

* AMENDED INDUSTRIAL PARK COMMISSION

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



Wednesday, May 07, 2025 at 3:00 PM

AGENDA

In-Person in Common Council Chambers, City of Kaukauna

1. Roll Call.
2. Approval of Minutes.
 - [a.](#) Approve Minutes from March 27, 2025 Meeting
3. Old Business.
4. New Business.
 - [a.](#) Resource Guide
 - [b.](#) Site Plan Review-1900 Tower dr
 - [c.](#) *Site Plan Review-1801 progress way(G &G Machine)
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



Thursday, March 27, 2025 at 3:00 p.m.

Minutes

In-Person in Hydro View Room, City of Kaukauna

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

1. Roll Call

Members Present: Michael Avanzi, Ryan Gaffney, Mike Vandeberg, Dale Eggert, Glen Schilling

Member(s) Absent: John Sundelius, Tony Nytes, Nick Rieth

Other(s) Present: Director Kittel, Associate Planner Nelson

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

2. Approval of Minutes

- a. Approve Minutes from February 27, 2025

Vandeberg made a motion to approve the minutes from February 27, 2025. Seconded by Gaffney. Motion passed unanimously.

3. Old Business

None

4. New Business

- a. Site Plan Review – 1200 Maloney Road (TEAM Industries)

Director Kittel provided an overview of the site plan for the addition to the TEAM Industries building located at 1200 Maloney Road. Staff has reviewed the plan and confirmed that it is in compliance with all covenants and meets all requirements set forth in city ordinance. Siding will mirror the existing building. The plans have already been submitted to the state and are conditionally approved. The surface they are building on is already impervious, so they will not require stormwater or erosion control permits.

Schilling made a motion to approve the proposed addition as presented. Seconded by Eggert. Motion passed unanimously.

5. Closed Session

- a. Adjourn to Closed Session pursuant to Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public property – Lot 7 NEW Prosperity Center
Schilling made a motion to adjourn to Closed Session pursuant to Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public property – Lot 7 NEW Prosperity Center. Seconded by Vandeberg. Motion passed unanimously.

Closed Session entered at 3:07 p.m.

- b. Return to Open Session for Possible Action

Vandeberg made a motion to return to Open Session. Seconded by Schilling. Motion passed unanimously.

Open Session entered at 3:26 p.m. No action was taken.

6. Other Business

None

7. Adjourn

Schilling made a motion to adjourn. Seconded by Eggert. Motion passed unanimously. Adjourned at 3:26 p.m.





MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission (IPC)
From: Dave Kittel, Director of Planning and Community Development
Date: 3/27/2025
Re: Resource Guide

This memo is meant to provide Industrial Park Commission (IPC) Members with the basic documents and information to assist you in your role as a member of the IPC. Most of the items can be found online and will have direct link from this memo. If there are resources or sources that are not electronic, the memo will provide instruction on how to access the information most easily.

City of Kaukauna Resources:

- City Website – Links to all ordinances, resolutions, agendas, minutes, and data on the village can be found at our home page - <https://kaukauna.gov/> . For quick access to meeting minutes and agendas please use this link <https://kaukauna-wi.municodemeetings.com/>. As you navigate the site, should you have suggestions for additional information or better presentation of information, please do not hesitate to contact the city staff.

- Code of Ordinances -The Municipal Code as it is currently codified can be found here:

https://kaukauna.municipalcodeonline.com/book?type=ordinances#name=Chapter_1_GENERAL_PROVISIONS

- o Special attention should be paid to [Chapter 17](#), this is chapter covers zoning and it details out each district, allowed uses, setbacks, etc... Note that restrictive covenants often go above and beyond the zoning requirements. It is still important to be aware of the zoning requirements as often this comes up while reviewing site plans and is a common variance request to the IPC.

o For Performance Standards for Industrial Development see [Ch 17.38](#), and additional requirements such as landscaping are in [Ch 17.52](#).

- Comprehensive Plan - In general terms, a comprehensive plan is long range planning document that guides the growth pattern of the City. City officials rely on the comprehensive plan to help them make decisions on how the physical development of the City should occur. The current plan can be found here: <https://kaukauna.gov/wp-content/uploads/2025/02/Planning-Comprehensive-Plan.pdf>
- Strategic Plan– In 2023, the City's Common Council and staff worked to draft the City's first ever Strategic Plan. The City of Kaukauna 2024-2026 Strategic Plan is meant to serve as a road map for where the City is strategically headed over the next 3 years. The executive primer and other information can be found here: <https://kaukauna.gov/wp-content/uploads/2024/10/Strategic-Plan-version-for-web.pdf>
- There are 4 Industrial Parks that the IPC has direct review authority per restrictive covenants. Below are the park names and links to the covenants for each area:
 - North Industrial Park Phase I-<https://kaukauna.gov/wp-content/uploads/2024/11/covenants-phase-i.pdf>
 - North Industrial Park Phase II- <https://kaukauna.gov/wp-content/uploads/2024/11/covenants-phase-ii.pdf>
 - South Industrial Park- <https://kaukauna.gov/wp-content/uploads/2024/11/ip-south-protective-covenants.pdf>
 - NEW Prosperity Center- <https://kaukauna.gov/wp-content/uploads/2024/11/new-prosperity-center-covenants.pdf>
- Maps and additional information as well as the covenants are also available on the city website: <https://kaukauna.gov/business/#businessdistricts>

Other Resources:

- Zoning Ordinances Basic information: https://www.uwsp.edu/wp-content/uploads/2023/12/Zoning_Ordinances.pdf

- TID/TIF conversations often come up in the Industrial Parks as most of them started with assistance through TID. Below is a link to the TIF Manual from the DOR that explains some of the TID basics as well as the different types and steps for creation: <https://www.revenue.wi.gov/DOR%20Publications/tif-manual.pdf>

Conclusion: This is not meant to be an exclusive list of resources for your position. Should you have questions or recommendations, please contact myself or other staff as appropriate.

