#### 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 Wednesday, November 9, 2022, at 3:30 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 Christian Cabrera of Bergmann Architects, Engineers, Planners, applicant, and
  Associated Bank National Association, owner, for the property located at 1935 E.
  Calumet Street (Tax Id #31-9-1115-00) to obtain a Special Use Permit for a gas station
  with a car wash. In the C-2 General Commercial District, a Special Use Permit is
  required for gasoline sales and a car wash.
- ALDERMANIC DISTRICT: 5 Alderperson Katie Van Zeeland

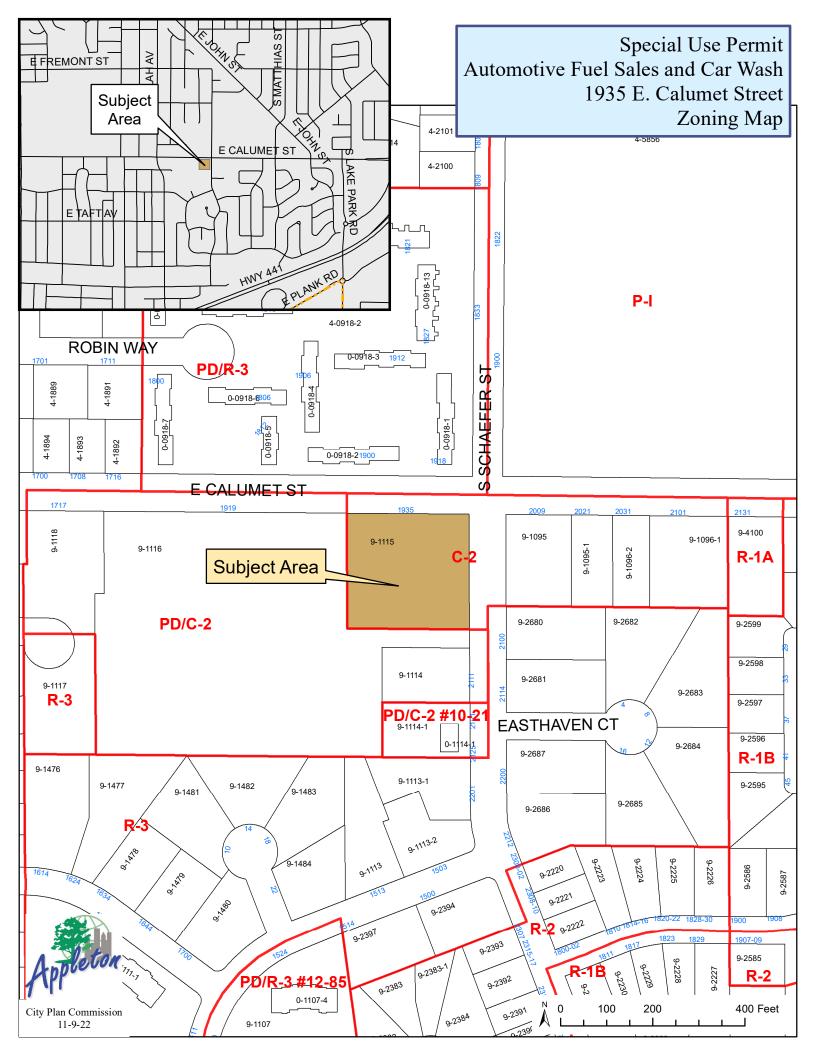
You are being notified as a policy of the City of Appleton Community and Economic Development Department. All persons interested are invited to attend this meeting and will be given an opportunity to be heard. Feedback can also be shared with Plan Commission members via written letter, email, or phone call. The 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 or by email at jessica.titel@appleton.org.

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.





