



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission  
From: Associate Planner Lily Paul  
Date: March 17, 2023  
Re: Site Plan Review – Municipal Pool

The current facility was constructed in 1991. Due to the age of the complex, the City evaluated current and future repair costs versus replacement of facilities, to ensure the best use is made of public funding. In 2020, Staff began working with Parkitecture + Planning, LLC to develop a Master Plan for the facility moving into the future.

This new project brings in new concepts, amenities, and an updated site plan. An additional waterslide, aqua climbing wall, in-water feature, multiple shade structures, 18-hole Mini-golf course, bathhouse/mechanical buildings and Splash Pad will be added to the existing vessel to create a regional destination.

### Site Plan Review

#### *Site/Architectural*

This is within the institutional Zoning. Setbacks are being met throughout the entire site. The splash pad and mini-golf will be built into the hill going toward the north property line. The new main building will stay within the same area that the existing building is located. The façade of the proposed building uses wood siding and 2 types of smooth face concrete masonry units (CMU), and 2 types of smooth panel siding all in the grey color family. The roof will be metal giving it the longest life, and modern look. The color of the roof is copper penny which resembles a rustic orange and fits well with Kaukauna's orange school colors and city logo. One rendition of the city logo will be featured on the front of the building. There is a smaller building next to the splash which includes additional bathrooms and a mechanical room. That is a simple grey, smooth masonry building with a graphite colored, metal roof. Some nice additions are shade canopies, umbrellas, benches, and picnic tables. Something to consider is a matching the colors of these features with the City Brand Colors. Currently, a royal blue, lime green and purple are used for those features. There are 32 proposed parking spots between the upper and lower lots on site.

### *Landscape*

The landscaping plan meets all requirements with over 15 canopy trees (1 tree per 75 linear feet) in the front yard setback. There is at least one shrub, or a planter bed, for every 5 feet of building street frontage. Many existing trees are helping to meet the landscaping requirement. The planter beds shall be planted with perennial and annual plants for additional beautification.

### *Lighting*

There is no proposed additional lighting.

### *Stormwater*

The developer will work with Engineering Department to complete Erosion Control and Stormwater Management permitting.

### **Recommendation:**

**Staff recommends to approve the site plan for The Municipal Pool with the following conditions:**

- **Prior to issuance of building permits, must obtain Storm Water and Erosion Control permits from Engineering Department**

