

NOTICE OF PUBLIC HEARING
OF THE
APPLETON CITY PLAN COMMISSION

Dear property owner(s):

The City of Appleton Plan Commission will conduct a Public Hearing on Tuesday, January 7, 2020, at 4:00 P.M., or as soon thereafter as can be heard, in Common Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, for the purpose of considering the following proposed Special Use Permit:

- Pursuant to Sections 23-66 and 23-113 of the Appleton Municipal Code, to consider a request by Jeremie Lamine, Deep Blue Car Wash, LLC, applicant, and Rory Burton, Xceed Investments, LLC, owner, for property located at 4029 East Calumet Street (Tax Id #31-9-5812-00) to obtain a Special Use Permit for a car wash. In the C-2 General Commercial District, a Special Use Permit is required for a car wash.

- ALDERMANIC DISTRICT: 5 – Alderperson Katie Van Zeeland

You are being notified as a policy of the City of Appleton Community and Economic Development Department. This notification invites you to appear before the Appleton City Plan Commission, and you will be given an opportunity to express your views or concerns regarding the above-described request. You may also address the City Plan Commission by letter at the address below. The City Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

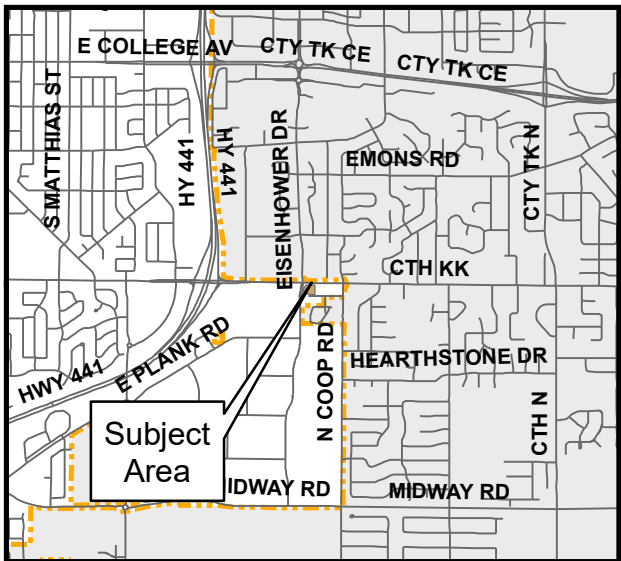
Any questions regarding this matter should be directed to Jessica Titel, Principal Planner, in the Community and Economic Development Department at 920-832-6476.

