



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Date: September 11, 2018

Common Council Meeting Date: September 19, 2018

Item: Special Use Permit #6-18 for an indoor personal storage facility

Case Manager: Jessica Titel

GENERAL INFORMATION

Owner: Pentagon Investors, LLC

Applicant: Scott Smet – Smet Construction Services

Address/Parcel #: 2705 S. Lake Park Road (Tax Id #31-9-4105-00)

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

BACKGROUND

The subject area was annexed to the City of Appleton through the VanDinter Haen Temmer Annexation (1979), Opportunity Investments Annexation (1981) and the Lake Park Annexation (1993). At that time, newly annexed territory was assigned a zoning classification of R-1A and R-1B Single Family Residential District. On May 4, 2005, the Common Council approved Rezoning #3-05, to rezone the subject property from R-1A and R-1B Single Family Residential District to C-2 General Commercial District. The existing building was built in 2005.

A Special Use Permit (#3-05) to permit an indoor kennel was approved by the Plan Commission on April 11, 2005 and the Common Council on April 20, 2005. An amendment to the Special Use Permit was approved by the Plan Commission on March 6, 2006. The indoor kennel no longer operates on this site.

A Special Use Permit (#2-10) to re-establish the indoor kennel use was approved by the Plan Commission on February 22, 2010 and the Common Council on March 3, 2010 for a dog rescue facility. That use no longer operates on this site.

STAFF ANALYSIS

Project Summary: The applicant proposes to convert the existing building into an indoor personal storage facility. The applicant estimates that there will be approximately 95 individual units for rent within the building. No outdoor storage is proposed at this time. No site modifications are being proposed with this project. Any future plans for outdoor storage of recreational vehicles will require compliance with Section 23-66(h)(18) of the Zoning Code and a major or minor amendment to the Special Use Permit.

Special Use Permit #6-18

September 11, 2018

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Existing Site Conditions: The site currently contains a 13,818 square foot building with associated parking lot. There is an existing graveled, fenced in area to the west of the building. Access is provided by driveways on South Lake Park Road. South Lake Park Road is classified as an arterial street.

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 (self storage/mini-warehouse), per the Zoning Ordinance, means the primary use of a building containing individual, compartmentalized and controlled access spaces, rooms or lockers that are leased, rented or owned by different individuals for the storage of individual possessions or personal property. In order to permit a personal storage facility, the Plan Commission makes a recommendation to the Common Council who will make the final decision on the Special Use Permit. A two-thirds (2/3) vote of the Common Council is required for approval.

The interior of the existing building will be modified to accommodate the indoor personal storage use. The existing parking lot will remain. No outdoor storage is proposed at this time. No site modifications are being proposed with this project. Any future plans for outdoor storage of recreational vehicles will require compliance with Section 23-66(h)(18) of the Zoning Code and a major or minor amendment to the Special Use Permit.

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. The adjacent parcels contain a mix of uses.

North: C-2 General Commercial District. The adjacent land use to the north is State HWY 441 right-of-way.

South: C-2 General Commercial District. The adjacent land use to the south contains an overhead high voltage transmission line owned by American Transmission Company.

East: R-1A Single Family Residential and AG Agricultural District. The adjacent land uses to the east are undeveloped land and an existing single-family home.

West: C-2 General Commercial District. The adjacent land uses to the west are currently State HWY 441 right-of-way and an overhead high voltage transmission line owned by American Transmission Company.

Appleton Comprehensive Plan 2010-2030: The City of Appleton *Comprehensive Plan 2010-2030* identifies this area for future mixed use. According to Chapter 10: Land Use, the mixed use land use category is made up of retail, office, residential and service uses.

Finding of Fact: This request was reviewed in accordance with the standards for granting a Special Use Permit under Sections 23-66(e)(1-6) of the Municipal Code, which were found in the affirmative, as long as all stipulations are satisfied.

Technical Review Group (TRG) Report: This item was discussed at the August 21, 2018 Technical Review Group meeting. Comments were received regarding whether or not outdoor storage was included as part of the application. No negative comments were received.

RECOMMENDATION

Staff recommends, based on the above, that Special Use Permit #6-18 for an indoor personal storage facility at 2705 S. Lake Park Road (Tax Id #31-9-4105-00), as shown on the attached maps and per attached plan of operation, along with the attached resolution, **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. The personal storage facility use is limited to the interior of the existing building only. Any future plans for outdoor storage of recreational vehicles shall require compliance with Section 23-66(h)(18) of the Zoning Code and submittal of an application for a major or minor amendment to the Special Use Permit.
3. Any deviations from the approved development plan may require a major or minor amendment request to this Special Use Permit, pursuant to Section 23-66(g) of the Municipal Code.
4. Compliance with the plan of operation is required at all times. Changes to the plan of operation shall be submitted to the Community and Economic Development Department for review and approval.

