



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Date: November 24, 2014

Common Council Meeting Date: December 3, 2014

Item: Special Use Permit #15-14 for an indoor motorcycle salvage, indoor motorcycle sales and service and indoor automobile sales and service business located at 600 East Hancock Street

Case Manager: Jeff Towne

GENERAL INFORMATION

Owner/Applicant: Kara Tullberg-property owner/applicant

Address/Parcel #: 600 East Hancock Street/31-1-0241-00

Petitioner's Request: The applicant is requesting a Special Use Permit for an indoor motorcycle salvage, indoor motorcycle sales and service and indoor automobile sales and service business.

BACKGROUND

The applicant had been granted Special Use Permit #20-10 for the same uses at a property on South Outagamie Street. The business is relocating to this location, requiring a Special Use Permit for this property.

STAFF ANALYSIS

Zoning Ordinance Requirements: The City's Zoning Ordinance requires that in order to establish an indoor motorcycle salvage, indoor motorcycle sales and indoor automobile sales business in the M-2 General Industrial Zoning District, a Special Use Permit must be applied for and approved by the Common Council.

Site Characteristics: The property is located in an area characterized by a mix of industrial and residential uses and is developed with a vacant building. Adequate vehicular access and off-street parking exist on the site. The proposed indoor motorcycle salvage, indoor motorcycle sales and indoor automobile sales and service business will be located entirely within the existing building. An operational plan is attached to this report.

Project Summary: The applicant has provided information related to the operation of the facility: Mach IV Motors, LLC proposed to operate within the building located at 600 E. Hancock Street. The entire operation is performed inside the facility which will have stations for motorcycle teardown, motorcycle parts cleaning, motorcycle parts photography, computer operation and packaging/shipping. The portion of the building not dedicated to production would be used for inventory storage.

Motorcycle sales involve parts and bikes that are vintage and collectable models and may rarely include late model parts sales. Any proposed car sales would involve vintage and collectable cars but may rarely include late model sales.

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No motorcycle services are to be provided to the general public. In the future, any proposed motorcycle service would be light service as vintage models typically require different maintenance from late model bikes. All operations would take place within the building located at 600 E. Hancock Street.

Surrounding Zoning and Land Uses:

- North: M-2 General Industrial District characterized by railroad tracks
PD/R-3 Planned Development Multi-family Residential District characterized by Union Square Apartments/Townhomes
- South: PD/R-3 Planned Development Multi-family Residential District characterized by Wire Works Apartments
- West: R-1C Central City Residential District characterized by residential uses
M-2 General Industrial District characterized by manufacturing uses
- East: M-2 General Industrial District characterized by manufacturing uses

2010-2030 Comprehensive Plan: The Community Development staff has reviewed the City's 2010-2030 Comprehensive Plan which indicates this area is appropriate for industrial uses.

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 November 11, 2014 Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

Staff recommends, based on the above, that Special Use Permit #15-14 for an indoor motorcycle salvage, indoor motorcycle sales and service and indoor automobile sales and service business, as shown on the attached maps and development plan and subject to the following conditions, **BE APPROVED:**

1. Salvage activities are limited to motorcycles only, and all operations must be conducted within the existing building.
2. Outdoor storage of motorcycles, automobiles or parts is not allowed.
3. The applicant shall obtain a City of Appleton Salvage Dealer's License from the City Clerk's Office.
4. The applicant shall obtain a Wisconsin Motor Vehicle Salvage License from the Wisconsin Department of Transportation.
5. The applicant shall obtain a Wisconsin Motor Vehicle Dealer's License from the Wisconsin Department of Transportation.
6. All applicable codes, ordinances and regulations, including but not limited to, Fire and Building Codes and the Noise Ordinance, shall be complied with.

7. Employee and customer parking stalls should be striped per ordinance standards by June 30th, 2015.

Mach IV Motors, LLC
Attachment to Application for Special Use Permit
November 4, 2014

Mach IV Motors, LLC proposes to operate within the building located at 600 E Hancock St. The entire operation is performed inside the facility, which will have stations for motorcycle teardown, motorcycle parts cleaning, motorcycle parts photography, computer operation and packaging / shipping. The portion of the building not dedicated to production would be used for inventory storage.

