Site Plan Application

2024 Grand Stay Hotel Building

City of Kaukuan

Outagamie County

February 2024

Prepared for:

Kaukauna Hospitality, LLC 104 Fairway Ave Cold Spring, MN 56320 Contact: Tony Dingmann

Phone: (420) 292-5277

E-mail: Tony@dougcalsondev.com

Prepared by:

Clark Fox, P.E. Civil Fox Engineering, LLC 1730 East. Sylvan Avenue Appleton, WI 54915 Phone: (920) 419-5904



Grand Stay Hotel

Site Plan

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Appendix A – Site Plan Application and Stormwater/Erosion Control Application

Appendix B – Certified Survey Map

Appendix C – Landscape Plan

Appendix D – Lighting Plan

Attachment – Proposed New Building for Grand Stay Hotel Plans (Civil, Architectural, and Structural)

Attachment – Grand Stay Hotel Stormwater Management Plan & Erosion Control Plan



1730 East Sylvan Avenue Appleton, WI 54915 www.civil-fox.com Phone: (920)419-5904

Site Plan Narrative

1.0 Introduction

Kaukauna Hospitality, LLC would like to construct a new hotel (Grand Stay Hotel) on their property. The proposed construction is located west of 1441 Arbor Way, Kaukauna, WI 54130 in the City of Kaukauna, Outagamie County, Wisconsin (Parcel #322095703; PRIVATE CLAIM 35 SECT. 11 & 14, T21N, R18E).

Grand Stay Hotel proposes to operate a business at the proposed site. The hours of operation would be 24 hours a day Monday through Sunday. Grand Stay Hotel is proposed to have 12 to 15 employees on staff. The proposed hotel will have 76 sleeping rooms.

1.1 Project Contacts

Owner: Kaukauna Hospitalities, LLC – Tony Dingmann Phone: (320) 292-5277, Email: Tony@Dougcarlsondev.com Civil Engineer: Civil Fox Engineering, LLC - Clark Fox, P.E.

Phone: (920) 419-5904, Email: Clark@civil-fox.com Architect: Cole Group Architect – David Majchrzak

Phone (320) 654-6570, Email: david@colegrouparchitects.com

General Contractor: Douglas A Carlson Development Inc. – Tony Dingmann

Phone: (320) 292-5277, Email: Tony@Dougcarlsondev.com

2.0 Construction Phases

Proposed

- Construct a 4 story 12,806 square foot building with a pitched roof that is sloped to the north and will connect to the proposed stormwater pipe system. The structure will not have a basement.
- Construct an asphalt driveway and parking that will cover 33,635 square feet.
- Construct a 3,901 square foot concrete area for sidewalks, aprons, curbs and dumpster pad.
- Construct a Stormwater Management System (SMS) that consists of surface inlets within the driveway area that discharge stormwater to the existing stormwater manhole that discharges to an existing regional pond.
- Dimensional Requirements:
 - Lot area 87,452 ft²
 - Building area 13,360 ft² (Includes roof areas)
 - Parking/driveway area 33,635 ft²
 - Concrete areas 3,901 ft²

- Total impervious area 50,374 ft² (522 ft² paved areas covered by roof)
- 76 Parking spaces provided.
- Front lot width 629.58 feet
- Front yard setback from structure 25 feet
- West side yard setback from structure 10 feet
- East side yard setback from structure 10 feet
- Rear yard setback from structure 10 feet
- Building lot coverage 15.28 %
- Lot coverage 57.60%
- Building maximum height –49 feet to highest parapet