RESOLUTION

CITY OF APPLETON RESOLUTION APPROVING SPECIAL USE PERMIT #6-18

WHEREAS, Smet Construction Services has applied for a Special Use Permit for an indoor self storage facility located at 2705 South Lake Park Road, also identified as Parcel Number 31-9-4105-00; and

WHEREAS, the location for the proposed indoor self storage facility is located in the C-2 General Commercial District and the proposed use is permitted by special use within this zoning district; and

WHEREAS, the City of Appleton Plan Commission held a public hearing on September 11, 2018, on Special Use Permit #6-18 at which all those wishing to be heard were allowed to speak or present written comments, and other materials presented at the public hearing; and

WHEREAS, the City of Appleton Plan Commission has considered the application, the staff reports, oral and written, the Comprehensive Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the City of Appleton Plan Commission reviewed the standards for granting a Special Use Permit under Sections 23-66(e)(1-6) of the Municipal Code, and forwarded Special Use Permit #6-18 to the City of Appleton Common Council with a favorable or not favorable (CIRCLE ONE) recommendation; and

WHEREAS, the City of Appleton Common Council has reviewed the report and recommendation of the City of Appleton Plan Commission at their meeting on _____, 2018 and found it to be acceptable.

NOW, THEREFORE, BE IT RESOLVED, that the City of Appleton Common Council approves Special Use Permit #6-18 for an indoor self storage facility located at 2705 South Lake Park Drive, also identified as Parcel Number 31-9-4105-00 and orders as follows:

CONDITIONS OF SPECIAL USE PERMIT #6-18

1. All applicable codes, ordinances, and regulations, including but not limited to Fire and Building Codes, shall be complied with.
2. The personal storage facility use is limited to the interior of the existing building only. Any future plans for outdoor storage of recreational vehicles shall require compliance with Section 23-66(h)(18) of the Zoning Code and submittal of an application for a major or minor amendment to the Special Use Permit.
3. Any deviations from the approved development plan may require a major or minor amendment request to this Special Use Permit, pursuant to Section 23-66(g) of the Municipal Code.

4. Compliance with the plan of operation is required at all times. Changes to the plan of operation shall be submitted to the Community and Economic Development Department for review and approval.

Adopted this _____ day of _____, 2018.

Timothy M. Hanna, Mayor

ATTEST:

Kami Lynch, City Clerk

PLAN OF OPERATION AND LOCATIONAL INFORMATION

Business Information:

Name of business: 441 Self Storage

Years in operation: 1

Type of proposed establishment (detailed explanation of business):

Indoor climate controlled self storage units. Approx 95 individual units to rent. Security system and 1 pull in garage area for loading & unloading.

Proposed Hours of Operation: (Building will have 24 HR Access by Key Card System)

Day	From	To
Week Day (24hrs)	Office 8AM-5pm	—
Friday (24hrs)	Office 8AM-5pm	—
Saturday (24hrs)	—	—
Sunday (24hrs)	—	—

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: 125 persons

Gross floor area of the existing building(s):

13,818 S.F.

Gross floor area of the proposed building(s):

13,818 S.F.

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

NONE

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?

Outdoor Lighting:

Type: Wall Packs, ONE Two Head light (existing)

Location: on Building (EXISTING)

Off-Street Parking:

Number of spaces existing: 39

Number of spaces proposed: 39

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. See Site Plans

Outdoor Uses:

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

Approx 10,000 S.F. of existing outdoor storage area fenced in with a 6'-0" high green chain-link fence.

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

6'-0" Tall Vinyl screened chain link fence. See site plans Attached. w/ notes in Red.

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

NONE

Number of Employees:

