

APPLICATION: SITE PLAN REVIEW

Property Owner	Applicant (If Different Party Than Owner)
Name: Straightline Refrigeration	Name:
Mailing Address: 300 Kelso Rd	Mailing Address:
Phone: [REDACTED]	Phone:
Email: [REDACTED]	Email:

Property Information	
Describe the Proposed Project in Detail: Storage/Rental Building	
Property Parcel (#): 322112300	
Site Address/Location: New prosperity center lot 7	
Current Zoning and Use: IND/Vacant	
Proposed Zoning and Use: IND/Commercial	
Existing Gross Floor Area of Building:	Proposed Gross Floor Area of Building: 30,140SQ FT 28,975 sqft
Existing Building Height:	Proposed Building Height: 25'
Existing Number of Off-Street Parking Spaces:	Proposed Number of Off-Street Parking Spaces: 10-12
Existing Impervious Surface Coverage Percentage: 0%	Proposed Impervious Surface Coverage Percentage: 30.63% 28.81%

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: 

Owner/Agent Name (printed): Nate Luedtke

SITE PLAN REVIEW PROCEDURE

The site 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 **3 weeks 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

Please Note: Payment is **not** required for a site plan review. Additionally, the City of Kaukauna will **never** request payment for any application in the form of a wire transfer.

Please submit by email to planning@kaukauna.gov or by mail to:

City of Kaukauna

Attn: Planning and Community Development Department

144 W Second Street

Kaukauna, WI 54130

FOR DEPARTMENT USE ONLY:

Date Application Received: 9/24/2026

Site Plan Reviewed: ☒

Industrial Park Committee Approval (if applicable): 10/14/2026

Plan Commission Approval:

Redevelopment Authority of the City of Kaukauna Approval (if applicable):

Signature of Planning & Community Dev. Staff: