



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Date: July 20, 2015

Common Council Meeting Date: August 5, 2015

Item: Special Use Permit #8-15 for personal storage facility

Case Manager: David Kress

GENERAL INFORMATION

Owner/Applicant: Temmer Properties, LLC

Address/Parcel #: 806 West Capitol Drive (Tax Id #31-5-9483-14)

Petitioner's Request: The applicant is requesting a Special Use Permit for a personal storage facility.

BACKGROUND

The applicant's 0.93-acre site is located along West Capitol Drive near the intersection with North Richmond Street. Adjacent to the subject site, at 816 West Capitol Drive, is an existing personal storage facility that is owned and operated by the applicant. Special Use Permit #14-01 to allow for personal storage at 816 West Capitol Drive was approved by Common Council on July 5, 2001. The applicant proposes to construct and operate a similar self-storage building at 806 West Capitol Drive.

On June 15, 2015, the Board of Zoning Appeals voted to approve variance requests to Section 23-113(h)(2) of the Municipal Code for both 806 and 816 West Capitol Drive. Section 23-113(h)(2) requires 75% lot coverage. Action taken by Board of Zoning Appeals allows for maximum lot coverage of 77% at 806 West Capitol Drive (#31-5-9483-14) and maximum lot coverage of 88% at 816 West Capitol Drive (#31-5-9483-15), which coincides with the attached development plan.

STAFF ANALYSIS

Project Summary: The applicant proposes to construct an 18,480 square foot personal storage facility that includes 80 self-storage units, as shown on the attached development plan. The building's exterior would be similar in appearance to the existing personal storage facility at 816 West Capitol Drive. Individual storage units would be accessible from the outside, allowing tenants direct access to their space. Vehicular access to the site would be provided by the existing curb cut at 816 West Capitol Drive and cross access between the two properties.

Existing Site Conditions: The site is currently developed with a 1,452 square foot, single-family dwelling that was built in 1948. The site also includes a paved driveway and detached garage.

Zoning Ordinance Requirements: The subject property has a zoning designation of C-2 General Commercial District. Per Section 23-113(e) of the Municipal Code, a personal storage facility requires a Special Use Permit in the C-2 District. The definition for personal storage facility, per the Zoning Ordinance, means the primary use of a building containing individual, compartmentalized and controlled

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access spaces, rooms or lockers that are leased, rented or owned by different individuals for the storage of individual possessions or personal property.

Based on the attached development plan, the proposed building is located outside of any required setbacks specified in the C-2 District. The variance granted by Board of Zoning Appeals provides relief to the maximum lot coverage standard. Ultimately, Site Plan review and approval is required, pursuant to Section 23-570 of the Municipal Code, prior to the issuance of a building permit by the Inspections Division.

Operational Information: A plan of operation is attached to the Staff Report.

Surrounding Zoning and Land Uses: The surrounding area is under the jurisdiction of the City of Appleton (north, south, east, and west). The uses are generally commercial in nature.

North: C-2 General Commercial District. The adjacent land uses to the north are currently a mix of commercial and institutional uses, including the Wisconsin Division of Motor Vehicles service center.

South: C-2 General Commercial District. The adjacent land uses to the south are currently commercial.

East: C-2 General Commercial District. The adjacent land uses to the east are currently a mix of commercial uses, including a towing business.

West: C-2 General Commercial District. The adjacent land uses to the west are currently commercial.

Appleton Comprehensive Plan 2010-2030: Community & Economic Development staff has reviewed this proposal and determined it is compatible with the Commercial uses shown on the City's *Comprehensive Plan 2010-2030* Future Land Use Map. Listed below are related excerpts from the City's *Comprehensive Plan 2010-2030*.

Goal 1 – Community Growth

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.

OBJECTIVE 9.4 Economic Development:

Encourage new development and redevelopment activities that create vital and attractive neighborhoods and business districts.

Policy 9.4.1 Ensure a continued adequate supply of industrial and commercial land to sustain new business development.

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 (TRG) Report: This item was discussed at the June 30, 2015 Technical Review Group meeting.