Number of existing employees: 1

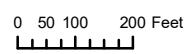
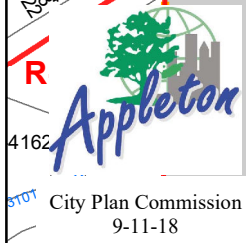
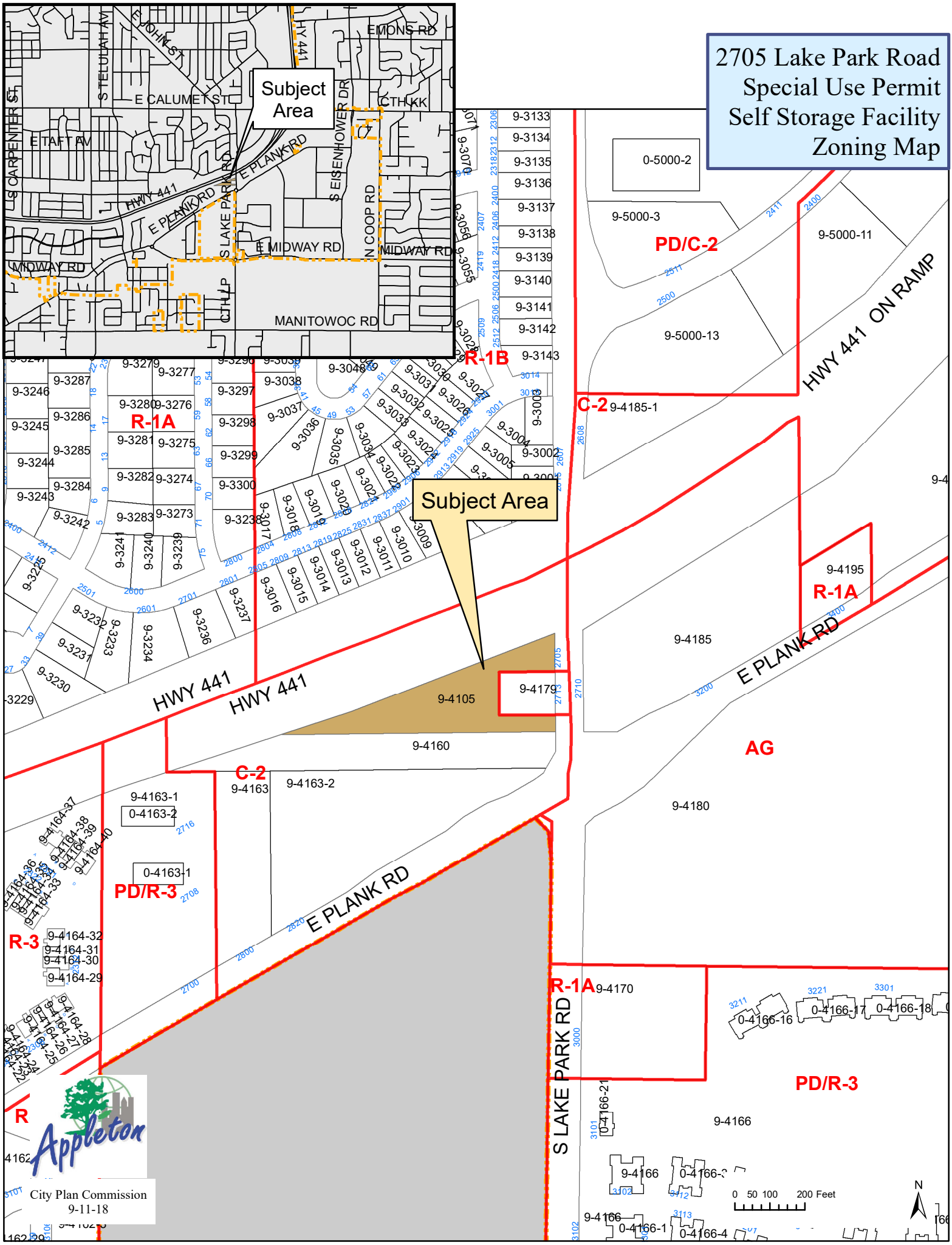
Number of proposed employees: 1

