

# INDUSTRIAL PARK COMMISSION

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



Wednesday, September 03, 2025 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 May 7, 2025
3. Old Business.
4. New Business.
  - [a.](#) Site Plan Review - Bassett Mechanical (1215 Hyland Avenue)
  - [b.](#) Site Plan Review - Accurate Machine (1901 Hyland Avenue)
  - [c.](#) Site Plan Review - Team Industries (1200 Maloney Road)
5. Other Business.
6. Adjourn.

## NOTICES

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



**Industrial Park Commission**

City of Kaukauna

**Hydro View Room**

Municipal Services Building

144 W. Second Street, Kaukauna



Wednesday, May 7, 2025 at 3:00 p.m.

**Minutes**

In-Person in Hydro View Room, City of Kaukauna

Sundelius called the meeting to order at 3:00 p.m.

1. Roll Call

Members Present: Michael Avanzi (Virtual), Ryan Gaffney, Dale Eggert, Glen Schilling, John Sundelius

Member(s) Absent: Mike Vandeberg, Tony Nytes, Nick Rieth

Other(s) Present: Director Kittel, Associate Planner Nelson, Representatives from Alliance Construction & Design, Representative from Keller

Schilling made a motion to excuse the absent members. Seconded by Eggert. Motion passed unanimously.

2. Approval of Minutes

a. Approve Minutes from March 27, 2025

Schilling made a motion to approve the minutes from March 27, 2025.

Seconded by Eggert. Motion passed unanimously.

3. Old Business

None

4. New Business

a. Resource Guide

Director Kittel presented the resource guide he put together for Industrial Park Commission members. The guide includes links to meeting minutes and agendas, ordinances, the comprehensive plan, the strategic plan, and industrial park maps. Staff plan to update the guide on a yearly basis.

b. Site Plan Review – 1900 Tower Drive (Quick Transport)

Director Kittel provided an overview of the site plan for the creation of a 30,000 square foot warehouse for Quick Transport for their property located at 1900 Tower Drive. The warehouse will be located at the rear of the property. Quick Transport is also proposing adding a third driveway onto Tower Drive. This would improve truck traffic and allow for better maneuvering. The proposed driveway is located far enough away from the

existing driveway to not be a cause for concern. Staff has reviewed the plan and confirmed that it is in compliance with all covenants and meets all requirements set forth in city ordinance. Staff recommends approval with the following conditions: prior to issuance of building permits, Stormwater and Erosion Control permits must be obtained from the Engineering Department.

Schilling made a motion to approve the site plan as presented with the condition that, prior to issuance of building permits, Stormwater and Erosion Control permits are obtained from the Engineering Department. Seconded by Gaffney. Motion passed unanimously.

c. Site Plan Review – 1801 Progress Way (G&G Machine)

Director Kittel provided an overview of the site plan for an 8,455 square foot addition to the G&G Machine building located at 1801 Progress Way. The addition will match the existing facade and should blend into the building. Staff has reviewed the plan and confirmed that it is in compliance with all covenants and meets all requirements set forth in city ordinance. Staff recommends approval with the following conditions: prior to issuance of building permits, Stormwater and Erosion Control permits must be obtained from the Engineering Department.

Schilling asked what the purpose of the addition is.

Kittel stated that the addition will primarily be used for shipping and quality control purposes.

Eggert made a motion to approve the site plan as presented with the condition that, prior to issuance of building permits, Stormwater and Erosion Control permits are obtained from the Engineering Department. Seconded by Gaffney. Motion passed unanimously.

5. Other Business

None

6. Adjourn

Eggert made a motion to adjourn. Seconded by Schilling. Motion passed unanimously. Adjourned at 3:10 p.m.



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission  
From: Adrienne Nelson, Associate Planner  
Date: August 27, 2025  
Re: Site Plan Review – Bassett Mechanical (1215 Hyland Avenue)

Bassett Mechanical is a design and manufacturing business for industrial refrigeration, HVAC, plumbing, business automation and controls, metal fabricating, and service solutions. This project will add an additional 12,342 square feet to their existing building.

### Site Plan Review:

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

All setback requirements for the Industrial Park District (IPD) are being met and all ordinances are being complied with to include zoning requirements. The current Bassett Mechanical building has a height of 26' and the height of the addition will be the same. There are currently 336 off-street parking spaces.

Landscape: [17.52 Landscaping Requirements](#)

There are ten canopy trees located on the property. There are no plans to remove these during the construction process. Landscaping requirements are being met.

### Lighting:

Fully shielded light fixtures will be added to points of ingress/egress to the addition.

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 noted from Fire/Police at this time.

*Façade:* [17.53 Façade Standards](#)

The proposed site elevations meet façade requirements.

**Staff Recommendation:**

**Staff recommend approval of the development as presented.**





## SITE PLAN REVIEW APPLICATION

PROPERTY OWNER	APPLICANT (IF DIFFERENT PARTY THAN OWNER)
Name: <input checked="" type="checkbox"/> Kim Bassett , Bassett Kaukauna LLC	Name: Same
Mailing Address: 1215 E. Hyland Avenue, Kaukauna, WI 54130	Mailing Address:
Phone: <input checked="" type="checkbox"/> 920-462-1850 (Adam Kloehn)	Phone:
Email: <input checked="" type="checkbox"/> c/o adam.kloehn@bassettmechanical.com	Email:

PROPERTY INFORMATION	
Describe the Proposed Project in Detail: The project consists of a 12,342 sq. ft. building addition on the northwest side of the existing building.	
Property Parcel (#): <b>322073100</b>	
Site Address/Location: <b>1215 E. Hyland Avenue</b>	
Current Zoning and Use: Industrial Park District (IPD); Shop and office space for a mechanical contracting business.	
Proposed Zoning and Use: <b>Same</b>	
Existing Gross Floor Area of Building: <b>265,350 sf +/-</b>	Proposed Gross Floor Area of Building: <b>277,692 +/- sf +/-</b>
Existing Building Height: <b>26' Above Existing First Floor</b>	Proposed Building Height: <b>Same</b>
Existing Number of Off-Street Parking Spaces: <b>336 +/-</b>	Proposed Number of Off-Street Parking Spaces: <b>336 +/-</b>
Existing Impervious Surface Coverage Percentage: <b>85.1% +/-</b>	Proposed Impervious Surface Coverage Percentage: <b>85.1% +/-</b>

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

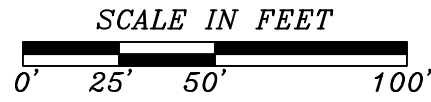
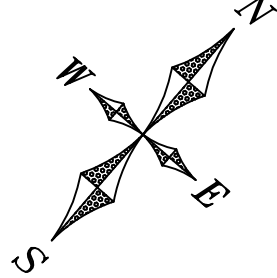
Owner/Agent Signature: ☒ 

Owner/Agent Name (printed): ☒ **KIM BASSETT**

**CITY OF KAUKAUNA**

144 W 2nd Street  
Kaukauna, WI 54130

920.766.6300  
[kaukauna.gov](http://kaukauna.gov)



PROJECT INFORMATION

PROJECT DESCRIPTION  
102' X 121' (12,342 S.F.)  
BUILDING ADDITION

OWNER  
BASSETT KAUKAUNA LLC  
1215 E HYLAND AVE.  
KAUKAUNA, WI 54130  
CONTACT: ADAM KLOEHN  
920-462-1850

PARCEL NOS.  
322073100

LEGAL DESCRIPTION  
PART LOT 1, CERTIFIED SURVEY MAP NO.  
3651, CITY OF KAUKAUNA, OUTAGAMIE  
COUNTY, WISCONSIN

LOT SIZE  
896,127 S.F. (20.57 AC)

PARCEL ZONING  
INDUSTRIAL PARK DISTRICT (IPD)

ZONING ORDINANCE SETBACKS  
FRONT YARD SETBACK: 50'  
SIDE YARD SETBACK: 10' (30' AGGREGATE)  
REAR YARD SETBACK: 25'

PROPOSED USES  
SHOP & OFFICE SPACE FOR A  
MECHANICAL CONTRACTING BUSINESS

LOT COVERAGE (PER AIR PHOTOS)

	EXISTING	CHANGE	NEW TOTAL	% OF SITE
BUILDINGS	265,350 S.F.	+12,342 S.F.	277,692 S.F.	31%
PAVEMENT/CONCRETE	497,355 S.F.	-12,342 S.F.	485,013 S.F.	54.1%
IMPERVIOUS	762,705 S.F.	+0.00 S.F.	762,705 S.F.	85.1%
OPEN SPACE	133,422 S.F.	-0.00 S.F.	133,422 S.F.	14.9%
TOTAL	896,127 S.F.	0 S.F.	896,127 S.F.	100%

PARKING

EXISTING: 336 SPACES ±  
PROPOSED: 336 SPACES ± (NO CHANGE)

INDEX

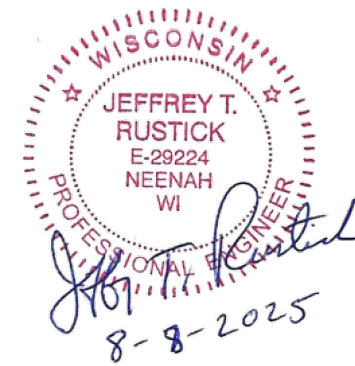
- C1.1 - Site Plan
- C1.2 - Drainage - Grading - Erosion Control Plan

PLAN PREPARED BY:  
SCHULER & ASSOCIATES, INC  
2711 N. MASON STREET, SUITE F  
(920) 734-9107  
PROJECT NO. 25-4857



800-642-6774  
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Rapid City, SD Bismarck, ND  
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STAMPS



SITE PLAN

BASSETT MECHANICAL 2025  
KAUKAUNA, WI

ISSUED FOR REVIEW:  
8-8-2025

ISSUED FOR BID:

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

ISSUED REVISIONS

Revision	Date	Rev. Description
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DRAWN BY: MJF

PROJECT #:

C1.1

SHEET TITLE  
SITE PLAN

STAMPS

DRAINAGE - GRADING- EROSION CONTROL PLAN

**BASSETT MECHANICAL**  
KAUKAUNA, WI

ISSUED FOR REVIEW:  
8-8-2025

ISSUED FOR BID:

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

ISSUED REVISIONS

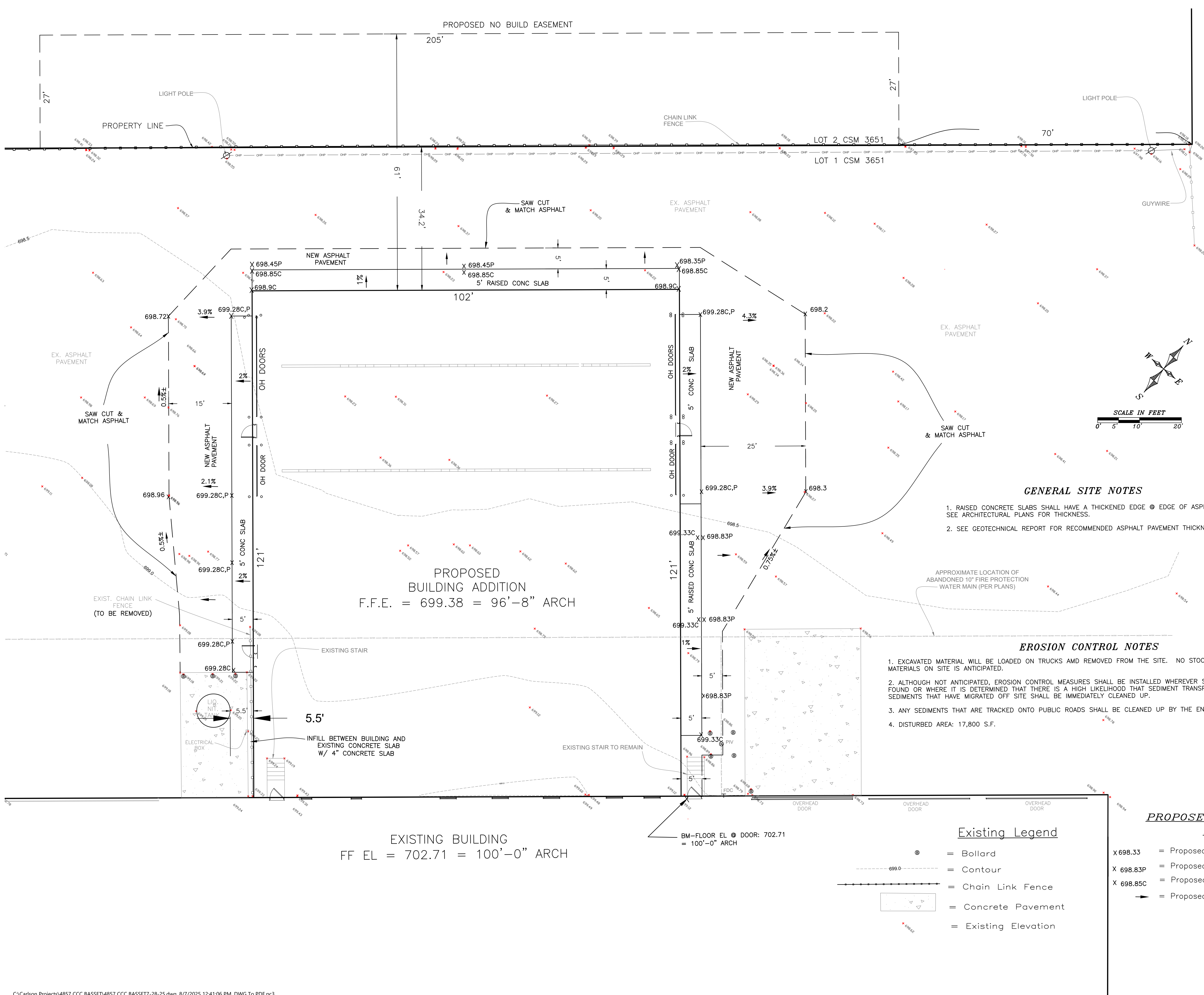
Revision	Date	Rev. Description
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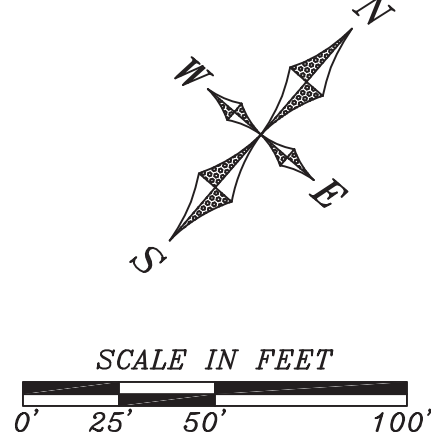
DRAWN BY: MJF

PROJECT #:

**C102**

SHEET TITLE  
SITE PLAN





PROJECT INFORMATION

PROJECT DESCRIPTION  
102' X 121' (12,342 S.F.)  
BUILDING ADDITION

OWNER  
BASSETT KAUKAUNA LLC  
1215 E HYLAND AVE.  
KAUKAUNA, WI 54130  
CONTACT: ADAM KLOEHN  
920-462-1850

PARCEL NOS.  
322073100

LEGAL DESCRIPTION  
PART LOT 1, CERTIFIED SURVEY MAP NO.  
3651, CITY OF KAUKAUNA, OUTAGAMIE  
COUNTY, WISCONSIN

LOT SIZE  
896,127 S.F. (20.57 AC)

PARCEL ZONING  
INDUSTRIAL PARK DISTRICT (IPD)

ZONING ORDINANCE SETBACKS  
FRONT YARD SETBACK: 50'  
SIDE YARD SETBACK: 10' (30' AGGREGATE)  
REAR YARD SETBACK: 25'

PROPOSED USES  
SHOP & OFFICE SPACE FOR A  
MECHANICAL CONTRACTING BUSINESS

LOT COVERAGE (PER AIR PHOTOS)

	EXISTING	CHANGE	NEW TOTAL	% OF SITE
BUILDINGS	265,350 S.F.	+12,342 S.F.	277,692 S.F.	31%
PAVEMENT/CONCRETE	497,355 S.F.	-12,342 S.F.	485,013 S.F.	54.1%
IMPERVIOUS	762,705 S.F.	+0.00 S.F.	762,705 S.F.	85.1%
OPEN SPACE	133,422 S.F.	-0.00 S.F.	133,422 S.F.	14.9%
TOTAL	896,127 S.F.	0 S.F.	896,127 S.F.	100%

PARKING

EXISTING: 336 SPACES ±  
PROPOSED: 336 SPACES ± (NO CHANGE)

INDEX

- C1.1 - Site Plan
- C1.2 - Drainage - Grading - Erosion Control Plan

PLAN PREPARED BY:  
SCHULER & ASSOCIATES, INC  
2711 N. MASON STREET, SUITE F  
(920) 734-9107  
PROJECT NO. 25-4857



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STAMPS

SITE PLAN

BASSETT MECHANICAL 2025  
KAUKAUNA, WI

ISSUED FOR REVIEW:  
8-8-2025

ISSUED FOR BID:

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

ISSUED REVISIONS

Revision	Date	Rev. Description
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DRAWN BY: MJF

PROJECT #:

C1.1

SHEET TITLE  
SITE PLAN

PROPOSED ADDITION AND ALTERATION FOR:

# BASSETT MECHANICAL

1215 HYLAND AVE., KAUKAUNA, WI

54130

ISSUED REVISIONS

A101

### FIRST FLOOR PLAN

1. WORK FROM GIVEN DIMENSIONS. IN GENERAL, LARGE-SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALE PLANS, ELEVATIONS AND BUILDING SECTIONS. NOTIFY THE ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES PRIOR TO COMMENCING THE WORK, AND DO NOT BEGIN WORK UNTIL SUCH DISCREPANCIES ARE RESOLVED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. DIMENSIONS INDICATED AS "CLEAR" SHALL BE MAINTAINED IN CASES OF DISCREPANCY.

### 3. DIMENSIONAL CONTROL:

**EXTERIOR DIMENSIONS ARE FROM:**  
 - CENTERLINE OF COLUMN TO OUTSIDE FACE OF MASONRY  
 - CENTERLINE OF COLUMN TO CENTERLINE OF COLUMN  
 - FACE OF MASONRY TO FACE OF MASONRY  
 - FACE OF CONCRETE TO FACE OF CONCRETE  
 - FACE OF STUD TO FACE OF STUD

**INTERIOR DIMENSIONS ARE FROM:**

- FACE OF STUD TO FACE OF STUD
- FACE OF STUD TO FACE OF MASONRY
- FACE OF MASONRY TO FACE OF MASONRY
- CENTERLINE OF COLUMN TO FACE OF STUD OR MASONRY
- CENTERLINE OF COLUMN TO CENTERLINE OF COLUMN

4. ALL NEW WALLS SHALL BE CONSTRUCTED AS PER THE WALL TYPE INDICATED & SHALL EXTEND 12" ABOVE CEILINGS, UNLESS NOTED OTHERWISE

5. CONTRACTOR TO PROVIDE BLOCKING FOR ALL WALL SUPPORTED CASEWORK, TOILET ACCESSORIES, HANDRAILS, EQUIPMENT, DOOR STOPS, SHELVING, ETC. AS REQUIRED

6. ANY PENETRATION IN DESIGNATED FIRE WALLS SHALL MAINTAIN THE REQUIRED FIRE SEPARATION BETWEEN AREAS. CONTRACTOR TO PROVIDE SLEEVES, FIRE RETARDANT INSULATION & FIRE CAULKING AS REQUIRED.

7. CONTRACTOR SHALL COORDINATE ALL WORK WITH EQUIPMENT MANUFACTURERS TO ENSURE APPROPRIATE ROUGH IN CLEARANCE FOR EQUIPMENT INSTALLATION AND USE.

8. WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT INDIVIDUAL UNITS OF WORK AT ADA STANDARD MOUNTING HEIGHTS FOR THE PARTICULAR APPLICATION INDICATED, REFER QUESTIONABLE MOUNTING HEIGHT CHOICES TO THE ARCHITECT FOR A FINAL DECISION.

9. CONTRACTOR SHALL LAYOUT AND MARK ALL WALLS AND OPENINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.

10. ALL FURNITURE AND EQUIPMENT NOT SPECIFICALLY NOTED ON PLANS SHALL BE SUPPLIED AND INSTALLED BY OWNER. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL AND DATA OUTLETS, ETC. W/ FINAL FURNITURE LAYOUT DRAWINGS

11. ALL DOOR OFFSETS (HINGE SIDE) TO BE A MINIMUM OF 4", UNLESS NOTED OTHERWISE
12. ALL GYP. BOARD SHALL RETURN TO ALL WINDOW AND DOOR FRAMES AT JAMBS AND HEAD, TYPICAL, UNLESS NOTED OTHERWISE

13. FLOORING AND FLOOR FINISHES SHALL BE INSTALLED TO A MAXIMUM DIFFERENTIAL OF 1/16" BETWEEN DISSIMILAR MATERIALS. PROVIDE TRANSITION STRIPS OR THRESHOLDS (1/2" MAXIMUM) OF SAME MATERIAL AS FLOORING AND/OR AS NOTED ON THE DRAWINGS.

14. ALL EXISTING WALLS ARE SHOWN AS SHADED UNLESS NOTED OTHERWISE.

FIRST FLOOR  
1/8" = 1'-0"



PRELIMINARY  
NOT FOR CONSTRUCTION

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99

INITIAL SHEET DESIGNED AS 24x36 LAYOUT. ANY OTHER REPRODUCED SIZE IS NOT TO SCALE

STAMPS

PROPOSED ADDITION AND ALTERATION FOR:

**BASSETT MECHANICAL**

1215 HYLAND AVE., KAUKAUNA, WI  
54130

ISSUED FOR REVIEW:

ISSUED FOR BID:

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

ISSUED REVISIONS

Revision	Date	Rev. Description
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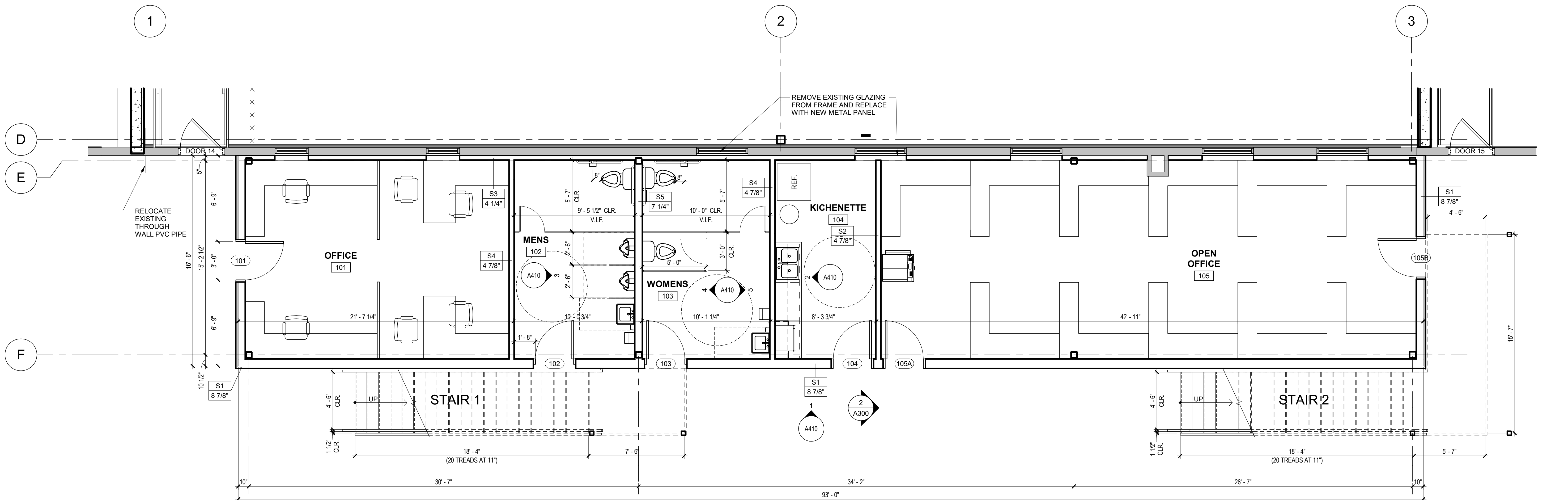
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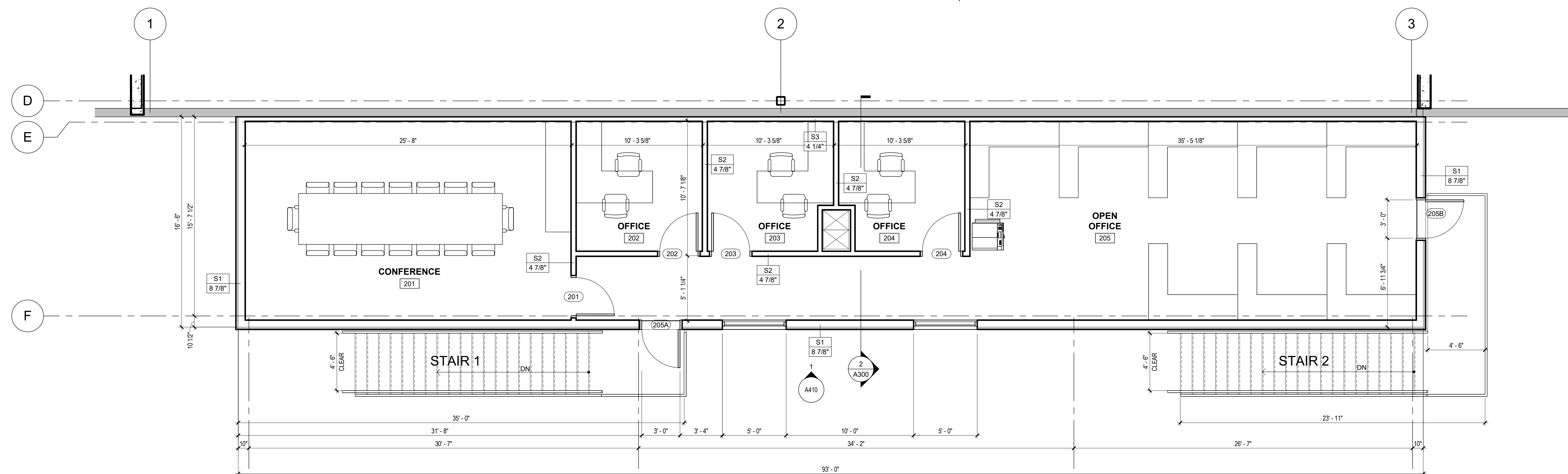
**A102**

**SHEET TITLE**

OFFICE FLOOR PLANS



2 FIRST FLOOR OFFICE PLAN  
1/4" = 1'-0"



SECOND FLOOR OFFICE PLAN  
1/4" = 1'-0"



**PRELIMINARY**  
NOT FOR CONSTRUCTION

STAMPS

PROPOSED ADDITION AND ALTERATION FOR:

**BASSETT MECHANICAL**1215 HYLAND AVE., KAUKAUNA, WI  
54130

ISSUED FOR REVIEW:

ISSUED FOR BID:

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

ISSUED REVISIONS

Revision	Date	Rev. Description

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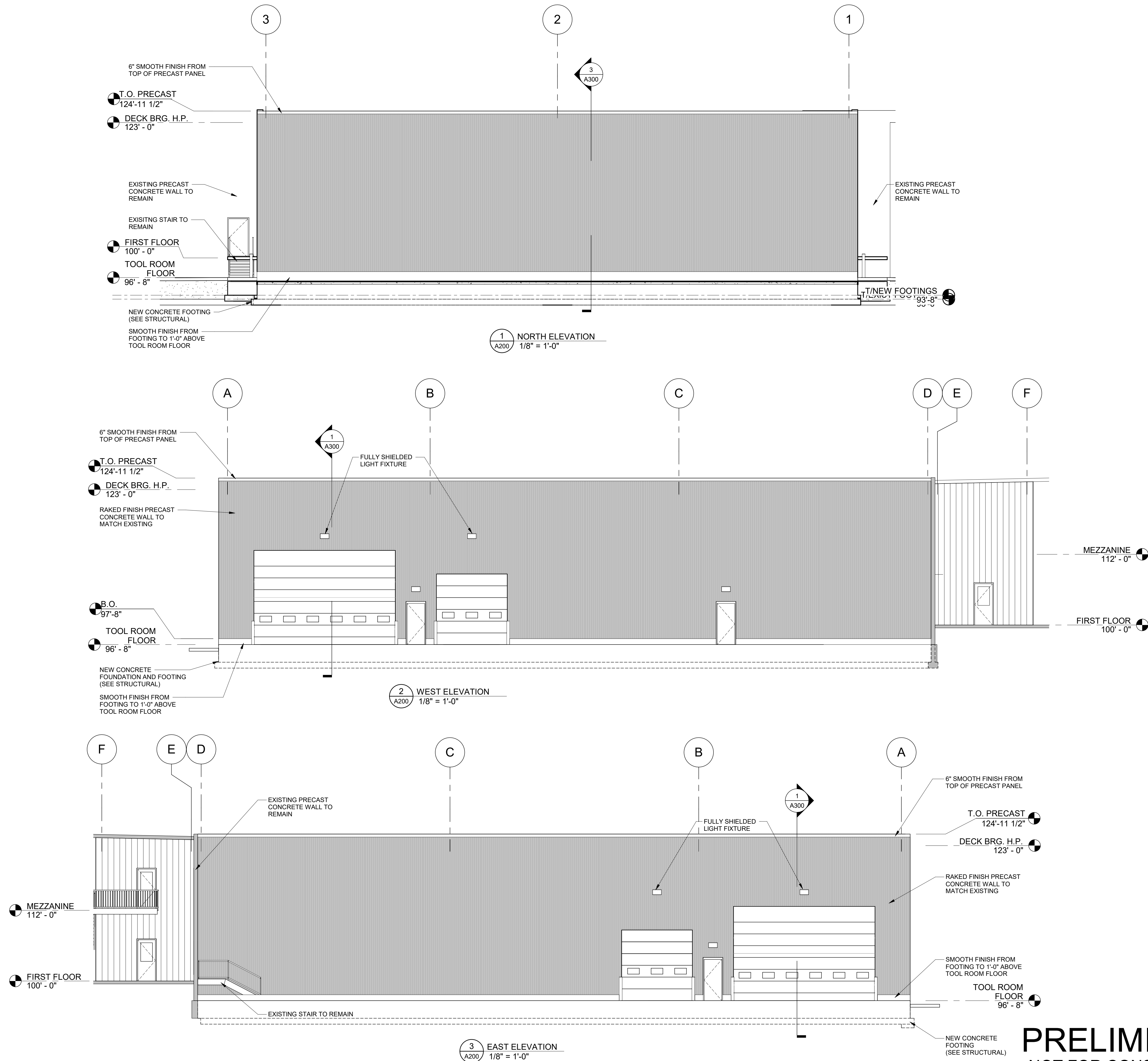
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PROJECT #:

**A200**

SHEET TITLE

EXTERIOR ELEVATIONS



**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

8/7/2025 7:58:10 AM

## Select Series LED Full Cutoff Wall Pack

### Product Specifications

TCP's Select Series LED Full Cutoff Wall Pack takes outdoor lighting to the next level. Two different wattage packages and three color temperatures give 18 possible combinations to perfectly illuminate any outdoor space. Utilize these wall packs in building perimeters, security lighting, entrances, and exits.

The bronze aluminum housing features an elegant heat sink design that allows the fixture to operate without overheating. It comes with 0-10V dimming standard, is -40°C to 40°C temperature rated, IP65 wet location rated, and offers CRI greater than 70.

### Reasons to choose the Select Series LED Full Cutoff Wall Pack from TCP

- Delivers bright, white light with excellent uniformity
- IP65 wet location rated for outdoor use
- Color temperature and wattage selectable
- Durable construction with die-cast aluminum housing and impact-resistant polycarbonate lens
- Integrated photocell maximizes energy efficiency

### Ideal Applications

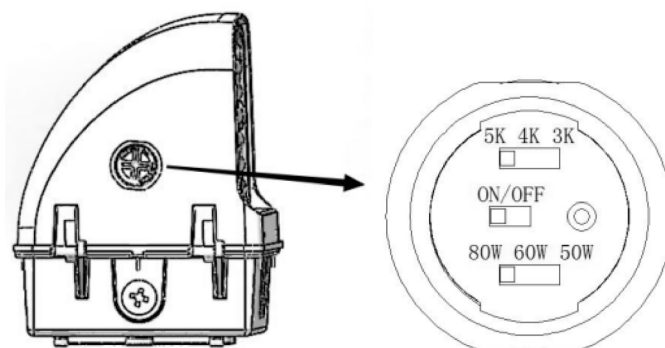
- Site Lighting
- Entrances
- Perimeters
- Security Lighting

## Specifications

Input Line Voltage .....	120-277V
Input Line Frequency (Hz) .....	50/60Hz
Wattage (W).....	20/30/40W or 50/60/80W
Lumens (L).....	2600/3900/5200L or 6500/7800/10400L
Lumens per Watt (LPW).....	130 LPW
CCT .....	3000K/4000K/5000K
Rated Life.....	50,000 hours
Minimum Starting Temperature .....	-40°C (-40°F)
Maximum Operating Temperature.....	40°C (104°F)
CRI.....	>70
Ratings .....	cULus wet location rated
Controls.....	0-10V Dimming (standard)

### CCT and Wattage Selectable

Up to 9 CCT and wattage combinations per SKU.  
Internal switches maintain wet location rating.



**Integrated photocell is standard**

### BUG Rating

SFWUZDSW4CCT	B2-U0-G1
SFWUZDSW7CCT	B3-U0-G2

## Replacement Strategy

TYPE	WATTAGE*	ENERGY SAVINGS (%)
<b>TCP LED Select Series Full Cutoff Wall Pack</b>	<b>40W</b>	—
100W-150W Metal Halide	100W	60%
<b>TCP LED Select Series Full Cutoff Wall Pack</b>	<b>50W</b>	—
100W-150W Metal Halide	150W	67%
<b>TCP LED Select Series Full Cutoff Wall Pack</b>	<b>60W</b>	—
175W Metal Halide	175W	66%
<b>TCP LED Select Series Full Cutoff Wall Pack</b>	<b>80W</b>	—
200W Metal Halide	200W	60%

\*Actual wattage may differ by +/- 5%, when operating between 120-277V +/- 10%.

**NOTE:** Charts show system lumens (delivered lumens), NOT straight lamp lumen output.  
This is calculated as follows:

**System lumens = mean lumens x # lamps x ballast factor x luminaire efficiency factor**

## Applications

This product family can be effectively used in outdoor wall mount locations, commercial, industrial, retail and healthcare exterior lighting, parking lot, cargo door, high wall, area, security, etc.

