

PLAN COMMISSION

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



Thursday, November 09, 2023 at 4:00 PM

AGENDA

1. Roll Call.
2. Approval of Minutes.
 - [a.](#) Approve Minutes from October 19, 2023 Meeting
3. New Business.
 - [a.](#) Park Donation Application Review - Tree Donation at Dog Park
 - [b.](#) Site Plan Review - Ahlstrom Thilmany Facility Boiler Building
 - c. Donation Discussion
 - d. Facade Discussion
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, October 19, 2023 at 4:00 PM

MINUTES

1. Roll Call.

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

Member(s) absent: John Moore, Ken Schoenike

Other(s) present: Associate Planner Lily Paul, PCDD Joe Stephenson, Dave Stubbs Keller Inc.

Thiele made a motion to excuse the absent members. Avanzi seconded the motion. The motion passed unanimously.

2. Approval of Minutes.

- a. Approve Minutes from October 5, 2023 meeting

Feller made a motion to approve the minutes from October 5, 2023 meeting. Neumeier seconded the motion. The motion passed unanimously.

3. New Business.

- a. Site Plan Review - Berker's Dental & Brain Balance Addition - 1403 Arbor Way

AP Lily presented a 2,452 square foot addition for Brain Balance onto Berkers Family Dentistry building in Commerce Crossing. The addition will match the existing building. It will add multiple work rooms, offices and a restroom for the business. The parking will be expanded to add 32 extra parking spots. Lighting and landscaping are all adequate, just need plans to keep on file. A new façade ordinance does require 10% of public facing walls to obtain masonry finishing. Since there is a substantial addition to the building, the current building and addition need to meet this code. Dave Stubbs from Keller Inc, agent for the owner, inquired if there can be an exception for the facade. Unfortunately, the code language does not allow that and the commission does not hold the power to do so. Variances can be requested from the Zoning Board of Appeals, but since this is not a hardship, staff would not be in favor of approving the variance.

Neumeier made a motion to approve the site plan for Berkers Dentistry & Brain Balance with the following conditions:

- Storm water and Erosion control permits are obtained from Engineering Dept. before building permits are issued
- Landscaping plan is provided
- Lighting plan is provided
- Façade requirements are met

Feller seconded the motion. The motion passed unanimously.

4. Other Business.

There was no other business.

5. Adjourn.

Avanzi made a motion to adjourn the meeting. Thiele seconded the motion. The motion passed unanimously. Meeting adjourned at 4:15 PM.



MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Plan Commission
From: Lily Paul, Associate Planner
Date: November 3, 2023
Re: Park Donation Application Review

A Park Donation Application has been submitted by Paula and Brian Jacobs. They are proposing an Autumn Blaze Maple Tree be installed at the Dog Park. A plaque will not be included at this time.

Staff Recommendation

Staff recommends to approve the Tree Donation for Paula and Brian Jacobs and direct staff to work with the donors to pick a precise location.



UPDATED 11.07.2022



APPLICATION FOR PARK DONATION

Donor Name: Paula & Brian Jacobs.
 Phone Number: 920 858 1128
 Address: 1051 Dodge St Kaukauna.
 Email Address: JACOBSEBRIAN80@Gmail.com
 Proposed Location: Dog Park
 Type of Donation: Tree Blaze Maple.

Cambridge Bench

Picnic Table

Tree ☒

Book Exchange

Garbage Receptacle

Other Item (Please Describe)

Inscription Text (If Applicable)

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



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Associate Planner Lily Paul
Date: November 3, 2023
Re: Site Plan Review – Ahlstrom Thilmany Facility Boiler Building

This project consists of a new boiler enclosure addition to an existing f-1 occupancy paper Manufacturing facility. Building is unoccupied except for occasional maintenance. Boiler is operated remotely from an existing control room. Building is not being heated for human occupancy, but rather to meet the operating environmental requirements of the boiler.

Site Plan Review

Site/Architectural

This site plan adheres to all setbacks within the Industrial District.

Façade

24 gauge metal wall panel is the exterior of the building.

Landscape

Not applicable.

Lighting

Adequate lighting will be installed above all doors.

Stormwater

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

Recommendation:

Staff recommends to approve the site plan for Ahlstrom Thilmany with the following conditions:

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

AHLSTROM PB4 BOILER

KAUKAUNA, WI

KW0423137

PROJECT DESCRIPTION

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF A NEW BOILER ENCLOSURE ADDITION TO AN EXISTING F-1 OCCUPANCY PAPER MANUFACTURING FACILITY, MODERATE HAZARD. BUILDING IS UNOCCUPIED EXCEPT FOR OCCASIONAL MAINTENANCE. BOILER IS OPERATED REMOTELY FROM AN EXISTING CONTROL ROOM. BUILDING IS NOT BEING HEATED FOR HUMAN OCCUPANCY, BUT RATHER TO MEET THE OPERATING ENVIRONMENTAL REQUIREMENTS OF THE BOILER.

APPLICABLE BUILDING CODES:

2015 INTERNATIONAL BUILDING CODE - WISCONSIN
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2015 INTERNATIONAL FIRE CODE

APPLICABLE STANDARDS:

2015 NFPA 13
BUILDING IS NOT REQUIRED TO BE ACCESSIBLE PER IBC SECTION 1103.2.9

BUILDING USE & OCCUPANCY:

OCCUPANCY CLASSIFICATION = F-1, FACTORY, MODERATE HAZARD.
DESIGN OCCUPANT LOAD:
F OCCUPANCY = 100 SF/PERSON
4850 SF/100 = 49 PERSONS

CONSTRUCTION TYPE:

CONSTRUCTION TYPE = 2B, FULLY SPRINKLED PER NFPA 13

HEIGHT & AREA LIMITATIONS:

NEW CONSTRUCTION IS ADDITION TO EXISTING FACILITY THAT COMPLIES WITH REQUIREMENTS OF UNLIMITED AREA BUILDING PER IBC CHAPTER 507.

BUILDING HEIGHT = 39'-0" (PER IBC 202)

BUILDING SIZE:

NEW CONSTRUCTION, SINGLE STORY = 4851 SF

NUMBER OF EMPLOYEES:

NO ADDITIONAL EMPLOYEES ARE BEING ADDED AS THE RESULT OF THIS WORK

EXIT DISTANCES:

FULLY SPRINKLED, F-1 = 400 FEET PER IBC 1017.2.2
MAXIMUM COMMON PATH OF TRAVEL = 100 FEET
MAXIMUM DEAD END COORIDOR LENGTH = 50 FEET
BUILDING IS 77 FEET LONG

ACCESSIBLE ROUTE:

BUILDING IS NOT REQUIRED TO BE ACCESSIBLE PER IBC SECTION 1103.2.9

PLUMBING FIXTURES:

THERE ARE NO PLUMBING FIXTURES BEING ADDED AS PART OF THIS WORK.
NO NEW PLUMBING FIXTURES INCLUDED. EXISTING FACILITIES MEET REQUIREMENTS

MEANS OF EGRESS:

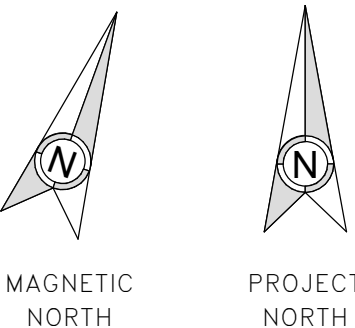
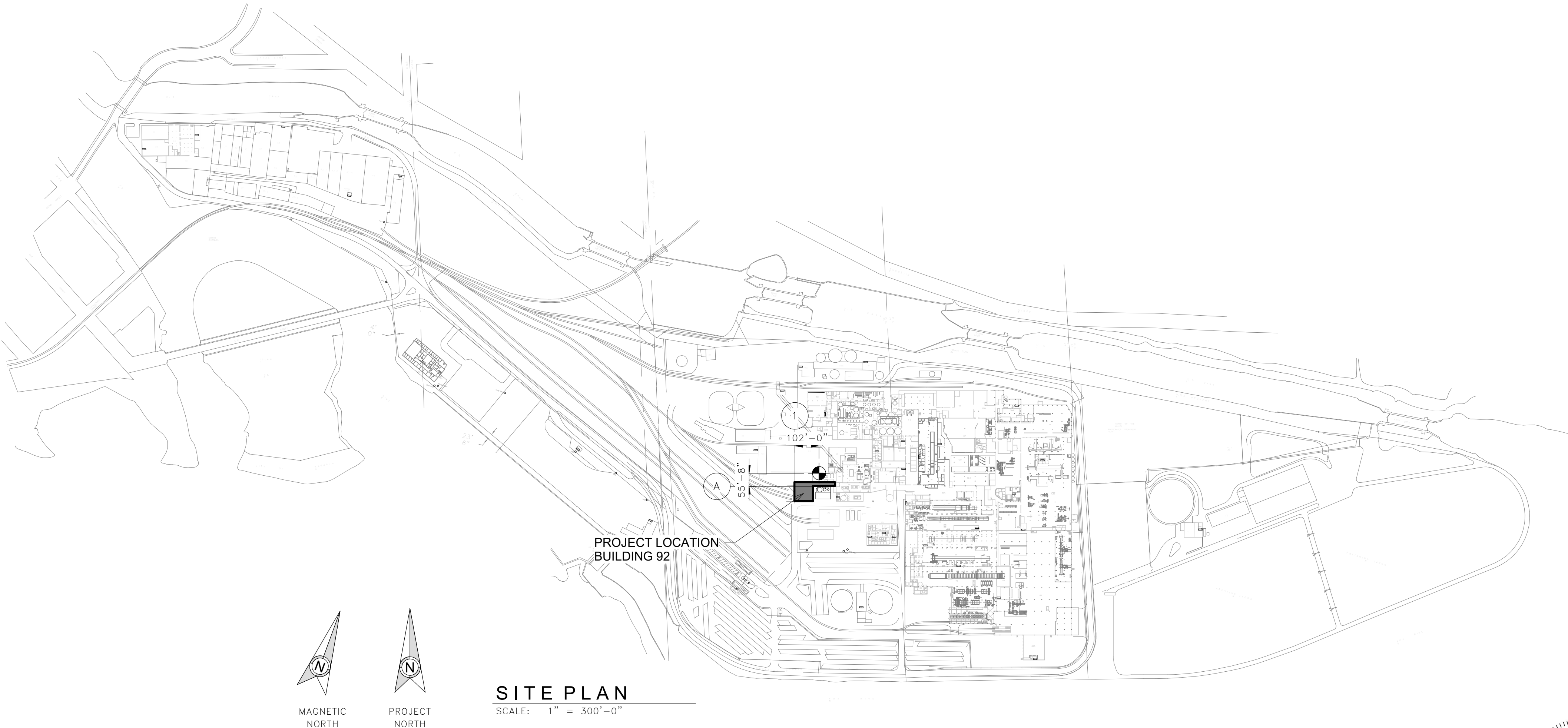
OCCUPANCY LOAD PER TABLE 1004.1.2 (49) 9.8" REQ'D
MEANS OF EGRESS ILLUMINATION SHALL COMPLY WITH SECTION IBC 1008