Number of employees scheduled to work on the largest shift: 1

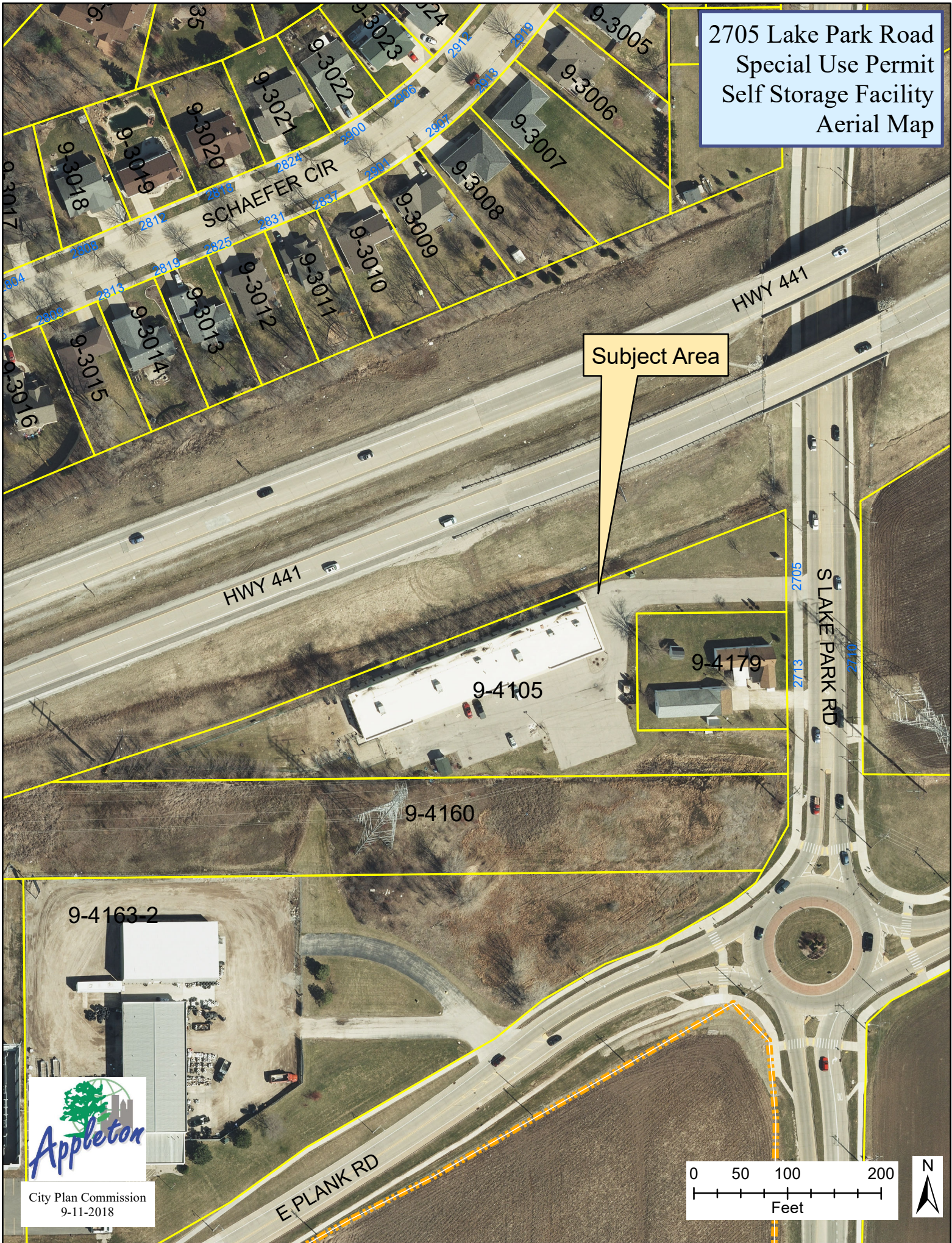
2705 Lake Park Road
Special Use Permit
Self Storage Facility
Zoning Map

Subject Area

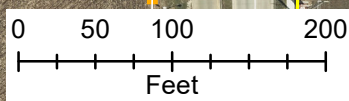
Subject Area

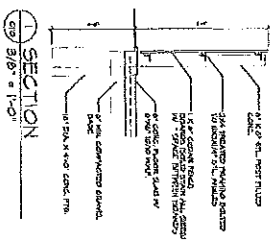
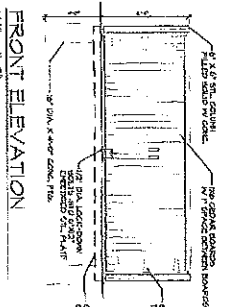
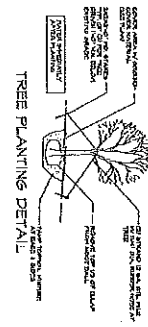
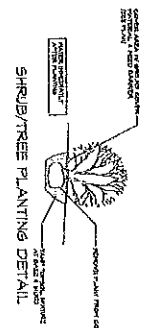


