



## SITE PLAN REVIEW APPLICATION

PROPERTY OWNER	APPLICANT (IF DIFFERENT PARTY THAN OWNER)
Name: KCS Real Estate Ventures, LLC	Name: Holland Cold Storage
Mailing Address: 3600 Electric City Blvd.	Mailing Address: 3600 Electric City Blvd.
Phone: [REDACTED]	Phone: [REDACTED]
Email: [REDACTED]	Email: [REDACTED]

PROPERTY INFORMATION	
Describe the Proposed Project in Detail:  Phase 2 - 1 additional commercial building with parking.	
Property Parcel (#):  322112801	
Site Address/Location:  3600 Electric City Blvd, Kaukauna, WI 54130	
Current Zoning and Use:  IND	
Proposed Zoning and Use:  IND - Warehousing	
Existing Gross Floor Area of Building:  sq ft	Proposed Gross Floor Area of Building:  28,340 sq ft
Existing Building Height:  24' eave height	Proposed Building Height:  Match (24' eave height)
Existing Number of Off-Street Parking Spaces:  77	Proposed Number of Off-Street Parking Spaces:  0
Existing Impervious Surface Coverage Percentage:	Proposed Impervious Surface Coverage Percentage:  4

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: Michele Bowers

Owner/Agent Name (printed): Michele Bowers

## **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](mailto: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. 2<sup>nd</sup> Street, Kaukauna, WI 54130