



# MEMO

## PLANNING & COMMUNITY DEVELOPMENT

To: Common Council  
From: Joe Stephenson, Planning & Community Development Director  
Date: April 28, 2023  
Re: Special Exception Request – 200 W Wisconsin Ave

Plan Commission has approved and recommended approval for a Special Exception request of the following matter:

Class 2 notice pursuant to Wis. Stats. ch. 985 has occurred in the Times Villager for a Public Hearing to consider a special exception request at 200 W Wisconsin Avenue.

Bill Wolfe, owner of 200 W Wisconsin Ave, has submitted an application for a Special Exception for parcel 321017800. The parcel is zoned Commercial Core District (CCD). Bill Wolfe is proposing to operate a Boutique Auto Sales Business. The business will focus on manual transmission vehicles.

The City of Kaukauna Code of Ordinances, Section [17.20 \(4\)\(g\)](#) allows automobile sales and service as a special exception use. The building currently meets the requirements from the State of Wisconsin for an Auto Dealership. No alterations are required or proposed, only cosmetic work will be done.

**Recommendation:**

Finding the special exception request to meet all the criteria set forth in [Section 17.47 \(4\)](#) of the City Municipal Code, Staff & Plan Commission recommends to approve the Resolution for Special Exception of Automobile Sales within the Commercial Core District, at parcel 321017800.