



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission  
From: Lily Paul, Associate Planner  
Date: June 2, 2022  
Re: Site Plan Review – U-Haul Storage – Commerce Crossing

The applicant is proposing to construct a U-Haul Storage Facility on the vacant lot, parcel 322095601 located at 1550 Arbor Way. 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 (4 stories) and 52 feet 2 inches tall. Storage use is considered light manufacturing, which is allowed with a special exception permit in Commercial Highway District. The applicant has also applied for a special exception permit.

### Site Plan Review

#### *Site/Architectural*

The buildings meet all required setbacks and height requirements. There is adequate parking according to the code: 1 parking stall per employee in light manufacturing and there are over 50 parking stalls. Façade meets requirements.

#### *Landscape*

The site plan does include a landscape plan, which meets all requirements.

#### *Lighting*

Photometric lighting plan has been submitted. The highest foot candle on the property line is 3.3, on the west side. Staff has reviewed and see no conflicts as they are proposing landscape on that edge, and a storm water pond is directly next to it on the adjacent property.

#### *Stormwater*

Public works has reviewed and have the following comments:

1. Pond design assumed an 85% impervious development, so if we can get that down from 89.5% to 85% or less.

2. Work with City of Kaukauna engineers to obtain Storm Water and Erosion Control permits.

**Staff Recommendation:**

Approval of the U-Haul Storage Site Plan with the following conditions:

1. Site Plan Resubmitted to Staff to reduce the impervious surface to 85%.
2. Prior to issuance of building permits, must obtain Storm Water and Erosion Control Permits from Department of Public Works.

