



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Date: September 21, 2015

Common Council Meeting Date: October 7, 2015

Item: Special Use Permit #12-15 for car wash

Case Manager: David Kress

GENERAL INFORMATION

Owner: Moto, Inc. c/o Andy Wall

Applicant: Keller, Inc. c/o John Elrick

Address/Parcel #: 320 South Kensington Drive (Tax Id #31-4-5568-04)

Petitioner's Request: The applicant is requesting a Special Use Permit for a car wash in conjunction with an existing convenience store/gas station.

BACKGROUND

The applicant's 1.62-acre site is located at the northeast corner of South Kensington Drive and East College Avenue. Special Use Permit #4-93 to allow for the sale of automotive fuel at a convenience store on the subject site was approved by Common Council on November 17, 1993.

STAFF ANALYSIS

Project Summary: The applicant proposes to construct a single-stall car wash on the southern portion of the subject site. The car wash building would be 1,052 square feet, and some minor site work would be needed to provide access, as shown on the attached development plan. All equipment would be fully-contained within the proposed structure. The existing convenience store and fuel pumps would remain operational.

Existing Site Conditions: The site is currently developed with a 4,800 square foot building that includes a convenience store, as well as space for two commercial tenants. The building was constructed in 1994. The site also includes fuel pumps, a canopy, and off-street surface parking. Access is provided by curb cuts on South Kensington Drive and East Express Court.

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 car wash requires a Special Use Permit in the C-2 District. The definition for car wash, per the Zoning Ordinance, means the use of a tract of land, building, or portion thereof, for the manual or automatic washing and cleaning of passenger vehicles, recreational vehicles or other light duty equipment.

Based on the attached development plan, the proposed building is located outside of any required setbacks specified in the C-2 District. Other development standards, including maximum lot coverage, will be examined during the ongoing review of Site Plan #32-15 (first submitted August 18, 2015). Ultimately,

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Site Plan review and approval is required, pursuant to Section 23-570 of the Municipal Code, prior to the issuance of a building permit by the Inspections Division.

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 (north, south, east, and west). The uses are generally commercial and residential in nature.

North: C-2 General Commercial District. The adjacent land to the north is currently vacant.

South: R-2 Two-Family District and PD/R-3 Planned Development Multi-Family District. The adjacent land uses to the south are currently a mix of single-family and multi-family residential.

East: C-2 General Commercial District. The adjacent land uses to the east are currently a mix of commercial uses.

West: C-2 General Commercial District. The adjacent land uses to the west are currently a mix of commercial uses.

Appleton Comprehensive Plan 2010-2030: Community & Economic Development staff has reviewed this proposal and determined it is compatible with the Commercial uses shown on the City's *Comprehensive Plan 2010-2030* Future Land Use Map. Listed below are related excerpts from the City's *Comprehensive Plan 2010-2030*.

Goal 1 – Community Growth

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.

OBJECTIVE 9.4 Economic Development:

Encourage new development and redevelopment activities that create vital and attractive neighborhoods and business districts.

Policy 9.4.1 Ensure a continued adequate supply of industrial and commercial land to sustain new business development.

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.

Technical Review Group (TRG) Report: This item was discussed at the September 1, 2015 Technical Review Group meeting. No negative comments were received from participating departments.

