



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Common Council
From: Joe Stephenson – Director of Planning and Community Development
Date: August 8th, 2023
Re: Development Update

1. Uhaul Project at Commerce Crossing – Staff has been working with Uhaul over the summer to obtain state and local permits. Eplan has been instrumental in getting this one through the state, as it needed a variance to one of the dwelling codes. Uhaul broke ground and will begin construction.
2. Legacy Creekside Apartments – 5 apartments at Commerce Crossing – This project is running ahead of scheduled and broke ground in late July. (previously planned for August 31st) Foundations have been poured and they are starting work on the largest apartment on the west end.
3. Annexation: the annexation of land north of commerce crossing continues to move forward. This annexation will pave the way for multiple developments in the future. Staff has talked with all land owners and while not all agree with the annexation they understand the process. In addition, all governments affected have been notified and staff had a conversation with Little Chute on the matter.
4. Dreamville – see previous memo, no new updates. Staff meets with Dreamville every ten days.
5. The Reserve – Medical Residential, Senior Living Facility at Commerce Crossing. The development team agreed to the City's terms and signed the Development Agreement. Staff has worked with them providing updated City side costs and they plan to start work on the engineered drawings through the fall and submit to Plan

Commission in the Winter. Bi-Monthly meetings have started, and staff met with their team on 8-9-23. The Reserve has started their architecture and engineering process. They have a letter of intent for site plans and estimate the plans will cost about \$1.5 million.

6. Tann Corporation – Manufacturing Facility at New Prosperity Center – Tann’s development agreement was updated last April, extending their contract a year. Tann plans to start construction yet this summer in August or September. This project is a relatively quick build and they will likely be completed before the December 31st, 2024 deadline.
7. Ready Mix – Concrete Manufacturer at New Prosperity Center – this project was rejected by the Industrial Park Commission, due to concerns on dust and the issues with existing facilities this owner has in town.
8. Copps Building – Former City Hall – the Copps building has been purchased by 111 Main Street LLC – Timothy Shuelke (Owner of Carnegie building). Staff continues to have meetings with the new owner to discuss development ideas for the site.
9. Bassett Mechanical – Industrial Manufacturer in the South Industrial Park – currently under construction. Foundations have been poured and steel framing is up.
10. As always, staff talks with many developers and people interested in sites. We have had particular interest in our Industrial Zoned lots at New Prosperity Center but no formal offers or projects have been submitted yet.
11. Renew Kaukauna is live and we have had a lot of interest from the business community downtown. Our first mural was approved and we have met with several business to discuss façade renovations.
12. Grandstay Hotel – See memo – Contract Update
13. Inside the Park Place – See memo – Contract Update
14. Straightline – Manufacturer in New Prosperity Industrial Park – Straightline has performed soil borings, wetland delineations, and just submitted a full site plan set to be reviewed by plan commission. Once the site plan is approved, they will apply for building permits and begin construction.

If any other developments or planning process are of interest, feel free to contact me or direct staff to give an update at a council meeting. We plan on providing development updates on a bi-monthly basis.

