

PLAN COMMISSION

City of Kaukauna
Council Chambers
Municipal Services Building
144 W. Second Street, Kaukauna



Thursday, December 07, 2023 at 4:00 PM

AGENDA

1. Roll Call.
2. Approval of Minutes.
 - [a.](#) Approve Minutes from November 9, 2023 Meeting
3. New Business.
 - [a.](#) Site Plan Review - Enterprise Electric
 - [b.](#) Park Donation Application Review - Bench
 - [c.](#) Certified Survey Map Review - Lot Split for Parcel 322095504
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.



PLAN COMMISSION

City of Kaukauna
Council Chambers
 Municipal Services Building
 144 W. Second Street, Kaukauna



Thursday, November 09, 2023 at 4:00 PM

MINUTES

1. Roll Call.

Members present: Michael Avanzi, Giovanna Feller, John Moore, DPW John Neumeier, Mayor Tony Penterman, Ken Schoenike, Pennie Thiele

Other(s) present: Associate Planner Lily Paul, PCDD Joe Stephenson

2. Approval of Minutes.

a. Approve Minutes from October 19, 2023 Meeting

Avanzi made a motion to approve the minutes from October 19, 2023 meeting. Moore seconded the motion. The motion passed unanimously.

3. New Business.

a. Park Donation Application Review - Tree Donation at Dog Park

Paula and Brian Jacobs donated an autumn blaze maple tree to the dog park. The street department will receive the tree from a tree nursery and install the tree. There will be no plaque at this time.

Thiele made a motion to approve the tree donation for the Jacobses at the Dog Park and direct staff to work with the family to install the donation in a more precise location. Schoenike seconded the motion. The motion passed unanimously.

b. Site Plan Review - Ahlstrom Thilmany Facility Boiler Building

AP Lily presented a site plan review for a boiler building to be built within the Ahlstrom Thilmany campus. The setbacks are met, lighting is adequate, and landscaping is not required for this addition. There was a question if it is the Plan Commission's duty to consider safety concerns. No, the city is not liable if the plan commission approves a site plan. State plan review is required and building permits need to be issued before construction.

Mayor Penterman made a motion to approve the site plan for Ahlstrom Thilmany Facility Boiler Building and prior to issuance of building permits, must obtain stormwater and erosion control permits from Engineering Department. Moore seconded the motion. The motion passed unanimously.

c. Donation Discussion

Plan Commission members would like to continue to review park donations.

d. Facade Discussion

The new Façade ordinance requires commercial buildings to have 10% of the public facing façade to have masonry. A unique situation came up where an addition to an existing business would require masonry façade on the new portion. The existing building has masonry already and it is unnecessary for the addition to have masonry. This situation shows the potential need of creating a clause for the ordinance that allows Plan Commission to choose if a building can maintain the existing look of a building. Said language should come back for consideration.

No action was taken.

4. Other Business.

Shipping containers are now being used as storage buildings/sheds. This should come back to the commission for discussion if it should be allowed in Residential Zones.

5. Adjourn.

Moore made a motion to adjourn the meeting. Feller seconded the motion. The motion passed unanimously. Meeting adjourned at 4:31 PM.



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Associate Planner Lily Paul
Date: December 1, 2023
Re: Site Plan Review – Enterprise Electric

Enterprise Electric has submitted a site plan for a proposed building that would contain offices and work areas to conduct operations out of. Enterprise Electric is an electrical contractor that provides wiring, automation, programming and maintenance to commercial and industrial power systems.

Site Plan Review

Site/Architectural

The site plan features a 9,600 square foot building, 24 feet tall, that adheres to all setbacks set forth in the Industrial Park Zoning Code and Industrial Park South Protective Covenants. There will be 16 parking stalls for clients and employees. This meets off-street parking requirements.

Façade

26 gauge metal wall panel in the color pearl gray is the exterior of the building. Masonry wainscoting is required in place of the black metal wainscoting panels. Trim and canopy will be an accent color of red.

Landscape

Site is required to have one canopy tree in the front yard. If a dumpster is proposed to be on a site it shall be screened on at least 3 sides.

Lighting

Adequate lighting will be installed on the north, east, and west side of building and one light pole installed at the north east corner of the paved lot. The maximum foot candle is 39.1 above the overhead doors. The average foot candle is 2.45. There is no concern of light infringing on public streets or adjacent properties.

Stormwater/Erosion Control

Add inlet protection to inlet 1 on of the west side of Driessen Dr.

Recommendation:

Staff recommends to approve the site plan for Enterprise Electric with the following conditions:

- **Prior to issuance of building permits, must obtain Stormwater and Erosion Control permits from Engineering Department**
 - o **Add inlet protection to Existing Inlet 1**
- **Update façade with a decorative masonry wainscot**
- **Landscape plan is submitted showing dumpster enclosure and one canopy tree**
- **Location is shown for snow removal/storage**





SITE PLAN REVIEW APPLICATION

PROPERTY OWNER	APPLICANT (IF DIFFERENT PARTY THAN OWNER)
Name: RYAN VAN DERAAS	Name: MICHAEL LEIDIG
Mailing Address: 1039 DRIESSEN DRIVE KAUKAUNA, WI 54310	Mailing Address: 1250 CENTENNIAL CENTRE BLVD HOBART, WI 54155
Phone: (920) 850-6354	Phone: (920) 662-9641
Email: Ryan@enterprise-electric.net	Email: MLEIDIG@RELEEINC.COM

PROPERTY INFORMATION	
Described the Proposed Project in Detail: Construct offices and work areas for Enterprise Electric to conduct operations out of. Project will include utilities, building, and pavement construction.	
Property Parcel (#): 322091906	
Site Address/Location: 1059 DRIESSEN DR KAUKAUNA, WI 54130	
Current Zoning and Use: IPD - INDUSTRIAL PARK - VACANT	
Proposed Zoning and Use: IPD - INDUSTRIAL PARK - INDUSTRIAL COMMERCIAL	
Existing Gross Floor Area of Building: 0	Proposed Gross Floor Area of Building: 9,600
Existing Building Height: 0	Proposed Building Height: 24
Existing Number of Off-Street Parking Spaces: 0	Proposed Number of Off-Street Parking Spaces: 16
Existing Impervious Surface Coverage Percentage: 0	Proposed Impervious Surface Coverage Percentage: 47.2

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: Michael Leidig

Owner/Agent Name (printed): Michael Leidig (Agent)

SITE PLAN REVIEW PROCEDURE

The Plan Review process is required for all new commercial, industrial or multifamily buildings, and building expansions/additions or structures.

Early in the process, consult the Site Application Checklist (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

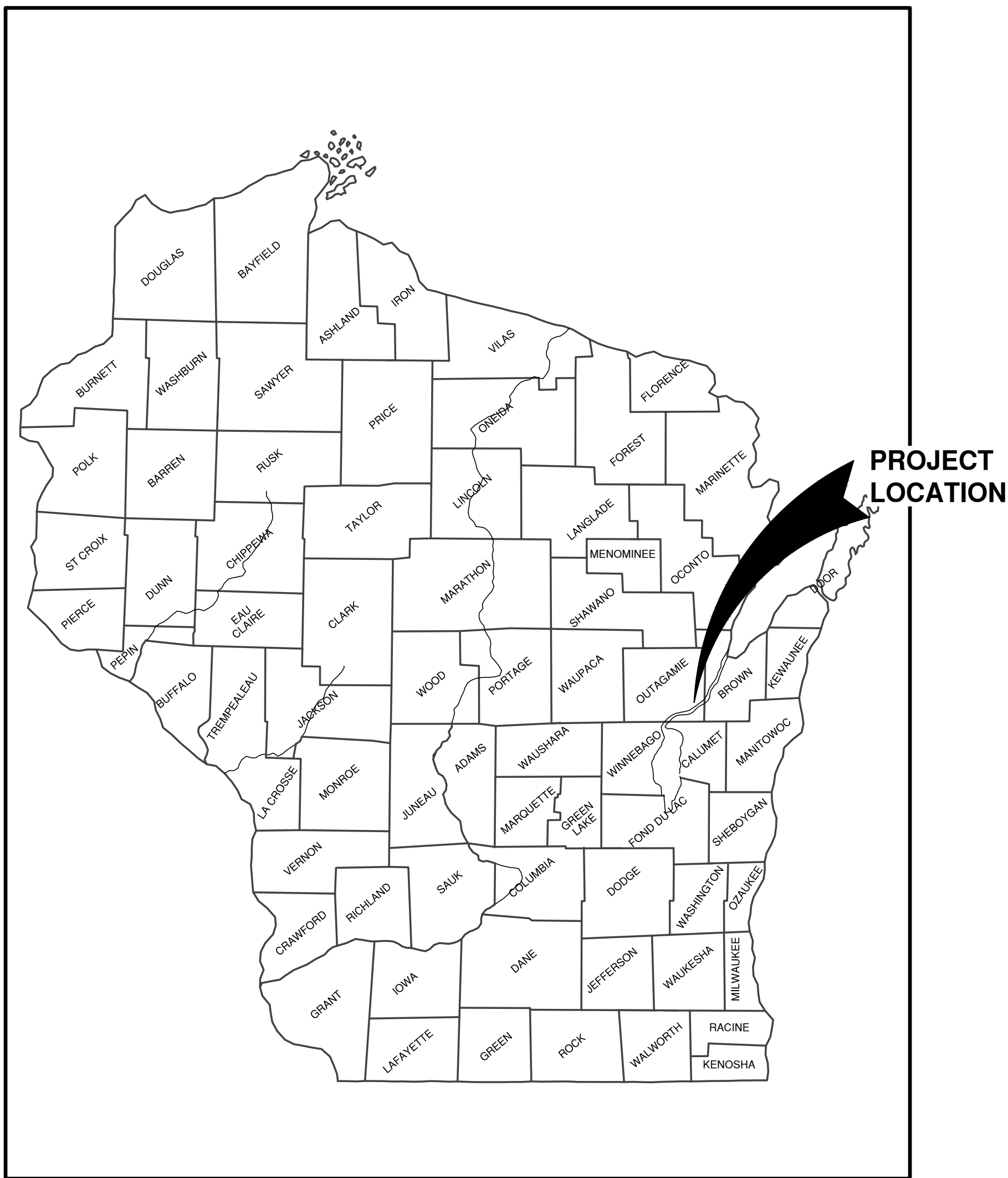
- ✓ Completed Site Plan application
- ✓ Completed [Erosion Control and Stormwater Management Permit application](#) and necessary fees
- ✓ Calculations for sanitary sewer and water
- ✓ Calculations for storm sewer design
- ✓ Site Plan set to include:
 - Site Plan layout and streets, including designated 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

SITE PLAN SUBMISSION

1. Email to Lily Paul - lpaul@kaukauna-wi.org
2. In-person drop off - City of Kaukauna, Attn: Lily Paul, 144 W. 2nd Street, Kaukauna, WI 54130

SITE DEVELOPMENT OF ENTERPRISE ELECTRIC FOR KELLER, INC, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

ATTENTION!
DOWNLOADED PLANS ARE NOT SCALEABLE, NEITHER THE OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS. ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC. SHALL BE CONSIDERED TO BE SCALEABLE PLANS.



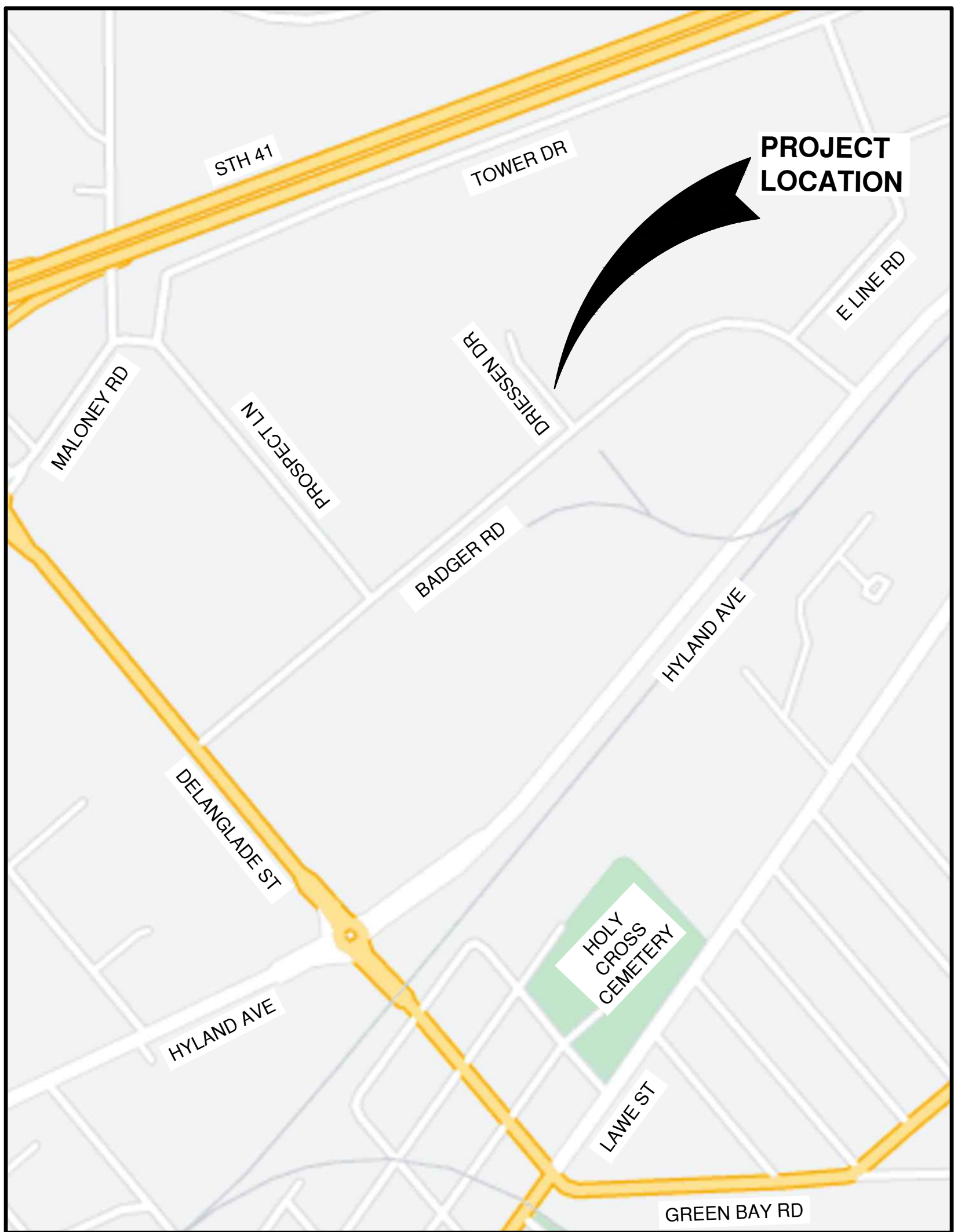
VICINITY MAP

NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.


NOTE:
ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.

INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
C	LOCATION MAPS AND INDEX TO DRAWINGS
1	GENERAL NOTES
2	EXISTING SITE CONDITIONS
3	SITE PLAN
4	UTILITY PLAN
5	GRADING PLAN AND EROSION CONTROL PLAN
6	MISCELLANEOUS DETAILS
7	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D
8	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE D-M
9	EROSION CONTROL - DITCH CHECK DETAILS
10	EROSION CONTROL - SHEET FLOW DETAILS
11	EROSION CONTROL - TRACKOUT CONTROL PRACTICES
12	EROSION CONTROL - EROSION MAT SLOPE APPLICATION DETAILS
13	EROSION CONTROL - EROSION MAT CHANNEL APPLICATION DETAILS



LOCATION MAP

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN KDC	SITE DEVELOPMENT OF ENTERPRISE ELECTRIC FOR KELLER, INC. CITY OF KAUKAUNA OUTAGAMIE COUNTY, WISCONSIN	LOCATION MAP AND INDEX TO DRAWINGS	DATE 08/2023	 Robert E. Lee & Associates, Inc. 1250 Centennial Centre Blvd Hobart, WI 920-662-9641 releinc.com	SHEET NO. C
								CHECKED			FILE 2450031C		
								DESIGNED AJS			JOB NO. 2450031		

OWNER INFORMATION:

ENTERPRISE ELECTRIC
1039 DRIESSEN DRIVE
KAUKAUNA, WI, 54310

(920) 850-6354

CONTACT: RYAN VAN DERRA

CONTRACTOR INFORMATION:

KELLER, INC.
N216 STATE HIGHWAY 55
KAUKAUNA, WI 54130

(920) 766-5795

CONTACT: JEREMY NOLL

UTILITY INFORMATION:

UTILITIES PRESENT:
CITY OF KAUKAUNA DEPARTMENT OF PUBLIC WORKS, KAUKAU UTILITIES, WE ENERGIES, AT& T, TIME WARNER, TDS METROCOM, AND WIN LLC.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKETS NUMBERED 20232402827 AND 20232402832, BOTH DATED 06/22/2023, VISIBLE OBSERVATION AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DIGGERS HOTLINE = 1-800-242-8511

SANITARY/STORM SEWER:
DEPARTMENT OF PUBLIC WORKS
CITY OF KAUKAUNA
144 W SECOND ST
KAUKAUNA, WI 54130

(920) 766-6300

WATER/ELECTRIC:
KAUKAUNA UTILITIES
777 ISLAND ST.
KAUKAUNA, WI 54130

(920) 766-5721

GAS & ELECTRIC:
WE ENERGIES
800 S. LYNNDAL DR.
APPLETON, WI 54914

(800) 242-9137

TELECOMMUNICATIONS:
AT & T / SBC
205 S. JEFFERSON ST.
GREEN BAY, WI 54301

(920) 433-4147

TELECOMMUNICATIONS:
TIME WARNER
3520 DESTINATION DR.
APPLETON, WI 54195

(920) 831-9249

TELECOMMUNICATIONS:
TDS METROCOM / TDS TELECOM
W6174 AEROTECH DR. SUITE A
APPLETON, WI 54914

(920) 882-3342

TELECOMMUNICATIONS:
WIN TECHNOLOGY
4955 BULLS FARM ROAD
EAU CLAIRE, WI. 54701

(920) 840-6861

DIGGERS

HOTLINE

Dial 811

or (800) 242-8511

www.DiggersHotline.com

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

LEGEND

FIRE HYDRANT

WATER VALVE/CURB STOP

WATER MANHOLE

REDUCER/INCREASER

SANITARY MANHOLE

AIR RELIEF MANHOLE

STORM MANHOLE

OPEN STORM MANHOLE

STORM INLET

STORM INLET MANHOLE

TANK COVER

SOIL BORING

POST

IRON PIPE/ROD

PK NAIL

POWER POLE

POWER POLE W/GUY WIRE

LIGHT POLE

TRAFFIC SIGNAL POLE

ELECTRIC MANHOLE

ELECTRIC METER

TELEPHONE MANHOLE

TELEPHONE PEDESTAL

CABLE TV MANHOLE

CABLE TV PEDESTAL

GAS VALVE

GAS METER

MAILBOX

SIGN

BOLLARD

DECIDUOUS TREE

CONIFEROUS TREE

BUSH

RIP RAP

CULVERT

WETLANDS

HANDICAP PARKING

EDGE OF ASPHALT

EDGE OF GRAVEL

CURB & GUTTER

TREE/BRUSH LINE

CONTOUR LINE

RETAINING WALL

GUARD RAIL

FENCE

8SS

SANITARY SEWER (SIZE NOTED)

4FM

FORCEMAIN (SIZE NOTED)

10ST

STORM SEWER (SIZE NOTED)

6W

WATERMAIN (SIZE NOTED)

G

GAS LINE

OT

OVERHEAD TELEPHONE LINE

T

UNDERGROUND TELEPHONE LINE

OE

OVERHEAD ELECTRIC LINE

E

UNDERGROUND ELECTRIC LINE

OTV

OVERHEAD CABLE TV LINE

TV

CABLE TV LINE

F0

FIBER OPTIC LINE

R/W LINE

PROPERTY LINE

EASEMENT LINE

BUILDING SETBACK LINE

SECTION LINE

GR. GRAVEL

BIT. BITUMINOUS

ASPH ASPHALT

CONC CONCRETE

SW SIDEWALK

BLDG BUILDING

HSE HOUSE

PED PEDESTAL

PP POWER POLE

LP LIGHT POLE

BM BENCH MARK

WM WATERMAIN

HYD. HYDRANT

WV WATER VALVE

SAN SANITARY SEWER

MH MANHOLE

ST STORM SEWER

CB CATCH BASIN

TELE TELEPHONE

ELEC ELECTRIC

TV TELEVISION

STA. STATION

VPC VERTICAL POINT OF CURVATURE

VPI VERTICAL POINT OF INTERSECTION

VPT VERTICAL POINT OF TANGENCY

PC POINT OF CURVATURE

PI POINT OF INTERSECTION

PT POINT OF TANGENCY

R RADIUS

EX EXISTING

PR PROPOSED

EOR END OF RADIUS

BOC BACK OF CURB

B-B BACK TO BACK (OF CURB)

F-F FACE TO FACE (OF CURB)

R/W RIGHT OF WAY

T/C TOP OF CURB

F/L FLOW LINE

C/L CENTERLINE

R/L REFERENCE LINE

INV INVERT

CMP CORRUGATED METAL PIPE

RCP REINFORCED CONCRETE PIPE

CULV CULVERT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP
								CHECKED
								DESIGNED AJS

