

PLAN COMMISSION

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



Thursday, March 06, 2025 at 4:00 PM

AGENDA

In-Person in Common Council Chambers, City of Kaukauna

1. Roll Call.
2. Approval of Minutes.
 - a. Approve Minutes from January 9, 2025 Meeting
3. Old Business.
4. New Business.
 - a. Site Plan Review- 1200 Prospect La (Eagle Graphics)
 - b. Site Plan Review-2130 Badger Rd (Precision Scraping)
 - c. Site Plan Review- Water Treatment Plant Pool Hill (Parcel 325021600 & 325021900)
 - d. Site Plan Review-Water treatment plant Riverside Park (Parcel 321002900 & 321056400)
 - e. Site Plan Review-Well 10
 - f. Park Donation-Bench Wolfinger
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.

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



Thursday, January 9, 2024 at 4:00 PM

MINUTES

In-Person

1. Roll Call

Members Present: Brett Jensen, Giovanna Feller, John Neumeier, John Moore, Ken Schoenike, Pennie Thiele, Mayor Tony Penterman

Absent: Michael Avanzi

Other(s) Present: Planning and Community Development Director Dave Kittel, Associate Planner Adrienne Nelson

Thiele made a motion to excuse the absent member. Seconded by Moore. The motion passed unanimously.

2. Approval

a. Approval of minutes from December 19, 2024 meeting.

Moore made motion to amend the minutes to include Schoenike in the list of members present. Seconded by Feller. The motion passed unanimously.

Feller made a motion to approve the minutes from December 19, 2024 as amended. Seconded by Neumeier. The motion passed unanimously.

3. Old business

a. None

4. New business

a. Annexation Petition Review – Parcel 030064701, 030066900, 030064200, 030064600 & 030064700

Director Kittel provided an overview of the Kaukauna Area School District’s proposed annexation of parcels 030064701, 030066900, 030064200, 030064600, and 030064700 (totaling 144.576 acres) from the Town of Buchanan for the creation of a new middle school. The school district has already submitted a petition to the Department of



Administration (DOA). This annexation is in line with the City of Kaukauna's comprehensive plan, and staff recommends approval.

Moore asked for clarification on what the parcels would be zoned after annexation.

Director Kittel explained that all five parcels would immediately be zoned Residential Single-Family (RSF) upon annexation. Although there are plans to rezone sections of these parcels, these plans are currently in development, so staff suggests holding off on rezoning until the plans are finalized. Per the comprehensive plan, most of the land will remain RSF, with some sections being rezoned to Residential Multifamily (RMF) and commercial.

Schoenike asked for clarification on who currently owns these land parcels.

Director Kittel stated that all five land parcels are owned by the school district.

Thiele expressed concern with the lack of upfront planning. She stated that many people are worried about an increase in traffic in an area that already has issues with traffic due to the presence of the high school. Thiele explained that, not only does the current traffic flow cause significant delays, but it also poses safety risks. There is concern by residents that the creation of the new middle school will make the situation worse.

Director Kittel agreed that those were all good points, and that those issues will be addressed over the course of the process. He explained that annexation is the first step in the process, and that it just secures the land for the city. All the other aspects of construction and traffic flow are handled later on. Annexation has more to do with ensuring that the area can be connected to utilities and reached by city services such as EMS, fire, police, etc.

Mayor Penterman pointed out that the city would have less control over how the land was used if it is not annexed into the city.

Director Kittel agreed. He stated that this will allow the city to secure a growth area and help ensure that traffic concerns are addressed.

Neumeier motioned to approve the annexation and to recommend the same to Common Council. Seconded by Moore. Jensen, Feller, Neumeier, Moore, Schoenike, and Penterman voted aye. Thiele voted nay. The motion passed 6-1.

5. Other Business
 - a. None

6. Adjourn

Feller made a motion to adjourn the meeting. Seconded by Jensen. The motion passed unanimously; meeting adjourned at 4:13pm.





MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: City Plan Commission
 From: Adrienne Nelson, Associate Planner
 Date: February 27, 2025
 Re: Site Plan Review – Eagle Graphics; 1200 Prospect Lane

Eagle Graphics is a Kaukauna based promotional marketing company that provides customers with corporate apparel, school and athletic apparel, promotional products, and business printing. This project will add an additional 8,196 square feet of office and production space to their existing building.

Site Plan Review:

The site plan has received approval from the Industrial Park Commission.

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

The Eagle Graphics building is one story; the current height of the building is 23' 4" and the addition will be 22' 6". There are currently 16 off-street parking spaces, and they plan to add an additional 8, bringing the total up to 24. 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 five trees and two 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:

Some trucks may need to back into the property for deliveries with this type of set up.

Public Safety:

No concerns noted 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**





SITE PLAN REVIEW APPLICATION

PROPERTY OWNER	APPLICANT (IF DIFFERENT PARTY THAN OWNER)
Name: Team Eagle	Name: Joe Cahill (Keller Inc)
Mailing Address: 1200 Prospect Lane	Mailing Address: N216 WI-55, Kaukauna, WI 54130
Phone: (920) 759-1092	Phone: (920) 427-4456
Email: jhartzheim@kellerbuilds.com	Email: jcahill@kellerbuilds.com

PROPERTY INFORMATION

Described the Proposed Project in Detail:
8,196 square foot office and production area addition.

Property Parcel (#):
2-0923

Site Address/Location:
1200 Prospect Ln, Kaukauna, WI 54130

Current Zoning and Use:
Industrial

Proposed Zoning and Use:
Industrial

Existing Gross Floor Area of Building: 12790	Proposed Gross Floor Area of Building: 8196
--	---

Existing Building Height: 23' 4"	Proposed Building Height: 22' 6"
--	--

Existing Number of Off-Street Parking Spaces: 16	Proposed Number of Off-Street Parking Spaces: 24
--	--

Existing Impervious Surface Coverage Percentage:	Proposed Impervious Surface Coverage Percentage: 31.3%
--	--

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

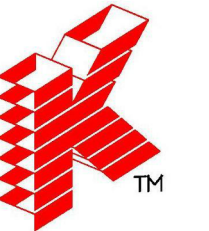
Owner/Agent Signature: *Joe Cahill*

Owner/Agent Name (printed): **Joe Cahill**

CITY OF KAUKAUNA

144 W 2nd Street
Kaukauna, WI 54130

920.766.6300
www.cityofkaukauna.com



Keller

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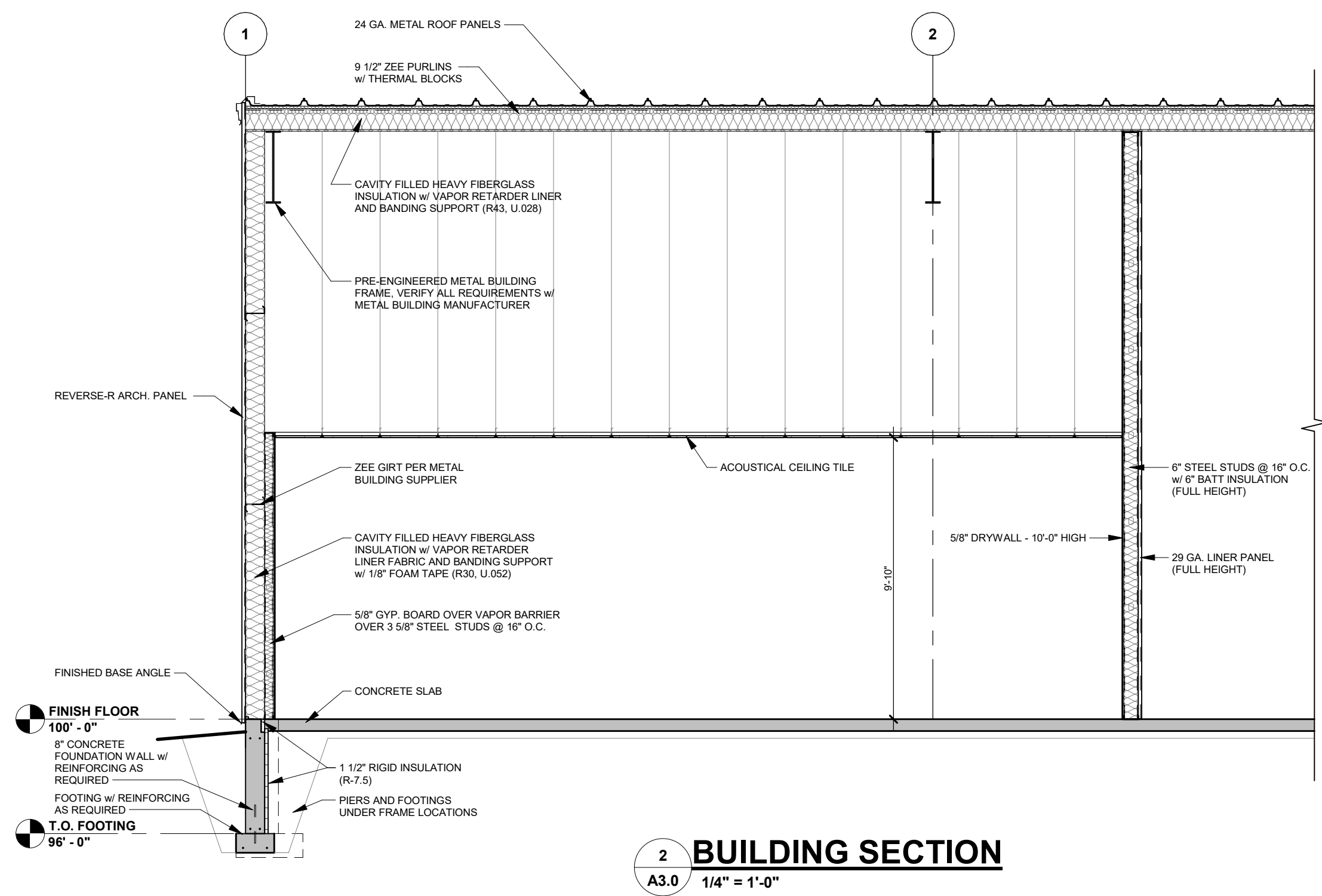
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5605 Libac Ave
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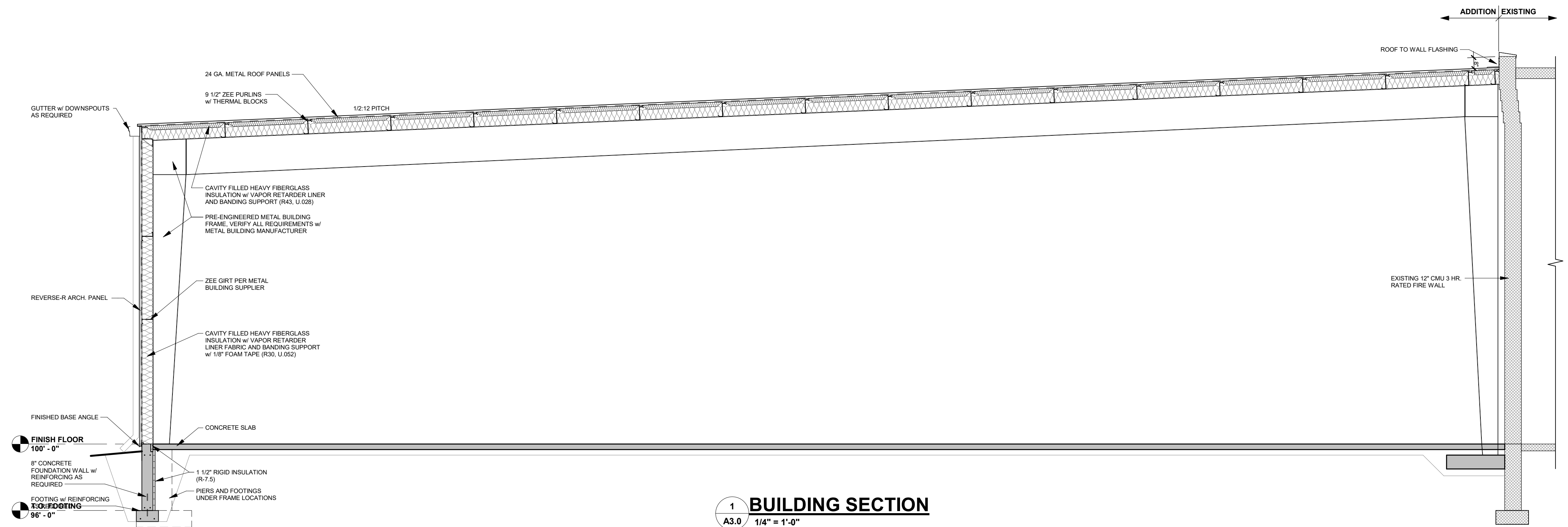
EAGLE GRAPHICS

WISCONSIN
KAUKAUNA,

PROPOSED FOR:



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



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

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REVISIONS

1	08/15/2024	KRW
2	10/14/2024	KRW
3		
4		
5		
6		

PROJECT MANAGER:
D. STUBBS

DESIGNER:
S. KLESSIG

INTERIOR DESIGNER:

DRAWN BY:
KRW

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
P24199

CONTRACT NO:

DATE:
08/01/2024

SHEET:
A3.0

PRELIMINARY - NOT FOR CONSTRUCTION

FOOTING SCHEDULE							
FTG.	FOOTING SIZE	FTG. REINFORCING	HAIRPIN SIZE	PIER SIZE	PIER REINFORCING	ANCHOR BOLTS	REMARKS

GENERAL NOTES
1. ALL SPECIFIED FOOTING REBAR IS IN ADDITION TO LONGITUDINAL REBAR IN ADJACENT CONTINUOUS WALL FOOTING.
2. #4 x 24" x 24" CORNER DOWELS AT 12" O.C. VERTICAL TO PASS THROUGH PIER CAGE.
3. FINAL WALLS, FOOTINGS, & REINFORCING SIZES PER FINAL ENGINEERING.