3.0 Landscape Plan

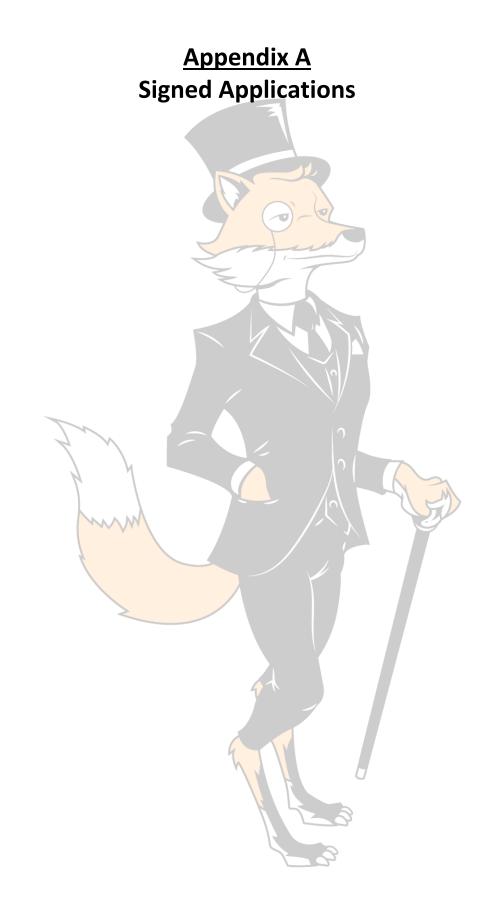
Currently the lot consists of small trees and brush. The following additional tree plantings are proposed:

The Landscape Plan will be submitted at a later date.

4.0 Lighting Plan

The proposed Lighting Plan contains the following elements:

- > Cut sheets of the fixtures: See Appendix D.
 - Fixtures identified as AA, BB, and CC on the Lighting Plan, mounted on the building – twelve (12) LED Wallpacks, mounted at 18 feet on the proposed building. Includes cutoff glare shield.
 - Fixtures identified as DD and EE on the Lighting Plan, mounting on 25foot poles. – Three (3) LED lights. Includes cutoff glare shield.
- Scale plot plan Graphic representation of proposed luminaries showing lighting distribution at all angles. Distribution is shown in footcandles.





SITE PLAN REVIEW APPLICATION

PROPERTY OWNER	APPLICANT (IF DIFFERENT PARTY THAN OWNER)
Name: Kaukauna Hospitality, LLC	Name: Tony Dingmann
Mailing Address: 104 Fairway Ave, Cold Spring, MN 54632	Mailing Address:
Phone: (420) 292-5277	Phone:
Email: Tony@dougcarlsondev.com	Email:

PROPERTY INFORMATION	
Described the Proposed Project in Detail: Proposed 4 Story Hotel	
Property Parcel (#): 322095703	
Site Address/Location: Lot 3 CSM 8477	
Current Zoning and Use: CHD - Commercial Highway District	
Proposed Zoning and Use: CHD - Commercial Highway District	
Existing Gross Floor Area of Building: NA	Proposed Gross Floor Area of Building: Main Floor 12,812 sq ft
Existing Building Height: NA	Proposed Building Height: 49
Existing Number of Off-Street Parking Spaces: NA	Proposed Number of Off-Street Parking Spaces: 76
Existing Impervious Surface Coverage Percentage: 0%	Proposed Impervious Surface Coverage Percentage: 57.55%

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

Owner/Agent Signature: 7C28866EDCD24C7...