CITY PLAN COMMISSION

COMMUNITY & ECONOMIC DEVELOPMENT
CITY HALL - 100 NORTH APPLETON STREET
APPLETON, WISCONSIN 54911-4799
920-832-6468

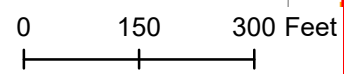
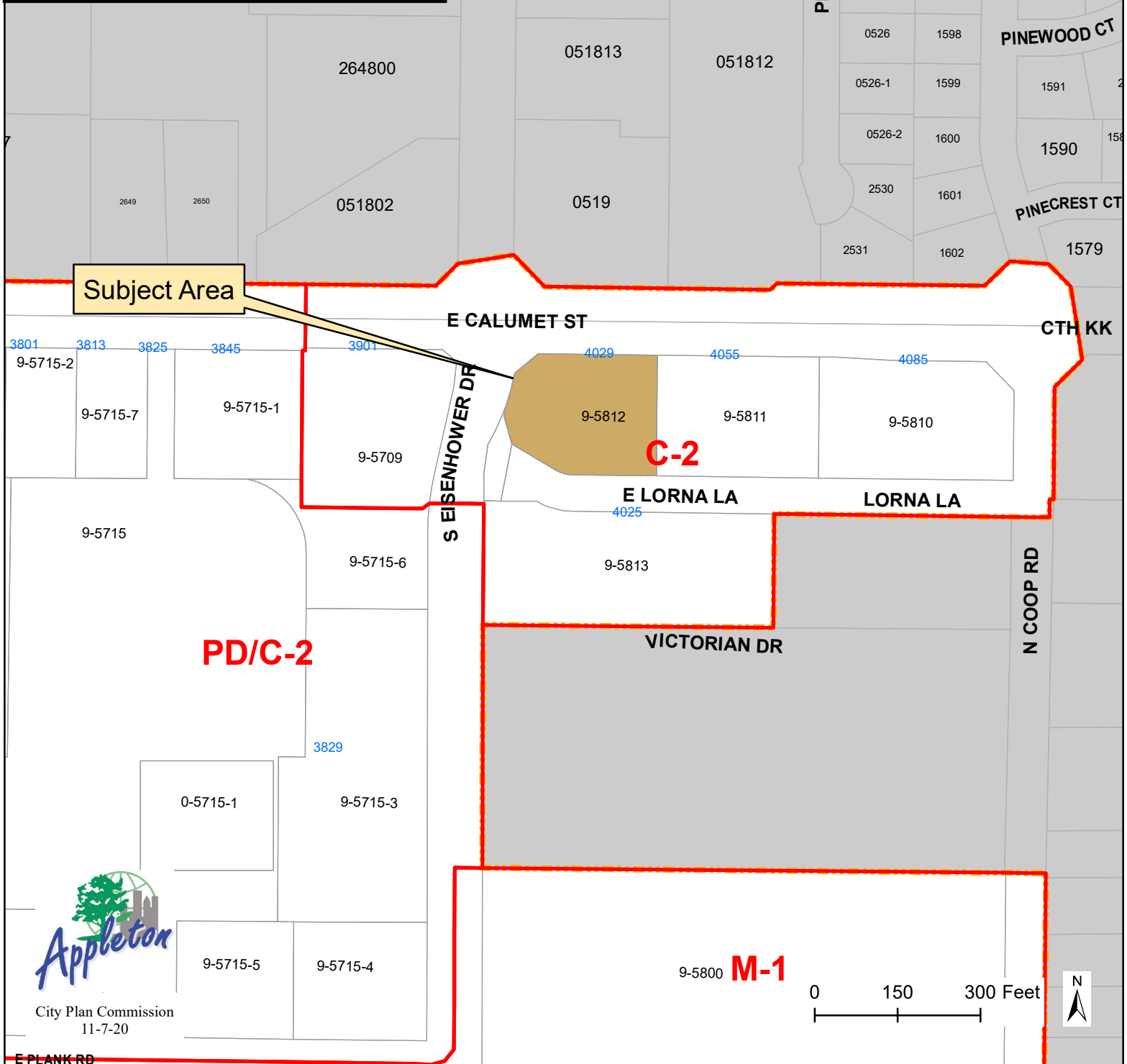
Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

4029 E. Calumet Street
Special User Permit #12-19
Car Wash
Aerial Map



Subject Area

Subject Area



GENERAL PROJECT NOTES:

PROJECT NAME: DEEP BLUE CAR WASH, LLC
 PROPERTY ADDRESS: 4029 E CALUMET STREET
 CITY OF APPLETON, CALUMET COUNTY, WI
 TAX KEY NUMBER: 31-9-5812-00
 LEGAL DESCRIPTION: ALL OF LOT 3 OF THE KWIK TRIP PLAT AS RECORDED IN PLAT CABINET B SLIDE 163 AS DOCUMENT NO. 245114, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 4, T21N, R18E, CITY OF APPLETON, CALUMET COUNTY
 ZONING DESCRIPTION: C2-GENERAL COMMERCIAL DISTRICT
 PROPOSED USE: EXPRESS CAR WASH
 FIRE PROTECTION: NOT SPRINKLERED
 ZONING INFORMATION:

	PROVIDED	REQUIRED
LOT SIZE:	54,680 S.F.	14,000 S.F.
LOT WIDTH:	276.79'	REQ'D MIN. = 60'
BUILDING HEIGHT:	26'	MAXIMUM 35'
BUILDING SETBACKS:		
FRONT YARD:		
NORTH:	42.5'	REQ'D MIN. = 10'
WEST:	56.7', 63.9'	REQ'D MIN. = 10'
SOUTH:	55'	REQ'D MIN. = 10'
SIDE YARD:		
EAST:	84.7'	REQ'D MIN. = 0'
REAR YARD:	NO REAR YARD	REQ'D MIN. = 20'