CODE COMPLIANCE & PROJECT DATA

DESIGN LOADS

| | | | |
|---|-----------------|--|-------|
| 1. ROOF SNOW LOAD | | 8. SEISMIC DESIGN DATA | |
| GROUND SNOW LOAD, Pg | 40 PSF | SITE CLASS | D |
| SNOW EXPOSURE FACTOR, Ce | 1.0 | RISK CATEGORY | II |
| SNOW IMPORTANCE FACTOR, Is | 1.0 | SEISMIC DESIGN CATEGORY, SDC | A |
| SNOW THERMAL FACTOR, Ct | 1.0 | SEISMIC IMPORTANCE FACTOR, Ia | 1.0 |
| SNOW THERMAL FACTOR (SNOW SHELF), Ct | 1.2 | SPECTRAL RESPONSE ACCELERATION | |
| FLAT ROOF SNOW LOAD, Pf | 34 PSF | SHORT PERIODS, Ss | 0.056 |
| RAIN ON SNOW SURCHARGE, Prs | 0 PSF | SPECTRAL RESPONSE ACCELERATION | |
| SNOW DRIFT | SEE SHEET 30473 | 1-SECOND PERIODS, S1 | 0.035 |
| | | SPECTRAL RESPONSE COEFFICIENT, | |
| | | SHORT PERIOD, Sds | 0.059 |
| 2. GROUND FLOOR LIVE LOAD | 400 PSF | SPECTRAL RESPONSE COEFFICIENT, | |
| | | 1-SECOND PERIOD, Sd1 | 0.056 |
| 3. ROOF LIVE LOAD | 20 PSF | | |
| (ROOF LIVE LOAD REDUCTIONS ARE NOT ALLOWED) | | | |
| 4. COLLATERAL LOADS | | BASIC SEISMIC FORCE RESISTING SYSTEM FOR BUILDING: | |
| ROOF | 15 PSF | STEEL SYSTEM NOT SPECIFICALLY DETAILED FOR SEISMIC | |
| PIPE RACKS (PER LEVEL) | 30 PSF | RESISTANCE (R=3) | |
| | | | |
| 5. WIND DESIGN DATA | | ANALYSIS PROCEDURE | |
| BASIC WIND SPEED, ASCE 7-10 (3 SEC GUST) | 115 MPH | EQUIVALENT LATERAL FORCE METHOD | |
| WIND IMPORTANCE FACTOR, Iw | 1.0 | | |
| WIND EXPOSURE | B | 9. ALLOWABLE NET SOIL BEARING CAPACITIES | |
| INTERNAL PRESSURE COEFFICIENT, Gcpi | 0.18 (+/-) | FOUNDATION ON NEWLY PACKED STRUCTURAL FILL | 6 KSF |
| COMPONENTS AND CLADDING DESIGN | VARIES | OR LIMESTONE BEDROCK | |
| | | | |
| 6. FLOOD DESIGN | N/A | | |
| | | | |
| 7. EQUIPMENT LOADS | | | |
| REFERENCE EQUIPMENT VENDOR DATA | | | |

SITE PLAN



SITE PLAN

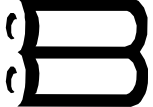

SCALE: 1" = 300'-0"

