



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Date: May 11, 2015

Common Council Meeting Date: May 20, 2015

Item: Special Use Permit #3-15 for Personal Storage

Case Manager: Jeff Towne

GENERAL INFORMATION

Owner/Applicant: CJW Properties, LLC; Chris Winter, agent

Address/Parcel #: North Ballard Road (31-1-6640-02 & 31-1-6726-00)

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

BACKGROUND

The subject site is approximately 1.5 acres in size and is currently vacant land. It consists of two landlocked parcels located east of 3000 and 3030 North Ballard Road. The property has a zoning designation of C-2 General Commercial District. A personal storage use requires a Special Use Permit in the C-2 District.

STAFF ANALYSIS

The definition for personal storage, 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.

The applicant proposes to construct a personal storage facility as shown on the attached Development and Operation Plans. The approximately 36 individual storage units will be accessed from the exterior of the building, which will be designed to allow tenants to directly access their space. A Certified Survey Map will be completed to combine the subject parcels. Access from Ballard Road to the site will be via easements through the properties to the west. Utility easements will be required in order to serve the site with utilities.

Surrounding zoning and land uses:

North: PD/R-3 Planned Development/Multi-Family Residential – Apartments

South: C-2 General Commercial District – Commercial use

West: C-2 General Commercial District – Commercial use

East: M-1 Industrial Park District – Manufacturing use

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2010-2030 Comprehensive Plan: The Community Development staff has reviewed the City's 2010-2030 Comprehensive Plan which designates the northern parcel for future multi-family uses and the southern parcel for business/industrial uses. Staff will recommend that the Future Land Use Map be revised to show the northern parcel being consistent with the historical and expected future commercial and industrial uses in this area. The proposed use is consistent with the purpose and intent of the C-2 General Commercial District which allows for a mix of commercial and residential uses and 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.

- **Goal 8 – Economic Development** (Chapter 9)

Appleton will pursue economic development that brings good jobs to the area and supports the vitality of its industrial areas, downtown, and neighborhood business districts.

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 April 21, 2015 Technical Review Group meeting. No negative comments were received.

RECOMMENDATION

Staff recommends, based on the above, that Special Use Permit #3-15 for a personal storage use located on North Ballard Road, 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. Site Plan review and approval will be required prior to Building Permits being issued.
3. A Certified Survey Map will be required to combine the subject parcels into one lot.

PLAN OF OPERATION AND LOCATIONAL INFORMATION

Business Information:

Name of business: CJW Properties, LLC - applicant

Years in operation: New (new operating LLC to be created)

Type of proposed establishment (detailed explanation of business):

1 large storage unit supplemented by mini-storage units. Heated large unit, cold smaller units.
Truck traffic to be very minimal.

Proposed Hours of Operation: mini-storage during daylight.
Large storage typical business hours.

Day	From	To
Week Day	8:00 Am	5:00 pm
Friday	"	"
Saturday	"	"
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):

0

Gross floor area of the proposed building(s):

Approximately 23,000 SF when fully completed.

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?

N/A

Outdoor Lighting:

Type: _____

Location: Building only, per city code, submitted w/site plan.

Off-Street Parking:

Number of spaces existing: 0

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?

Yes, by easement from adjacent properties
fronting Ballard Road.

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):