## Construction

- Die-cast aluminum housing
- Impact-resistant polycarbonate lens
- Durable bronze powder coat
- Same footprint as existing HID wall packs
- Operating Temperature: -40°C to 40°C
- Four knockouts available for wiring

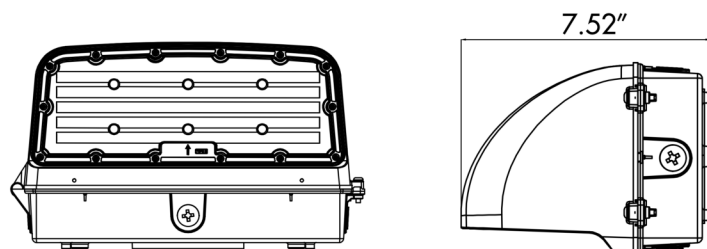
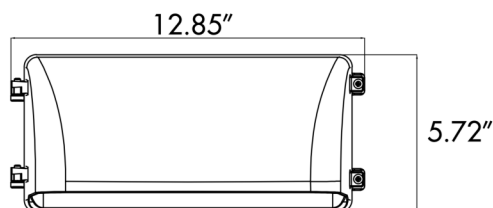
## Electrical

- IP65 wet location rated
- Easy-to-access wiring compartment
- System rated for long 50,000 hour life
- Efficiently delivers up to 130 LPW

## Optics

- High light transmittance polycarbonate lens
- Delivers bright, white light and excellent uniformity
- Low glare optics provide excellent visibility
- Full cut off optics provide Dark Sky conformance

## Dimensions



Item Number	
Notes	Type



### Listings

UL and cUL listed  
RoHS Compliant  
DLC 5.1 Premium

### Warranty

Five year limited warranty against defects in manufacturing.

## Catalog Ordering Matrix

Example: SFWUZDSW4CCT

FAMILY	VOLTAGE	CONTROLS	LUMEN PACKAGE (Power)	SELECTABLE COLOR TEMPERATURE
SFW – Selectable Full Cutoff Wall Pack	U – 120V-277V	ZD – 0-10V Dimming	SW4 – 5200/3900/2600L (40/30/20W) SW7 – 10400/7800/6500L (80/60/50W)	CCT – 30/40/50K

# TECHNOLOGY CAST IN A BEAUTIFUL LIGHT

For over 20 years, TCP has been designing, developing and delivering energy-efficient lighting into the market. Thanks to our cutting-edge technology and manufacturing expertise, we have shipped billions of high quality lighting products. With TCP, you can count on a lighting product that is designed to meet the needs of the market - that transforms your surroundings and envelopes you in warmth - lighting that generates beauty with every flip of the switch.

Sales:

Date:

Model:

Project:

Rep:

Catalog Number:

Type:

Notes:

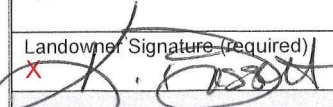


For more information on the quality and care TCP can deliver, call us at 800.324.1496 or visit [tcpi.com](http://tcpi.com)

325 Campus Dr. | Aurora, Ohio 44202 | P: 800.324.1496 | F: 877.487.0516



# EROSION CONTROL AND STORMWATER MANAGEMENT PERMIT APPLICATION

<b>Applicant Information</b>			
Applicant Name (Indiv., Org. or Entity) <b>Bassett Kaukauna LLC</b>		Authorized Representative <b>X Kim Bassett</b>	Title <b>X Member</b>
Mailing Address <b>1215 E. Hyland Avenue</b>		City <b>Kaukauna</b>	State <b>WI</b> Postal Code <b>54130</b>
E-mail Address <b>X c/o adam.kloehn@bassettmechanical.com</b>		Telephone (include area code) <b>X 920-462-1850 (Adam Kloehn)</b>	Fax (include area code)
<b>Landowner Information</b> (if different than Applicant)			
Name (Organization or Entity) <b>Same</b>		Contact Person	Title
Mailing Address		City	State Postal Code
E-mail Address		Telephone (include area code)	Fax (include area code)
<b>Other Contact Information</b> (check one): <input checked="" type="checkbox"/> Engineer / Consultant <input type="checkbox"/> Contractor / Builder <input type="checkbox"/> Agent / Other			
Name (Organization or Entity) <b>Schuler &amp; Associates, Inc.</b>		Contact Person <b>Jeffrey Rustick</b>	Telephone (include area code) <b>920-734-9107</b>
Mailing Address <b>2711 N. Mason Street, Suite F</b>		City <b>Appleton</b>	State <b>WI</b> Postal Code <b>54914</b>
<b>Project or Site Location</b>			
Site Name (Project): <b>Bassett Mechanical Building Addition</b>		Parcel Numbers: <b>322073100</b>	
Address / Location: <b>1215 E. Hyland Avenue</b>		Plat / CSM / Lot No.: <b>Part of Lot 1, CSM 3651</b>	
<b>Permit Type &amp; Fees</b> (check all that apply)			
<input checked="" type="checkbox"/> Erosion Control < 1 acre or 43,560 sq.ft. Disturbed Area (EC1)		<input type="checkbox"/> Stormwater Management < 20,000 sq.ft. Impervious Area (SM1)	
<input type="checkbox"/> Erosion Control ≥ 1 acre or 43,560 sq.ft. Disturbed Area (EC2)		<input type="checkbox"/> Stormwater Management ≥ 20,000 sq.ft. Impervious Area (SM2)	
Total Disturbed Area .....		sq.ft. x \$0.0002 / sq.ft. (EC2) = \$ .....	
New Impervious Area ..... <b>0</b>		sq.ft. x \$0.0025 / sq.ft. (SM2) = \$ <b>0</b>	
Base Fee: \$200 (EC1), \$250 (EC2), \$200 (SM1), \$500 (SM2) = \$ <b>200</b>			
<b>Total Application Fee = \$ .....</b>			
Duration of Land Disturbance ..... <b>12</b>		weeks x \$25 / week (EC1, EC2) = \$ <b>300</b>	
Start Date..... <b>March 23, 2026</b>		Base Fee: \$250 (EC2), \$500 (SM2) = \$ <b>0</b>	
End Date..... <b>June 15, 2026</b>		<b>Total Inspection Fee = \$ .....</b>	
<b>TOTAL PERMIT FEE (Application Fee + Inspection Fee) = \$ 500</b>			
<b>Certification &amp; Permission</b>			
<b>Certification:</b> I hereby certify that I am the landowner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I understand that failure to comply with any or all of the provisions of the ordinances and/or permit may result in notices, fines / forfeitures, stop work orders, permit revocation, and cease & desist orders.			
<b>Permission:</b> As landowner of the property, I hereby give the Director of Public Works or designee, permission to enter and inspect the property to evaluate this permit application, determine compliance with ordinances, and perform corrective actions after issuing proper notice to the landowner.			
Applicant Signature		Date Signed	
Landowner Signature (required) <b>X</b> 		Date Signed <b>X 8/6/25</b>	
<b>LEAVE BLANK - FOR MUNICIPAL USE ONLY</b>			
Date Application Received:		Fee Received \$	Receipt No:
Construction Site ID / Permit No:		Date Issued:	Issued By:

PLEASE CONTACT CITY OF KAUKAUNA ENGINEERING DEPARTMENT AT 920-766-6305 WITH QUESTIONS.



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission  
 From: Adrienne Nelson, Associate Planner  
 Date: August 28, 2025  
 Re: Site Plan Review – Accurate Machine (1901 Hyland Avenue)

Accurate Machine is a manufacturing business that produces parts for different facets of machining. This project will add an additional 6,000 square feet to their existing building.

### Site Plan Review:

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

All setback requirements for the Industrial Park District (IPD) are being met and all ordinances are being complied with to include zoning requirements. The current Accurate Machine building has a height of 19' and the height of the addition will be the same. There is space for off-street parking on-site, but no official stalls are painted.

Landscape: [17.52 Landscaping Requirements](#)

The developer will work with the Planning and Community Development Department to complete a landscaping plan.

### Lighting:

This addition is not adding any lighting.

Stormwater: [22 Stormwater Management](#)

The developer will work with the Engineering Department to complete Erosion Control and Stormwater Management permitting. An application was received and is currently in the review process.

### Ingress/Egress:

No concerns with traffic at this time.

### Public Safety:

No concerns noted from Fire/Police at this time.

Façade: [17.53 Façade Standards](#)

The proposed site elevations meet façade requirements.

**Staff Recommendation:**

**Staff recommend approval of the development with the following conditions:**

- Prior to issuance of building permits, must obtain Stormwater and Erosion Control permits from the Engineering Department
- Prior to issuance of building permits, must have a landscaping plan approved by the Director of Planning and Community Development.





## SITE PLAN REVIEW APPLICATION

PROPERTY OWNER	APPLICANT (IF DIFFERENT PARTY THAN OWNER)
Name: James Effa	Name: Andy Wassmann (Keller Inc.)
Mailing Address: 1901 Hyland Avenue	Mailing Address: N216 State Road 55
Phone: (920) 766-7720	Phone: (920) 427-4467
Email: jim@accuratemachine.net	Email: awassmann@kellerbuilds.com

<b>PROPERTY INFORMATION</b>	
Describe the Proposed Project in Detail: <b>Machining Addition</b>	
Property Parcel (#): <b>322091200</b>	
Site Address/Location: <b>1901 E. Hyland Avenue Kaukauna, WI 54130</b>	
Current Zoning and Use: <b>Industrial Park</b>	
Proposed Zoning and Use: <b>Industrial Park</b>	
Existing Gross Floor Area of Building: <b>12,528</b>	Proposed Gross Floor Area of Building: <b>18,528</b>
Existing Building Height: <b>19ft</b>	Proposed Building Height: <b>19ft</b>
Existing Number of Off-Street Parking Spaces: <b>0</b>	Proposed Number of Off-Street Parking Spaces: <b>0</b>
Existing Impervious Surface Coverage Percentage: <b>23.6%</b>	Proposed Impervious Surface Coverage Percentage: <b>27.8%</b>

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: Andy Wassmann

Owner/Agent Name (printed): Andy Wassmann (Keller Inc.)

## SITE PLAN REVIEW PROCEDURE

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

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

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

## SITE PLAN CHECKLIST

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

## SITE PLAN SUBMISSION

1. Email the Planning and Community Development Department at [planning@kaukauna.gov](mailto:planning@kaukauna.gov)

OR

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

SHEET INDEX

- C1.0 CONCEPTUAL SITE PLAN  
A1.0 FLOOR PLAN  
A2.0 ELEVATIONS  
A3.0 SECTIONS  
S1.0 FOUNDATION PLAN

BUILDING & FIRE AREA  
SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	----- S.F.	----- S.F.	----- S.F.
FIRST FLOOR	12,528 S.F.	6,000 S.F.	18,528 S.F.
CANOPIES (COLUMN SUPPORTED)	----- S.F.	----- S.F.	----- S.F.
BASEMENT	----- S.F.	----- S.F.	----- S.F.
BUILDING AREA SUB-TOTALS	12,528 S.F.	6,000 S.F.	18,528 S.F.
MEZZANINES	----- S.F.	----- S.F.	----- S.F.
FIRE AREA TOTALS	12,528 S.F.	6,000 S.F.	18,528 S.F.
REMODEL AREA TOTALS	----- S.F.	---% OF BUILDING AREA	

