



## **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: Ken Heitman, MCP  
AMERCO Real Estate Co.

Address: 2727 N Central Avenue Phoenix, AZ 85004

Phone Number: 602-263-6502

Owner's Name (if not the petitioner): Midwest Investments, LLC

Owner's Address: 120 Doty Street, #556 Kaukauna, WI 54130

Address of Parcel in Question: 1550 Arbor Way  
Kaukauna, WI 54130

Property Dimensions (in either SF or Acres): 4.65 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:

New development on a vacant lot to include self-storage, truck/trailer share and related retail sales

**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:**

**Signature of Owner (if not Petitioner):** *Midwestern Investments, LLC*  
*Wanda J. Rooyackers*  
*Wanda J. Rooyackers, Glen E. Rooyackers*

**Date Submitted to City of Kaukauna:**

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





# EROSION CONTROL AND STORMWATER MANAGEMENT PERMIT APPLICATION

Applicant Information			
Applicant Name (Indiv., Org. or Entity) <b>AMERCO Real Estate Co.</b>		Authorized Representative <b>Ken Heitman</b>	
Mailing Address <b>2727 N Central Avenue</b>		City <b>Phoenix</b>	Title <b>Marketing Company President</b>
E-mail Address <b>zulema_longoria@uhaul.com</b>		State <b>AZ</b>	Postal Code <b>85004</b>
Telephone (include area code) <b>602-263-6502</b>		Fax (include area code) <b>602-277-5824</b>	
Landowner Information (if different than Applicant)			
Name (Organization or Entity) <b>Midwest Investments, LLC</b>		Contact Person <b>J. Fisher</b>	
Mailing Address <b>120 Doty Street, #556</b>		Title <b>Attorney</b>	
E-mail Address <b>JFischer@McCarty-Law.com</b>		City <b>Kaukauna</b>	State <b>WI</b>
Telephone (include area code) <b>920-810-2849</b>		Postal Code <b>54130</b>	
Fax (include area code)			
Other Contact Information (check one): <input checked="" type="checkbox"/> Engineer / Consultant <input type="checkbox"/> Contractor / Builder <input type="checkbox"/> Agent / Other			
Name (Organization or Entity) <b>Kimley-Horn</b>		Contact Person <b>Matt Sorenson</b>	
Mailing Address <b>767 Eustis Street, Suite 100</b>		Telephone (include area code) <b>612-474-4926</b>	
City <b>St Paul</b>		State <b>MN</b>	Postal Code <b>55114</b>
Project or Site Location			
Site Name (Project): <b>U-Haul Moving &amp; Storage</b>		Parcel Numbers: <b>32-2-0956-01</b>	
Address / Location: <b>1550 Arbor Way</b>		Plat / CSM / Lot No.: <b>CSM 7631/ Lot 2</b>	
Permit Type & Fees (check all that apply)			
<input type="checkbox"/> Erosion Control < 1 acre or 43,560 sq.ft. Disturbed Area (EC1) <input type="checkbox"/> Stormwater Management < 20,000 sq.ft. Impervious Area (SM1)			
<input checked="" type="checkbox"/> Erosion Control ≥ 1 acre or 43,560 sq.ft. Disturbed Area (EC2) <input checked="" type="checkbox"/> Stormwater Management ≥ 20,000 sq.ft. Impervious Area (SM2)			
Total Disturbed Area <b>4.71 Acres</b> ..... <b>205,171</b>		sq.ft. x \$0.0002 / sq.ft. (EC2) = \$ <b>41.03</b>	
New Impervious Area <b>4.16 Acres</b> ..... <b>180,582</b>		sq.ft. x \$0.0025 / sq.ft. (SM2) = \$ <b>451.46</b>	
Base Fee: \$200 (EC1), \$250 (EC2), \$200 (SM1), \$500 (SM2) = \$			
<b>Total Application Fee = \$ 492.49</b>			
Duration of Land Disturbance ..... weeks x \$25 / week (EC1, EC2) = \$		To be paid at a later date	
Start Date.....		Base Fee: \$250 (EC2), \$500 (SM2) = \$	
End Date.....		<b>Total Inspection Fee = \$</b>	
<b>TOTAL PERMIT FEE (Application Fee + Inspection Fee) = \$ 492.49</b>			
Certification & Permission			
<b>Certification:</b> I hereby certify that I am the landowner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I understand that failure to comply with any or all of the provisions of the ordinances and/or permit may result in notices, fines / forfeitures, stop work orders, permit revocation, and cease & desist orders.			
<b>Permission:</b> As landowner of the property, I hereby give the Director of Public Works or designee, permission to enter and inspect the property to evaluate this permit application, determine compliance with ordinances, and perform corrective actions after issuing proper notice to the landowner.			
Applicant Signature		Date Signed	
Landowner Signature (required) <i>Ken E. Heitman</i> <b>Midwestern Investments LLC</b>		Date Signed <b>4/29/22</b>	
<b>LEAVE BLANK – FOR MUNICIPAL USE ONLY</b>			
Date Application Received:		Fee Received \$	Receipt No:
Construction Site ID / Permit No:		Date Issued:	Issued By:



## SITE PLAN REVIEW APPLICATION INDUSTRIAL PARK COMMISSION SUBMISSION

PROPERTY OWNER	APPLICANT (IF DIFFERENT PARTY THAN OWNER)
Name: <b>Midwest Investments, LLC</b>	Name: Ken Heitman, MCP AMERCO Real Estate Co.
Mailing Address: 120 Doty Street, #556 Kaukauna, WI 54130	Mailing Address: 2727 N Central Avenue Phoenix AZ 85004
Phone: <b>920-810-2849</b>	Phone: <b>602-263-6502</b>
Email: <b>JFischer@McCarty-Law.com</b>	Email: <b>zulema_longoria@uhaul.com</b>

<b>PROPERTY INFORMATION</b>
Described the Proposed Project in Detail: <b>New construction of self-storage, truck/trailer share and related retail sales</b>
Property Parcel # (3-20000): <b>0956</b>
Site Address/Location: <b>1550 Arbor Way, Kaukauna, WI 54130</b>
Current Zoning and Use: <b>CHD - Commercial Highway District</b>
Proposed Zoning and Use: <b>CHD - Commercial Highway District</b>
Existing Gross Floor Area of Building: <b>N/A</b>
Proposed Gross Floor Area of Building: <b>124,909</b>
Existing Building Height: <b>N/A</b>
Proposed Building Height: <b>Building A = 49'-2" Building B = 52'-2"</b>
Existing Number of Off-Street Parking Spaces: <b>0</b>
Proposed Number of Off-Street Parking Spaces: <b>38</b>
Existing Impervious Surface Coverage Percentage: <b>0%</b>
Proposed Impervious Surface Coverage Percentage: <b>89.5%</b>

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:

Midwestern Investments, LLC

Owner/Agent Name (Printed):

Wanda J. Rooyakkers, Glen E. Rooyakkers

Midwestern Investments, LLC

Wanda J. Rooyakkers and Glen E. Rooyakkers

## SITE PLAN REVIEW PROCEDURES

Site Plan Review is an administrative process that takes at maximum, 10 working business days after a submittal deadline. Plan Review process is **required** for all new 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.

The Planning and Community Development Department and other City Departments will review the Site Plan. The Site Plan Review Committee meets on an ad hoc basis, but complete submittals must be received 10 business days prior to a requested convening of the City's Industrial Park Commission.

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. \*Please note: each of the City of Kaukauna's Industrial Parks have protective covenants adopted that impact building design. Please review protective covenants for your prospective development site here: <https://cityofkaukauna.com/business/districts/>

After review by City Departments, questions, comments and requested revisions will be returned to the applicant in advance of the Industrial Park Commission meeting. With approval of the Planning and Community Development Department Head and reviewer, the Planning and Community Development Department will refer the site plan to the City Industrial Park Commission. This process aims to reduce the number of public appearances a developer must make before the City Industrial Park Commission and to present more fully formulated site plans to the Industrial Park Commission for their formal approval.