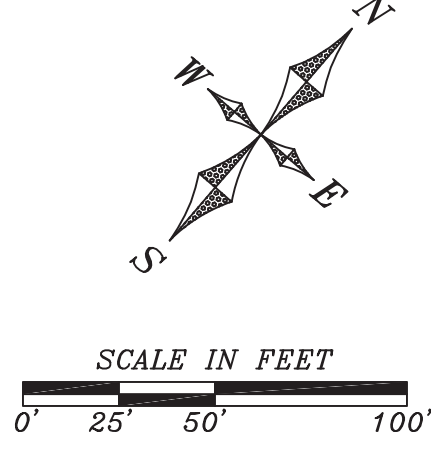




PROJECT INFORMATION

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
CCC copyright © 2022

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
----------	------	------------------

DRAWN BY: MJF

PROJECT #:

C1.1

SHEET TITLE
SITE PLAN