



SITE PLAN REVIEW APPLICATION

PROPERTY OWNER	APPLICANT (IF DIFFERENT PARTY THAN OWNER)
Name: The Reserve on Arbor Way, LLC	Name: Owner
Mailing Address: N58W33138 Township Road	Mailing Address:
Phone: 414-405-1162	Phone:
Email: james.borisiii@icloud.com	Email:

PROPERTY INFORMATION	
Described the Proposed Project in Detail: Senior living facility with independent living apartments (IL), residential care apartment complex (RCAC), community based residential facility (CBRF), and amenities.	
Property Parcel (#): 322095700 & 322095705	
Site Address/Location: 1421 Arbor Way	
Current Zoning and Use: CHD - Commercial Highway District / Vacant	
Proposed Zoning and Use: CHD / Senior Living Facility	
Existing Gross Floor Area of Building: 0	Proposed Gross Floor Area of Building: Varies by structure
Existing Building Height: NA	Proposed Building Height: Varies by structure
Existing Number of Off-Street Parking Spaces: 0	Proposed Number of Off-Street Parking Spaces: 154 surface & 120 underground parking garage
Existing Impervious Surface Coverage Percentage: 0	Proposed Impervious Surface Coverage Percentage: 50.4

I certify that the attached drawings are, to the best of my knowledge, complete and drawn in accordance with all City of Kaukauna codes.

Owner/Agent Signature:  9-23-24

Owner/Agent Name (printed): James F. Boris, Managing Member

SITE PLAN REVIEW PROCEDURE

The Plan Review process is required for all new commercial, industrial or multifamily buildings, and building expansions/additions or structures.

Early in the process, consult the Site Application Checklist (below) for a complete list of plan requirements and contact staff in the Planning and Community Development Department for initial direction and assistance. In addition, it is your responsibility to notify utility companies regarding your proposed development.

Completed Site Plans must be submitted 14 business days prior to the intended Plan Commission meeting. Those plans will be distributed amongst various City departments for an initial review. After review, questions, comments, and requested revisions will be returned to the applicant in advance of the Plan Commission meeting.

SITE PLAN CHECKLIST

- ✓ Completed Site Plan application
- ✓ Completed [Erosion Control and Stormwater Management Permit application](#) and necessary fees
- ✓ Calculations for sanitary sewer and water
- ✓ Calculations for storm sewer design
- ✓ Site Plan set to include:
 - Site Plan layout and streets, including designated fire lanes
 - Utilities, grading, and drainage plan
 - Erosion control plan
 - Landscape and lighting plan
 - Architectural elevation and construction details
 - Floor plan set
 - Any other plans or information deemed necessary by the Planning and Community Development

SITE PLAN SUBMISSION

1. Email to Lily Paul - lpaul@kaukauna-wi.org
2. In-person drop off - City of Kaukauna, Attn: Lily Paul, 144 W. 2nd Street, Kaukauna, WI 54130