

# \*AMENDED INDUSTRIAL PARK COMMISSION

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



Thursday, June 27, 2024 at 3:00 PM

## AGENDA

### In-Person in Hydro View Room, City of Kaukauna

1. Roll Call.
2. Approval of Minutes.
  - [a.](#) Approve Minutes from May 7, 2024 Meeting.
3. New Business.
  - [a.](#) Site Plan Review-Accessory Structure 3600 Electric City Blvd.
  - [b.](#) Site Plan Change-Klink Driveway
4. Other Business.
5. Adjourn.

## NOTICES

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



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



Thursday, May 7, 2024 at 3:00 PM

## MINUTES

### In-Person

Chair Avanzi called the meeting to order at 3:00pm

#### 1. Roll Call:

Members Present: Michael Avanzi, Scott Jerome, Glen Schilling, John Sundelius, Mike Vandenberg, Ryan Gaffney, Tony Nytes

Member(s) Absent: Nick Reith

Other(s) Present: Dave Kittel Director of Planning and Community Development, Lily Paul Associated planner, Matt Kasel, Sam Winterfeldt with Keller Inc.

Vandenberg made a motion to excuse the absent members. Schilling seconded the motion. The motion carried unanimously.

#### 2. Approval of Minutes.

##### a. Approve Minutes from March 25, 2024 Meeting

Jerome made a motion to approve the minutes of March 25, 2024. Sundelius seconded the motion. The motion carried unanimously.

#### 3. New Business.

##### a. Lot Sale presentation- Lot 7 NEW Prosperity Center

Sam Winterfeldt with Keller Inc provided an overview of the proposed development on Lot 7 for the consideration of the Industrial Park Commission. The building would be about 24,000 square feet in size with a possible second building in the future. Due to constraints of the property the Development would be requesting an exception for the front yard setbacks with the covenants and some additional leeway on the exterior material to make the project feasible. The property would be in part used for the proposed buyer Mr. Kasel's business and also have a few rental spaces in the building. If Mr. Kasel's business continues to grow this would allow for the rental units to be used for the business expansion. There are concerns of wetlands on the property that restrict the building area as well.

4. Closed Session.

- a. Adjourn to Closed Session per Wisconsin State Statutes 19.85(1)(e) to discuss the disposition of public property - lot 7NEW Prosperity Center

Schilling made a motion to enter into closed session pursuant to Wisconsin State Statutes 19.85(1)(e) to discuss the disposition of public property. Vandenberg seconded the motion. The motion carried unanimously and entered closed session at 3:22pm.

- b. Return to Open Session for possible action

Vandenberg made a motion to return to Open Session. Seconded by Nytes. The motion carried unanimously at 3:50pm

Schilling made a motion to recommend to common council to not approve the Sale of Lot 7 in NEW Prosperity Center. Sundelius seconded the motion. The motion carried unanimously.

5. Other Business.

None

6. Adjourn.

Sundelius made a motion to adjourn. Seconded by Gaffney. Motion carried unanimously, meeting adjourned at 3:54pm





# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission  
From: Dave Kittel, Director of Planning and Community Development  
Date: 6/15/2024  
Re: Accessory Structure-3600 Electric City Blvd.

A submittal for an accessory structure at 3600 Electric City Blvd has recently been submitted. Per the Covenants in this Industrial Park this site plan must be approved by the Industrial Park Commission. The proposed accessory structure is a 26ft by 25ft garage type structure. The builders will be adding a 3ft masonry wainscoting around the bottom of the structure to comply with the Covenant requirements to match the existing building. Attached are the submitted plan set for the structure for the Commissions Review. Below is a map to better show the approximate location of the accessory Structure:







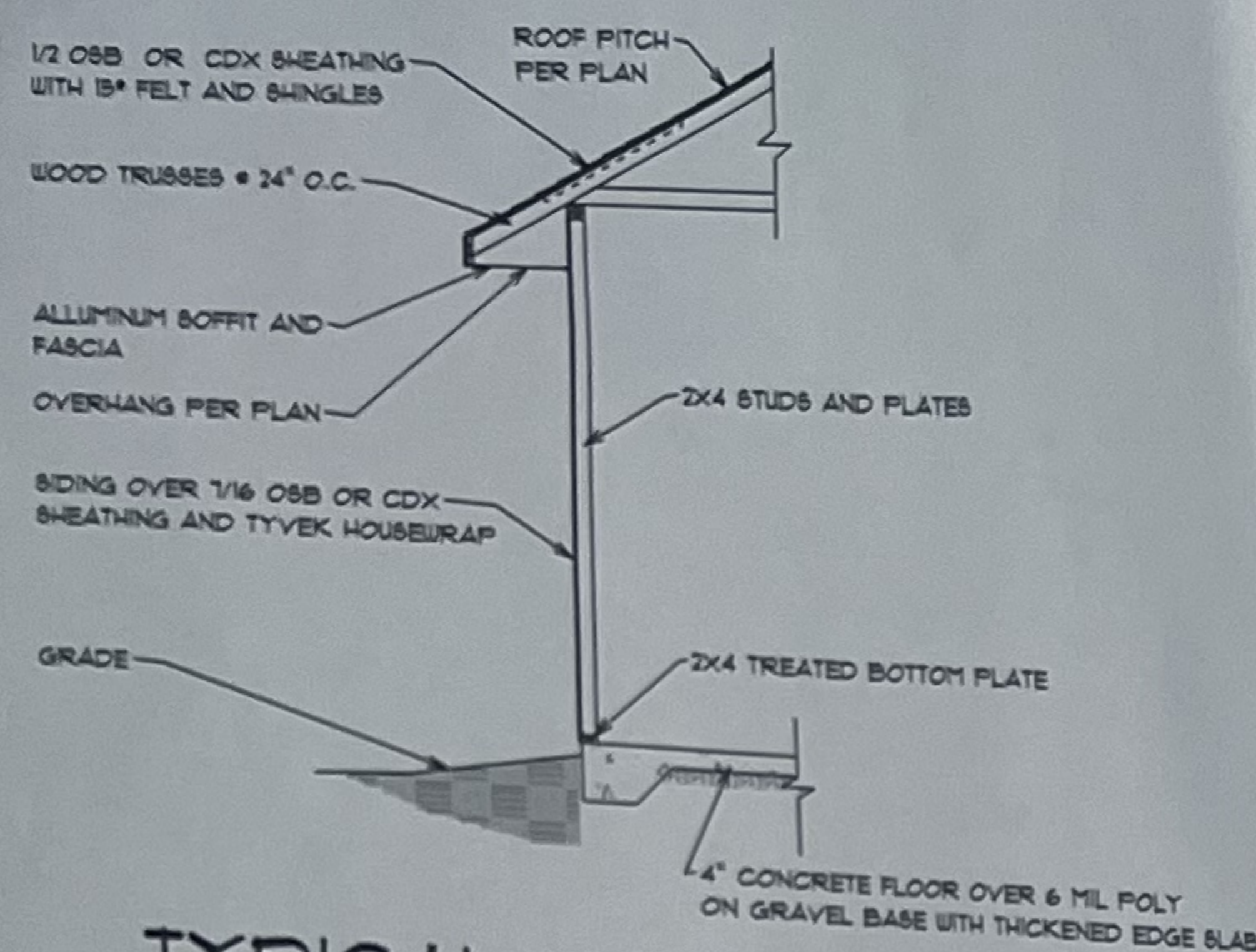
Approximate  
Location of proposed  
structure