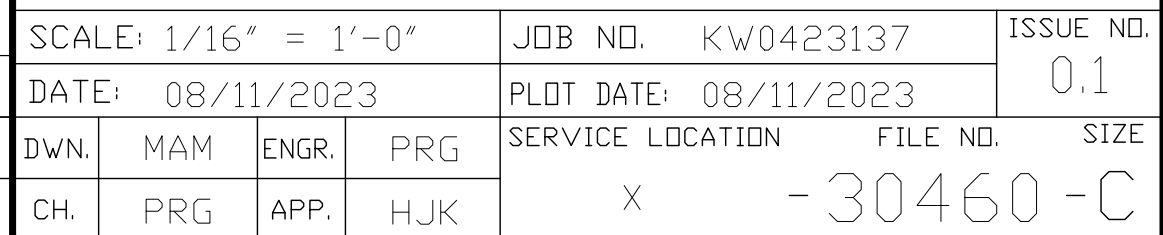
DRAWING INDEX

| DWG # | DESCRIPTION |
|-------|--|
| 30470 | COVER SHEET |
| 30471 | DRAWING INDEX |
| 30472 | ROOF WIND UPLIFT DIAGRAM |
| 30473 | SNOW DRIFT LOADING DIAGRAM |
| 30474 | GROUND FLOOR PLAN |
| 30475 | ROOF PLAN |
| 30476 | EXTERIOR ELEVATIONS |
| 30477 | EXTERIOR ELEVATIONS |
| 30478 | BUILDING SECTION |
| 30479 | DETAILS |
| 30480 | DOOR SCHEDULE AND DETAILS |
| 30483 | FOUNDATION PLAN |
| 30484 | GROUND FLOOR SLAB PLAN |
| 30485 | FOUNDATION ELEVATIONS |
| 30486 | EQUIPMENT ANCHORAGE LAYOUT PLAN |
| 30487 | FOUNDATION SECTIONS |
| 30488 | U-DRAIN DETAILS |
| 30489 | CONCRETE DETAILS |
| 30490 | COLUMN PIER SCHEDULE AND DETAILS |
| 30491 | ANCHOR ROD SCHEDULE |
| 30493 | ROOF FRAMING PLAN |
| 30494 | ROOF FRAMING PLAN |
| 30495 | FRAMING ELEVATIONS |
| 30496 | FRAMING ELEVATIONS |
| 30497 | PIPE BRIDGE PLANS |
| 30498 | PIPE BRIDGE SECTIONS |
| 30500 | STEEL SECTIONS |
| 30501 | STEEL DETAILS |
| 30502 | TYP. ROOF TRUSS/SWAY FRAME CONNX DETAILS |
| 30503 | TYP. BUILDING CONNX DETAILS |
| 30504 | TYP. BUILDING CONNX DETAILS |
| 30505 | PIPE BRIDGE CONNX DETAILS |



Digitally signed by Brent J. Robinson
Location: Baesch Engineering Inc., Kaukauna, WI
Reason: I attest to the accuracy and integrity of this document.
Contact Info: brenton@baesch.com
9207663021
Date: 2023.10.20 11:59:31-0500

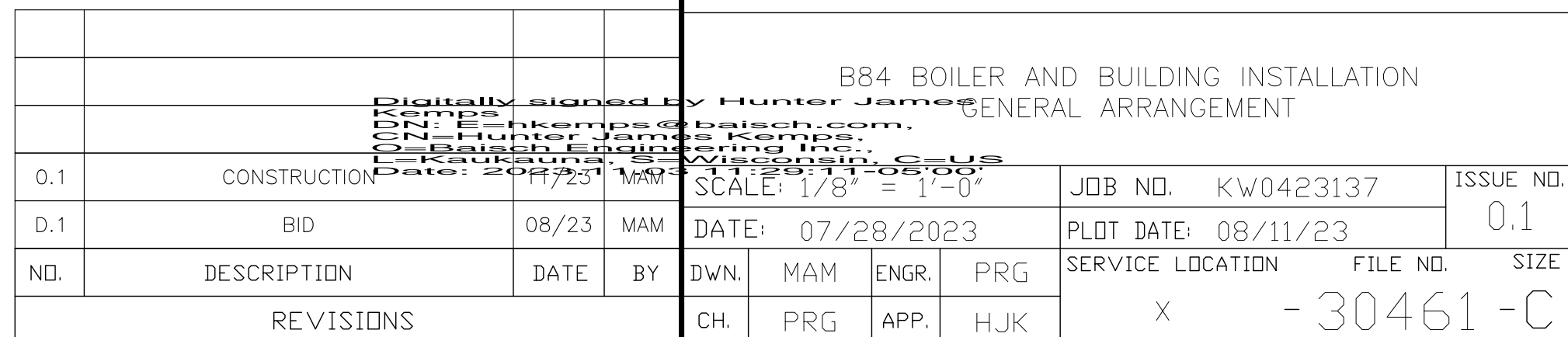
| | | | | | |
|---|----------------------------|---------|-------------------|-----------------------|----------------------------------|
|  809 HYLAND AVENUE, KAUKAUNA, WI 54130 (920)-766-3521 | REV: 01 | BY: BRH | DATE: 10/20/23 | DRAWING STATUS CODES: | |
| | AUTHORIZATION NUMBER: N/A | | | A | Preliminary not for Construction |
| | PROJECT NUMBER: KW0423137 | | | B | Approval not for Construction |
| | DRAWING NUMBER: 30470 | | | C | Freeze not for Construction |
| | DRAWING CODE: XX - XX - XX | | | D | Bid not for Construction |
| | | | | E | Reference not for Construction |
| | | | | F | Fabrication |
| | | | | G | Construction |
| | | | H | Record | |
| REFERENCES | | | | | DWG. NO. |
|  | | | | | |
| UTILITIES | | | | | |
| POWER | | | | | |
| B84 BOILER AND BUILDING INSTALLATION COVER SHEET | | | | | |
| SCALE: | | | JOB NO. KW0423137 | | ISSUE NO. |
| DATE: 10/13/23 | | | PLOT DATE: | | 0.1 |
| DWN. | BRH | ENGR. | BJR | SERVICE LOCATION | FILE NO. SIZE |
| CH. | LJS | APP. | | X - | 30470 - C |

