

# INDUSTRIAL PARK COMMISSION

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



Thursday, July 25, 2024 at 3:00 PM

## AGENDA

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

1. Roll Call.
2. Approval of Minutes.
  - [a.](#) Approval of Minutes from June 27, 2024 Meeting.
3. Old Business.
4. New Business.
  - [a.](#) Site Plan Review- Out Lot 3 New Prosperity Center
  - [b.](#) Site Plan Review- 8' tall fence variance and parking for Straight-line Refrigeration
5. Closed Session.
  - a. Adjourn to Closed Session per Wisconsin State Statutes 19.85(1)(e) to discuss the disposition of public property - Amended Offer to Purchase Out Lot 3 New Prosperity Center
  - b. Return to Open Session for possible action
6. Adjourn.
7. Other Business.

## 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, June 27, 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, Mike Vandeberg, Nick Rieth,

Member(s) Absent: John Sundelius, Ryan Gaffney, Tony Nytes

Others Present: Dave Kittel Director of Planning and Community Development,

Vandeberg made a motion to excuse the absent members. Jerome seconded the motion. The motion carried unanimously.

#### 2. Approval of Minutes.

##### a. Approve Minutes from May 7, 2024 Meeting.

Schilling made a motion to approve the minutes of May 7, 2024. Rieth seconded the motion. The motion carried unanimously.

#### 3. New Business.

##### a. Site Plan Review-Accessory Structure 3600 Electric City Blvd.

Director Kittel introduced the proposed accessory structure for 3600 Electric City Blvd. It is a simple storage building similar in nature to a residential garage and built in compliance with the covenants in the park.

Avanzi made a motion to approve the Accessory Structure for 3600 Electric City Blvd. Provided a masonry wainscoting is applied to the building and is approved by the building inspector. Rieth seconded the motion. The motion carried unanimously.

##### b. Site Plan Change-Klink Driveway

Director Kittel introduced the proposed additional driveway opening for Klink. The plans have a driveway being added to the east side of the property and will assist in truck traffic into/out of the property.

Rieth made a motion to approve the seconded driveway opening as presented. Jerome seconded the motion. The motion carried unanimously.

4. Other Business.

None

5. Adjourn.

Schilling made a motion to adjourn. Seconded by Jerome. Motion carried unanimously; meeting adjourned at 3:08pm





# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

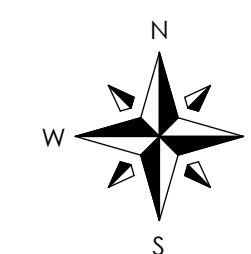
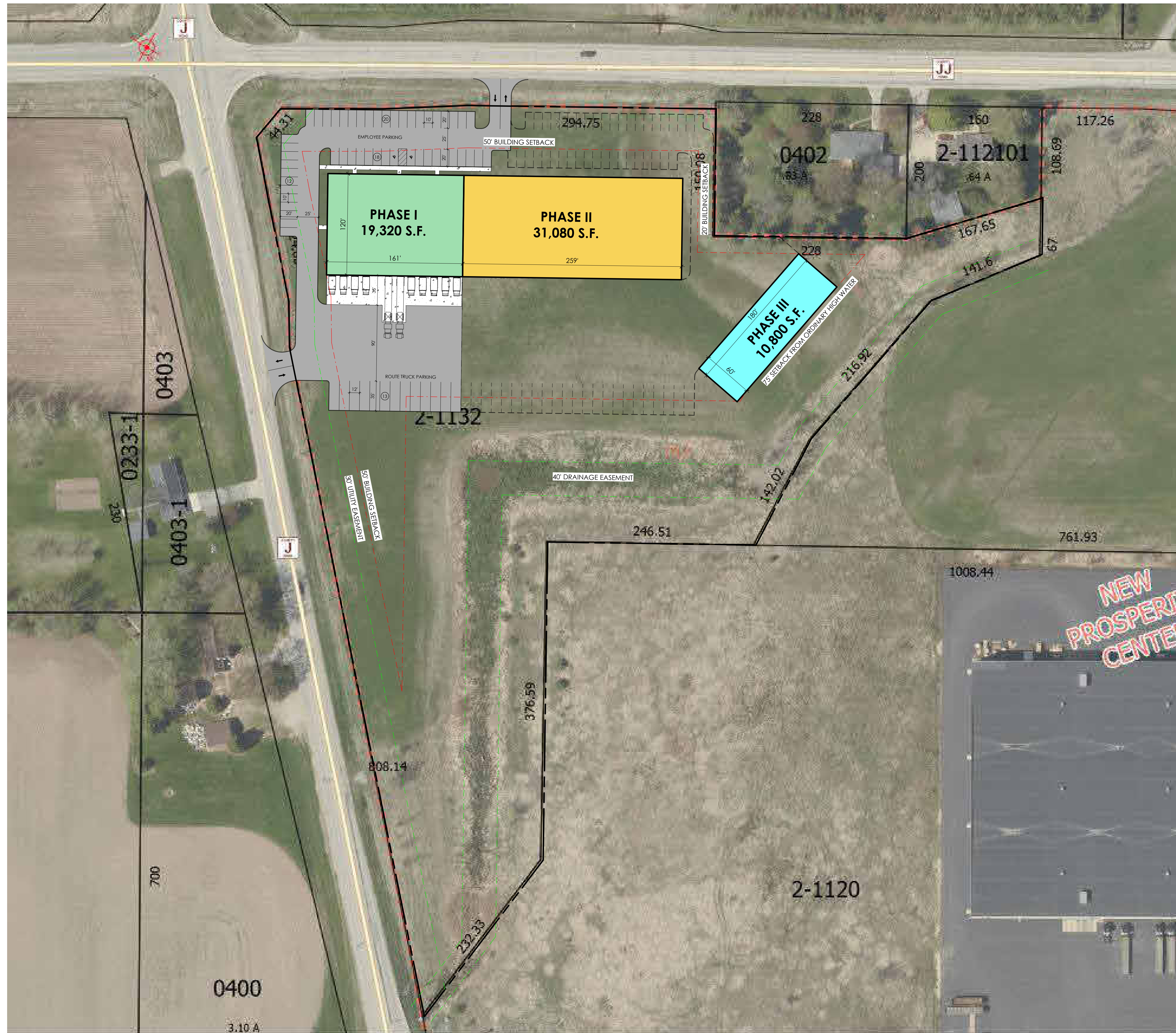
To: Industrial Park Commission  
From: Dave Kittel, Director of Planning and Community Development  
Date: 7/19/2024  
Re: Site Plan-Out lot 3 NEW