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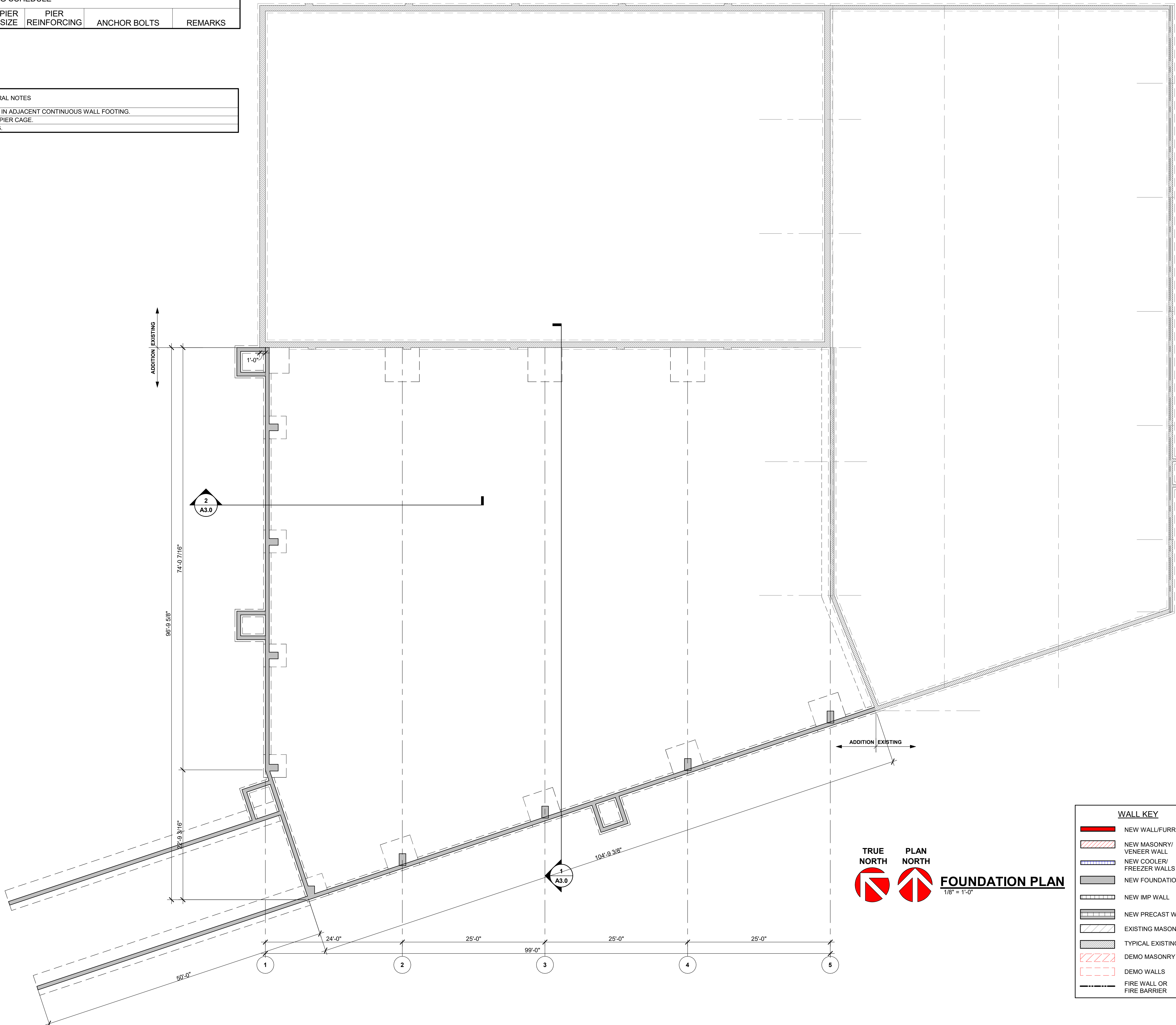
FOX CITIES N216 State Road 55 P.O. Box 620 Kaukauna, WI 54130 PHONE (920) 766-2795 / 1-800-236-2534 FAX (920) 766-5004	MADISON 711 Loka Dr. Sun Prairie, WI 53590 PHONE (608) 318-2336 FAX (608) 318-2337
MILWAUKEE W204 N11509 Coldendale Rd Germantown, WI 53022 PHONE (262) 250-9710 1-800-236-2534 FAX (262) 250-9740	WAUSAU 5605 Liba Ave Wausau, WI 54401 PHONE (715) 849-3141 FAX (715) 849-3181

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PROPOSED FOR:

EAGLE GRAPHICS

KAUKAUNA, WISCONSIN



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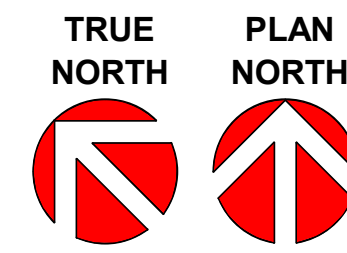
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PROJECT MANAGER: D. STUBBS
DESIGNER: S. KLESSIG
INTERIOR DESIGNER: _____
DRAWN BY: KRW
EXPEDITOR: _____
SUPERVISOR: _____
PRELIMINARY NO: P24199
CONTRACT NO: _____
DATE: 08/01/2024
SHEET: **S1.0**

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



FOUNDATION PLAN
1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION



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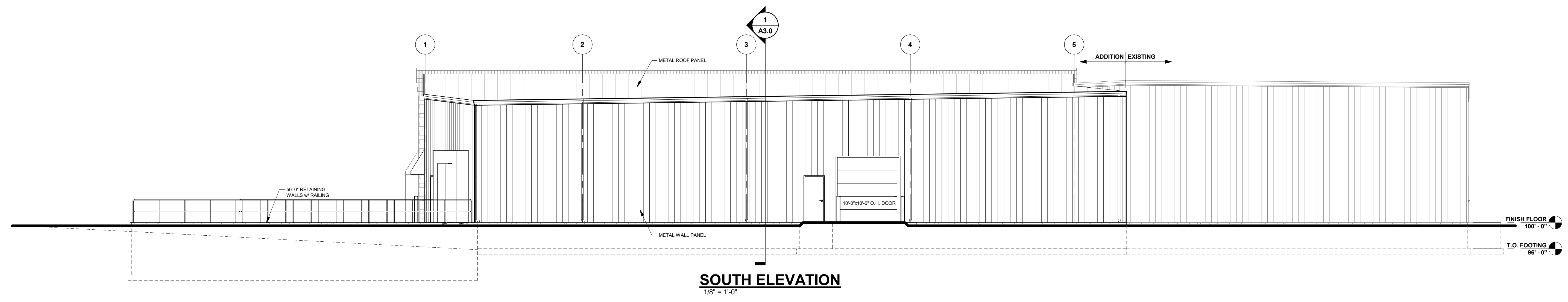
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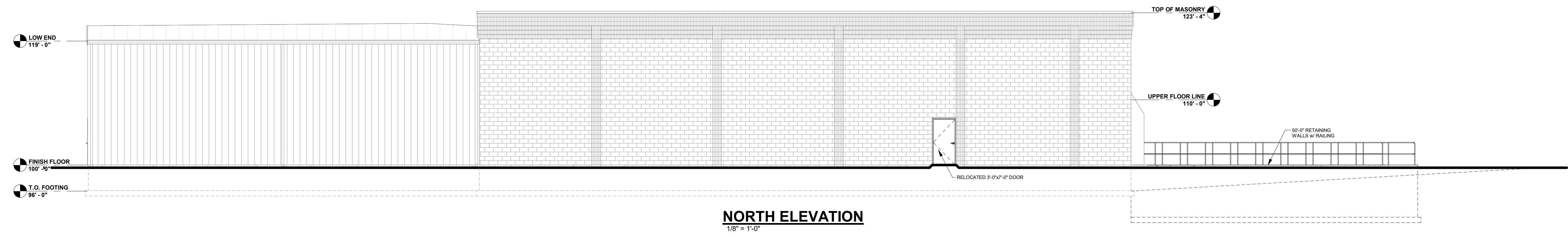
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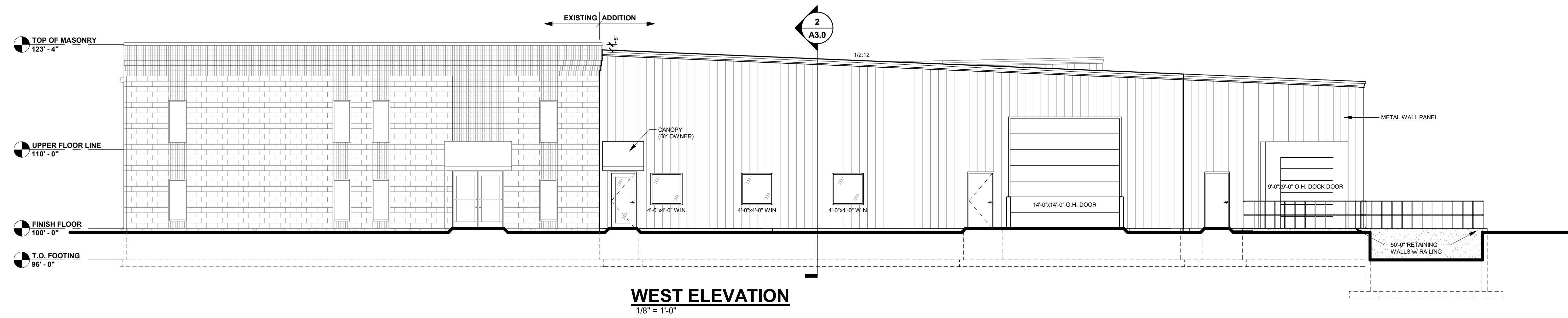
SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

PROPOSED FOR:

EAGLE GRAPHICS

KAUKAUNA, WISCONSIN

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INTERIOR DESIGNER:

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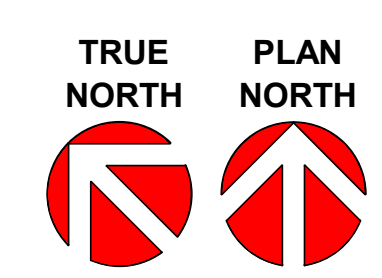
DATE:
08/01/2024

SHEET:
A2.0

DOOR & WINDOW VALUES

WINDOWS:	U VALUE	0.4
	SHGC	0.327
	VT	0.6
DOORS:	U VALUE	0.38
O.H. DOORS:	U VALUE	0.11
(NON-SWIRLING)		
DOORS:	U VALUE	0.701
(>50% GLAZING)	SHGC	0.238
	VT	0.39

PRELIMINARY - NOT FOR CONSTRUCTION



REFLECTED CEILING PLAN
1/8" = 1'-0"

GRID LAYOUT FOR ESTIMATE ONLY.
ATTIC COMPARTMENTALIZATION
REQUIRED FOR NO GREATER THAN 3,000 S.F.