PARKING CALCULATIONS:
 TOTAL SPACES PROVIDED = 15
 CAR WASH - 3 STALLS FOR EMPLOYEES
 GREATER THAN SIX (6) STACKING SPACES
 AUTO DETAILING - 12 PARKING STALLS (4 STALLS PER BAY)

LOADING AREA CALCULATIONS:
 ONE (1) SPACE PROVIDED

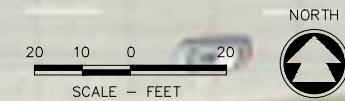
DUMPSTER & RECYCLING CALCULATIONS:
 ALL REFUSE AND RECYCLING CONTAINERS ARE STORED WITHIN THE PROPOSED BUILDING.

GENERAL SITE PLAN NOTES:

NO PRODUCTS WILL BE MANUFACTURED, SOLD, OR STORED ON SITE.
 NO HAZARDOUS MATERIALS WILL BE STORED ON SITE.
 A KNOX BOX WILL BE PROVIDED AT THE BUILDING FRONT ENTRANCE.
 EXCESS SNOW THAT CANNOT BE STORED ON SITE WILL BE HAULED AWAY.
 LANDSCAPE AREAS WILL MEET REQUIREMENTS OF THE CITY OF APPLETON ZONING ORDINANCE.
 THE EXISTING PYLON SIGN WILL BE REMOVED. PROPOSED SIGNS WILL BE MOUNTED TO THE PROPOSED BUILDING.
 THE EXISTING LED SITE LIGHTING WILL REMAIN WITH THE EXCEPTION OF ONE POLE MOUNTED FIXTURE. ADDITIONAL LED LIGHTING CONSISTING OF DECORATIVE WALL MOUNTED LIGHTING AND WALL MOUNTED SECURITY LIGHTING IS PROPOSED. LIGHTING WILL MEET REQUIREMENTS OF THE CITY OF APPLETON ZONING ORDINANCE.
 THE EXISTING PARKING LOT IS ASPHALTIC SURFACE. THE PROPOSED SURFACE WILL BE A MIXTURE OF ASPHALT AND CONCRETE PAVEMENT.

[#] SITE PLAN KEY NOTES:

1. PROPOSED OFFICE
2. PROPOSED CAR WASH BAY
3. PROPOSED MECHANICAL ROOM
4. PAY STATIONS (3 TOTAL)
5. VACUUM STALLS (6 TOTAL)
6. VEHICLE STACKING AREA
7. OFF-STREET LOADING SPACE
8. ESCAPE LANE
9. STORMWATER MANAGEMENT DEVICE



**PRELIMINARY
 CONCEPTUAL SITE PLAN
 NOT FOR CONSTRUCTION**

McMAHON
 ENGINEERS ARCHITECTS
 1445 McMAHON DRIVE NEENAH, WI 54956
 Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
 PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

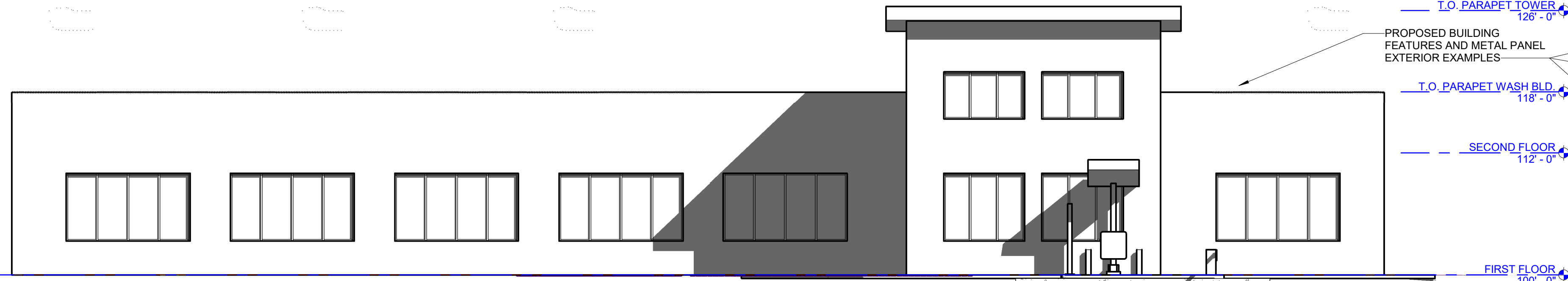
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NO.	DATE	REVISION

