleditsia inaequalis f. 'Inermis' 'Skyline'	SKYLINE THORNLESS HONEY LOCUST	2'-2 1/2' dbh	
Shrubs				
2	Euonymus alatus 'Compactus'	DWARF BURNING BUSH	18"-24" potted	
3	Potentilla fruticosa 'Goldfinger'	GOLDFINGER POTENTILLA	18"-24" potted	
4	Rhus aromatica 'Gro-Lon'	GRO-LON FRAGRANT SUMAC	18"-24" potted	
4	Spiraea japonica 'Goldflame'	GOLDPLAME SPIREA	18"-24" potted	
5	Thuja occidentalis 'Hetz Midget'	HETZS MIDGET ARBORVITAE	18"-24" potted	
Ornamental Grasses				
5	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	1 gal	
Perennials and Annuals				
8	Hemerocallis 'Stella d'oro'	STELLA DORO DAYLILY	1 gal	
Groundcovers				
6	Juniperus horizontalis 'Bar Harbor'	BAR HARBOR CREEPING JUNIPER	5 gal	

LAWN AREAS TO BE SEEDED WITH HERITAGE LAWN SEED AND STRAW MULCH
PLANTING BEDS TO BE 1 1/2" MISSISSIPPI STONE OVER FABRIC NEED BARRIER
PLANTING BEDS TO BE EDGED WITH COMMERCIAL GRADE POLY EDGING