SITE DEVELOPMENT OF ENTERPRISE ELECTRIC
FOR KELLER, INC.
CITY OF KAUKAUNA
OUTAGAMIE COUNTY, WISCONSIN


GENERAL NOTES

DATE 07/2023
FILE 2450031T
JOB NO. 2450031

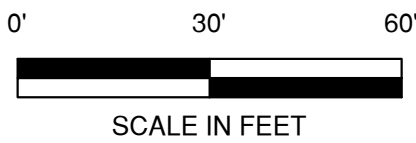
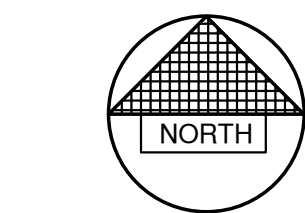
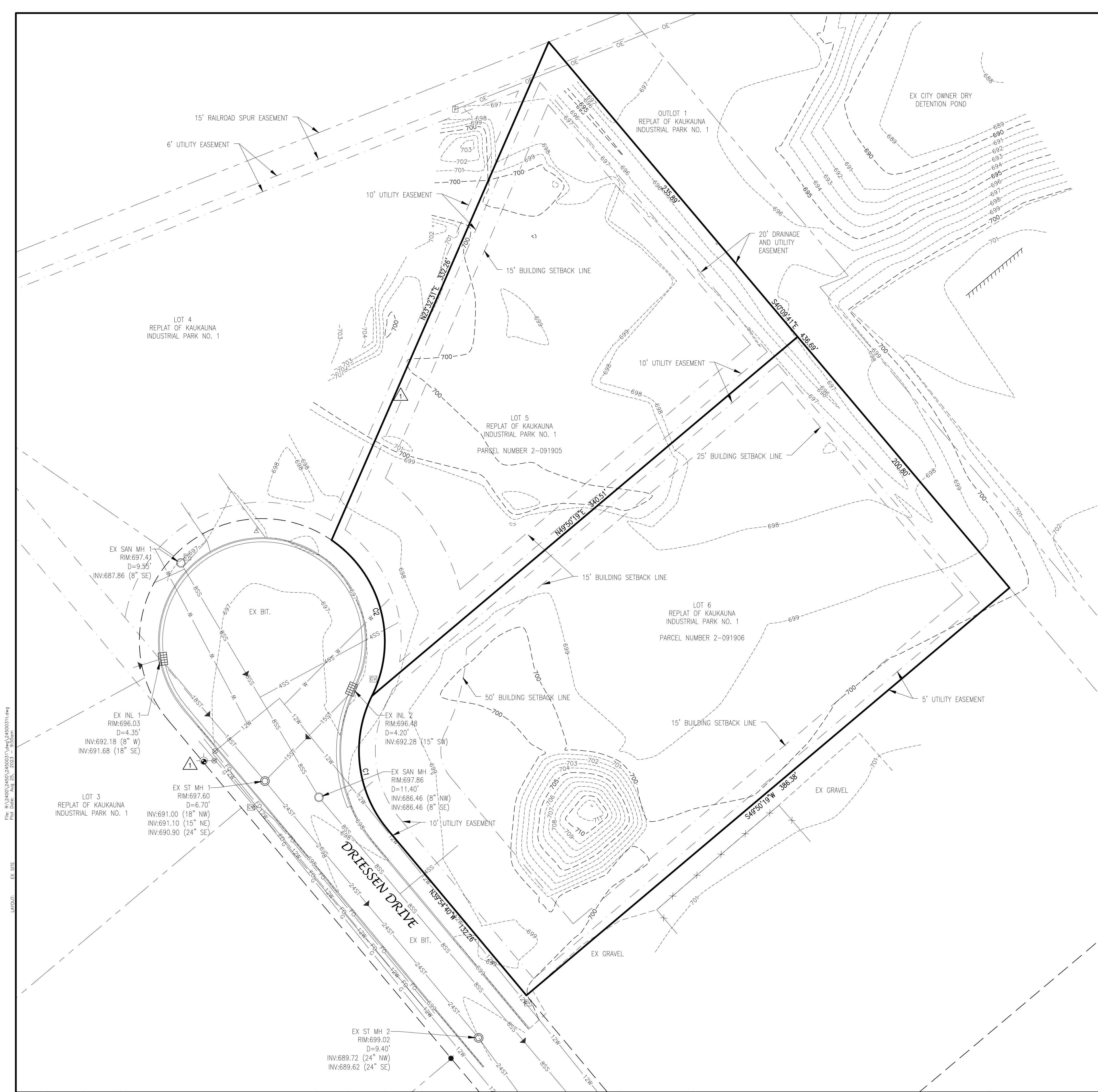
Robert E. Lee

& Associates, Inc.

1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

BENCHMARK		BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC.
FIELD VERIFY BENCHMARKS FOR ACCURACY.		
NO.	DESCRIPTION	EL.
	BURY TAG BOLT ON HYDRANT	699.07

Curve Table							
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	66°25'19"	75.00'	86.95'	S06°42'00"E	82.16'	S26°30'39"W	S39° 54' 40"E
C2	81°59'55"	75.00'	107.34'	N14°29'19"W	98.41'	N26°30'39"E	N55° 29' 17"W

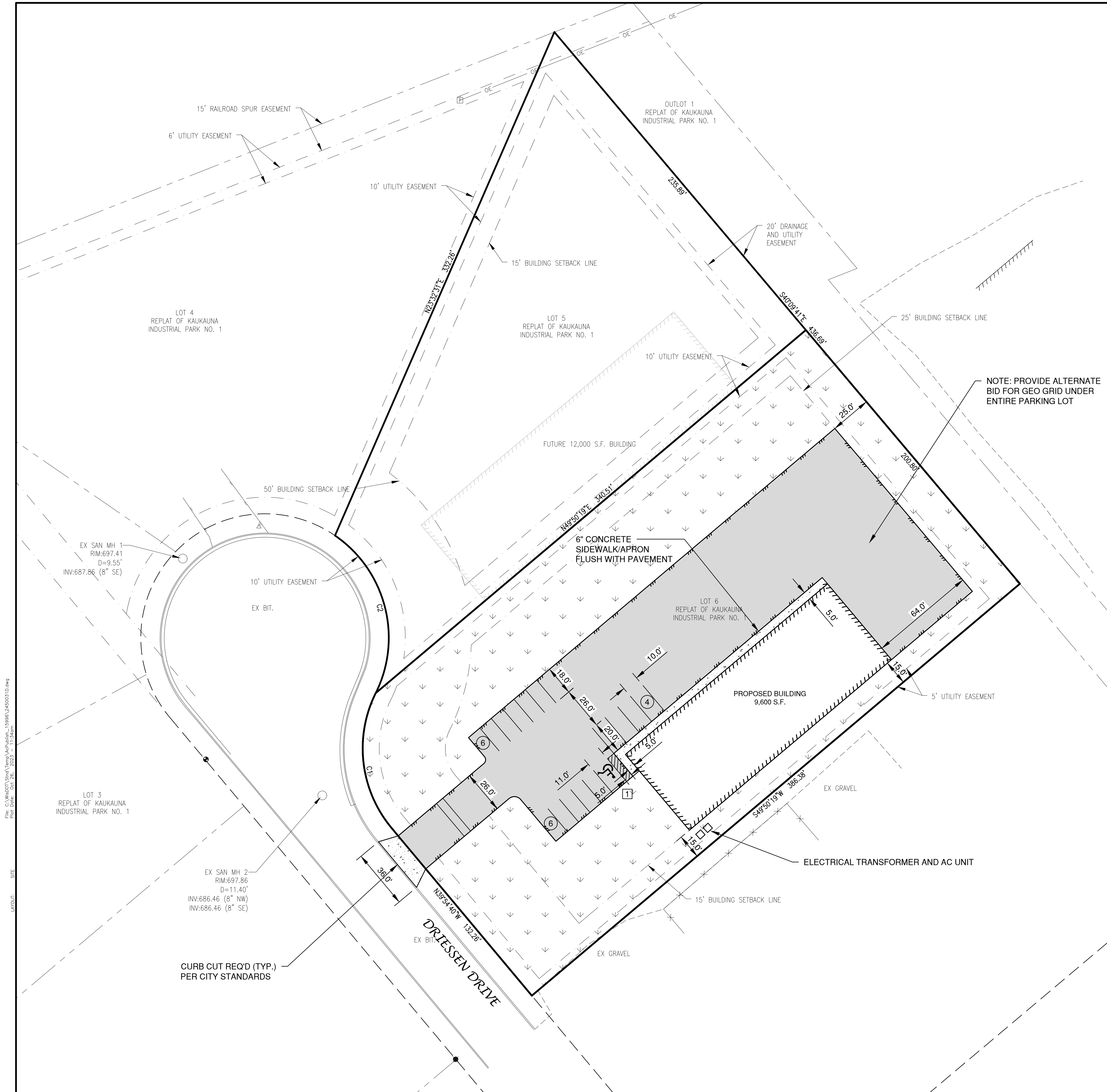


NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP
								CHECKED
								DESIGNED AJB

SITE DEVELOPMENT OF ENTERPRISE ELECTRIC
FOR KELLER, INC.
CITY OF KAUKAUNA
OUTAGAMIE COUNTY, WISCONSIN

EXISTING SITE CONDITIONS

DATE 07/2023
FILE 2450031T
JOB NO. 2450031



LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT (25,668 S.F.)
- GREEN SPACE
- PROPOSED 18" STANDARD CURB AND GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- INDICATES NUMBER OF PARKING STALLS

1

RESERVED PARKING
VIA ACCESSIBLE

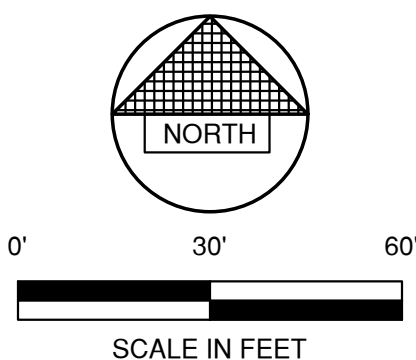
*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

NOTE
ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA
TOTAL PARKING STALLS PROVIDED = 16
HANDICAP ACCESSIBLE PARKING STALLS = 1
TOTAL PARKING STALLS REQUIRED = 16 (SUFFICIENT TO NOT USE STREET PARKING)

SITE DATA
TOTAL AREA = 1.76 ACRES, 76,638 S.F.
BUILDING AREA = 0.22 ACRES, 9,600 S.F. (12.5%)
SIDEWALK/PARKING LOT AREA = 0.61 ACRES, 26,552 S.F. (34.7%)
GREEN SPACE = 0.93 ACRES, 40,486 S.F. (52.8%)

ZONING
IPD - INDUSTRIAL PARK DISTRICT
PARCEL NO.
322091906



NO.				DATE				APPROV.				REVISION				DRAWN				SITE DEVELOPMENT OF ENTERPRISE ELECTRIC FOR KELLER, INC. CITY OF KAUKAUNA OUTAGAMIE COUNTY, WISCONSIN				SITE PLAN				DATE 08/2023 FILE 2450031D JOB NO. 2450031				REL Robert E. Lee & Associates, Inc. 1250 Centennial Centre Blvd Hobart, WI 920-662-9641 releinc.com				SHEET NO. 3			
																LLP																							
																CHECKED																							
																DESIGNED																							
																AJB																							

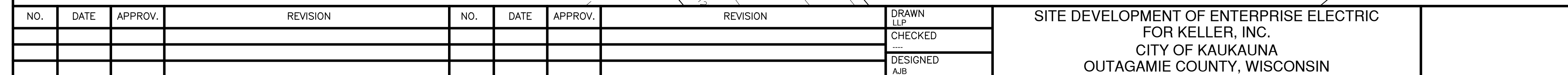


Diagram showing proposed and existing sanitary sewer, storm sewer, and watermain lines with their respective sizes:

- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER (SIZE NOTED) 8SS 8SS
- PROPOSED STORM SEWER
- EXISTING STORM SEWER (SIZE NOTED) 10ST 10ST
- PROPOSED WATERMAIN
- EXISTING WATERMAIN (SIZE NOTED) 6W 6W 6W

- NOTE

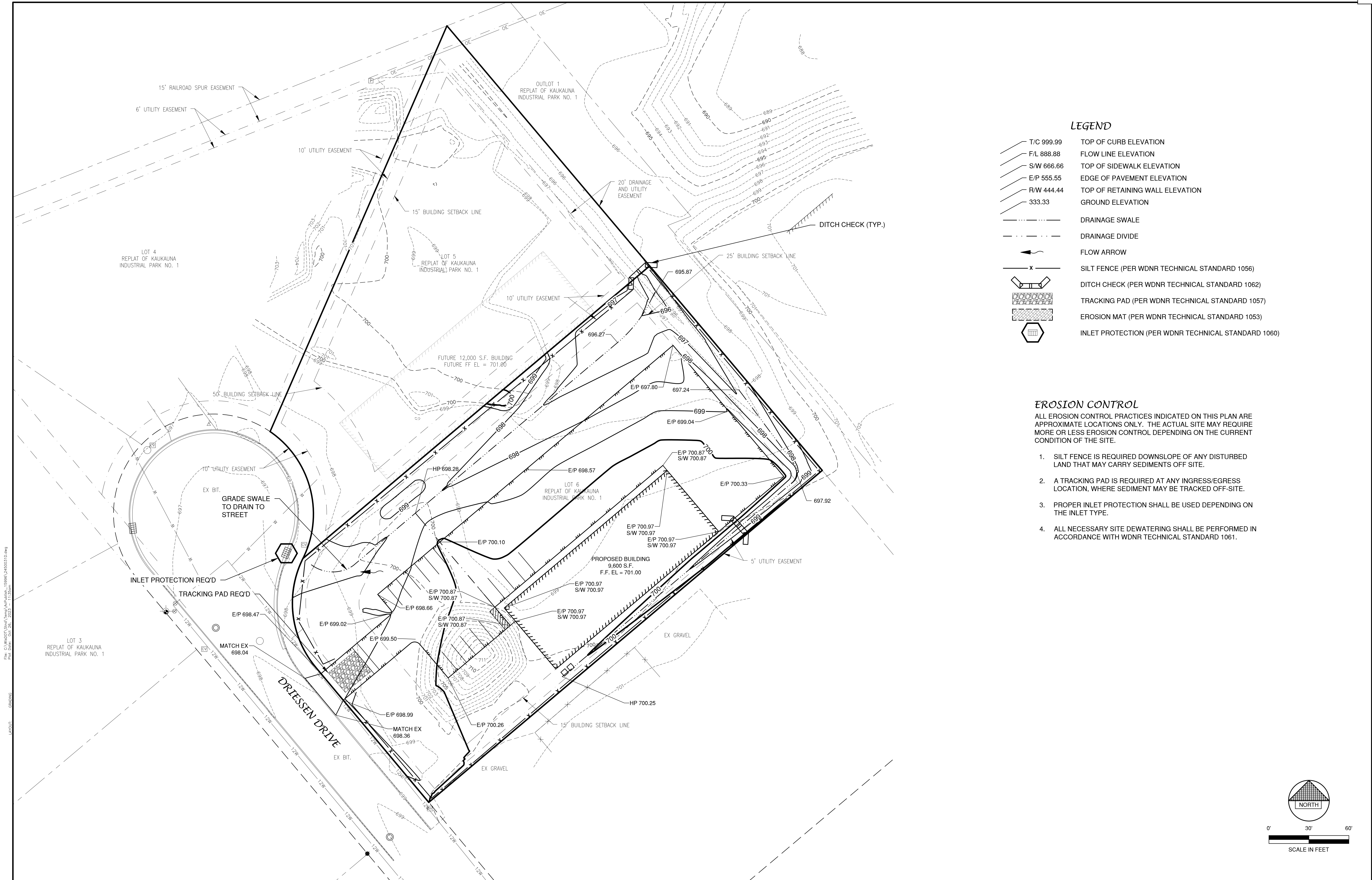
-

0' 30' 60'



SCALE IN FEET

1:



LEGEND


- T/C 999.99 TOP OF CURB ELEVATION
- F/L 888.88 FLOW LINE ELEVATION
- S/W 666.66 TOP OF SIDEWALK ELEVATION
- E/P 555.55 EDGE OF PAVEMENT ELEVATION
- R/W 444.44 TOP OF RETAINING WALL ELEVATION
- 333.33 GROUND ELEVATION
- DRAINAGE SWALE
- DRAINAGE DIVIDE
- FLOW ARROW
- SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
- DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
- TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
- EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
- INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

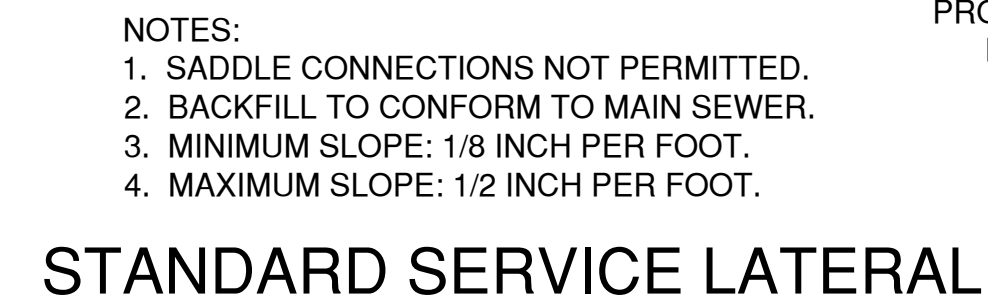
EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

File: C:\Users\J\OneDrive\Documents\Enterprise\12500 S.F. Building\12500 S.F. Building.dwg
Plot Date: Oct 26, 2023 11:35am
LAYOUT: GRADING

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP	SITE DEVELOPMENT OF ENTERPRISE ELECTRIC FOR KELLER, INC. CITY OF KAUKAUNA OUTAGAMIE COUNTY, WISCONSIN	GRADING AND EROSION CONTROL PLAN	DATE 08/2023	 1250 Centennial Centre Blvd Hobart, WI 920-662-9641 releinc.com	SHEET NO. 5
								CHECKED ----			FILE 2450031D		
								DESIGNED AJB			JOB NO. 2450031		



WALK WIDTH	CONTRACTION JOINT SPACING		EXPANSION JOINT SPACING
	TRANSVERSE	LONGITUDINAL	
4'	4'	NOT REQ'D	100' MAX.
5'	5'	NOT REQ'D.	100' MAX.
6'	6'	NOT REQ'D.	100' MAX.
8'	4'	4'	100' MAX.
10'	5'	5'	100' MAX.
12'	6'	6'	100' MAX.

SIDEWALK DETAIL

SITE DEVELOPMENT OF ENTERPRISE ELECTRIC
FOR KELLER, INC.
CITY OF KAUKAUNA
OUTAGAMIE COUNTY, WISCONSIN

MISCELLANEOUS DETAILS



1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

INLET PROTECTION NOTES:

INLET PROTECTION DEVICES SHALL BE IN ACCORDANCE WITH WDNr TECHNICAL STANDARD 1060, STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

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.