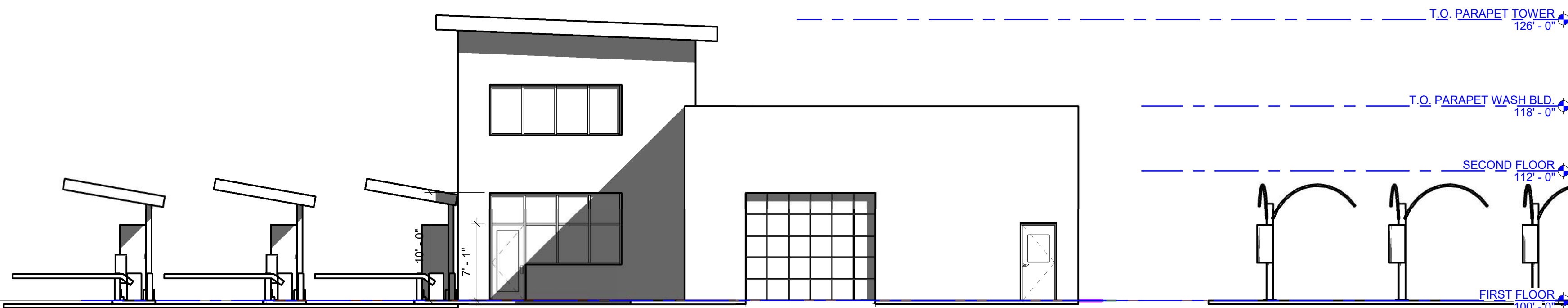
LAMINE SITE PLAN - 4029 E CALUMET STREET
 CITY OF APPLETON, CALUMET COUNTY
PRELIMINARY CONCEPTUAL SITE PLAN

DESIGNED MPK	DRAWN MPK
PROJECT NO. TBD	
DATE DEC 2019	
SHEET NO. 01	

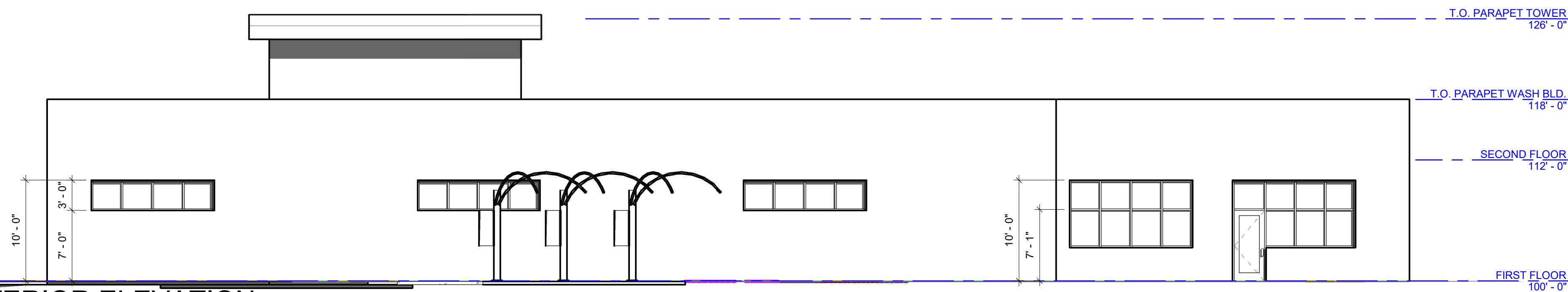
1 NORTH EXTERIOR ELEVATION
A391 1/8" = 1'-0"