Sincerely,



Dave Kittel
Director of Planning & Community Development
Dkittel@Kaukauna.gov
920.766.6370





MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission
From: David Kittel Director of Planning and Community Development
Date: 5/6/2025
Re: Site Plan Review – 1900 Tower Dr (Quick Transport)

Quick Transport is preparing to build a 30,000 square foot warehouse on there property on their property at 1900 Tower Dr. This will also add a third driveway opening to help in the movement of trucks in and out of the property.

Site Plan Review:

Site/Architectural: [17.32 \(10\)](#) *Supplementary District Regulations & applicable zoning*

All set back requirements are met and all applicable ordinances are being complied with to include zoning requirements.

Landscape: [17.52 Landscaping Requirements](#)

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

Lighting:

This addition is not adding any lighting.

Stormwater: [22 Stormwater Management](#)

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

Ingress/Egress:

A new driveway is being requested on Tower Dr. There is ample distance between driveways and not intersections near the property. This driveway will help to facilitate trucks entering and exiting the facility.

Public Safety:

No concerns noted at this time.

Façade: [17.53 Façade Standards](#)

The proposed site elevations meet façade requirements as the building will not be facing a street.

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**





SITE PLAN REVIEW APPLICATION

PROPERTY OWNER	APPLICANT (IF DIFFERENT PARTY THAN OWNER)
Name: Kalies Enterprises 2, LLC. (Quinn Kalies)	Name: Alliance Construction & Design (Travis Zimmerman)
Mailing Address: 2884 Little Rapids Road, De Pere, WI 54115	Mailing Address: 1050 Broadway, Wrightstown, WI 54180
Phone: 920-471-8584	Phone: 920-660-1998
Email: quinn@qcktrans.com	Email: travis@alliancebuilds.com

PROPERTY INFORMATION	
Describe the Proposed Project in Detail: New 30,000 SF Storage Building with New Sewer and Water Service	
Property Parcel (#): 322092401	
Site Address/Location: 1900 Tower Drive	
Current Zoning and Use: IPD	
Proposed Zoning and Use: IPD	
Existing Gross Floor Area of Building:	Proposed Gross Floor Area of Building: 30,000
Existing Building Height:	Proposed Building Height: 35'
Existing Number of Off-Street Parking Spaces:	Proposed Number of Off-Street Parking Spaces:
Existing Impervious Surface Coverage Percentage:	Proposed Impervious Surface Coverage Percentage: 0 Increase of impervious surface

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: Travis Zimmerman

Digitally signed by Travis Zimmerman
DN: c=US, e=travis.zimmerman@alliancebuilds.com, o=Alliance Construction & Design, cn=Travis Zimmerman
Reason: I am approving this document
Date: 2025.04.29.08:43:49-0500