**Recommendation:**

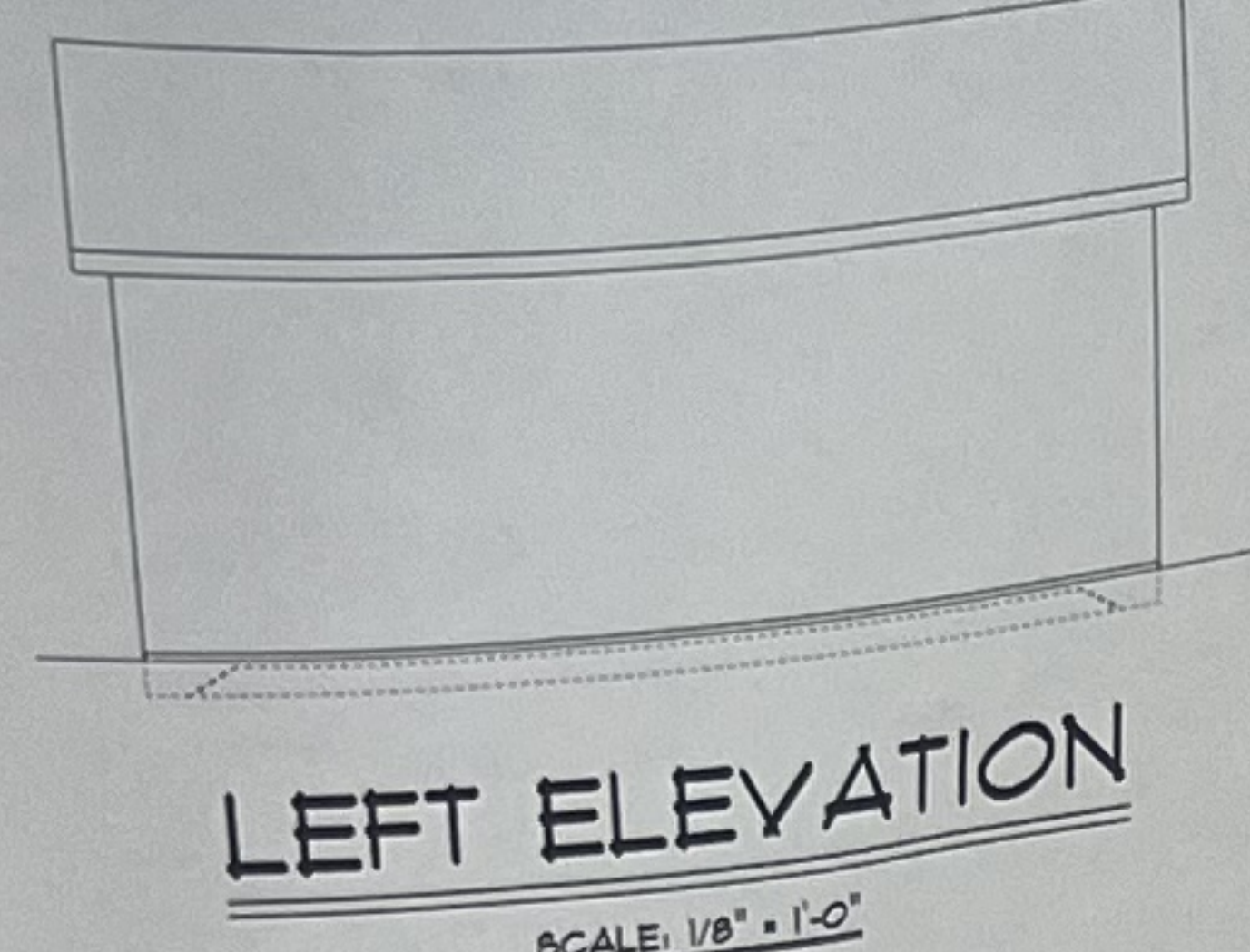
To approve the Accessory Structure for 3600 Electric City Blvd. Provided a 3ft masonry wainscoting is applied to the building and is approved by the building inspector.



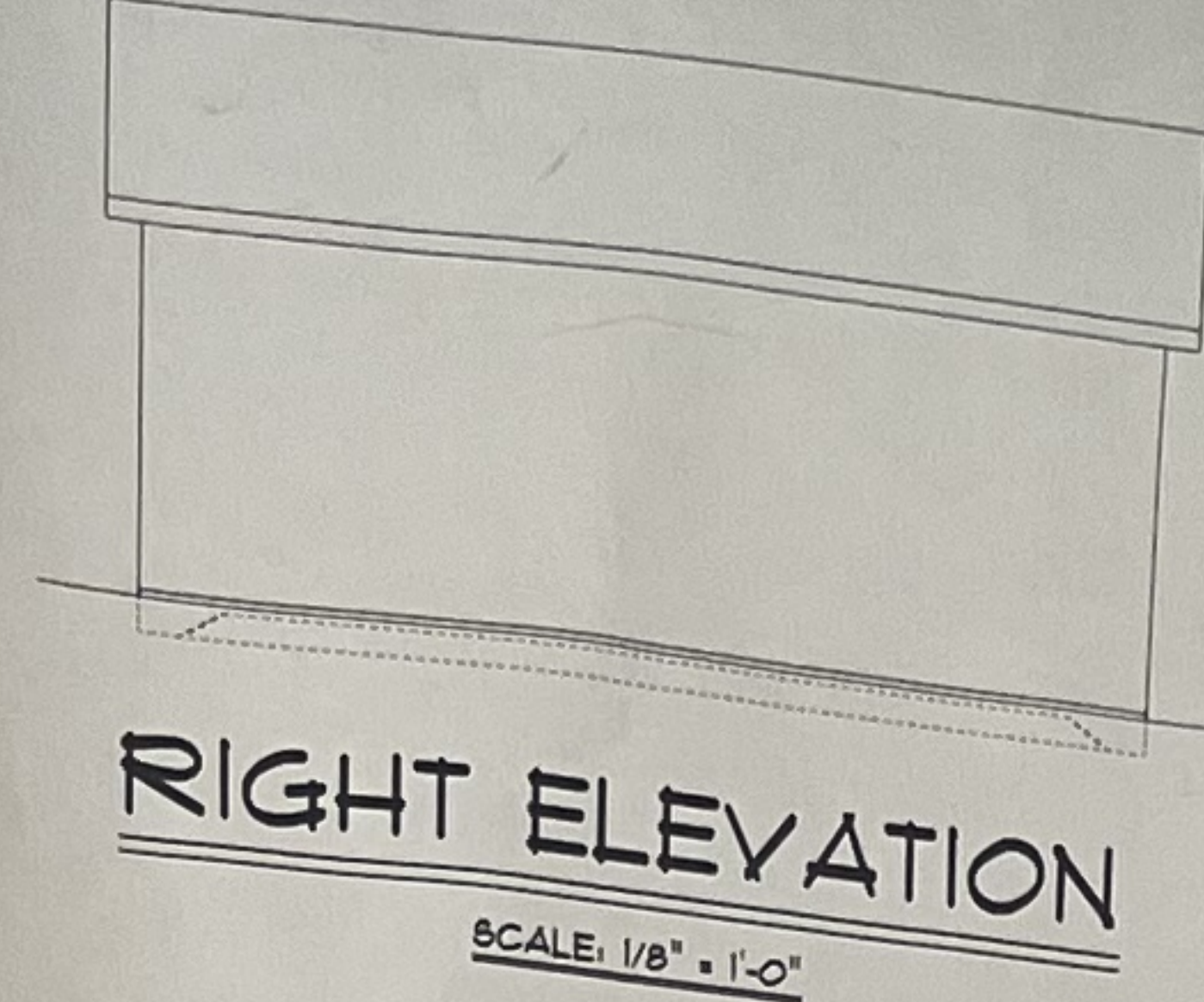




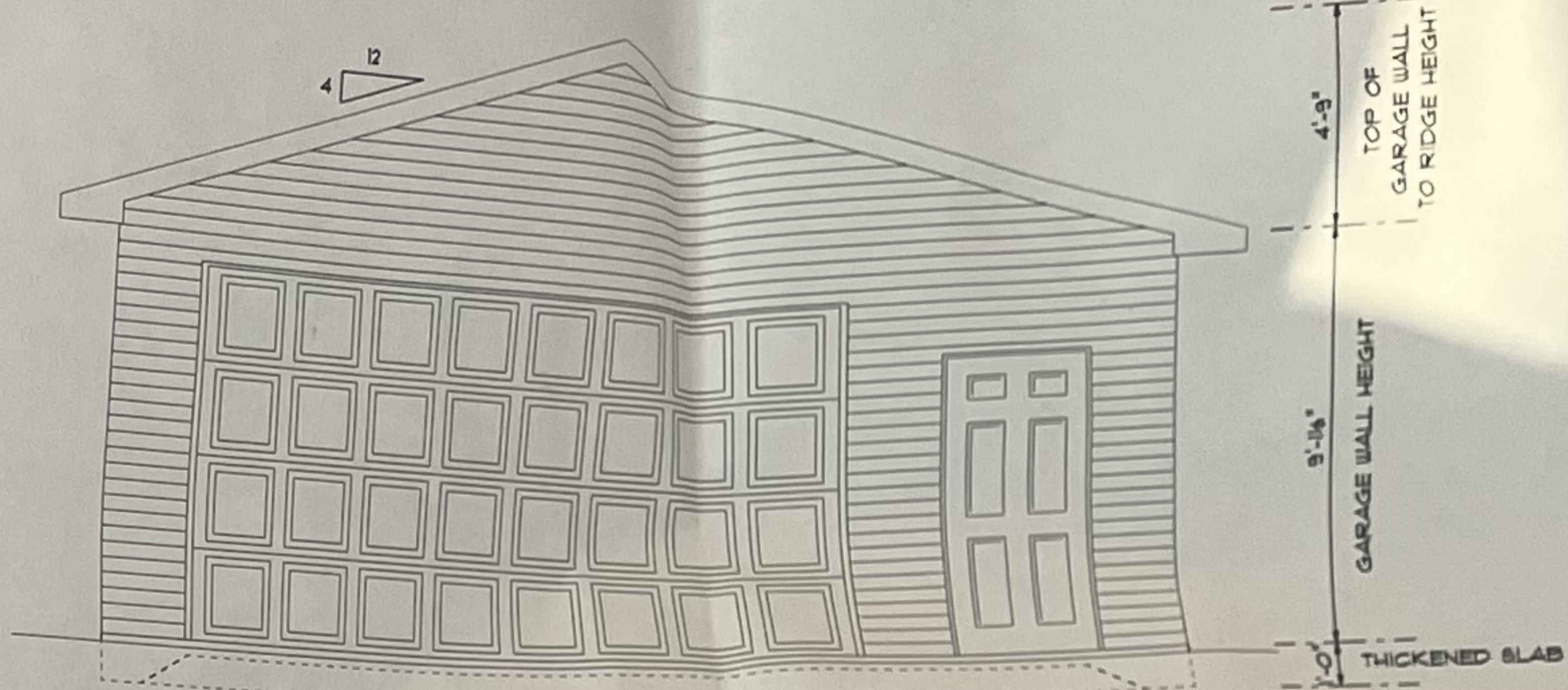
**TYPICAL WALL SECTION**  
(NOT TO SCALE)



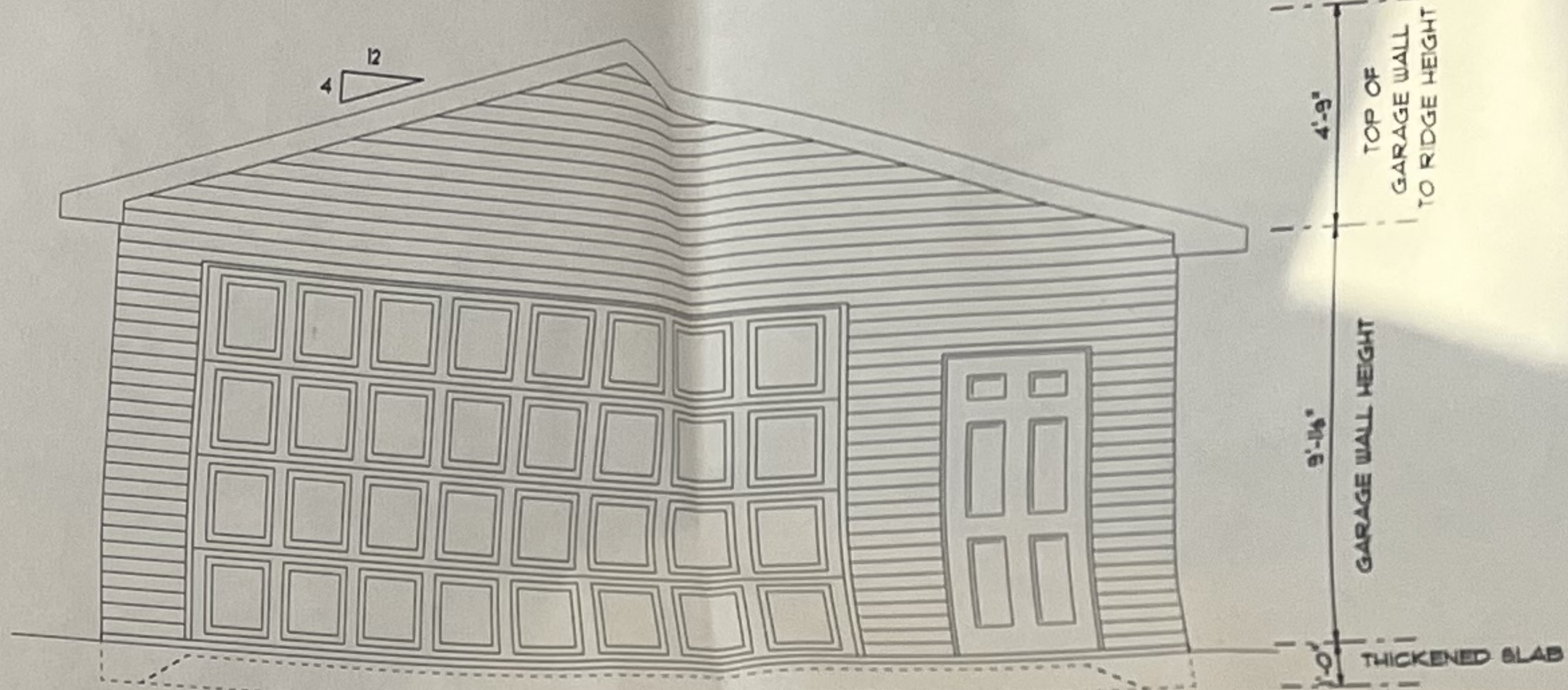
**LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

