

***AMENDED PLAN COMMISSION**

City of Kaukauna
Council Chambers
Municipal Services Building
144 W. Second Street, Kaukauna



Thursday, February 09, 2023 at 4:00 PM

AGENDA

1. Roll Call.
2. Approval of Minutes.
 - [a.](#) Approve Minutes from January 19, 2022 Meeting
3. New Business.
 - [a.](#) *CSM Review Lot Split - Parcel 322095500; Commerce Crossing
 - [b.](#) *CSM Review Lot Split - Parcel 322095603; Commerce Crossing
 - [c.](#) Special Exception Permit – The Legacy Creekside Apartments
 - [d.](#) Site Plan Review – The Legacy Creekside Apartments
 - [e.](#) *Storm Sewer Easement Request – U-Haul, 1550 Arbor Way
4. Other Business.
5. Adjourn.

NOTICES

IF REQUESTED THREE (3) DAYS PRIOR TO THE MEETING, A SIGN LANGUAGE INTERPRETER WILL BE MADE AVAILABLE AT NO CHARGE.



*AMENDED PLAN COMMISSION

City of Kaukauna
Council Chambers
 Municipal Services Building
 144 W. Second Street, Kaukauna



Thursday, January 19, 2023 at 4:00 PM

MINUTES

1. Roll Call.

Members present: John Moore, Michael Avanzi, Giovanna Feller, Pennie Thiele, Kenneth Schoenike, DPW John Neumeier, Mayor Tony Penterman

Other(s) present: AP Lily Paul; Dustin Wolf, Meade & Hunt; Brian Roebke, Times Villager; Citizens

2. Approval of Minutes.

a. Approve Minutes from December 21, 2022 Meeting

Motion was made by Feller to approve the minutes from December 21, 2022 meeting. Avanzi seconded the motion. The motion passed unanimously.

3. New Business.

a. Public Hearing for TID 12 Creation

Dustin Wolff of Meade & Hunt gave an overview of the creation of Tax Incremental District number 12. To gain the maximum amount of years this TID will be created as a blighted TID. The new TID will be able to provide funding for a plethora of public improvements projects. The project plan is available for review by request from Planning Department.

Mayor Penterman declared the public hearing open and asked if anyone in the Council Chambers wish to speak for or against the Boundary and Proposed Project Plan for Tax Incremental District No. 12.

After asking two more times if anyone else wished to address the Plan Commission, no one spoke. Mayor Penterman declared the public hearing closed.

Resolution 2023-5372 approving the TID 12 Boundary and Project Plan was presented. Mayor Penterman made a motion to approve the Resolution and pass onto the Common Council. Moore seconded the motion. A roll call vote was made: all voted aye. Motion passed.

b. Donation Application Review

AP Paul presented a red maple tree donation in honor of LTC Eric Van De Hey, United States Army for 35 years of service from 1987 to 2022. Angela Martin, LTC Van De Hey's partner, submitted the donation and is hoping the tree can be installed within a mile radius of McFarland Pl. The location that was decided for this donation is on the Nelson Family Heritage Trail, which is only a tenth mile from the requested location.

A motion was made by Thiele to approve the Donation for LTC Van De Hey. Schoenike seconded the motion. The motion passed unanimously.

c. Ordinance Update – 17.22 Commercial Highway District (CHD)

AP Paul suggests adding 6 words to item 6 of section 17.22(2) Commercial Highway District (CHD) Zoning Code. Specifying that wholesale and warehouse establishments are "incidental to a permitted commercial use" will create storefronts, not just storage facilities which is the goal of CHD.

Avanzi made a motion to approve the language update and pass onto Legislative Committee. Feller seconded the motion. The motion passes unanimously.

d. EV Charging Infrastructure Update & Discussion

AP Paul & Avanzi began discussion about EV Charging Infrastructure within the City of Kaukauna. Avanzi has researched how cities like Madison and Verona accomplished this infrastructure to be required with new development. While building codes cannot be changed, city zoning code can be changed. Commercial and Multi-family districts, which see the most parking lot development, should eventually require this infrastructure to be put in place. It is more expensive and time consuming to install after sites are developed. DPW Neumeier inquired what would this mean for Kaukauna Utilities? What is the cost for these upgrades and would it stress the system? After consideration, the City of Kaukauna is not quite to the point to change the code, but Plan Commission will encourage new development to consider it during site plan reviews.

No action was taken.

e. Letter of Support for the 2nd & 3rd Street Walkway & Alley Project and Grant Application

AP Paul is requesting the support of the Plan Commission to apply for a \$50,000 grant from Wisconsin Economic Development Corporation (WEDC). WEDC is piloting a Vibrant Spaces grant that will help provide funding to projects like the City's 2nd & 3rd Street Alley Reconstruction project.

Schoenike made a motion to approve the Letter of Support. Neumeier seconded the motion. The motion passed unanimously.

4. Other Business.

There was no other business.

5. Adjourn.

Avanzi made a motion to adjourn the meeting. Thiele seconded the motion. Meeting adjourned at 4:51 PM.



