OSHKOSH
ON THE WATER

CITY OF OSHKOSH

No 125507

BUILDING PERMIT - APPLICATION AND RECORD

Job Address 3555 MOSER ST **Owner** LLC PACUR **Create Date** 06/22/2007

Designer **Contractor** GANTHER CONSTRUCTION

Category 210 - Addition Industrial **Plan** Y5-2013-0607

Type (●) Building ( ) Sign ( ) Canopy ( ) Fence ( ) Raze

Zoning M3 **Class of Const:** 3Bibc **Size** 129x324

Unfinished/Basement Sq. Ft. **Rooms** **Height** 22 Ft. [ ] Projection

Finished/Living 45200 Sq. Ft. **Bedrooms** **Stories** 1 **Canopies**

Garage Sq. Ft. **Baths** **Signs**

Foundation (●) Poured Concrete ( ) Floating Slab ( ) Pier ( ) Other
( ) Concrete Block ( ) Post ( ) Treated Wood

Occupancy Permit Required **Occupancy Fee** $0.00 **Flood Plain** **Height Permit**

Park Dedication **# Dwelling Units** 0 **# Structures** 1

Use/Nature of Work Factory / 45,200 sf Warehouse Addition.

HVAC Contractor **Plumbing Contractor**

Electric Contractor

Fees: Valuation $1,346,595.00 **Plan Approval** $0.00 **Permit Fee Paid** $4,154.00 **Park Dedication** $0.00

Issued By: DMJ **Date** 06/26/2007 **Final/O.P.** 00/00/0000

[ ] Permit Voided **Parcel Id #** 1519606400

In the performance of this work I agree to perform all work pursuant to rules governing the described construction. While the City of Oshkosh has no authority to enforce easement restrictions of which it is not a party, if you perform the work described in this permit application within an easement, the City strongly urges the permit applicant to contact the easement holder(s) and to secure any necessary approvals before starting such activity.

Signature Agent/Owner **Date** 6/26/07

Address [redacted] OSHKOSH WI 54901 - 9618 **Telephone Number** [redacted]

To schedule inspections please call the Inspection Request line at 236-5128 noting the Address, Permit Number, Type of Inspection (i.e. Footing, Service, Final, etc.), Access into Building If Secure (how do we gain entry), your Name and Phone Number. Unless specified otherwise, we will assume the project is ready at the time the request is received. Work may continue if the inspection is not performed within two business days from the time the project is ready.

CITY OF OSHKOSH - DEPT. OF COMMUNITY DEVELOPMENT
SITE PLAN REVIEW - ZONING

Location of Property: 3555 Moser Street Date Rec'd: 05/14/07

Applicant Name: Jim Grott, Ganther Construction Phone: [redacted]

Applicant Address: [redacted] City: Oshkosh State: WI Zip: 54901

Owner: Pacur, Inc. Parcel Number(s): 15-1960-6400 Zoning: M-3

Type of Construction: 45,200 s.f. manufacturing addition to Pacur

Compliance Checklist

~~Use~~	~~Height~~	~~Access Regulations~~	~~Landscaping~~
~~Lot Width~~	~~Front Setback~~	~~Parking Standards~~	Lighting
~~Lot Depth~~	~~Corner Side Setback~~	~~Loading Standards~~	Signage
~~Lot Area~~	~~Interior Side Setback~~	~~Vision Clearance~~	Mechanical Screening
~~Floodplain~~	~~Rear Setback~~	~~Trans. Yard Standards~~	~~Var./CUP/PD Conditions~~
~~Airport~~	~~Building Area~~	Screening	~~Other CHAMCO~~

Comments/Conditions

1. NOTE: Proposed addition is located in the North Industrial Park and requires Chamco approval. APPROVAL GRANTED ON 06/21/07 VIA EMAIL (SEE ATTACHED).
2. NOTE: Review is for Pacur warehouse addition/improvements only. Proposed stormwater retention area/work on GNC property to the south is NOT PART OF THIS REVIEW.
3. CONDITION: All dumpsters and/or recycling storage shall be kept inside the building, as the submitted plans do not indicate a refuse disposal area.
4. NOTE: Proposed addition does not exceed the 50% criterion to include additional landscaping.
5. NOTE: Lighting is not included in this review as it is not submitted. No exterior lighting shall be installed until a photometric plan is submitted and approved.
6. NOTE: Signage is not included in review. No signage shall be installed until proper permit has been applied for and approved.
7. CONDITION: Mechanical equipment location(s) not shown on submitted site plan. Any exterior ground level mechanical equipment placed in the front/street yard shall be screened in accordance with Section 30-35 (I)(5).