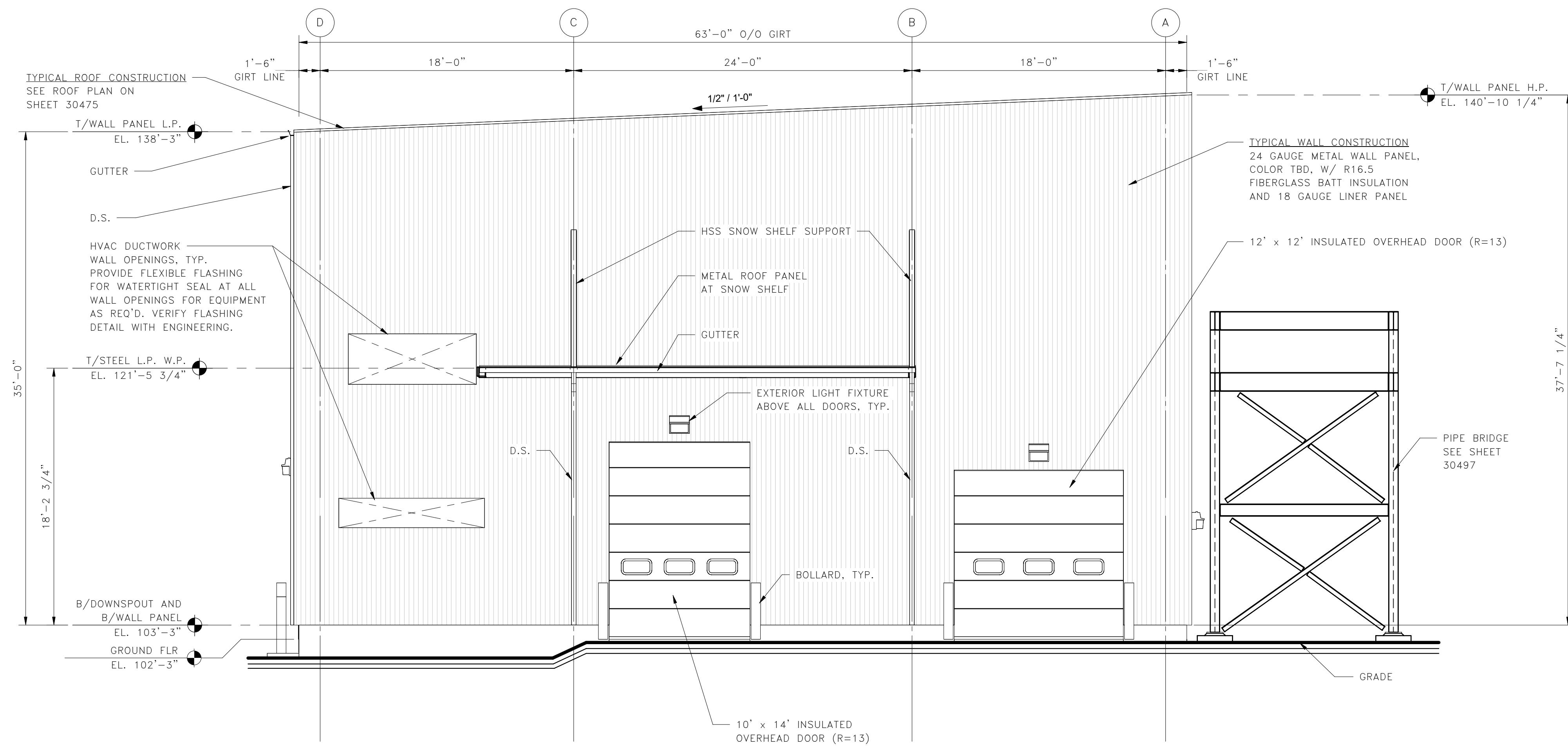




NOM T/FLOOR EL: 102'-0'