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- Fire Department Comments: The proposed building will require fire sprinklers, per the State Building Code. Using a Municipal Code exception, the existing personal storage facility at 816 West Capitol Drive was built without sprinklers, but that is no longer allowed due to Wisconsin Act 270. If the distance from the public hydrant (near West Bent Oak Lane) and the most remote part of the proposed building is greater than 600 feet, on-site private hydrant will be required. As a byproduct, building the proposed project to state and local compliance would likely benefit the existing facility as well.

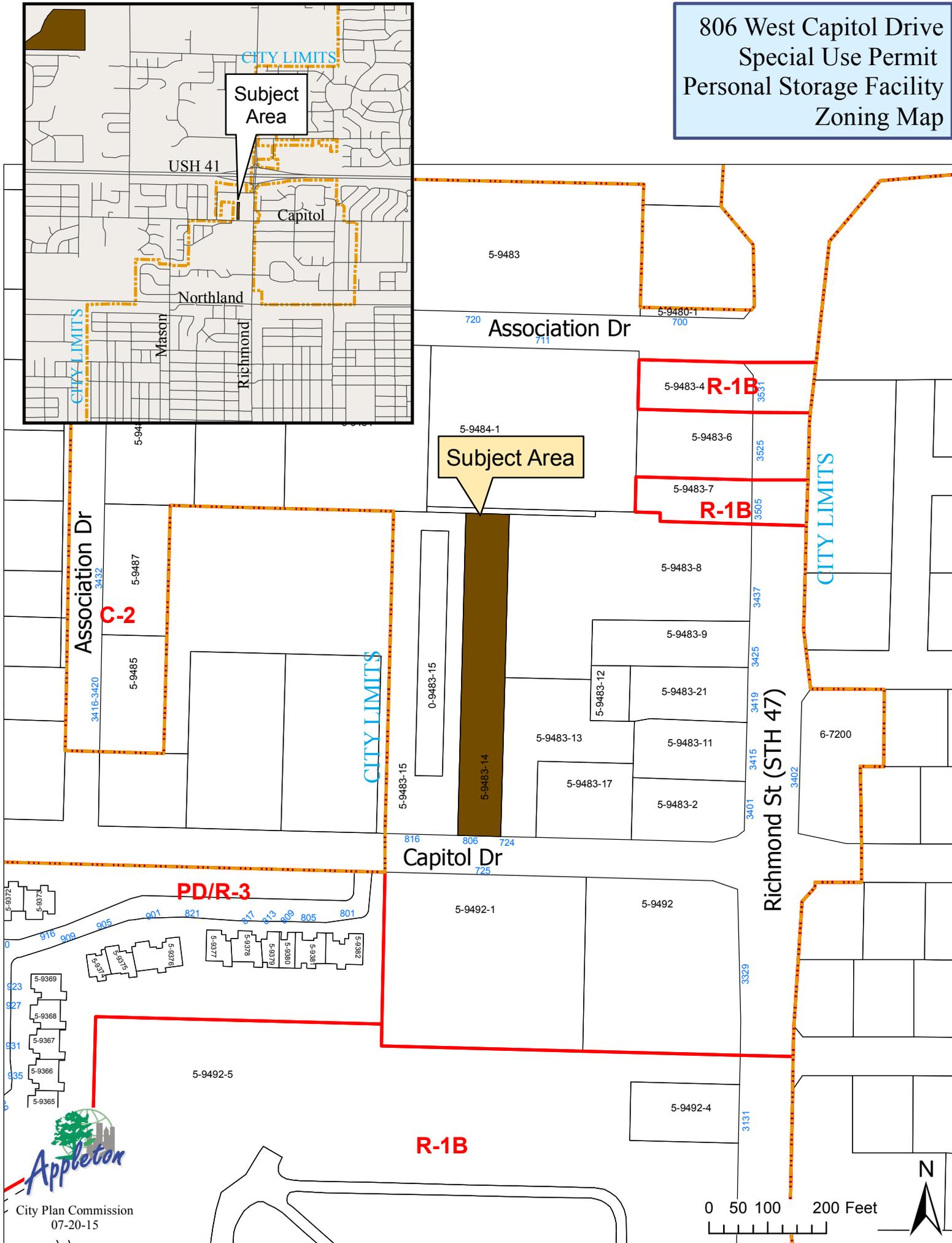
Written Public Comments: No questions, concerns, or comments have been received from the surrounding neighborhood.