MEMO

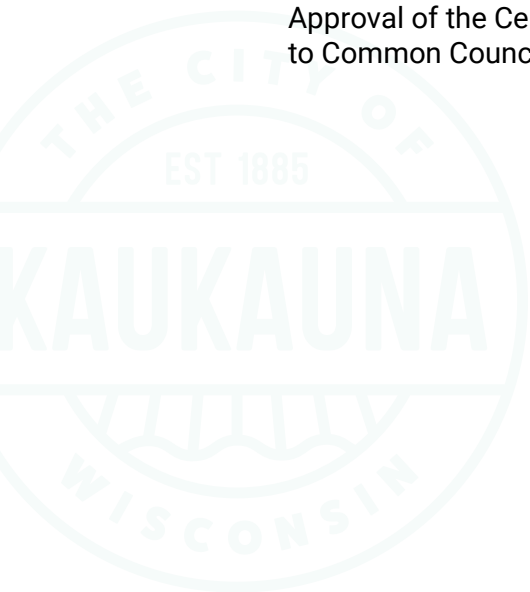
PLANNING AND COMMUNITY DEVELOPMENT

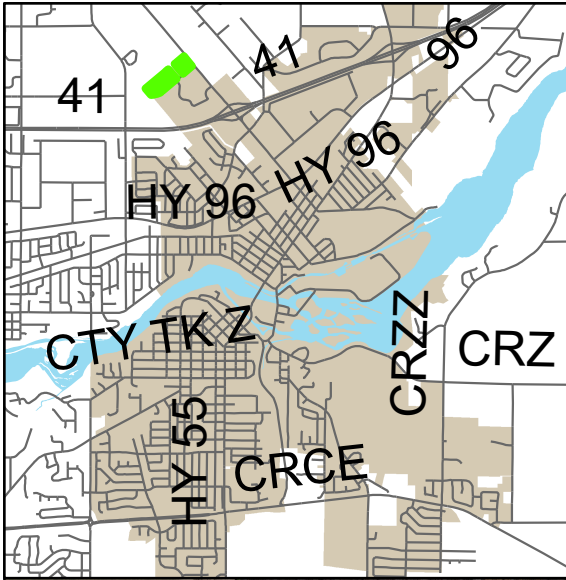
To: Plan Commission
From: Lily Paul, Associate Planner
Date: February 6, 2023
Re: CSM Review Lot Split – Parcel 322095500; Commerce Crossing

Carow Land Surveying Company Inc. has submitted a certified survey map for the City of Kaukauna that will split parcel 322095500. This CSM is intended to correct the way the parcel is currently laid out. In the North West corner of Commerce crossing there is a large portion of land about 11.7 acres and a smaller portion of land about 4.9 acres. These portions of land are not adjacent to each other but are technically the same lot. This CSM will “split” or disconnect them and assign them each a lot number, resulting in two different parcels.

Recommendation:

Approval of the Certified Survey Map splitting parcel 322095500 and recommend the same to Common Council.



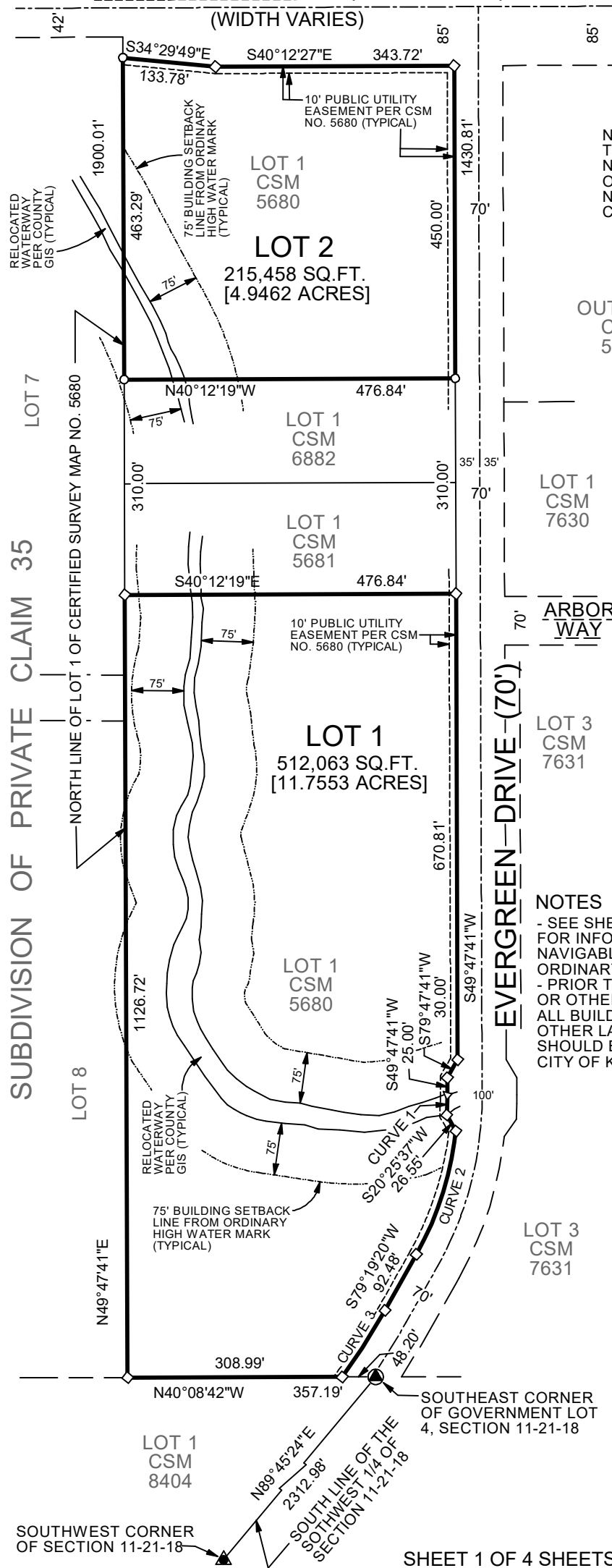


CERTIFIED SURVEY MAP NO. _____

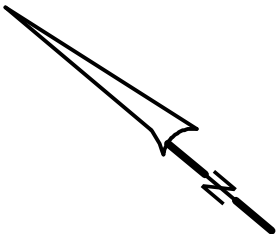
PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5680 AS
RECORDED IN DOCUMENT NO. 1768284, LOCATED IN PRIVATE
CLAIM 35, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF
KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

DELANGLADE ST. (S.T.H. "55")

(WIDTH VARIES)



NORTH IS REFERENCED TO THE SOUTH LINE OF
THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 21
NORTH, RANGE 18 EAST, CITY OF KAUKAUNA,
OUTAGAMIE COUNTY, WISCONSIN WHICH BEARS
N89°45'24"E PER THE WISCONSIN COUNTY
COORDINATE SYSTEM (OUTAGAMIE COUNTY).



LEGEND

- = EXISTING 3/4" IRON REBAR
- ◇ = EXISTING 1" I.D. IRON PIPE
- ▲ = EXISTING MAG NAIL IN DISK
- = EXISTING BERNTSEN MONUMENT
- ▽ = BEGINNING OR END OF A LINE OR ARC

CURVE 1

RADIUS = 450.00'
DELTA = 3°38'46"
ARC LENGTH = 28.64'
CHORD =
S51°37'04"W, 28.63'

TANGENT BEARINGS
IN = S49°47'41"W
OUT = S53°26'27"W

CURVE 2

RADIUS = 465.00'
DELTA = 23°08'13"
ARC LENGTH = 187.77'
CHORD =
S67°45'13.5"W, 186.50'

TANGENT BEARINGS
IN = S56°11'07"W
OUT = S79°19'20"W

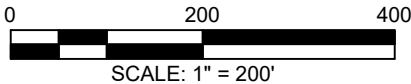
CURVE 3

RADIUS = 965.00'
DELTA = 6°45'58"
ARC LENGTH = 113.96'
CHORD =
S82°42'19"W, 113.89'

TANGENT BEARINGS
IN = S79°19'20"W
OUT = S86°05'18"W

NOTES

- SEE SHEET 4 OF 4 SHEETS
FOR INFORMATION REGARDING
NAVIGABLE WATERWAYS AND THE
ORDINARY HIGH WATER MARK.
- PRIOR TO ANY CONSTRUCTION
OR OTHER LAND USE ACTIVITY,
ALL BUILDING SETBACKS AND
OTHER LAND USE REQUIREMENTS
SHOULD BE VERIFIED WITH THE
CITY OF KAUKAUNA.