None

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

None

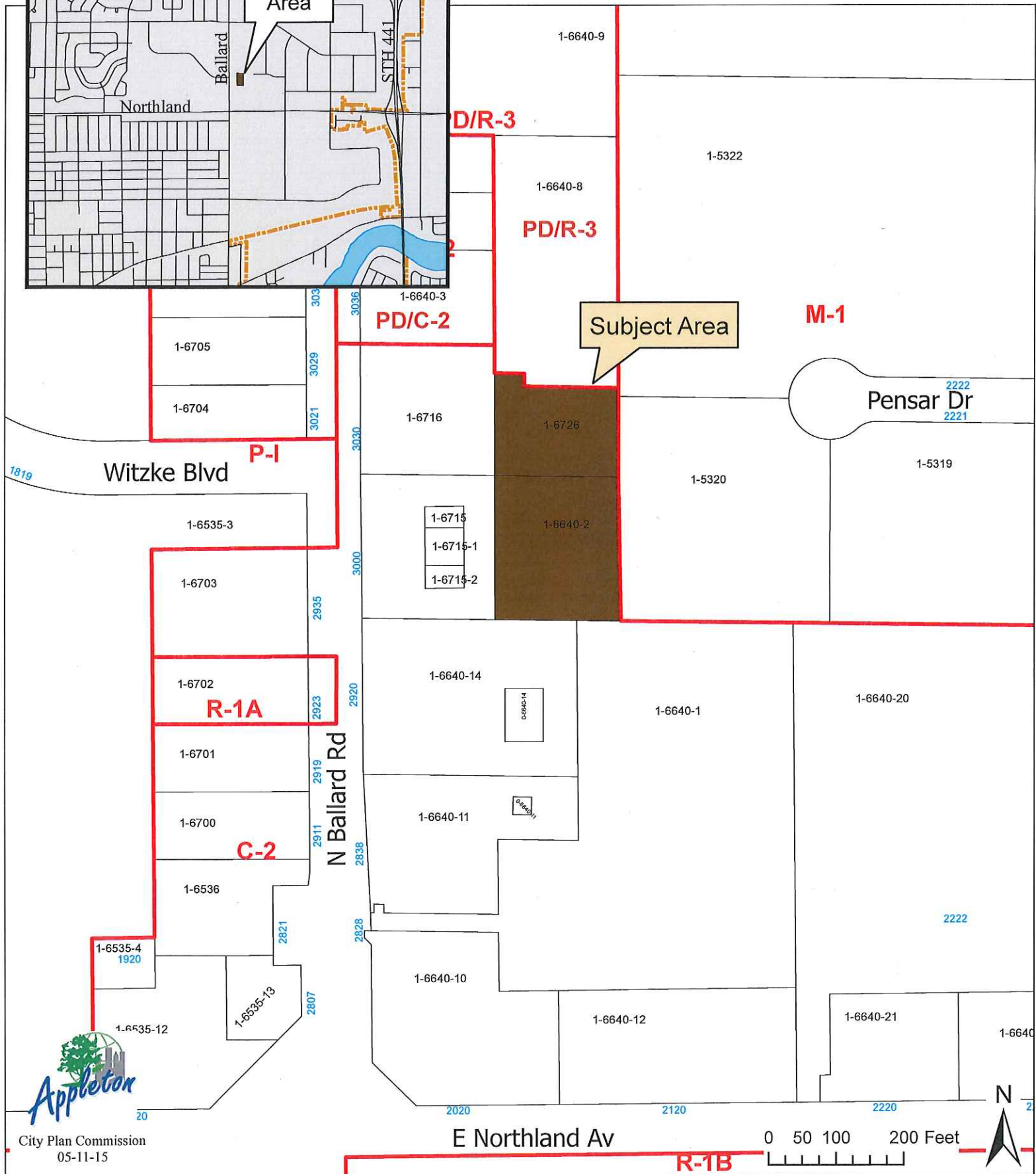
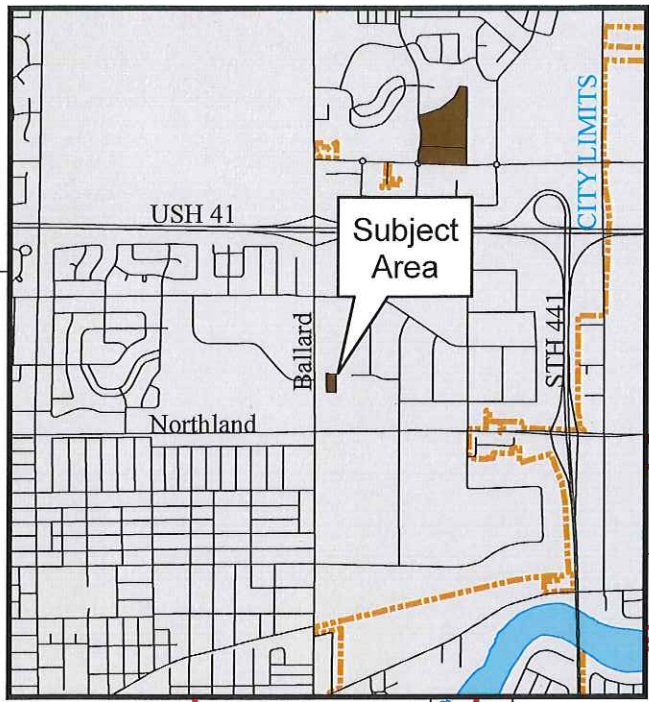
Number of Employees:

Number of existing employees: 0

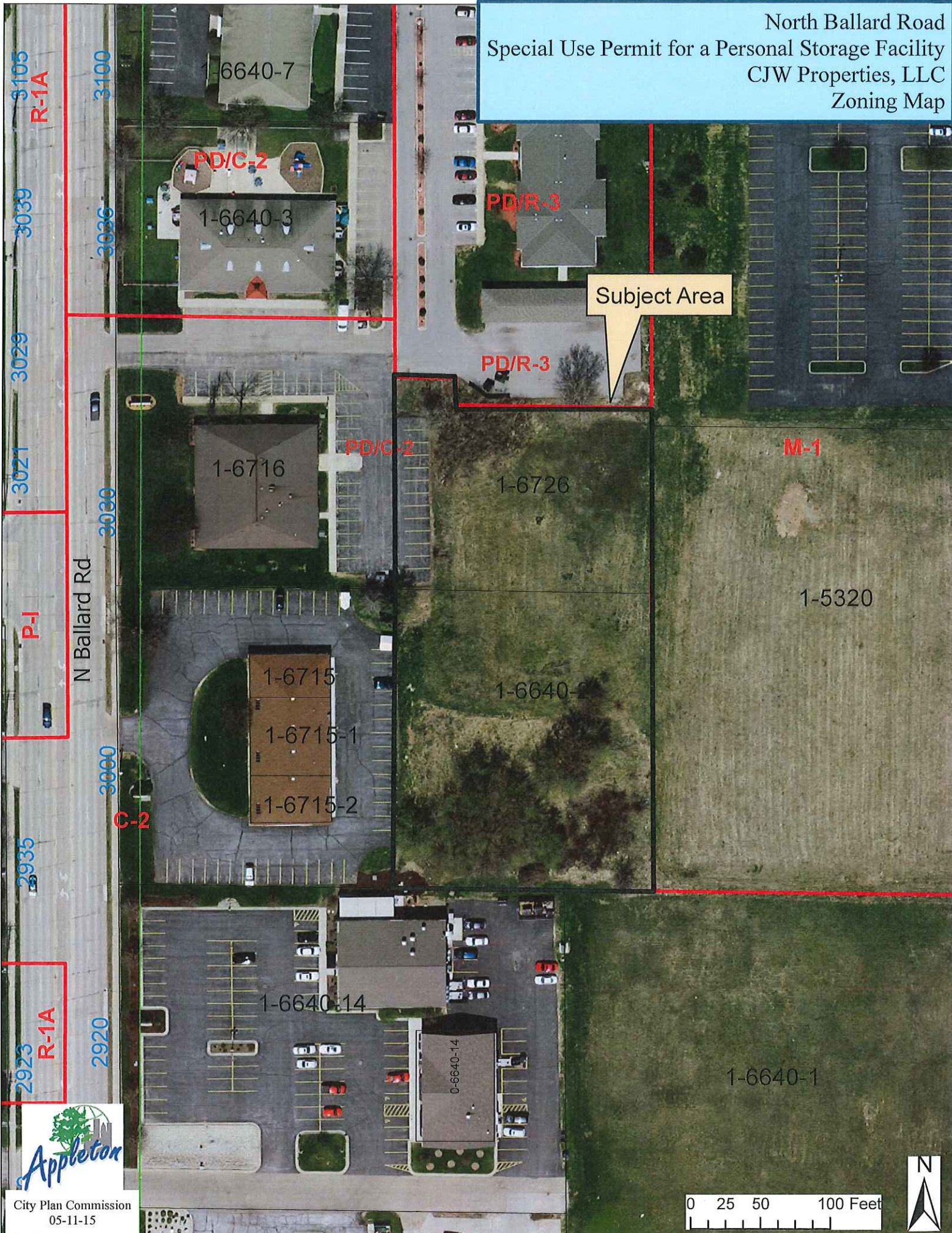
Number of proposed employees: 0

Number of employees scheduled to work on the largest shift: 0

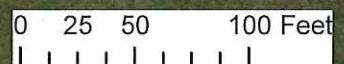
North Ballard Road
 Special Use Permit for a Personal Storage Facility
 CJW Properties, LLC
 Zoning Map