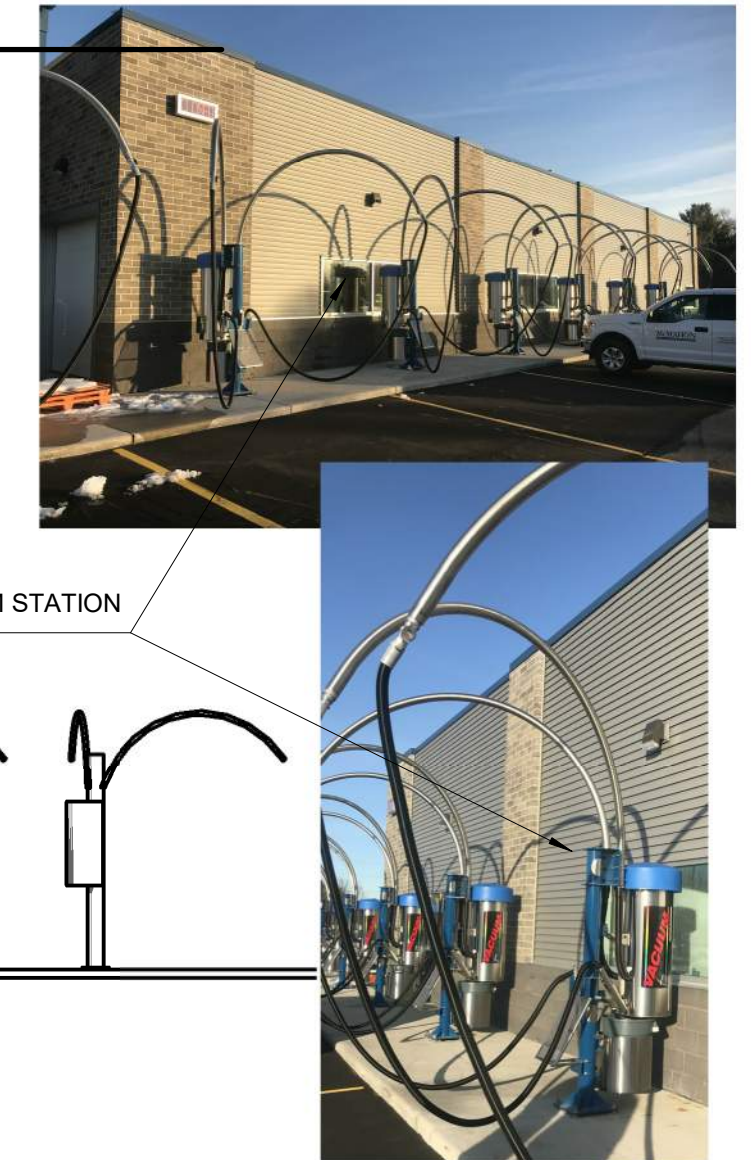
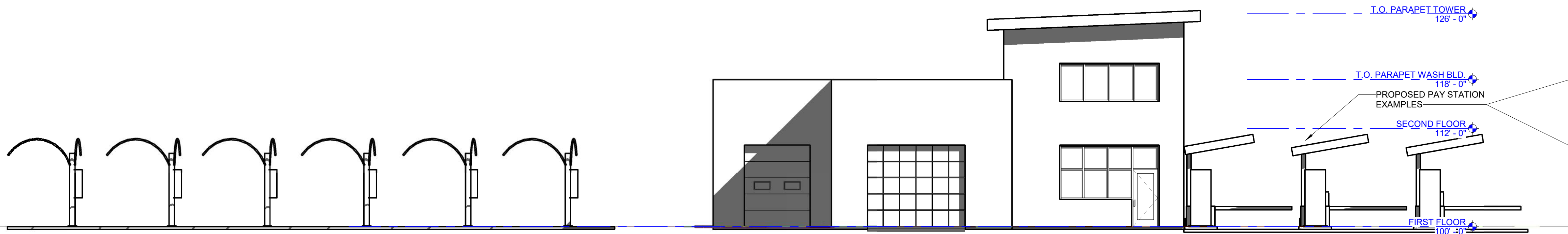
2 WEST EXTERIOR ELEVATION
A391 1/8" = 1'-0"



