



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: July 21, 2014

Common Council Meeting Date: August 6, 2014

Item: Special Use Permit #10-14 for a used automobile sales and display lot

Case Manager: Jeff Towne

GENERAL INFORMATION

Owner/Applicant: Glenn Reha- applicant; Dennis Kray-property owner

Address/Parcel #: 1235 West Wisconsin Avenue/ 31-5-0228

Petitioner's Request: The applicant is requesting a Special Use Permit for a used automobile sales and display lot.

BACKGROUND

The original structure was constructed in 1954.

STAFF ANALYSIS

Existing Site Conditions: The property is developed with an existing structure and parking lot. The building is currently used as an automotive repair facility. Vehicular access and off-street parking exist on the site.

Display Lot Landscape Analysis: In order to establish a used automobile sales and display lot, a Special Use Permit must be applied for and approved per the Zoning Ordinance regulations. As part of the Special Use regulations for a used automobile sales and display lot, perimeter landscaping is required per the Zoning Ordinance. The Zoning Ordinance requires a minimum of a five (5) foot wide landscaping buffer along front and side yard perimeters. The front yard perimeter shall have a minimum one (1) foot high staggered row of evergreen and deciduous shrubs across eighty (80) percent of the lot frontage, excluding driveway openings, with a shade tree required every forty (40) feet. The submitted development plan shows this will be met along West Wisconsin Avenue and North Mason Street with the installation of the required landscaping. The existing pavement extends to all lot lines. The applicant received a Variance from the Board of Appeals to not have to install the perimeter landscaping along the eastern and southern property lines.

Parking/ display lot layout

The proposed used automobile sales and display area will be located within the designated display areas as shown on the development plan. Customer parking will be provided in designated parking spaces, as required per Section 23-172.

Surrounding zoning and land uses:

North: PD/C-2 Planned Development/General Commercial District – Auto sales and display lot
South: C-2 General Commercial District – Office use
West: C-2 General Commercial District – Manufacturing use
East: C-2 General Commercial District – Appleton Motorcars, Auto sales and display

2010-2030 Comprehensive Plan: The Community Development staff has reviewed the City's 2010-2030 Comprehensive Plan which indicates this area is appropriate for commercial uses. The proposed Special Use Permit for the subject site is consistent with the following goals and objectives of the 2010-2030 Comprehensive Plan:

Overall Community Goals

- **Goal 1 – Community Growth** (Chapter 10 – Land Use)

Appleton will continue to provide opportunities for residential, commercial and industrial growth, including appropriate redevelopment sites within the downtown and existing neighborhoods and greenfield development sites at the City's edge.

Finding of Fact: This request was reviewed in accordance with the standards for granting a Special Use Permit under 23-66 (e)(1-6), which were found in the affirmative.