RECOMMENDATION

Staff recommends, based on the above, that Special Use Permit #8-15 for a personal storage facility located at 806 West Capitol Drive, as shown on the attached maps and per attached plan of operation, **BE APPROVED** to run with the land, subject to the following conditions:

1. All applicable codes, ordinances, and regulations, including but not limited to Fire and Building Codes, shall be complied with.
2. Any deviations from the approved development plan or plan of operation may require a major or minor amendment request to this Special Use Permit, pursuant to Section 23-66(g) of the Municipal Code.
3. If the subject parcel (#31-5-9483-14) is not combined with the adjacent parcel (#31-5-9483-15) via Certified Survey Map, a cross access easement agreement will need to be recorded and submitted to the Community and Economic Development Department, pursuant to Section 23-172(g)(5) of the Municipal Code.
4. Site Plan review and approval is required, pursuant to Section 23-570 of the Municipal Code, prior to the issuance of a building permit by the Inspections Division.
5. This Special Use Permit shall be deemed null and void if a building permit has not been obtained or the use has not been established within twelve (12) months after Common Council approval, pursuant to Section 23-66(f)(3) of the Municipal Code.

806 West Capitol Drive
Special Use Permit
Personal Storage Facility
Zoning Map



Subject Area

Subject Area



806 West Capitol Drive
Special Use Permit
Personal Storage Facility

Subject Area

CITY LIMITS



0-9483-15

5-9483-15

5-9483-14

5-9483-12

5-9483-13

5-9483-17

816

806

724

Capitol Dr

725





PLAN OF OPERATION AND LOCATIONAL INFORMATION

Business Information:

Name of business: TEMMER PROPERTIES, LLC

Years in operation: 13 FOR EXISTING AT 816 W. CAPITOL DR.

Type of proposed establishment (detailed explanation of business):

42' x 440' MINI STORAGE UNIT BUILDING — TOTAL OF 80 UNITS. SAME EXTERIOR AS EXISTING.

Proposed Hours of Operation:

Day	From	To
Week Day	INTERMITTENT BASED ON CUSTOMER'S SCHEDULE —	
Friday	MANAGER AVAILABLE BY CELL PHONE —	
Saturday	9:00 A.M. - 4:00 P.M. IS TYPICAL	
Sunday		

Building Capacity and Area:

Maximum number of persons permitted to occupy the building or tenant space as determined by the International Building Code (IBC) or the International Fire Code (IFC), whichever is more restrictive: _____ persons

Gross floor area of the existing building(s):

Gross floor area of the proposed building(s):

40,542 SQ. FT. LOT; 18,480 SQ. FT. BUILDING

Identify location, number, capacity and flammable liquid materials stored in storage tanks or containers:

N/A

Describe any potential smoke, odors emanating from the proposed use and plans to control them:

NONE

Describe Any Potential Noise Emanating From the Proposed Use:

Describe the noise levels anticipated from all mechanical equipment:

NONE

How will the noise be controlled?

N/A

Outdoor Lighting:

Type: ATTACHED TO BUILDING — LED

Location: "

Off-Street Parking:

Number of spaces existing: 6 AT 816 W. CAPITOL DR.

Number of spaces proposed: 0

Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

ACCESS IS ADEQUATE — CURB CUT EXISTS AT 816 W. CAPITOL DR.

Outdoor Uses:

Type, location, size of outdoor storage area(s) of business property, goods, or merchandise not intended for customer viewing or immediate sale:

NONE

Type and height of screening of plantings/fencing/gating for outdoor storage area(s):

N/A

Type, location, size of outdoor display area(s) of merchandise for sale:

N/A

Number of Employees:

Number of existing employees: 2

Number of proposed employees: SAME

Number of employees scheduled to work on the largest shift: 2