INSTALLATION NOTES:
TYPE "B" AND "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE "D"

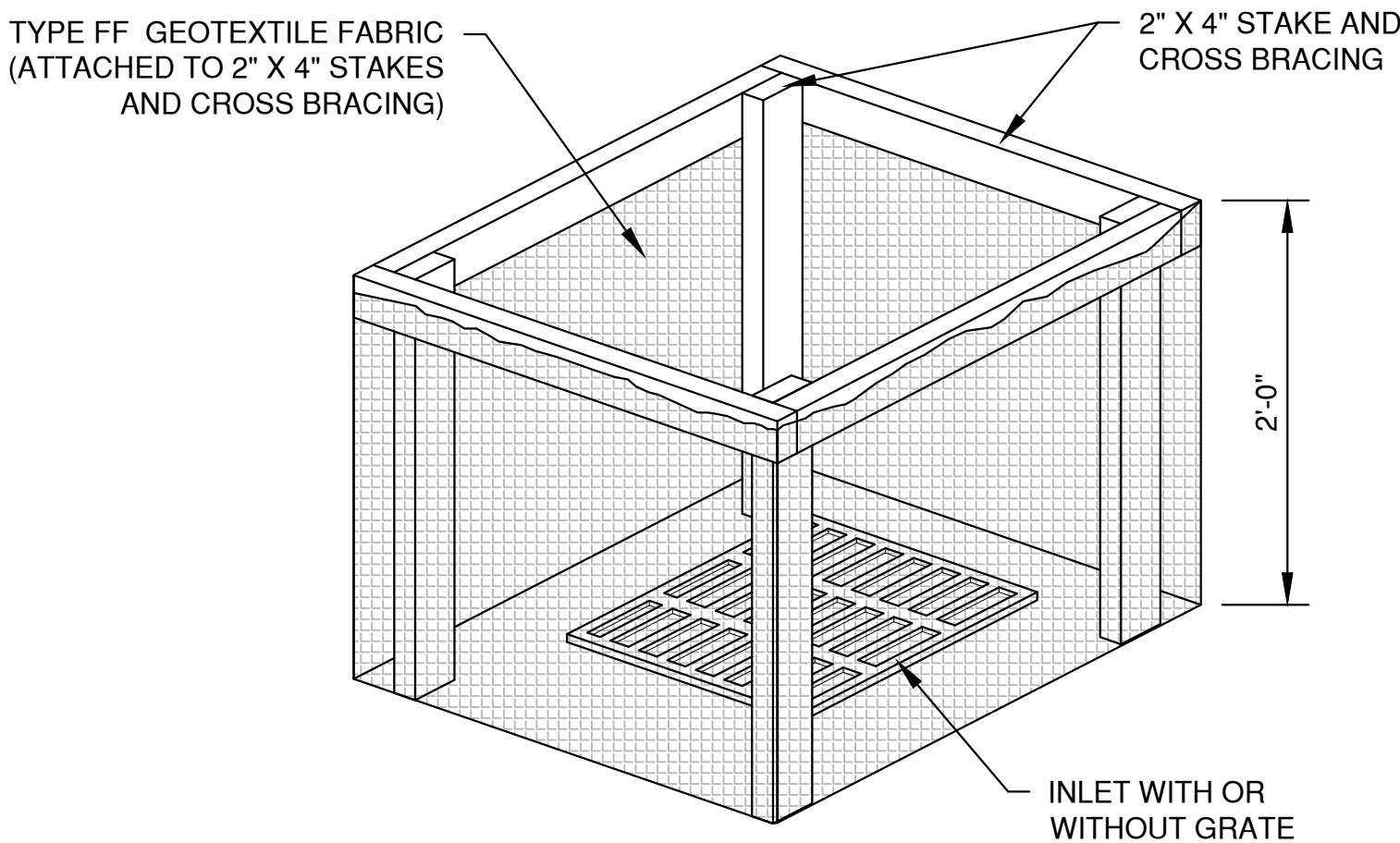
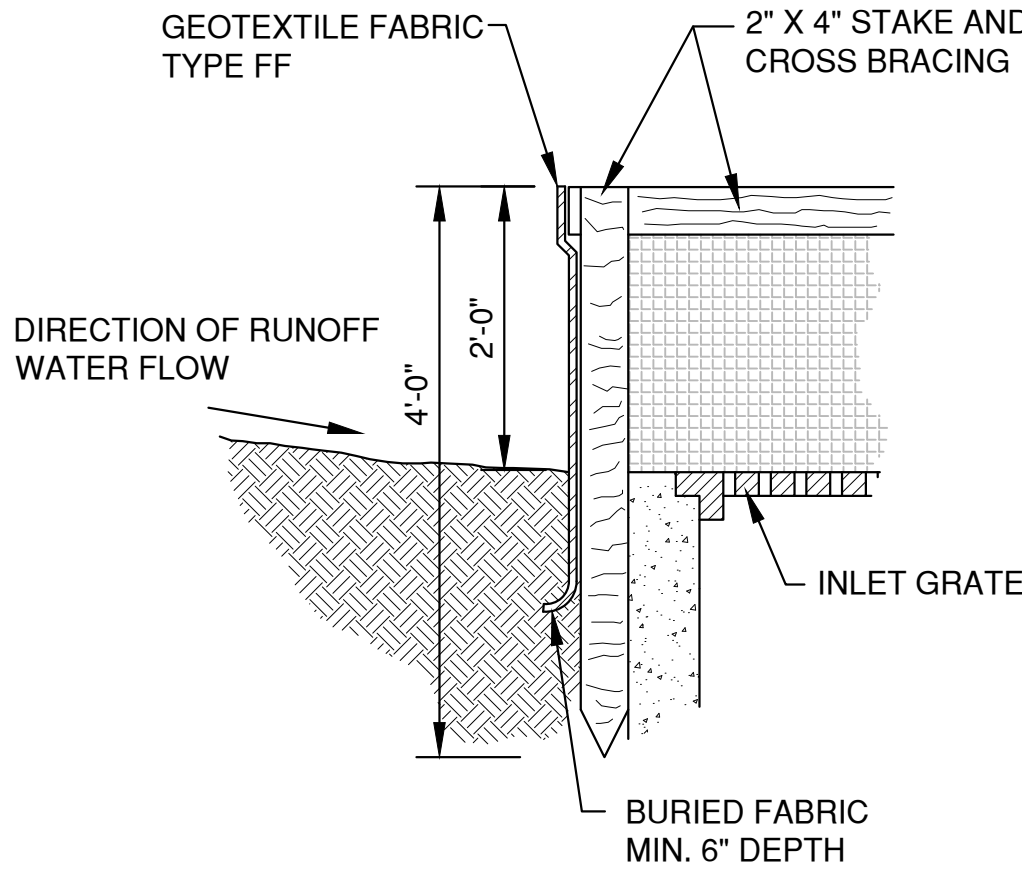
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

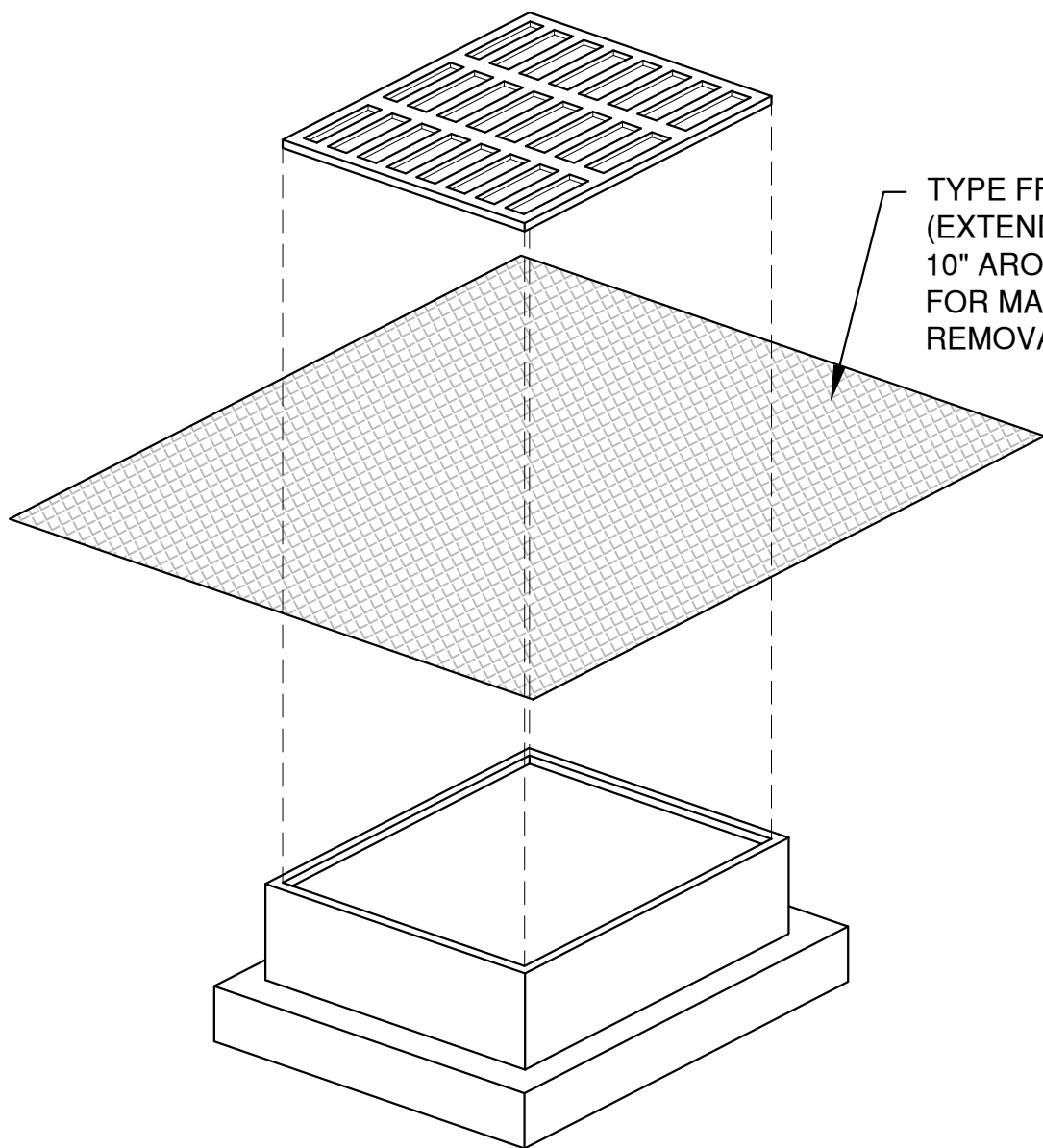
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

NOTES:

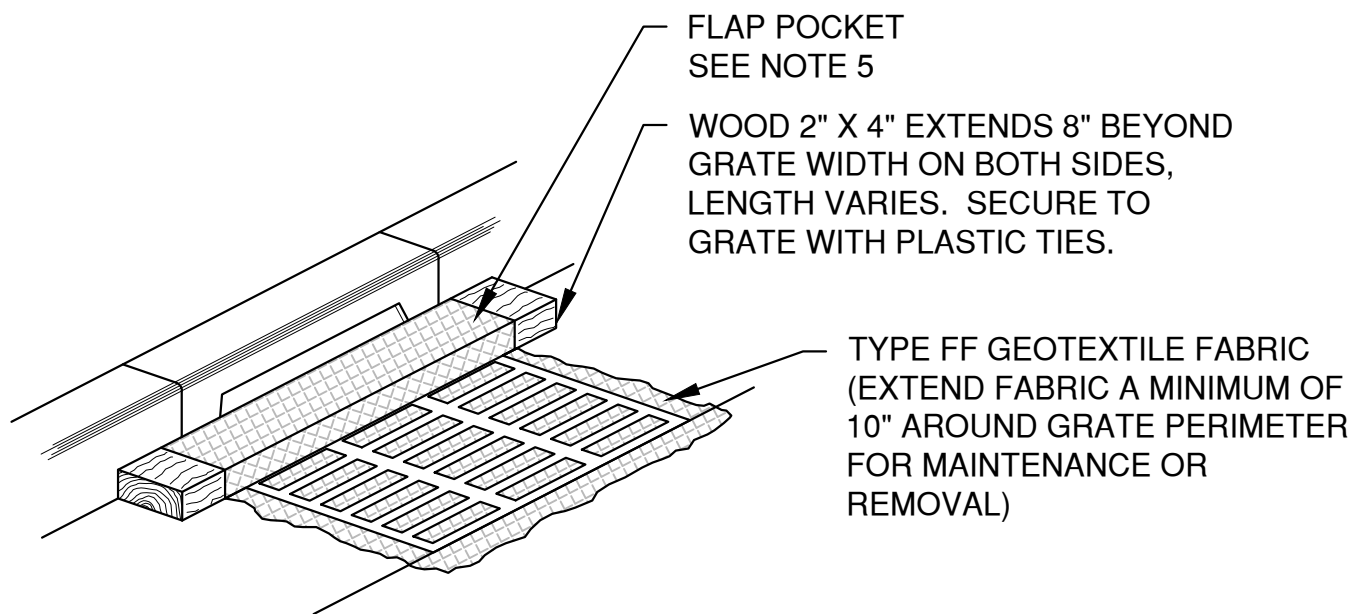
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE 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.



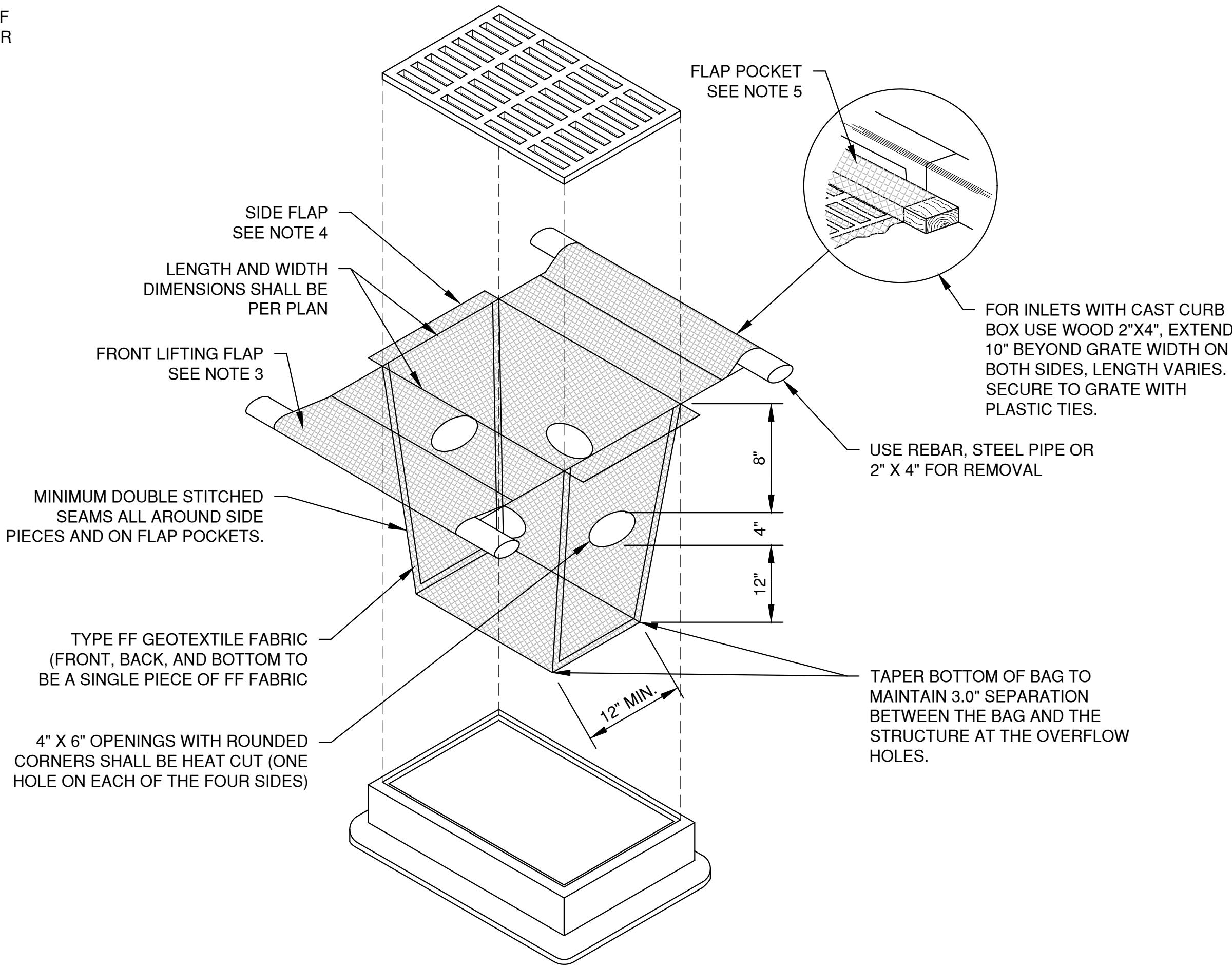
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C
(WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

NOTES:

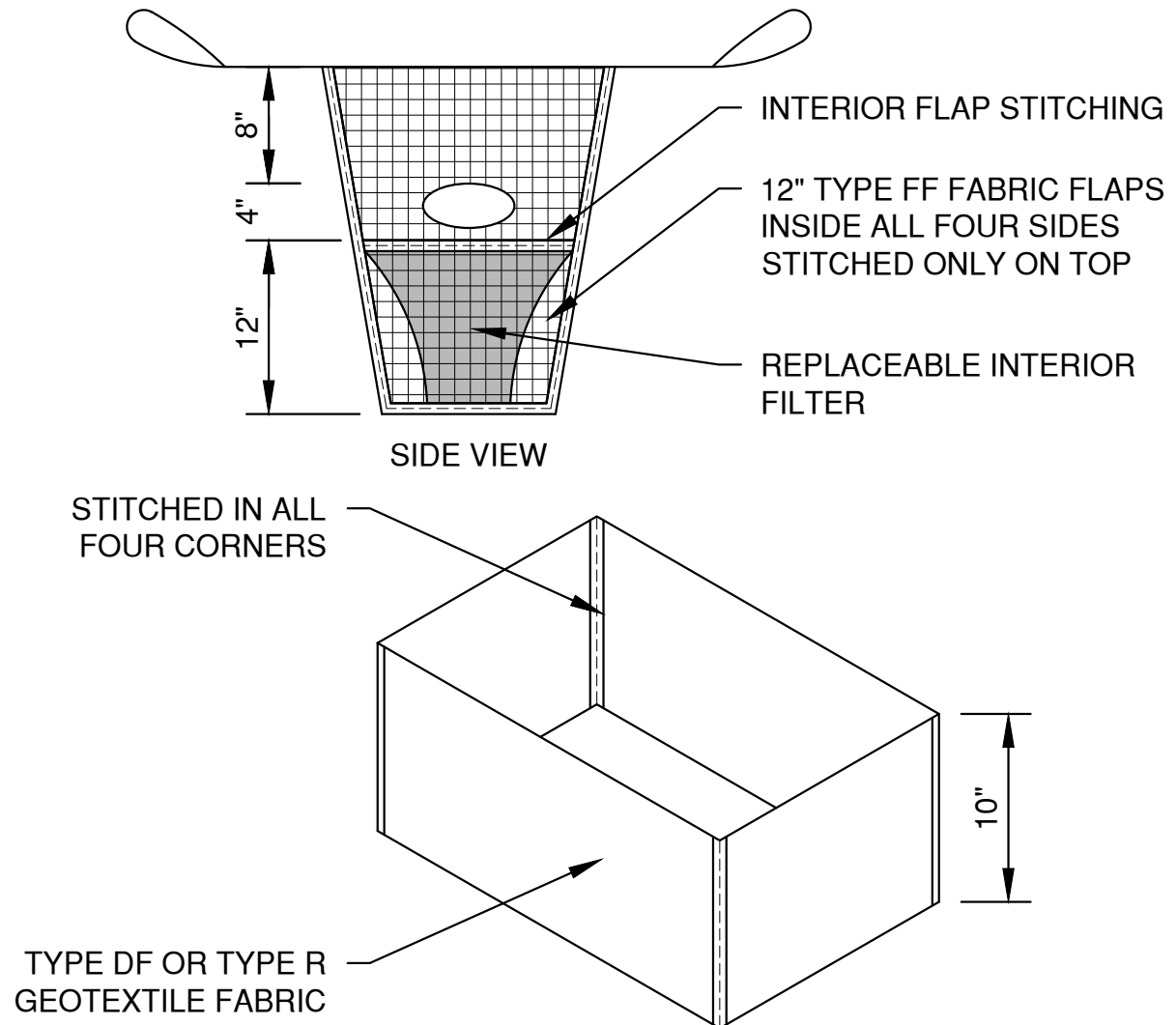
- 1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
- 2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT, 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:

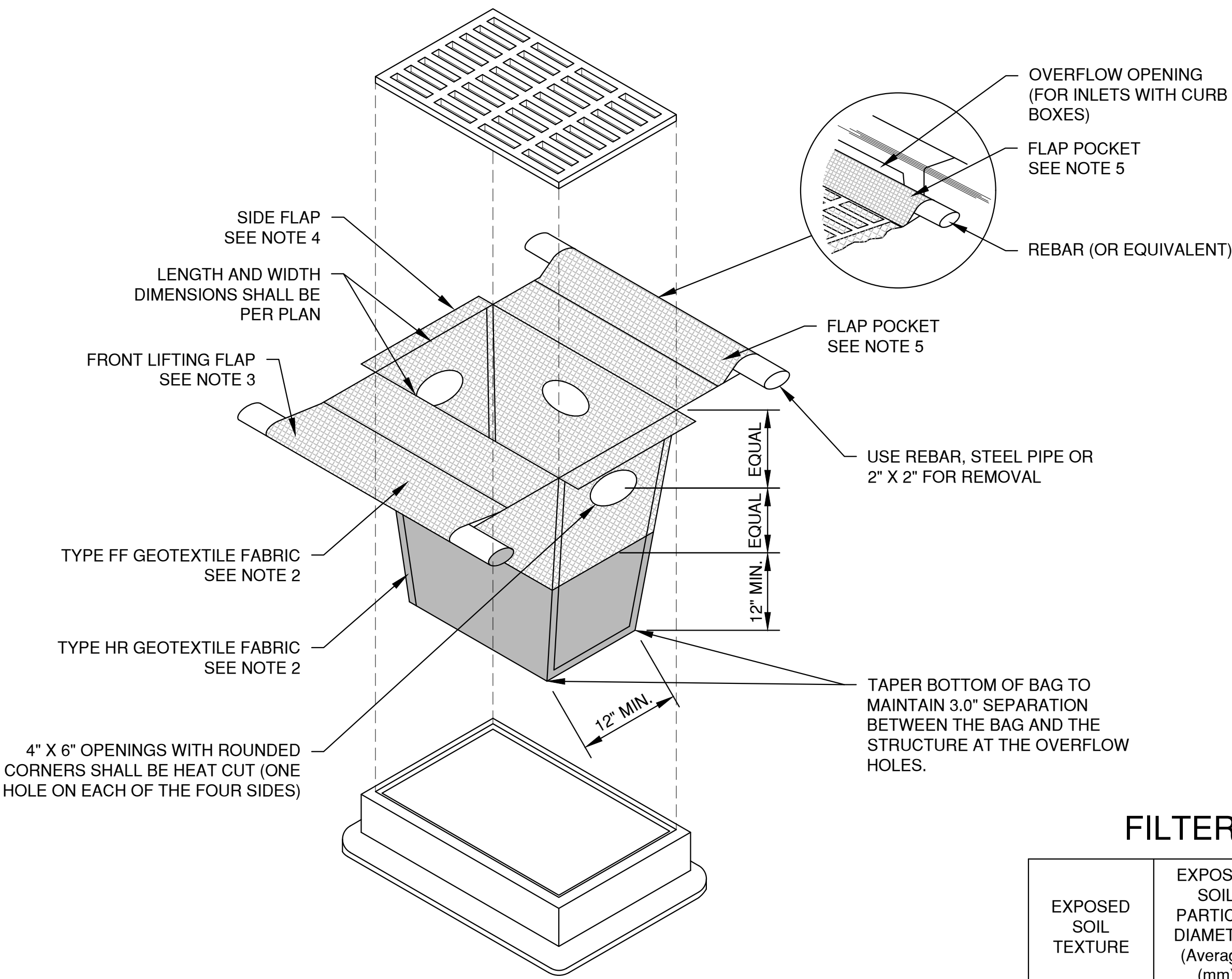
WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