Owner/Agent Name (printed): Travis Zimmerman

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

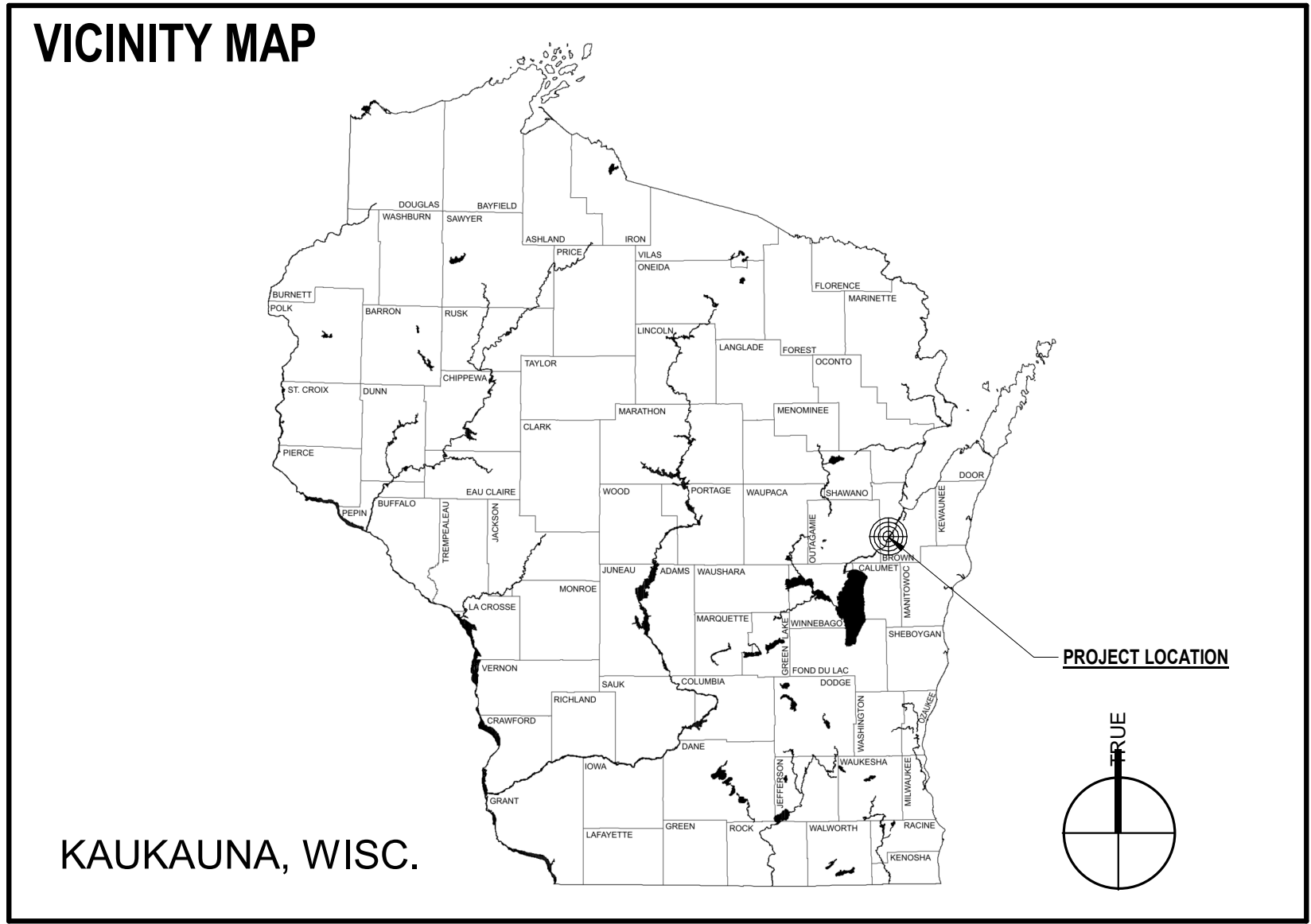
OR

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

TRANSPORT STORAGE



"THESE RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT MEANT TO BE AN EXACT DEPICTION OF THE RENDITION SHOWN. ANY RELIANCE ON THESE RENDERINGS SHALL BE AT THE USER'S SOLE RISK. ALLIANCE CONSTRUCTION & DESIGN, INC. IS NOT RESPONSIBLE FOR ANY RELIANCE OR MISUSE OF THESE RENDERINGS AND/OR DAMAGES, CLAIMS, LOSSES OR LIABILITY THAT MAY RESULT."



OWNER

OWNER / CONTACT

ADDRESS, CITY, STATE, ZIP

CONTACT NAME

PHONE: #####

CELL: #####

EMAIL: --

GENERAL CONTRACTOR

ALLIANCE CONSTRUCTION & DESIGN

1050 BROADWAY ST.,
WRIGHTSTOWN, WI 54180

PROJECT MANAGER

PHONE: 920-336-3400

CELL: #####

EMAIL: --

ARCHITECT

T.B.D.

ADDRESS, CITY, STATE, ZIP

CONTACT NAME

PHONE: #####

CELL: #####

EMAIL: --

MECHANICAL CONTRACTOR

T.B.D.

ADDRESS, CITY, STATE, ZIP

CONTACT NAME

PHONE: #####

CELL: #####

EMAIL: --

ELECTRICAL CONTRACTOR

T.B.D.

ADDRESS, CITY, STATE, ZIP

CONTACT NAME

PHONE: #####

CELL: #####

EMAIL: --

PLUMBING CONTRACTOR

T.B.D.

ADDRESS, CITY, STATE, ZIP

CONTACT NAME

PHONE: #####

CELL: #####

EMAIL: --

**FIRE PROTECTION
CONTRACTOR**

T.B.D.

ADDRESS, CITY, STATE, ZIP

CONTACT NAME

PHONE: #####

CELL: #####

EMAIL: --

GENERAL SHEET INDEX				
SHEET #	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE	
G000	TITLE SHEET			

SITE SHEET INDEX				
SHEET #	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE	
A050	ARCHITECTURAL SITE PLAN			

ARCHITECTURAL SHEET INDEX				
SHEET #	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE	
A110	FLOOR PLAN			
A200	ELEVATIONS			
A300	BUILDING SECTIONS			

STRUCTURAL SHEET INDEX				
SHEET #	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE	
S100	FOUNDATION PLAN			

Item 4.6.

2009

2024

A

Alliance

CONSTRUCTION & DESIGN

ALLIANCEBUILDS.COM

PHONE: (920)-336-3400 | FAX: (920)-336-3401

1050 BROADWAY ST., WRIGHTSTOWN, WI 54180

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TRANSPORT STORAGE

KAUKAUNA, WISC.

PROJECT #

25-053

PROFESSIONAL SEAL:

#

REVISIONS

#

STAGE

DATE

STATUS:

FOR BIDDING PURPOSES ONLY

SHEET ISSUE DATE:

04/10/2025

CURRENT AS OF:

4/25/2025 11:33:20 AM

DRAWN BY:

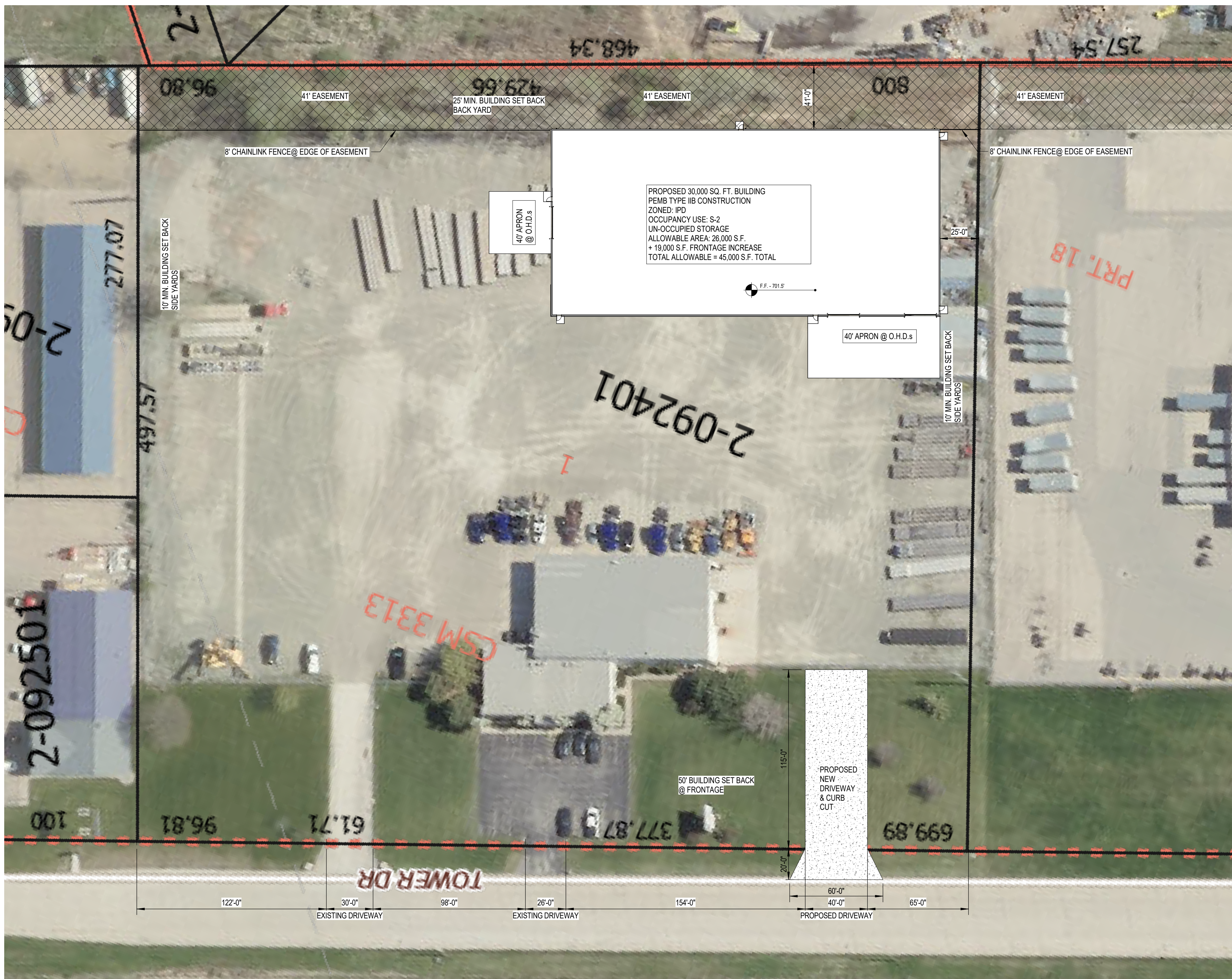
M.J.D.

SCALE:

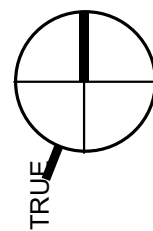
TITLE SHEET

G000

11



3 SITE CONCEPT 1
1" = 40'-0"



GENERAL NOTES

1. PARKING COUNT:
2. VAN ACCESSIBLE PARKING STALL PROVIDED: ONE (1)
3. COORDINATE ALL STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING DISCIPLINES AND ANY ADDITIONAL SUPPORTING DOCUMENTS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.
4. COORDINATE DOWNSPOUT LOCATIONS AND/OR DOWNSPOUT TIE-IN TO STORM SEWER.
5. ALL UTILITY LOCATIONS AND SCOPE OF WORK SHALL BE COORDINATED PRIOR TO START OF CONSTRUCTION.
6. LANDSCAPING SHALL MEET LOCAL MUNICIPALITY REQUIREMENTS.

PLAN KEYNOTES

NO.	DESCRIPTION
-----	-------------

PLAN NOTES- SITE

NOTE NUMBER	NOTE DESCRIPTION
1	enter note
2	enter note

2009



2024

Alliance
CONSTRUCTION & DESIGN

ALLIANCEBUILDS.COM

PHONE: (920)-336-3400 FAX: (920)-336-3401
1050 BROADWAY ST., WRIGHTSTOWN, NJ 07890

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TRANSPORT STORAGE

KAUKAUNA, WISC.

PROJECT # 25-053

PROFESSIONAL SEAL

[illegible]

STATUS:
FOR BIDDING PURPOSES
ONLY

SHEET ISSUE DATE: 03/01/2023

CURRENT AS OF: 4/25/2025 11:33:21 AM

DRAWN BY: M.J.D.

SCALE: As indicated

**ARCHITECTURAL SITE
PLAN**

A050



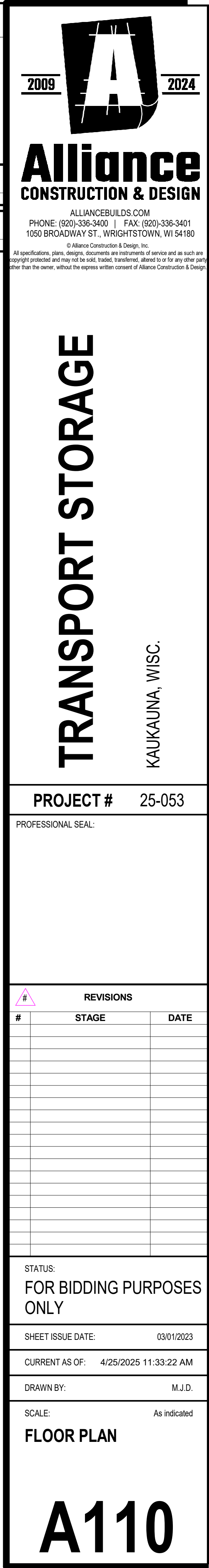
2009 **2024**

Alliance
CONSTRUCTION & DESIGN

ALLIANCEBUILDS.COM

PHONE: (920)-336-3400 | FAX: (920)-336-3401
1050 BROADWAY ST., WRIGHTSTOWN, WI 54180

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$$3/32'' = 1'-0''$$

3/32" = 1'-0'