PROJECT DATA					
PROJECT NAME:	CIRCLE K STORES INC - APPLETON CALUMET & SCHAEFER				
APPLICANT:	HOLIDAY STATIONSTORES LLC- RANDY WALTERS 4567 AMERICAN BOULEVARD W, BLOOMINGTON, MN 55437				
PROJECT ADDRESS:	1935 E CALUMET STREET, APPLETON, WI, 54915				
PROJECT DESCRIPTION:	PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,200 S.F. CONVENIENCE STORE, AN ATTACHED 1,458 S.F. CARWASH AND A 3,936 S.F. FUEL CANOPY WITH [6] FUEL PUMPS. THE CONVENIENCE STORE WILL SELL BEER AND WINE FOR OFFSITE CONSUMPTION. THE FACILITY WILL OPERATE 24 HOURS.				
PARCEL/SITE AREA:	66,168 S.F ±1.52 ACRES	<u>SETBACKS</u>	REQUIRED	<u>PROVIDED</u>	
EXISTING / PROPOSED ZONING:	C-2 GENERAL COMMERCIAL DISTRICT	FRONT:	10'	139'	
PARCEL NUMBER:	319111500	SIDE:	NONE	75'	
MAX. BUILD. HEIGHT:	23'-0" PROVIDED (35' ALLOWED) (1-STORY BUILDING)	REAR:	20'	36'	
MAX. FUEL CANOPY HEIGHT:	20'-6" PROVIDED				
MAX. LOT COVERAGE:	EXISTING: PROPOSED: 39,241 SF - 60% PROVIDED (49,626 SF - 75% ALLOWED) 48,892 SF - 74% PROVIDED (49,626 SF - 75% ALLOWED) ROOF: 4,988 SF, PAVEMENT: 34,253 SF, OPEN SPACE: 26,927 SF ROOF: 10,594 SF, PAVEMENT: 38,298 SF, OPEN SPACE: 17,276 SF				
PARKING:	REQUIRED:	PROVIDED:	PROVIDED:		
	RETAIL BUSINESS: ONE (1) SPACE FOR EACH 250 SQUARE FEET OF GROSS FLOOR AREA (21 SPACES) & ONE (1) STRIPED LOADING SPACE CAR WASH - DRIVE THRU: FIVE (5) STACKING SPACES GASOLINE SALES: TWO (2) SPACES LOCATED AT EACH PUMP	STANDARD PARKING: ACCESSIBLE PARKING: LOADING SPACE: STACKING SPACE: PUMP SPACE: TOTAL PARKING PROVIDED:		19 SP (9'x18') 2 SP (8'x18') 1 SP (12'x30') 6 SP (9'x19') 12 SP	
	TOTAL = 21+ 1 + 5 + 6(2) = 39 SPACES (9'x18')	1017.217.000			

# **GENERAL NOTES:**

REPRESENTATIVE.

- 1. THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THESE PLANS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORD MAPS, THEY ARE NOT CERTIFIED TO THE ACCURACY OF THEIR LOCATION AND/OR COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR
- 2. THE CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH TITLE 29 OF FEDERAL REGULATIONS, PART 1926, SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION (OSHA).
- 3. ALL ROADS AND PRIVATE DRIVES SHALL BE KEPT CLEAN OF MUD, DEBRIS ETC. AT ALL TIMES.
- 4. REFER TO ARCHITECTURAL DRAWINGS FOR PRECISE BUILDING DIMENSIONS.
- 5. THE CONTRACTOR SHALL CONSULT THE CONSTRUCTION MANAGER BEFORE DEVIATING FROM THESE PLANS.
- 6. IN ALL TRENCH EXCAVATIONS, CONTRACTOR MUST LAY THE TRENCH SIDE SLOPES BACK TO A SAFE SLOPE, USE A TRENCH SHIELD OR PROVIDE SHEETING AND BRACING.
- 7. ALL EXISTING SURFACE APPURTENANCES (I.E. WATER VALVES, CATCH BASIN FRAMES AND GRATES, MANHOLE COVERS) WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO FINISHED GRADE.
- 8. AREAS DISTURBED OR DAMAGED AS PART OF THIS PROJECT'S CONSTRUCTION THAT ARE OUTSIDE OF THE PRIMARY WORK AREA SHALL BE RESTORED, AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE OWNER'S
- 9. THE CONTRACTOR SHALL CALL "811 AT LEAST 3 WORKING DAYS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO CONSTRUCTION.
- 10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES, DESIGN STANDARDS AND STANDARD SPECIFICATIONS OF THE AGENCIES WHICH HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS INCLUDED IN THESE PLANS.
- 11. UNLESS SPECIFICALLY STATED, THE CONTRACTOR SHALL APPLY FOR AND OBTAIN ALL NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT PRIOR TO THE BEGINNING OF WORK FROM THE PREVIOUSLY MENTIONED AGENCIES.