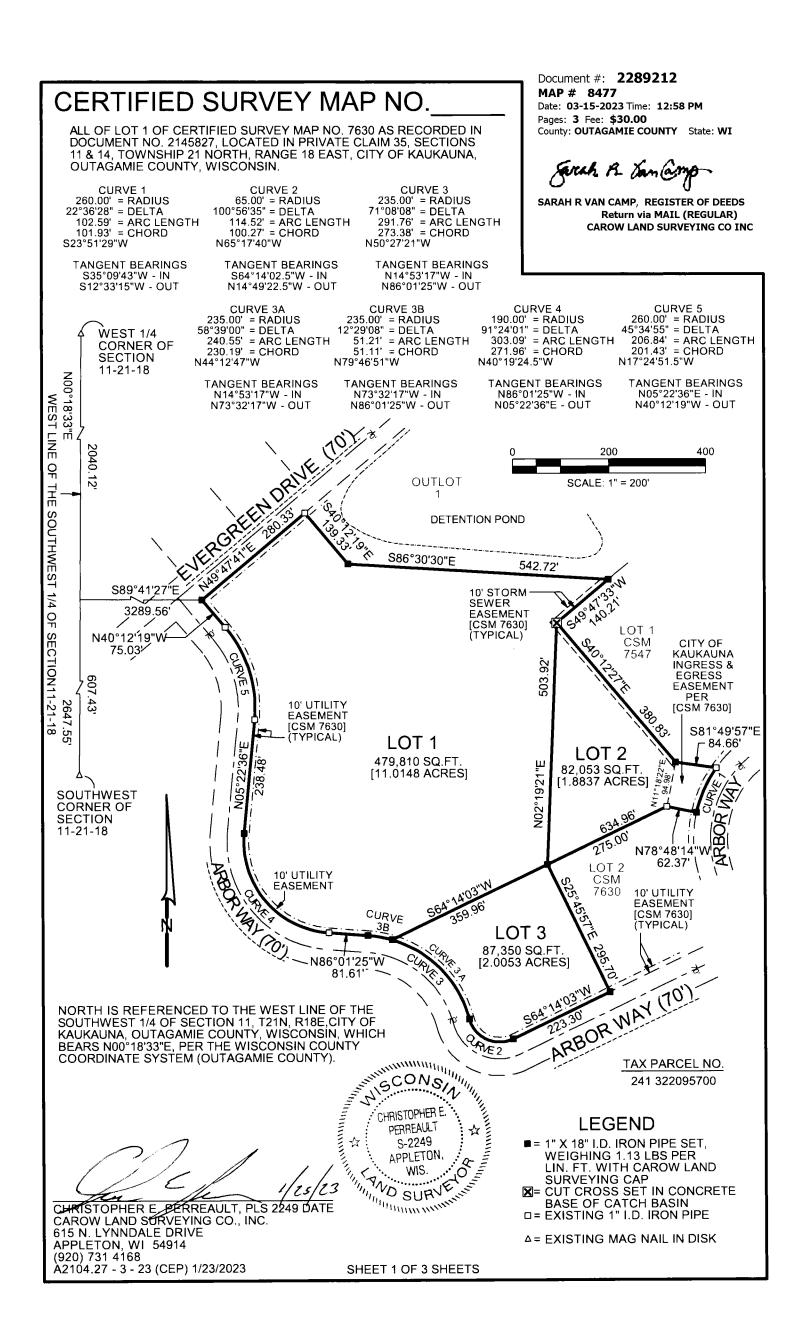
Tony Dingmann
Owner/Agent Name (printed):

EROSION CONTROL AND STORMWATER MANAGEMENT PERMIT APPLICATION



Applicant Information						
Applicant Name (Indiv., Org. or Entity) Kaukauna Hospitality, LLC		Authorized Representative Tony Dingmann		Т	TitleOwner	
Mailing Address 104 Fairway Ave		City Cold Spring		8	State MN	Postal Code 54632
E-mail Address Tony@dougcarlsondev.com		lephone (include 0)292-5277	e area code)	F	-ax (include area code)	
Landowner Information (if different than Applicant)						
Name (Organization or Entity)	Co	Contact Person		Т	Title	
Mailing Address	Cit	City		S	State	Postal Code
E-mail Address	Те	lephone (include	e area code)	F	Fax (include area code)	
Other Contact Information (check one):	Engineer / Cons	ultant	ntractor / Build	der 🔲	Agent / Ot	ther
Name (Organization or Entity) Civil Fox Engineer	ring, LLC Co	ntact Person Cla	ark Fox		elephone 20) 419-	(include area code) 5904
Mailing Address 1730 E. Sylvan Ave.	Cit	^y Appleton		S	State WI	Postal Code 54915
Project or Site Location	-			•		
Site Name (Project): Grand Stay Kaukauna			Parcel Num	bers: 322	095703	
Address / Location: Arbor Way			Plat / CSM	/ Lot No.:	Lot 3 CSI	M 8477
Permit Type & Fees (check all that apply)						
☐ Erosion Control < 1 acre or 43,560 sq.ft. Dis ☑ Erosion Control ≥ 1 acre or 43,560 sq.ft. Dis	, ,		-			ft. Impervious Area (SM1) ft. Impervious Area (SM2)
Total Disturbed Area	87,452		sq.ft. x \$	0.0002 / s	q.ft. (EC2) = \$ 17.49
New Impervious Area	50,332		sq.ft. x \$			
· ·	Base Fee: \$	======================================	·			
			To	tal Appli	cation Fee	893.32
Duration of Land Disturbance	14		weeks x \$2			0.50
Start Date 4/1/2024		Ва	se Fee: \$250	0 (EC2), \$	500 (SM2) = \$ 750
End Date 7/1/2024			Т	otal Inspe	ection Fee	= \$ 1,100
	TOTAL PERMIT	FEE (Applicati	on Fee + Ins	pection F	ee) = \$ ´	1,993.32
Certification & Permission						
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. 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.						
Applicant Signature	ned by:			Date Sig	gned	
Landowner Signature (required)	1			Date Sig	ned	2/13/2024
7C28866	TEAVE BLANK - FOR MUNICIPAL USE ONLY					
Date Application Received:		Fee Received	\$		Receipt	No:
Construction Site ID / Permit No:		Date Issued: Issued By:			By:	