BUILDING CODE ANALYSIS

<b>APPLICABLE CODES</b> 2015 International Building Code (w/ WI Amendments) ASHRAE Standard 90.1-2013 or 2015 IECC 2015 IEBC (Level # Alteration)	
<b>OCCUPANCY</b> F-2 Accessory Use ----- Incidental Use ----- High-Piled Combustible Storage Hazardous Materials Multiple Control Areas	NO NO NO
<b>HEIGHT &amp; AREA</b> Building Height: 17'-0" Number of Stories: 1 Total Building Area: 18,528 S.F. Total Fire Area: 18,528 S.F. Mixed/Separated Occupancies Unlimited Area Building	Maximum Allowed: 55'-0" Maximum Allowed: 1 Maximum Allowed: UNLIMITED S.F. Maximum Allowed: UNLIMITED S.F. YES
<b>CONSTRUCTION TYPE</b> Construction Classification Fire Separation Distance	IIB "-,-"
<b>FIRE PROTECTION SYSTEMS</b> Assumed Sprinkler Type Fire Alarm System	NONE NO
<b>MEANS OF EGRESS</b> Occupant Load -- Panic Hardware YES/NO	
<b>STRUCTURAL DESIGN</b> Risk Category Design Loads	II
Roof Live Load	20 psf
Walk-on IMP Ceiling Live Load	-- psf
Steel Framing	
Collateral Load	3 psf
Wood Truss	
Top Chord Dead Load	-- psf
Bottom Chord Load	-- psf
Mezzanine/Second Floor/Basemen	
Live Load	-- psf
Point Load (Partition)	-- psf
Snow Load Criteria	
Ground Snow Load (Pg)	40 psf
Exposure Factor (Ce)	1.0
Thermal Factor (Ct)	1.0
Wind Loads	
Wind Load	115 MPH
Surface Roughness	B
Exposure Category	B
Earthquake Load Criteria	
Soil Site Class	D
Ss	.063
S1	.042
<b>PLUMBING SYSTEMS</b> Mens WC Required Womens WC Required Drinking Fountain Required Other Source Ambulatory Stall Required	1 1 YES YES NO
<b>MECHANICAL SYSTEMS</b> NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU NO BOILERS OVER 15 PSI AND 10 HORSEPOWER	

SITE INFORMATION

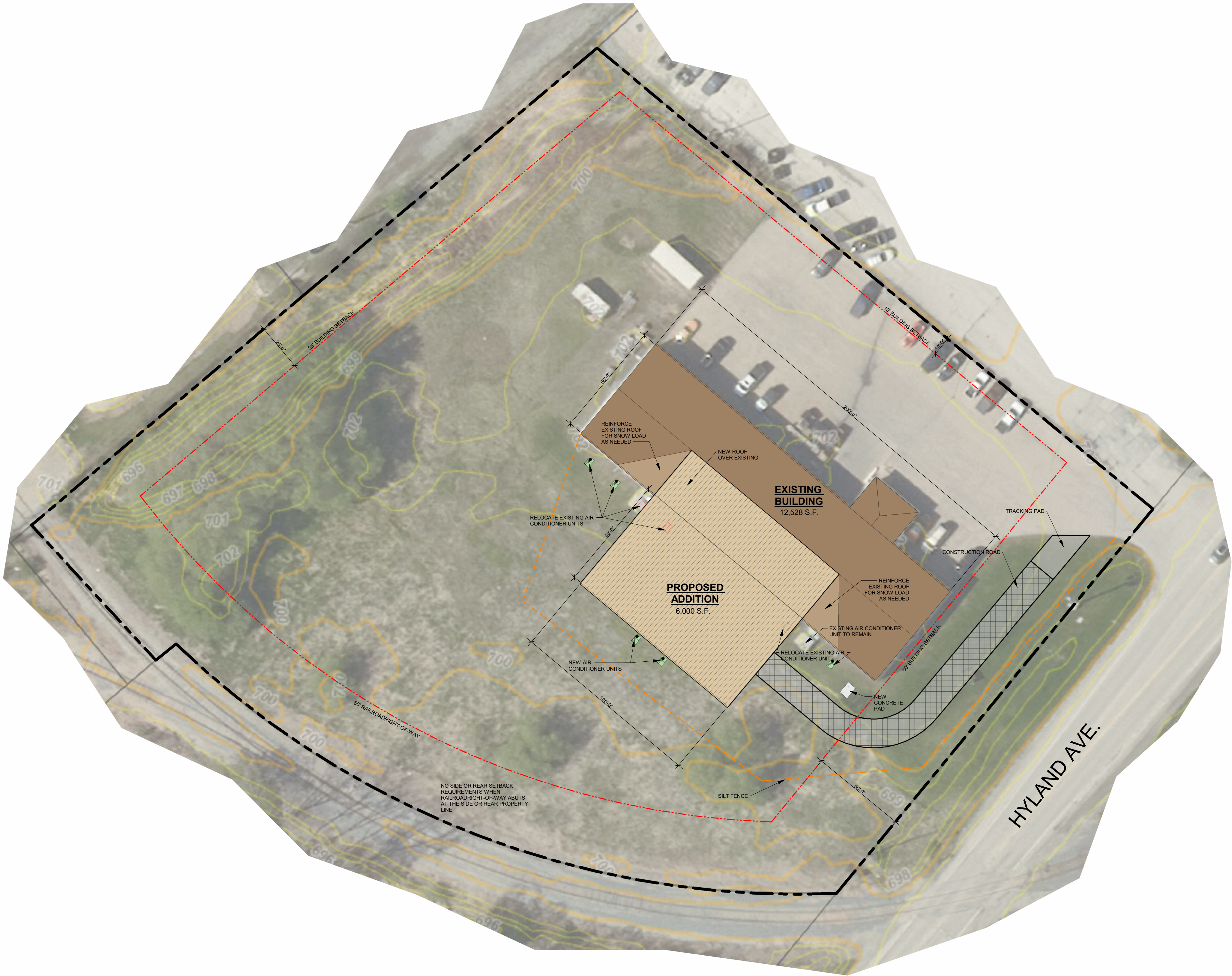
<b>SITE CONTENT</b>		
Building Size	-- S.F.	--%
Hard Surface	-- S.F.	--%
Green Space	-- S.F.	--%
Parcel Size (Approx.)	-- S.F.	-- Acres
Parking Provided	-- Stalls	
Area of Disturbance	-- S.F.	
<b>ZONING</b>		
Property Zoning	--	
Setbacks	FY :--" SY :--" RY :--"	
Hard Surface Setback	--"	
Coverage Limit	--%	
Greenspace Requirement	--%	
Parking Required	-- Stalls	
Refuse Enclosure	YES/NO	
RTU SCREENING	YES/NO	

PROPOSED FOR:

ACCURATE MACHINE

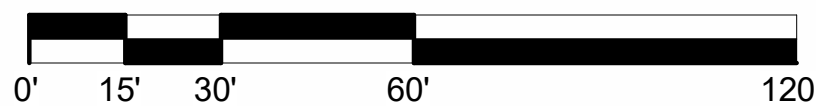
KUAKAUNA,

WISCONSIN



CONCEPTUAL SITE PLAN

1" = 30'-0"



THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. BACKGROUND INFORMATION TAKEN FROM LOCAL GIS DATE. AERIAL IMAGERY AND/OR CLIENT PROVIDED INFORMATION, EASEMENTS, STREAMS AND ROADS ARE APPROXIMATE IN NATURE. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES  
N216 State Road 55  
P.O. Box 620  
Kaukauna, WI 54130  
PHONE (920) 766-2795 /  
1-800-236-2534  
FAX (920) 766-5004

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

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

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

www.kellerbuilds.com

PROPOSED FOR:  
**ACCURATE MACHINE**

1901 HYLAND AVENUE  
KUAKAUNA,  
WISCONSIN 54130

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REVISIONS

1	06.23.2025	KRW
2	08.21.2025	KRW
3	08.28.2025	TT
4		
5		
6		

PROJECT MANAGER:

J. HALL

DESIGNER:

T. TISLAU

INTERIOR DESIGNER:

-----

DRAWN BY:

KRW

EXPEDITOR:

-----

SUPERVISOR:

-----

PRELIMINARY NO:

P25100

CONTRACT NO:

-----

DATE:

04.14.2025

SHEET:

C1.0

PRELIMINARY - NOT FOR CONSTRUCTION



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**INTERIOR DESIGNER:**

**DRAWN BY:**

KRW

**EXPEDITOR:**

**SUPERVISOR:**

**PRELIMINARY NO:**

P25100

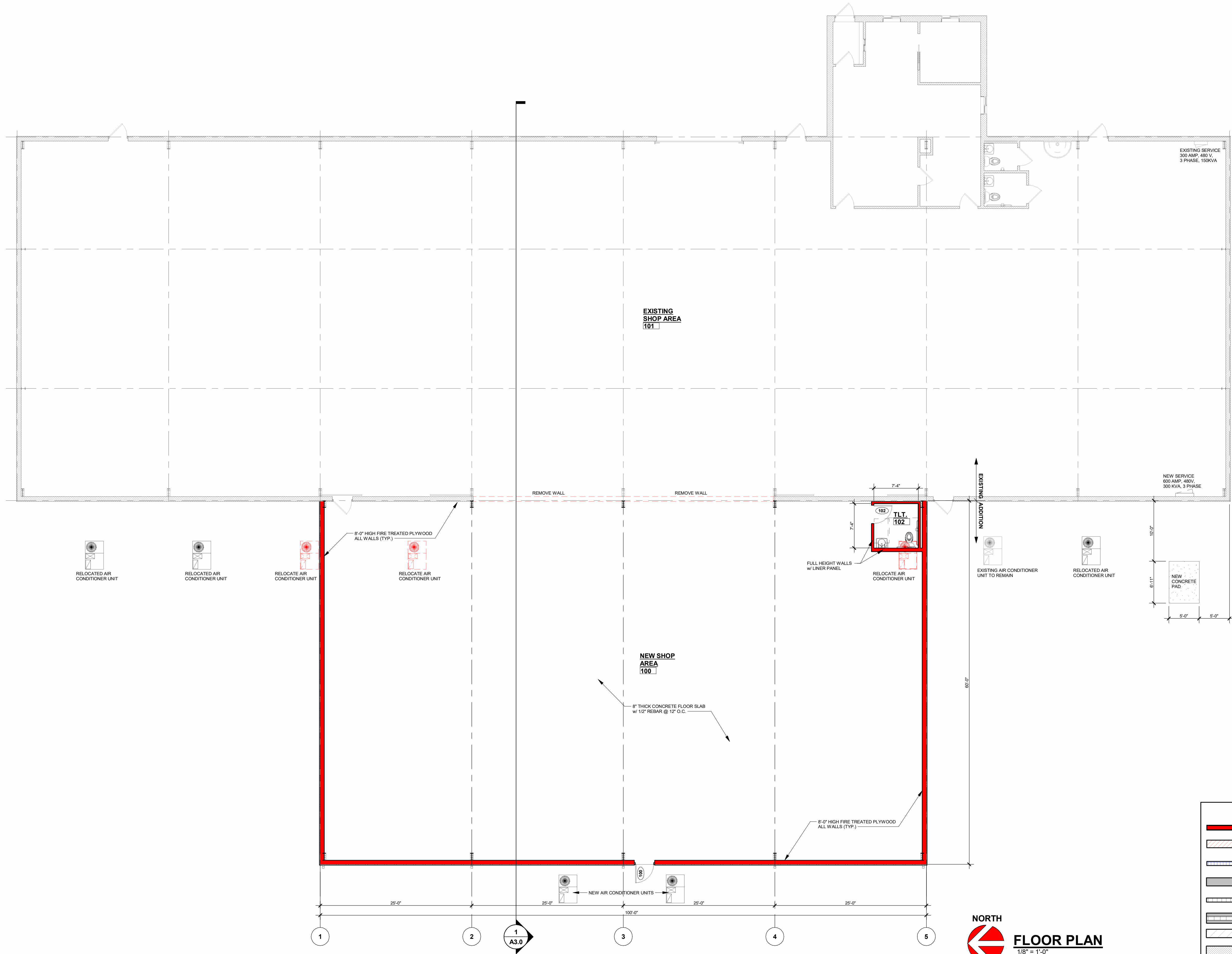
**CONTRACT NO:**

**DATE:**

04.14.2025

**SHEET:**

**A1.0**



WALL KEY	
	NEW WALL/FURRING
	NEW MASONRY/VENEER WALL
	NEW COOLER/FREEZER WALLS
	NEW FOUNDATION WALL
	NEW IMP WALL
	NEW PRECAST WALL
	EXISTING MASONRY WALL
	TYPICAL EXISTING WALL
	DEMO MASONRY WALL
	DEMO WALLS
	FIRE WALL OR FIRE BARRIER

