



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Lily Paul, Associate Planner
Date: June 2, 2022
Re: Site Plan Review – Drain Supply Properties, LLC – 2928 Lawe St

The applicant, Steve Lowney, is proposing to store pipe fitting supplies on the vacant lot, parcel(s) 322097201 & 322097202 located at 2928 Lawe Street. The applicant has also requested a rezone of the property from Commercial Highway District to Industrial District. Storage use is considered light manufacturing, which is allowed in the Industrial District. Lastly, the applicant has gained permission from the Town of Kaukauna to install another driveway on East 41 Frontage Road with a 30 inch by 52 foot culvert. The driveway will be 40 feet wide and 340 feet in length.

Site Plan Review

Site/Architectural

There is no building proposed, so there are no setback requirements. The proposed areas for storage are shown with hash marks on the attached image. A fence is required to keep the storage out of sight from public roadways. The applicant should work with staff to approve a fence.

Landscape

The site plan does not require a landscape plan. Hedge like plants may serve as fence to screen the view of storage yard.

Lighting

There is no change to lighting.

Stormwater

No storm water plan is required.

Staff Recommendation:

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

1. Rezone Request is approved by Common Council.
2. Site Plan Resubmitted to Staff with an approved fence.