CERTIFIED SURVEY N	TA P	'NU.
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ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7630 AS RECORDED IN DOCUMENT NO. 2145827, LOCATED IN PRIVATE CLAIM 35, SECTIONS 11 & 14, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER E. PERREAULT, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7630 AS RECORDED IN DOCUMENT NO. 2145827, LOCATED IN PRIVATE CLAIM 35, SECTIONS 11 & 14, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF THE CITY OF KAUKAUNA, ATTN: JOE STEPHENSON, 144 W 2ND STREET, KAUKAUNA, WI 54130.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED AND THE DIVISION OF THOSE LANDS.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE CITY OF KAUKAUNA.

CHRISTOPHER E. PERREAULT, PLS-2249 DATED
PERREAULT
S-2249
APPLETON.
WIS.
O SURVEYING CO., INC.

APPLETON, WISCONSIN 54914
PHONE: (920)731-4168
A2104.27-3-23 (CEP) 1/25/2023

TREASURER'S CERTIFICATE:

ASSESSMENTS ON ANY OF THE	LAND INCL	UDED ON THIS CERTIFIED SU	JRVEY MAP.	
Willia Vanjuma CITY TREASURER	3/9/23 DATED	Just Werbang, COUNTY TREASURER J	Deputy	3/15/27

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL

PLANNING COMMISSION CERTIFICATE:

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF KAUKAUNA ON THIS 23 DAY OF February, 2023.

MAYOR DATED CLERK S DATED 3-8-2023

COMMON COUNCIL RESOLUTION:

RESOLVED BY THE COMMON COUNCIL OF THE CITY OF KAUKAUNA, THAT THE CERTIFIED SURVEY MAP OF THE CITY OF KAUKAUNA PROPERTY IS HEREBY APPROVED. PASSED AND APPROVED BY RESOLUTION NUMBER 5377, THIS 7 DAY OF 100

CITY CLERK

CERTIFIED SURVEY MAP NO.

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7630 AS RECORDED IN DOCUMENT NO. 2145827, LOCATED IN PRIVATE CLAIM 35, SECTIONS 11 & 14, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNER (S), I (WE) CERTIFY THAT I (WE) CAUSED THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON.

I (WE) FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR S.236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF KAUKAUNA.

IN THE PRESENCE OF:

BY: CITY OF KAUKAUNA

JOHSTEPHENSON

DATED

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

STATE OF WISCONSIN)

)SS

Wason

OUTAGAMIE COUNTY)

PERSONALLY CAME BEFORE ME THIS SHOWN OF MUCH, 2023, THE ABOVE NAMED PERSON (S), TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10-7-2024

MOTARY OF

CHRISTOPHER E. PERREAULT, PLS-2249 DATED

S-2249 APPLETON, WIS

CAROW LAND SURVEYING CO., INC.