The new Development proposed on Out Lot 3 in the New Prosperity Center is getting ready to build. A site plan has been submitted to the Industrial Park Commission for review. Storm water and Landscaping are still be finalized due to some unique characteristics of this lot but, to keep this project moving forward on a reasonable timeline the developer is looking to start the process knowing that final site plan review will be conducted through the Plan Commission, staff and Common Council. In regards the in-place covenants in this industrial park, the submitted plans appear to meet the requirements delineated out. The sides facing roads will be about 50% split block and 50% metal sandwich panels with an epoxy coating this is like what has been built in the park recently. The Eastern wall will be an expansion wall area and will be a simpler metal siding that is allowed per the covenants only in expansion areas. All setbacks are being met per the industrial covenants. Attached are the elevations and site layout for the Commissions review.

### **Recommendation:**

Approve the presented site plan and elevations with the contingency stormwater plans and landscaping plans are approved by the Plan Commission and City staff as per the Covenants and City Ordinance.





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KAUKAUNA, WISCONSIN 54130

CITY OF KAUKAUNA  
OUTAGAMIE COUNTY

ISSUE RECORD:

P1	12-20-23
P2	01-22-24
P3	06-26-24

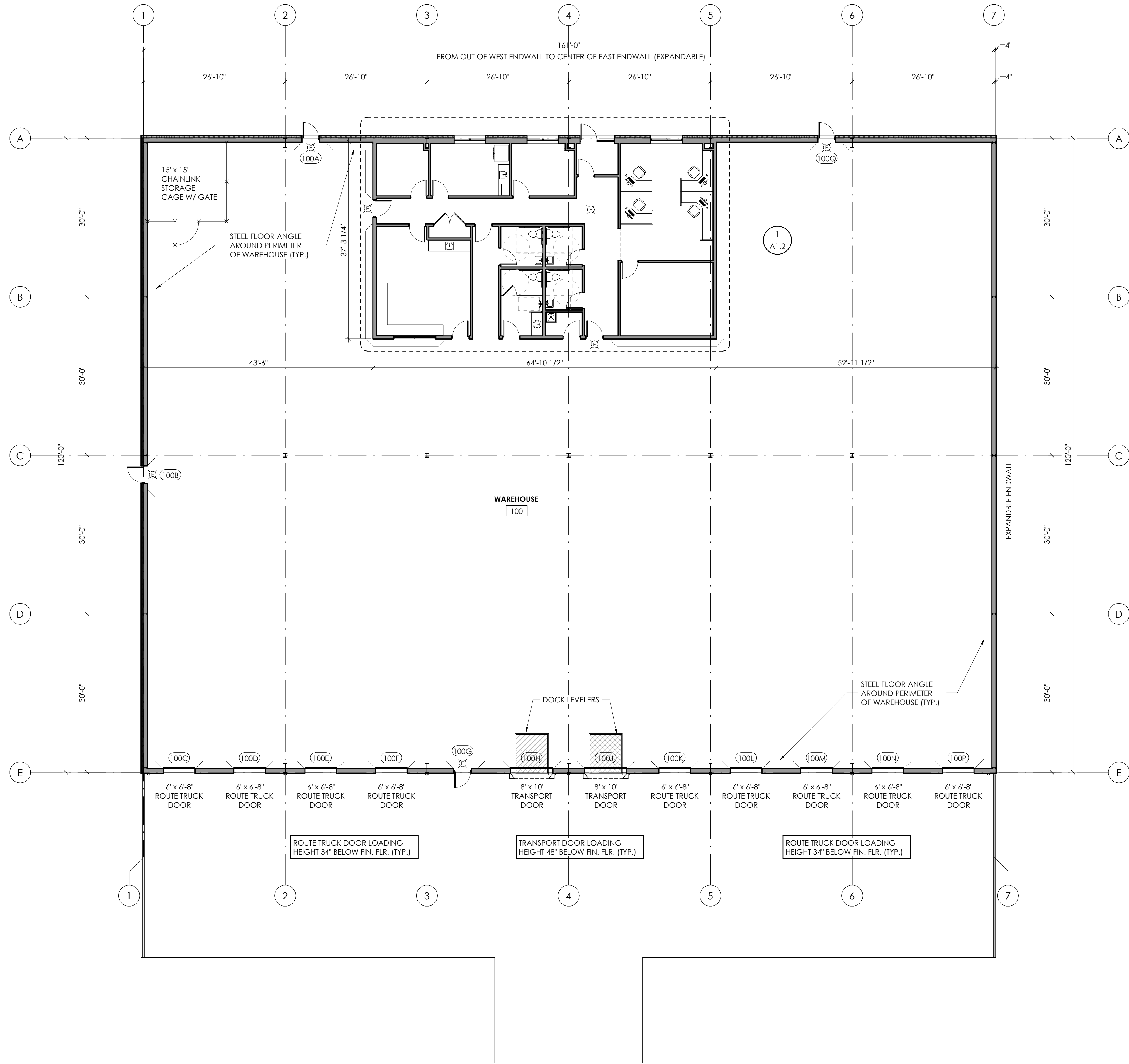
P# = PRELIMINARY PLAN  
IFS = ISSUED FOR STATE REVIEW  
IFC = ISSUED FOR CONSTRUCTION

PROJECT #: 230226  
SALESMAN: M. MASHLAN  
DRAWN BY: AWS

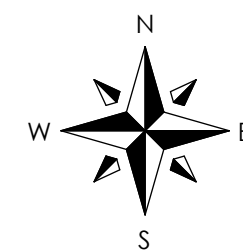
SHEET CONTENTS:

**ARCHITECTURAL SITE  
PLAN**

## C1.1



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



NOT FOR CONSTRUCTION

CONSTRUCTION  
DESIGN • WELDING  
2201 Eastline Road  
Kaukauna, WI 54930  
Phone: (920) 766-8805  
Toll Free: (800) 236-1889  
foxstructures.com



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PROPOSED FOR:  
**#230226**  
KAUKAUNA, WISCONSIN 54130  
EDGEWOOD DRIVE

CITY OF KAUKAUNA  
OUTAGAMIE COUNTY

ISSUE RECORD:  
P1 12-20-23  
P2 01-22-24  
P3 06-26-24

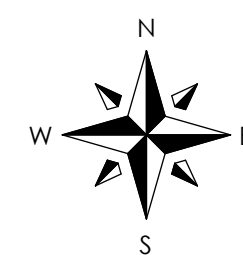
PH = PRELIMINARY PLAN  
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IFC = ISSUED FOR CONSTRUCTION

PROJECT #: 230226  
SALESMAN: M. MASHLAN  
DRAWN BY: AWS

SHEET CONTENTS:

FLOOR PLAN

A1.1





CONSTRUCTION  
DESIGN • WELDING

2201 Eastline Road  
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Phone: (920) 766-8305  
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STRUCTURES, INC.