- 12. THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- 13. WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY COMPANY AND COORDINATE THE WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR FOR ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION
- 14. THE CONTRACTOR IS TO VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE/SHE IS BUILDING FROM ARE THE VERY LATEST PLANS AND SPECIFICATIONS THAT HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES AND THE OWNER. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING THE FINAL APPROVAL AND PERMITS HAVING TO BE ADJUSTED OR RE-DONE, SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
- 15. SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE/SHE SHALL SEEK CLARIFICATION IN WRITING FROM THE CONSTRUCTION MANAGER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT THE SOLE EXPENSE TO THE CONTRACTOR.
- 16. THE CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS FROM APPROVED DRAWINGS.
- 17. ALL SIGNS AND TRAFFIC CONTROL MEASURES DURING CONSTRUCTION AND MAINTENANCE ACTIVITIES SHALL BE CONSTRUCTED AND INSTALLED PER THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) WITH WISCONSIN SUPPLEMENT.
- 18. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE STANDARDS OF THE CITY OF APPLETON DEPARTMENT OF PUBLIC WORKS AND WISCONSIN DEPARTMENT OF TRANSPORTATION.
- 19. OCCUPANCY CLASS: M (MERCANTILE) FOR C-STORE BUILDING, FUEL CANOPY OCCUPANCY CLASS: B (BUSINESS) FOR CAR WASH. CONSTRUCTION CLASS: VB FOR THE BUILDING AND CARWASH, II-B FOR THE FUEL CANOPY.
- 20. TYPES OF PRODUCTS SOLD AND/OR STORED ON SITE INCLUDE RETAIL CONSUMABLES SUCH AS FOOD, BEVERAGES, GENERIC MEDICINE, ETC. TYPES OF HAZARDOUS MATERIALS TO BE STORED ON SITE INCLUDE PETROLEUM PRODUCTS, SPILL CLEANUP ABSORBENTS, NICOTINE PRODUCTS, ETC.
- 21. A KNOX BOX WILL BE PROVIDED AT THE FRONT ENTRANCE.

# **KEY NOTES:**

- BUILDING AREA
- 2. ASPHALT PAVING, LIGHT DUTY
- 3. ASPHALT PAVING, HEAVY DUTY
- 4. LANDSCAPE AREA, SEE LANDSCAPE PLANS
- PYLON SIGN, SEE ELECTRICAL PLANS FOR POWER REQUIREMENTS
- NOT USED

NOT USED

- 7. CONCRETE SIDEWALK, SEE DETAIL SHEET C505
- 8. ELECTRICAL TRANSFORMER PROPOSED LOCATION. CONTRACTOR TO COORDINATE WITH POWER COMPANY TO DETERMINE FINAL LOCATION.
- 10. TRASH ENCLOSURE PER CIRCLE K STORES, SEE DETAIL SHEET C506
- 11. CONCRETE CURB AND GUTTER, SEE DETAIL SHEET C500
- 12. R.O.W. CONCRETE CURB, SEE DETAIL SHEET C500
- 13. CONCRETE PAVING, SEE DETAIL SHEET C500
- 14. PARKING LIGHT POLE FIXTURE, SEE LIGHTING PLAN C140
- 15. VACUUM MACHINE, PROVIDED BY CIRCLE K STORES VENDOR
- 16. ACCESSIBLE PARKING SPACE AND SIGNAGE, SEE DETAIL SHEET C505
- 17. VENT PIPES LOCATION, SEE FUEL SHEETS FOR MORE INFORMATION
- 18. FUEL CANOPY AREA, SEE FUEL SHEETS FOR MORE INFORMATION
- 19. "DO NOT ENTER" SIGN

