



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Common Council
From: Lily Paul, Associate Planner
Date: February 15, 2024
Re: Development Update

1. GrandStay Hotel in Commerce Crossing – Site Plan has been submitted for the ~13,000 square foot, 76 Unit, 4 Story Hotel. Site plan will be reviewed by Plan Commission on March 7, 2024. Construction shall commence no later than May 1, 2024. They are on pace to follow that schedule.
2. U-Haul Project at Commerce Crossing – All walls and roof appear to be complete for building B, they are finishing up siding. Inspection for framing should be completed soon. Building B is 1 story ~11,277 square feet and will house the truck/trailer/U-Box share.



U-Haul continued... Building A is ~113,632 square feet and has 4 stories for self-storage. All four walls are up. Need to finish installing windows it appears. Then framing inspection.



3. Legacy Creekside Apartments – 5 apartments at Commerce Crossing

The largest, 50 Unit, building has all walls and roof up. The garage building has walls and roof as well. The four 30 to 35 unit buildings have foundations complete.





4. TANN Corp – Footing and Foundations appear to be complete – need inspections for both components then can move on to the next step which is framing.
5. Straightline – Refrigeration Manufacturer in NEW Prosperity Center Industrial Park – Footing and Foundation have successfully passed inspection. They are now working on framing.



6. Klink Equipment – Closing Date has been moved to April 1, 2024. Site plan review is the next step.
7. The Reserve – Medical Residential, Senior Living Facility at Commerce Crossing. Site Plans are expected to be reviewed by Plan Commission in March.
 - a. The Independent Living Unit will be the first part of construction with a start date of July 1, 2024
 - b. The rest of the facility has a start date in September 2024
8. Berkers Family Dentistry – Commerce Crossing
 - a. Berkers added on ~2,452 square feet to the Brain Balance Tenant Suite. The framing, and siding are complete. They currently have plumbing permits to add another bathroom and new mechanical/laundry room.
9. The City hopes to secure development on multiple parcels that were recently annexed into the city, which is adjacent to Commerce Crossing. The 34+ acre parcel directly to the west of Commerce Crossing could see a light industrial development. The 7+ acre parcel adjacent to the west of Legacy Creekside Apartments could see more residential development. And the 14+ and 13+ acre parcel directly north of commerce crossing could also see residential development. All the land mentioned is owned privately.
10. Renew Kaukauna Forgivable Loan Program
 - a. RACK Approved an application for Renew Kaukauna - Façade Improvement Program Application for 103 & 107 East 2nd Street in the amount of \$12,500 to be paid directly to the contractor upon completion of the following work:
 - i. Remove all loose paint and stucco. Patch areas needed with new stucco. Pain the stucco and brick on the front and side of the building a matte black
 - b. RACK Approved an application for Renew Kaukauna - Interior Renovation Program Application for 103 & 107 East 2nd Street in the amount of \$942.69 to be paid directly to the contractor upon completion of the following work:
 - i. Remove existing flooring and tread on the steps and hallway. Finish with carpet.

- c. RACK Approved an application for Renew Kaukauna - Façade Improvement Program for 140 E 2nd Street in the amount of \$4,079.14, to be paid directly to the contractor(s) upon completion of the following work:
 - i. Window installation, stone work on front and back façade of the first level of the building
- d. RACK Approved an application for Renew Kaukauna - Façade Improvement Program for 140 E 2nd Street in the amount of \$8,2500, to be paid directly to the contractor(s) upon completion of the following work:
 - i. Vinyl siding installation on the whole building
- e. There is one application for the program to be reviewed in March