WALL KEY

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- NEW MASONRY/VENER WALL
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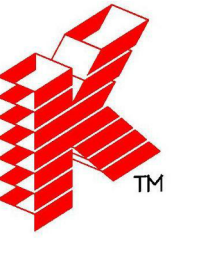
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INTERIOR DESIGNER:

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SUPERVISOR:

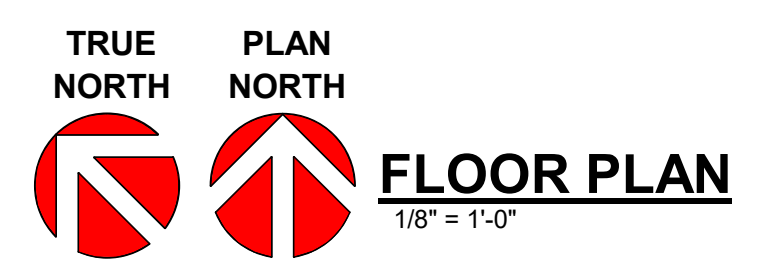
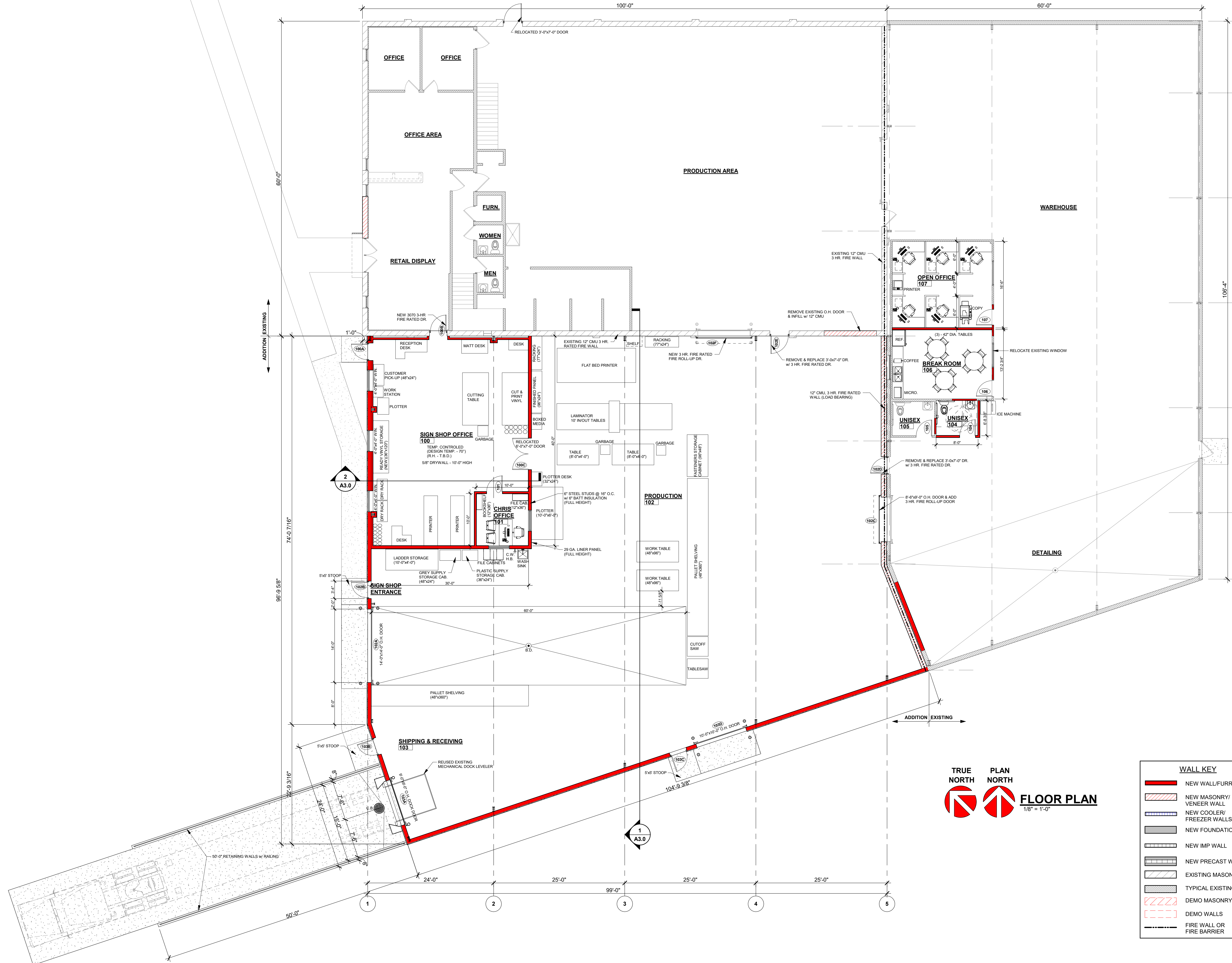
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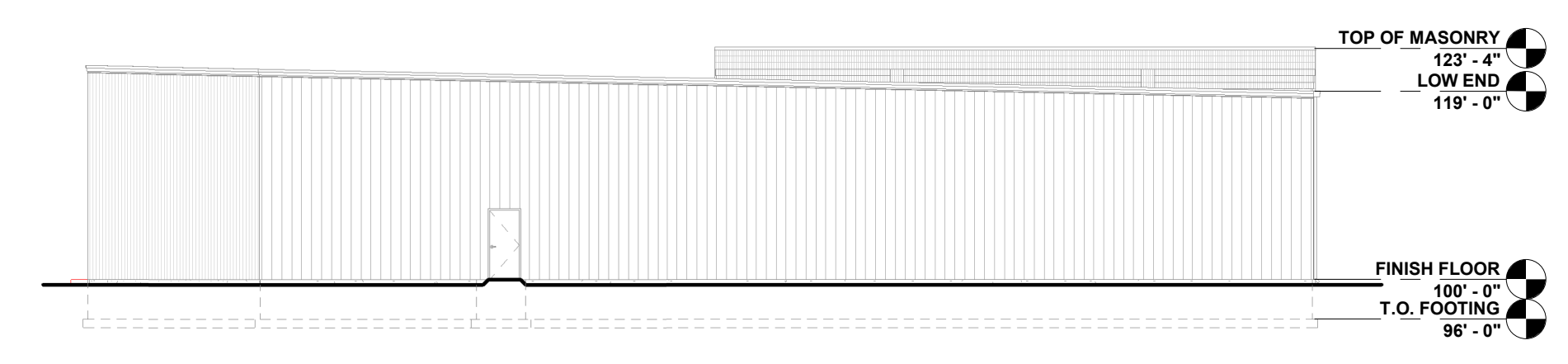
SHEET:
A1.0

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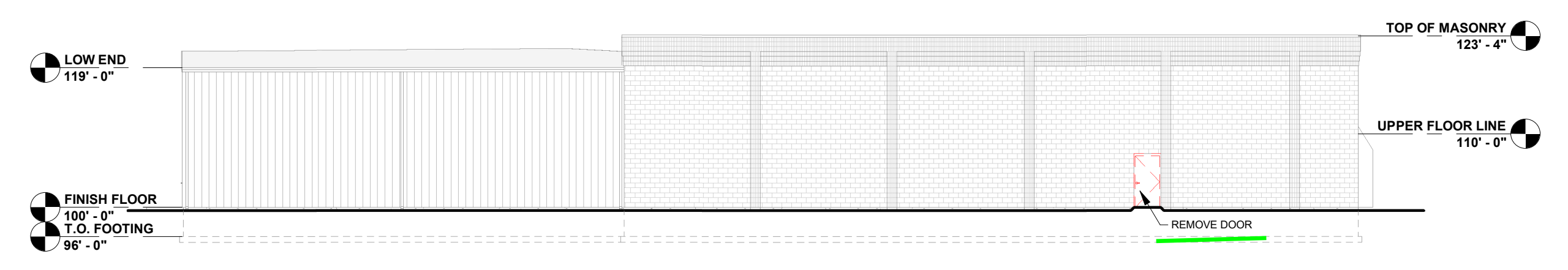


WALL KEY

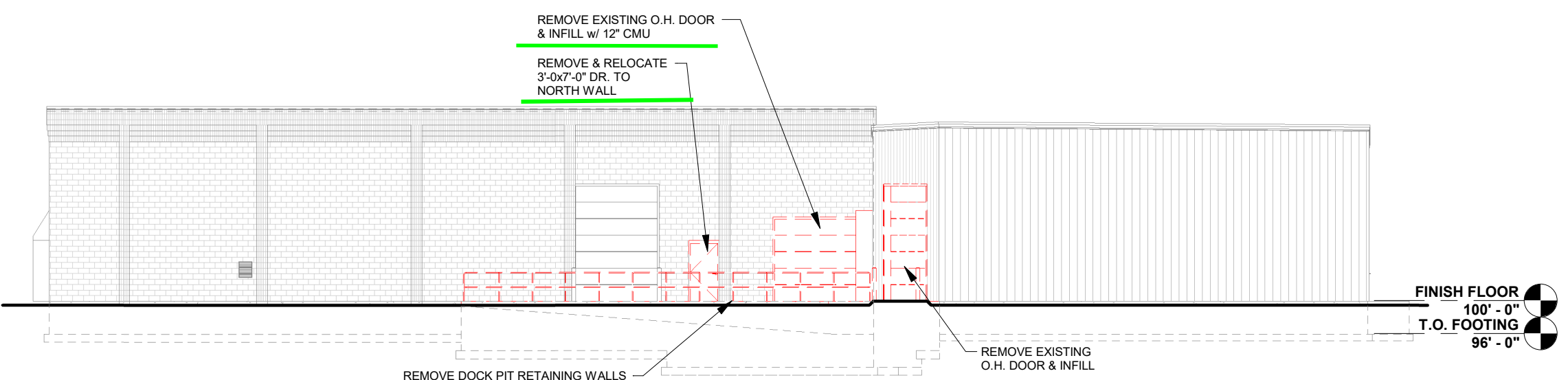
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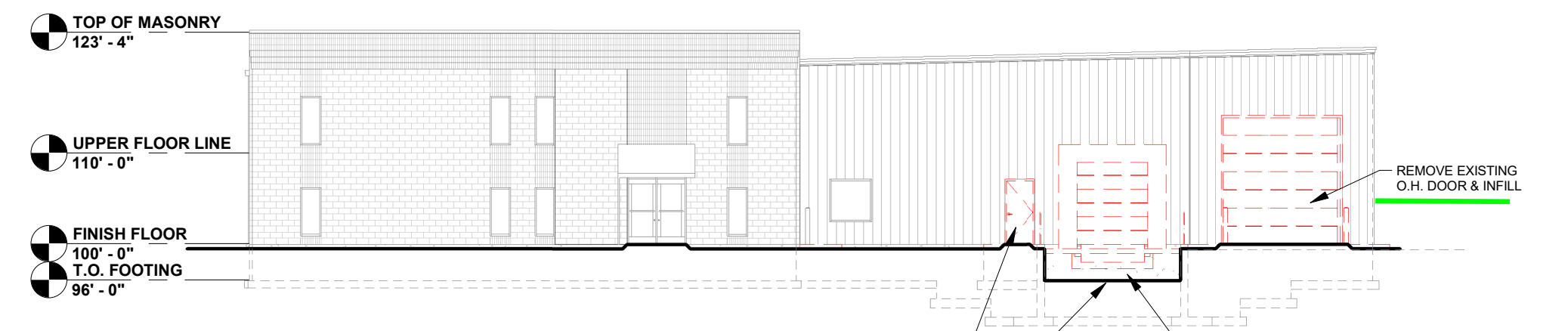
EXISTING EAST ELEVATION
1/16" = 1'-0"