615 N. LYNNDALE DRIVE

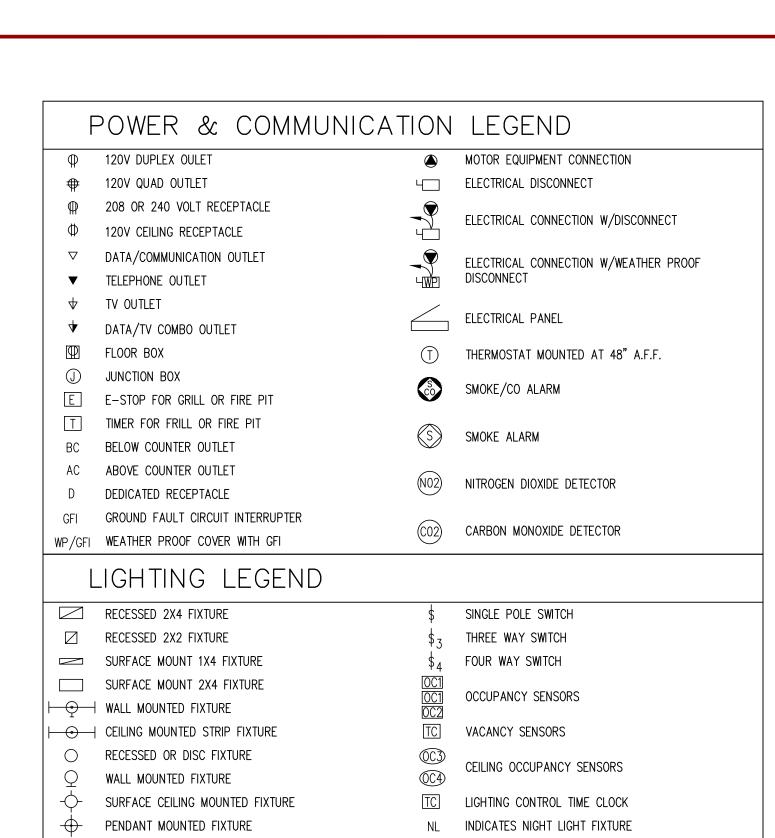
APPLETON, WISCONSIN 54914

PHONE: (920)731-4168

A2104.27-3-23 (CEP) 1/25/2023

SHEET 3 OF 3 SHEETS





a,b INDICATES LIGHT FIXTURE SWITCH LEG

P-X INDICATES PANEL AND CIRCUIT NUMBER

TC INDICATES TIME CLOCK CONTROLLED FIXTURE

EM INDICATES FIXTURE EMERGENCY OR STANDBY POWER

1 INDICATES LIGHT FIXTURE TYPE

EX INDICATES EXISTING FIXTURE

RL INDICATES RELOCATED FIXTURE

EXTERIOR POLE MOUNTED FIXTURE

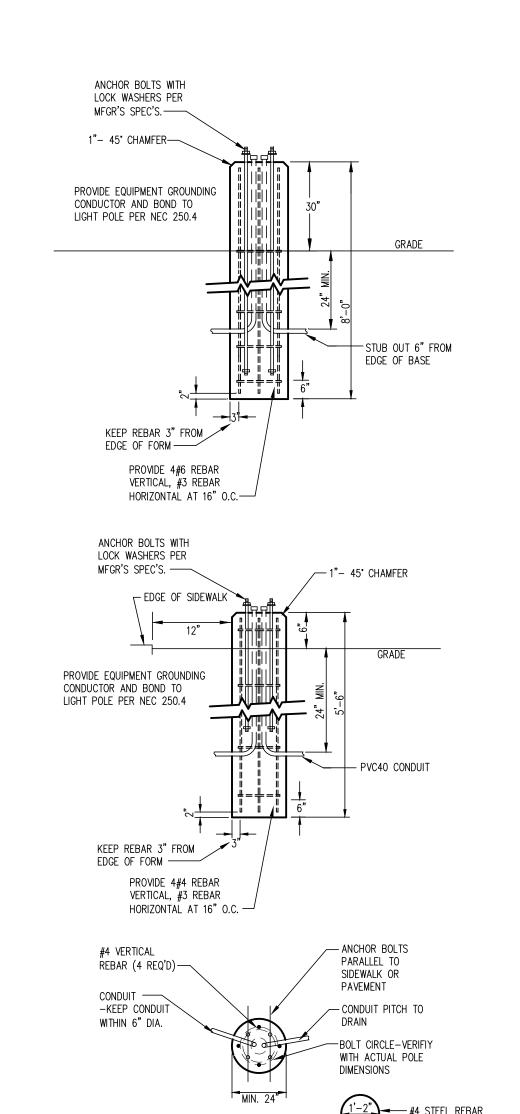
EMERGENCY LIGHTING FIXTURE

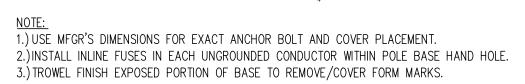
EMERGENCY EXIT SIGN

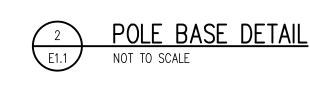
EXTERIOR EMERGENCY EGRESS LIGHT

BOLLARD OR GROUND MOUNTED FIXTURE

EMERGENCY EXIT SIGN WITH EMERGENCY HEADS







		ELECTRICAL GENERAL NOTES	
NO ETO CONTACT ALL LOCAL LITHITY COMPANIES AND	ı	4 ALL WORK CHALL DE COMPLETED IN ACCORDANCE WITH MATIONAL CTATE A	K I I

PRIOR TO ANY DIGGING, TRENCHING, ETC. CONTACT ALL LOCAL UTILITY COMPANIES AND

MUNICIPALITIES AND CONFIRM EXACT LOCATIONS OF ALL EXISTING UTILITIES. MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY UL OR ANOTHER NATIONALLY RECOGNIZED TESTING LABORATORY.

ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC SHALL BE NEW, UNLESS SPECIFICALLY