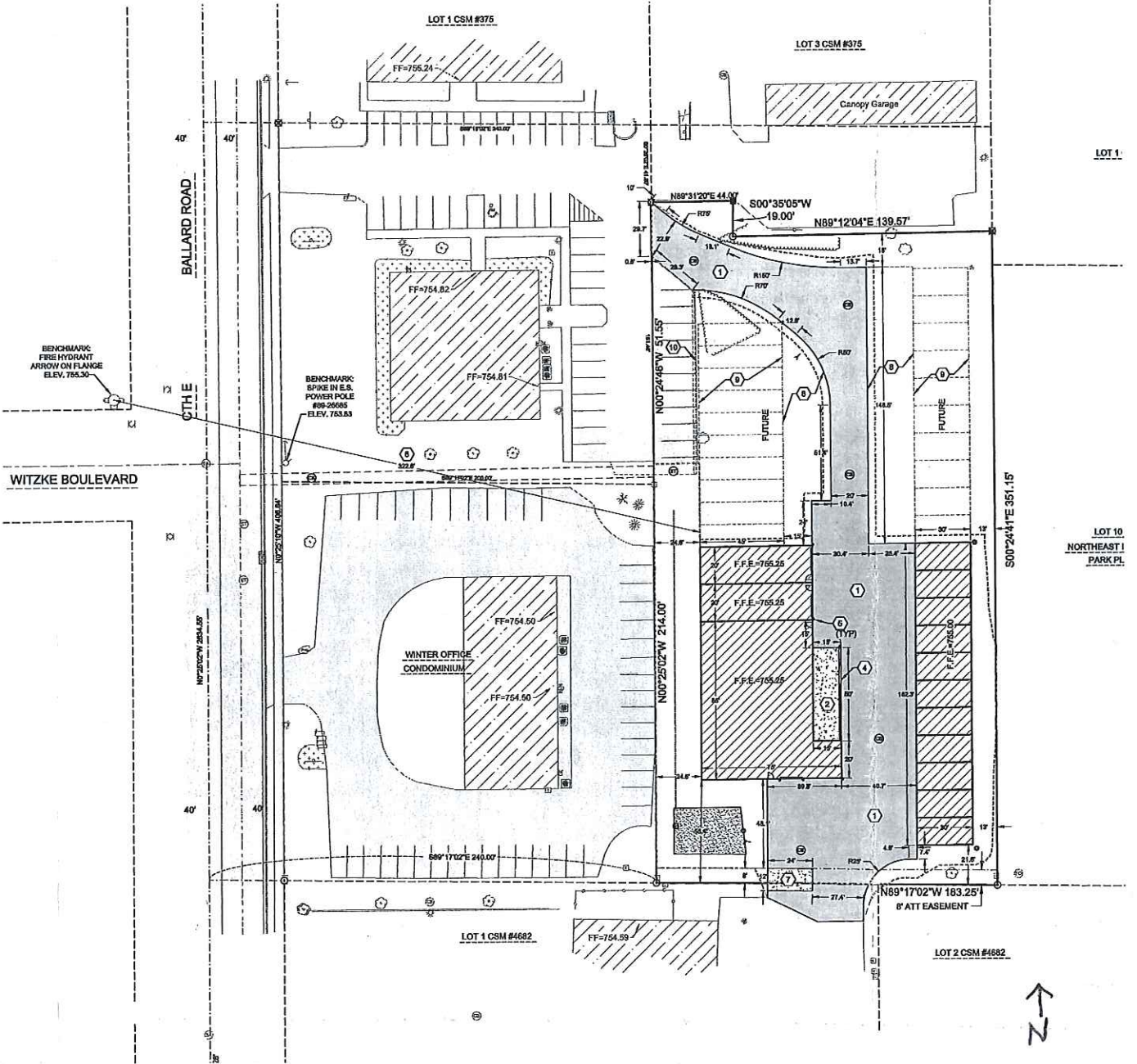


North Ballard Road
Special Use Permit for a Personal Storage Facility
CJW Properties, LLC
Zoning Map



Subject Area





North Ballard Road
 Special Use Permit for Personal Storage Facility
 CJW Properties, LLC