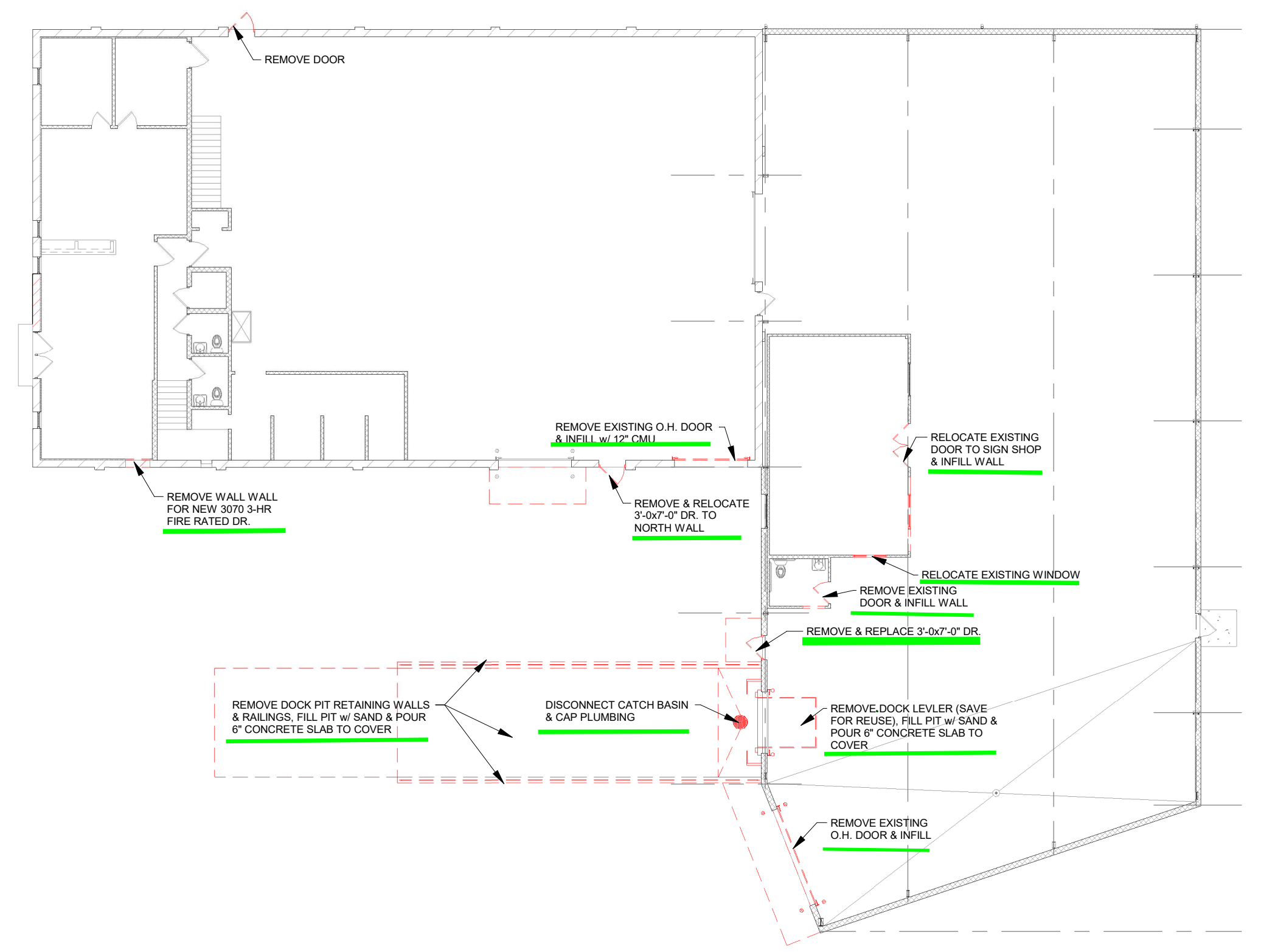
EXISTING NORTH ELEVATION
1/16" = 1'-0"



EXISTING SOUTH ELEVATION
1/16" = 1'-0"



EXISTING WEST ELEVATION
1/16" = 1'-0"



DEMOLITION FLOOR PLAN
1/16" = 1'-0"



EXISTING SITE PLAN
1" = 50'-0"

WALL KEY

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PROPOSED FOR:
EAGLE GRAPHICS
KAUKAUNA, WISCONSIN

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REVISIONS

1	08/15/2024	KRW
2	10/14/2024	KRW
3		
4		
5		
6		

PROJECT MANAGER:
D. STUBBS

DESIGNER:
S. KLESSIG

INTERIOR DESIGNER:

DRAWN BY:
KRW

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
P24199

CONTRACT NO:

DATE:
08/01/2024

SHEET:
EX1.0

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET INDEX

- C1.0 CONCEPTUAL SITE PLAN
- EX1.0 EXISTING/DEMO FLOOR PLANELEVATIONS/SITE PLAN
- A1.0 FLOOR PLAN
- A2.0 ELEVATIONS
- A3.0 SECTIONS
- A7.0 REFLECTED CEILING PLAN
- 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	12,889 S.F.	8,196 S.F.	21,085 S.F.
CANOPIES (COLUMN SUPPORTED)	----- S.F.	----- S.F.	----- S.F.
BASEMENT	----- S.F.	----- S.F.	----- S.F.
BUILDING AREA SUB-TOTALS	12,889 S.F.	8,196 S.F.	21,085 S.F.
MEZZANINES	----- S.F.	----- S.F.	----- S.F.
FIRE AREA TOTALS	----- S.F.	----- S.F.	----- S.F.
REMODEL AREA TOTALS	----- S.F.	---% OF BUILDING AREA	

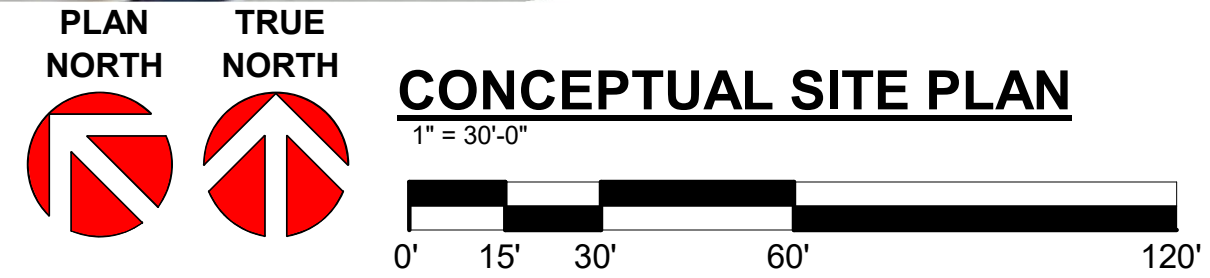
BUILDING CODE ANALYSIS

- PROJECT ADDRESS**
Street, City, State, Zip
- APPLICABLE CODES**
2015 International Building Code (w/ WI Amendments)
ASHRAE Standard 90.1-2013 or 2015 IECC
2015 IEBC (Level # Alteration)
- OCCUPANCY**

Accessory Use
Incidental Use
High-Piled Combustible Storage YES/NO
Hazardous Materials YES/NO
Multiple Control Areas YES/NO
- HEIGHT & AREA**
Building Height: ---" Maximum Allowed: ---"
Number of Stories: -- Maximum Allowed: --
Total Building Area: --- S.F. Maximum Allowed: --- S.F.
Total Fire Area: --- S.F. Maximum Allowed: --- S.F.
Mixed/Separated Occupancies
Unlimited Area Building YES/NO
- CONSTRUCTION TYPE**
Construction Classification -B
Fire Separation Distance ---"
- FIRE PROTECTION SYSTEMS**
Assumed Sprinkler Type ---
Fire Alarm System YES/NO
- MEANS OF EGRESS**
Occupant Load --
Panic Hardware YES/NO
- STRUCTURAL DESIGN**
Risk Category ---
Design Loads
Roof Live Load -- psf
Walk-on IMP Ceiling Live Load -- psf
Steel Framing Collateral Load -- psf
Wood Truss Top Chord Dead Load -- psf
Bottom Chord Load -- psf
Mezzanine/Second Floor/Basement Live Load -- psf
Point Load (Partition) -- psf
Snow Load Criteria
Ground Snow Load (Pg) -- psf
Exposure Factor (Ce) ---
Thermal Factor (Ct) ---
Wind Loads
Wind Load -- MPH
Surface Roughness ---
Exposure Category ---
Earthquake Load Criteria
Soil Site Class ---
Ss ---
S1 ---
- PLUMBING SYSTEMS**
Mens WC Required #
Womens WC Required #
Drinking Fountain Required #
Other Source YES/NO
Ambulatory Stall Required YES/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 | 20,986 S.F. | 25.9% |
| Hard Surface | 25,255 S.F. | 31.3% |
| Green Space | 34,646 S.F. | 42.8% (INCLUDES GRAVEL) |
| Parcel Size (Approx.) | 80,887 S.F. | 1.85 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 |



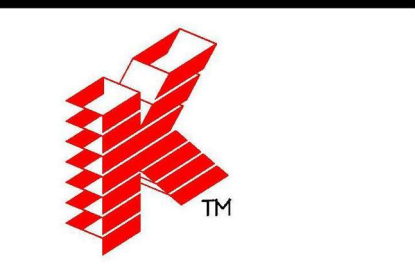
THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. BACKGROUND INFORMATION TAKEN FROM LOCAL GIS DATE. AERIAL IMAGERY AND/OR CLIENT PROVIDED INFORMATION, EASEMENTS, STREAMS AND ROADS ARE APPROXIMATE IN NATURE. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH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

PROPOSED FOR:

EAGLE GRAPHICS

KAUKAUNA,

WISCONSIN



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

MILWAUKEE
W204 N11509
Caledonia Rd
Clermontown, WI 53022
PHONE (262) 250-9710
FAX (262) 250-9740

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

www.kellerbuilds.com

PROPOSED FOR:

EAGLE GRAPHICS

KAUKAUNA, WISCONSIN

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REVISIONS

NO.	DATE	BY
1	08/15/2024	KRW
2	10/14/2024	KRW
3		
4		
5		
6		

PROJECT MANAGER:
D. STUBBS

DESIGNER:
S. KLESSIG

INTERIOR DESIGNER:

DRAWN BY:
KRW

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
P24199

CONTRACT NO:

DATE:
08/01/2024

SHEET:
C1.0

PRELIMINARY - NOT FOR CONSTRUCTION



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: City Plan Commission
 From: Adrienne Nelson, Associate Planner
 Date: February 27, 2025
 Re: Site Plan Review – Precision Scraping & Alignment; 2103 Badger Road

Precision Scraping & Alignment is a machine-tool rebuilding and alignment business. This project will add an additional 5,987 square feet to their existing building.

Site Plan Review:

The site plan has received approval from the Industrial Park Commission.

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

The Precision Scraping & Alignment building is one story. There are currently 45 off-street parking spaces. 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 five trees 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. With the last addition, Precision Scraping & Alignment sized everything to handle the additional stormwater for this addition.

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**





EROSION CONTROL AND STORMWATER MANAGEMENT PERMIT APPLICATION

Applicant Information			
Applicant Name (Indiv. Org. or Entity) Frontier Builders & Consultants, Inc		Authorized Representative Jeff Stodola	Title President
Mailing Address Po Box 860		City Kaukauna	State WI
			Postal Code 54130
E-mail Address team@frontierbuilds.com		Telephone (include area code) (920) 759-5033	Fax (include area code)
Landowner Information (if different than Applicant)			
Name (Organization or Entity) Precision Scraping & Alignment		Contact Person Jesse Effa	Title President
Mailing Address 2103 Badger		City Kaukauna	State WI
			Postal Code 54130
E-mail Address jeffa@precisionscraping.com		Telephone (include area code) (920) 766-7338	Fax (include area code)
Other Contact Information (check one): <input type="checkbox"/> Engineer / Consultant <input type="checkbox"/> Contractor / Builder <input type="checkbox"/> Agent / Other			
Name (Organization or Entity)		Contact Person	Telephone (include area code)
Mailing Address		City	State
			Postal Code
Project or Site Location			
Site Name (Project): Precision Scraping & Alignment		Parcel Numbers: 322091701	
Address / Location: 2103 Badger Road, Kaukauna WI 54130		Plat / CSM / Lot No	
Permit Type & Fees (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 _____ sq.ft. x \$0.0025 / sq.ft. (SM2) = \$ _____			
Base Fee: \$200 (EC1), \$250 (EC2), \$200 (SM1), \$500 (SM2) = \$ _____			
Total Application Fee = \$ _____			
Duration of Land Disturbance _____ 13 _____ weeks x \$25 / week (EC1, EC2) = \$ _____			
Start Date: April 1, 2025		Base Fee: \$250 (EC2), \$500 (SM2) = \$ _____	
End Date: July 1, 2025		Total Inspection Fee = \$ _____	
TOTAL PERMIT FEE (Application Fee + Inspection Fee) = \$ _____			
Certification & Permission			
<p>Certification: 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</p> <p>Permission: 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 <i>Jeff Stodola</i>		Date Signed 2-24-2025	
Landowner Signature (required) <i>Jesse L Effa</i>		Date Signed 2-25-2025	
LEAVE BLANK - FOR MUNICIPAL USE ONLY			
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.