PRELIMINARY - NOT FOR CONSTRUCTION

**FLOOR PLAN**  
1/8" = 1'-0"



**Keller**

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**ACCURATE MACHINE**

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WISCONSIN 54130

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T. TISLAU

**INTERIOR DESIGNER:**

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**DRAWN BY:**

KRW

**EXPEDITOR:**

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**SUPERVISOR:**

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**PRELIMINARY NO:**

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**CONTRACT NO:**

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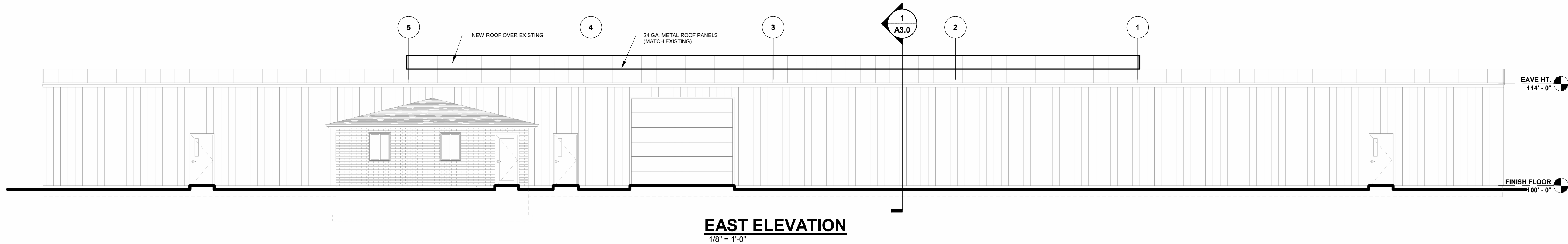
**DATE:**

04.14.2025

**SHEET:**

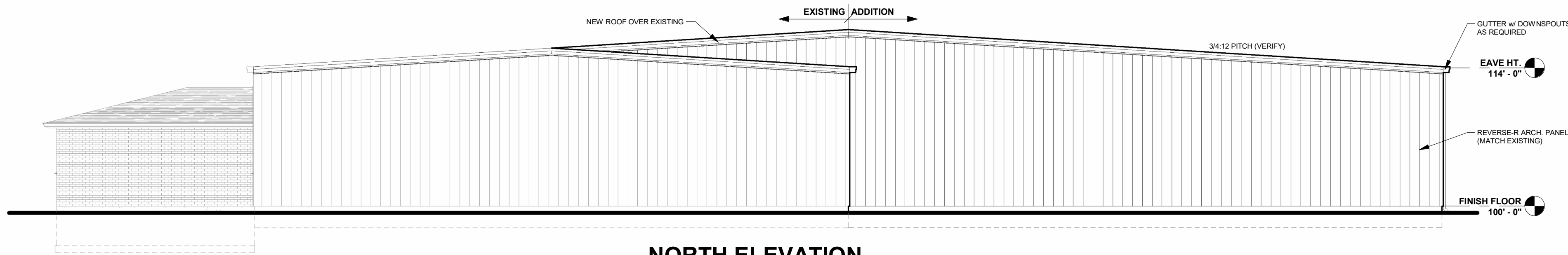
**A2.0**

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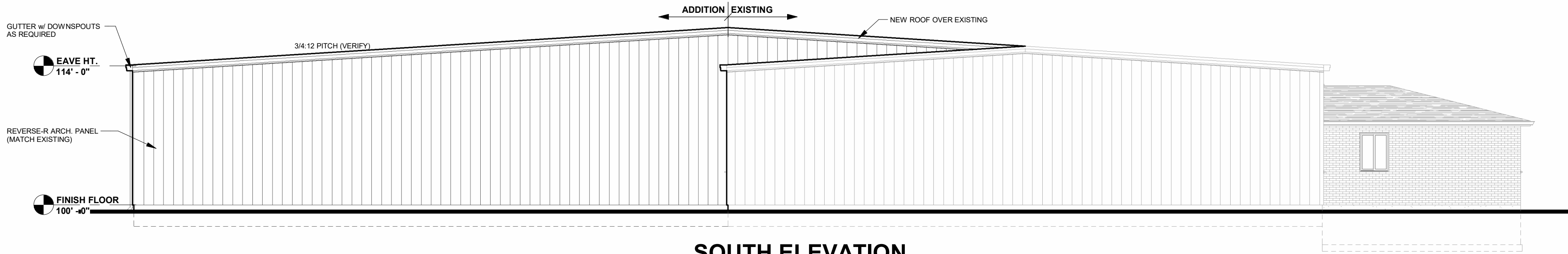
**EAST ELEVATION**

1/8" = 1'-0"



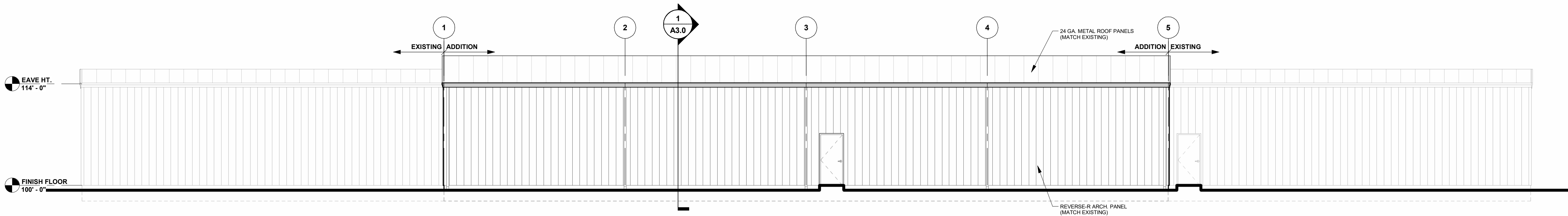
**NORTH ELEVATION**

1/8" = 1'-0"



**SOUTH ELEVATION**

1/8" = 1'-0"



**WEST ELEVATION**

1/8" = 1'-0"

**DOOR & WINDOW VALUES**

WINDOWS:	U VALUE	0. --
	SHGC	0. --
	VT	0. --
DOORS:	U VALUE	0.38
(SWINGING)		
O.H. DOORS:	U VALUE	0.11
(NON-SWINGING)		
DOORS:	U VALUE	0. --
	SHGC	0. --
	VT	0. --
(90% GLAZING)		

**Keller**

PLANNERS | ARCHITECTS | BUILDERS

## FOX CITIES

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PROPOSED FOR:

**ACCURATE MACHINE**1901 HYLAND AVENUE  
KUAKAUNA,  
WISCONSIN 54130**"COPYRIGHT NOTICE"**

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## PROJECT MANAGER:

J. HALL

## DESIGNER:

T. TISLAU

## INTERIOR DESIGNER:

-----

## DRAWN BY:

KRW

## EXPEDITOR:

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## SUPERVISOR:

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## PRELIMINARY NO:

P25100

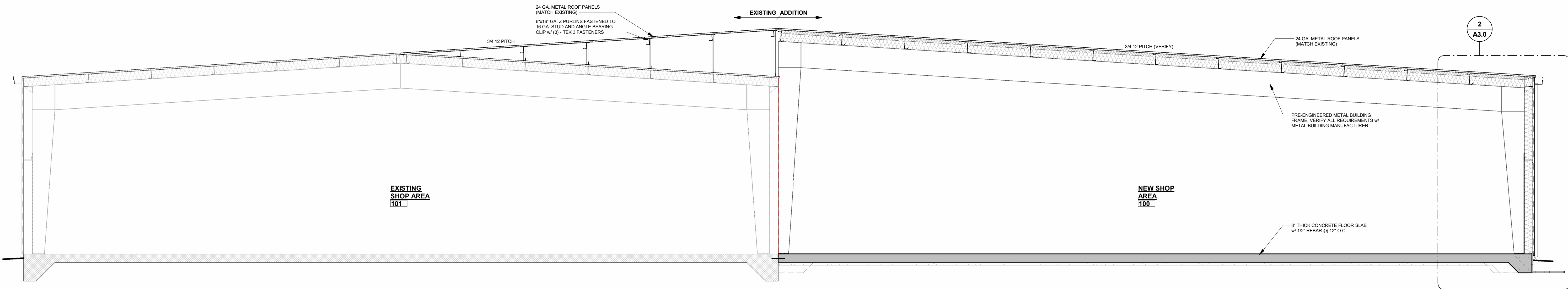
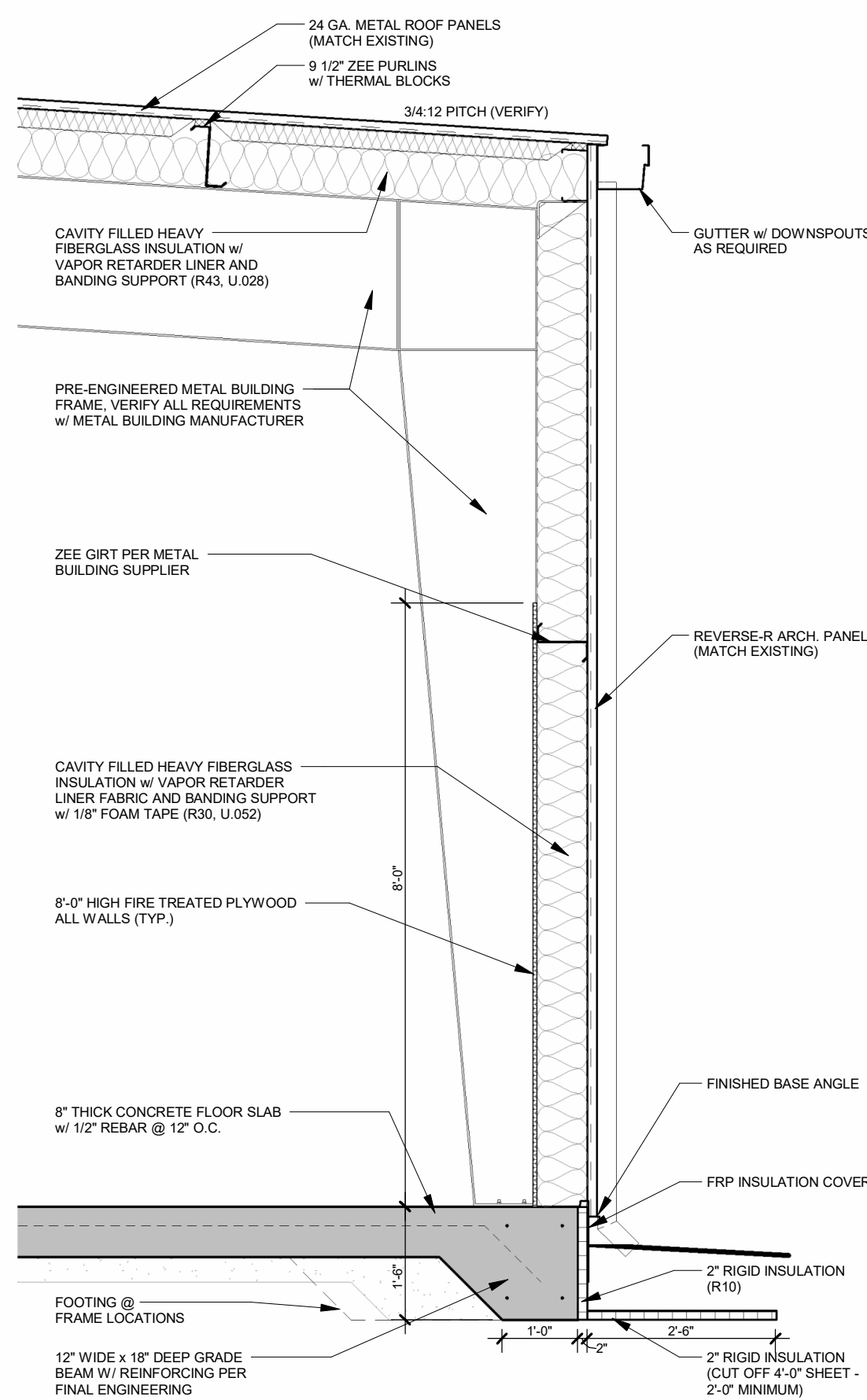
## CONTRACT NO:

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## DATE:

04.14.2025

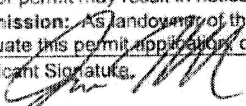
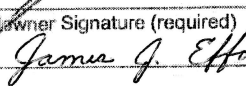
## SHEET:

**A3.0****BUILDING SECTION**1  
A3.0 1/4" = 1'-0"**WALL SECTION**2  
A3.0 1/2" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION



# EROSION CONTROL AND STORMWATER MANAGEMENT PERMIT APPLICATION

<b>Applicant Information</b>			
Applicant Name (Indiv., Org. or Entity) <b>Keller Inc.</b>		Authorized Representative <b>Jesse Hall</b>	
Title <b>Project Manager</b>			
Mailing Address <b>N216 State Road 55</b>	City <b>Kaukauna</b>	State <b>WI</b>	Postal Code <b>54130</b>
E-mail Address <b>jhall@kellerbuilds.com</b>	Telephone (include area code) <b>(920) 438-9316</b>	Fax (include area code) <b>(920) 766-5004</b>	
<b>Landowner Information (if different than Applicant)</b>			
Name (Organization or Entity) <b>Accurate Machine Co.</b>		Contact Person <b>James Effa</b>	
Title <b>President</b>			
Mailing Address <b>1901 Hyland Avenue</b>	City <b>Kaukauna</b>	State <b>WI</b>	Postal Code <b>54130</b>
E-mail Address <b>jim@accuratemachine.net</b>	Telephone (include area code) <b>(920) 766-7720</b>	Fax (include area code) <b>(920) 766-9399</b>	
<b>Other Contact Information (check one):</b> <input type="checkbox"/> Engineer / Consultant <input checked="" type="checkbox"/> Contractor / Builder <input type="checkbox"/> Agent / Other			
Name (Organization or Entity) <b>Tom Vand Handel Corp</b>		Contact Person <b>Rick Van Handel</b>	
Telephone (include area code) <b>(920) 585-3771</b>			
Mailing Address <b>1830 E. Edgewood Drive</b>	City <b>Appleton</b>	State <b>WI</b>	Postal Code <b>54913</b>
<b>Project or Site Location</b>			
Site Name (Project): <b>Accurate Machine Co.</b>		Parcel Numbers: <b>322091200</b>	
Address / Location: <b>1901 E. Hyland Avenue Kaukauna, WI 54130</b>		Plat / CSM / Lot No.: <b>6</b>	
<b>Permit Type &amp; Fees (check all that apply)</b>			
<input checked="" type="checkbox"/> Erosion Control < 1 acre or 43,560 sq.ft. Disturbed Area (EC1)		<input checked="" type="checkbox"/> Stormwater Management < 20,000 sq.ft. Impervious Area (SM1)	
<input type="checkbox"/> Erosion Control ≥ 1 acre or 43,560 sq.ft. Disturbed Area (EC2)		<input type="checkbox"/> Stormwater Management ≥ 20,000 sq.ft. Impervious Area (SM2)	
Total Disturbed Area .....	<b>22,000</b>	sq.ft. x \$0.0002 / sq.ft. (EC2) = \$	
New Impervious Area .....	<b>6,000</b>	sq.ft. x \$0.0025 / sq.ft. (SM2) = \$	
Base Fee: \$200 (EC1), \$250 (EC2), \$200 (SM1), \$500 (SM2) = \$		<b>400.00</b>	
Total Application Fee = \$		<b>400.00</b>	
Duration of Land Disturbance .....	<b>35</b>	weeks x \$25 / week (EC1, EC2) = \$	<b>875.00</b>
Start Date.....	<b>9/15/20205</b>	Base Fee: \$250 (EC2), \$500 (SM2) = \$	
End Date.....	<b>6/5/2026</b>	Total Inspection Fee = \$	<b>875.00</b>
<b>TOTAL PERMIT FEE (Application Fee + Inspection Fee) = \$ 1,275.00</b>			
<b>Certification &amp; Permission</b>			
<p><b>Certification:</b> I hereby certify that I am the landowner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I understand that failure to comply with any or all of the provisions of the ordinances and/or permit may result in notices, fines / forfeitures, stop work orders, permit revocation, and cease &amp; desist orders.</p> <p><b>Permission:</b> As landowner of the property, I hereby give the Director of Public Works or designee, permission to enter and inspect the property to evaluate this permit application, determine compliance with ordinances, and perform corrective actions after issuing proper notice to the landowner.</p>			
Applicant Signature 		Date Signed <b>8/29/25</b>	
Landowner Signature (required) 		Date Signed <b>9-2-25</b>	
<b>LEAVE BLANK -- FOR MUNICIPAL USE ONLY</b>			
Date Application Received:	Fee Received \$	Receipt No:	
Construction Site ID / Permit No:	Date Issued:	Issued By:	

PLEASE CONTACT CITY OF KAUKAUNA ENGINEERING DEPARTMENT AT 920-766-6305 WITH QUESTIONS.



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission  
 From: Adrienne Nelson, Associate Planner  
 Date: August 27, 2025  
 Re: Site Plan Review – Team Industries (1200 Maloney Road)

Team Industries is a pipe and vessel fabrication business. This project will add an additional 1,800 square feet to their existing building.

### Site Plan Review:

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

All setback requirements for the Industrial Park District (IPD) are being met and all ordinances are being complied with to include zoning requirements. The current Team Industries building has a height of 37' 3 ½" and the height of the addition will be 22' to 23' 3". There are currently 118 off-street parking spaces.

Landscape: [17.52 Landscaping Requirements](#)

There will be no change in landscaping.

### *Lighting:*

This addition is not adding any lighting.

Stormwater: [22 Stormwater Management](#)

This addition will not require an Erosion Control and Stormwater Management permit.

### *Ingress/Egress:*

No concerns with traffic at this time.

### *Public Safety:*

No concerns noted from Fire/Police at this time.

*Façade:* [17.53 Façade Standards](#)

The proposed site elevations meet façade requirements.

**Staff Recommendation:**

**Staff recommend approval of the development as presented.**





## SITE PLAN REVIEW APPLICATION

PROPERTY OWNER	APPLICANT (IF DIFFERENT PARTY THAN OWNER)
Name: Team Industries (Jason Sturn)	Name: David OBrien (Bayland Buildings Inc.)
Mailing Address: 1200 Maloney Road Kaukauna WI 54130	Mailing Address: PO Box 13571 Green Bay WI 54307
Phone: 920-462-1158	Phone: 920-371-6200
Email: jsturn@teamind.com	Email: dobrien@baylandbuildings.com

<b>PROPERTY INFORMATION</b>	
Describe the Proposed Project in Detail: <b>60' X 30' 1,800 SF addition</b>	
Property Parcel (#): <b>322090800</b>	
Site Address/Location: <b>1200 Malony Road</b>	
Current Zoning and Use:	
Proposed Zoning and Use:	
Existing Gross Floor Area of Building: <b>130,000 +/-</b>	Proposed Gross Floor Area of Building: <b>1800</b>
Existing Building Height: <b>37'-3 1/2"</b>	Proposed Building Height: <b>22' low eave 23'-3" high eave</b>
Existing Number of Off-Street Parking Spaces:	Proposed Number of Off-Street Parking Spaces: <b>118</b>
Existing Impervious Surface Coverage Percentage: <b>No change</b>	Proposed Impervious Surface Coverage Percentage: <b>No change</b>

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): David OBrien

## SITE PLAN REVIEW PROCEDURE

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

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

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

## SITE PLAN CHECKLIST

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

## SITE PLAN SUBMISSION

1. Email the Planning and Community Development Department at [planning@kaukauna.gov](mailto:planning@kaukauna.gov)

OR

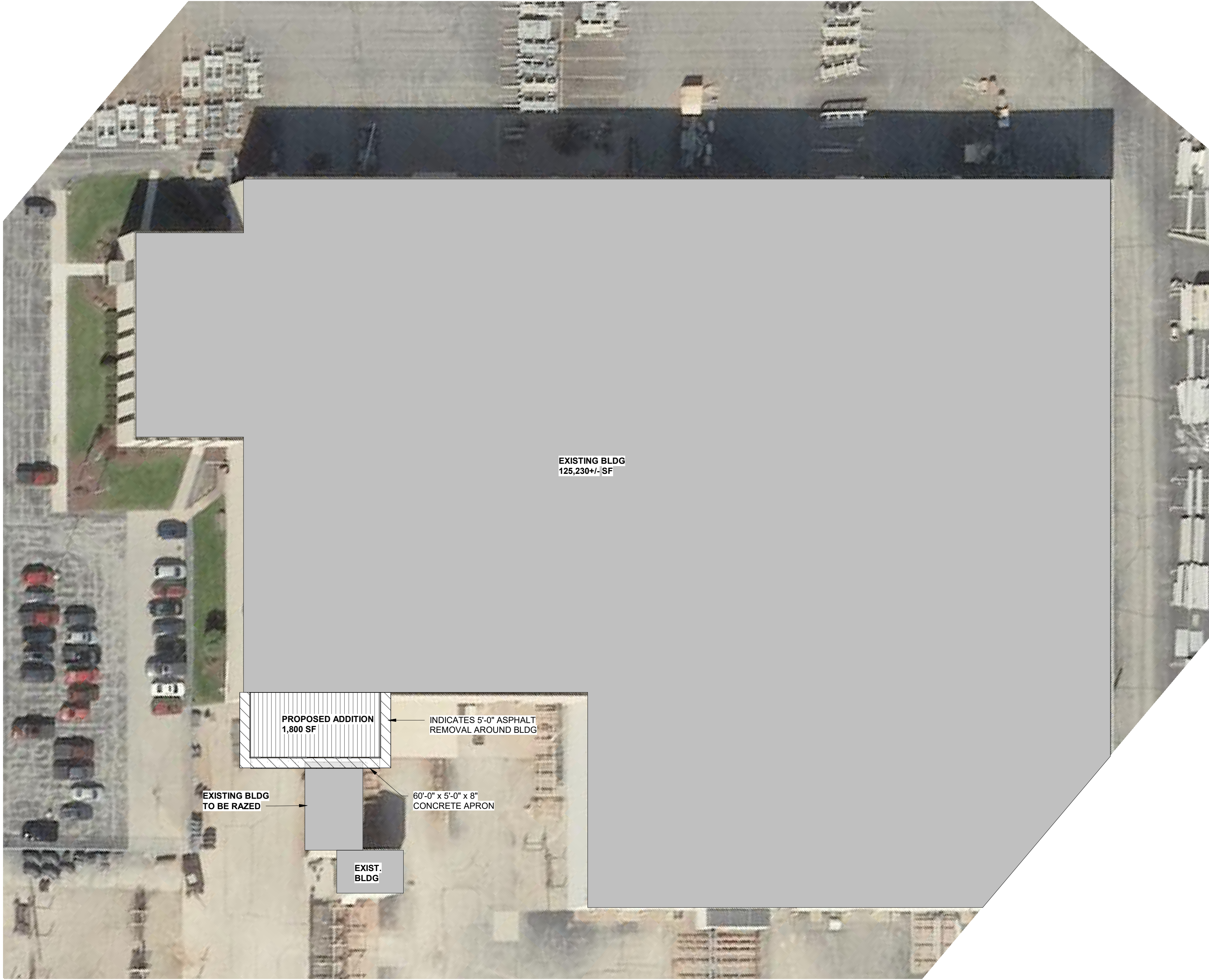
2. Drop off in-person or send by mail to City of Kaukauna, Attn: Planning and Community Development Department, 144 W. 2<sup>nd</sup> Street, Kaukauna, WI 54130



BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307  
(920) 498-9300 FAX (920) 498-3033  
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR



SITE PLAN - PROPOSED  
1 / C1.0 SCALE = 1" = 30'-0"



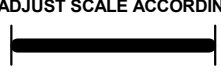
PROPOSED BUILDING FOR:

25-4205

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL.  
ADJUST SCALE ACCORDINGLY



NOTICE OF COPYRIGHT  
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO  
COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER  
SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED  
DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS  
COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION  
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AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND  
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REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF  
CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY  
COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: \*

PROJECT EXECUTIVE: JAKE MANCOSKE  
(920) 366-8828

DRAWN BY: DPO

DATE: 5-29-2025

REVISIONS:

ISSUED FOR: CHECKED BY: DATE:

- ☒ PRELIMINARY
- ☐ BID SET
- ☐ DESIGN REVIEW
- ☐ CHECKSET
- ☐ CONSTRUCTION

SITE PLAN

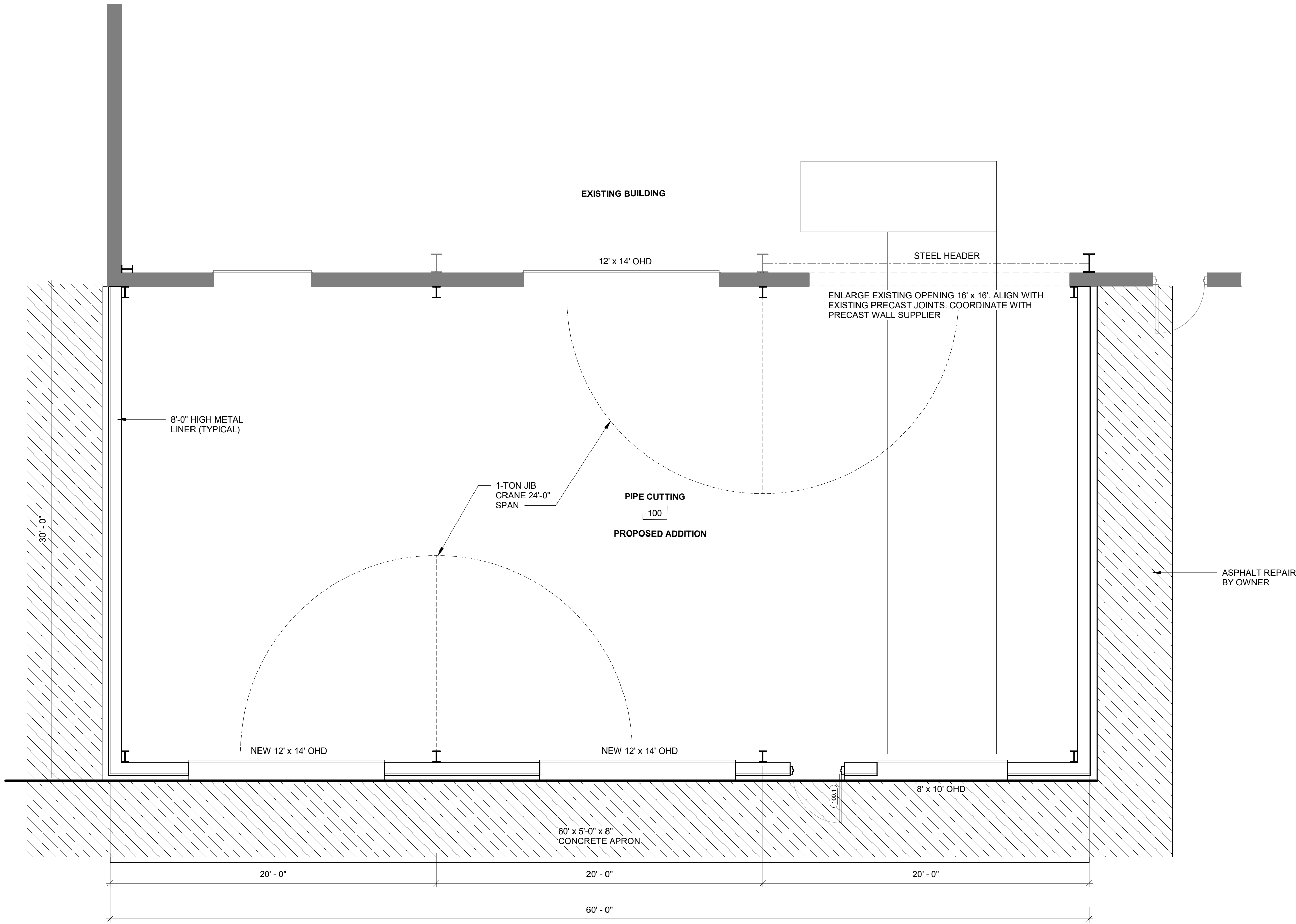
C1.0



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FLOOR PLAN - PROPOSED

1 / A1.0 SCALE = 1/4" = 1'-0"

PLAN NOTES:  
1) ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD (U.N.O.)

PROPOSED BUILDING FOR:

25-4205

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FLOOR PLAN - PROPOSED

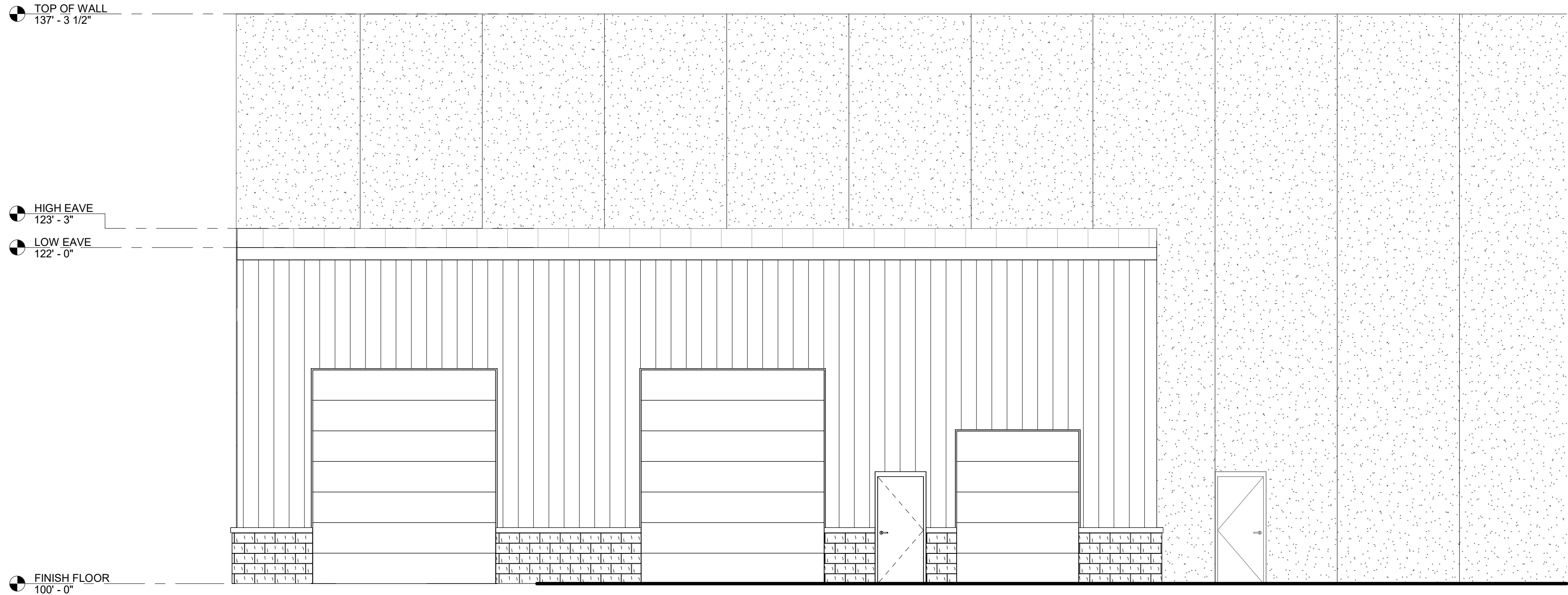
A1.0



BAYLAND BUILDINGS

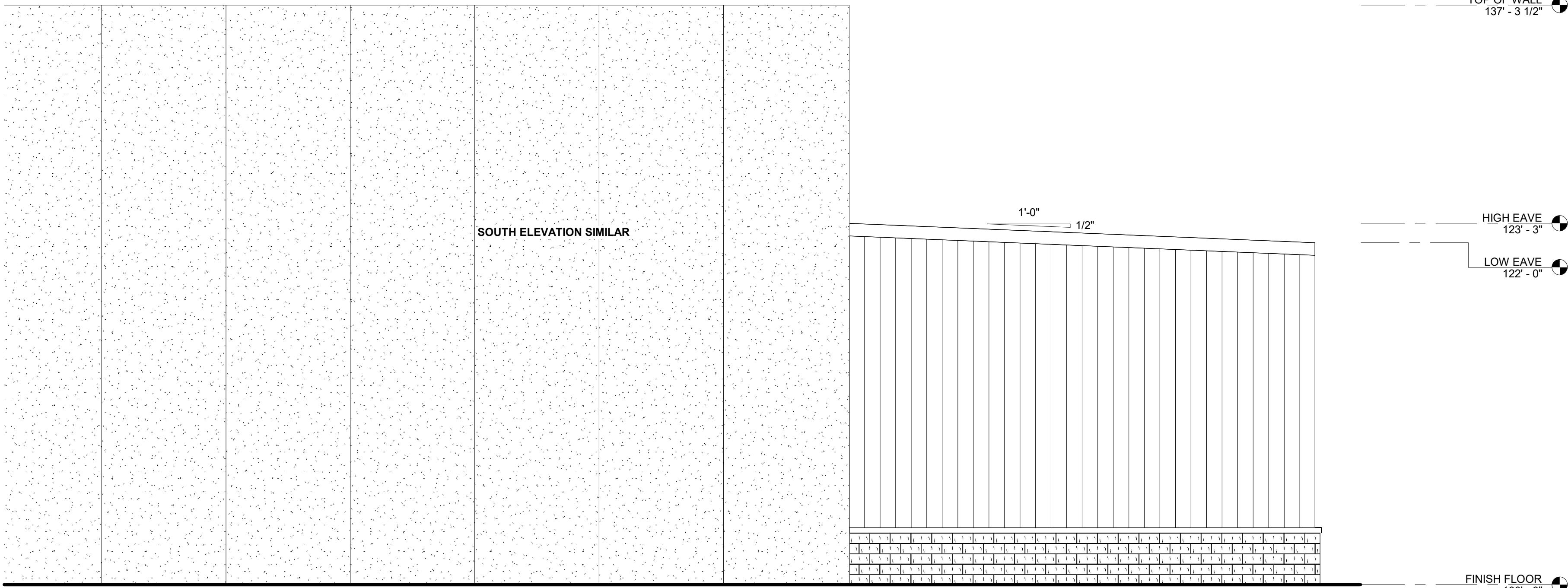
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DESIGN & BUILD GENERAL CONTRACTOR



BUILDING ELEVATION - WEST

2 /A2.0 SCALE = 3/16" = 1'-0"



BUILDING ELEVATION - NORTH

3 /A2.0 SCALE = 3/16" = 1'-0"

PROPOSED BUILDING FOR:

25-4205

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

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☐ CONSTRUCTION

ELEVATION - EXTERIOR

A2.0