REQUIREMENTS
9 TREES REQUIRED
9 TREES PROVIDED

STRAIGHTLINE REFRIDGERATION

LOCATION

CITY OF KAUKAUNA

NOTES

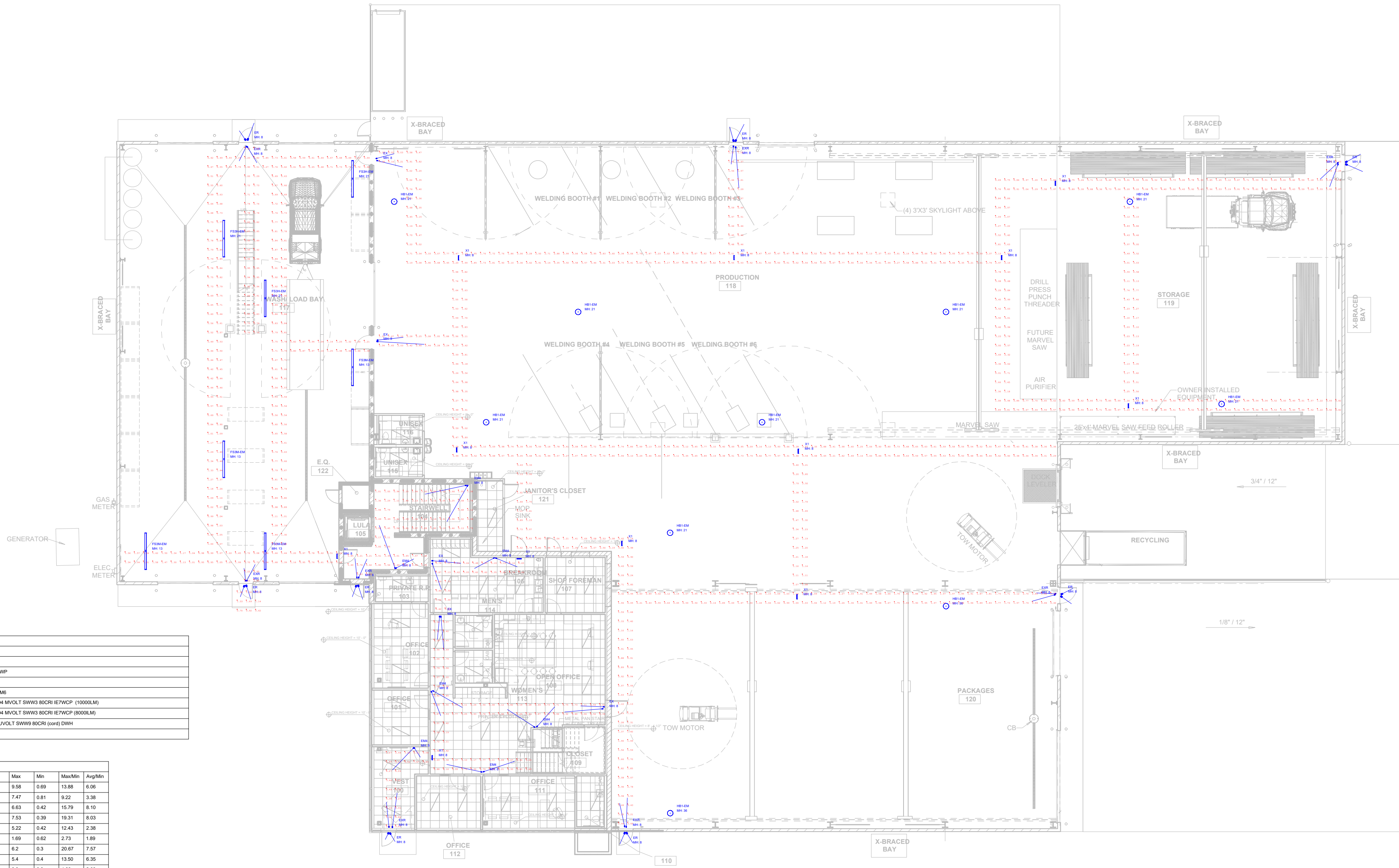
REVISIONS

SCALE 1" = 40'



Luminaire Schedule			
Qty	Label	MFG	Description
7	EM4	LITHONIA	ELMAL
8	ER	LITHONIA	SPE-01 T-RD-WP
10	EX	LITHONIA	ECOR-RO-MB
8	EXR	LITHONIA	ECOR-RO-MB
N/A	FS3H-EM	LITHONIA	CSVT LW ALUM. MOLT SWWS BODR (1500LM)
N/A	FS3M-EM	LITHONIA	CSVT LW ALUM. MOLT SWWS BODR (1500LM)
N/A	HE3-EM	LITHONIA	CSVT ALUM. MOLT SWWS BODR (1500LM)
12	X1	LITHONIA	EXRG-EL-MB

Calculation Summary						
Lum.	Units	Avg	Max	Min	Max/Min	Avg/Min
100 Warehouse_Floor	Ft	4.15	9.08	0.89	13.88	6.08
104 Stairwell_Floor	Ft	2.74	7.47	0.81	9.22	3.38
108 Break Room_Floor	Ft	3.45	6.63	0.42	15.79	8.10
108 Open Office_Floor	Ft	3.13	7.93	0.39	19.31	8.09
111 Wash-Load Bay_Floor	Ft	1.00	5.22	0.42	12.43	2.38
Typical Exterior at Grade	Ft	1.17	1.89	0.82	2.73	1.89
118 Production	Ft	2.37	8.2	0.3	26.87	7.97
119 Storage	Ft	2.54	5.4	0.4	13.00	6.36
120 Packages	Ft	1.83	3.9	0.9	4.33	2.03



1 FLOOR PLAN
3/32" = 1'-0"

ENTERPRISE LIGHTING AND CONTROL DOES NOT GUARANTEE APPROVAL OF THIS EMERGENCY EGRESS DESIGN BY THE AUTHORITY HAVING JURISDICTION (AHJ) IN THE FIELD. FINAL EXIT SIGN AND/OR FIXTURE LOCATIONS AND QUANTITIES ARE THE RESPONSIBILITY OF THE EC AT THE DIRECTION OF THE AHJ.

STRAIGHTLINE REFRIGERATION	KAUKAUNA, WI	1ST FLOOR EGRESS LAYOUT
DRAWN BY : JT		
DATE : 8-3-2023		
SCALE : 1/16" = 1'		