CHRISTOPHER E. PERREAULT, PLS 2249 DATE
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DRIVE
APPLETON, WI 54914
(920) 731 4168
A2104.27-2-23 (CEP) 1/13/2023



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

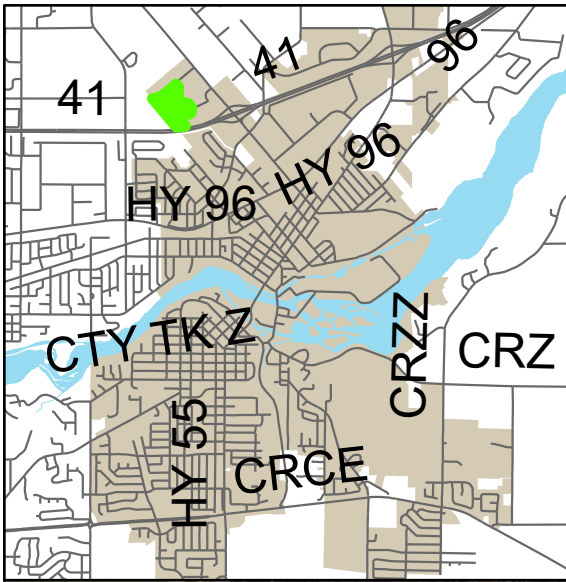
To: Plan Commission
From: Lily Paul, Associate Planner
Date: February 6, 2023
Re: CSM Review Lot Split – Parcel 322095603; Commerce Crossing

Carow Land Surveying Company Inc. has submitted a certified survey map for the City of Kaukauna that will split parcel 322095603. This CSM is creating a lot line that follows the centerline of the navigable stream to create another parcel within Commerce Crossing which will encourage more development in the commercial park. The final parcel will be ~7.5 acres and meets all applicable zoning and subdivision requirements. The size, shape, and use of the lot conforms to city code.

Recommendation:

Approval of the Certified Survey Map splitting parcel 322095603 and recommend the same to Common Council.

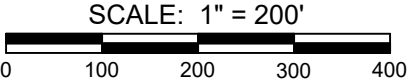




CERTIFIED SURVEY MAP NO. _____

PART OF LOT 3, CERTIFIED SURVEY MAP NO. 7631
RECORDED AS DOCUMENT NO. 2145844, LOCATED IN
PRIVATE CLAIM 35, CITY OF KAUKAUNA, OUTAGAMIE
COUNTY, WISCONSIN.

NORTH IS REFERENCED TO THE NORTH LINE
OF THE NORTHWEST 1/4 OF SECTION 14,
TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY
OF KAUKAUNA, OUTAGAMIE COUNTY,
WISCONSIN, WHICH BEARS N89°45'24"E PER
THE WISCONSIN COUNTY COORDINATE SYSTEM
(OUTAGAMIE COUNTY)



LEGEND

- = 1" X 18" I.D. IRON PIPE SET,
WEIGHING 1.13 LBS PER
LIN. FT. SET WITH CAROW LAND
SURVEYING CAP
- () = RECORDED AS BEARING/
DIMENSION
- Δ = MAG NAIL IN DISK
- = BERNTSEN MONUMENT

CURVE 1

DELTA -	3°58'40"
RADIUS -	1035.00'
ARC LENGTH -	71.86'
CHORD -	N81°18'40"E 71.84'
TANGENT -	N83°18'00"E
BEARINGS	N79°19'20"E