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KAUKAUNA, WISCONSIN 54130

PROPOSED FOR:  
**#230226**  
EDGEWOOD DRIVE

CITY OF KAUKAUNA  
OUTAGAMIE COUNTY

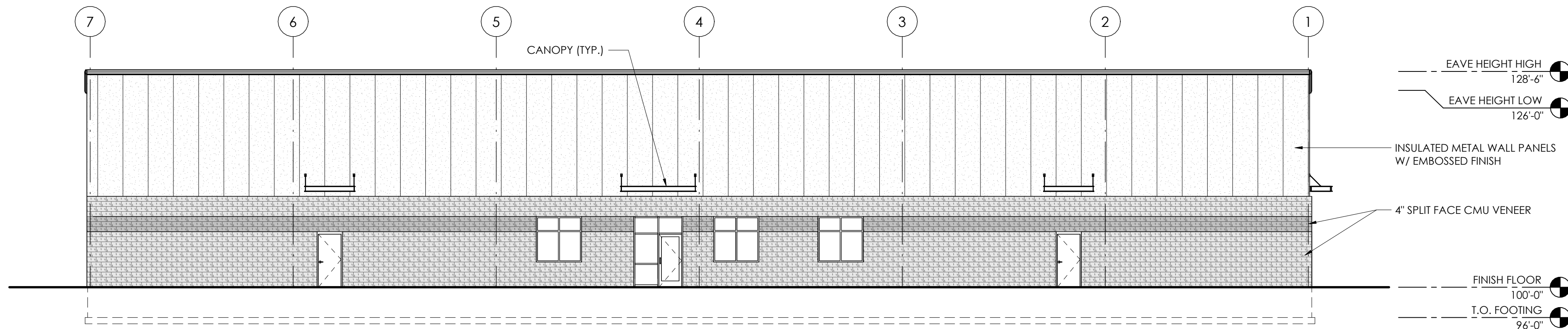
ISSUE RECORD:  
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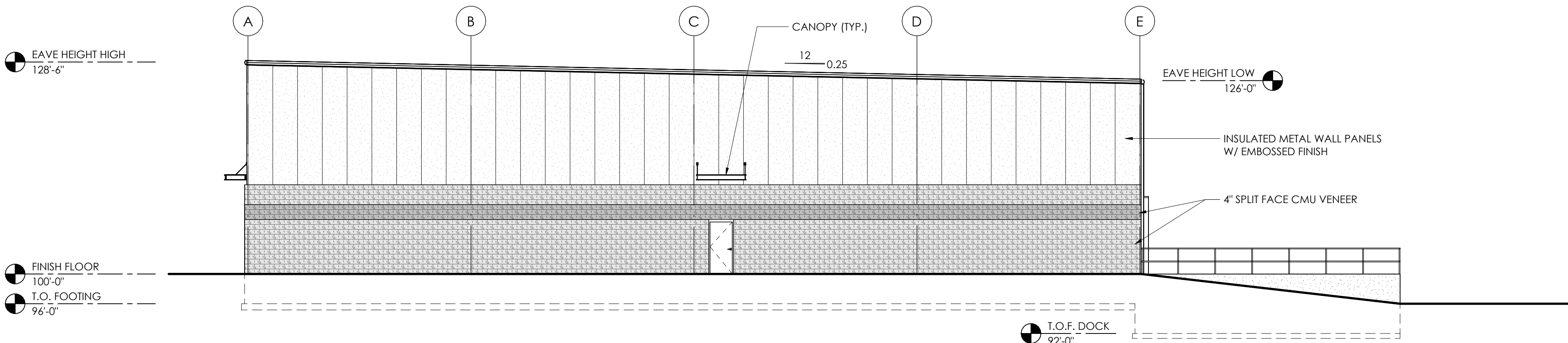
PROJECT #: **230226**  
SALESMAN: **M. MASHLAN**  
DRAWN BY: **AW5**

SHEET CONTENTS:  
  
**ELEVATIONS**

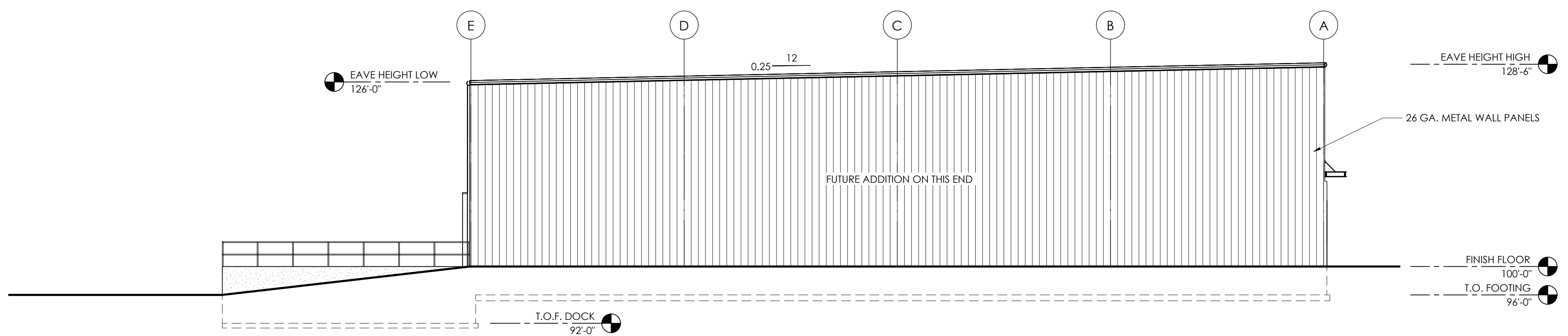
**A2.1**



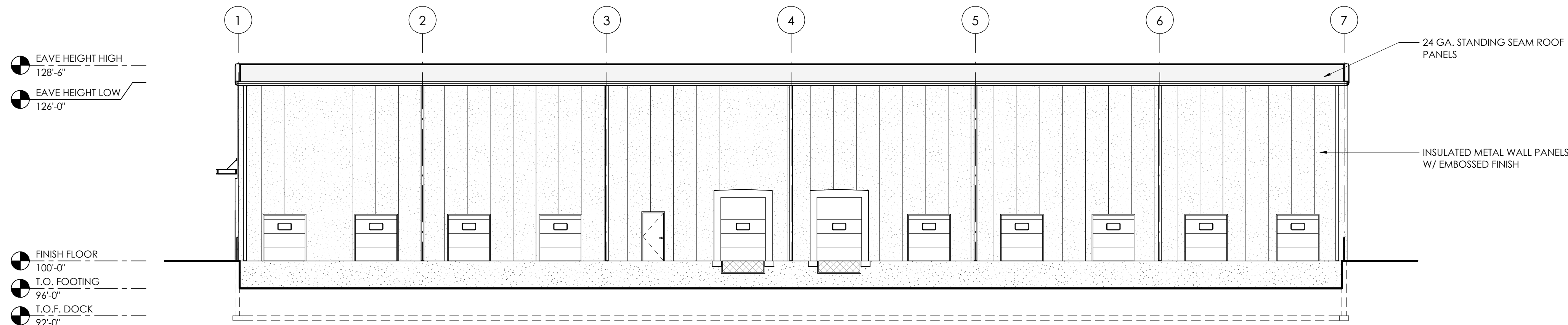
**1 NORTH ELEVATION**  
3/32" = 1'-0"