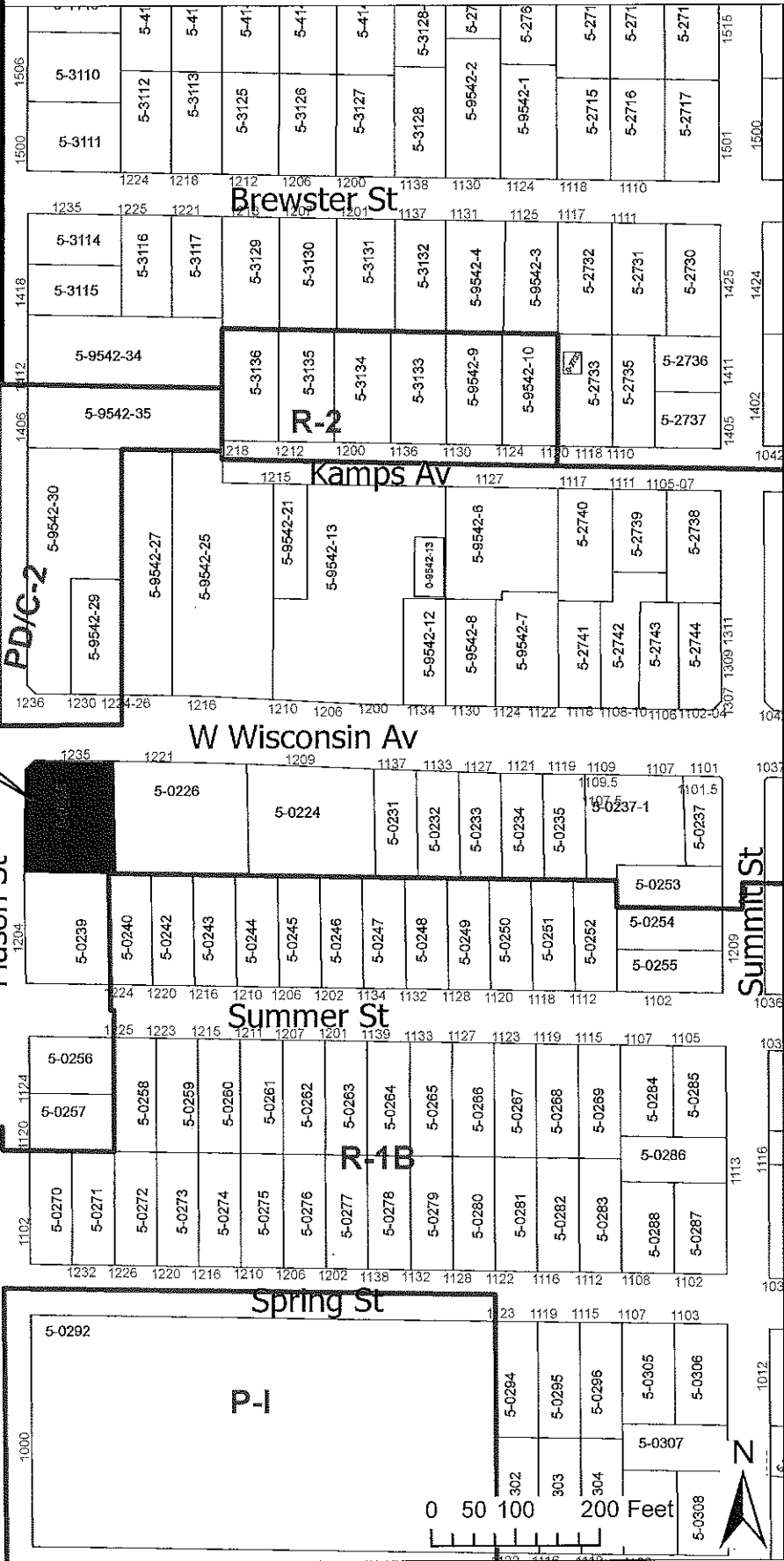
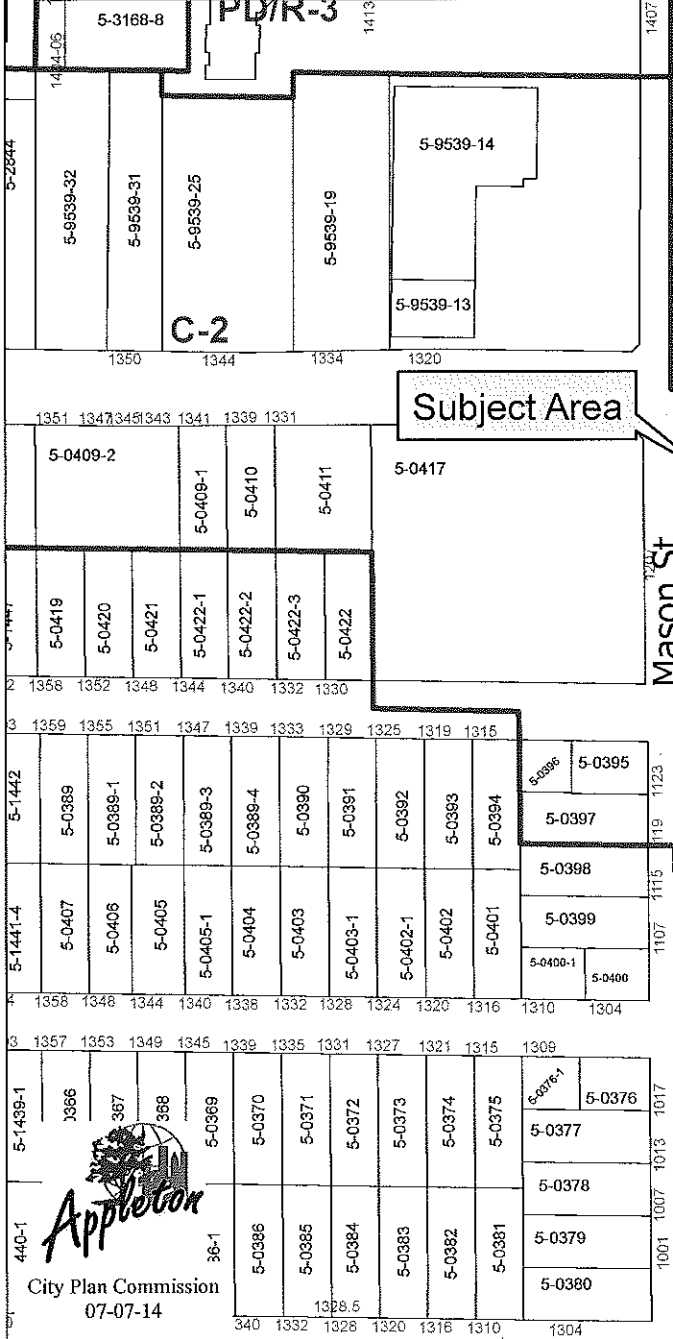
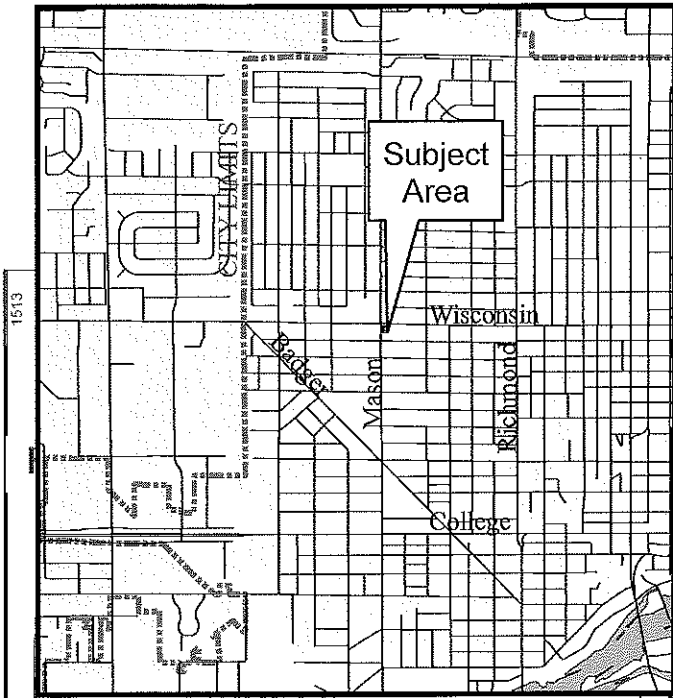
Technical Review Group Report (TRG): This item was discussed at the July 8, 2014 Technical Review Group meeting. No negative comments were received.