SITE PLAN REVIEW APPLICATION

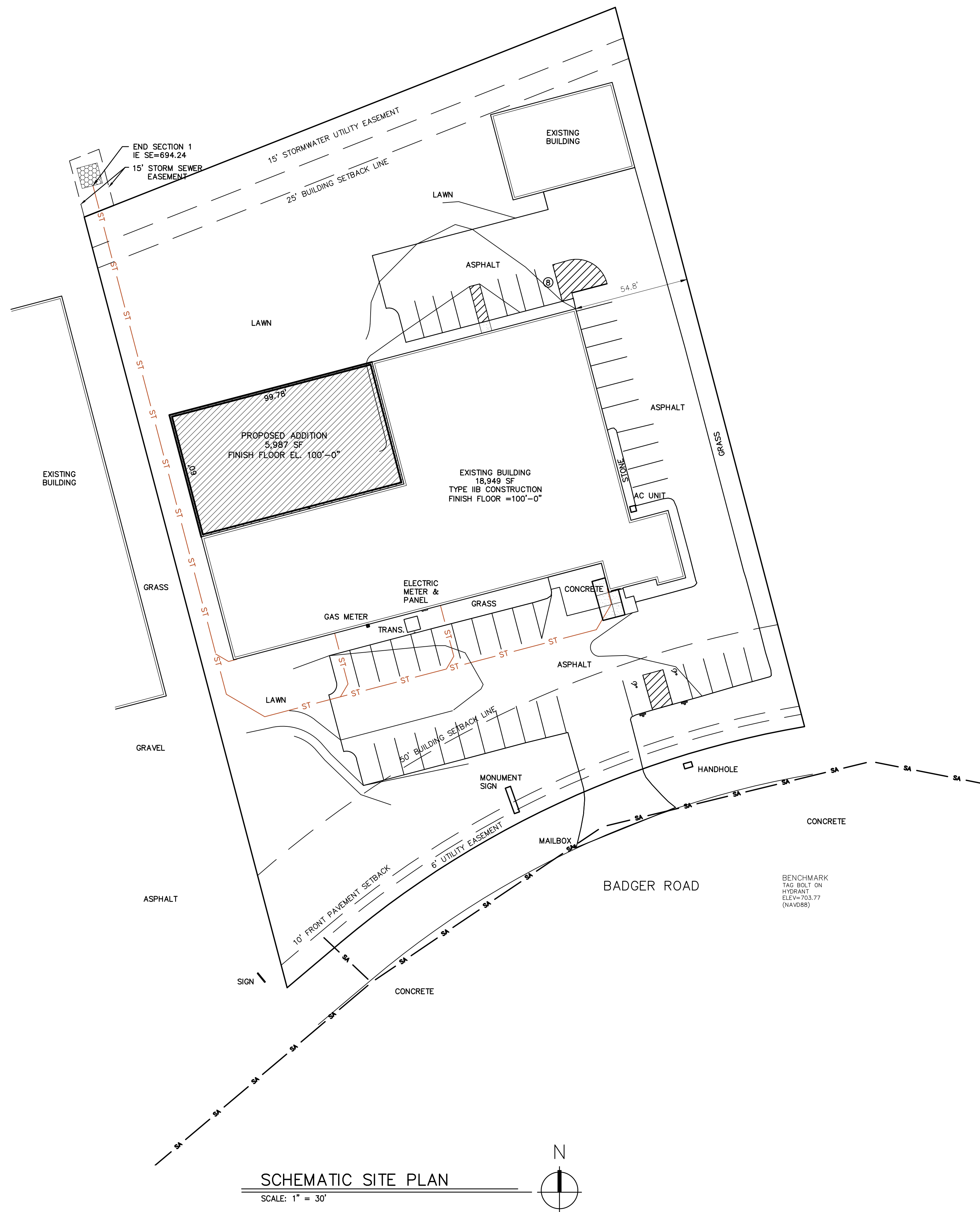
PROPERTY OWNER	APPLICANT (IF DIFFERENT PARTY THAN OWNER)
Name: Precision Scraping & Alignment	Name: Frontier Builders & Consultants Inc - Jeff Stodola
Mailing Address: 2103 Badger, Kaukauna WI 54130	Mailing Address: PO Box 860, Kaukauna WI 54130
Phone: 920 766-7338	Phone: 920 759-5033
Email: jeffa@precisionscraping.com	Email: team@frontierbuilds.com

PROPERTY INFORMATION	
Describe the Proposed Project in Detail: Proposed +/-6,000 sf building addition per attached plan	
Propety Parcel (#):	
Site Address/Location: 2103 Badger Road, Kaukauna WI 54130	
Current Zoning and Use: Industrial Park District-IPD	
Proposed Zoning and Use: IPD	
Existing Gross Floor Area of Building: per attached plan	Proposed Gross Floor Area of Building: per attached plan
Existing Building Height: per attached plan	Proposed Building Height: per attached plan
Existing Number of Off-Street Parking Spaces: per attached plan	Proposed Number of Off-Street Parking Spaces: per attached plan
Existing Impervious Surface Coverage Percentage: per attached plan	Proposed Impervious Surface Coverage Percentage: per attached paln

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

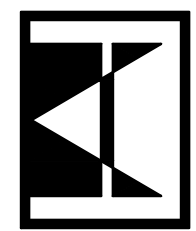
Owner/Agent Signature: *Jeffrey Stodola*

Owner/Agent Name (printed): Jeffrey Stodola



P.O. BOX 860 Kaukauna, WI 54130
 PH (920) 799-5033 (920) 462-4158

HARRIS 2718 NORTH MEADE ST.
 & ASSOCIATES, INC. APPLETON, WI 54911
 CONSULTING ENGINEERS TEL: (920) 733-6377
 AND LAND SURVEYORS FAX: (920) 733-4731



REV. NO.	DESCRIPTION	DATE	BY
1			

PROJECT: PRECISION SCRAPING BUILDING ADDITION
LOCATION: 2103 BADGER ROAD KAUKAUNA, WISCONSIN
DESCRIPTION: SCHEMATIC SITE PLAN

DRAWN BY: CLT
 CHECKED BY:
 DATE: 02-18-25
 SHEET
C1.0
 PROJECT NUMBER
7951

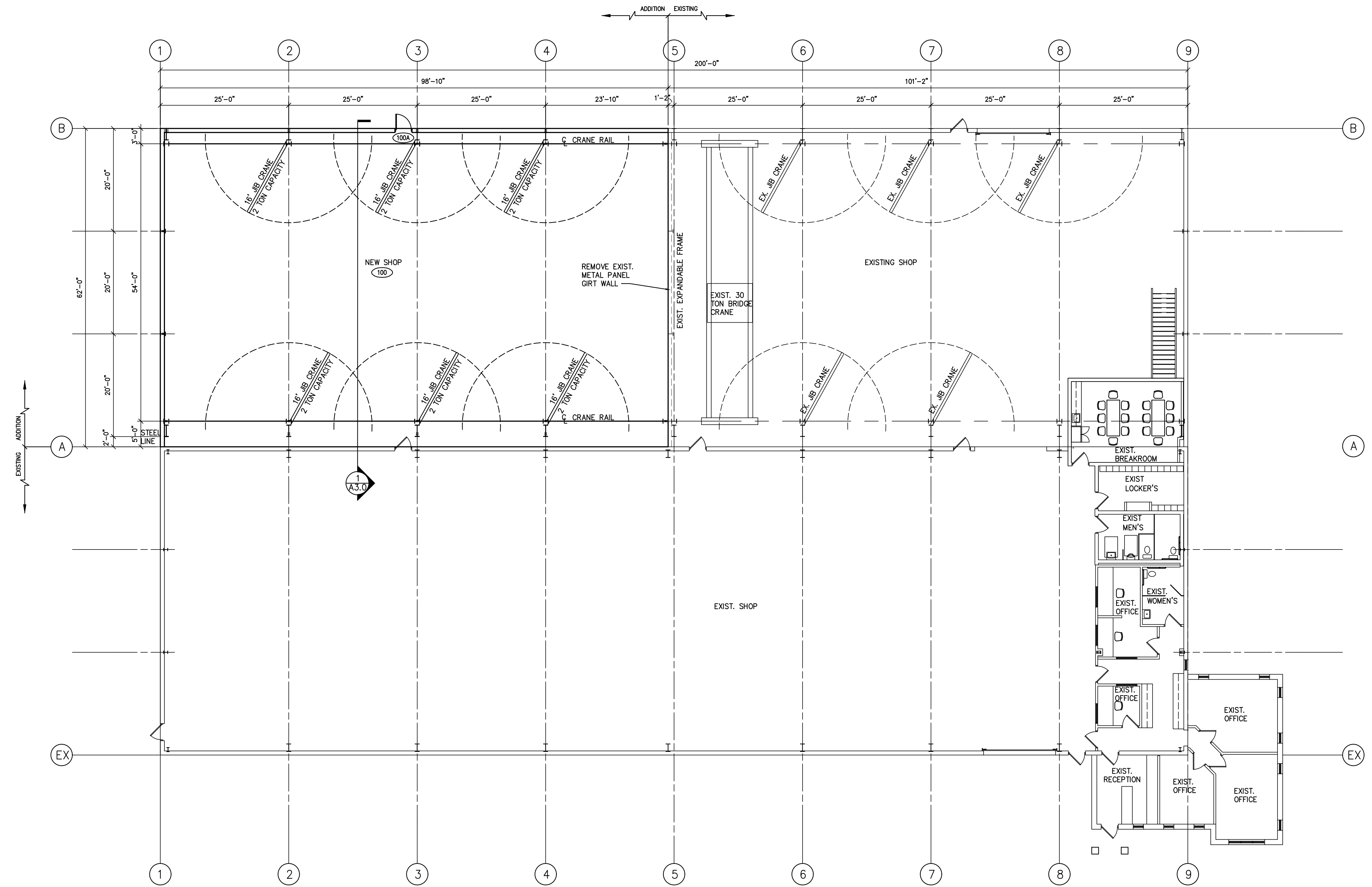


HARRIS
& ASSOCIATES, INC.
CONSULTING ENGINEERS
AND LAND SURVEYORS

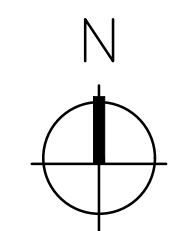
REV. NO.	DESCRIPTION	DATE	BY
A		00-00-00	

PROJECT: PRECISION SCRAPING BUILDING ADDITION
LOCATION: 2103 BADGER ROAD KAUKAUNA, WISCONSIN
DESCRIPTION: OVERALL FLOOR PLAN

PROJECT-NUMBER
7951

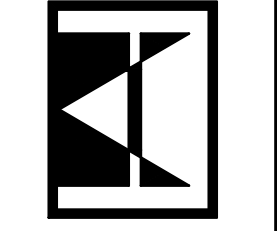


FLOOR PLAN
SCALE: 3/32" = 1'-0"