****This review is for zoning purposes only. Contact Inspections Services (920-236-5050) prior to permit issuance to determine if more information is needed.*****

Review Fee: $200.00

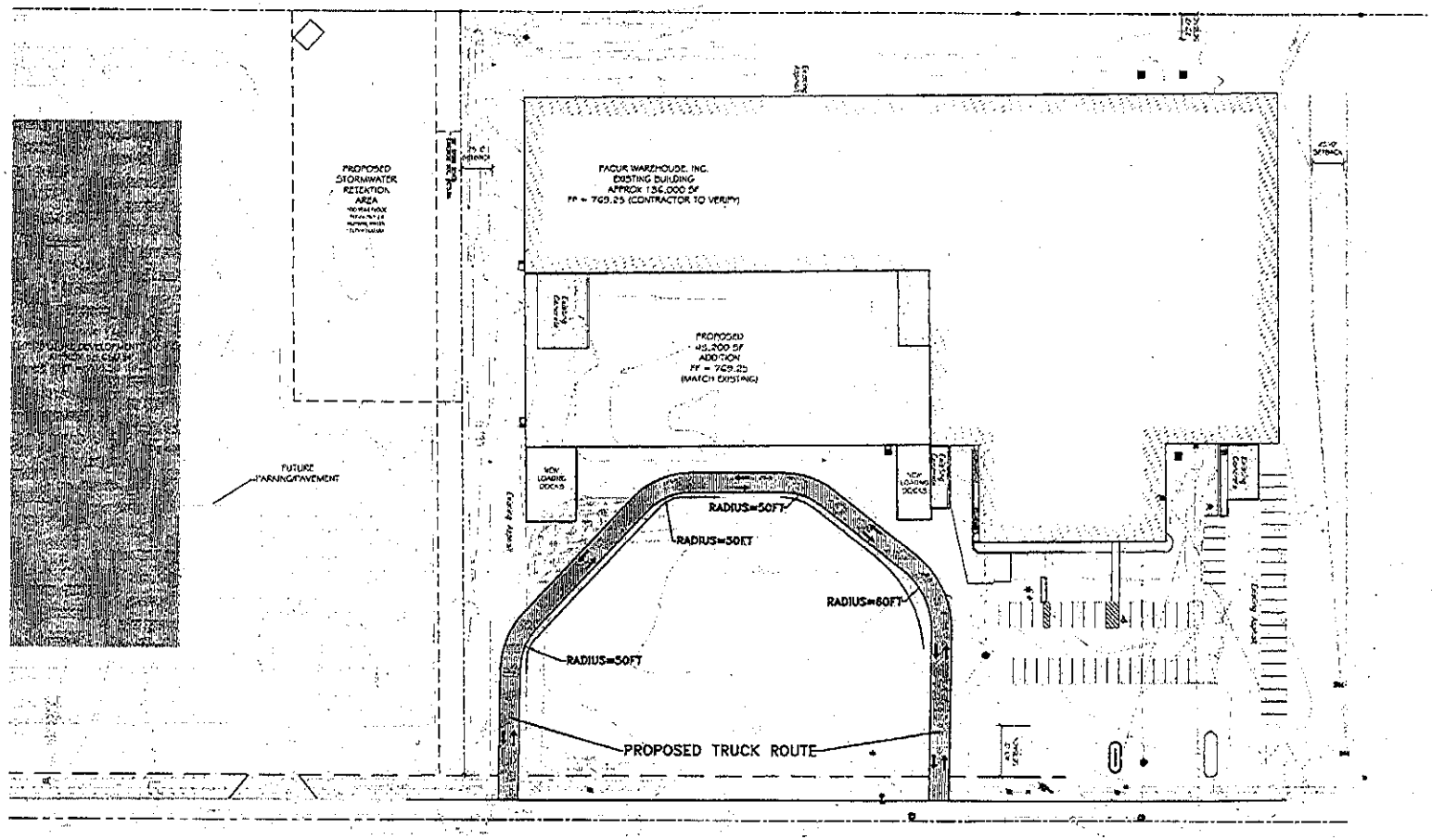
☐ **Approved** ☒ **Approved w/Conditions** ☐ **Denied** ☐ **Hold**

Reviewed by: Todd Muehrer Review Date: 05/22/07

Please contact the Zoning Administrator at 920.236.5057 if you have any questions.