**2 WEST ELEVATION**  
3/32" = 1'-0"



**3 EAST ELEVATION**  
3/32" = 1'-0"



**4 SOUTH ELEVATION**  
3/32" = 1'-0"

NOT FOR CONSTRUCTION

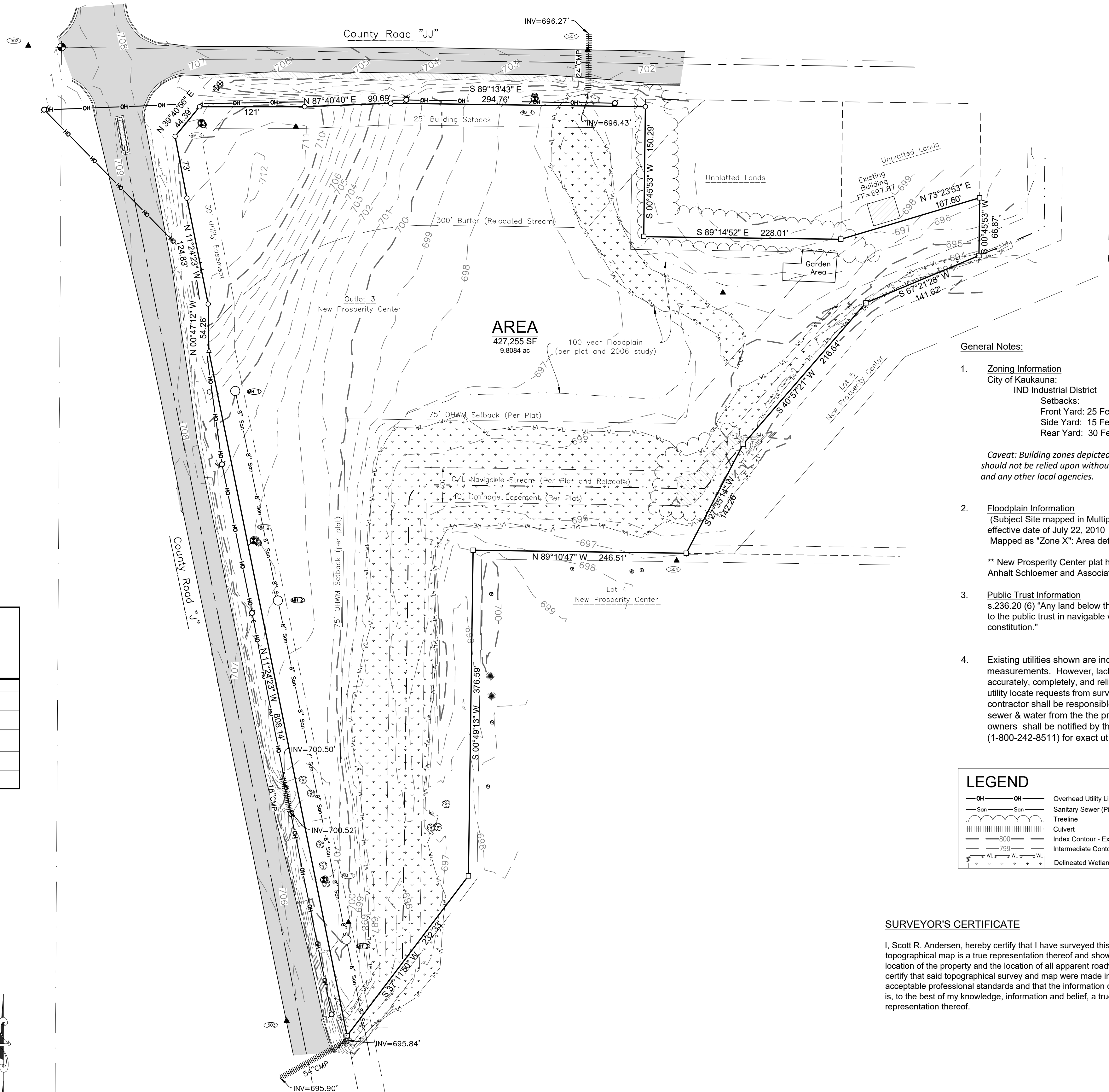
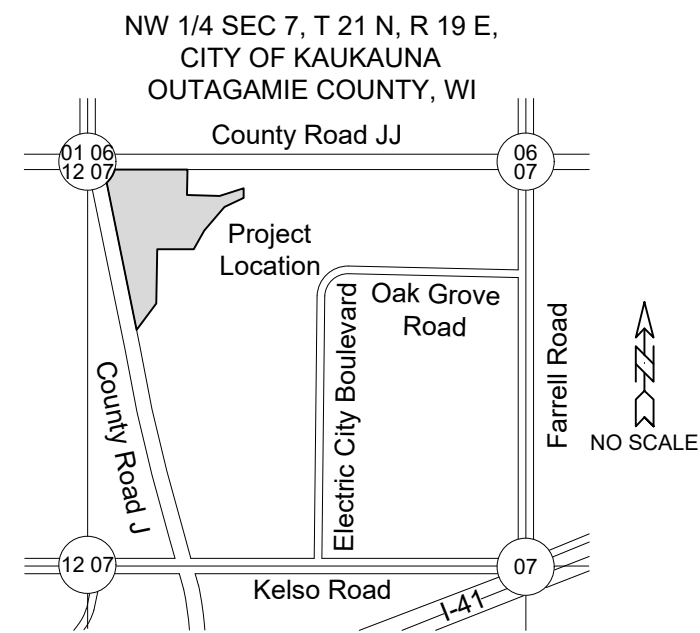


Sanitary Structures						
Structure	#	Rim	Inv	Size	Material	Direction
MH	1	705.05	686.86	8"	PVC	SE
MH	2	702.75	685.80	8"	PVC	NW
			685.80	8"	PVC	SE
MH	3	700.29	684.11	8"	PVC	NW
			684.11	8"	PVC	SE

**BENCHMARKS** (Datum NAVD88)

BM 0	NGS Benchmark PID - PN0644, Designation - TT 13 MF Elev 695.39'
BM 1	Fire Hydrant, Tag Bolt ±55' NE of CTH "J" Centerline Elev 703.03'
BM 2	Fire Hydrant, Tag Bolt ±55' NE of CTH "J" Centerline, ±400' NW of BM 1 Elev 705.77'
BM 3	Fire Hydrant, Tag Bolt ±130' SE of CTH "J" & CTH "JJ" Intersection Elev 710.86'
BM 4	Fire Hydrant, Tag Bolt ±55' S of CTH "JJ" Centerline, ±400' E of BM 3 Elev 699.95'