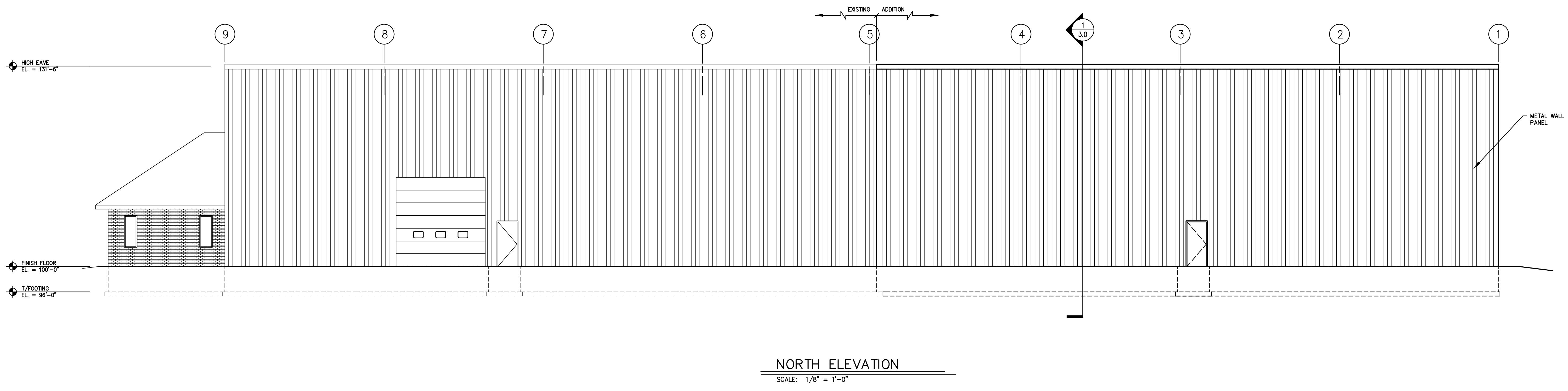
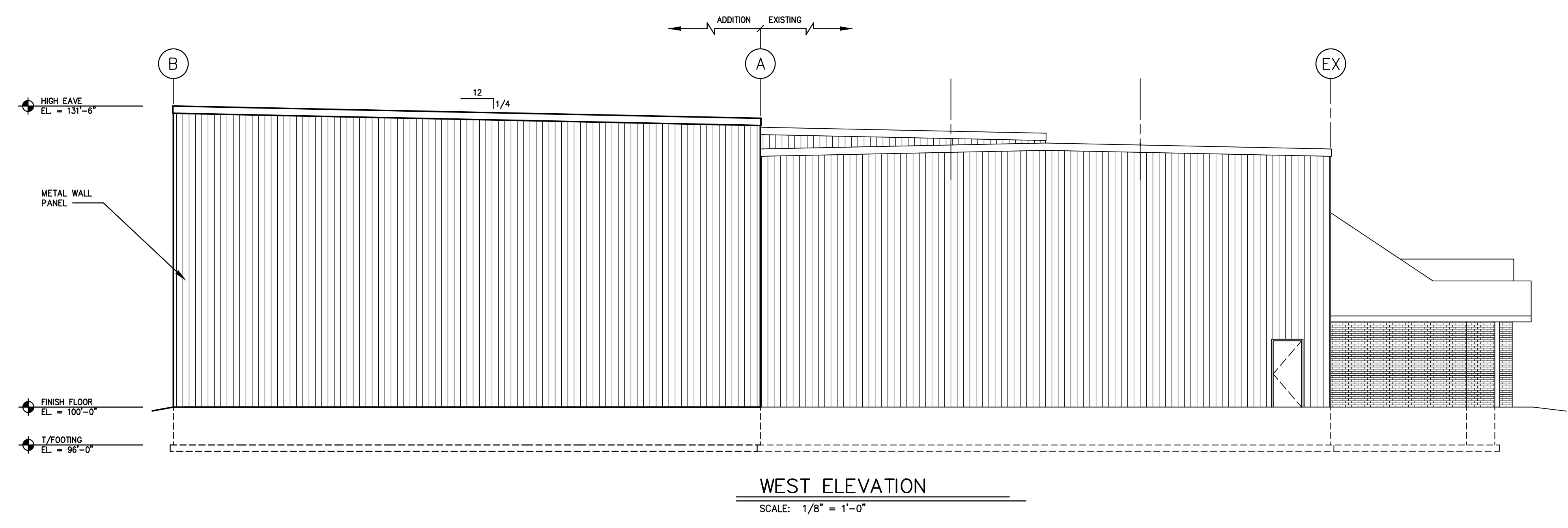




HARRIS
& ASSOCIATES, INC.
CONSULTING ENGINEERS
AND LAND SURVEYORS



2718 NORTH MEDE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731



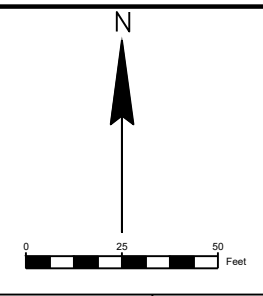
REV. NO.	DESCRIPTION	DATE	BY
A		00-00-00	

PROJECT: PRECISION SCRAPING BUILDING ADDITION
LOCATION: 2103 BADGER ROAD KAUKAUNA, WISCONSIN
DESCRIPTION: OVERALL FLOOR PLAN

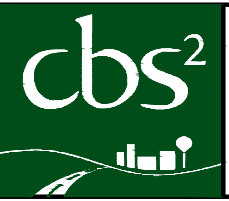
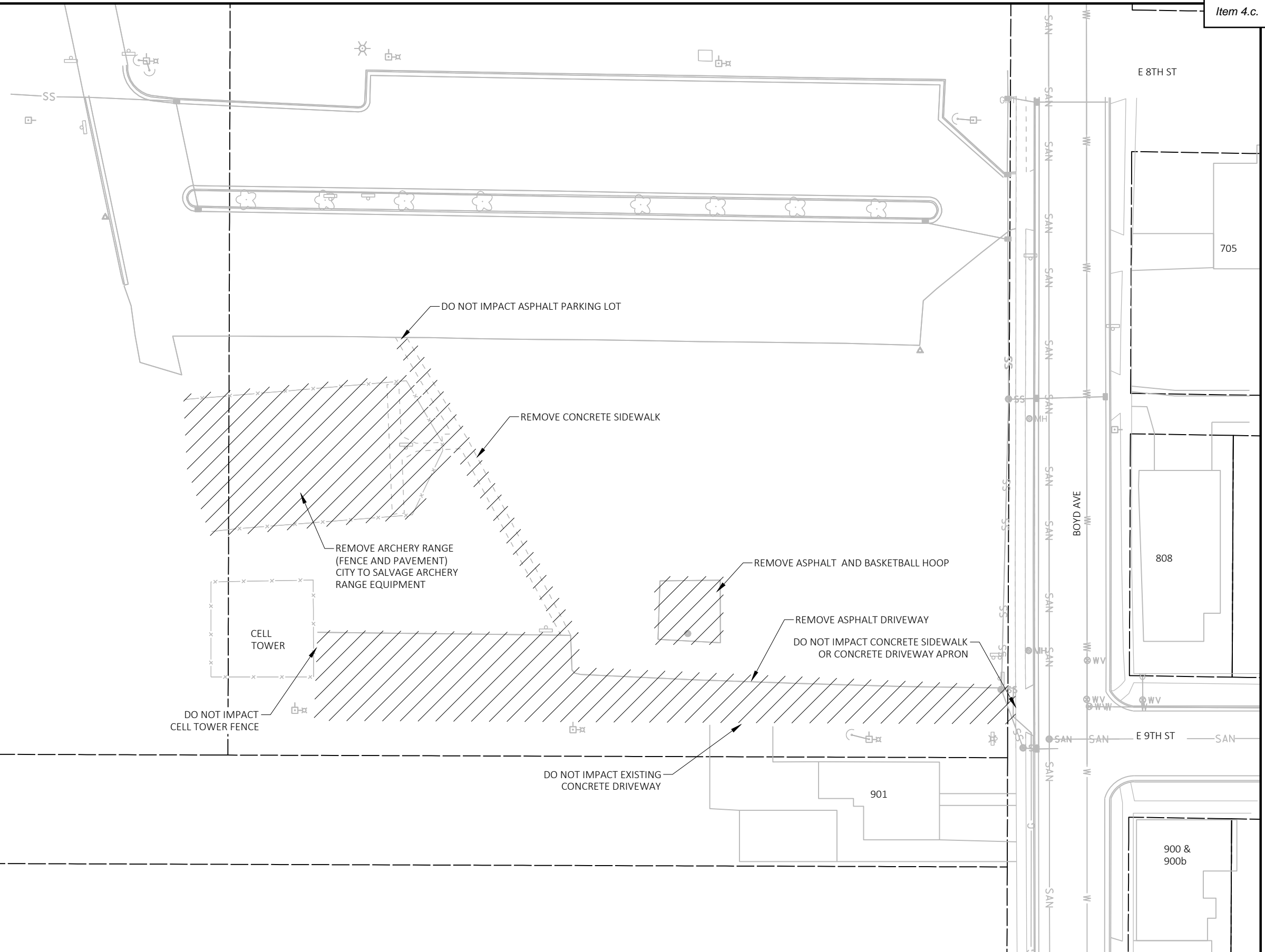
DATE: 02-18-25
 SHEET

A2.0
 PROJECT-NUMBER
 7951

P:\KAUKA\24001 - WATER TREATMENT SYSTEM IMPROVEMENTS\CAD\C3D\MAIN WATER TREATMENT PLANT EXISTING SITE PLAN_C100.DWG



KANKAPOT CREEK



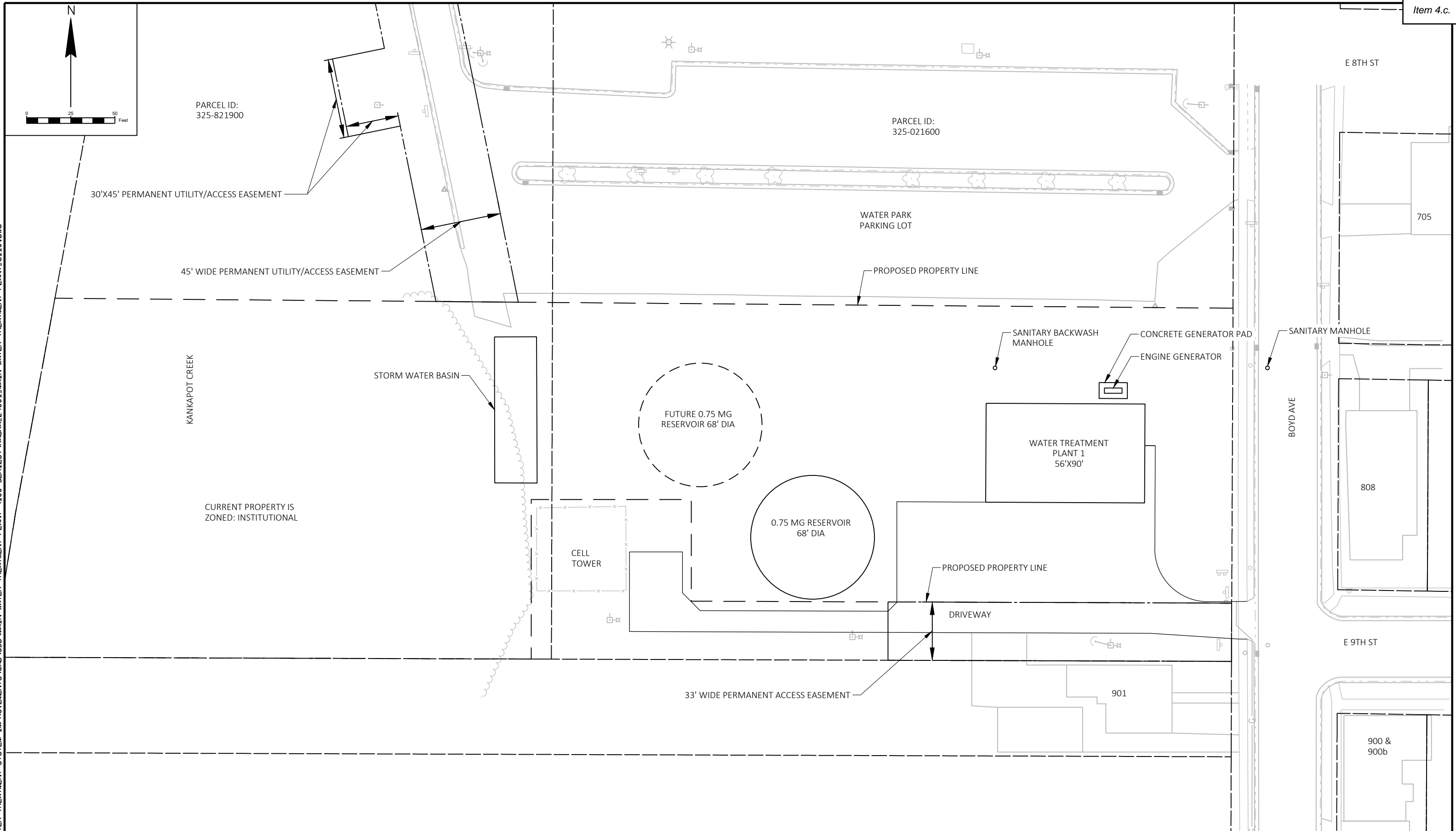
ENGINEERS - SURVEYORS - ARCHITECTS
2500 E. Enterprise Ave., Suite A
Appleton, WI 54913
Phone: 920.574.3135
www.cbssquaredinc.com