2705 Lake Park Road
Special Use Permit
Self Storage Facility
Aerial Map



City Plan Commission
9-11-2018





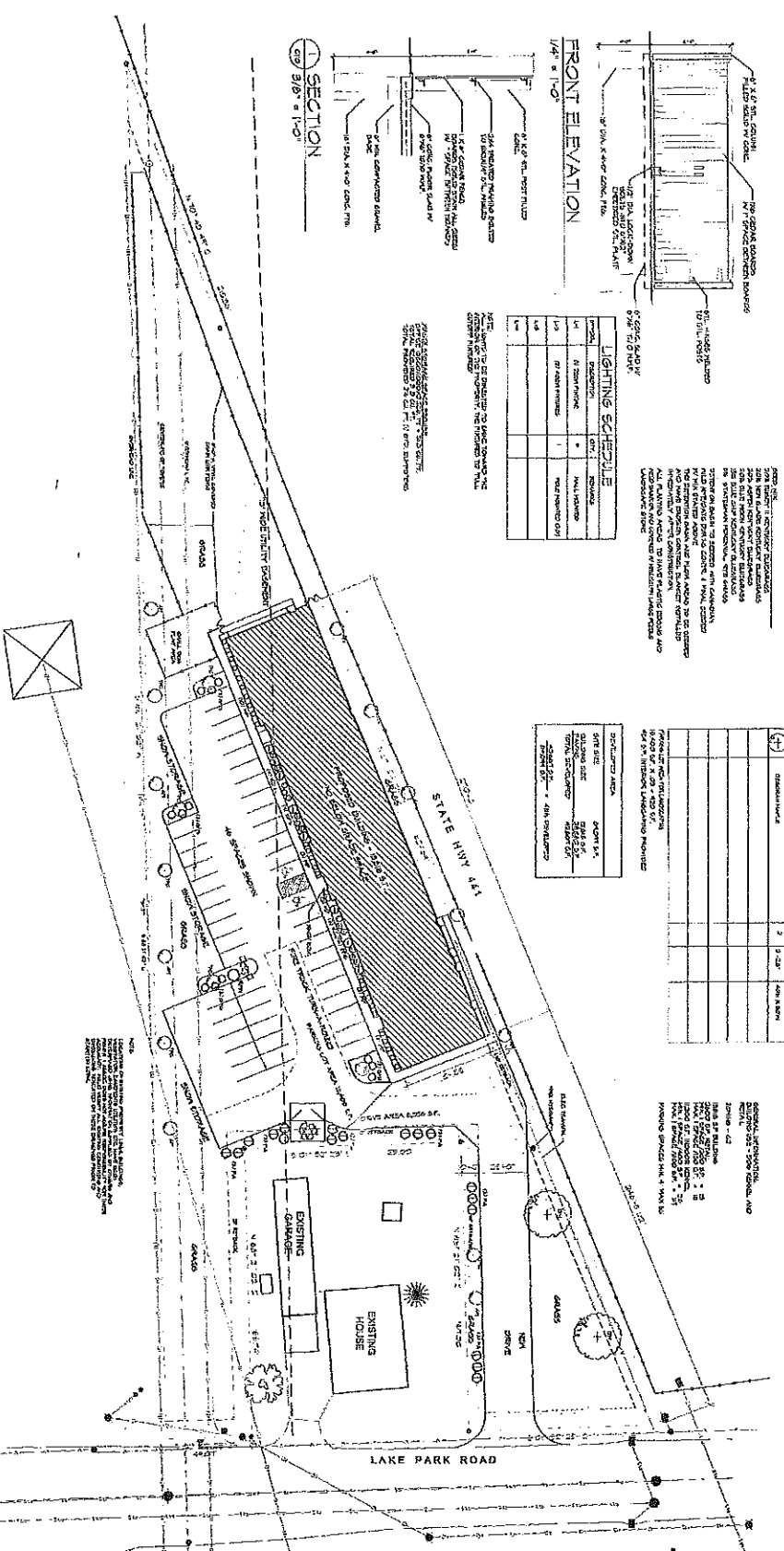
LIGHTING SCHEDULE

SYMBOL	DESCRIPTION	QTY	REMARKS
1	RECESSED DOWNLIGHT	1	100 WATT
2	RECESSED DOWNLIGHT	1	150 WATT
3	RECESSED DOWNLIGHT	1	200 WATT
4	RECESSED DOWNLIGHT	1	300 WATT
5	RECESSED DOWNLIGHT	1	400 WATT
6	RECESSED DOWNLIGHT	1	500 WATT

ALL PLANTING AREAS TO HAVE PLANTING SOIL AND MULCH. MULCH TO BE 2" THICK. MULCH TO BE MAINTAINED AT ALL TIMES. MULCH TO BE REPLACED AS NEEDED. MULCH TO BE MAINTAINED AT ALL TIMES. MULCH TO BE REPLACED AS NEEDED.

LANDSCAPE TREE / SHRUB SCHEDULE

SYMBOL	DESCRIPTION	QTY	REMARKS
1	ADULT PLANT	1	10' x 10'
2	ADULT PLANT	1	12' x 12'
3	ADULT PLANT	1	14' x 14'
4	ADULT PLANT	1	16' x 16'
5	ADULT PLANT	1	18' x 18'
6	ADULT PLANT	1	20' x 20'
7	ADULT PLANT	1	22' x 22'
8	ADULT PLANT	1	24' x 24'
9	ADULT PLANT	1	26' x 26'
10	ADULT PLANT	1	28' x 28'
11	ADULT PLANT	1	30' x 30'
12	ADULT PLANT	1	32' x 32'
13	ADULT PLANT	1	34' x 34'
14	ADULT PLANT	1	36' x 36'
15	ADULT PLANT	1	38' x 38'
16	ADULT PLANT	1	40' x 40'
17	ADULT PLANT	1	42' x 42'
18	ADULT PLANT	1	44' x 44'
19	ADULT PLANT	1	46' x 46'
20	ADULT PLANT	1	48' x 48'
21	ADULT PLANT	1	50' x 50'
22	ADULT PLANT	1	52' x 52'
23	ADULT PLANT	1	54' x 54'
24	ADULT PLANT	1	56' x 56'
25	ADULT PLANT	1	58' x 58'
26	ADULT PLANT	1	60' x 60'
27	ADULT PLANT	1	62' x 62'
28	ADULT PLANT	1	64' x 64'
29	ADULT PLANT	1	66' x 66'
30	ADULT PLANT	1	68' x 68'
31	ADULT PLANT	1	70' x 70'
32	ADULT PLANT	1	72' x 72'
33	ADULT PLANT	1	74' x 74'
34	ADULT PLANT	1	76' x 76'
35	ADULT PLANT	1	78' x 78'
36	ADULT PLANT	1	80' x 80'
37	ADULT PLANT	1	82' x 82'
38	ADULT PLANT	1	84' x 84'
39	ADULT PLANT	1	86' x 86'
40	ADULT PLANT	1	88' x 88'
41	ADULT PLANT	1	90' x 90'
42	ADULT PLANT	1	92' x 92'
43	ADULT PLANT	1	94' x 94'
44	ADULT PLANT	1	96' x 96'
45	ADULT PLANT	1	98' x 98'
46	ADULT PLANT	1	100' x 100'