(2) $3/32'' = 1'-0$

4 $3/32" = 1'-0"$

KEYNOTES	
NO.	DESCRIPTION

TRANSPORT STORAGE

KAUKAUNA, WISC.

PROJECT # 25-053

PROFESSIONAL SEAL:

[illegible]

STATUS:
FOR BIDDING PURPOSES
ONLY

SHEET ISSUE DATE: 03/01/2023

CURRENT AS OF: 4/25/2025 11:33:36 AM

DRAWN BY: M.J.D.

SCALE: $3/32" = 1'-0"$

ELEVATIONS

A200



PROJECT # 25-053

PROFESSIONAL SEAL

[illegible]

STATUS:
FOR BIDDING PURPOSES
ONLY

SHEET ISSUE DATE: 03/01/2023

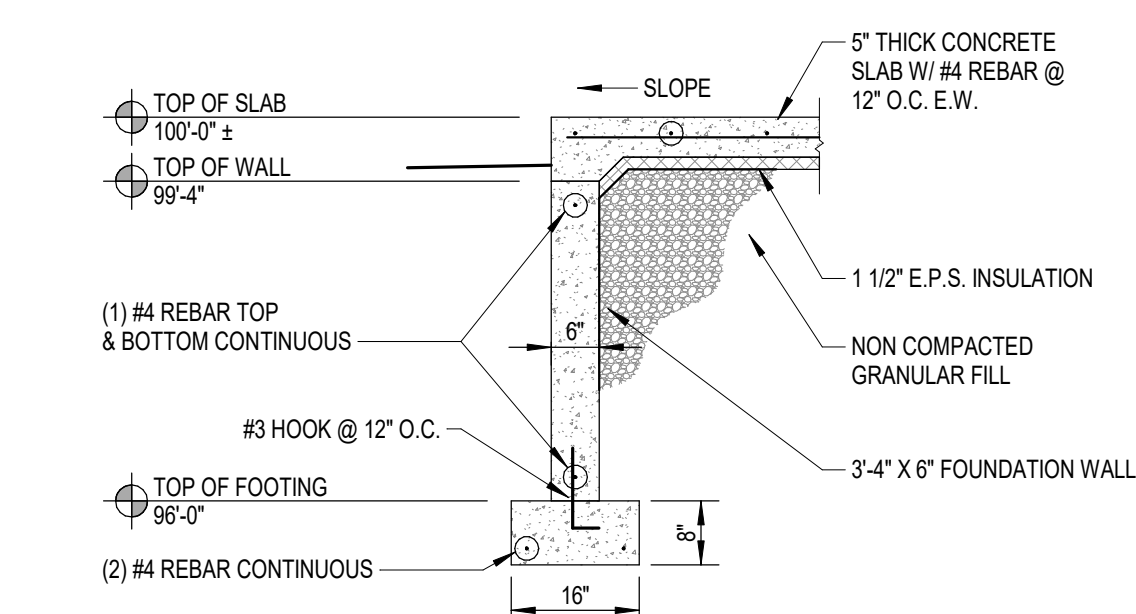
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DRAWN BY: M.J.D.