3 SOUTH EXTERIOR ELEVATION
A391 1/8" = 1'-0"



4 EAST EXTERIOR ELEVATION
A391 1/8" = 1'-0"



PRELIMINARY NOT FOR CONSTRUCTION

McMAHON
ENGINEERS ARCHITECTS
McMAHON ASSOCIATES, INC. E 4886
1445 WILSON AVENUE, SUITE 100
MILWAUKEE, WI 53212
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcmgrp.com

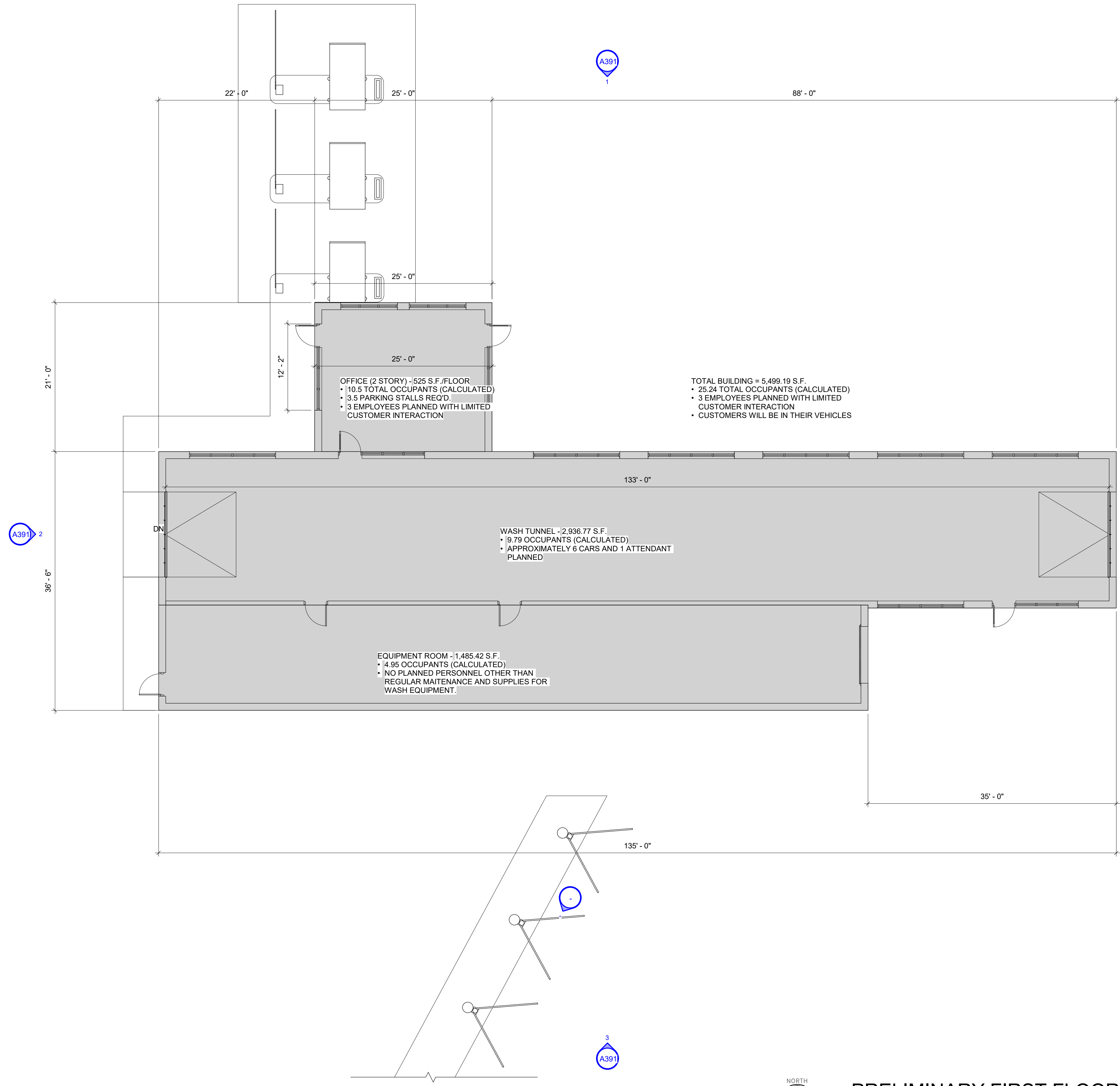
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NO.	DATE	REVISION