REVIEW AUTHORITY
As per Section 30-5 Enforcement of the City Zoning Ordinance, the Director of Community Development, or designee, must approve all plans, except the following: (1) Alterations or interior work when the use is conforming and when no change in use is proposed. (2) Maintenance items, e.g. siding, windows, etc., when the use is conforming and when no change is proposed.

COPY: Planning Address File Applicant Engineering



1 TRUCK ACCESS ROUTE
N.A. SCALE: 1" = 40'

NORTH

Larson
Engineering of Wisconsin
1300 N. Commerce Drive, Suite 302
Appleton, WI 54913-0219
(T) 920.734.9687 (F) 920.734.9680
Project Number 3107081

REVISIONS

MARTIN GANTHER GROUP
Architecture & Interior Design
MARTIN GANTHER GROUP, LLC
4825 County Road A
Oshkosh, Wisconsin 54901
tel 920.235.4774 fax 920.426.9781

PROPOSED PROJECT FOR

ADDITION TO PACUR, INC.

3555 JACKSON STREET
OSHKOSH, WISCONSIN

DATE
14 MAR 07

PROJECT NUMBER
06-1061

SHEET

Muehrer, Todd M.

From: Nancy Jo Dietzen [redacted]
Sent: Thursday, June 21, 2007 3:30 PM
To: 'Sandy McClaine'
Cc: 'Jim Grott'; tmuehrer@ci.oshkosh.wi.us
Subject: RE: Pacur Plans

Sandy, Jim and Todd:

Thanks for the additional information we requested on the Pacur, Inc. Site Plan. Chamco has reviewed the plan and we have approved it subject to City of Oshkosh approval.

Nancy Jo Dietzen
VP of Development Services

From: Sandy McClaine [redacted]
Sent: Monday, June 04, 2007 10:20 AM
To: [redacted]
Cc: Jim Grott; tmuehrer@ci.oshkosh.wi.us
Subject: RE: Pacur Plans

Nancy Jo,

Following is the response to your concerns regarding the Pacur, Inc. Site Plan Submittal.

1. Parking: Pacur has 58 parking spaces available, and they have 20 employees on the peak shift.

2. Truck access: Please refer to the attached graphic. As you can see the site has a "pull-through" drive which allows for adequate truck turning radius'. This route will allow trucks to pull through the site from either direction, and back into the appropriate loading dock area.

3. Building Materials: The warehouse addition is of steel frame construction. The exterior walls are painted masonry with steel exterior doors. Loading dock areas are paved and have concrete retaining walls where required and painted steel stairs to access the main floor of the building. The selection of materials for the building addition is based on matching the existing structure.

I trust this will address your remaining concerns with the above reference project. If you have any additional questions, please do not hesitate to contact me at your convenience.

Regards,
Sandra L. McClaine, P.E.
Design Engineer

Larson Engineering, Inc.
[redacted]

www.larsonengr.com

Our email addresses have changed! You may now reach me at smcclaine@larsonengr.com. Please note, as of July 1, 2007

our old email addresses will cease to work.

This email is the property of Larson Engineering, Inc. All material contained herein and any accompanying documents are confidential, may be privileged, and are intended solely for the person and/or entity to which it is addressed. Unauthorized review, use, disclosure, or copying of this communication, or any part thereof, is strictly prohibited and may be unlawful. If you have received this email in error, please return it with any attachments to the sender and promptly delete the message, any attachments and/or copy from your system. Thank you for your cooperation.

From: Nancy Jo Dietzen [redacted]
Sent: Tuesday, May 29, 2007 12:01 PM
To: Jim Grott
Cc: tmuehrer@ci.oshkosh.wi.us
Subject: Pacur Plans

Jim—

Chamco's Industrial Park Development Committee reviewed the plans that were submitted by Ganther Construction for Pacur, Inc. dated 03/03/2007. Some additional information that we need before can give final approval. I have also attached the Covenants and Restriction of the Industrial Parks for your reference today and for future projects that you may take on.

Parking Lot Ratio – it is a minimum of 2 spaces for every 3 employees on the peak shift (page #7 V.). Please provide documentation that your parking spaces meet the requirement.
Truck turning radius – please demonstrate that there is sufficient truck turning radius on site to prevent trucks from encroaching into the right of way when backing/coming into the facility. (Typically we get a site plan with graphic)

Detention and Landscaping are subject to City of Oshkosh approval.

Upon receipt of the above information, we will review and get our response back to you.

Please let me know if there is anything further that you may need.

Nancy Jo

Nancy Jo Dietzen
Vice President of Development Services
Chamco, Inc.
[redacted]