



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Associate Planner Lily Paul
Date: February 6, 2023
Re: Site Plan Review – Legacy Creekside Apartments, Parcel 322095500

The Legacy Creekside Apartments, LLC is a 5 building multi-family housing complex located on 11.7 acres of parcel 32209550, on Evergreen Drive in Commerce Crossing. Each building is 3 stories and offers 13+ attached indoor parking. The buildings range in unit size from 30, 35, to 50 units. Total units for the whole complex combined is 175 units. The units range from studio, one bedroom, to two bedroom. One feature in some of the units is a loft, or mezzanine with a spiral stair case. All units will have a deck. There is ample outdoor stall parking and more detached garage parking, as well. This property is currently in the Commercial Highway District (CHD) and has submitted a special exception permit application which would allow for multi-family in the CHD. There is building on site that includes a property manager's office, mail room, and maintenance garage.

Site Plan Review

Site/Architectural

This site is currently in the process of applying for a variance from the City of Kaukauna for building setbacks. The property has a navigable stream with a 75 foot high water mark setback which makes it difficult to configure the site plan. So, they are requesting a 15 foot building setback. In this zoning district, 25 feet is required. The developer should still seek permission from Outagamie County Drainage Board to receive a lesser high water mark setback for this site to accommodate for landscape plantings and potentially reconfigure site layout. There is a total of 174 outdoor parking stalls and 194 indoor parking stalls available on this site. This is well over the required 1.5 stalls per unit. The buildings stand about 41 feet 2 1/8 inches tall, and has 3 stories plus a loft. The lowest level shows a brick veneer.

The side walk should be extended from the existing trail to the western most driveway entrance. This sidewalk may be required to be extended to the western property line in the future. The sidewalk may be adjacent to the road where crossing the box culvert.

Landscape

The landscaping plan meets all requirements with over 15 canopy trees (1 tree per 75 linear feet) in the front yard setback and at least one shrub for every 5 feet of building street frontage. The Amur Maackla tree, a 2" caliper tree at time of planting, is proposed to be planted for the front yard requirements. There is a combination of other plantings throughout the site to accommodate for the other site requirements, which include: Diablo Ninebark, Goldmound Spirea, Blue Star juniper, My Monet Weigela, Indian Magic Crab, Pin Oak, Deborah Norway Maple, Black Hills Spruce, River Birch, Crimson King Norway Maple, and Blue Arrow Rocky Mountain Juniper.

Lighting

The lighting plan shows a max foot-candle of 6.4 near entrances to buildings. There is ample lighting evenly placed on garages and outside the building entrances. 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 for the western building site development. One suggestion is to install native plantings to the dry pond to reduce maintenance, reduce invasive species/cattails, and promote infiltration in that basin area.

Recommendation:

Staff recommends to approve the site plan for Legacy Creekside Apartments with the following conditions:

- **Special Exception Permit is approved**
- **Variance from City of Kaukauna for building setback is approved**
- **Variance from Outagamie County Drainage Board for high water mark setback is approved**
- **Prior to issuance of building permits, must obtain Stormwater and Erosion Control permits from Engineering Department**
- **Provided documentation of wetland permitting**
- **Sidewalk is extended to western property line**