The operational flow of Mach IV Motors, LLC is as follows:

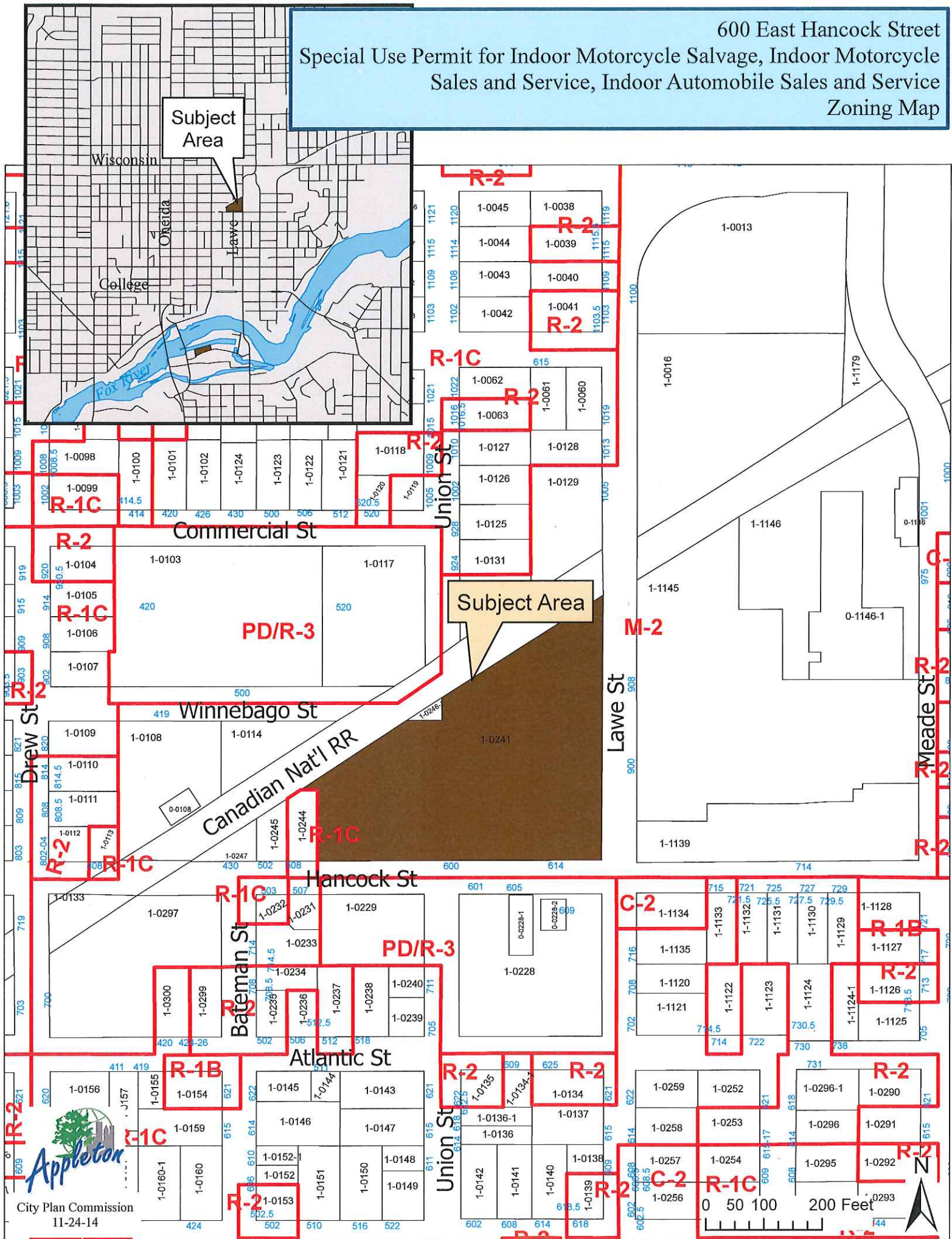
1. Motorcycles are purchased and picked up or dropped off from individuals, collectors and motorcycle swap meets and brought to the facility at 600 E Hancock St for processing
2. The motorcycles are brought by truck or trailer to the facility and immediately brought inside to be stored or dismantled
3. Parts are either cleaned and prepared for internet sales or are disposed of through other approved methods such as over counter sales or recycling. Metal is taken to a metal recycling facility, plastic parts are disposed of in a dumpster and oil is recycled.
4. Each cleaned part is photographed and temporarily stored in inventory until sold.
5. When each part is sold, it is pulled from inventory storage, packaged and shipped or picked up by the customer.

