



PROJECT INFORMATION

PROJECT DESCRIPTION  
102' X 121' (12,342 S.F.)  
BUILDING ADDITION

OWNER  
BASSETT KAUKAUNA LLC  
1215 E HYLAND AVE.  
KAUKAUNA, WI 54130  
CONTACT: ADAM KLOEHN  
920-462-1850

PARCEL NOS.  
322073100

LEGAL DESCRIPTION  
PART LOT 1, CERTIFIED SURVEY MAP NO.  
3651, CITY OF KAUKAUNA, OUTAGAMIE  
COUNTY, WISCONSIN

LOT SIZE  
896,127 S.F. (20.57 AC)

PARCEL ZONING  
INDUSTRIAL PARK DISTRICT (IPD)

ZONING ORDINANCE SETBACKS  
FRONT YARD SETBACK: 50'  
SIDE YARD SETBACK: 10' (30' AGGREGATE)  
REAR YARD SETBACK: 25'

PROPOSED USES  
SHOP & OFFICE SPACE FOR A  
MECHANICAL CONTRACTING BUSINESS

LOT COVERAGE (PER AIR PHOTOS)

	EXISTING	CHANGE	NEW TOTAL	% OF SITE
BUILDINGS	265,350 S.F.	+12,342 S.F.	277,692 S.F.	31%
PAVEMENT/CONCRETE	497,355 S.F.	-12,342 S.F.	485,013 S.F.	54.1%
IMPERVIOUS	762,705 S.F.	+0.00 S.F.	762,705 S.F.	85.1%
OPEN SPACE	133,422 S.F.	-0.00 S.F.	133,422 S.F.	14.9%
TOTAL	896,127 S.F.	0 S.F.	896,127 S.F.	100%

PARKING

EXISTING: 336 SPACES ±  
PROPOSED: 336 SPACES ± (NO CHANGE)

INDEX

- C1.1 - Site Plan
- C1.2 - Drainage - Grading - Erosion Control Plan

PLAN PREPARED BY:  
SCHULER & ASSOCIATES, INC  
2711 N. MASON STREET, SUITE F  
(920) 734-9107  
PROJECT NO. 25-4857

800-642-6774  
www.1call2build.com  
Appleton, WI Columbus, WI  
Rapid City, SD Bismarck, ND  
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STAMPS

SITE PLAN

BASSETT MECHANICAL 2025

KAUKAUNA, WI

ISSUED FOR REVIEW:  
8-8-2025

ISSUED FOR BID:

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

ISSUED REVISIONS

Revision	Date	Rev. Description
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DRAWN BY: MJF

PROJECT #:

C1.1

SHEET TITLE  
SITE PLAN





STAMPS

## DRAINAGE - GRADING- EROSION CONTROL PLAN

**BASSETT MECHANICAL**  
KAUKAUNA, WI

ISSUED FOR REVIEW:  
8-8-2025

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ISSUED FOR CONSTRUCTION

## ISSUED REVISIONS

Revision	Date	Rev. Description
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DRAWN BY:

PROJECT #

C102

SHEET TITLE  
SITE PLAN