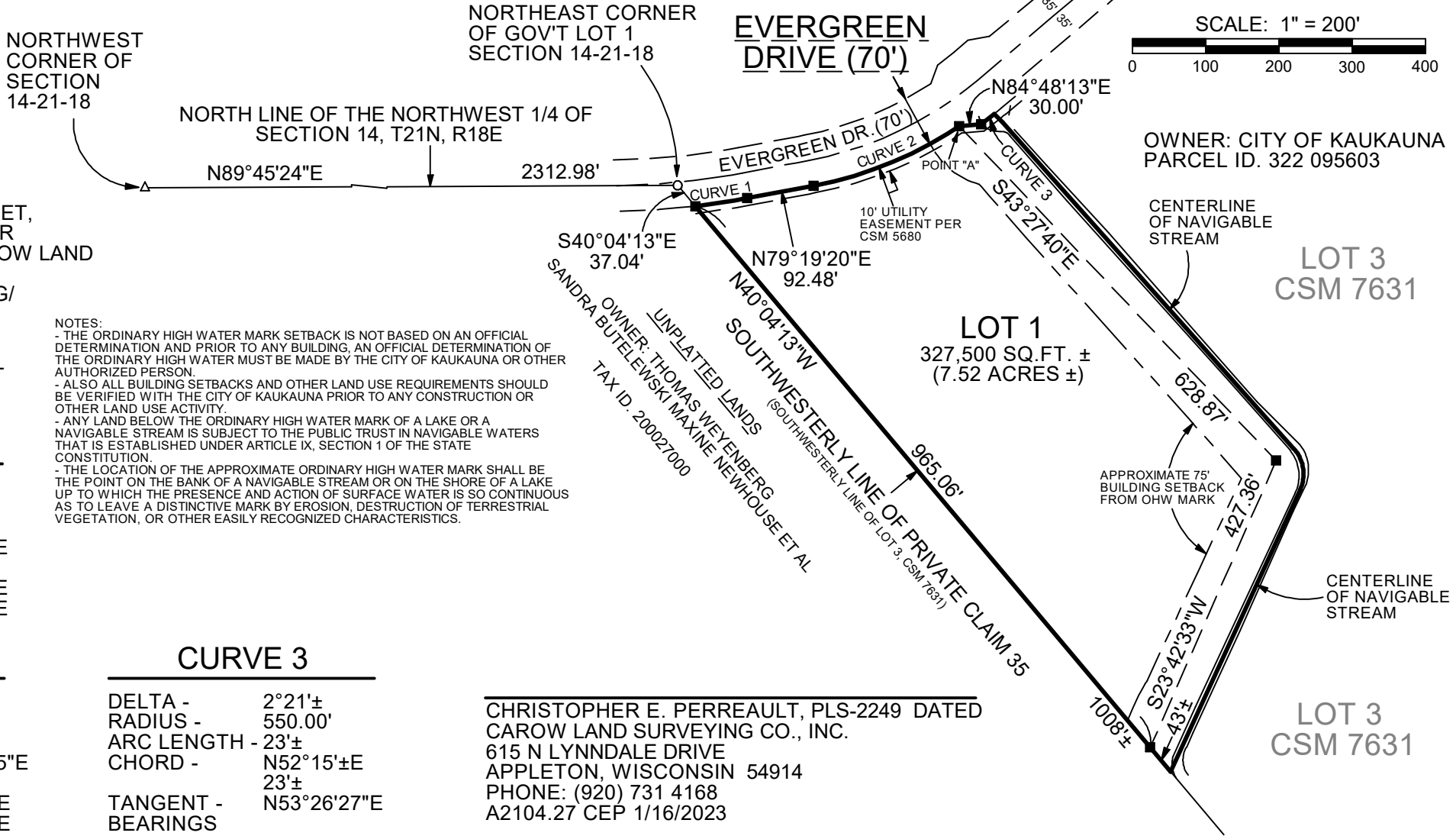
CURVE 2

DELTA -	23°08'13"
RADIUS -	535.00'
ARC LENGTH -	216.04'
CHORD -	N67°45'13.5"E 214.58'
TANGENT -	N79°19'20"E
BEARINGS	N56°11'07"E

CURVE 3

DELTA -	2°21'±
RADIUS -	550.00'
ARC LENGTH -	23'±
CHORD -	N52°15'±E 23'±
TANGENT -	N53°26'27"E
BEARINGS	

NOTES:
- THE ORDINARY HIGH WATER MARK SETBACK IS NOT BASED ON AN OFFICIAL
DETERMINATION AND PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF
THE ORDINARY HIGH WATER MUST BE MADE BY THE CITY OF KAUKAUNA OR OTHER
AUTHORIZED PERSON.
- ALSO ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD
BE VERIFIED WITH THE CITY OF KAUKAUNA PRIOR TO ANY CONSTRUCTION OR
OTHER LAND USE ACTIVITY.
- ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A
NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS
THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE
CONSTITUTION.
- THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE
THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE
UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS
AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL
VEGETATION, OR OTHER EASILY RECOGNIZED CHARACTERISTICS.



CHRISTOPHER E. PERREAUULT, PLS-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N LYNNDAL DRIVE
APPLETON, WISCONSIN 54914
PHONE: (920) 731 4168
A2104.27 CEP 1/16/2023



MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Plan Commission
 From: Associate Planner Lily Paul
 Date: February 6, 2023
 Re: Special Exception Permit Application – Legacy Creekside Apartments

Keith Duquaine has submitted an application for a Special Exception Permit for parcel 322095500, located at 950 E Evergreen Drive in Commerce Crossing. The parcel is zoned Commercial Highway District (CHD). The parcel is owned by Duquaine Development.

The applicant is proposing to construct a multi-family complex on the vacant lot. The new development will include 175 living units and over 368 combined indoor and outdoor parking. There will be five buildings, for a proposed total of 2.17 acres of roof area, which is about 18.47% of the lot area. The buildings will be 41 feet 2 1/8 inches tall.

The City of Kaukauna Code of Ordinances, Section 17.22 (4)(e) allows multi-family within the CHD:

17.22 CHD Commercial Highway District

4. Special exception uses and structures.

e. Uses permitted in Residential Multifamily Zoning (RMF). If RMF is the primary use of the site, all applicable standards and requirements from section 17.19 shall apply.

Recommendation:

Finding the special exception to meet all the criteria set forth in Section 17.47 (4) of the City Municipal Code, staff recommends the approval of the special exception to the Plan Commission and same to the Common Council.

UPDATED 3.21.2022



CITY OF KAUKAUNA PLAN COMMISSION

APPLICATION FOR REVIEW

I am requesting a:

Zoning Change

Special Exception Permit

Certified Survey Map Review

Subdivision Plat Review

Petitioner Information:

Name: *Dugaine Development*

Address: *4329 Nicolet Drive Green Bay, WI. 54311*

Phone Number: *262-302-1675*

Owner's Name (if not the petitioner):

Owner's Address:

Address of Parcel in Question: *950 East Evergreen Drive Kaukauna*

Property Dimensions (in either SF or Acres): *11.75 acres +/-*

Explain your proposed plans and what you are requesting the Plan Commission approve.

Please also note if there are existing structures on this property:

Multi family Development

Additional Requirements: For Certified Survey Map and Subdivision Plat Review, professionally drawn maps are required to be submitted. These maps must include all structures, lot lines and streets with distances to each. For Subdivision Plat Review, the proposed street system must be indicated on the face of the preliminary plat to indicate, within a 2,000 foot radius from the exterior border of the plat, how the proposed streets will tie into the existing street system. Maps should be drawn to a scale of not less than 1":1,000'. For Zoning Change requests that would result in split zoning (or two zoning classifications on one parcel), a professionally drawn map meeting the standards above is also required. Additional information may also be requested as may be appropriate per the proposal being made.

Plan Commission Review Fee Schedule:

Lot Division by Certified Survey Map (1-4 lots)	\$10/lot based on total lots
Subdivision Review (5+ lots)	\$200
Special Exception Permit	\$100
Rezoning/Zoning Change	\$100
Variance to Subdivision Ordinance	\$50
Planned Unit Subdivision Ordinance	\$200

Please Note: Changes to zoning ordinances, special exception permits and map/plat reviews often require action by multiple governmental bodies. Between multiple meetings and statutory requirements for public hearings and noticing of meetings, sometimes reviews and authorizations can take more than 30 days. Please let staff know of your request as early as possible if you have a specific deadline that you need Plan Commission authorization by.