DRAWN BY:	JNW	REVISIONS	
DATE:	02/11/2025	DATE:	DESCRIPTION:
CHECKED BY:	JW		
HORIZ. SCALE:	1" = 50'		
VERT. SCALE:	1" = 50'		
PROJECT NO.	KAUKA-24001		

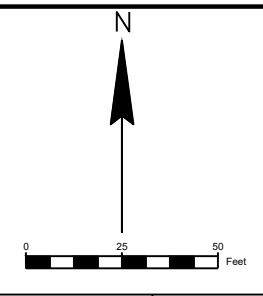
WATER TREATMENT SYSTEM IMPROVEMENTS KAUKAUNA, WI

WATER TREATMENT PLANT 1 DEMOLITION PLAN

SHEET
C102



P:\KAUKA\24001 - WATER TREATMENT SYSTEM IMPROVEMENTS\CAD\C3D\MAIN WATER TREATMENT PLANT_C110.DWG



PARCEL ID:
325-821900

PARCEL ID:
325-021600

30'x45' PERMANENT UTILITY/ACCESS EASEMENT

45' WIDE PERMANENT UTILITY/ACCESS EASEMENT

WATER PARK
PARKING LOT

PROPOSED PROPERTY LINE

KANKAPOT CREEK

STORM WATER BASIN

FUTURE 0.75 MG
RESERVOIR 68' DIA

SANITARY BACKWASH
MANHOLE

CONCRETE GENERATOR PAD
ENGINE GENERATOR

SANITARY MANHOLE

CURRENT PROPERTY IS
ZONED: INSTITUTIONAL

WATER TREATMENT
PLANT 1
56'x90'

0.75 MG RESERVOIR
68' DIA

CELL
TOWER

PROPOSED PROPERTY LINE

DRIVEWAY

BOYD AVE

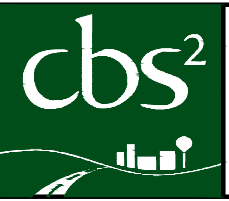
808

E 9TH ST

33' WIDE PERMANENT ACCESS EASEMENT

901

900 &
900b



ENGINEERS - SURVEYORS - ARCHITECTS
2500 E. Enterprise Ave., Suite A
Appleton, WI 54913
Phone: 920.574.3135
www.cbssquaredinc.com

DRAWN BY: JNW		REVISIONS	
DATE:	02/26/2025	DATE:	DESCRIPTION:
CHECKED BY:	JW		
HORIZ. SCALE:	1" = 50'		
VERT. SCALE:	1" = 50'		
PROJECT NO. KAUKA-24001			

WATER TREATMENT SYSTEM IMPROVEMENTS KAUKAUNA, WI

WATER TREATMENT PLANT 1 SITE PLAN

SHEET
C111



P:\KAUKA\24001 - WATER TREATMENT SYSTEM IMPROVEMENTS\CAD\C3D\MAIN WATER TREATMENT PLANT_C110.DWG

cbs²
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 2500 E. Enterprise Ave., Suite A
 Appleton, WI 54913
 Phone: 920.574.3135
 www.cbssquaredinc.com

DRAWN BY: JNW		REVISIONS	
DATE:	02/11/2025	DATE:	DESCRIPTION:
CHECKED BY:	JW		
HORIZ. SCALE:	1" = 50'		
VERT. SCALE:	1" = 50'		
PROJECT NO. KAUKA-24001			

**WATER TREATMENT
 SYSTEM IMPROVEMENTS
 KAUKAUNA, WI**

**WATER TREATMENT PLANT 1 SITE
 PLAN (AERIAL)**

SHEET
C112









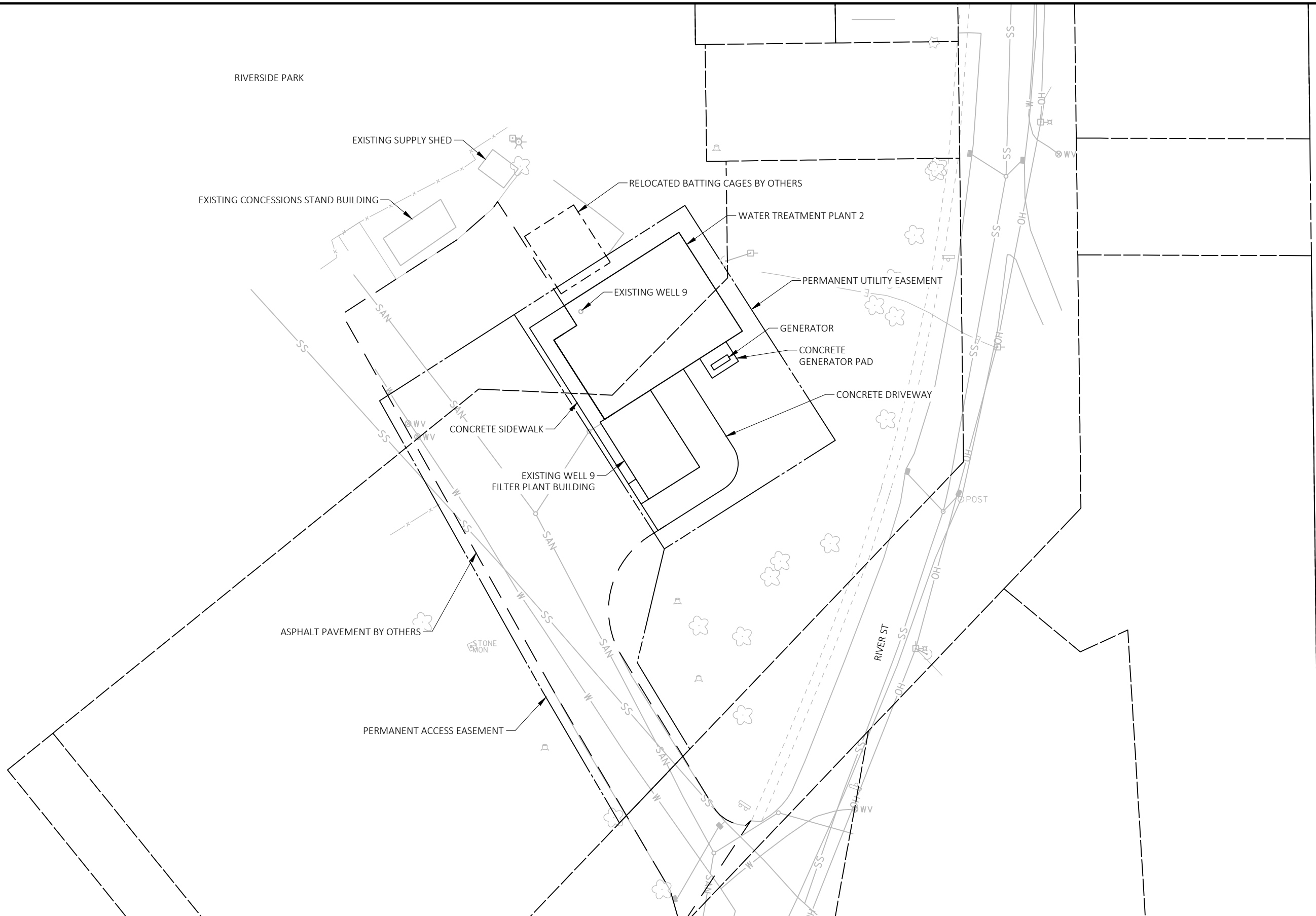
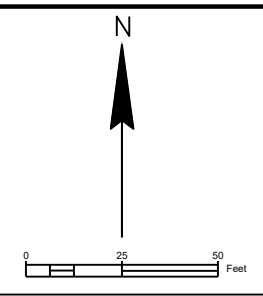












P:\KAUKA\24001 - WATER TREATMENT SYSTEM IMPROVEMENTS\CAD\C3D\WELL_9 (200 SERIES)\KAUKA_24001_WATER TREATMENT PLANT 2_PROPOSED SITE_PLAN.210.DWG

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 2500 E. Enterprise Ave., Suite A
 Appleton, WI 54913
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DATE:	02/11/2025	DATE:	DESCRIPTION:
CHECKED BY:	JW		
HORIZ. SCALE:	1" = 50'		
VERT. SCALE:	1" = 50'		
PROJECT NO. KAUKA-24001			

**WATER TREATMENT
 SYSTEM IMPROVEMENTS
 KAUKAUNA, WI**

**WATER TREATMENT PLANT 2 SITE
 PLAN**

SHEET
C211



P:\KAUKA\24001 - WATER TREATMENT SYSTEM IMPROVEMENTS\CAD\C3D\WELL_9 (200 SERIES)\KAUKA_24001_WATER TREATMENT PLANT 2_PROPOSED SITE PLAN_210.DWG

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 Appleton, WI 54913
 Phone: 920.574.3135
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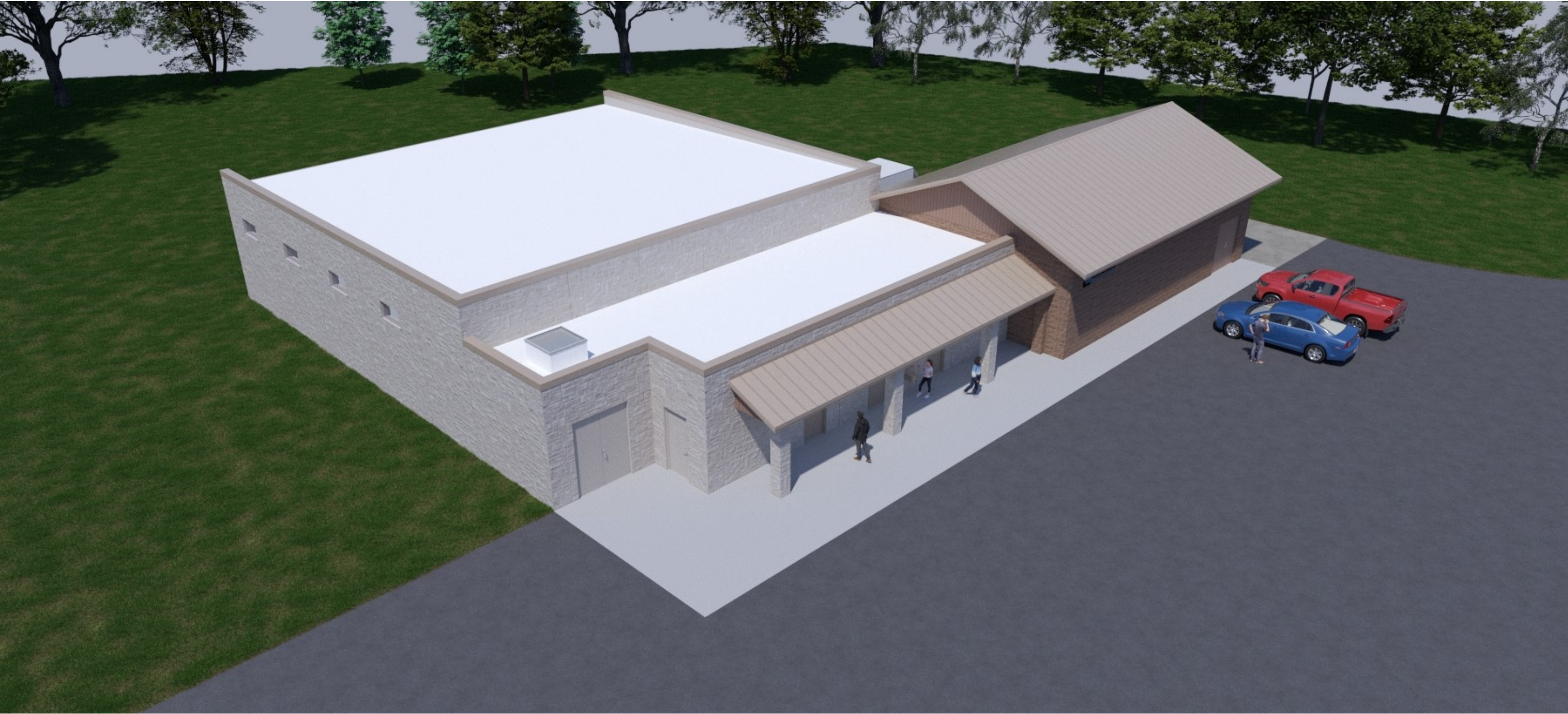
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DATE:	02/11/2025	DATE:	DESCRIPTION:
CHECKED BY:	JW		
HORIZ. SCALE:	1" = 50'		
VERT. SCALE:	1" = 50'		
PROJECT NO. KAUKA-24001			