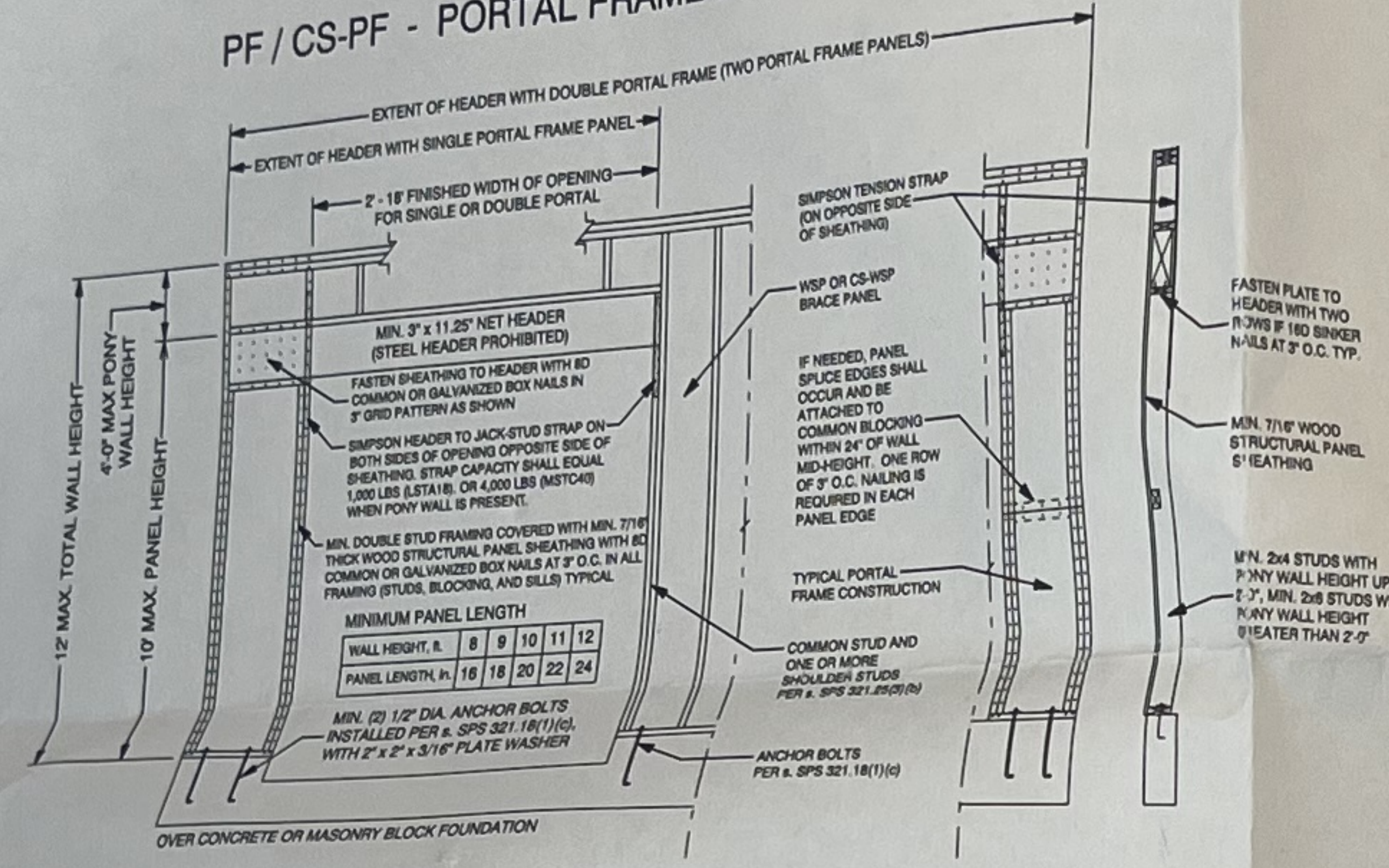


**RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

**FIGURE 321.25-A**  
PF / CS-PF - PORTAL FRAME BRACE CONSTRUCTION



NOTE: STEEL HEADERS ARE PERMITTED IF DESIGNED BY STRUCTURAL ANALYSIS.  
NOTE: AS SHOWN IN THE ABOVE CROSS-SECTION, 1/2\"/>

TOTAL SIDE LENGTH: 25'-0"  
BRACING METHOD: CONTINUOUSLY SHEATHED  
INTERIOR WITH 1/2\"/>

**GENERAL NOTES:**

**WALL BRACING, SPS 321.25 (B)**  
CIRCUMSCRIBED RECTANGLES:  
EACH FLOOR PLAN LEVEL SHALL BE CIRCUMSCRIBED WITH ONE OR MORE RECTANGLES AROUND THE ENTIRE FLOOR PLAN AT THE FLOOR LEVEL UNDER CONSIDERATION. WHEN MULTIPLE RECTANGLES ARE USED, EACH SIDE SHALL BE BRACED AS THOUGH IT WERE A SEPARATE BUILDING AND THE BRACING AMOUNT ADDED TOGETHER ALONG THE COMMON WALL WHERE ADJACENT RECTANGLES OVERLAP OR ABUT.  
EACH RECTANGLE SHALL HAVE A MAXIMUM RECTANGLE LENGTH-TO-WIDTH RATIO OF 3:1. WITHIN 5' FROM EACH END OF EACH CIRCUMSCRIBED RECTANGLE AND NO MORE THAN 5' FROM EACH OTHER PANEL EDGE TO PANEL EDGE. (SEE FIG. 321.25-C)  
BRACED WALL PANEL (BWP) LOCATIONS:  
ALL EDGES OF PANEL TYPE BRACING, EXCEPT HORIZONTAL JOINTS IN GYPSUM BOARD BRACING, SHALL BE ATTACHED TO FRAMING OR BLOCKING.  
THE INTERIOR SIDE OF ALL EXTERIOR WALL SHALL BE SHEATHED WITH MINIMUM 1/2\"/>

TOTAL SIDE LENGTH: 25'-0"  
BRACING METHOD: CONTINUOUSLY SHEATHED  
INTERIOR WITH 1/2\"/>

**WALL BRACING MATERIAL LEGEND**

	<b>CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL</b> 3/8\"/>
	<b>CONTINUOUSLY SHEATHED PORTAL FRAME</b> REFER TO FIGURE 321.25-A FOR SHEATHING, FASTENER AND OTHER REQUIREMENTS