SCALE: 1" = 30'-0"



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PROJECT: DOG DAYCARE
 SHEET: C1.0

REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/01	ISSUED FOR PERMITS
2	02/15/01	ISSUED FOR CONSTRUCTION
3	03/15/01	ISSUED FOR AS-BUILT
4	04/15/01	ISSUED FOR FINAL REVIEW
5	05/15/01	ISSUED FOR RECORD
6	06/15/01	ISSUED FOR ARCHIVE
7	07/15/01	ISSUED FOR DESTRUCTION
8	08/15/01	ISSUED FOR RECONSTRUCTION
9	09/15/01	ISSUED FOR MAINTENANCE
10	10/15/01	ISSUED FOR DEMOLITION
11	11/15/01	ISSUED FOR REPAIR
12	12/15/01	ISSUED FOR REPLACEMENT
13	01/15/02	ISSUED FOR RENOVATION
14	02/15/02	ISSUED FOR RESTORATION
15	03/15/02	ISSUED FOR REPAIR
16	04/15/02	ISSUED FOR REPLACEMENT
17	05/15/02	ISSUED FOR RENOVATION
18	06/15/02	ISSUED FOR RESTORATION
19	07/15/02	ISSUED FOR REPAIR
20	08/15/02	ISSUED FOR REPLACEMENT
21	09/15/02	ISSUED FOR RENOVATION
22	10/15/02	ISSUED FOR RESTORATION
23	11/15/02	ISSUED FOR REPAIR
24	12/15/02	ISSUED FOR REPLACEMENT
25	01/15/03	ISSUED FOR RENOVATION
26	02/15/03	ISSUED FOR RESTORATION
27	03/15/03	ISSUED FOR REPAIR
28	04/15/03	ISSUED FOR REPLACEMENT
29	05/15/03	ISSUED FOR RENOVATION
30	06/15/03	ISSUED FOR RESTORATION
31	07/15/03	ISSUED FOR REPAIR
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37	01/15/04	ISSUED FOR RENOVATION
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92	08/15/08	ISSUED FOR REPLACEMENT
93	09/15/08	ISSUED FOR RENOVATION
94	10/15/08	ISSUED FOR RESTORATION
95	11/15/08	ISSUED FOR REPAIR
96	12/15/08	ISSUED FOR REPLACEMENT
97	01/15/09	ISSUED FOR RENOVATION
98	02/15/09	ISSUED FOR RESTORATION
99	03/15/09	ISSUED FOR REPAIR
100	04/15/09	ISSUED FOR REPLACEMENT