SITE NOTES

NOTED AS EXISTING TO BE REUSED. 4 ALL MATERIALS AND EQUIPMENT SHALL BE STORED, HANDLED, ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, CONDITIONED AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS AND RECOMMENDATIONS.

ALL POLE FIXTURES TO BE LOCATED 4' AWAY FROM EDGE OF CURB. 6 ALL EXTERIOR LIGHT FIXTURES TO BE CONNECTED TO A COMMON EQUIPMENT GROUND.

USE #8, TYPE THWN. THE CONTROLLING LIGHTING CONTACTORS SHALL BE MOUNTED INSIDE THE BUILDING WITH TIME-CLOCK CONTROL & REMOTE PHOTOCELLS LOCATED ON THE EXTERIOR SIDE OF THE BUILDING WALL. INSTALL PHOTOCELLS AT LOCATIONS WHERE BUILDING OR OTHER OBSTRUCTIONS WILL NOT INTERFERE WITH THEIR PROPER OPERATION. FINAL BRANCH CIRCUIT SUPPLY CONNECTIONS WILL BE PROVIDED BY THE BUILDING ELECTRICAL

CONTRACTORS. 8 MIN. BURIAL DEPTH FOR THE LIGHTING CIRCUIT SHALL BE 24". A SLIGHT DECREASE IN

DEPTH IS ALLOWED WITHIN 10' OF THE POLES. 9 VERIFY CONSTRUCTION AREAS ON OTHER SITE PLANS FOR POTENTIAL OBSTACLES AND CONSTRUCTION LIMITS.

ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL

ELECTRICAL & BUILDING CODES. 2 COORDINATE WORK WITH ALL OTHER TRADES.

EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

4 ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSTALLED AT ALL LOCATIONS.