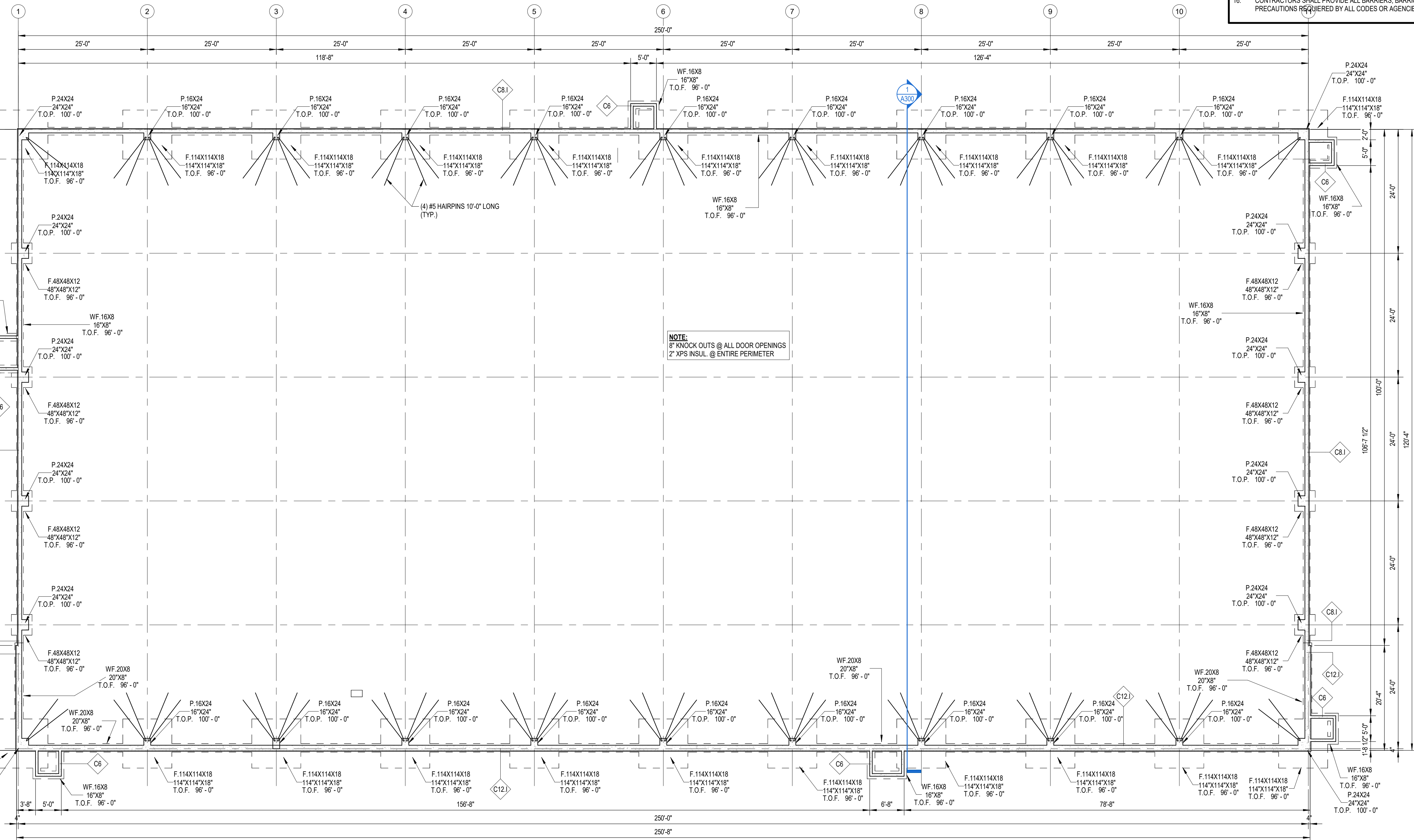
SCALE: As indicated

BUILDING SECTIONS

A300



3 8" PIPE BOLLARD DETAIL



TRUE

GENERAL NOTES

1. ALL CONC. SHALL BE PLACED IN ACCORDANCE w/ CURRENT PUBLICATIONS OF THE PORTLAND CEMENT ASSOCIATION.
2. BEND ALL REINFORCING RODS AROUND ALL CORNERS AND INTO ALL INTERSECTING WALLS.
3. COORDINATE w/ ALL OTHER TRADES FOR THE INSTALLATION OF ALL ANCHORS, SLEEVES, HANGERS, INSERTS OPENINGS & ETC.
4. REINFORCING STEEL SHALL BE ATSM-615 GRADE 60.
5. FABRICATION SHALL BE WITHIN CURRENT SPECIFICATIONS OF THE AMERICAN CONCRETE INSTITUTE.
6. COORDINATE w/ ALL OTHER TRADES LOCATIONS & SIZE OF ALL OPENINGS IN FLOORS, WALLS, CEILINGS, & ROOF, FOR MECH. EQUIP. & ETC.
7. STRUCTURAL STEEL SHALL BE ATSM DES. A36 INACCORDANCE w/ SPECIFICATIONS OF THE AMERICAN INSTITUTE OF STEEL.
8. ALL BOLTS SHALL BE HIGH-STRENGTH ATSM DES A325F.
9. ALL WELDS SHALL BE FULL.
10. ALL STEEL SHALL BE CLEAN, NEW, AND SHOP PRIMED.
11. ALL STEEL SHALL BE ERECTED TRUE AND PLUMB.
12. VERIFY ALL EXISTING CONDITIONS ON JOB SITE BEFORE CONSTRUCTION.
13. ALL BUILDING MATERIALS SHALL BE INSTALLED IN ACCORDANCE w/ MANUFACTURER RECOMENDATIONS & SPECIFICATIONS.
14. CAULK ALL LOCATIONS WHERE DISSIMILAR MATERIALS MEET.
15. CONTRACTORS SHALL LOCATE ALL UTILITIES BEFORE CONSTRUCTION & NOTIFY ARCHITECT & OWNER OF ANY INTERFERENCES.
16. CONTRACTORS SHALL PROVIDE ALL BARRIERS, BARRICADES, FENCES, & SAFETY EQUIP. & PRECAUTIONS REQUIRED BY ALL CODES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT.



KAUKAUNA, WISC.

PROJECT # 25-053

PROFESSIONAL SEAL

[illegible]

STATUS:
FOR BIDDING PURPOSES
ONLY

SHEET ISSUE DATE: 03/01/2023

CURRENT AS OF: 4/25/2025 11:33:39 AM

DRAWN BY: M.J.D.

SCALE: As indicated

FOUNDATION PLAN

\$100



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission
From: David Kittel Director of Planning and Community Development
Date: 5/6/2025
Re: Site Plan Review – 1801 Progress Way (G & G Machine)

Quick Transport is preparing to build a 8,455 square foot addition on to the existing building at 1801 Progress Way. The addition will match the existing façade and blend in to the building. The facility has ample parking currently and additional spaces will not be needed with the addition.

Site Plan Review:

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

All set back requirements are met and all applicable ordinances are being complied with to include zoning requirements and .

Landscape: [17.52 Landscaping Requirements](#)

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

Lighting:

This addition is not adding any lighting.

Stormwater: [22 Stormwater Management](#)

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

Ingress/Egress:

No Concerns noted

Public Safety:

No concerns noted at this time.