#	DATE	COMMENTS
REVISIONS		



Luminaire Schedule					LUF	Lum. Watts	Total Watts
Qty	Label	MFID	Description				
5	A1H1	LITHONIA	CPK 2X4 ALDOB SWAYT (High Lumens)		0.800	40.0	200.0
8	A1L	LITHONIA	CPK 2X4 ALDOB SWAYT (Med Lumens)		0.800	28.1	224.8
20	A1M	LITHONIA	CPK 2X4 ALDOB SWAYT (Med Lumens)		0.800	35.55	711.1
3	F51	LITHONIA	CSL L48 ALDOB UNVOLT SWWS BOCR (1000LM)		0.800	43	347.2
4	F52	LITHONIA	HS BLUWH ALDOB UNVOLT SWWS BOCR (1000LM)		0.800	45	360.0
9	F53H	LITHONIA	CSVT L48 ALDOB UNVOLT SWWS BOCR (1000LM)		0.800	87.5	791.1
3	F53H-EM	LITHONIA	CSVT L48 ALDOB UNVOLT SWWS BOCR RETWCP (1000LM)		0.800	87.5	263.7
8	F53H	LITHONIA	CSVT L48 ALDOB UNVOLT SWWS BOCR (900LM)		0.800	68.4	547.2
4	F53H-EM	LITHONIA	CSVT L48 ALDOB UNVOLT SWWS BOCR RETWCP (900LM)		0.800	68.4	273.6
43	H81	LITHONIA	CPMB ALD14 UNVOLT SWWS BOCR (30W) DWH		0.950	195	8385.0
10	H81-EM	LITHONIA	CPMB ALD14 UNVOLT SWWS BOCR (30W) DWH + REBAY BLUEGRWCP MA		0.950	195	1950.0

Calculation Summary					
	Units	Avg	Min	Max	Avg/Min
100 Warehouse, Workplane	Ft	38.33	30.2	19.4	2.59
101 Office, Workplane	Ft	36.66	46.9	26.9	1.74
102 Office, Workplane	Ft	39.43	45.8	25.6	1.79
103 Private Restroom, Workplane	Ft	21.34	27.2	16.2	1.68
104 Stairwell, Workplane	Ft	21.91	33.4	19.4	3.21
106 Break Room, Workplane	Ft	38.69	53.1	19.3	2.68
107 Shop Foreman Office, Workplane	Ft	39.21	45.8	27.8	1.66
108 Open Office, Workplane	Ft	38.13	36.8	12.5	4.46
109 Closet, Workplane	Ft	34.43	55.3	23.3	2.37
110 Private Restroom, Workplane	Ft	21.49	27.5	16.7	1.62
111 Office, Workplane	Ft	39.58	52.4	29.9	2.51
112 Office, Workplane	Ft	46.37	51.4	29.9	2.56
113 Women's Restroom, Workplane_1	Ft	24.57	29.8	21.3	1.40
114 Men's Restroom, Workplane	Ft	24.70	30.2	21.4	1.41
115 Restroom, Workplane	Ft	30.18	43.9	22.8	1.93
116 Restroom, Workplane	Ft	30.98	44.3	23.6	1.90
117 Wash-Load Bay, Workplane	Ft	27.44	42.8	12.7	3.37
121 Janitor Closet, Workplane	Ft	27.49	49.9	10.9	4.58
122 ESJ, Workplane	Ft	39.50	48.7	26.3	1.92
119 Production	Ft	31.12	76.0	10.7	5.95
119 Storage	Ft	33.42	62.9	29.7	2.12
120 Packages	Ft	47.82	63.1	23.3	2.71

1 FLOOR PLAN
3/32" = 1'-0"

STRAIGHTLINE REFRIGERATION

KAUKAUNA, WI

1ST FLOOR LIGHTING LAYOUT

DRAWN BY : JT

DATE : 8-3-2023

SCALE : 1/16" = 1'