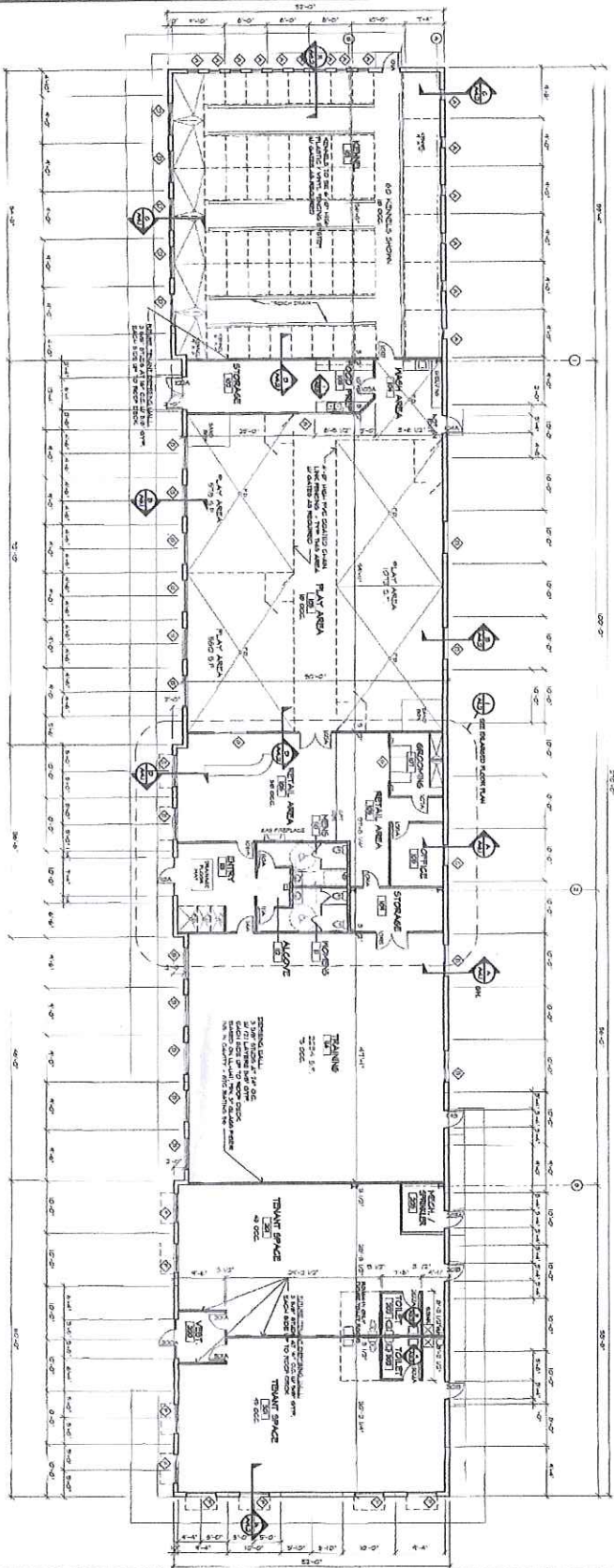
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CONTRACT NUMBER: 03-01-001
 PROJECT: DOG DAYCARE
 SHEET: C1.0

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 YOUR REPUTATION IS BUILDING
 C.S. SMET CONSTRUCTION CORP.
 3148 HWY 41
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EXISTING FLOOR PLAN - INTERIOR TO BE DEMOLISHED
 OUT CLEAN TO MAKE ROOM FOR STORAGE UNITS



FLOOR PLAN
 1/1/02



<p>ARCHITECT: FISHER & ASSOCIATES, LLC ARCHITECTS / INTERIORS 40 BELMONT STREET, SUITE 100 WASHINGTON, DC 20005</p>		<p>PROJECT: DOG DAYCARE</p>	
<p>DATE: 1/1/02</p>		<p>PROJECT NO.: A1.1</p>	

QUALITY CONSTRUCTION FOR OVER 35 YEARS

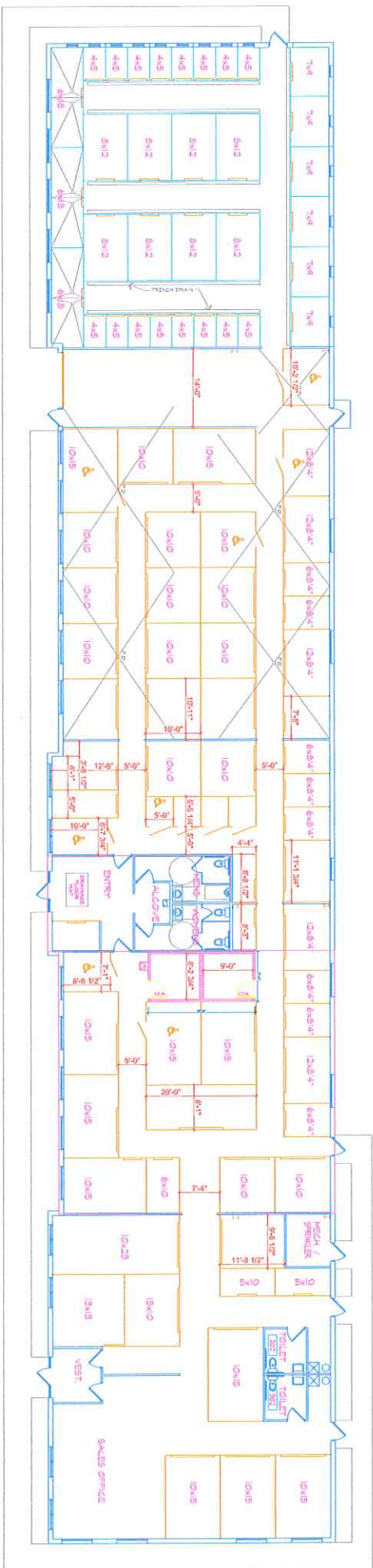
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PROPOSED STORAGE UNITS FLOOR PLAN

BUILDING SIZE 13,802 S.F.