Signature of Petitioner: *Keith Dugan*

Signature of Owner (if not Petitioner):

Date Submitted to City of Kaukauna: *11/26/2023*

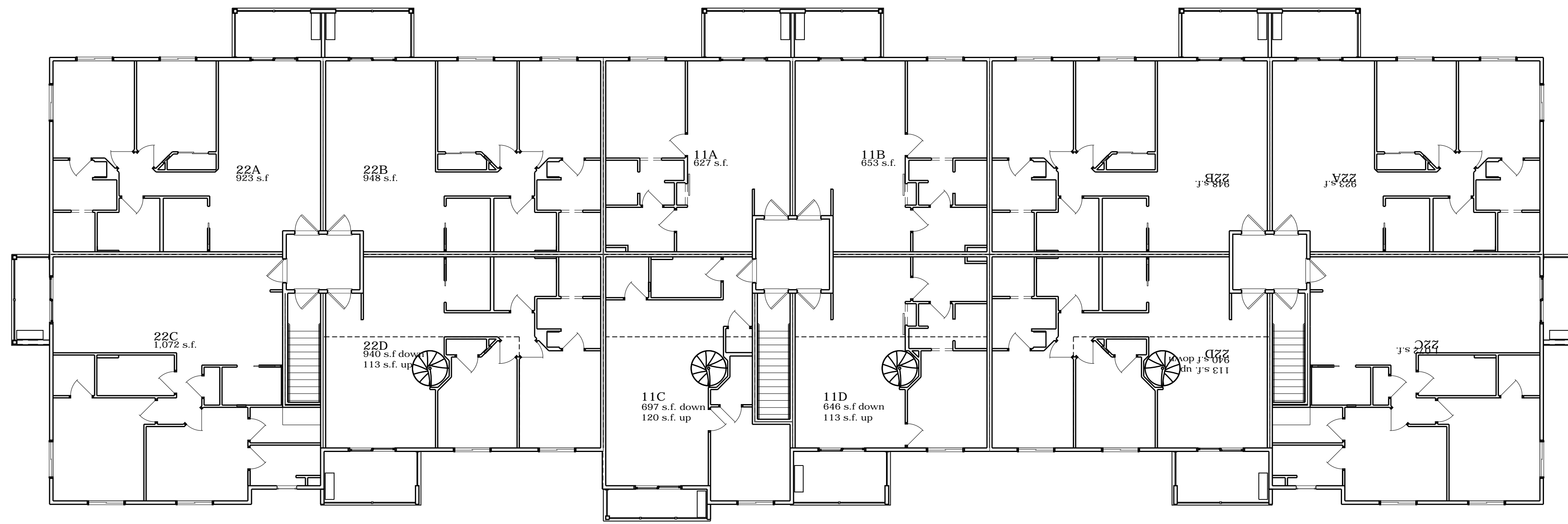
Please submit by email to lpaul@kaukauna-wi.org or by mail to City of Kaukauna, Attn: Plan Commission, P.O. Box 890, Kaukauna, WI 54130



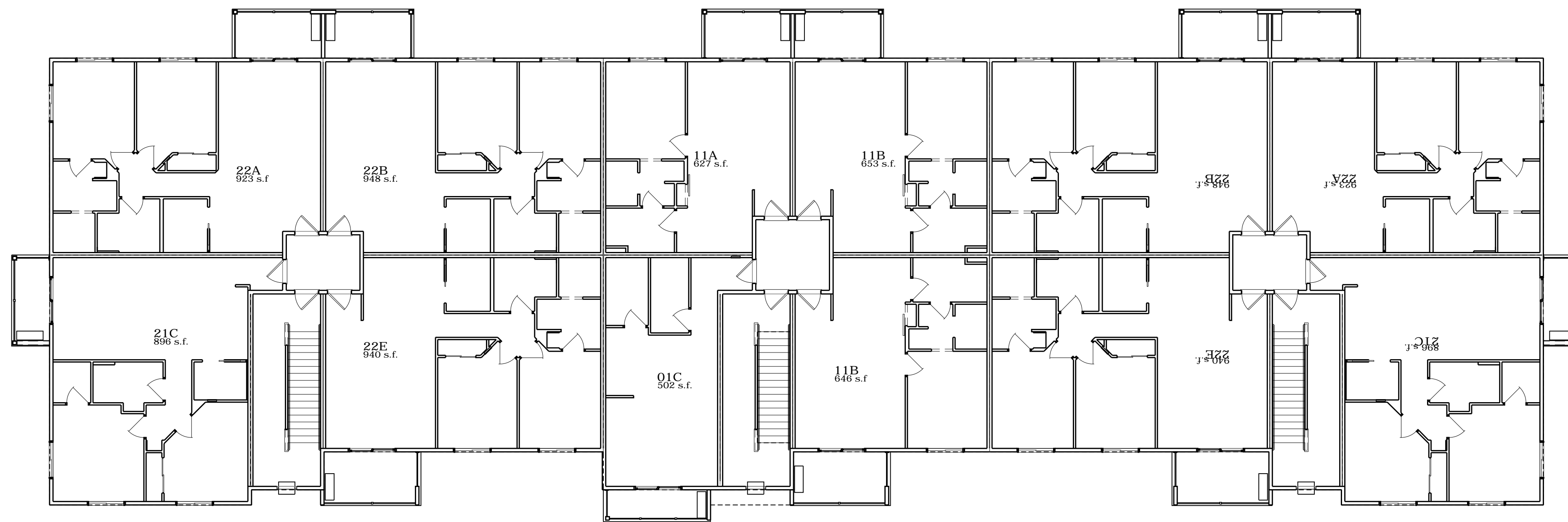
212 BUILDING
30 Unit 3 Story + Mezzanine