#

DATE

COMMENTS

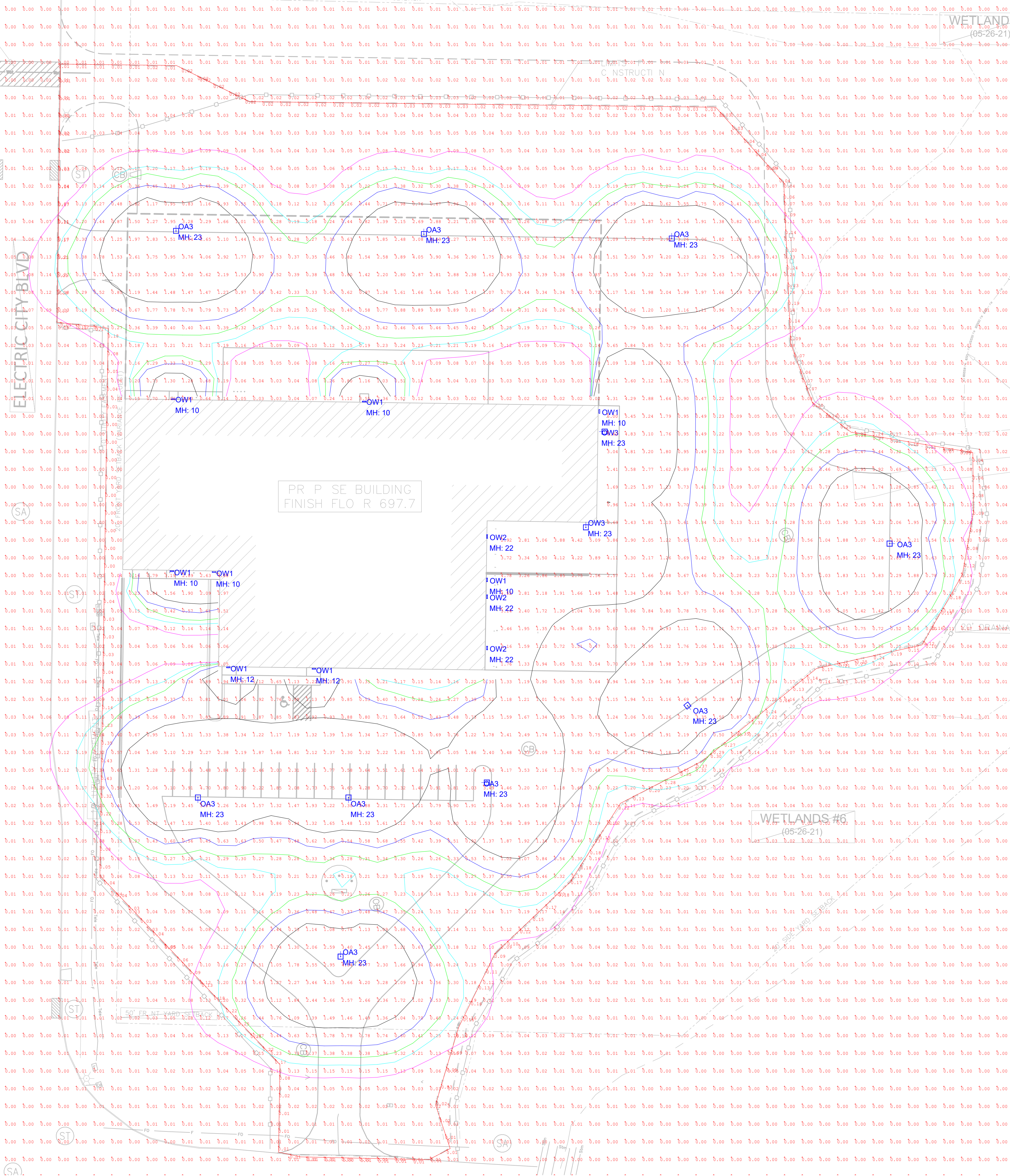
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DATE

COMMENTS

Luminaire Schedule					
Qty	Label	MFG	Description	LLF	Lum. Watts Total Watts
9	OA3	LITHONIA	ESX1 LED P2 50K R3 MVOLT UPA BLS DOBXD M2 + 20' POLE + 3' BASE	0.950	98 882
8	OW1	LITHONIA	WPX1 LED P1 50K MVOLT (finish)	0.950	11 88
3	OW2	LITHONIA	WPX1 LED P2 50K MVOLT (finish)	0.950	24 72
2	OW3	LITHONIA	ESX1 LED P2 50K R3 MVOLT UPA BLS DOBXD M2 + ESXWBA DOBXD U	0.950	98 196

Calculation Summary						
Label	Units	Avg	Max	Min	Max/Min	Avg/Min
Presumed Property Line	Fc	0.10	0.43	0.00	N.A.	N.A.
Loading Dock	Fc	2.22	5.1	0.5	10.20	4.44
Parking Lot	Fc	2.16	4.7	0.8	5.88	2.70



ENTERPRISE
Lighting & Control

COMMENTS		DATE		#	
REVISIONS					
DRAWN BY : JT		DATE : 8-3-2023		SCALE : 1/32" = 1'	
STRAIGHTLINE REFRIGERATION		KAUKAUNA, WI		SITE LIGHTING LAYOUT	