NOTES:

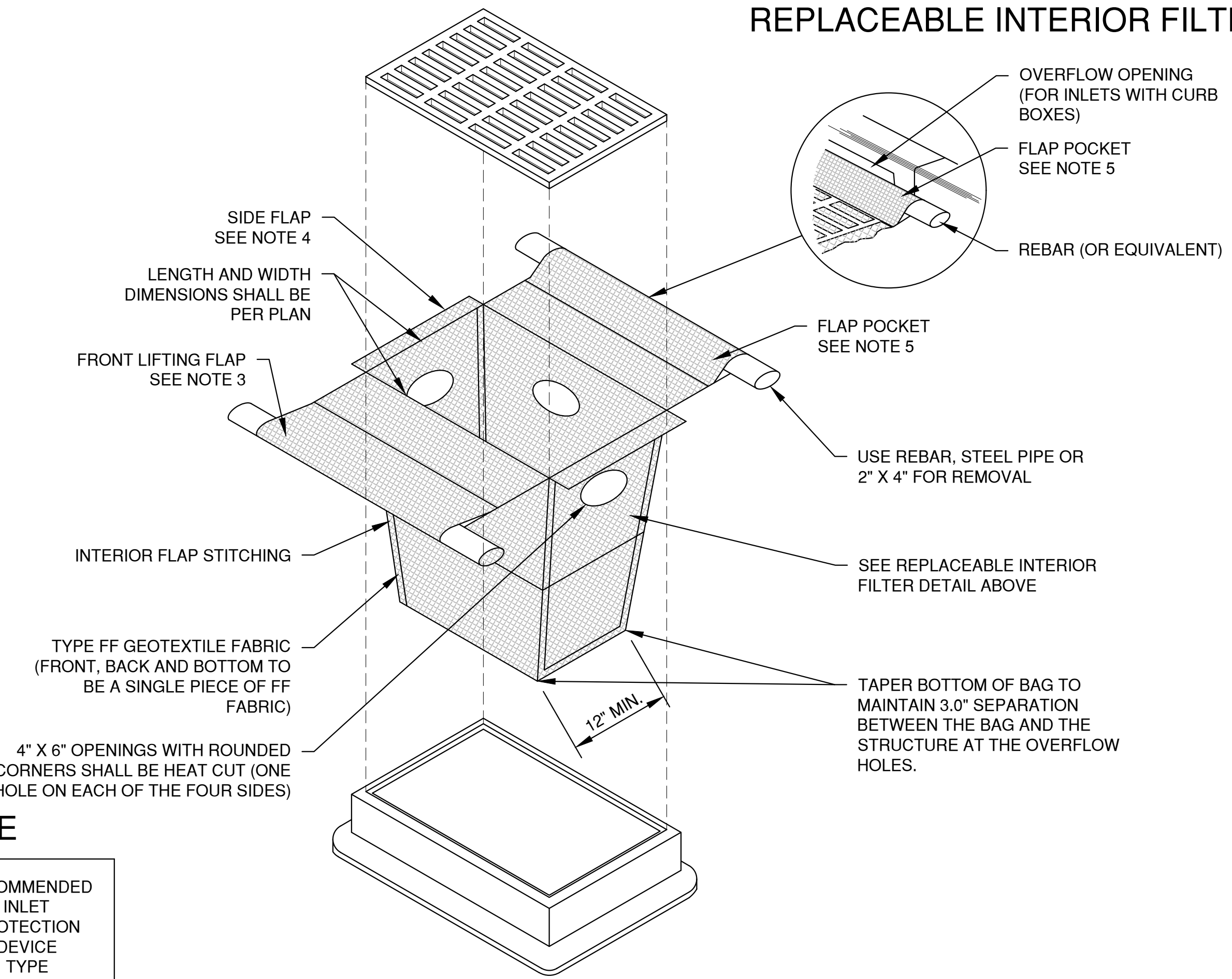
- 1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
- 2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE 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.



REPLACEABLE INTERIOR FILTER



INLET PROTECTION, TYPE D-HR
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)



INLET PROTECTION, TYPE D-M
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

FILTER FABRIC TYPE

EXPOSED SOIL TEXTURE	EXPOSED SOIL PARTICLE DIAMETER (Average) (mm)	FILTER FABRIC TYPE*	RECOMMENDED INLET PROTECTION DEVICE TYPE
COARSE (SAND)	≥0.0625	FF	D, D-M
MEDIUM (SILT LOAM)	0.0624 - 0.005	DF	D, D-M
FINE (CLAY)	≤ 0.004	R	D-M
		HR	D-HR

* DF, R OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

File: C:\Users\j\OneDrive\Documents\2450031EC.dwg
Plot Date: Aug 24, 2023 8:56am
LAYOUT: 2 - INLET PROTECTION



1. 18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:

2. USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS

(1) SIZE No. ACCORDING TO AASHTO M 43



DITCH CHECK DETAIL

ROCK FILLED EROSION CONTROL BAGS TYPE B

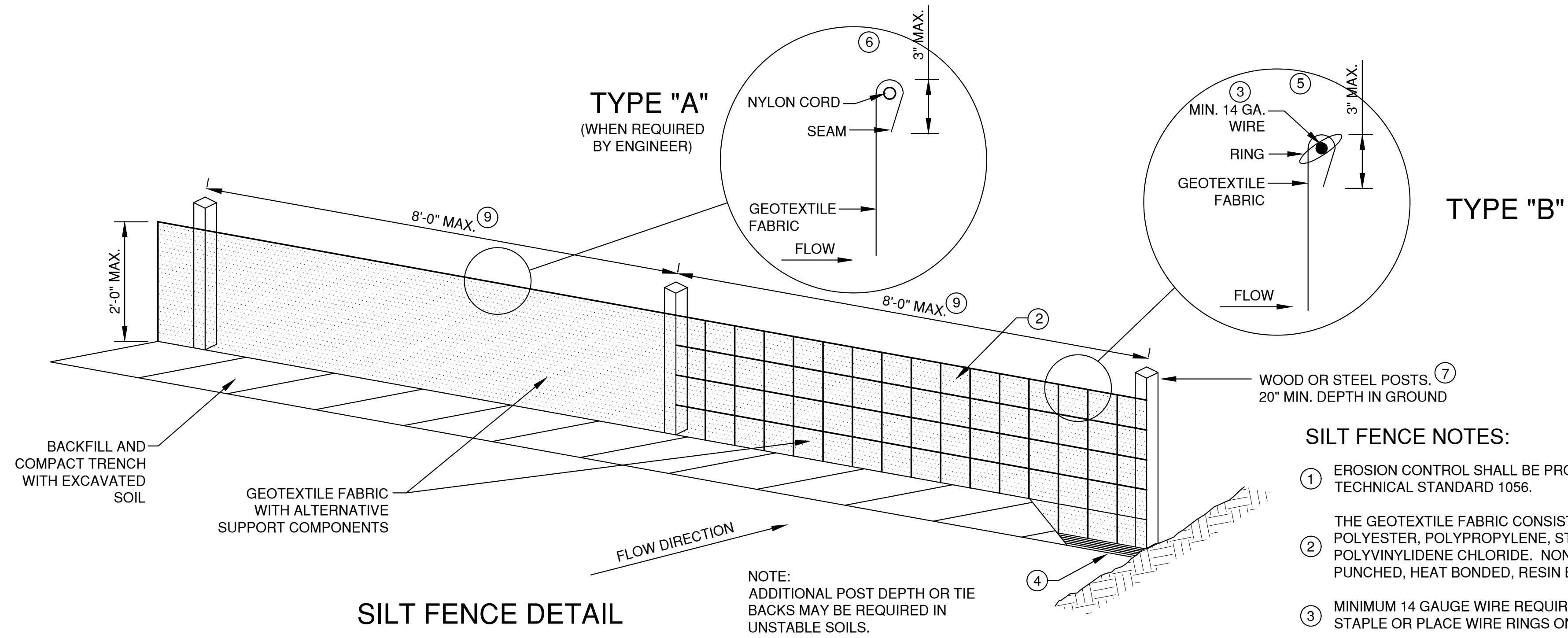
1. DITCH CHECKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WDNr TECHNICAL STANDARD 1062.
2. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY 2 FEET OF VERTICAL DROP.
3. DITCH CHECKS SHALL BE PLACED SUCH THAT THE RESULTING PONDING WILL NOT CAUSE AN INCONVENIENCE OR DAMAGE TO ADJACENT AREAS.



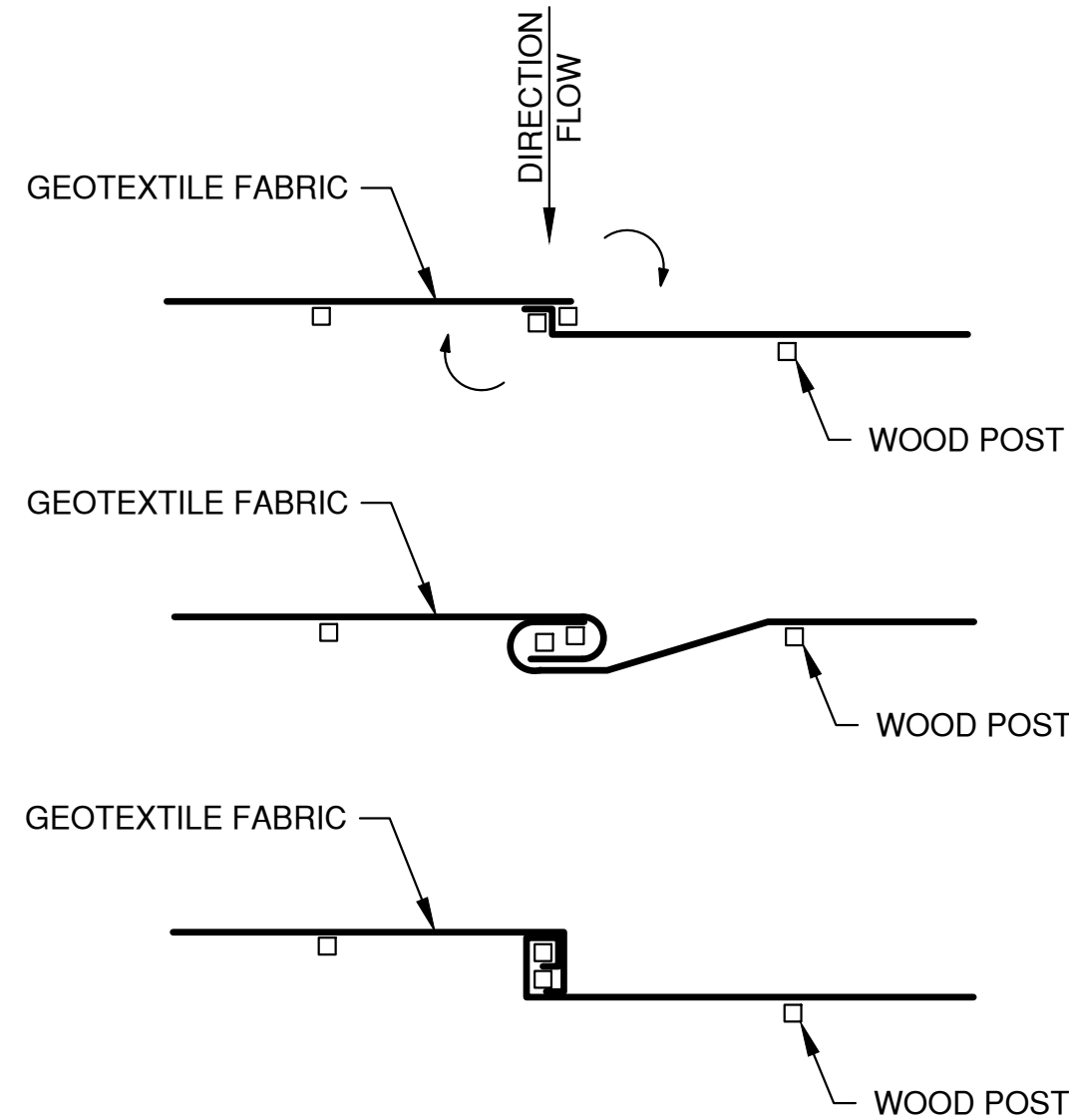
TEMPORARY DITCH CHECK USING STONE TYPE C

17

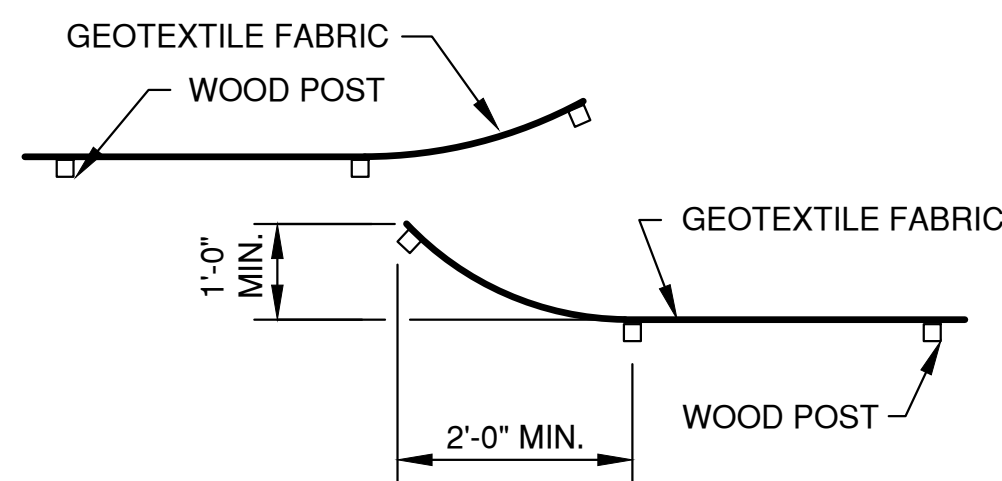
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Plot Date: Aug 24, 2023 8:05am
LAYOUT: 4 SHEET FLOW



SILT FENCE DETAIL

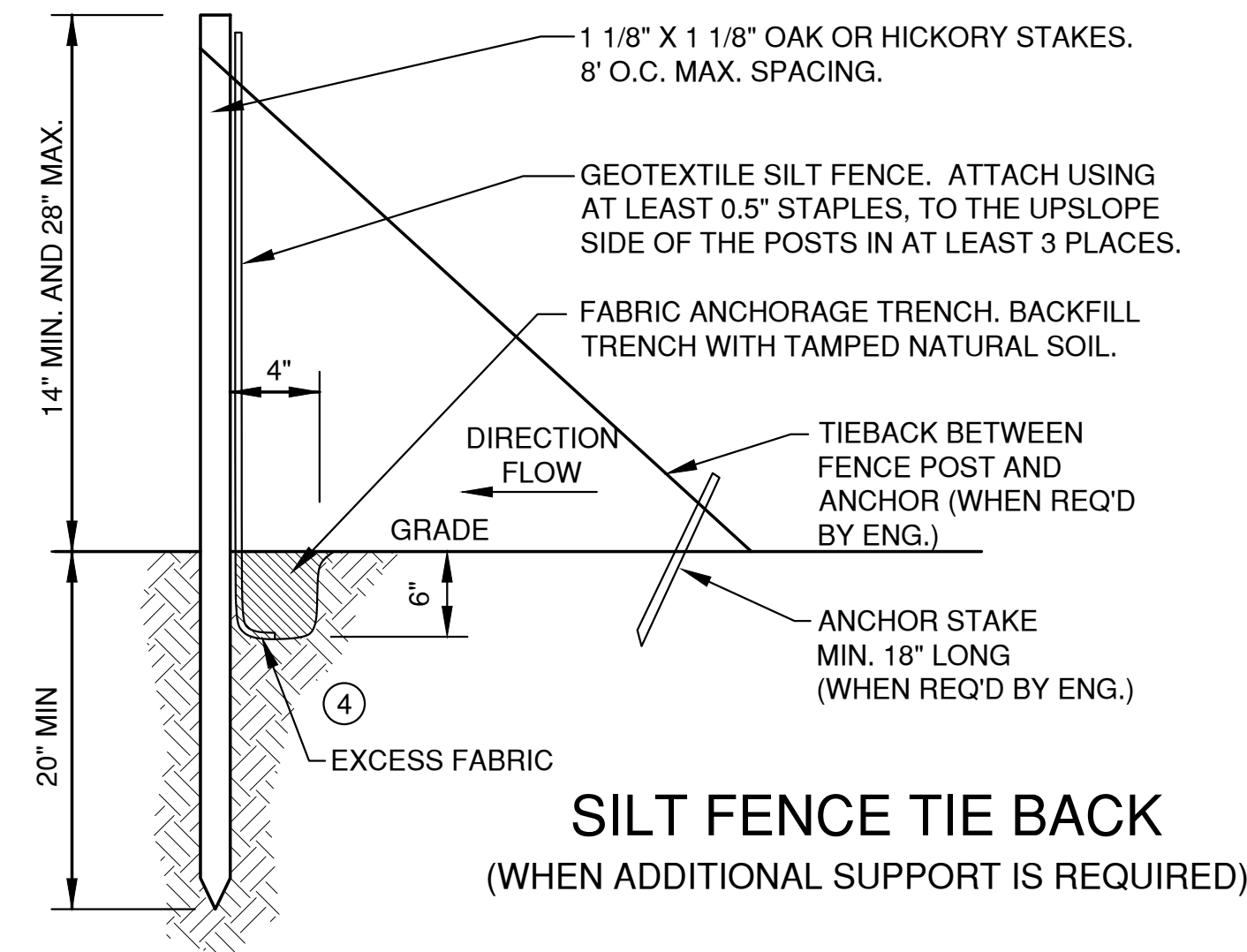


TWIST METHOD ⑧



HOOK METHOD ⑧


JOINING TWO LENGTHS OF SILT FENCE



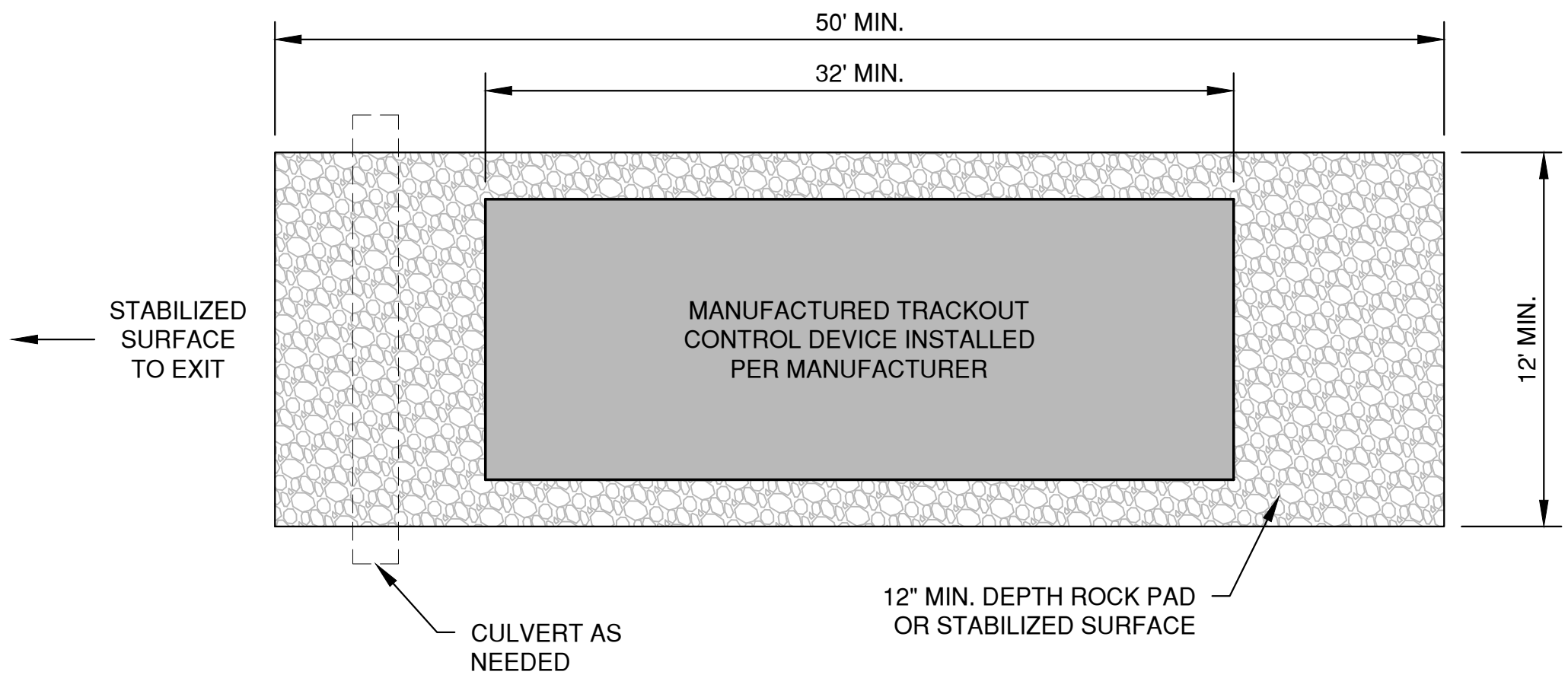
SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)