**WATER TREATMENT
 SYSTEM IMPROVEMENTS
 KAUKAUNA, WI**

**WATER TREATMENT PLANT 2 SITE
 PLAN WITH AERIAL**





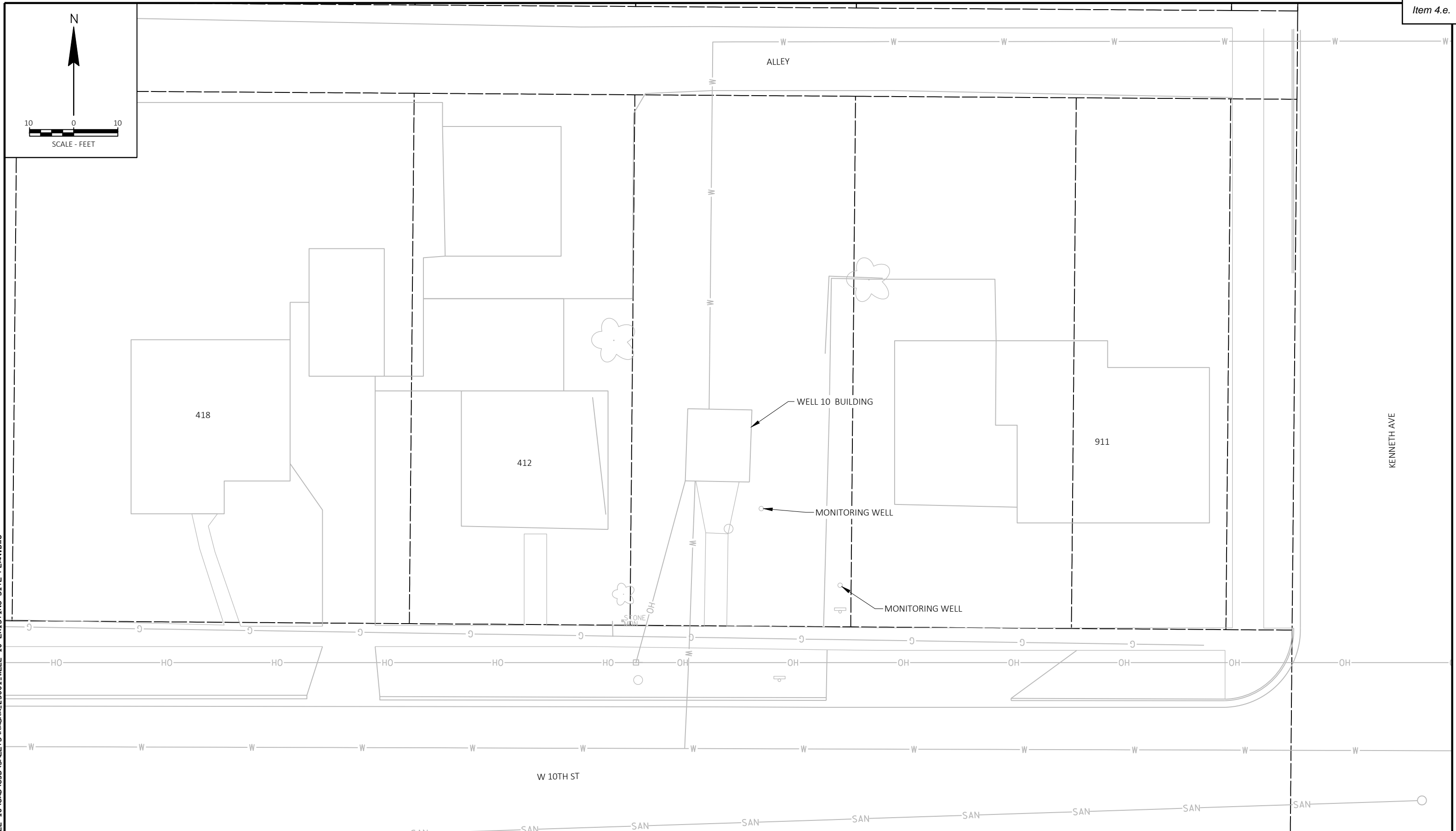
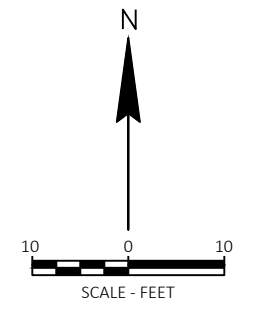












P:\KAUKA\25001 - WELL 10\CAD\3D\SHEETS\KAUKA_25001_WELL_10_EXISTING_SITE_PLAN.DWG

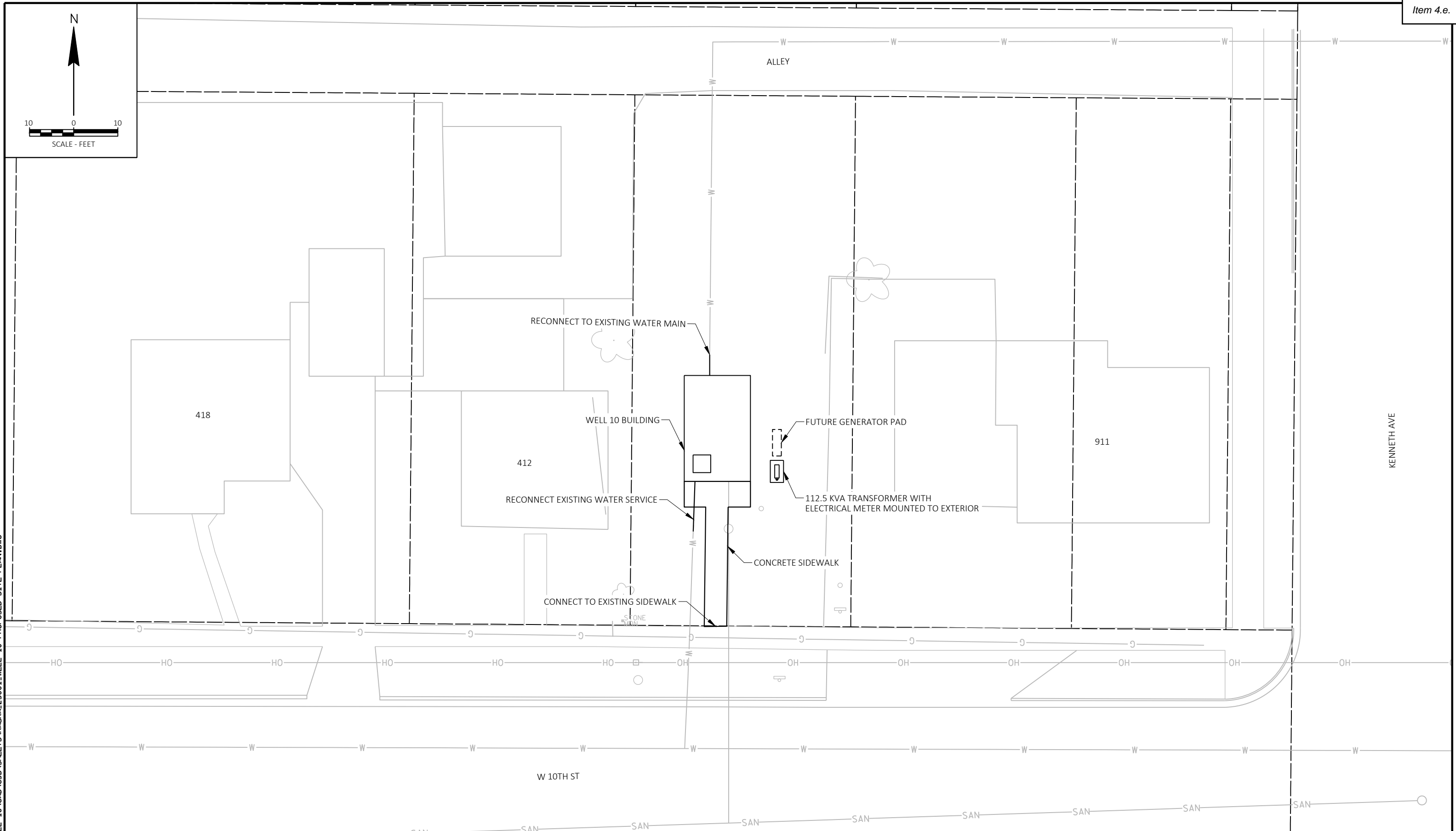
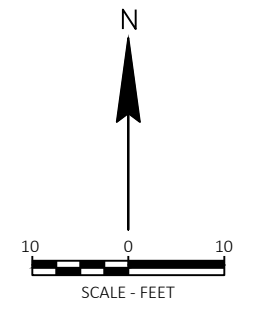
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 Appleton, WI 54913
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DRAWN BY: JNW		REVISIONS	
DATE:	02/13/2025	DATE:	DESCRIPTION:
CHECKED BY:	JW		
HORIZ. SCALE:	1" = 20'		
VERT. SCALE:	1" = 20'		
PROJECT NO.	KAUKA25001		

**WELL HOUSE #10
 KAUKAUNA UTILITIES
 KAUKAUNA, WI**

EXISTING SITE PLAN

SHEET
P101



P:\KAUKA\25001 - WELL 10\CAD\C3D\SHEETS\KAUKA.25001.WELL 10 PROPOSED SITE PLAN.DWG

ENGINEERS - SURVEYORS - ARCHITECTS
 2500 E. Enterprise Ave., Suite A
 Appleton, WI 54913
 Phone: 920.574.3135
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DRAWN BY: JNW		REVISIONS	
DATE:	02/13/2025	DATE:	DESCRIPTION:
CHECKED BY:	JW		
HORIZ. SCALE:	1" = 20'		
VERT. SCALE:	1" = 20'		
PROJECT NO. KAUKA25001			

**WELL HOUSE #10
 KAUKAUNA UTILITIES
 KAUKAUNA, WI**

SITE PLAN

SHEET
P111











MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Plan Commission
From: Adrienne Nelson, Associate Planner
Date: March 3, 2025
Re: Park Donation Application Review - Bench

A park bench donation application has been submitted by Lisa Wolfinger, to be installed at Hydro Park, in memory of Patricia and Gerald Arnoldussen. This bench would be in the City of Kaukauna’s standard bench style and would include a plaque, which would read as follows:

“In memory of Patricia & Gerald Arnoldussen”

Staff Recommendation

Staff recommend approval of the park bench donation for Lisa Wolfinger in memory of Patricia and Gerald Arnoldussen. Staff will work with the donor to finalize the location of the bench.