Façade: [17.53 Façade Standards](#)

The proposed site elevations meet façade requirements and will match the existing façade on the building.

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**





SHEET INDEX

- C1.0 CONCEPTUAL SITE PLAN
EX1.0 EXISTING FLOOR PLAN
EX2.0 EXISTING ELEVATIONS
A1.0 FLOOR PLAN
A2.0 ELEVATIONS
A3.0 SECTION
S1.0 FOUNDATION PLAN

BUILDING & FIRE AREA
SQUARE FOOTAGES

FLOOR AREAS	EXISTING	ADDITION	SUB-TOTAL
SECOND FLOOR	N/A	N/A	N/A
FIRST FLOOR	30,185 S.F.	8,455 S.F.	38,640 S.F.
CANOPIES (COLUMN SUPPORTED)	1,507 S.F.	N/A	1,507 S.F.
BASEMENT	N/A	N/A	N/A
BUILDING AREA SUB-TOTALS	----- S.F.	8,455 S.F.	40,147 S.F.
MEZZANINES	2,855 S.F.	N/A	2,855 S.F.
FIRE AREA TOTALS	34,547 S.F.	8,455 S.F.	43,002 S.F.

BUILDING CODE ANALYSIS

PROJECT ADDRESS
1801 Progress Way, Kaukauna, WI 54130

APPLICABLE CODES
2015 International Building Code (w/ WI Amendments)
ASHRAE Standard 90.1-2013 or 2015 IECC
2015 IEBC (Level # Alteration)

OCCUPANCY
F-2
Accessory Use
Incidental Use

High-Piled Combustible Storage NO
Hazardous Materials NO
Multiple Control Areas NO

HEIGHT & AREA
Building Height:29'0" Maximum Allowed: 55'-0"
Number of Stories: 1 Maximum Allowed: 2
Total Building Area: 43,002 S.F. Maximum Allowed: ----- S.F.
Total Fire Area: ----- S.F. Maximum Allowed: ----- S.F.
Mixed/Separated Occupancies
Unlimited Area Building YES

CONSTRUCTION TYPE
Construction Classification IIB
Fire Separation Distance 60'+

FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type NONE
Fire Alarm System NO

MEANS OF EGRESS
Occupant Load --
Panic Hardware NO

STRUCTURAL DESIGN
Risk Category II
Design Loads
Roof Live Load 20psf
Walk-on IMP Ceiling Live Load -- psf
Steel Framing
Collateral Load 5psf
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) 4 psf
Exposure Factor (Ce) 1
Thermal Factor (Ct) 1
Wind Loads
Wind Load 115 MPH
Surface Roughness B
Exposure Category B
Earthquake Load Criteria
Soil Site Class D
Ss .063
S1 .042

PLUMBING SYSTEMS
Mens WC Required 2
Womens WC Required 2
Drinking Fountain Required
Other Source YES
Ambulatory Stall Required NO

MECHANICAL SYSTEMS
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU
NO BOILERS OVER 15PSI AND 10 HORSEPOWER

SITE INFORMATION

SITE CONTENT
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.

ZONING
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 ADDITION FOR:

G & G MACHINE

KAUKAUNA,

WISCONSIN



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

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

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

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

www.kellerbuilds.com

PROPOSED ADDITION FOR:

G & G MACHINE

WISCONSIN

KAUKAUNA,

"COPYRIGHT NOTICE"

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REVISIONS

1	10.24.2024	TDP
2	01.28.2025	TDP
3		
4		
5		
6		

PROJECT MANAGER:

G. FRAZER

DESIGNER:

T. TISLAU

INTERIOR DESIGNER:

DRAWN BY:

TDP

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

P24268

CONTRACT NO:

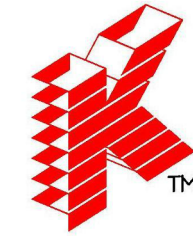
DATE:

10.15.2024

SHEET:

C1.0

PRELIMINARY - NOT FOR CONSTRUCTION



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES

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FAX (920) 766-5004

MADISON

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

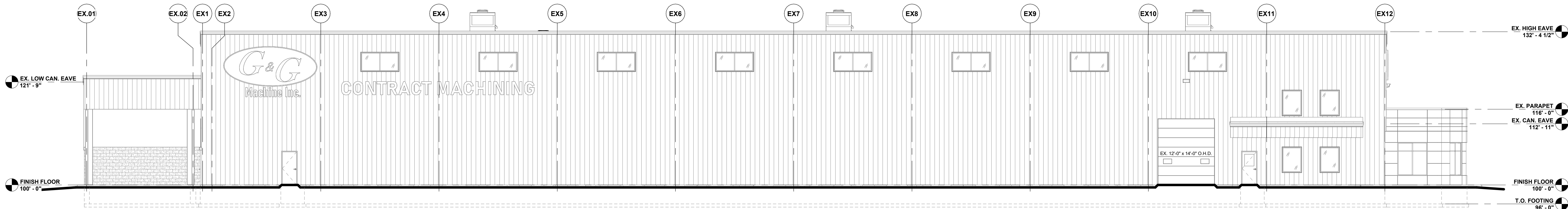
MILWAUKEE

W204 N11509
Coldwater Rd
Germanstown, WI 53022
PHONE (262) 250-9740
FAX (262) 250-9740