THIS DRAWING IS THE PROPERTY OF THE ABOVE REFERENCED PROFESSIONAL AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT AND SITE NAMED HEREIN, AND CANNOT BE REPRODUCED IN ANY MANNER WITHOUT THE FXPRESS WRITTEN PERMISSION OF THE THE EXPRESS WRITTEN PERMISSION OF THE Date Revised Description

Bergmann Associates, Architects, Enginee Landscape Architects & Surveyors, D.P.C.

280 East Broad street Suite 200 Rochester, NY 14604

**PROFESSIONAL SEAL** 

**PROFESSIONAL IN CHARGE** G. HARVEY, P.E.

PROJECT MANAGER

**QUALITY CONTROL** S. HARRISON

DRAWN BY C. CABRERA, P.E.

10/07/2022

**PROJECT NAME** 

CIRCLE K STORES INC

**SWC OF E CALUMET ST. & S.** SCHAEFER ST. **NORTHERN TIER BU** 

**1935 E CALUMET ST** (SW CORNER E CALUMET ST & S SCHAEFER ST) APPLETON, WI 54915



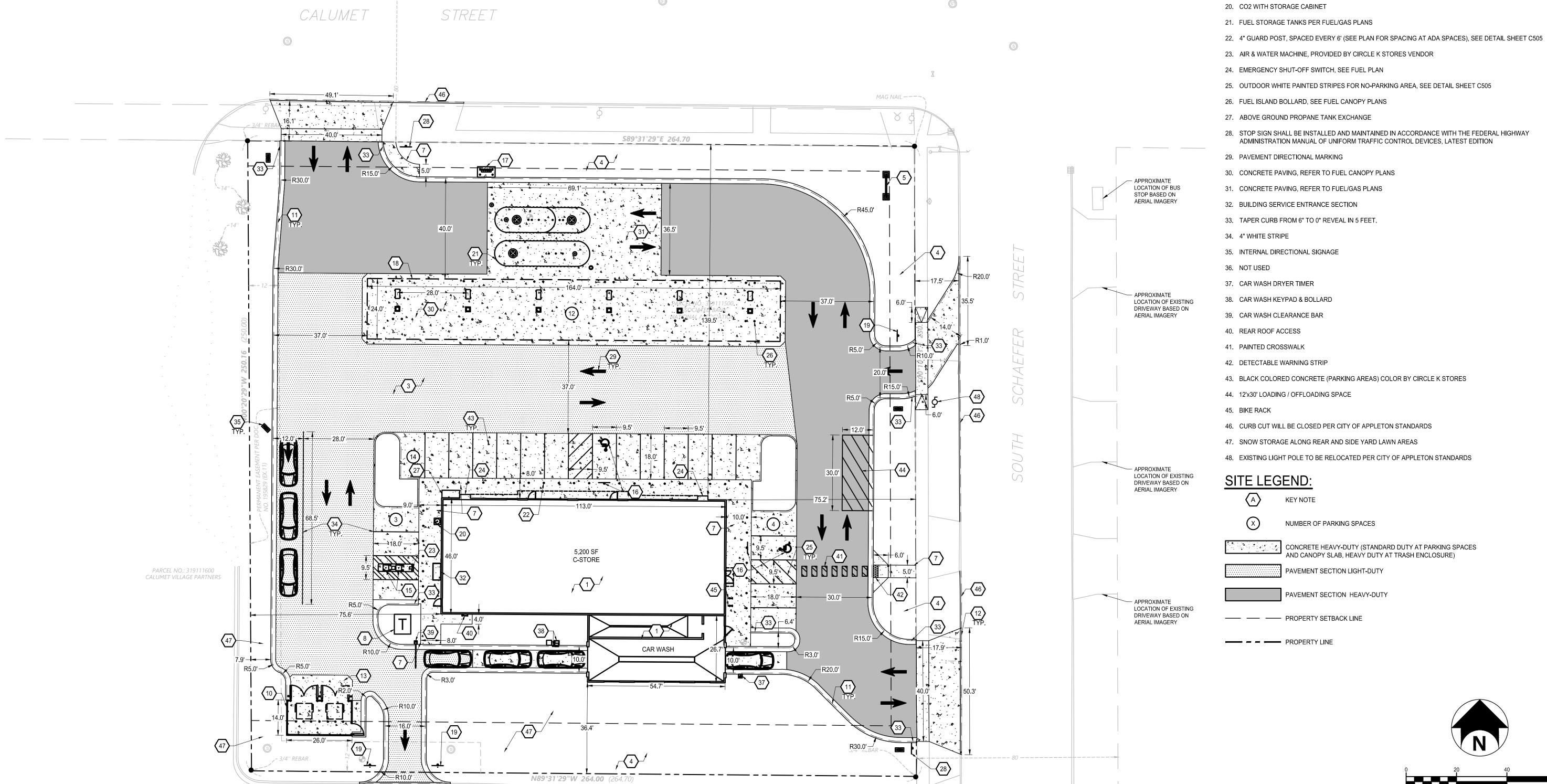
CIRCLE K STORES INC.