1. FOR ALL GENERAL NOTES AND SPECIFICATIONS, SEE SPECIFICATION BOOK

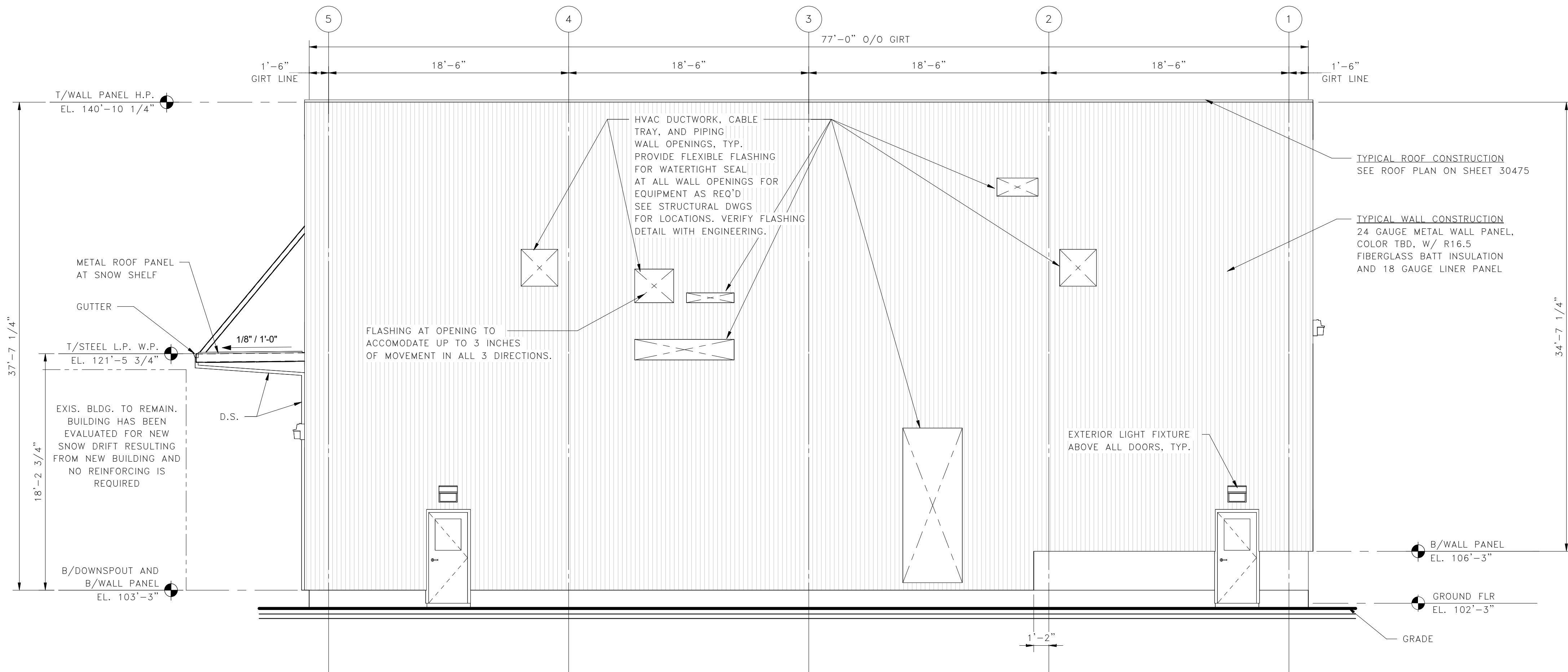




EAST ELEVATION

SCALE: $\frac{3}{16}'' = 1'-0''$

1
30474



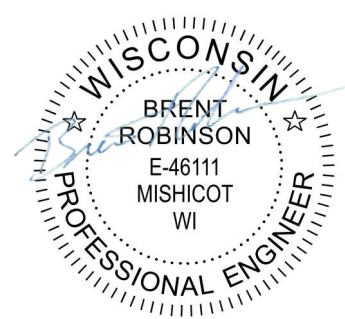
NORTH ELEVATION

SCALE: $\frac{3}{16}'' = 1'-0''$


2
30474

NOTES:
D.S. = DOWNSPOUT 4"x3" TYPICAL
GUTTER = 5"Wx4"D TYPICAL

1. FOR ALL GENERAL NOTES AND SPECIFICATIONS, SEE SPECIFICATION BOOK.



Digitally signed by Brent J. Robinson
Location: Baesch Engineering Inc., Kaukauna, WI
Reason: I attest to the accuracy and integrity of this document.
Contact Info: b.roberson@baesch.com
920766321
Date: 2023.10.20 11:59:44 -0500

| | | | | | |
|--|---------------------------|---------|----------------|--------------------------------|----------------------------------|
|  <div>BAISCH ENGINEERING</div> <div>809 HYLAND AVENUE, KAUKAUNA, WI 54130 (920)-766-3521</div> | REV: 0.1 | BY: JJW | DATE: 10/20/23 | DRAWING STATUS CODES: | |
| | AUTHORIZATION NUMBER: N/A | | | A | Preliminary not for Construction |
| | | | | B | Approval not for Construction |
| | | | | C | Freeze not for Construction |
| | | | | D | Not bid not for Construction |
| PROJECT NUMBER: KW0423137 | | | E | Reference not for Construction | |
| DRAWING NUMBER: 30476 | | | F | Fabrication | |
| DRAWING CODE: | | | I | Construction | |
| | | | 1 | Record | |

REFERENCES

DWG. NO.



