



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Common Council
From: Joe Stephenson
Date: 07-05-2022
Re: Special Exception Application – Commerce Crossing – Age Restricted
Townhouse Community

A special exception request has been submitted by Michael Loy, for the construction of a Townhouse Development. The proposed project will build several townhouse style units and a community club house. The majority of the townhouse units are a 6-unit side by, with 1 to 2 bedrooms per unit. All units have an attached garage and have roughly ~1,000 square feet of livable space.

In addition to the housing, several amenities will be provided on site. Tennis courts, putting green, pickle ball, trails, and a community club house, will all be included with this development.

The City of Kaukauna entered into a contract to sell Lot 3 (Parcel 322095603) to this developer, contingent on the approval of Plan Commission for the proposed use.

The Plan Commission recommended approval of the special exception, finding it to meet all criteria outlined in Municipal Code Section 17.47 (4).