**TABLE 321.25-H a,b**  
MINIMUM WIDTHS OF CS-WSP BRACED WALL PANELS

MAXIMUM OPENING HEIGHT ADJACENT TO BRACED WALL PANEL	MINIMUM LENGTH OF FULL-HEIGHT BRACED WALL PANEL (INCHES)			
	8' TALL WALL	9' TALL WALL	10' TALL WALL	12' TALL WALL
5' - 4'	24	21	30	36
6' - 8'	32	30	30	36
8' - 0'	48	41	38	36
9' - 0'	-	54	46	41
10' - 0'	-	-	60	48
12' - 0'	-	-	-	72

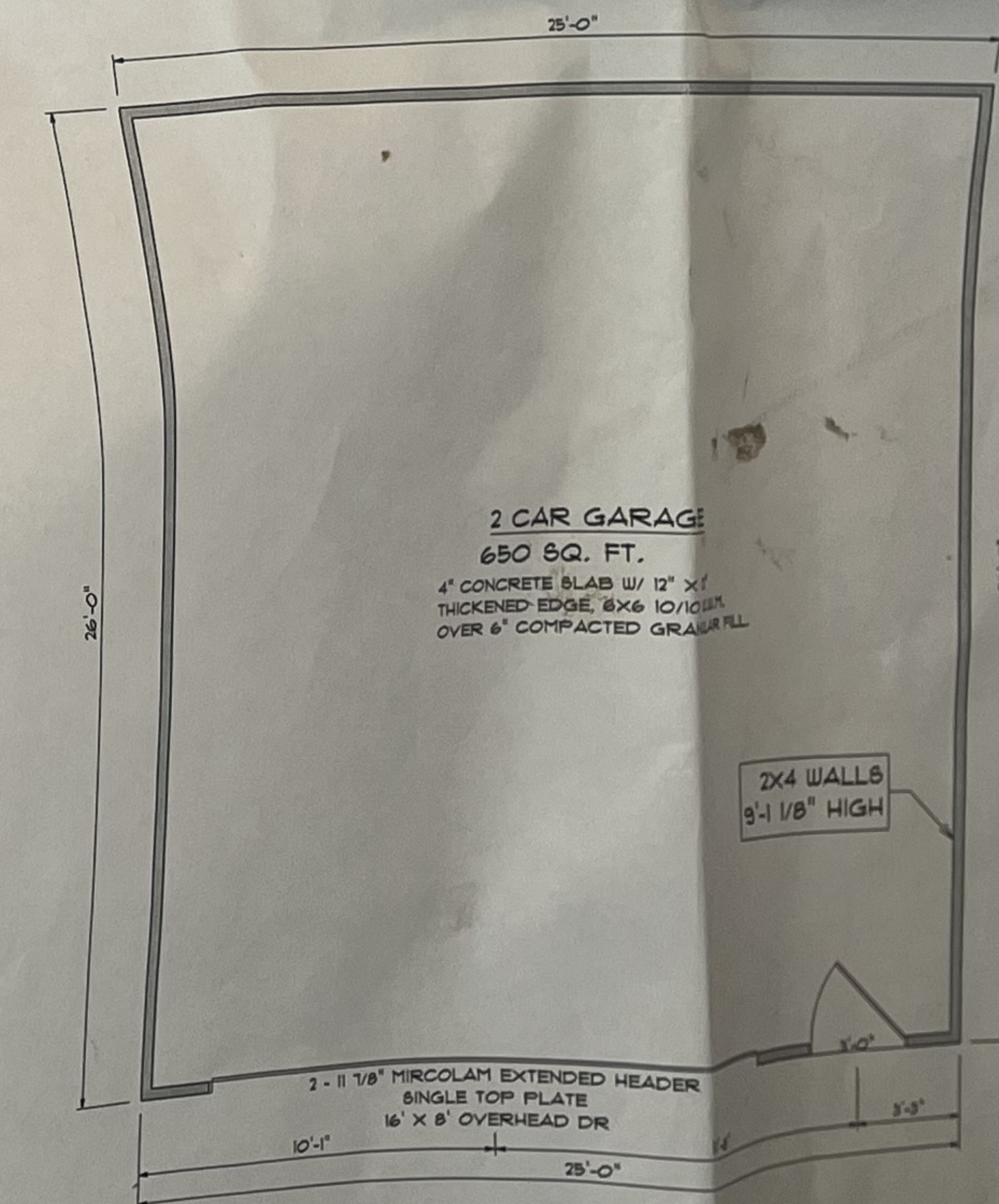
a. SHEATHING SHALL EXTEND FROM THE TOP OF THE TOP PLATE TO THE BOTTOM PLATE AND MAY BE MULTIPLE SHEETS. ALL JOINTS SHALL BE BLOCKED.  
b. INTERPOLATION IS PERMITTED.

ALL DIMENSIONS ARE TO ROUGH FRAMING

**WALL HEIGHTS:**  
GARAGE - 9'-1 1/8"

**NOTE:**  
DIMENSIONS DO NOT REFLECT ANY CANTILEVERS FOR FOAM. THESE IF ANY, ARE TO BE DETERMINED BY BUILDER AND FRAMED ACCORDING TO UDC SPECS AND ADJUSTED FOR IN THE FIELD.

**HEADER NOTE:** HEADERS SPECIFIED MAY BE SUBSTITUTED W/ ANY HEADER MATERIAL W/ EQUAL OR GREATER DESIGN VALUES



**GARAGE PLAN**  
625 SQ. FT.

**WALL BRACING LAYOUT PLAN**

SCALE: 1/4" = 1'-0"  
GARAGE WALL HEIGHT: 9'-1 1/8"  
TOP OF 1ST FL. WALL TO RIDGE HGT: 4'-9"  
EXTERIOR STUD SPACING: 16" O.C.  
SEISMIC DESIGN: B

- GENERAL NOTES:**
- CONTRACTOR TO VERIFY ALL CATHEDRAL CHAMBERED, VAULTED, AND TRAYED CEILINGS WITH OWNER PRIOR TO TRUSS CONSTRUCTION.
  - ALL EXTERIOR GARAGE WALLS TO BE 2 X 4 STUDS, UNLESS OTHERWISE NOTED.
  - ALL HEADERS ARE 2-2X10# HEM-FIR S8 OR BETTER, UNLESS NOTED. 2 TRIMMERS FOR ALL OPENINGS 5'-0" OR LARGER UNLESS NOTED OTHERWISE.
  - ALL SUPPORTING COLUMNS, BEAMS, AND HEADERS ARE SIZED WITH UNIFORM LOADS OF:  
ROOF: 30#/SF LIVE LOAD + 10#/SF DEAD LOAD  
FLOOR: 40#/SF LIVE LOAD + 10#/SF DEAD LOAD  
UNLESS OTHERWISE NOTED.
  - ALL WORK, EQUIPMENT, AND INSTALLATION TO CONFORM TO & WITH ALL LOCAL AND STATE ORDINANCES AND STANDARDS, AS WELL AS ACCEPTED COMMON PRACTICES OF THE BUILDING INDUSTRY.
  - ALL DIMENSIONS ARE TO ROUGH FRAMING. VERIFY WINDOW MANUFACTURER PER CONTRACTOR, VERIFY WINDOW OPENINGS PRIOR TO CONSTRUCTION.



