



MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Common Council
From: Joe Stephenson – Director of Planning and Community Development
Date: July 5th, 2022
Re: Special Exception Application – U-Haul Storage

Ken Heitman of AMERCO Real Estate Co. has submitted an application for a Special Exception Permit for parcel 322095601, located at 1550 Arbor Way in Commerce Crossing. The parcel is zoned Commercial Highway District (CHD). The parcel is owned by Midwest Investments, LLC – Glen and Wanda Rooyakkers.

The applicant is proposing to construct a U-Haul Storage Facility on the vacant lot. The new development will include self-storage, a truck/trailer share and related retail sales. There will be two buildings, 11,277 square feet and 113,632 square feet. The buildings will be 49 feet 2 inches tall and 52 feet 2 inches tall.

The City of Kaukauna Code of Ordinances, Section 17.22 (4)(b) allows light manufacturing uses, such as storage, so long as all activities are conducted in completely enclosed buildings.

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