



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission  
From: Associate Planner Lily Paul  
Date: March 31, 2023  
Re: Site Plan Review – Central Land Company III, LLC; Parcel 20002700

Samuel Dickman Jr. of Central Land Company III submitted a site plan for the 34+ acre parcel directly west of City of Kaukauna's Commerce Crossing. The parcel is vacant and currently in the Town of Vandenbroek. City Staff is working with Central Land Company to complete annexation papers which will come at a later date. If the parcel is annexed in, it will assume the zoning it is currently assigned: General Agriculture. Rezoning is required. There are two feasible Zoning Districts for this development: Industrial (IND) or Commercial Highway District (CHD). Staff and Developer have not settled on a right zone yet. The two buildings are equipped for light manufacturing and warehousing uses. These uses are permitted or permitted with a special exception in either zone. Currently, the site is abiding by Industrial Zoning District requirements as that is the stricter of the two. Evergreen Drive is also required to be finished for this project.

### Site Plan Review

#### *Site/Architectural*

All setbacks are being met. There is a gated fence around the entire site of the West Building. 125 parking spaces are proposed for the West Building. 100 parking spaces are proposed for the East Building. There is internal parking for trucks/trailers and shipping docks. Height and lot coverage are met. The West Building is 121,000 square feet and 41 feet 3 inches tall and one level. The East Building is 105,000 square feet and 39 feet tall and one level. There is ample flow from Evergreen Drive to Rose Hill Road and Fire Apparatus turn-around areas on site for emergencies.

For both buildings the façade material is 10 inch insulated precast concrete wall panels. The West building will be light greige (gray & beige) with dark greige accents and royal blue accents. The East Building is a white color with gray accents. The precast concrete panels abides by both CHD and IND covenants.

### *Landscape*

The landscaping plan meets all requirements with at least 1 tree per 75 linear feet in the front yard setback and at least one shrub for every 5 feet of building street frontage. A range of Sugar Maples, Honeylocust, Coffee Tree, Redcedar, White Spruce, Bur Oak, and Red Oak (at least 2" caliper at time of planting) are proposed to be planted for the front yard requirements. There is a combination of other shrubs and perennials/grasses throughout the site to accommodate for the other site requirements. There are landscape islands at the north ends of both buildings and planting beds directly abutting each building. Those plantings include a range of buckeye shrubs, serviceberries, chokeberries, dwarf honeysuckle, witch hazel, Burk Red Cedar, yew, bluestar, blue wild indigo, calamint, switch grass, and prairie dropseed.

### *Lighting*

The lighting plan shows a max foot-candle of 8.4 near truck docks. 4.9 foot-candle at building entrances. There is ample lighting at the driveway entrances to the building with an average of 0.3 foot candles. There is no light impeding on neighboring properties or public streets as the average foot-candle on the perimeter of the property is 0.0.

### *Stormwater*

The developer will work with Engineering Department to complete Erosion Control and Stormwater Management permitting. The developer shall provide all documentation of wetland permitting.

### **Recommendation:**

**Staff recommends to approve the site plan for Central Land Company III with the following conditions:**

- **The parcel is annexed into the City of Kaukauna**
- **The parcel is rezoned appropriately**
- **Evergreen Drive and Sidewalk is extended to CTH CC (Rosehill Road)**
- **Developer, Staff and Kaukauna Utilities will work together to make sure landscaping is not in the way of utilities**
- **Driveway permit on CTH CC is approved by Outagamie County Highway Department**
- **Prior to issuance of building permits, must obtain Storm Water and Erosion Control permits from Engineering Department**