EROSION CONTROL SHEET FLOW NOTES:

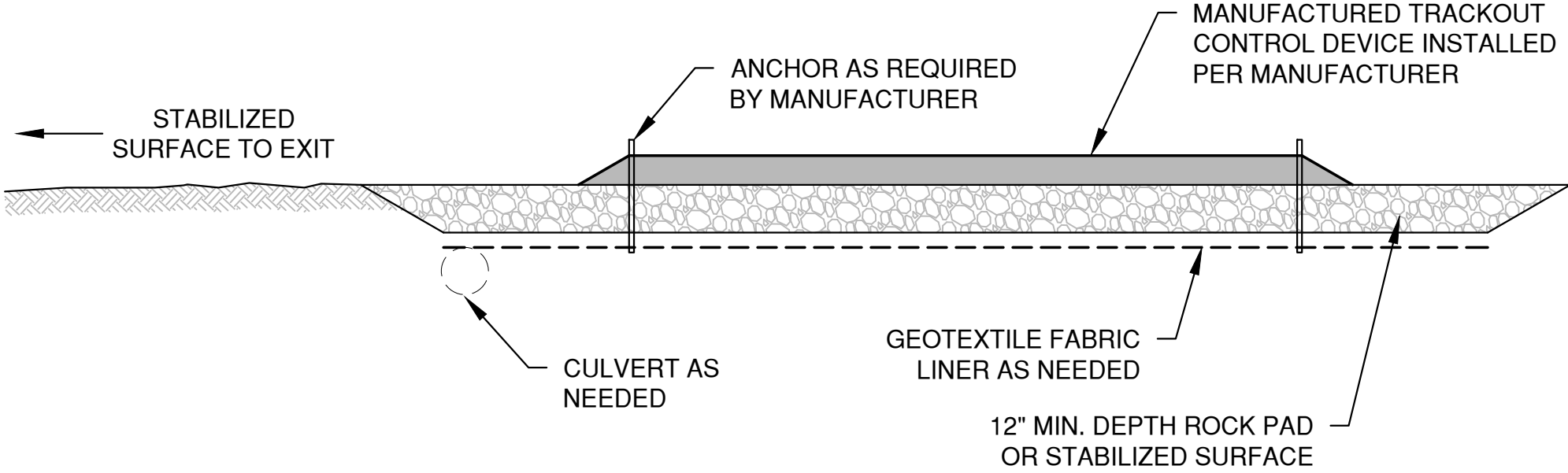
1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS, SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 4" OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDDED OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
4. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. **FLUSHING SHALL NOT BE ALLOWED.**
5. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
6. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.
7. ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED WITH 70% VEGETATION AND A NOTICE OF TERMINATION HAS BEEN APPROVED BY THE WDNR.
8. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL THE EROSION CONTROL MEASURES IN CONFORMANCE WITH THE WDNR CONSERVATION PRACTICE STANDARDS LATEST EDITION.
10. UPON COMPLETION OF STORM INLET CONSTRUCTION, INSTALL STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITE AS SPECIFIED.
11. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM STREETS, PRIVATE DRIVES, OR PARKING AREAS BY MANUAL OR MECHANICAL SWEEPING A MINIMUM OF ONCE A WEEK AND BEFORE ALL IMMINENT RAINS
12. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF RAINFALL OF 0.5" OR MORE.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN KDC	SITE DEVELOPMENT OF ENTERPRISE ELECTRIC FOR KELLER, INC. CITY OF KAUKAUNA OUTAGAMIE COUNTY, WISCONSIN	EROSION CONTROL SHEET FLOW DETAILS	DATE 08/2023	 Robert E. Lee & Associates, Inc. 1250 Centennial Centre Blvd Hobart, WI 920-662-9641 releinc.com	SHEET NO.
								CHECKED			FILE 2450031EC		10
								DESIGNED AJS			JOB NO. 2450031		

* TRACKOUT CONTROL TO BE PROVIDED PER DETAILS BELOW AND IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057



PLAN VIEW
(NTS)

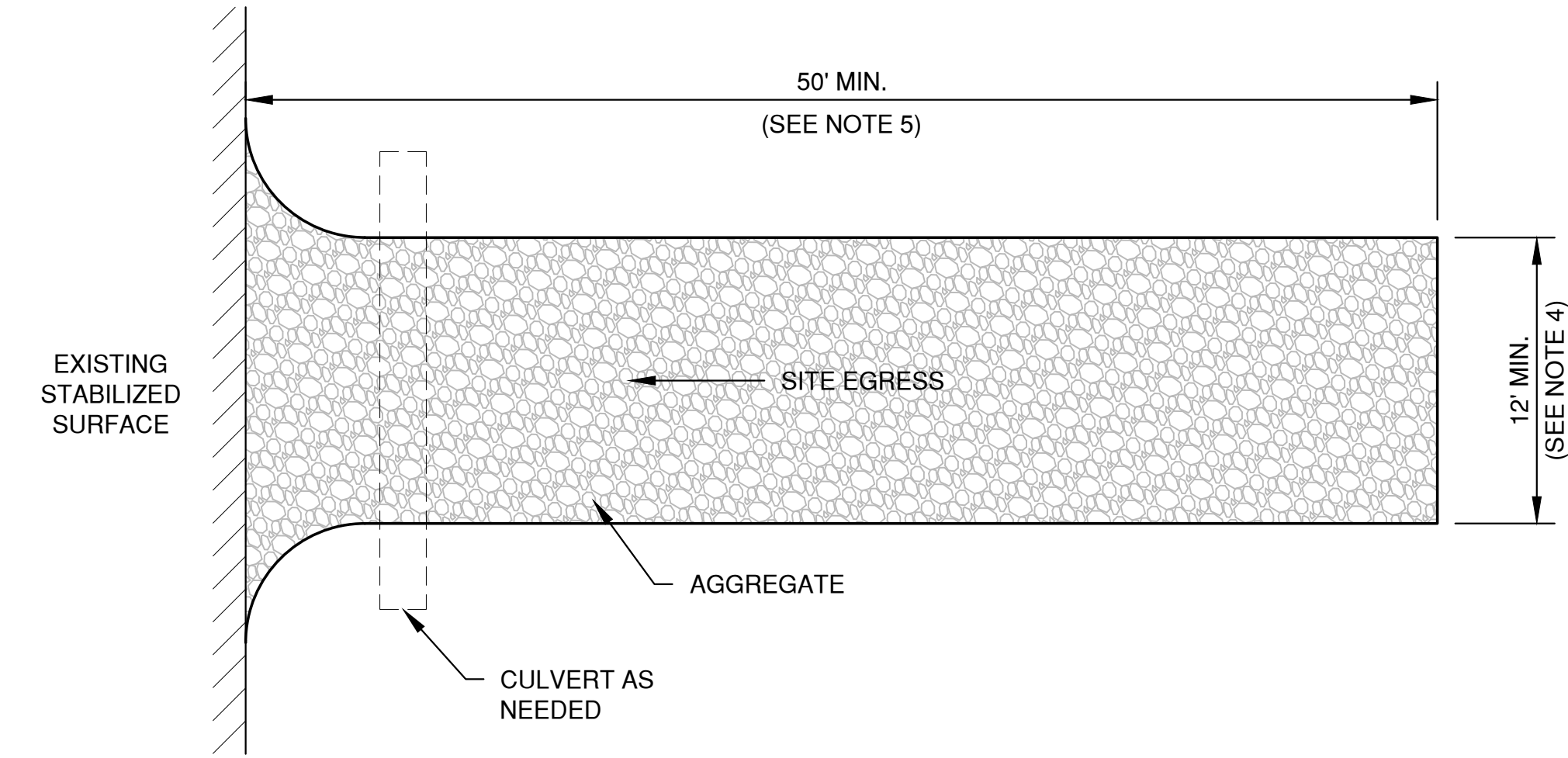


SECTION VIEW

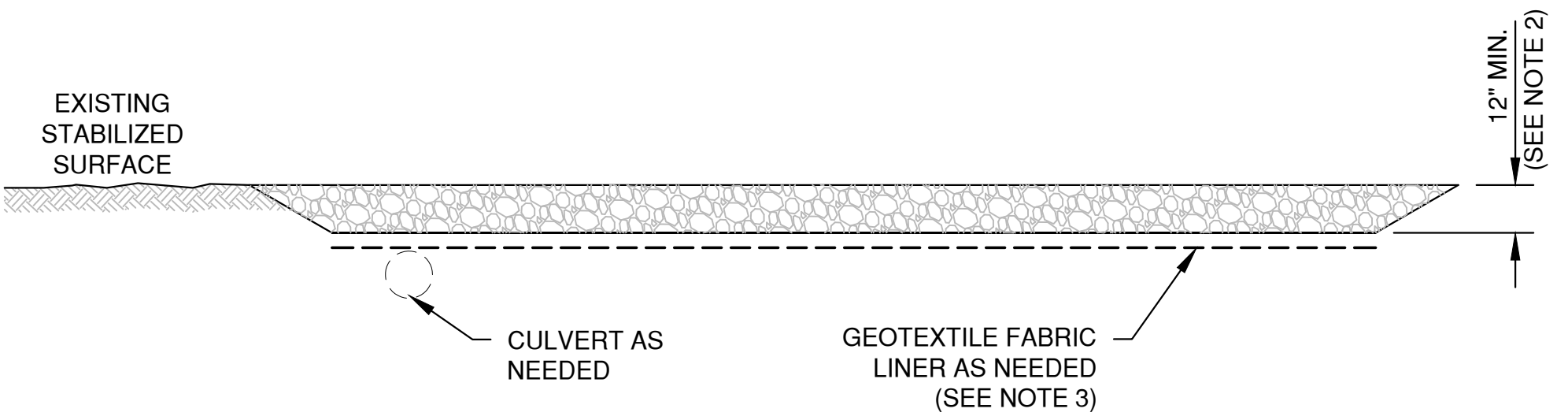
NOTES:

1. THIS DETAIL IS PROVIDED AS AN EXAMPLE. COMPLY WITH MANUFACTURER'S SPECIFICATIONS WHILE ALSO MEETING THE MINIMUM MANUFACTURED TRACKING PAD LENGTH AND WIDTH DESCRIBED IN THIS TECHNICAL STANDARD.
2. INSTALL SUCH THAT RUNOFF FLOWS TO AN APPROVED TREATMENT PRACTICE.
3. A THINNER STONE LAYER OR OTHER STABLE SURFACE MAY BE ACCEPTABLE SUCH THAT RUTTING IS MINIMIZED AS VEHICLES MOUNT OR DISMOUNT FROM THE MANUFACTURERS TRACKOUT CONTROL DEVICE.
4. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
5. DIRECT ALL EXISTING VEHICLES OVER MANUFACTURED TRACKOUT CONTROL DEVICE. STONE TRACKING PAD INSTALLATION ACROSS REMAINING ACCESS WIDTH IS RECOMMENDED. A 12' MINIMUM CAN BE USED WHEN EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE.
6. IF MINIMUM INSTALLATION LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
7. ACCOMMODATE EXITING VEHICLES IN EXCESS OF MANUFACTURED TRACKOUT CONTROL DEVICE WEIGHT CAPACITY WITH OTHER TREATMENT PRACTICES.

MANUFACTURED TRACKOUT CONTROL DETAIL



PLAN VIEW
(NTS)



SECTION VIEW


NOTES:

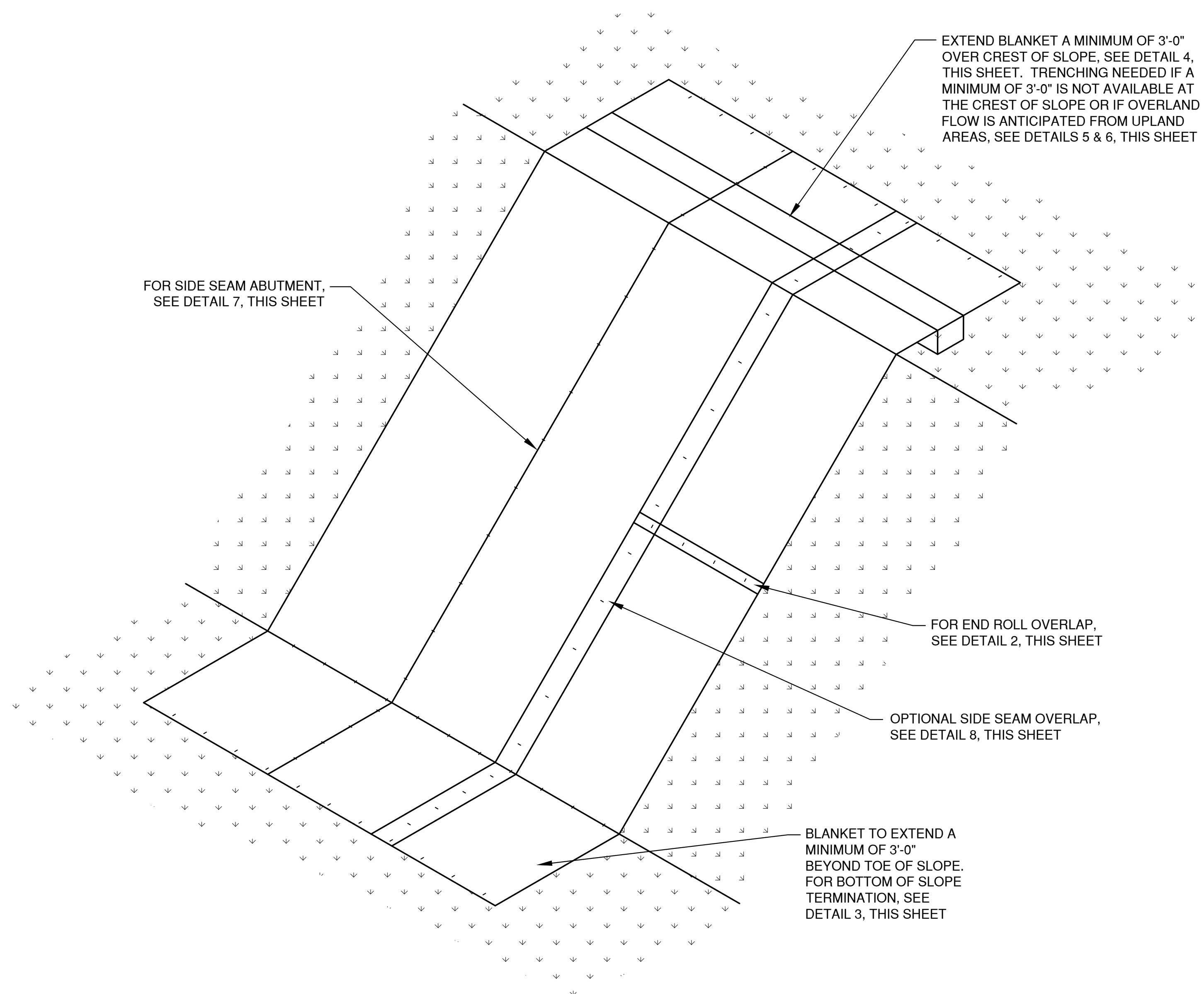
1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE, MEETING THE FOLLOWING GRADATION:

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
2. SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
3. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
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.
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.

STONE TRACKING PAD DETAIL

File: C:\Users\J\OneDrive\Temp\Auto\Auto\15386\2450031EC.dwg
Plot Date: Aug 24, 2023 8:56am
LAYOUT: 5_TRACKOUT
LAYOUT: 5_TRACKOUT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN KDC	SITE DEVELOPMENT OF ENTERPRISE ELECTRIC FOR KELLER, INC. CITY OF KAUKAUNA OUTAGAMIE COUNTY, WISCONSIN	EROSION CONTROL TRACKOUT CONTROL PRACTICES	DATE 08/2023	 1250 Centennial Centre Blvd Hobart, WI 920-662-9641 releecinc.com	SHEET NO. 11
								CHECKED			FILE 2450031EC		
								DESIGNED AJS			JOB NO. 2450031		