Horizontal Control			
PN8385 - (City of Kaukauna)			
2024-06-17			
Davel Engineering and Environmental			
Horizontal Control (per Outagamie County Coordinate System)			
Point Number	Northing	Easting	Description
500	581905.93	868911.41	CPT MAG
501	581912.87	868408.71	CPT MAG
502	581918.07	867761.70	CPT MAG
503	580790.26	868060.49	CPT MAG
504	581322.40	868511.60	CPT HUB

**LOCATION MAP****General Notes:**

- Zoning Information**  
City of Kaukauna:  
IND Industrial District  
Setbacks:  
Front Yard: 25 Feet  
Side Yard: 15 Feet  
Rear Yard: 30 Feet  
  
*Caveat: Building zones depicted are based on building setbacks in effect at the time of the survey and should not be relied upon without first obtaining written verification thereof from the City of Kaukauna and any other local agencies.*
- Floodplain Information**  
(Subject Site mapped in Multiple Zones per FIRM Map No. 55087C0334 & 55087C0353D with and effective date of July 22, 2010  
Mapped as "Zone X": Area determined to be outside the 0.2% annual chance floodplain.  
  
\*\* New Prosperity Center plat has a 100 year Floodplain line mapped per Study done by Graef Anhalt Schloemer and Associates Inc in 2006.
- Public Trust Information**  
s.236.20 (6) "Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution."
- Existing utilities shown are indicated in accordance with available records and field measurements. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer & water from the the property owners of the respective utilities. All utility the property owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.

**LEGEND**

Overhead Utility Lines	Sanitary MH / Tank / Base	Post / Guard Post
Sanitary Sewer (Pipe Size)	Hydrant	Deciduous Tree
Treeline	Utility Valve	Coniferous Tree
Culvert	Utility Pole	Benchmark
Index Contour - Existing	Guy Wire	Asphalt Pavement
Intermediate Contour - Existing		Concrete Pavement
Delineated Wetlands - Davel 2024		Gravel

**SURVEYOR'S CERTIFICATE**

I, Scott R. Andersen, hereby certify that I have surveyed this property and this topographical map is a true representation thereof and shows the size and location of the property and the location of all apparent roadways. I hereby certify that said topographical survey and map were made in accordance with acceptable professional standards and that the information contained thereon is, to the best of my knowledge, information and belief, a true and accurate representation thereof.

Scott R. Andersen,  
Wisconsin Professional  
Land Surveyor No. S-3169

Date



Date:  
07/2/2024  
Filename:  
8385Surface.dwg  
Author:  
SRA  
Last Saved by:  
scott  
Page  
C1.1

**TOPOGRAPHIC  
SURVEY**

**101 E County Road JJ**  
City of Kaukauna, Outagamie County, WI  
For: Fox Valley Storage

**DAVEL ENGINEERING &  
ENVIRONMENTAL, INC.**  
Civil Engineers and Land Surveyors  
1164 Province Terrace, Menasha, WI 54952  
Ph: 920-991-1866 Fax: 920-441-0804  
www.davel.pro

Jul 02, 2024 - 08:09 PM J:\Projects\8385\8385Surface.dwg Civil 3D\8385Surface.dwg Printed by: scott



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission  
From: Dave Kittel, Director of Planning and Community Development  
Date: 7/19/2024  
Re: Site plan change-Straightline

Staightline Refrigeration is nearing completion and as they have been working on this project a few small items were noted to add to the property. They are looking to add an 8' tall fence on the back end of the property as well as to increase the parking lot size. The parking lot addition is a 20'x325' area on the north portion of the parking lot and will be done in asphalt. The Fence as proposed would follow the building line along the west side of the property. This would be within the Covenants set back but, the Commission did approve a variance to the covenants for this development and would be inline with that approval. In addition, they would like to have a Conex storage box placed on the northeastern portion of the added parking lot. This would be screened in by the fence and meet the storage area requirements. Attached are the updated plans and elevations of the proposed changes.

### **Recommendation:**

To approve the 8 foot tall fence with screening and parking lot change as presented.





SITE NOTES

300 E KELSO ROAD

1.

ADDRESS: ELECTRIC CITY BOULEVARD, KAUKAUNA, WI 54130

2.

PARCEL NUMBERS: 2-1128 (322112800) & 2-1129 (322112900)

3.

PARCEL AREA:  
A. 2-1128 (NORTH LOT): 6.59 ACRES  
B. 2-1129 (SOUTH LOT): 3.13 ACRES  
C. TOTAL: 9.72 ACRES (423,557 S.F.)