3.26 ACRES

314.57'

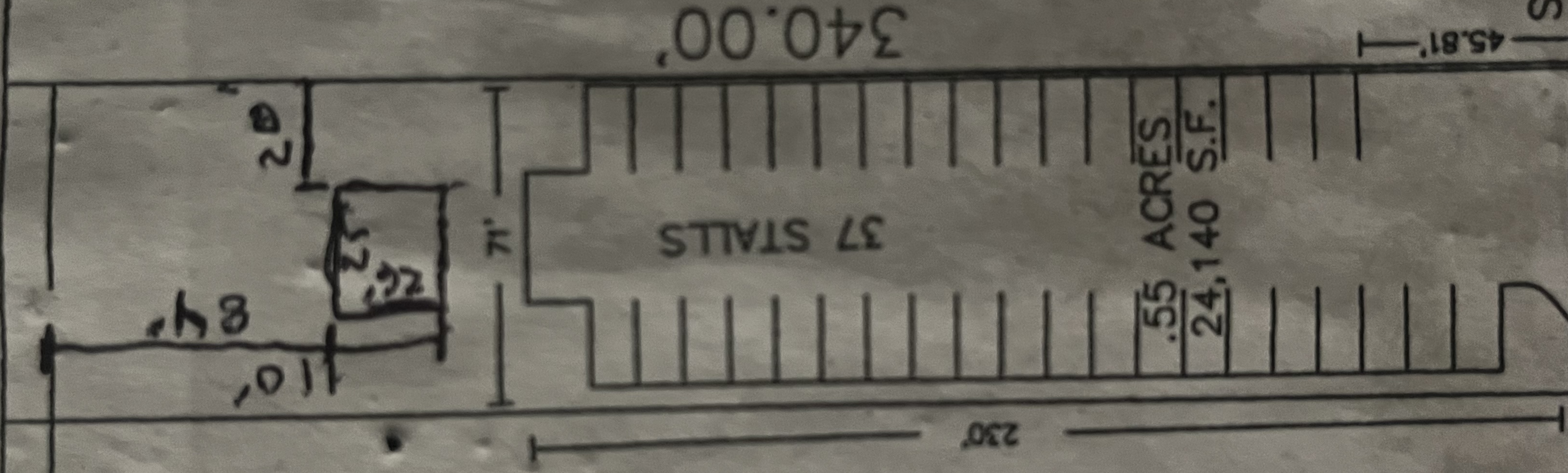
185.30'

11

2-1127

1.44 ACRES

185.75'



8,258 SQUARE FEET

N. 88° 42' 17" W. 412.90'

982.0



3.26 ACRES

314.57'

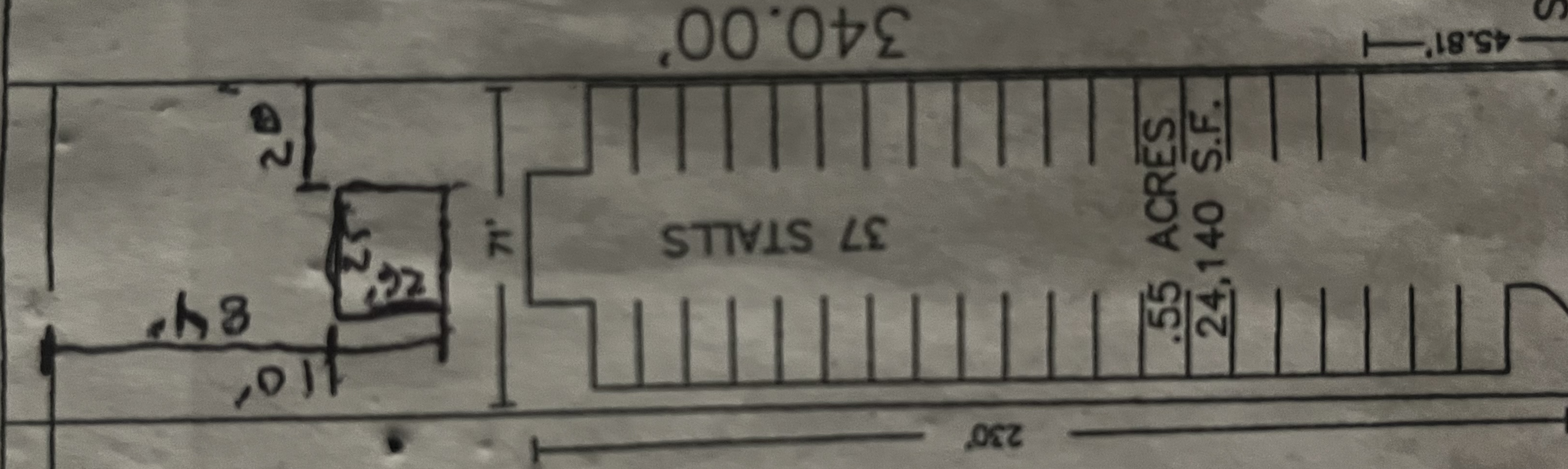
185.30'

11

2-1127

1.44 ACRES

185.75'