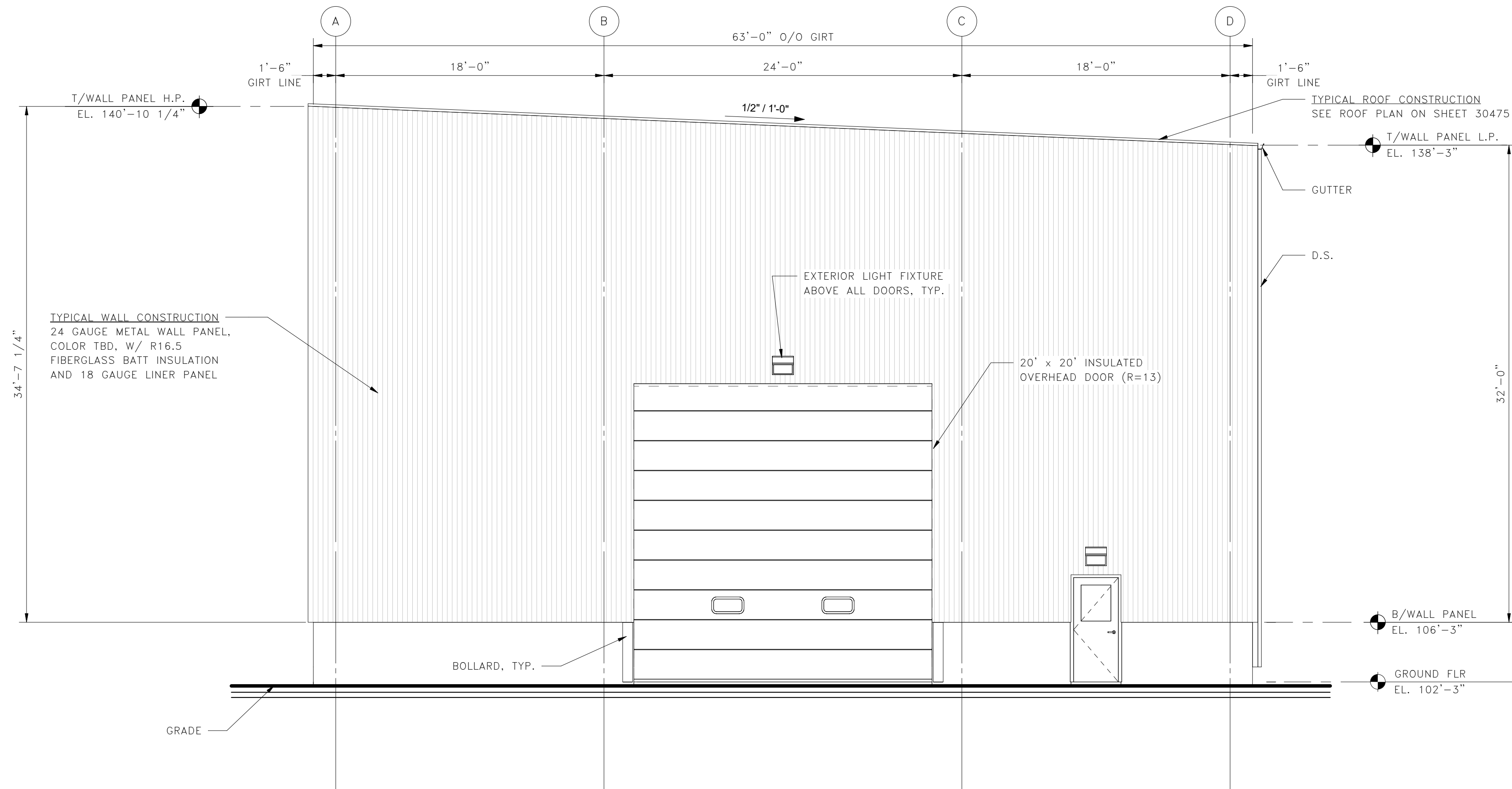
UTILITIES

POWER

B84 BOILER AND BUILDING INSTALLATION
EXTERIOR ELEVATIONS

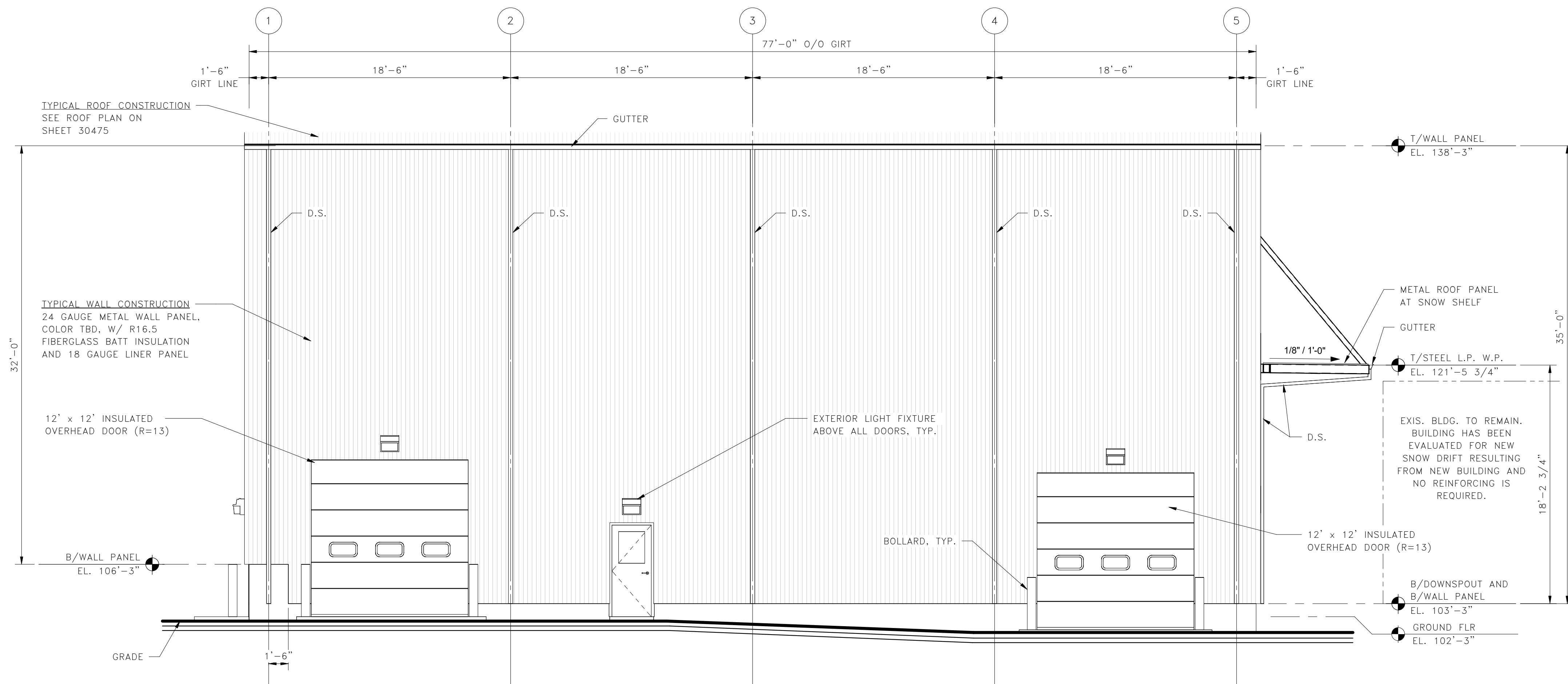
| | | | | | |
|----------------|--|-------------------|--|---------------|--|
| SCALE: | | JOB NO. KW0423137 | | ISSUE NO. A.1 | |
| DATE: 08/08/23 | | PLOT DATE: | | | |
| | | SERVICE LOCATION | | FILE NO. | |
| | | X | | 30476 | |
| | | | | SIZE | |
| | | | | C | |

| NO. | DESCRIPTION | DATE | BY | DWN. | JJW | ENGR. | BJR |
|-----------|--------------|----------|-----|------|-----|-------|-----|
| REVISIONS | | | | | | | |
| 0.1 | CONSTRUCTION | 10/20/23 | JJW | | | | |
| CH. | LJS | APP. | | | | | |



WEST ELEVATION

SCALE: 3/16" = 1'-0"

3
30474

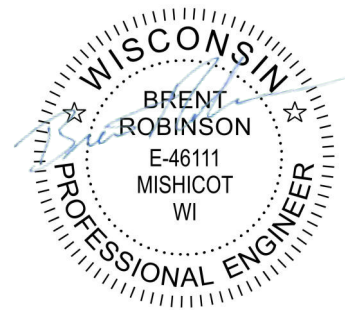
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

4
30474

NOTES:
D.S. = DOWNSPOUT 4"x3" TYPICAL
GUTTER = 5"Wx4"D TYPICAL

1. FOR ALL GENERAL NOTES AND SPECIFICATIONS, SEE SPECIFICATION BOOK.



Digitally signed by Brent J. Robinson
Location: Baesch Engineering Inc. Kaukauna, WI
Reason: I am the attorney and integrity of this document.
Contact Info: b.j.robinson@baesch.com
920768321