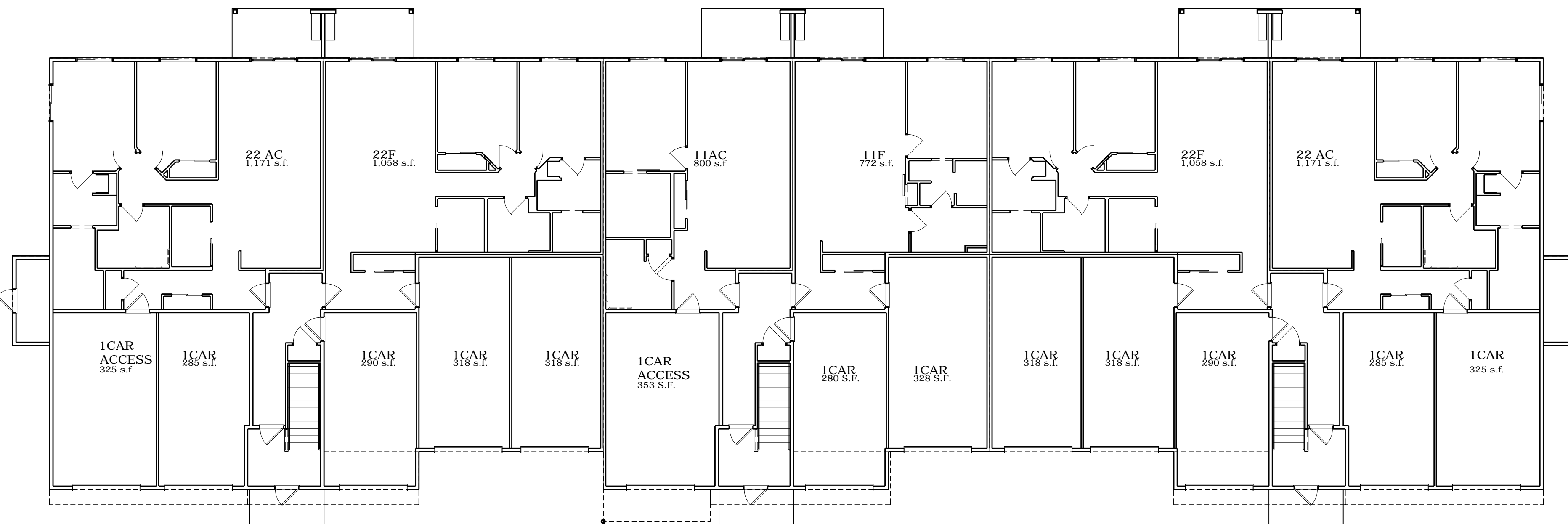
THIRD FLOOR
SCALE: 3/32" = 1'-0"



SECOND FLOOR
SCALE: 3/32" = 1'-0"



FIRST FLOOR
SCALE: 3/32" = 1'-0"



212 BUILDING

30 Unit 3 Story W/ LOFT



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**



SITE PLAN REVIEW APPLICATION

PROPERTY OWNER	APPLICANT (IF DIFFERENT PARTY THAN OWNER)
Name: Duquaine Development	Name:
Mailing Address: 4329 Nicolet Dr., Green Bay, WI 54311	Mailing Address:
Phone: 262-302-1675	Phone:
Email: keith@duquainedevelopment.biz	Email:

PROPERTY INFORMATION
Described the Proposed Project in Detail: 175 UNIT APARTMENT BUILDING SITE WITH ATTACHED GARAGES AND EXTERIOR PARKING.
Property Parcel (#): 322095500
Site Address/Location: NORTH SIDE OF EVERGREEN DRIVE, WEST OF ARBOR WAY
Current Zoning and Use: Commercial Highway District / Vacant Land
Proposed Zoning and Use: RESIDENTIAL - MULTIFAMILY
Existing Gross Floor Area of Building: N/A
Proposed Gross Floor Area of Building: <small>SEE ATTACHED FOR 30 UNIT, 35 UNIT AND 50 UNIT NOT YET COMPLETED AND WILL BE PROVIDED WHEN COMPLETED.</small>
Existing Building Height: N/A
Proposed Building Height: 41.2'
Existing Number of Off-Street Parking Spaces: 0
Proposed Number of Off-Street Parking Spaces: 194 INTERIOR & 174 EXTERIOR
Existing Impervious Surface Coverage Percentage: 0
Proposed Impervious Surface Coverage Percentage: 41

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: Keith Duquaine

Owner/Agent Name (Printed): Keith Duquaine

SITE PLAN REVIEW PROCEDURES

Site Plan Review is an administrative process that can take up to 15 working business days after a submittal deadline. 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 (attached) 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.

Prior to the 10 day submittal deadline, a preliminary set of plans should be submitted to the Planning and Community Development Department, those plans will then be distributed amongst various departments for an initial review. Feedback will be given to the applicant after the initial review. To allow for the submittal of 100% completed plans.

Submit a set of plans, a digital copy of the plans in PDF or compatible format, and one of each application: Site Plan, Erosion Control, and Stormwater Utility Service Application. The Site Plan Set shall include Site, Utility, Grading, Drainage, Erosion Control, Landscape, Architectural Elevations, Photometric Information, Road and Driveway widths, Material composition of road and driveways, Parking Plans, Hydrant Locations (public and private), Distances of Buildings (length, width, and distance from sidewalks, roads and driveways). Additionally, please indicate if the property will be utilizing a Knox Box. This application should be submitted to the Application Coordinator listed below.

After review by City Departments, questions, comments and requested revisions will be returned to the applicant in advance of the Plan Commission meeting.

SITE PLAN REVIEW CONTACTS:

Application Coordinator/Planning Dept	Lily Paula lpaul@kaukauna-wi.org 920-766-6315
Inspections review:	McMahon and Associates inspection@kaukauna-wi.org 920-766-6325
Public Works review:	John Neumeier jneumeier@kaukana-wi.org 920-766-6305

SITE PLAN CHECKLIST

- Completed Site Plan application
- Completed Erosion Control Permit application and necessary fees
- Completed Stormwater Utility Service application
- Completed Construction Site Stormwater Management form
- Calculations for sanitary sewer and water
- Calculations for storm sewer design
- Site Plan set (hard copy or digital) to include:
 - o Site Plan layout and streets, including designated fire lanes
 - o Utilities, grading and drainage plan
 - o Erosion control plan
 - o Landscape and lighting plan
 - o Architectural elevation and construction details
 - o Floor plan set
 - o Any other plans or information deemed necessary by Community Development
- A digital copy of the Site Plan Set in PDF or compatible format by electronic mail or digital dropbox submission

SITE PLAN SUBMISSION

By mail/in-person drop off: City of Kaukauna, Attn: Lily Paul, 144 W. 2nd Street, Kaukauna, WI 54130