8,258 SQUARE FEET

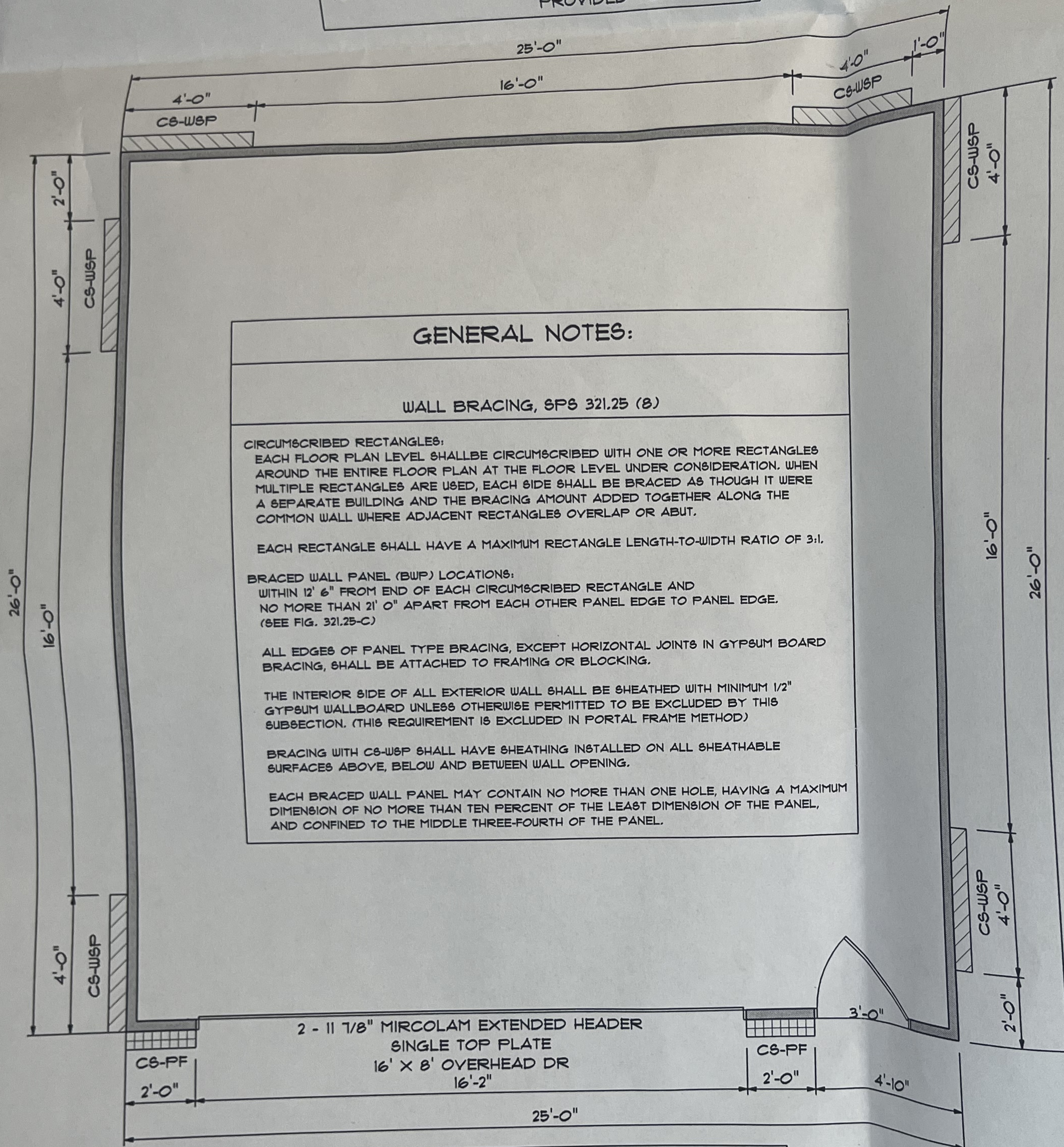
N. 88° 42' 17" W. 412.90'

982.0



TOTAL SIDE LENGTH: 25' 0"  
 BRACING METHOD: CONTINUOUSLY SHEATHED  
 INTERIOR WITH 1/2" GYP: NO  
 EXPOSURE CATAGORY: B  
 TOTAL PANEL LENGTH: REQUIRED - 4' 0"  
 PROVIDED - 8' 0"

TOTAL SIDE LENGTH: 26' 0"  
 BRACING METHOD: CONTINUOUSLY SHEATHED  
 INTERIOR WITH 1/2" GYP: NO  
 EXPOSURE CATAGORY: B  
 TOTAL PANEL LENGTH: REQUIRED - 4' 0"  
 PROVIDED - 8' 0"



### GENERAL NOTES:

#### WALL BRACING, SPS 321.25 (8)

**CIRCUMSCRIBED RECTANGLES:**  
 EACH FLOOR PLAN LEVEL SHALL BE CIRCUMSCRIBED WITH ONE OR MORE RECTANGLES AROUND THE ENTIRE FLOOR PLAN AT THE FLOOR LEVEL UNDER CONSIDERATION. WHEN MULTIPLE RECTANGLES ARE USED, EACH SIDE SHALL BE BRACED AS THOUGH IT WERE A SEPARATE BUILDING AND THE BRACING AMOUNT ADDED TOGETHER ALONG THE COMMON WALL WHERE ADJACENT RECTANGLES OVERLAP OR ABUT.

EACH RECTANGLE SHALL HAVE A MAXIMUM RECTANGLE LENGTH-TO-WIDTH RATIO OF 3:1.

**BRACED WALL PANEL (BWP) LOCATIONS:**  
 WITHIN 12' 6" FROM END OF EACH CIRCUMSCRIBED RECTANGLE AND NO MORE THAN 21' 0" APART FROM EACH OTHER PANEL EDGE TO PANEL EDGE. (SEE FIG. 321.25-C)

ALL EDGES OF PANEL TYPE BRACING, EXCEPT HORIZONTAL JOINTS IN GYPSUM BOARD BRACING, SHALL BE ATTACHED TO FRAMING OR BLOCKING.

THE INTERIOR SIDE OF ALL EXTERIOR WALL SHALL BE SHEATHED WITH MINIMUM 1/2" GYPSUM WALLBOARD UNLESS OTHERWISE PERMITTED TO BE EXCLUDED BY THIS SUBSECTION. (THIS REQUIREMENT IS EXCLUDED IN PORTAL FRAME METHOD)

BRACING WITH CS-WSP SHALL HAVE SHEATHING INSTALLED ON ALL SHEATHABLE SURFACES ABOVE, BELOW AND BETWEEN WALL OPENING.

EACH BRACED WALL PANEL MAY CONTAIN NO MORE THAN ONE HOLE, HAVING A MAXIMUM DIMENSION OF NO MORE THAN TEN PERCENT OF THE LEAST DIMENSION OF THE PANEL, AND CONFINED TO THE MIDDLE THREE-FOURTH OF THE PANEL.

TOTAL SIDE LENGTH: 25' 0"  
 BRACING METHOD: CONTINUOUSLY SHEATHED  
 INTERIOR WITH 1/2" GYP: NO  
 EXPOSURE CATAGORY: B  
 TOTAL PANEL LENGTH: REQUIRED - 4' 0"  
 PROVIDED - 4' 0"

TOTAL SIDE LENGTH: 26' 0"  
 BRACING METHOD: CONTINUOUSLY SHEATHED  
 INTERIOR WITH 1/2" GYP: NO  
 EXPOSURE CATAGORY: B  
 TOTAL PANEL LENGTH: REQUIRED - 4' 0"  
 PROVIDED - 8' 0"

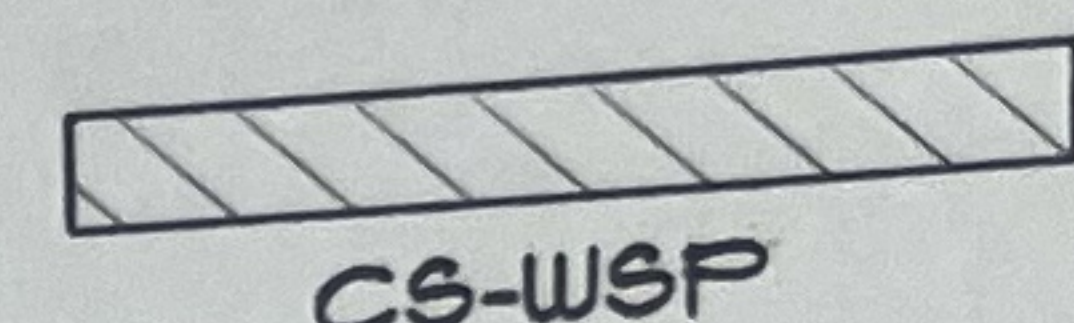
PANEL  
 MIN. (2) 1/2" DIA. ANCHOR  
 INSTALLED PER S. SPS 321.18(1)  
 WITH 2" X 2" X 3/16" PLATE WASHER