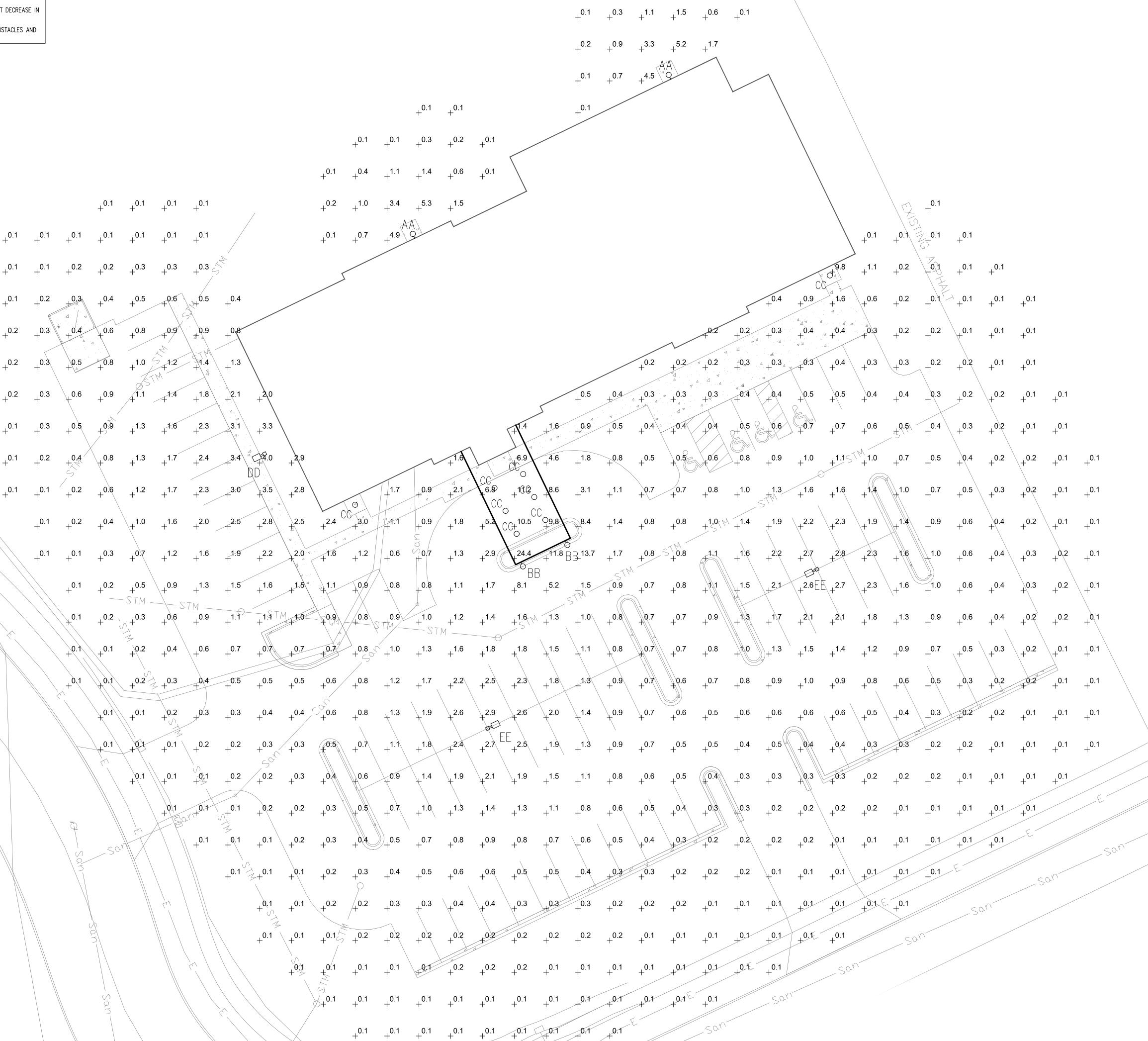
5 ALL MEASUREMENTS TO TOP OF BOX.

6 GFI PROTECT ALL RECEPTACLES WITHIN 6' OF EVERY SINK. 7 DRAWINGS ONLY REPRESENT AN APPROXIMATE LOCATION OF ALL RECEPTACLES, SWITCHES, LIGHTS, TV/DATA JACKS, ELECTRICAL EQUIPMENT, ETC. FINAL LOCATIONS WILL BE DETERMINED IN THE FIELD AND MAY VARY FROM DRAWINGS DUE TO UNFORESEEN CIRCUMSTANCES.

8 PROVIDE GFCI PROTECTION FOR ALL AREAS LISTED UNDER NEC 210.8.

9 PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL AREAS LISTED UNDER NEC 406.12.

LIGHTING FIXTURE SCHEDULE - EXTERIOR TYPE NOTES LAMPS | WATTAGE | DESCRIPTION LED 27 SMALL EXTERIOR WALL PACK MWP10 LED 27 MEDIUM EXTERIOR WALL PACK MWP10 LED 15 EXTERIOR RECESSED DOWNLIGHT LED | 100 | POLE MOUNT FIXTURE, TYPE III OPTICS, 25' POLE MAL05 LED | 100 | POLE MOUNT FIXTURE, TYPE V OPTICS, 25' POLE MAL05





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GRAND STAY HOTEL KAUKAUNA, WI -