LAMINE SITE PLAN - 4029 E CALUMET STREET
CAR WASH CITY OF APPLETON, CALUMET COUNTY
PRELIMINARY EXTERIOR ELEVATIONS

DESIGNED	DRAWN
PROJECT NO.	TBD
DATE	DECEMBER, 2019
SHEET NO.	

A391



OFFICE (2 STORY) - 525 S.F./FLOOR
 • 10.5 TOTAL OCCUPANTS (CALCULATED)
 • 3.5 PARKING STALLS REQ'D.
 • 3 EMPLOYEES PLANNED WITH LIMITED CUSTOMER INTERACTION

TOTAL BUILDING = 5,499.19 S.F.
 • 25.24 TOTAL OCCUPANTS (CALCULATED)
 • 3 EMPLOYEES PLANNED WITH LIMITED CUSTOMER INTERACTION
 • CUSTOMERS WILL BE IN THEIR VEHICLES

WASH TUNNEL - 2,936.77 S.F.
 • 9.79 OCCUPANTS (CALCULATED)
 • APPROXIMATELY 6 CARS AND 1 ATTENDANT PLANNED

EQUIPMENT ROOM - 1,485.42 S.F.
 • 4.95 OCCUPANTS (CALCULATED)
 • NO PLANNED PERSONNEL OTHER THAN REGULAR MAINTENANCE AND SUPPLIES FOR WASH EQUIPMENT.

GENERAL PLAN NOTES

- DO NOT SCALE FROM DRAWINGS. BRING ANY DISCREPANCIES TO THE ARCHITECTS ATTENTION IMMEDIATELY.
- COORDINATE LOCATIONS AND QUANTITY OF WORK WITH MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS.
- ALL DIMENSIONS ARE CLEAR FROM THE FACE OF FINISHED WALL/PARTITION TO FACE OF FINISHED WALL/PARTITION OR FACE OF EXISTING WALLS ACTUAL FACE.
- ALL PIPING, CONDUIT AND RELATED MECHANICAL AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN GYPSUM BOARD FURRING AS REQUIRED IN FINISHED AREAS WHETHER SHOWN ON DRAWINGS OR NOT, UNLESS NOTED OTHERWISE.
- PROVIDE METAL PLATE BACKING AND/OR TREATED WOOD BLOCKING IN WALLS WHERE WALL-MOUNTED EQUIPMENT IS SHOWN ON PLANS OR ELEVATIONS. VERIFY HEIGHT AND LENGTH WITH ACTUAL EQUIPMENT.
- SEE SHEET A011 & A012 FOR LIFE SAFETY PLAN AND FIRE PARTITION RATINGS.
- SHADED AREA INDICATES BUILDING ADDITION AND RENOVATION AREAS.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS BEFORE CONSTRUCTION.

KEYED PLAN NOTES

McMAHON
ENGINEERS ARCHITECTS
 McMAHON ASSOCIATES, INC.
 1445 PLYMOUTH AVENUE, SUITE 100
 MERRIMAN, VT 05497-1025
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 www.mcmgrp.com

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PRELIMINARY NOT FOR CONSTRUCTION

LAMINE SITE PLAN - 4029 E CALUMET STREET
 CAR WASH CITY OF APPLETON, CALUMET COUNTY
 PRELIMINARY FIRST FLOOR PLAN

DESIGNED	DRAWN
PROJECT NO.	TBD
DATE	DECEMBER, 2019
SHEET NO.	A211