RECOMMENDATION

Staff recommends, based on the above, that Special Use Permit #10-14 for a used automobile sales and display lot, as shown on the attached maps and development plan and subject to the following conditions, **BE APPROVED**, to run with the land:

1. Vehicles for sale that are displayed for sale outdoors shall be kept within the designated display spaces shown on the attached development plan.
2. A Paving Permit will be required for the proposed driveway between the properties.
3. Perimeter landscaping along North Mason Street and West Wisconsin Avenue that complies with the standards specified in 23-66(h)(5), shall be installed prior to a Certificate of Occupancy being issued by the Inspections Division for the change of use to a used automobile sales and display lot and prior to any vehicles being displayed for sale on the property.

1235 West Wisconsin Avenue
 Special Use Permit - Used Automobile Sales
 Appleton Motor Cars
 Zoning Map



City Plan Commission
 07-07-14

0 50 100 200 Feet



CITY OF APPLETON
COMMUNITY DEVELOPMENT

Connect
~~Connect~~ lots here

80%

2 Foot Height
Green Shrubs

One
Tree



3 Foot going to a 6 Foot Fence
all along. North lot line

Custom Parking -



City Plan Commission
07-07-14

1235 East Wisconsin Avenue
Special Use Permit - Used Automobile Sales
Appleton Motor Cars