4.

LEGAL DESCRIPTION:  
A. 2-1128: CSM 6242 LOT 2 (PLATTED OUT OF PRT LOT 12 PROSPERITY CENTER SEC7-21-19) 6.59AC M/L #1709791 THRU #1709794  
B. 2-1129: NEW PROSPERITY CENTER LOT 13 #1709791 THRU #1709794

5.

MUNICIPALITY: CITY OF KAUKAUNA

6.

ZONED: INDUSTRIAL

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

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Sheet Issue Date:  
5/9/23

Revision History

Revision Number	Revision Date
1	03/22/23
2	05/19/23
3	09/11/23
4	12/26/23
5	1/15/24
6	06/03/24
7	07/11/24

PROJECT:  
STRAIGHTLINE REFRIGERATION  
OFFICE & FABRICATION SHOP  
300 E KELSO RD  
KAUKAUNA, WI 54130

PROJECT NO.:  
23-310

SHEET NO.:  
C1

Item 4.B

C:\Users\jason\Documents\23-310 Office & Fab Shop\Shop Shop\_DWG\23-310-002.dwg

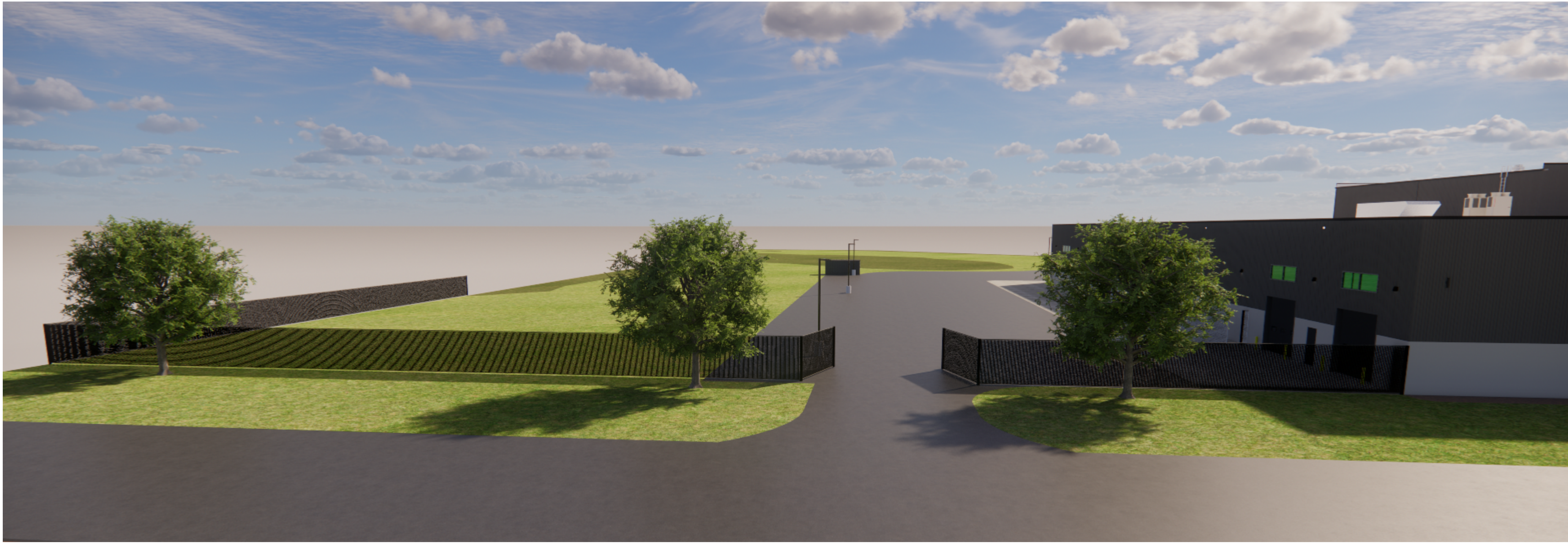
0.B.V. 7/11/2024 9:27:09 AM

SITE PLAN





1 SITE RENDER (FRONT DRIVEWAY)  
1/16" = 1'-0"



2 SITE RENDER (REAR DRIVEWAY)  
1/16" = 1'-0"

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Sheet Issue Date:  
07/11/24

Revision History	
Revision Number	Revision Date

PROJECT:  
**STRAIGHTLINE REFRIGERATION  
OFFICE & FABRICATION SHOP**  
300 E. KELSO RD.  
KAUKAUNA, WI 54130

PROJECT NO.:  
**23-310**

SHEET NO.:  
**SITE**