



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Lily Paul, Associate Planner
Date: August 11, 2022
Re: Site Plan Review – Dreamville Kaukauna

Dreamville Kaukauna LLC is a large apartment complex proposed to be built in the downtown Commercial Core District, on parcels 322032911, 322032912, and 322032913. The addresses associated with this is 222 Lawe Street and 250 Lawe Street. Multi-family residential is a permitted use within this zone. The site will consist of two buildings with underground parking and approximately 89 units per apartment building for a total of 178 units. There is a diversity of unit size ranging from micro unit, studio, one bedroom, 2 bedroom, 2 bedroom with office, and 3 bedroom.

Site Plan Review

Site/Architectural

This site meets all building setbacks, which is zero dimensional requirements per City of Kaukauna Zoning code chapter 17.20 (5). Off Street Parking requirements are met with underground parking providing 132 stalls and surface parking lots providing 113 stalls, this site plan provides 245 stalls total for renters to utilize. The façade shows a modern style of stone veneer and cedar imitation aluminum siding. All units will have a balcony with white aluminum guard rail and composite deck.

Lighting

The lighting plan provides adequate light for parking lot and driveways with an average of 1.07 foot candles. On the perimeter of the site, there are no issue that come up that would affect surrounding properties, with the average light being 0.62 foot candles.

Stormwater

Public Works and Engineering will be in contact with the developers to acquire the proper permitting.

Recommendation:

Staff recommends to approve the site plan for Dreamville Kaukauna LLC with the following conditions:

1. Prior to issuance of building permits, must obtain Storm Water and Erosion Control permits from the Department of Public Works.