Electronically remit materials Attn: Lily Paul to: lpaul@kaukauna-wi.org

AREA DATA

30 UNIT BLDG.

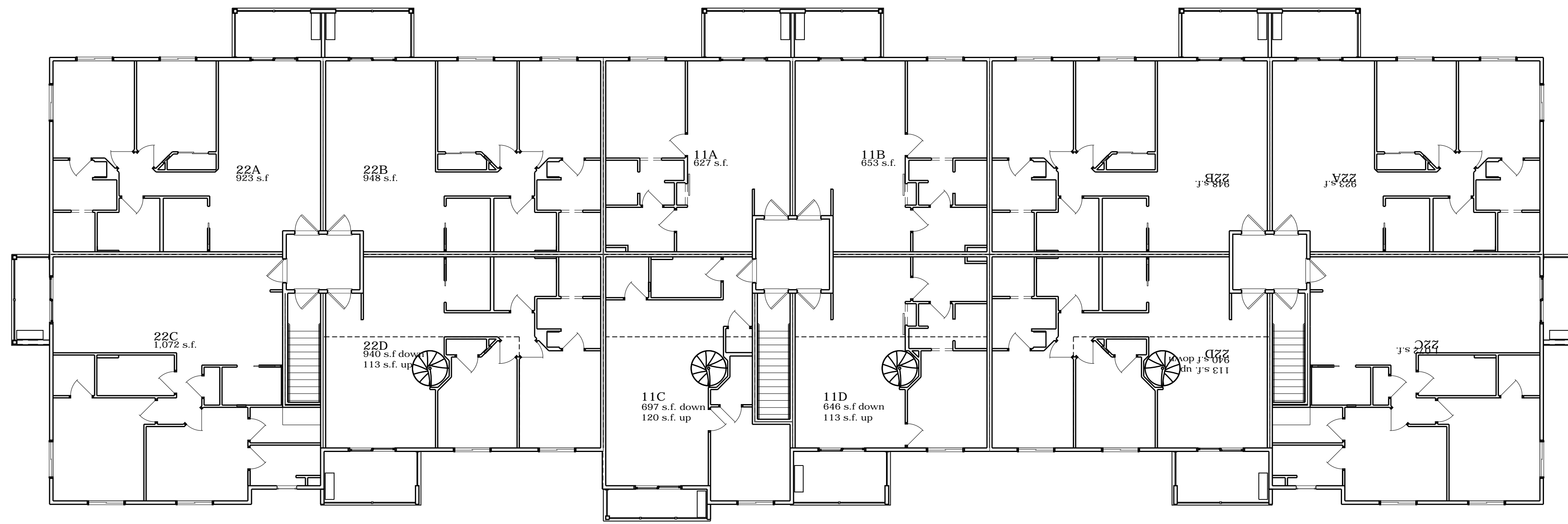
POD	FLOOR	SQUARE FOOTAGE	GARAGE FOOTAGE	DWELLING FOOTAGE	NOTES
LEFT (2)	1	XXX	X	X	TYPE "A" & "B" ACCESSIBLE
(1)	1	X	X	X	TYPE "A" & "B" ACCESSIBLE
RIGHT (2)	1	X	X	X	TYPE "A" & "B" ACCESSIBLE
LEFT (2)	2	X	O	X	NON-ACCESSIBLE WALK UP
(1)	2	X	O	X	NON-ACCESSIBLE WALK UP
RIGHT (2)	2	X	O	X	NON-ACCESSIBLE WALK UP
LEFT (2)	3	X	O	X	NON-ACCESSIBLE WALK UP
(1)	3	X	O	X	NON-ACCESSIBLE WALK UP
RIGHT (2)	3	X	O	X	NON-ACCESSIBLE WALK UP
LEFT (2)	MEZZ	113	O	113	NON-ACCESSIBLE WALK UP
(1)	MEZZ	233	O	233	NON-ACCESSIBLE WALK UP
RIGHT (2)	MEZZ	113	O	113	NON-ACCESSIBLE WALK UP
TOTALS	WITHIN DWELLING UNITS	COMMON SPACE	HEATED TOTAL	GARAGE UTILITY	TOTAL
FIRST	X	X	X	X	11,049
SECOND	X	X	X	O	10,852
THIRD	X	X	X	O	10,852
MEZZ	X	O	X	O	459
TOTALS	X	X	X	X	33,212



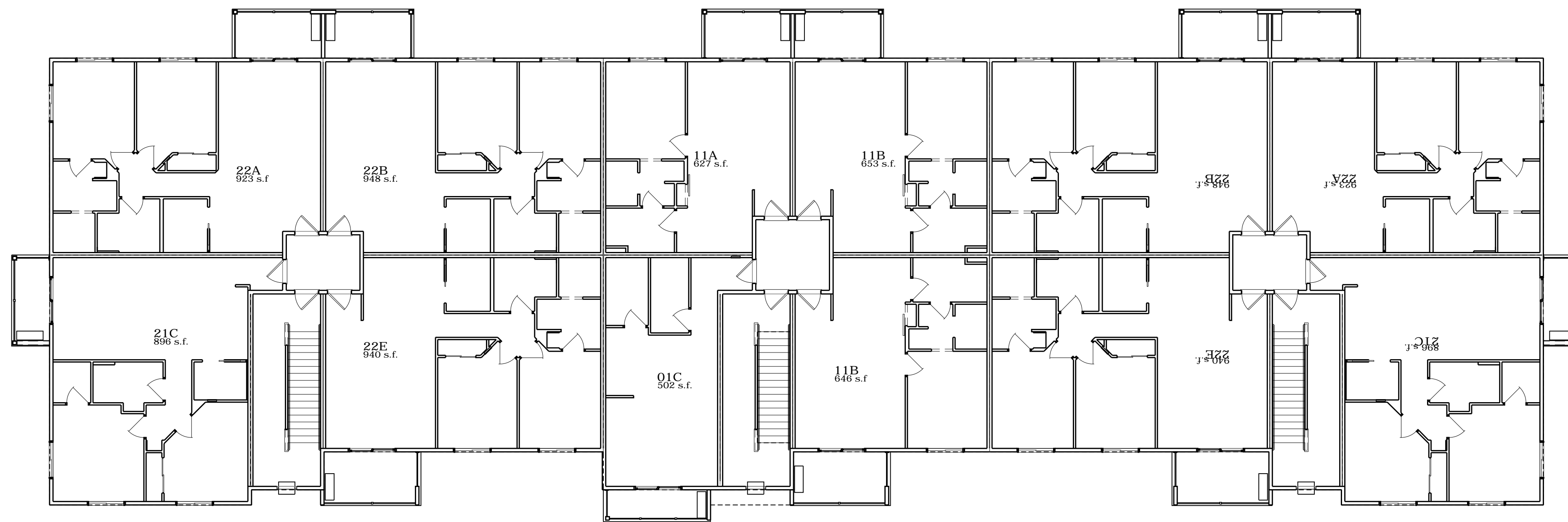
212 BUILDING
30 Unit 3 Story + Mezzanine