WAUSAU

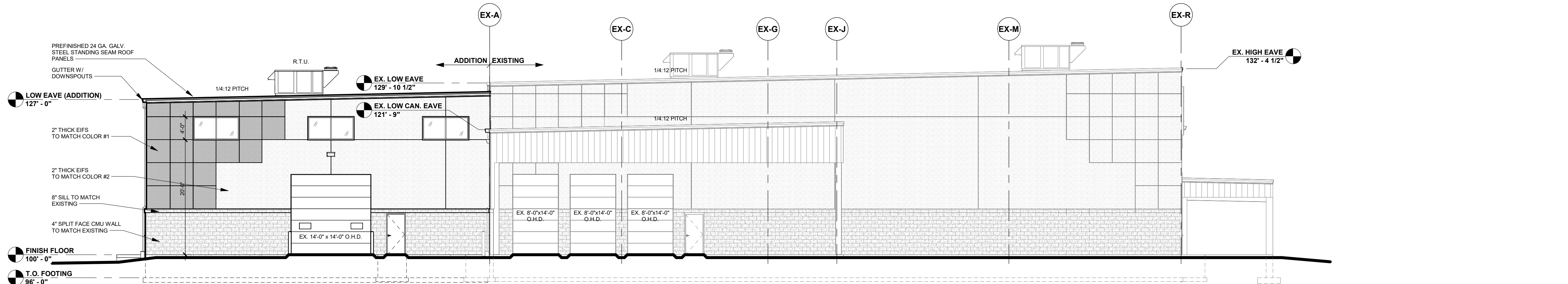
5605 Lila Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com



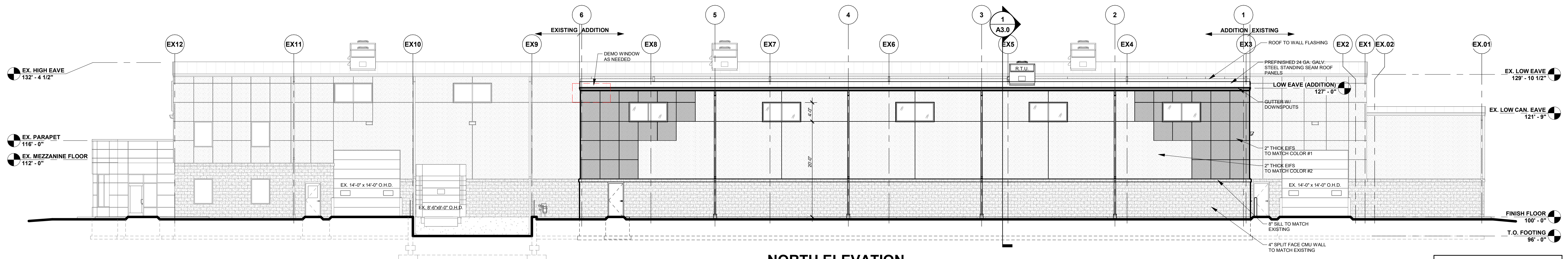
EXISTING SOUTH ELEVATION

3/32" = 1'-0"



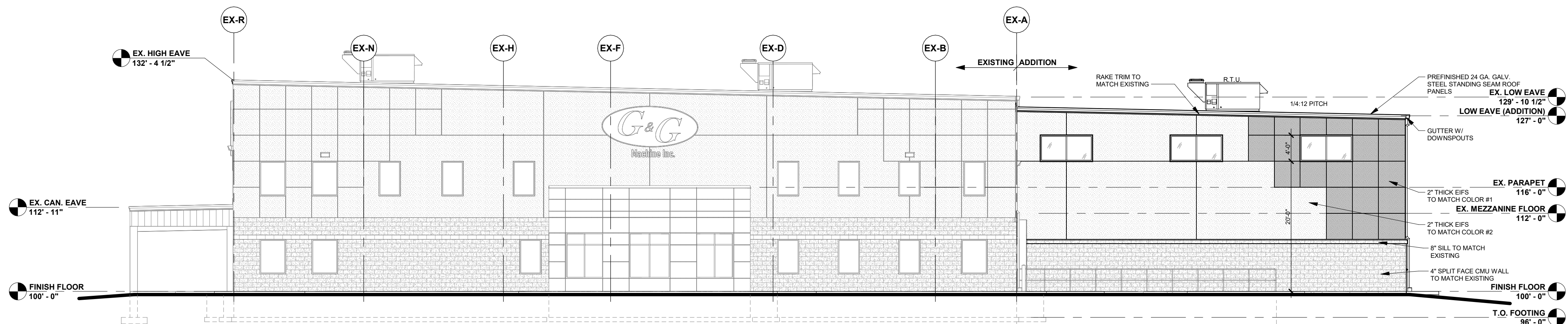
WEST ELEVATION

3/32" = 1'-0"



NORTH ELEVATION

3/32" = 1'-0"



EAST ELEVATION

3/32" = 1'-0"

DOOR & WINDOW VALUES

WINDOWS:	U VALUE	0.4
	SHGC	0.327
	VT	0.6
DOORS:	U VALUE	0.38
	(SWINGING)	
O.H. DOORS:	U VALUE	0.11
	(NON-SWINGING)	
DOORS:	U VALUE	0.--
	(>50% GLAZING)	
	SHGC	0.--
	VT	0.--

PROPOSED ADDITION FOR:

G&G MACHINE

WISCONSIN

KAUKAUNA,

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REVISIONS

1	10.24.2024	TDP
2	01.28.2025	TDP
3		
4		
5		
6		

PROJECT MANAGER:

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DESIGNER:

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INTERIOR DESIGNER:

DRAWN BY:

TDP

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

P24268

CONTRACT NO:

DATE:

10.15.2024

SHEET:

A2.0

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