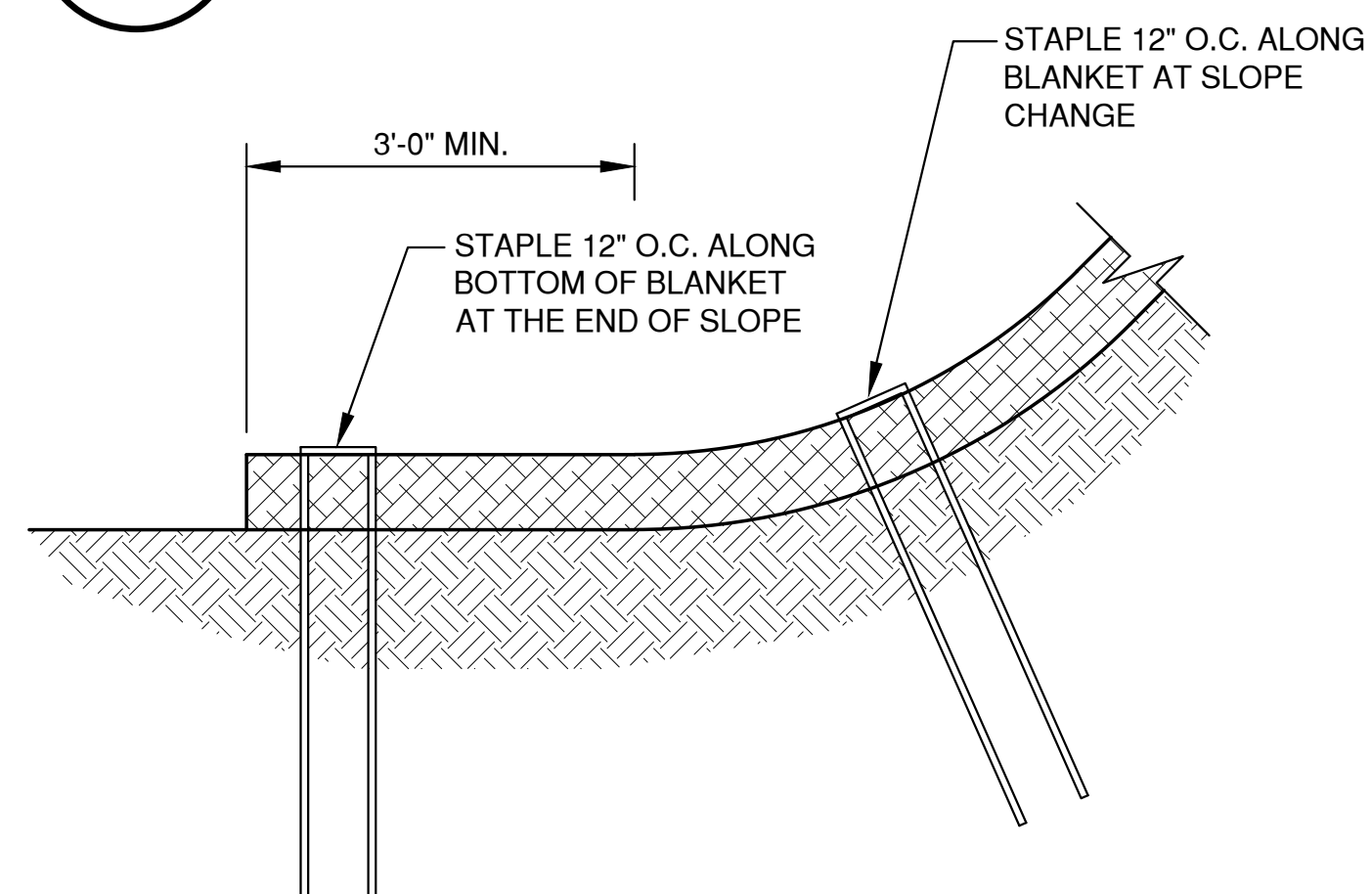
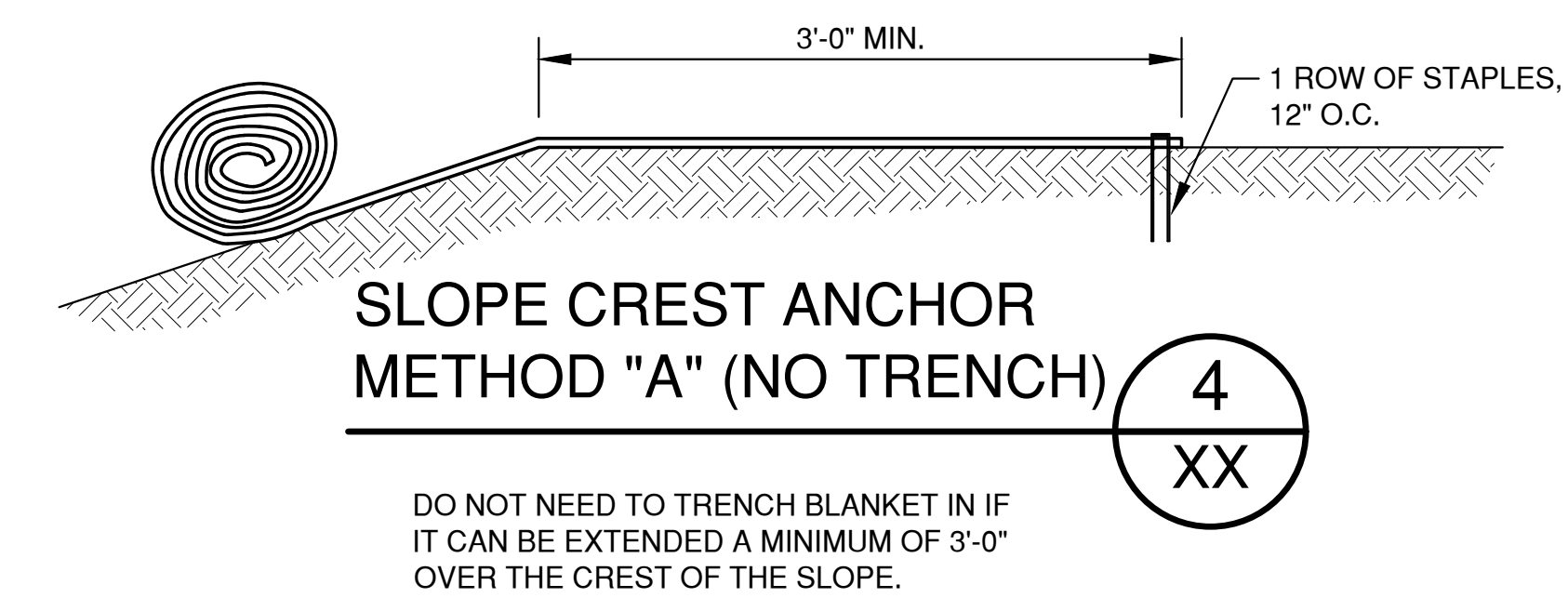
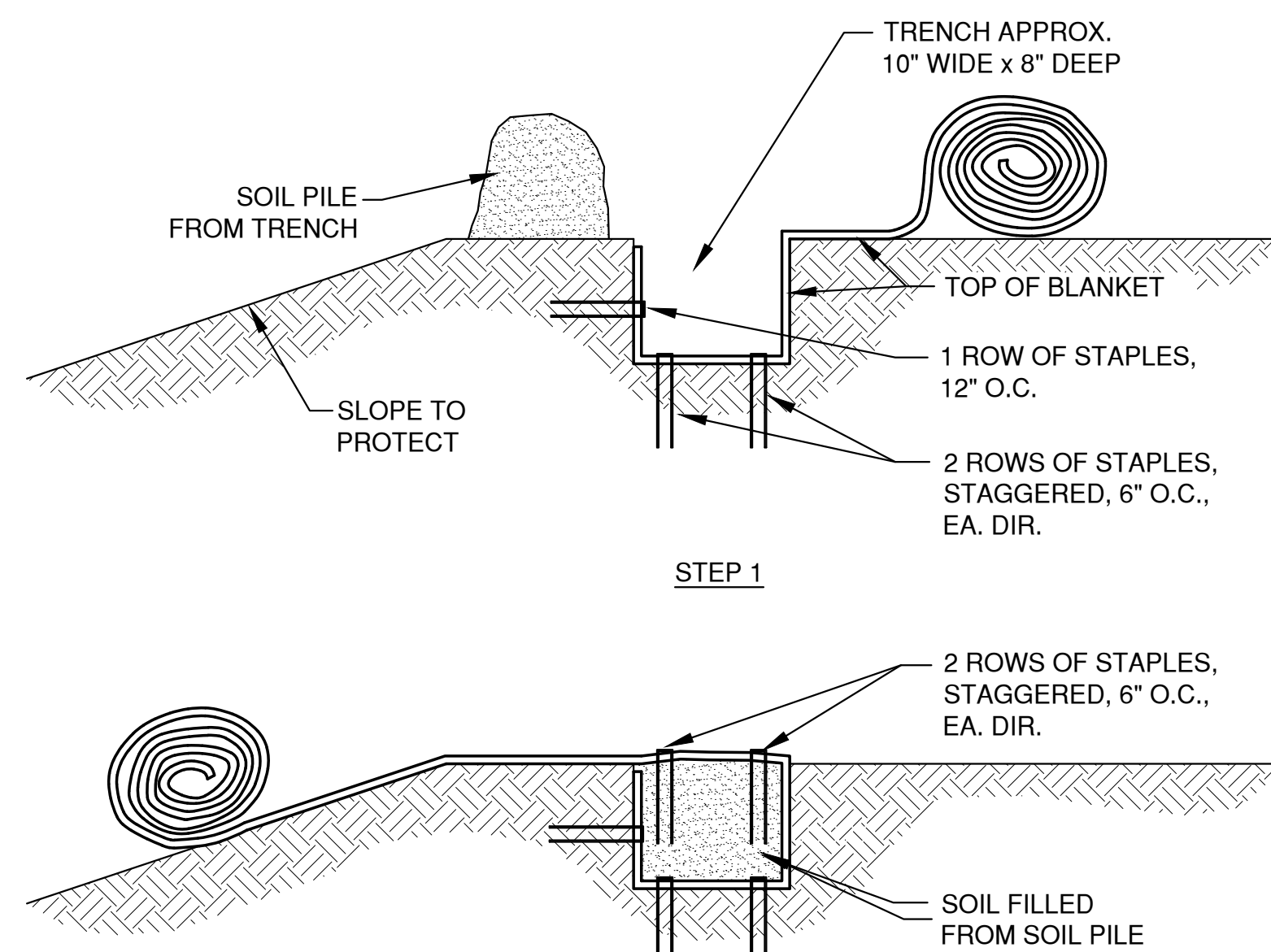
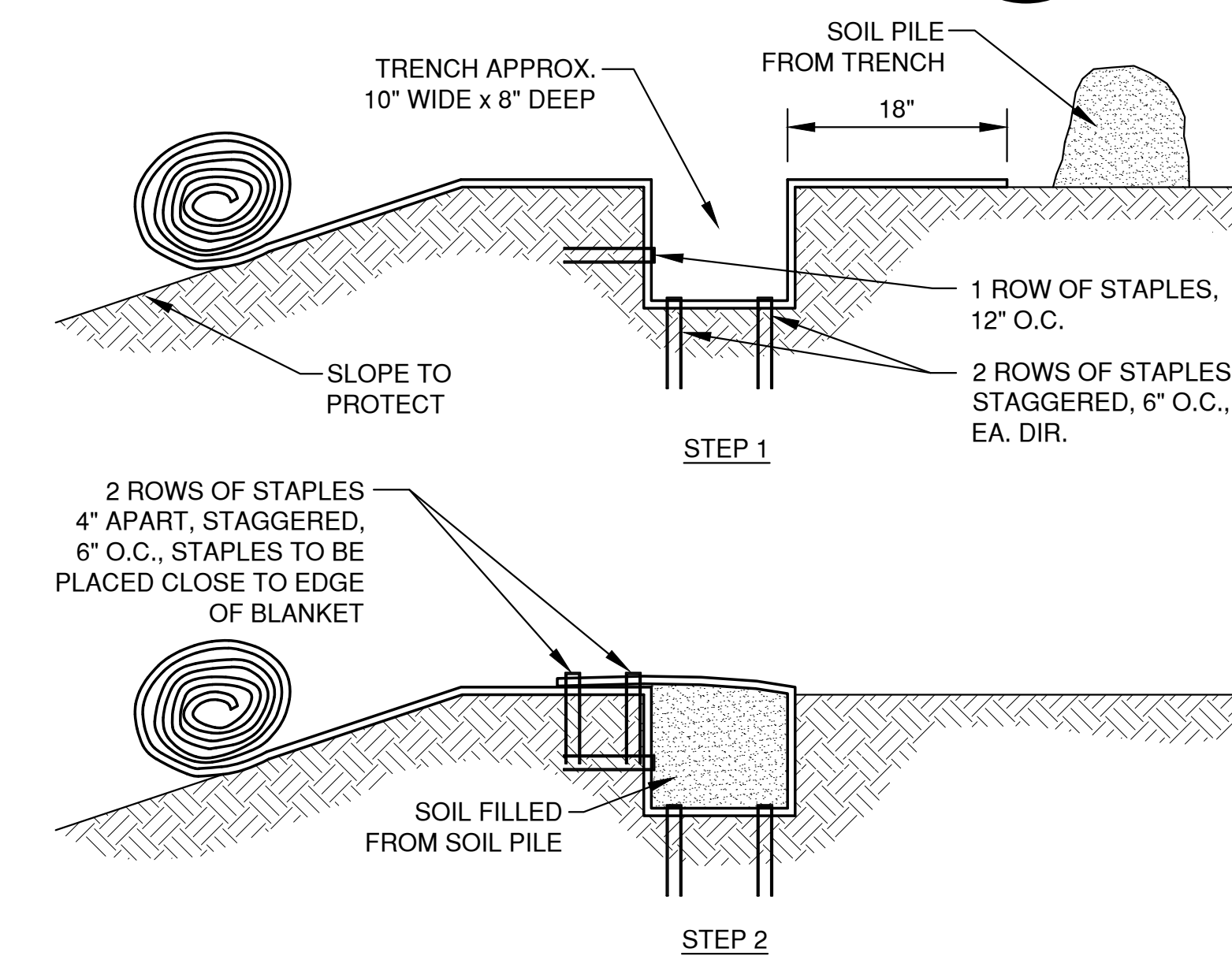
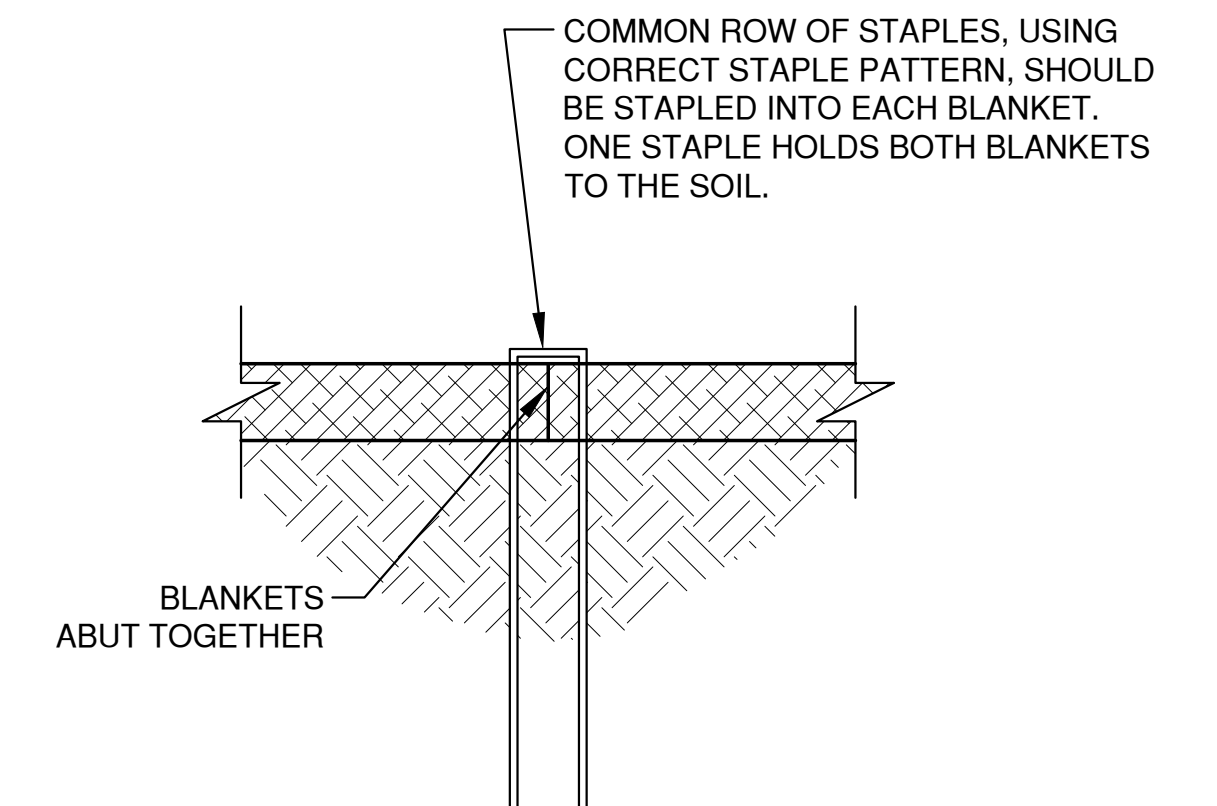
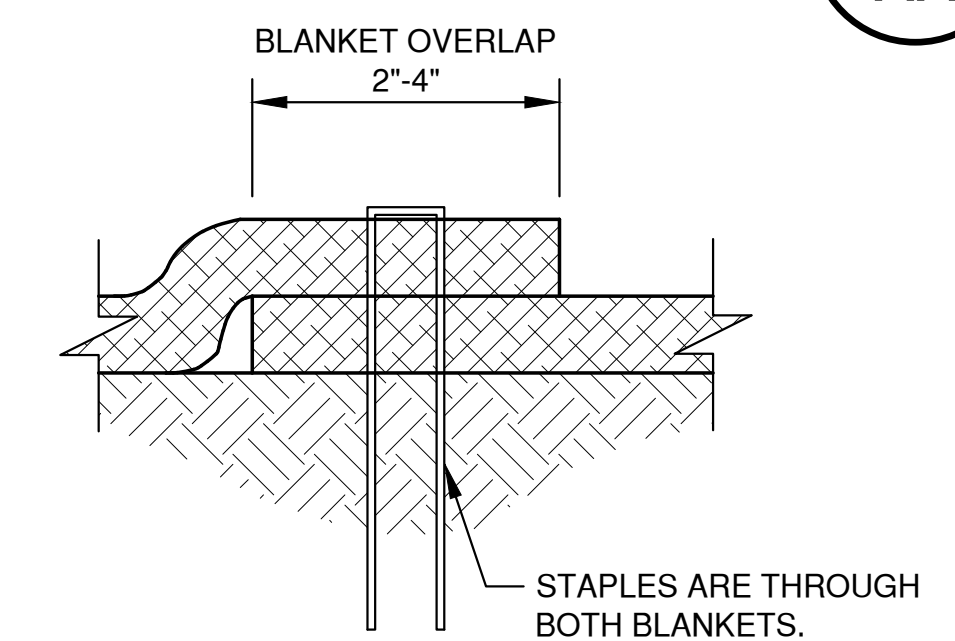


SLOPE DETAIL

1
XX

END SEAM OF BLANKETS OVERLAP 2"-4". PLACE STAPLES, ONE ON EACH CORNER OF BLANKET, 12" O.C. ALONG BLANKET END THROUGH BOTH BLANKETS. UPSLOPE BLANKET LAPS OVER DOWNSLOPE BLANKETS IN A SHINGLE AFFECT.

END ROLL OVERLAP

2
XXBOTTOM OF SLOPE
TERMINATION3
XXSLOPE CREST ANCHOR
METHOD "A" (NO TRENCH)4
XXSLOPE TRENCHING
METHOD "B"5
XXSLOPE TRENCHING
METHOD "C"6
XXSIDE SEAM ABUT
STAPLE DETAIL7
XXSIDE SEAM OVERLAP
STAPLE DETAIL8
XX

NOTES:

1. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN KDC
								CHECKED
								DESIGNED AJS

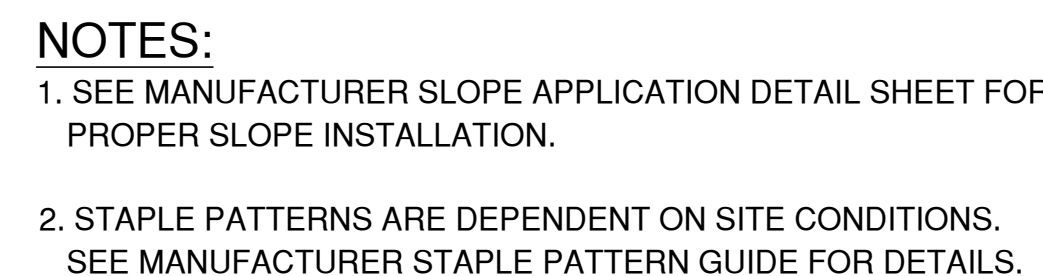
SITE DEVELOPMENT OF ENTERPRISE ELECTRIC
FOR KELLER, INC.
CITY OF KAUKAUNA
OUTAGAMIE COUNTY, WISCONSIN

EROSION CONTROL
EROSION MAT
SLOPE APPLICATION DETAILS

DATE 08/2023
FILE 2450031EC
JOB NO. 2450031

REL Robert E. Lee
& Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

SHEET NO.
12

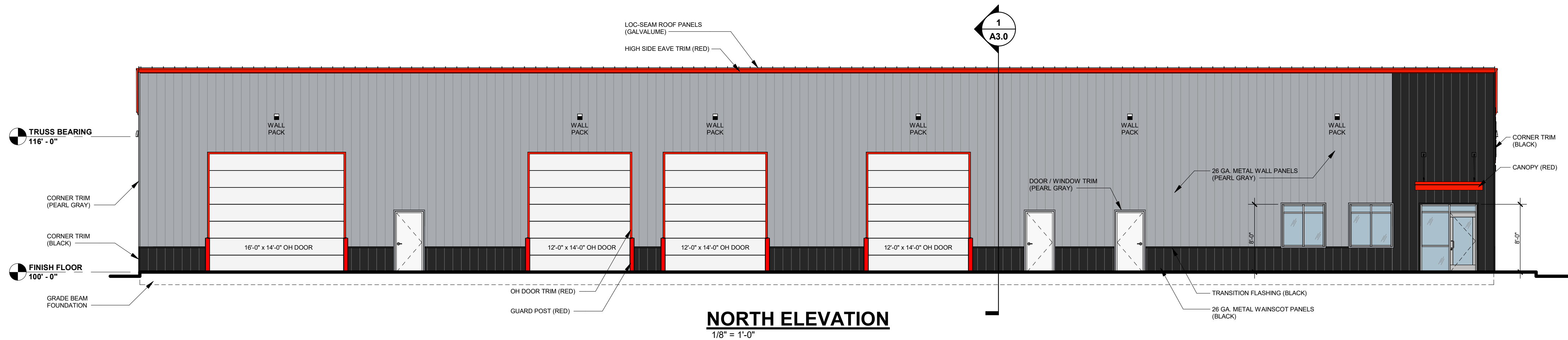


CHANNEL TRENCHING METHOD "A"

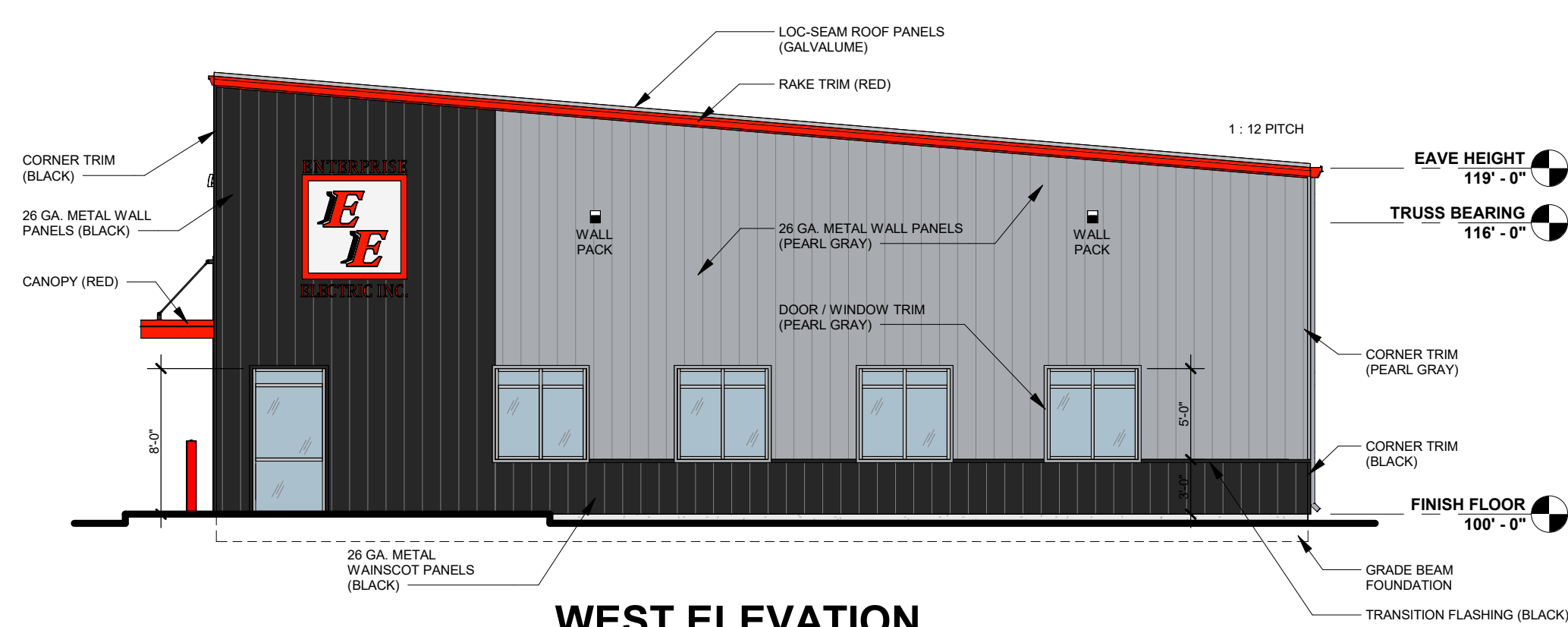
$$\frac{8}{XX}$$


CHANNEL TRENCHING METHOD "B"