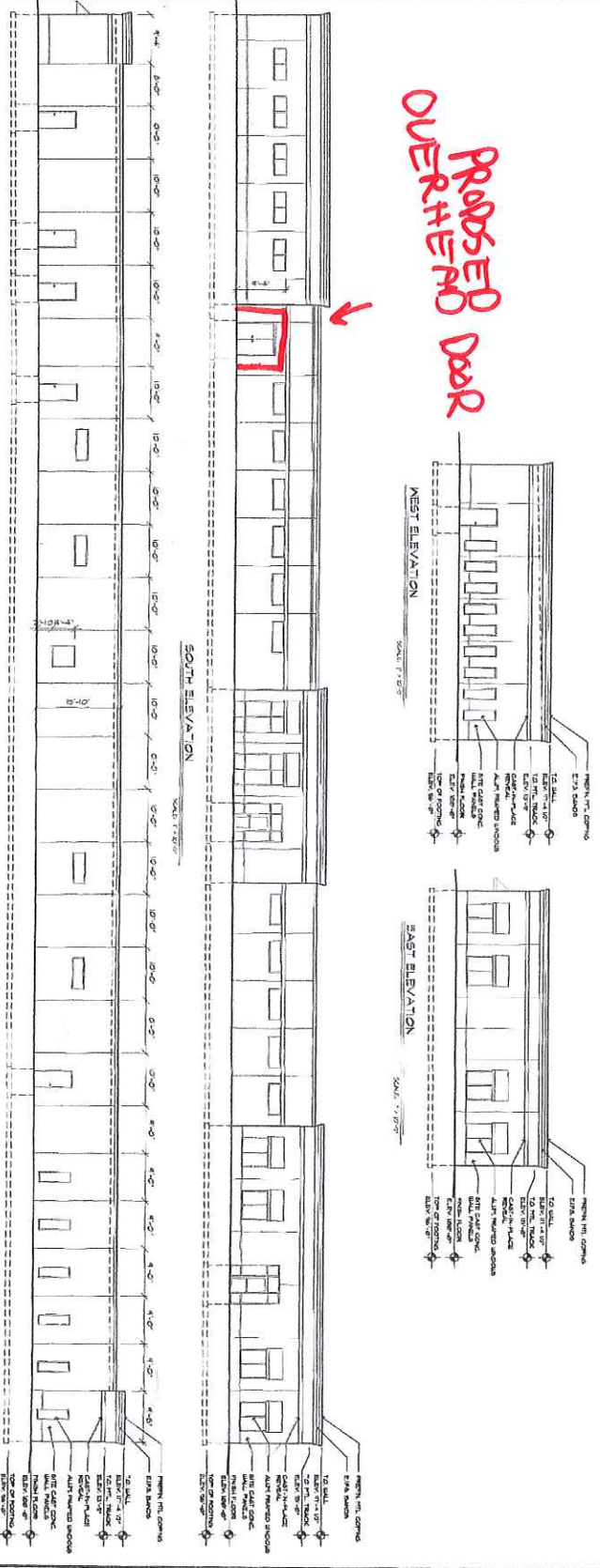
- 4x5 = 16
- 7x12 = 6
- 5x10 = 2
- 6x12 = 6
- 6x15 = 3
- 10x10 = 14
- 10x15 = 11
- 10x10-11" = 3
- 12x8'-4" = 5
- 6x8'-4" = 8
- 6x8'-2 3/4" = 2
- 5x5-5 1/4" = 4
- 10'-2 1/4" x 8'-4" = 1
- 7'-8" x 8'-4" = 1
- 11'-1 3/4" x 8'-4" = 1
- 13x10 = 1
- 13x15 = 1
- 10x23 = 1
- 6x10 = 1
- 8'-1" x 20" = 1
- 9'-8" 1/2" x 11'-6" 1/2" = 1
- 7'-1" x 8'-6" 1/4" = 1
- 10x6'-1 3/4" = 1
- 5x12 = 1
- 4'-4" x 8'-8" 1/4" = 1
- 4'-4" x 8'-3" = 1
- 6'-1" x 12" + 2'-6" 1/2" x 10" = 1

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RE-PAINT BUILDING EXTERIOR

CLIENT:
DOG DAYCARE

PROJCT:

DESIGNED BY:

SHEET PROJECT NO.:

PROJECT PROJECT NO.:

DATE:

MAY 14, 2008

A3.1

FISHER & ASSOCIATES, LLC
Architects / Planners

40 MILLBURN PARK, SUITE 400
ROSELAND, NJ 07068

PROFESSIONAL SCALE