OVER CONCRETE OR MASONRY BLOCK FOUNDATION

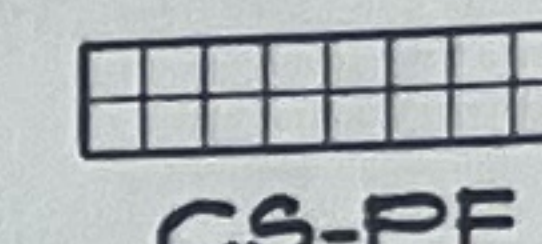
### FRONT ELEVATION

NOTE: STEEL HEADERS ARE PERMITTED IF DESIGNED  
 NOTE: AS SHOWN IN THE ABOVE CROSS-SECTION, 1/4"  
 NOT REQUIRED ON THE INTERIOR SIDE OF THE

### WALL BRACING METHOD



CONTINUOUSLY SHEATHED  
 3/8" SHEATHING  
 1/16" SHEATHING  
 FASTEN WITH  
 OR 1/16"  
 MAXIMUM  
 NAILS -  
 STAPLES



CONTINUOUSLY SHEATHED  
 REFER TO  
 OTHER REQ

### MINIMUM WIDTHS OF

MAXIMUM OPENING HEIGHT  
 ADJACENT TO BRACED  
 WALL PANEL

5' - 4"  
 6' - 8"  
 8' - 0"  
 9' - 0"  
 10' - 0"  
 12' - 0"

a. SHEATHING SHALL EXTEND FROM THE TOP AND MAY BE MULTIPLE SHEETS. ALL JOINTS  
 b. INTERPOLATION IS PERMITTED.

### WALL BRACING LAYOUT PLAN

SCALE: 1/4" = 1' 0"  
 GAD:



## ZONING INFORMATION

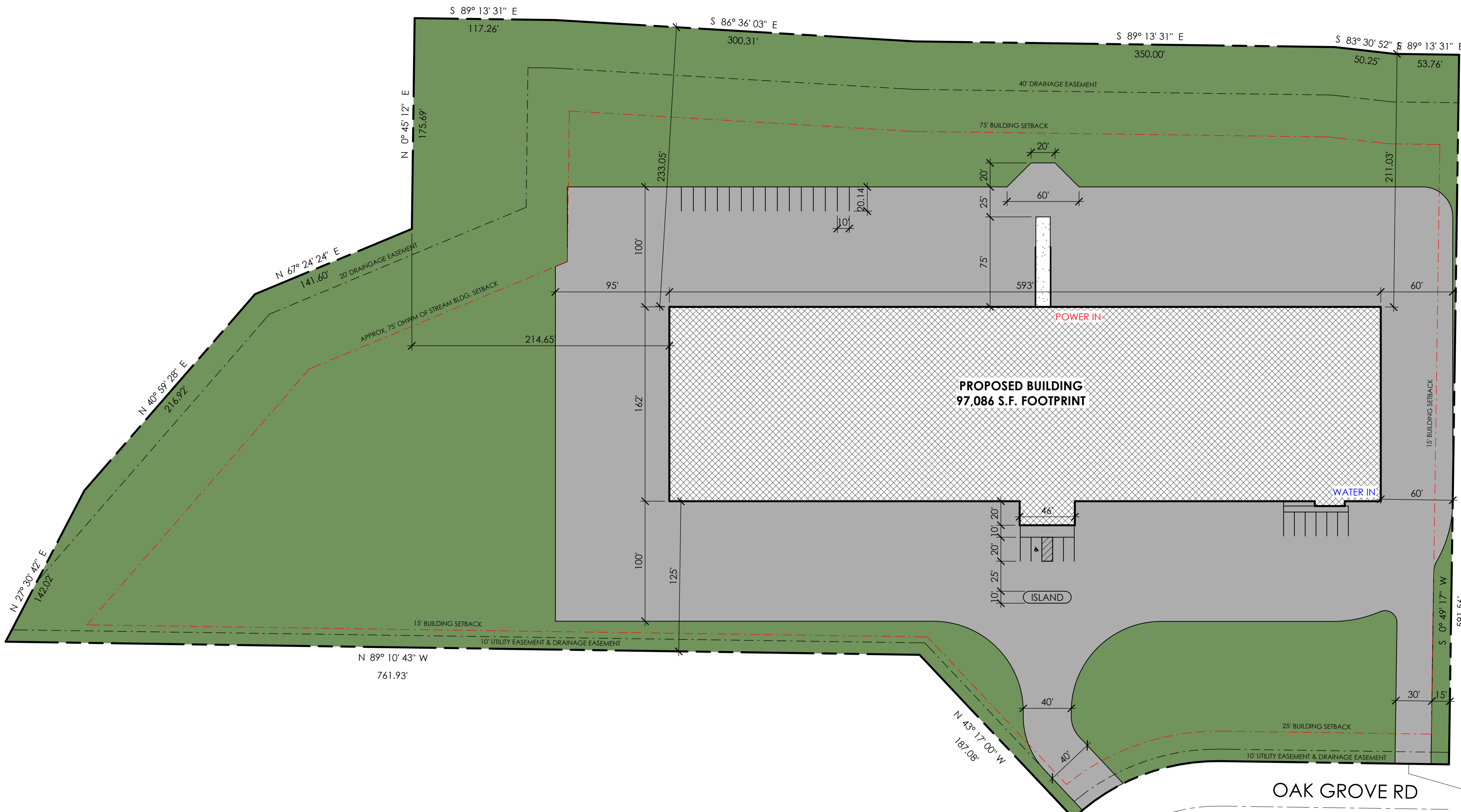
PARCEL SIZE: 12.87 ACRES (560,717 S.F.)

ZONING:           IND

**SETBACKS:**  
FRONT YARD: 25'-0"  
SIDE YARD: 15'-0"  
REAR YARD: 30'-0"

BUILDING AREA:	97,086 S.F.	17.3%
PAVEMENT AREA:	180,516 S.F.	32.2%
GREENSPACE AREA:	283,214 S.F.	50.5%

C.T.H. J



## 1 ARCHITECTURAL SITE PLAN

 $1'' = 60'$ 

**CONSTRUCTION  
DESIGN • WELDING**

2201 Eastline Road  
Kaukauna, WI 54130  
Phone: (920) 766-9305  
Toll Free: (800) 236-1369  
foxstructures.com



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PROPOSED FOR:

# KLINK PROPERTIES

OAK GROVE RD

CITY OF KAUKAUNA  
OUTAGAMIE COUNTY

SUE RECORD:

P5 10-30-23  
P6 11-01-23  
P7 11-06-23  
P8 11-22-23  
P9 12-07-23  
IFS 02-29-24  
REV1 04-15-24  
REV2 04-24-24  
REV3 05-02-24  
IFC 05-15-24

P# = PRELIMINARY PLAN  
IFS = ISSUED FOR STATE REVIEW  
IFC = ISSUED FOR CONSTRUCTION

PROJECT #: 230190

SALES MAN: M. KLARNER  
DRAWN BY: AWS

SHEET CONTENTS:

## ARCHITECTURAL SITE PLAN

# C1.1