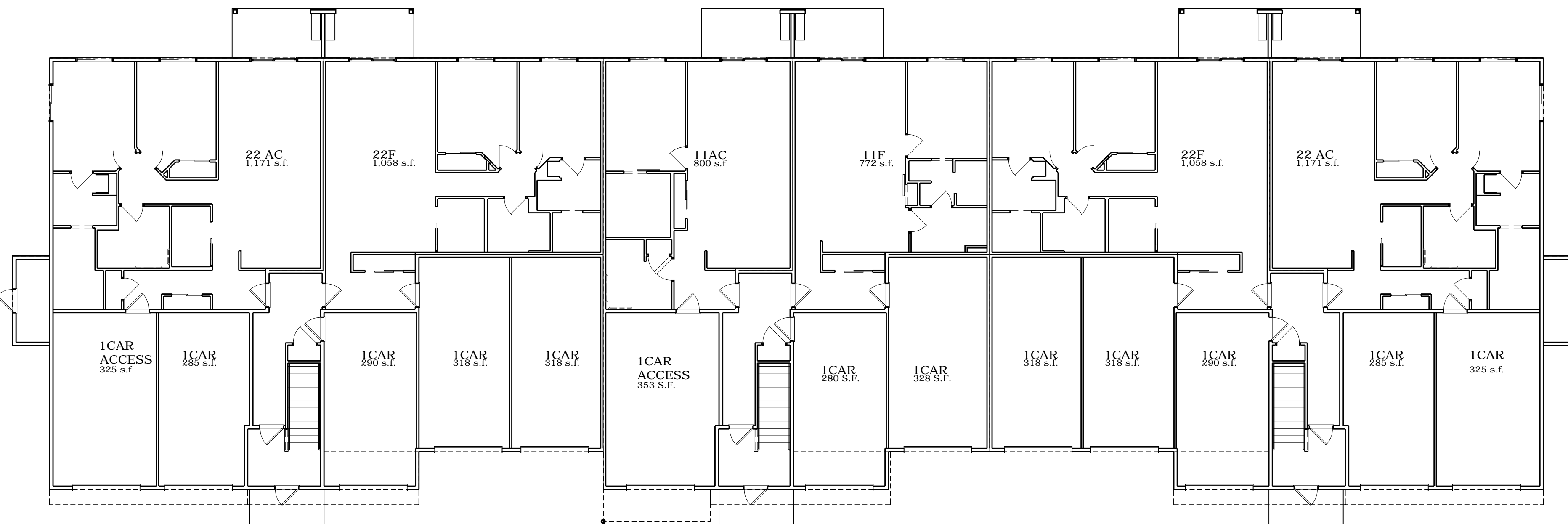
THIRD FLOOR
SCALE: 3/32" = 1'-0"



SECOND FLOOR
SCALE: 3/32" = 1'-0"



FIRST FLOOR
SCALE: 3/32" = 1'-0"



212 BUILDING

30 Unit 3 Story W/ LOFT



MEMO

ENGINEERING

To: Plan Commission

From: John W. Neumeier, Director of Public Works / City Engineer

Date: February 9, 2023

Re: Consideration of Storm Sewer Easement to AMERCO Real Estate Company (U-Haul site)

Background

AMERCO Real Estate Company is planning to construct a U-HAUL Moving & Storage facility in Commerce Crossing in 2023. In order to achieve a gravity storm sewer system to carry runoff to the existing stormwater management ponds, the owners would need to extend their pipe off of their property and into the City stormwater management pond adjacent to the property. A sketch of the site plan with red boxes showing the proposed easement areas is attached for your consideration.

Recommended Action

Approve the request for storm sewer easements and recommend to Common Council the grant of a storm sewer easements to AMERCO Real Estate Company.

ALL WORKS IN THE
2001 LIBRARY

- | | |
|-----|---|
| 1. | ALL WORK SHALL BE SPECIFICATIONS AND |
| 2. | CONTRACTOR TO CALL DAYS PRIOR TO EXCAVATION |
| 3. | STORM SEWER PIPE 8" ROP PER ASTM HOPE 10' 50" P. PVC SCH 40 DE STORM SEWER FITTING ROP PER ASTM HOPE PER ASTM PVC PER ASTM |
| 4. | CONTRACTOR TO FILL UTILITIES AND TOPPO CONTRACTOR SHALL DISCREPANCIES OR V |
| 5. | SUBGRADE EXCAVATION HELP OFFSET ANY STJ WHEN PLACING NEW PAVEMENT SHALL BE PAVEMENT |
| 6. | CONTRACTOR SHALL I |
| 7. | CONTRACTOR SHALL I SEVERAL ELEMENTS |
| 8. | GRADES SHOWN ARE EXCESS MATERIAL |
| 9. | ALL EXCESS MATERIAL UTILITY ITEMS, AND OF THE CONTRACTOR AN |
| 10. | REFER TO THE UTILITY LAYOUT AND ELEVAT |
| 11. | CONTRACTOR IS RESI GUTTER WITH SMOO |
| 12. | INSTALL A MINIMUM OF CONCRETE SIDEWALK |
| 13. | UPON COMPLETION OF STREETS AND DISTUR REVEGETATED WITH |
| 14. | ALL SPOT ELEVATIONS NOTED |
| 15. | GRADING FOR ALL SO EXCEED 12" SHALL BE CASE SHALL ACCESS SIDEWALK SLOPES EXCEED 2% SHALL ASILES EXCEED 2% (11 BUILT UP DOORS AND SLOPES SHALL BE PAIDING. NO CONTRA ISSUES. |
| 16. | MAINTAIN A MINIMUM I |
| 17. | CONTRACTOR TO COME LESS THAN 4' OF CONC LANDSCAPE AREAS. |
| 18. | ALL STORM SEWERS OF MANHOLE CONNECTS |
| 19. | ALL STORM SEWER PI PLUMBING CODE |
| 20. | MAINTAIN A MINIMUM I CONCRETE PAVEMENT |