Date: 2023.10.20 11:59:21 -0500

| | | | | |
|---|-----------------------|-----------|----------------|------------------------------------|
| BAISCH ENGINEERING 809 HYLAND AVENUE, KAUKAUNA, WI 54130 (920)-766-3521 | REV. 0.1 | BY: JJW | DATE: 10/20/23 | DRAWING STATUS CODES: |
| | AUTHORIZATION NUMBER: | N/A | | A Preliminary not for Construction |
| | PROJECT NUMBER: | KW0423137 | | B Approval not for Construction |
| | DRAWING NUMBER: | 30477 | | C Pressed not for Construction |
| DRAWING CODE: | | | | D Bid not for Construction |
| | | | | E Reference not for Construction |
| | | | | F Fabrication |
| | | | | D Construction |
| | | | | 1 Record |

REFERENCES

DWG. NO.



UTILITIES

POWER

B84 BOILER AND BUILDING INSTALLATION
EXTERIOR ELEVATIONS

| | | | |
|------------------|------|-------------------|-----------|
| SCALE: | | JOB NO. KW0423137 | ISSUE NO. |
| DATE: 08/08/23 | | PLOT DATE: | A.1 |
| CH. | DWN. | JJW | ENGR. |
| LJS | APP. | BJR | |
| SERVICE LOCATION | | FILE NO. | SIZE |
| X | | 30477 | C |

| NO. | DESCRIPTION | DATE | BY |
|-----------|--------------|----------|-----|
| 0.1 | CONSTRUCTION | 10/20/23 | JJW |
| REVISIONS | | | |