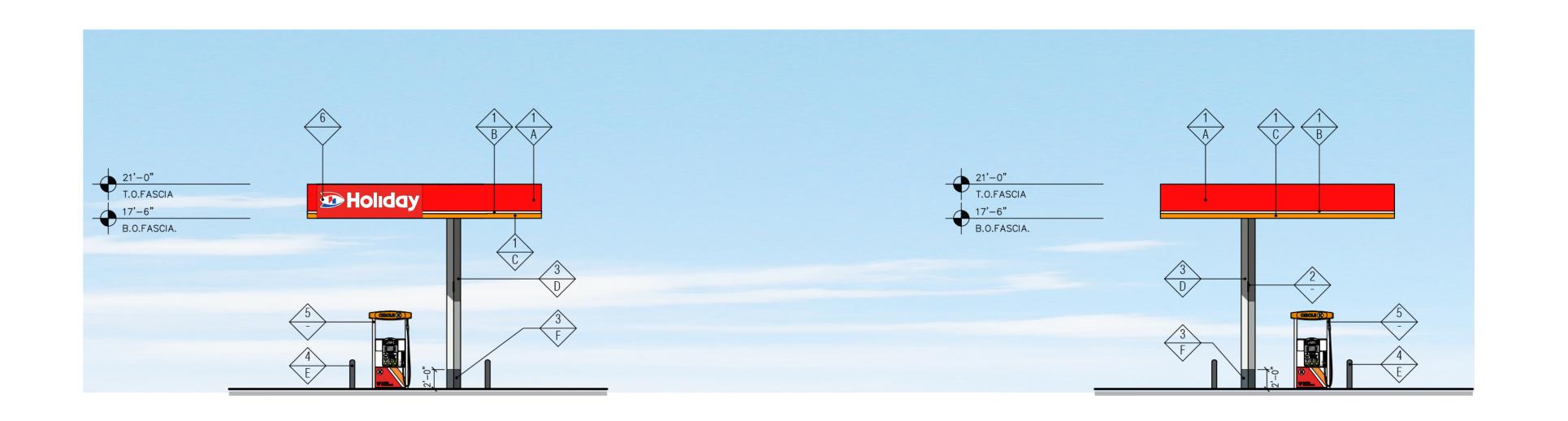
PROJECT NUMBER

015453 SHEET TITLE

**SITE PLAN** 

**SHEET NUMBER** 







WEST ELEVATION

EAST ELEVATION

Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples.
 The fascia panels are pre-finished by signage vendor
 All signs require a separate submittal.
 All lighting on canopy to be flush mounted with fascia

21'-0" T.O.FASCIA **Moliday** 17'-6" B.O.FASCIA.













NORTH ELEVATION





3 WEST ELEVATION

SCALE: 3/16" = 1'-0"