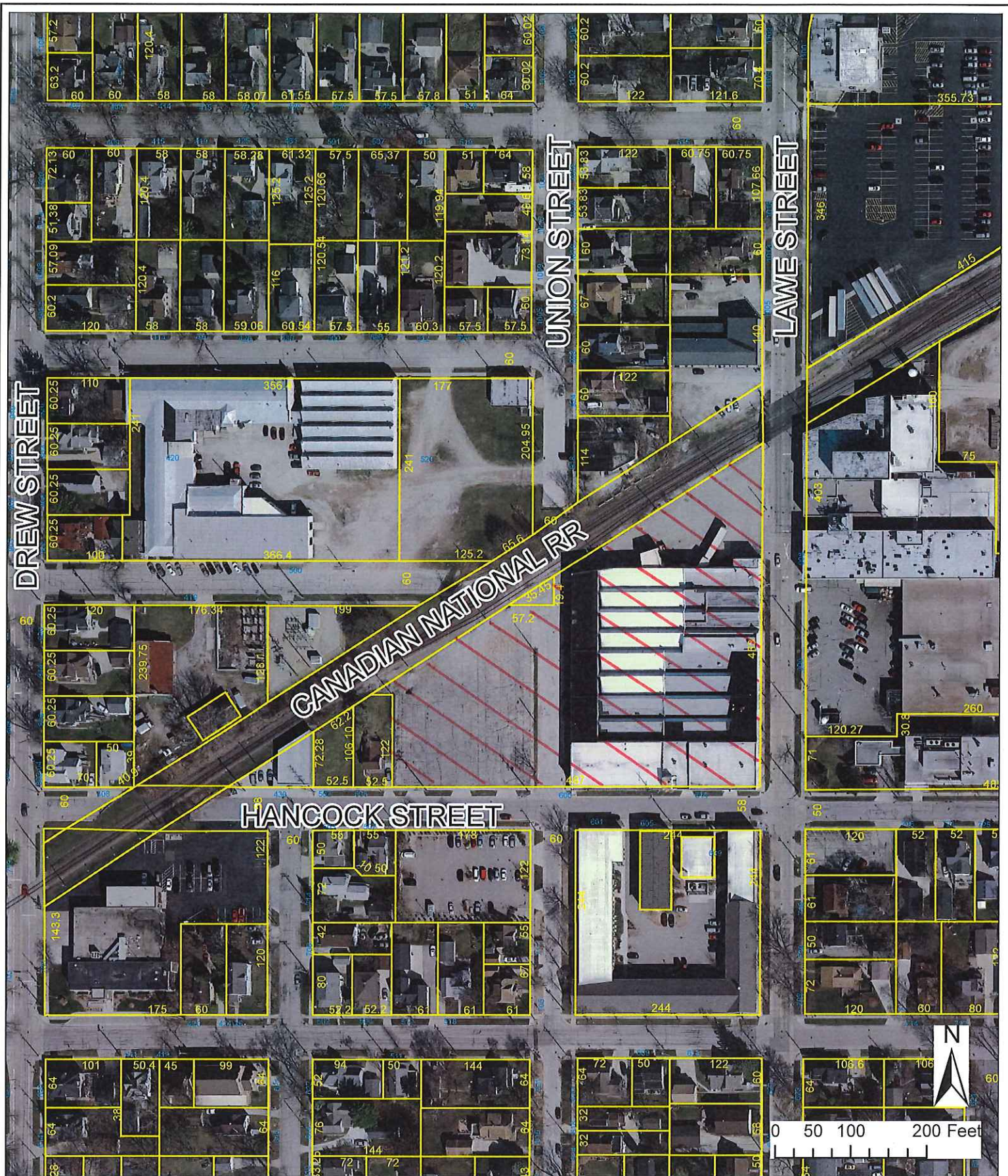
The majority of Mach IV Motors' business is done through eBay but the company will provide over the counter sales for local customer pick up.

Motorcycle sales involve parts and bikes that are vintage and collectable models and may rarely include late model parts sales. Any proposed car sales would involve vintage and collectable cars but may rarely include late model sales. No motorcycle services are to be provided to the general public, in the future, any proposed motorcycle service would be light service as vintage models typically require different maintenance from late model bikes. All operations would take place within the building located at 600 E Hancock St.