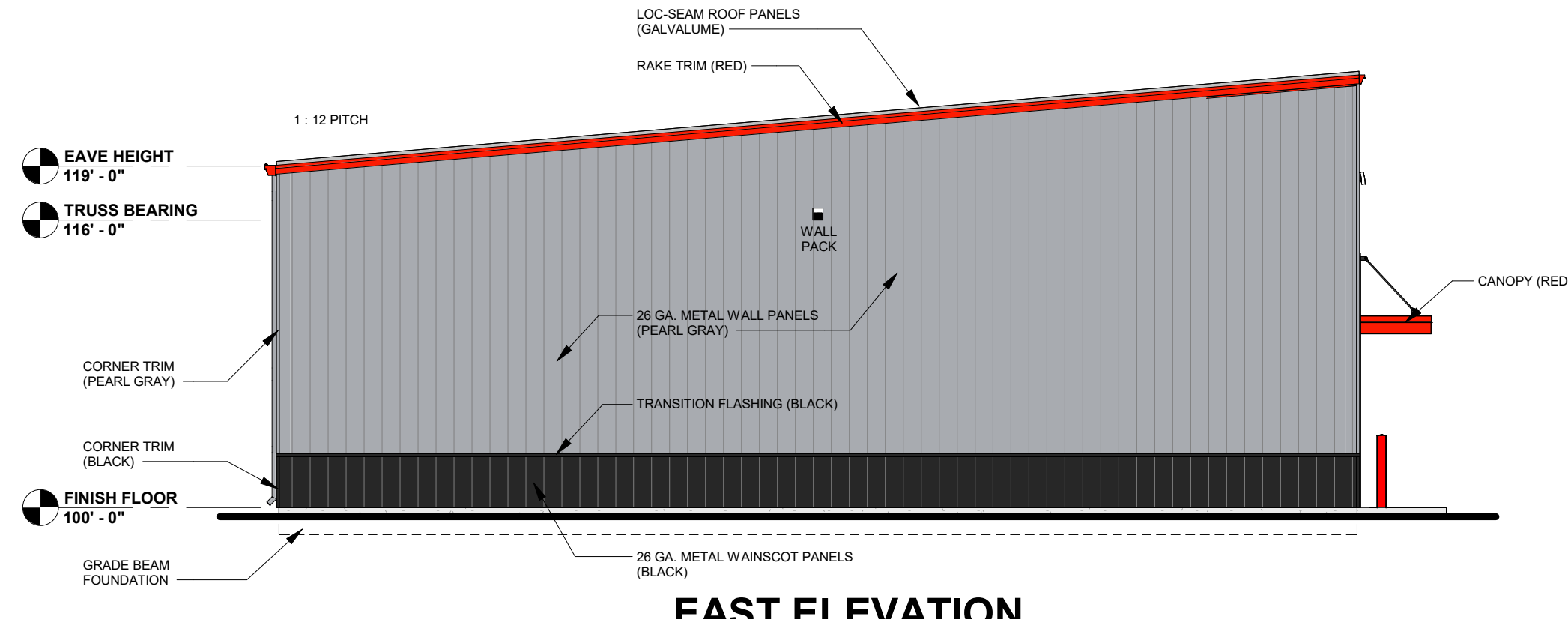
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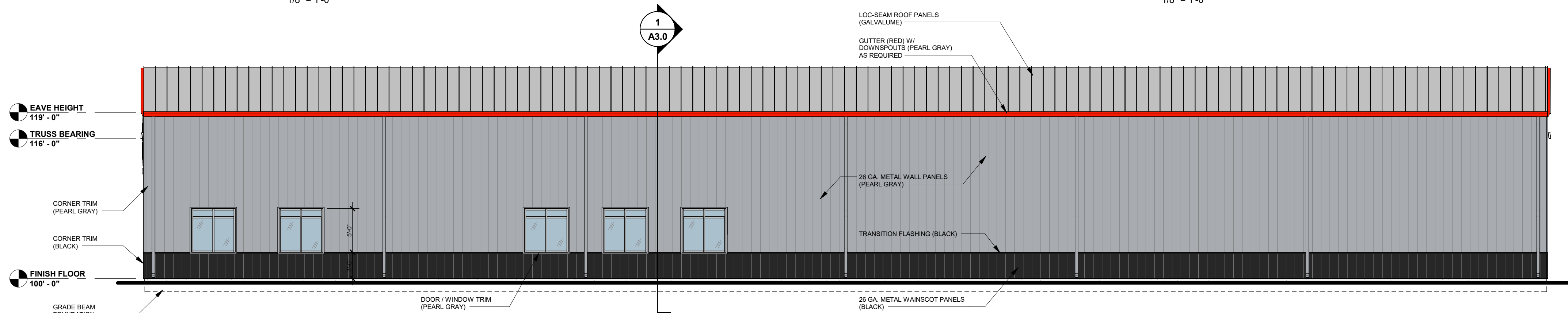
NORTH ELEVATION
1/8" = 1'-0"



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



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



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

DOOR & WINDOW VALUES			
WINDOWS:	U VALUE	0.4	
	SHGC	0.327	
	VT	0.6	
DOORS:	U VALUE	0.38	
(SWINGING)			
O.H. DOORS:	U VALUE	0.15	
(NON-SWINGING)			
DOORS:	U VALUE	0.701	
	SHGC	0.238	
	VT	0.39	
(90% GLAZING)			



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lake Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:

ENTERPRISE ELECTRIC

WISCONSIN
KAUKAUNA,

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REVISIONS		
1	08.18.2023	ACM
2		
3		
4		
5		
6		

PROJECT MANAGER: J. NOLL

DESIGNER: T. TISLAU

DRAWN BY: ACM

EXPEDITOR: -----

SUPERVISOR: -----

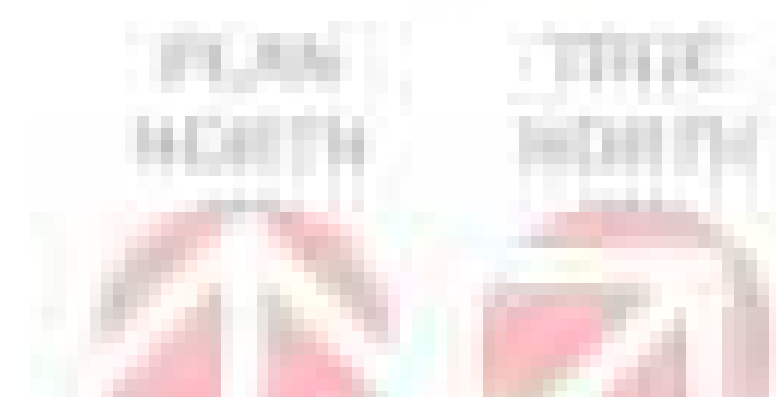
PRELIMINARY NO: P23195

CONTRACT NO: -----


DATE: 08.08.2023

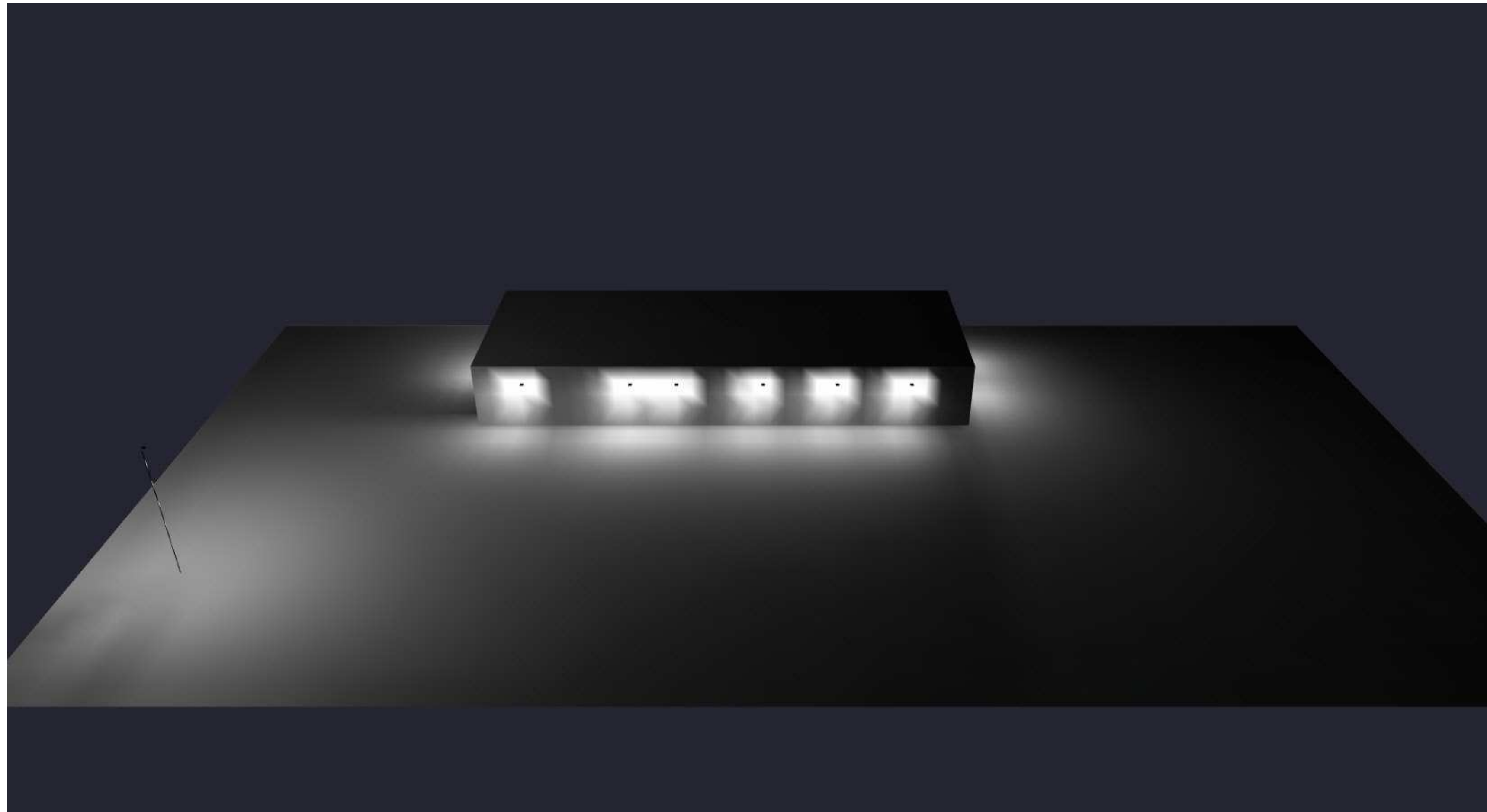
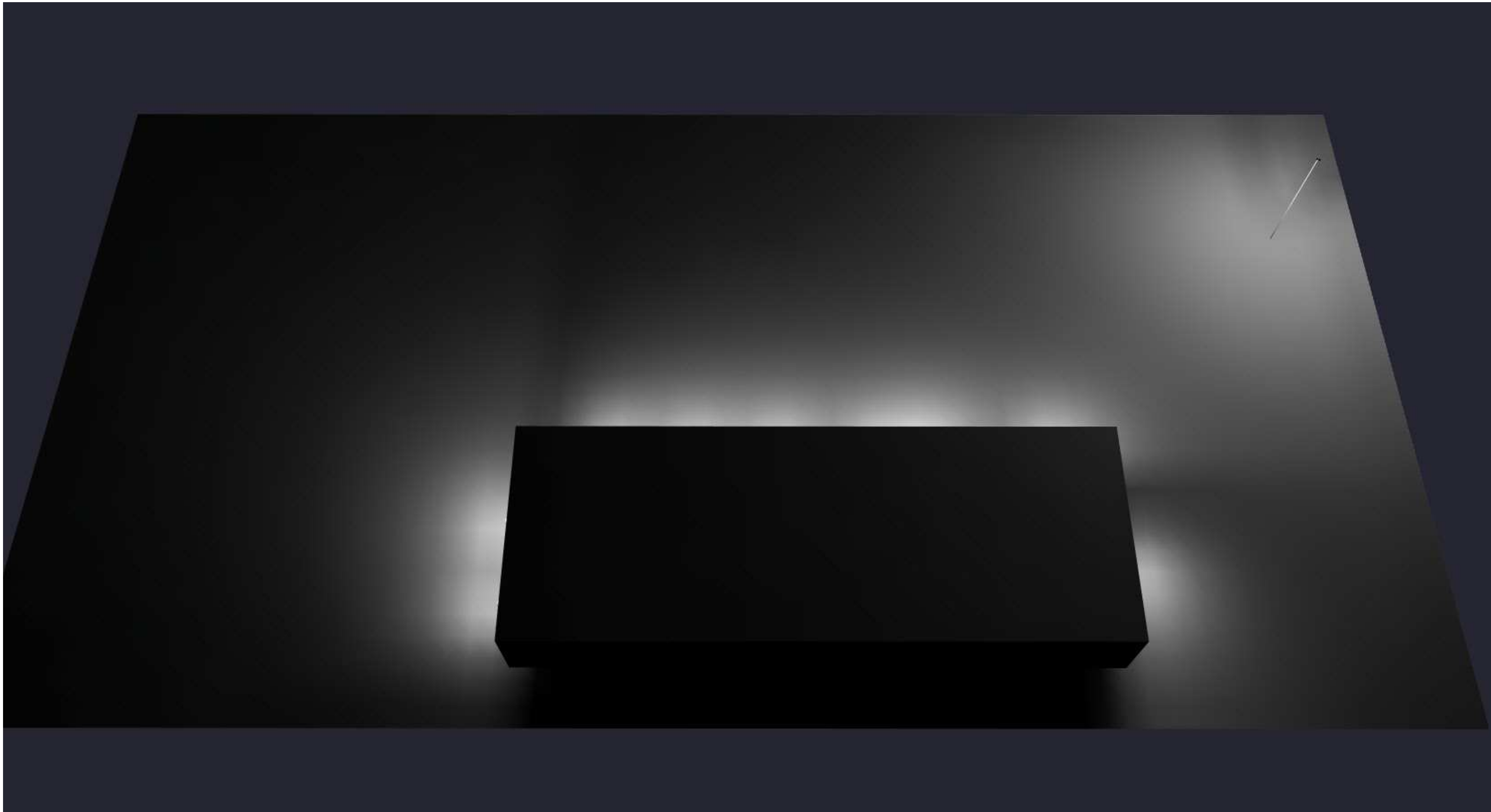
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PRELIMINARY - NOT FOR CONSTRUCTION



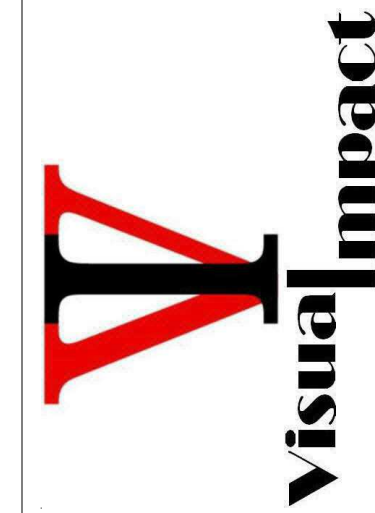
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Calc Pts_Workplane	Illuminance	Fc	2.45	39.1	0.0	N.A.	N.A.

- | | | | |
|------------------------------|-----------|---|----------|
| Enterprise Electric New Shop | | Visual Impact Lighting
1724 Industrial Drive
920-437-2069
visualimpactlighting.com | |
| Kaukauna, WI | |  | |
| Drawn By: ATH | # | Date | Comments |
| Checked By: | Revisions | | |
| Date: 11/13/2023 | | | |
| | | | |
| | | | |
| Scale: | | | |



1. Standard reflectance of 80/50/20 unless noted otherwise
2. Not a construction document, for design purposes only
3. Standard indoor calc points @ 30" AFF unless noted otherwise
4. Standard outdoor calc points @ grade unless noted otherwise
5. Visual Impact assumes no responsibility for installed light levels due to field conditions, etc.
6. Standard LLF of 0.95 unless noted otherwise

Visual Impact Lighting
1724 Industrial Drive
920-437-2069
visualimpactlighting.com



Revisions			#	Date	Comments

Drawn By: ATH
Checked By:
Date: 11/13/2023
Scale:

Enterprise Electric New Shop

Kaukauna, WI



MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Plan Commission
From: Lily Paul, Associate Planner
Date: December 1, 2023
Re: Park Donation Application Review - Bench

A Park Bench Donation application has been submitted by Laura Comerford to be installed at Strassburg Park in honor/memory of her grandparents Vi and Ken Pomeroy. Ken has passed, but Vi (92 yrs) still lives next to the park.

The plaque inscription will say:

*"Donated in honor of
Ken and Vi Pomeroy"*

Staff Recommendation

Staff recommends to approve the park bench donation for Laura Comerford in honor of Ken & Vi Pomeroy and direct staff to work with the donor to pick a precise location.



APPLICATION FOR PARK DONATION

Donor Name: Vi Pomeroy
Phone Number: (920)427-5566
Address: 1806 Florence St. Kaukauna WI
Email Address: lpomy5566@gmail.com
Proposed Location: Strassburg Park Kaukauna WI
Type of Donation:

Cambridge Bench ☒ Picnic Table ☐
Tree ☐ Book Exchange ☐ Garbage Receptacle ☐

Other Item (Please Describe)

Inscription Text (If Applicable)

Donated in Honor of Ken & Vi pomeroy

Please attach any necessary photos or documents with this form

Park Donations to the City of Kaukauna are considered outright and unrestricted donations. The City of Kaukauna does not guarantee the permanency of the accepted donation. If a memorial must be relocated, Department staff will attempt to notify the donor in writing at the address shown on this form. Donations may be tax deductible (please consult an accountant). The donor declares to have read the Parks Donation Policy and Guidelines. The donor understands and agrees with the conditions set forth in this policy and agrees to any conditions required by City staff or elected officials.

By signing below, I acknowledge that I have read and understand the Parks Donation Policy and Guidelines

Pomeroy



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Associate Planner, Lily Paul
Date: December 1, 2023
Re: Certified Survey Map – Lot Division – Legacy Creekside Apartments

Brad Rymer, of Vierbicher, has submitted a certified survey map on behalf of Legacy Creekside Apartments to split the north eastern portion of their development. The existing 7.63 acre parcel will be split into two. Lot 2 will be 4.03 acres with 2 apartment buildings and one parking garage building. Lot 3 will be 3.60 acres with 2 apartment buildings and 2 parking garage buildings. (Lot 1 was split off previously). The site is currently zoned Commercial Highway District, which requires a minimum 100-foot width and 15,000 square foot lot. All setbacks from the lot lines to the structures are being met. All other zoning requirements are met, and the two new lots will be legal conforming lots. Proper easements for ingress/egress, storm and sanitary sewer, and water main are shown.

This lot is currently an active construction site with five apartment complexes being built. The lot split will not slow construction nor affect any other agreements the city has with this developer regarding this project. The city will continue to look at the project scope, as all five building, regardless of how many lots exist.

Recommendation:

Approve the certified survey map dividing parcel 322095504 and recommend the same to the Common Council.

UPDATED 3.21.2022



CITY OF KAUKAUNA PLAN COMMISSION

APPLICATION FOR REVIEW

I am requesting a:

Zoning Change

Special Exception Permit

Certified Survey Map Review

Subdivision Plat Review

Petitioner Information:

Name: *Vrebbicher - Brad Rymer (Agent)*

Address: *400 Security Blvd Green Bay WI 54313*

Phone Number: *920.434.9670*

Owner's Name (if not the petitioner): *Legacy Creekside Apartments 2 LLC*

Owner's Address: *4329 Nicolet Drive Green Bay WI 54311*

Address of Parcel in Question: *Tax parcel 322095504 - Evergreen Drive*

Property Dimensions (in either SF or Acres): *7.63 Acres*

Explain your proposed plans and what you are requesting the Plan Commission approve.

Please also note if there are existing structures on this property:

Existing buildings under construction - splitting for financing purposes

Additional Requirements: For Certified Survey Map and Subdivision Plat Review, professionally drawn maps are required to be submitted. These maps must include all structures, lot lines and streets with distances to each. For Subdivision Plat Review, the proposed street system must be indicated on the face of the preliminary plat to indicate, within a 2,000 foot radius from the exterior border of the plat, how the proposed streets will tie into the existing street system. Maps should be drawn to a scale of not less than 1":1,000'. For Zoning Change requests that would result in split zoning (or two zoning classifications on one parcel), a professionally drawn map meeting the standards above is also required. Additional information may also be requested as may be appropriate per the proposal being made.

Plan Commission Review Fee Schedule:

Lot Division by Certified Survey Map (1-4 lots)	\$10/lot based on total lots x2 = \$20-
Subdivision Review (5+ lots)	\$200
Special Exception Permit	\$100
Rezoning/Zoning Change	\$100
Variance to Subdivision Ordinance	\$50
Planned Unit Subdivision Ordinance	\$200

Please Note: Changes to zoning ordinances, special exception permits and map/plat reviews often require action by multiple governmental bodies. Between multiple meetings and statutory requirements for public hearings and noticing of meetings, sometimes reviews and authorizations can take more than 30 days. Please let staff know of your request as early as possible if you have a specific deadline that you need Plan Commission authorization by.

Signature of Petitioner:



Signature of Owner (if not Petitioner):

Date Submitted to City of Kaukauna: **11.29.23**

Please submit by email to: lpaul@kaukauna-wi.org or by mail to City of Kaukauna, Attn: Plan Commission, P.O. Box 890, Kaukauna, WI 54130

Certified Survey Map

All of Lot 2, Certified Survey Map Number 8544, Outagamie County Records, being part of Lot 1, Certified Survey Map Number 8468, Outagamie County Records, all located in Private Claim 35, T21N-R18E, City of Kaukauna, Outagamie County, Wisconsin.

Graphic Scale: 1" = 150'



Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- ⊙ Outagamie County monument – type noted
- () recorded as bearing / distance
- ▨ existing buildings (under construction)

NOTES

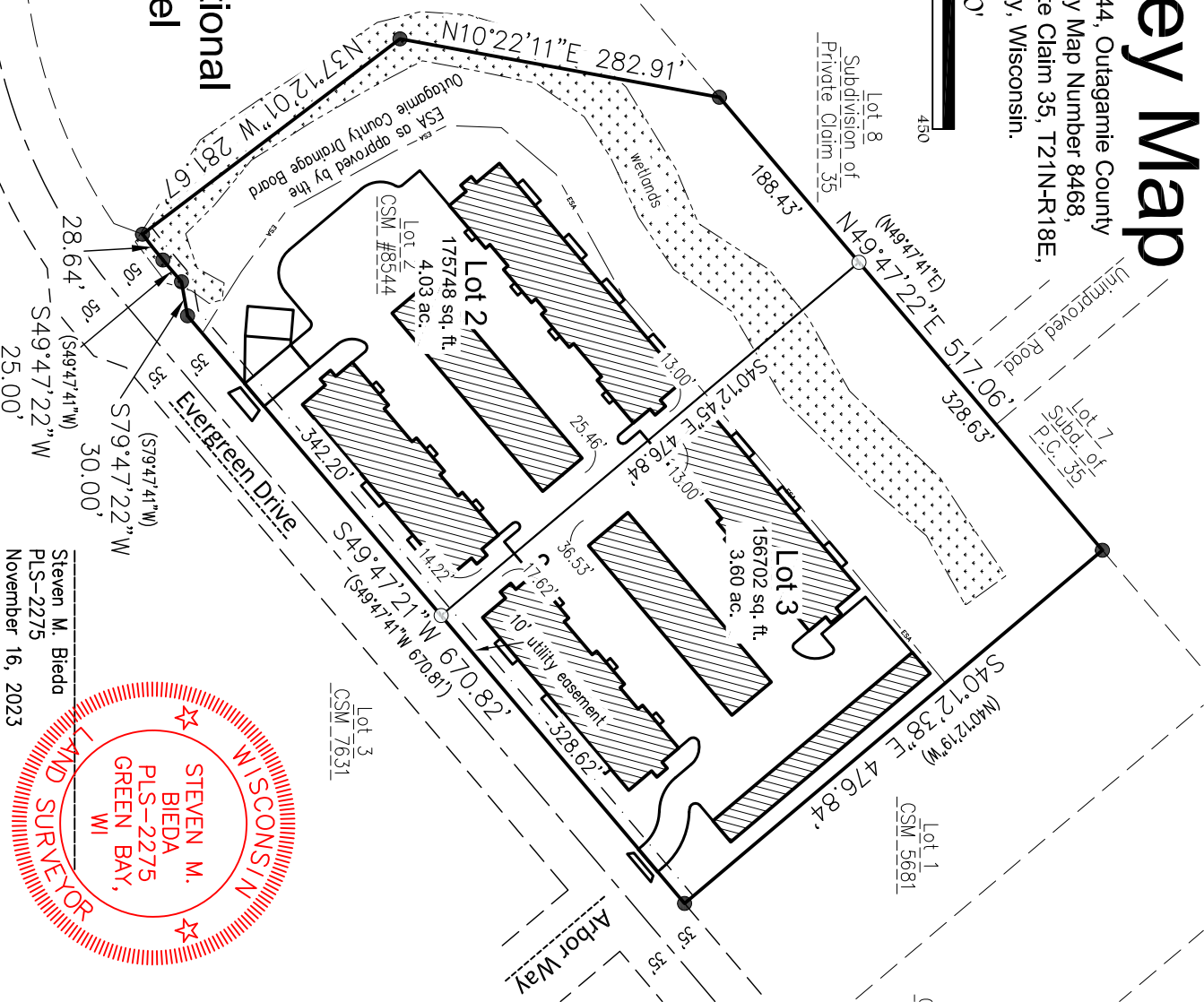
Bearings referenced to the Southwesterly line of Private Claim 35, assumed to be N40°06'21"W.

The County Monuments used in this survey are shown and their ties have been found and verified and/or Outagamie County Planning and Land Services has been notified of any discrepancies.

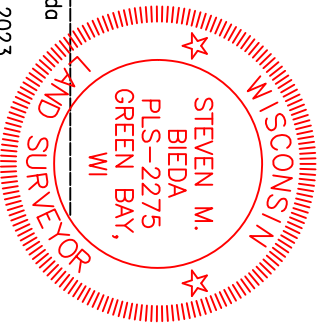
Prior to construction or other land use activity, all building setbacks and other land use requirements should be verified with the City of Kaukauna.

****See Sheets 2-4 for additional easements within parcel**

Curve Table				
Curve #	Length	Radius	Central Angle	Chord
C1	28.64'	450.00'	3°38'46"	28.63'



Steven M. Bieda
PLS-2275
November 16, 2023



Client: Legacy Creekside Apts 2 LLC

Tax Parcel: 322095504

Drafted By: BAR

File: D-3222CSM 110823.dwg

Data File: D-3222.TXT

Vierbicher Associates, Inc.
400 Security Blvd Ste 1,
Green Bay, WI 54313-9712
(920)434-9670

vierbicher
planners engineers advisors



Sheet One of Six

Project No.: D-3222

Drawing No.: L-12154

Fieldwork Completed: ----

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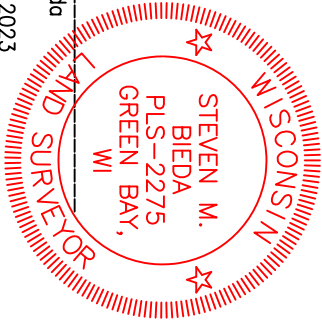
Graphic Scale: 1" = 100'



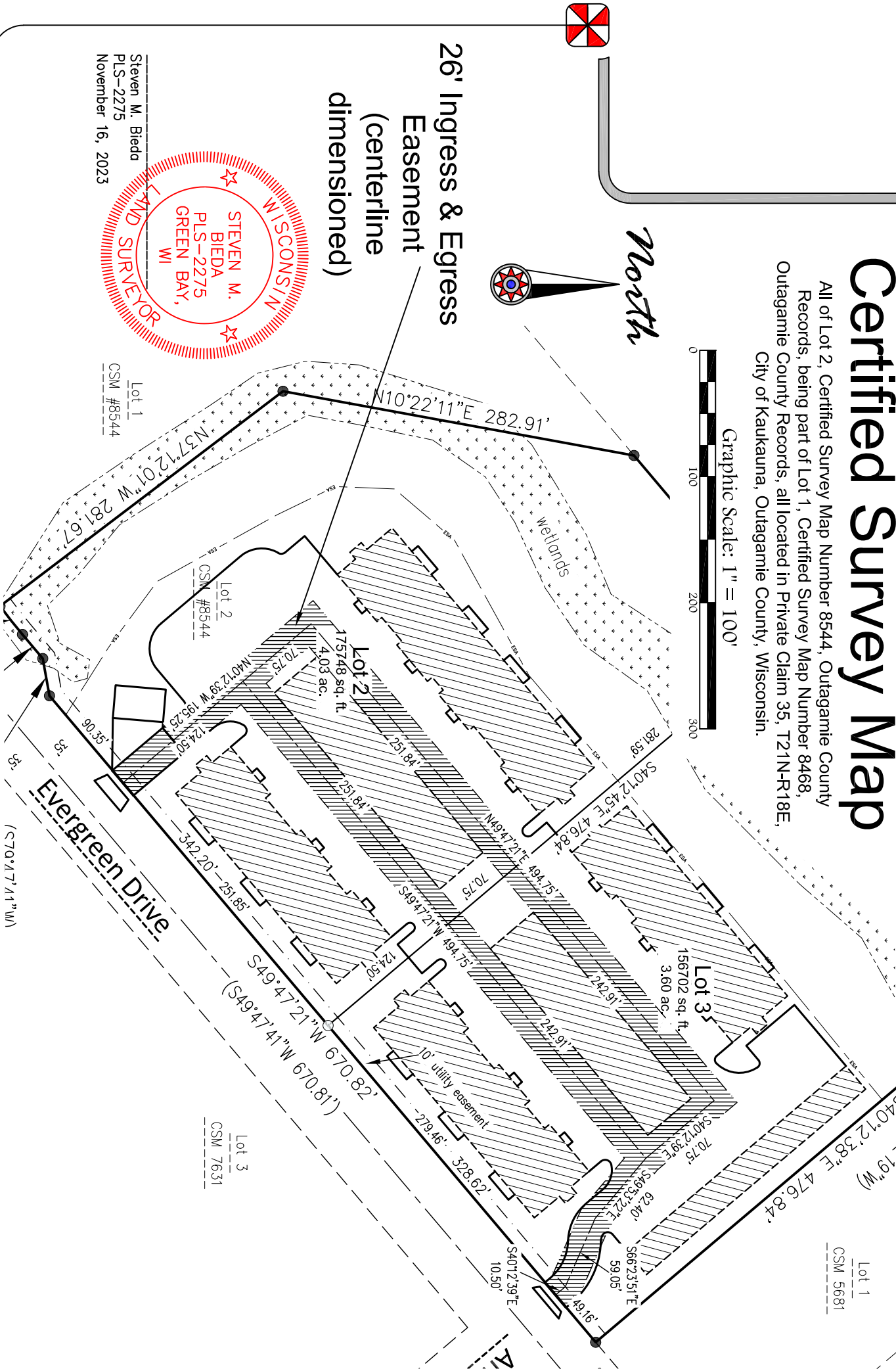
North



26' Ingress & Egress
Easement
(centerline
dimensioned)



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PLS-2275
November 16, 2023



Client: **The Legacy Creekside Apts LLC**

Tax Parcel: 322095500

Drafted By: BAR

File: D-3222CSM 110823.dwg

Data File: D-3222.TXT

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Sheet Two of Six

Project No.: D-3222

Drawing No.: L-12154

Fieldwork Completed: ----

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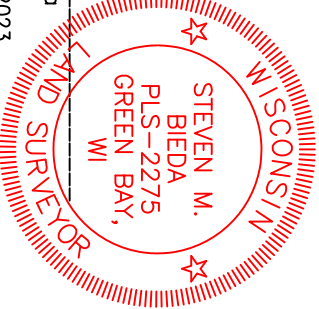
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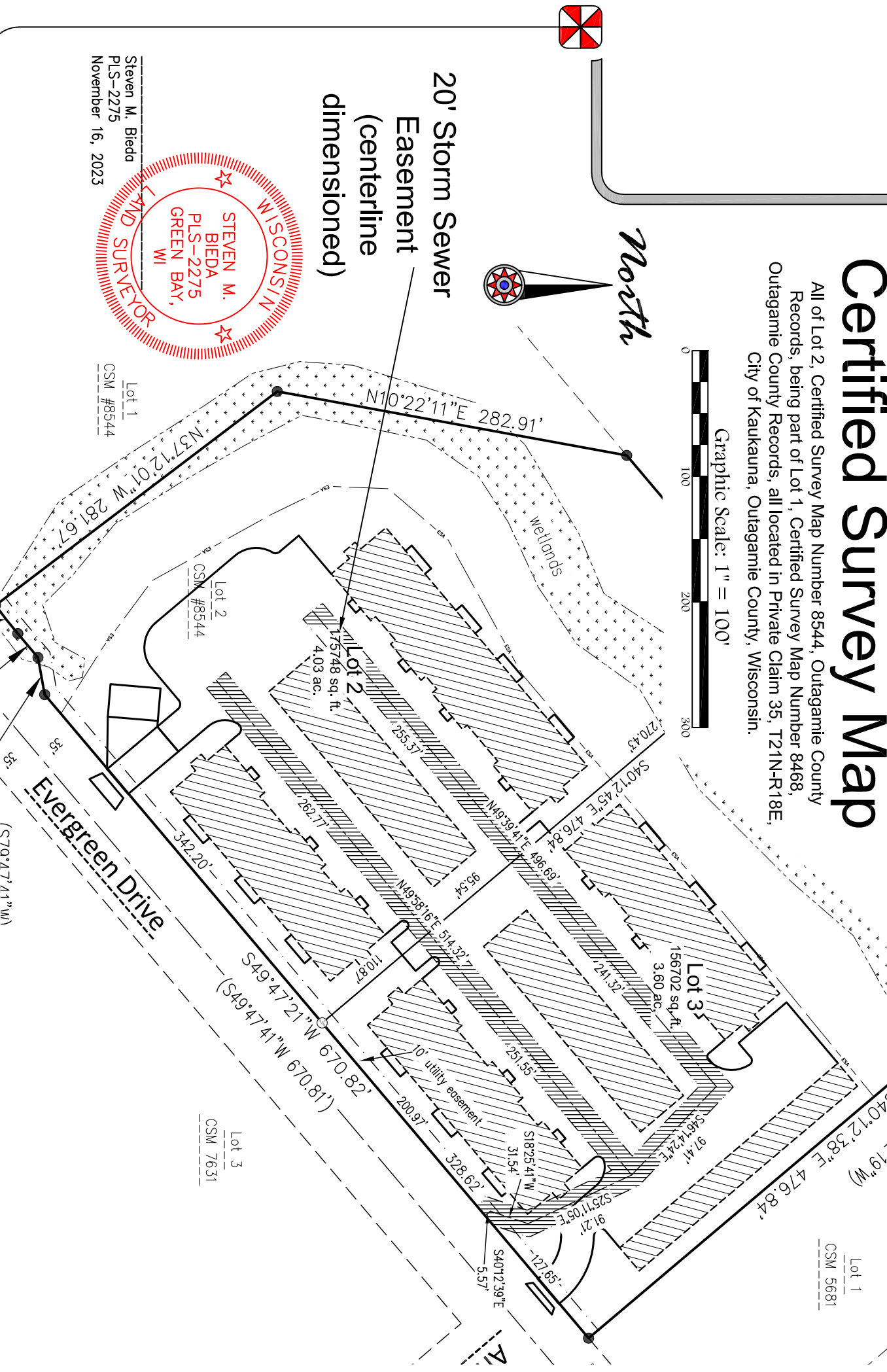
North



20' Storm Sewer Easement (centerline dimensioned)



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Sheet Three of Six
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Drawing No.: L-12154
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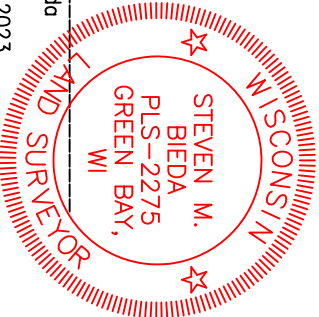
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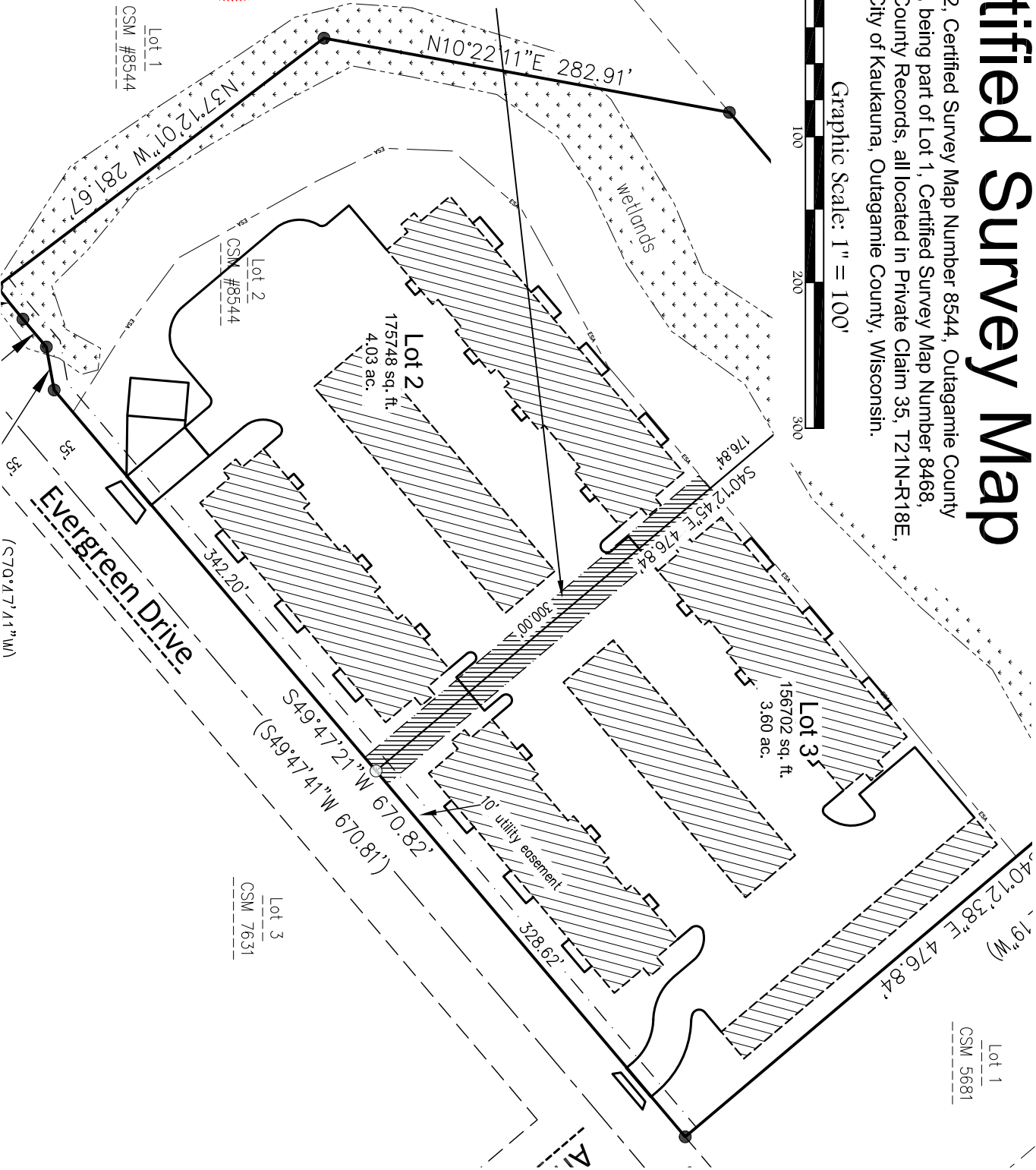
North



24' Sanitary Sewer & Watermain Easement
(centered on lot line)



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Sheet Four of Six
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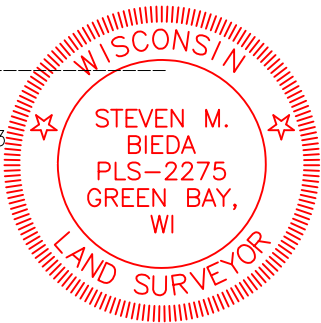
SURVEYOR’S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS–2275, do hereby certify that I have surveyed, divided and mapped all of Lot 2, Certified Survey Map Number 8544, Outagamie County Records, being part of Lot 1, Certified Survey Map Number 8468, Outagamie County Records, all located in Private Claim 35, T21N–R18E, City of Kaukauna, Outagamie County, Wisconsin.

Parcel contains 332,450 square feet / 7.63 acres, more or less.
Parcel subject to easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes and the City of Kaukauna in surveying, dividing and mapping the same.

Steven M. Bieda
PLS–2275
November 16, 2023



TREASURER’S CERTIFICATE

I hereby certify that the records in my office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the date listed below.

Date
City of Kaukauna Treasurer

Date
Outagamie County Treasurer

PLANNING COMMISSION CERTIFICATE

This Certified Survey Map was approved by the Planning Commisssion of the City of Kaukauna on this ____ day of _____, 2023

Date
Mayor

COMMON COUNCIL RESOLUTION

Resolved by the Common Council of the City of Kaukauna, that this Certified Survey Map is hereby approved. Passed and approved by resolution number _____, this __ day of _____, 2023.

Date
City Clerk



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The Legacy Creekside Apartments LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said limited liability company caused the land on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. The Legacy Creekside Apartments LLC does further certify that this Certified Survey Map is required to be submitted to the City of Kaukauna for approval or objection in accordance with current Land Subdivision Ordinances.

35