600 East Hancock Street
 Special Use Permit for Indoor Motorcycle Salvage, Indoor Motorcycle
 Sales and Service, Indoor Automobile Sales and Service
 Zoning Map

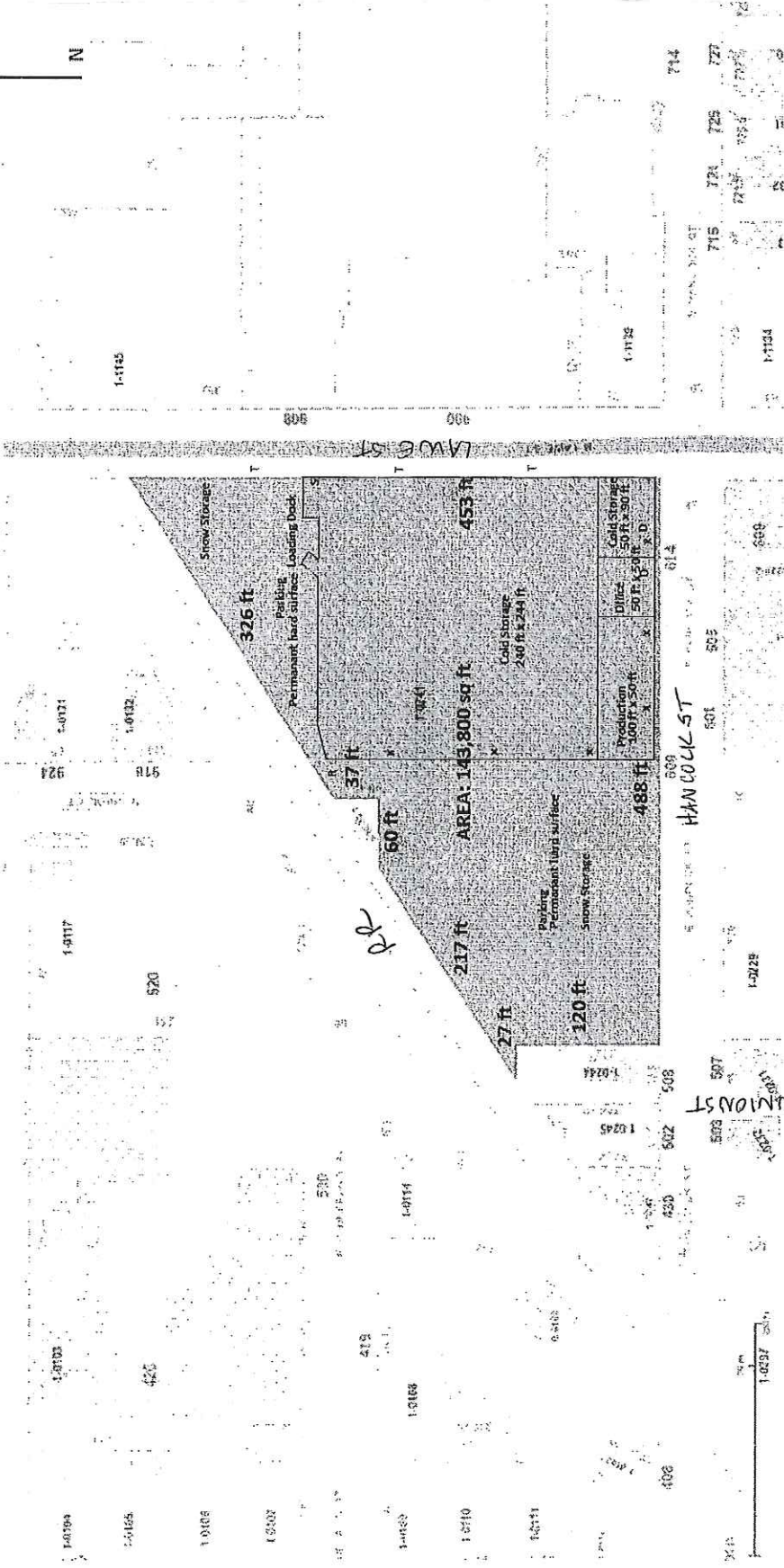




600 East Hancock Street
 Special Use Permit for Indoor Motorcycle Salvage,
 Indoor Motorcycle Sales and Service
 and Indoor Automobile Sales and Service

600 E Hancock

Appleton GIS



- D = Driveway, 12.5 ft each
- X = Exterior lighting, HPS Fixtures, 400 watt
- S = Proposed signage
- R = Refuse containers: Waste Management 2 cubic ft. waste & recycling containers (one each)
- T = Current location of trees on property
- Proposed hours of operation: 7:00 AM - 6:00 PM
- Number of Employees: 12
- No Current or proposed fences or additional landscaping, exterior to remain in current condition
- Prepared 11/17/14

600 East Hancock Street
 Special Use Permit for Indoor Motorcycle Salvage, Indoor Motorcycle Sales and Service
 and Indoor Automobile Sales and Service