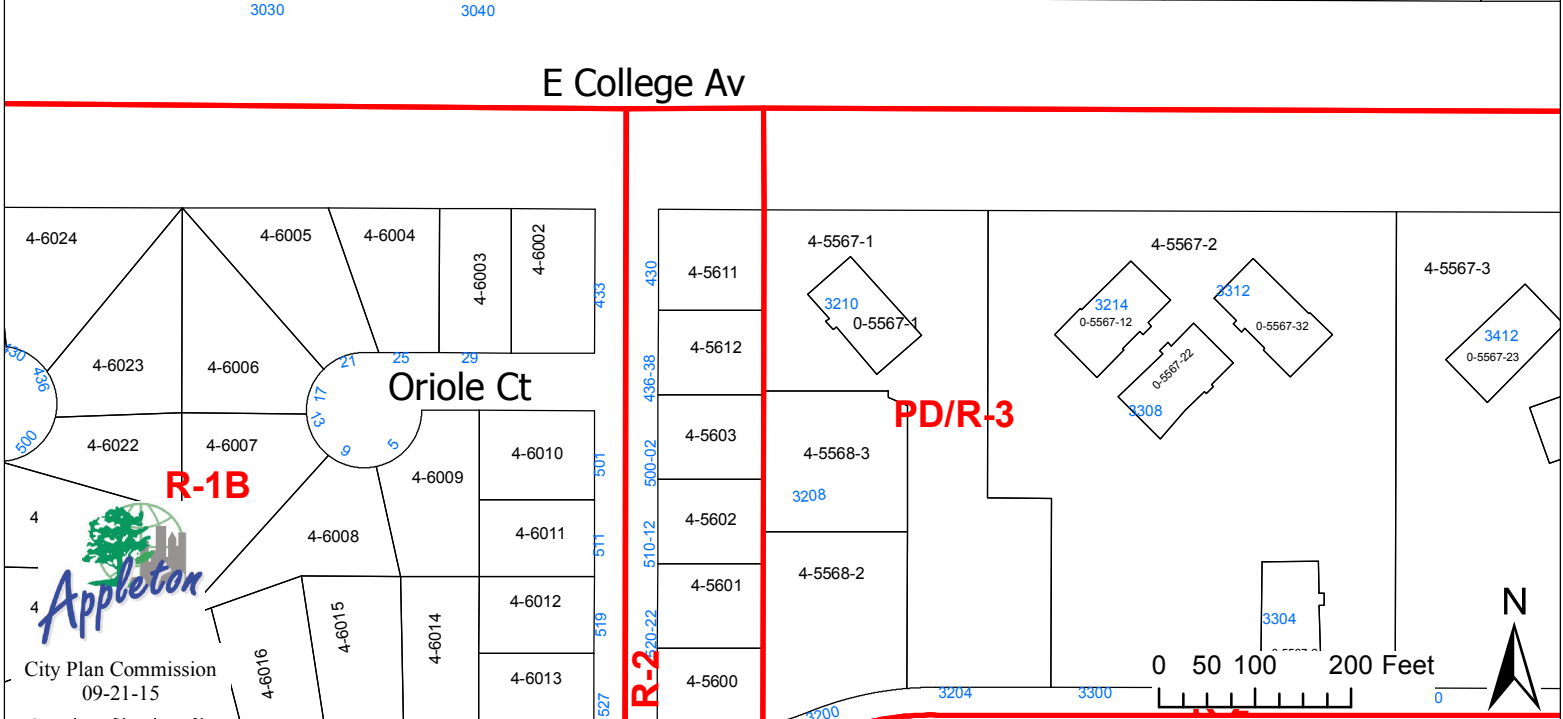
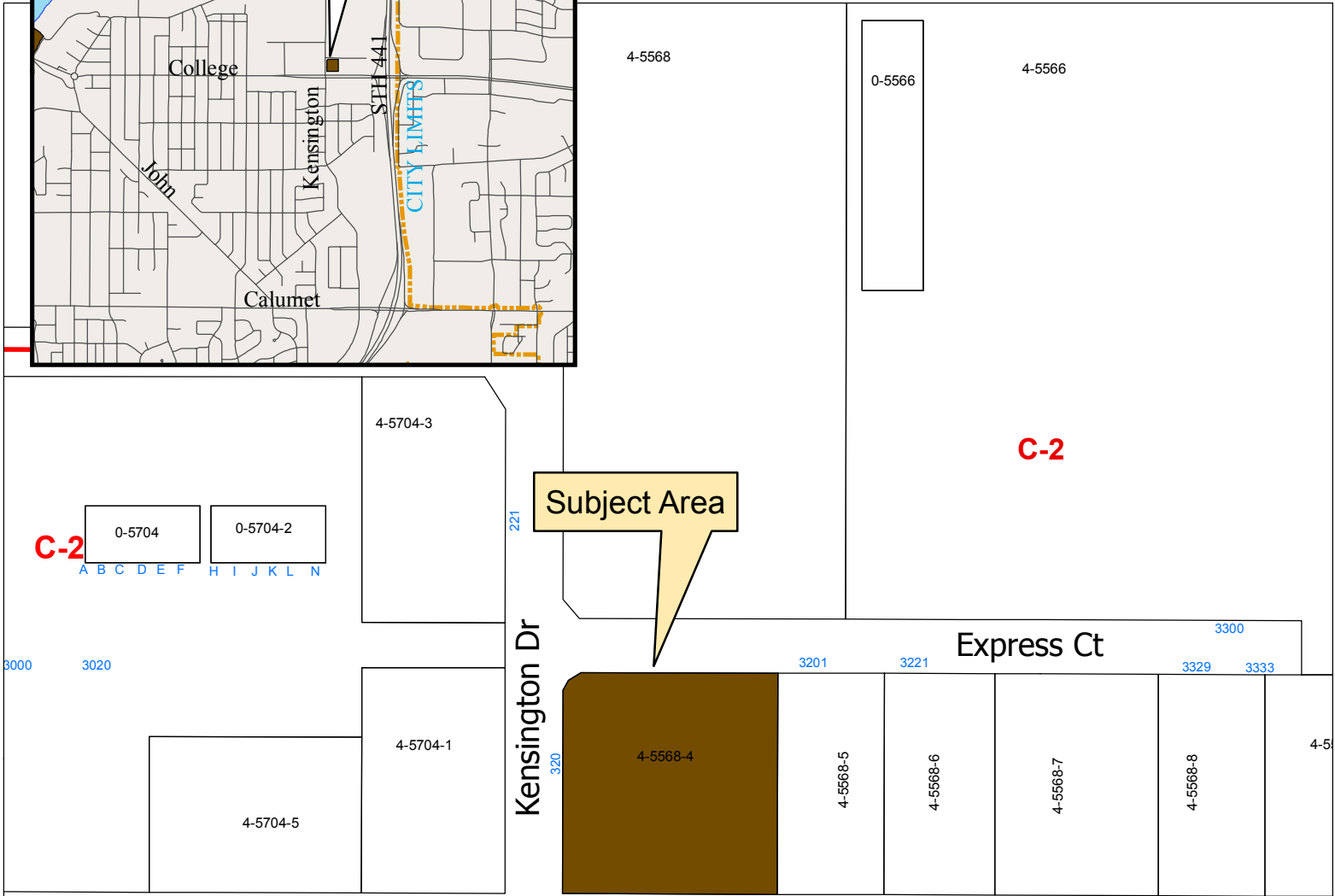
Written Public Comments: No questions, concerns, or comments have been received from the surrounding neighborhood.

RECOMMENDATION

Staff recommends, based on the above, that Special Use Permit #12-15 for a car wash located at 320 South Kensington Drive, 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 and the Noise Ordinance, shall be complied with.
2. Any deviations from the approved development plan or plan of operation may require a major or minor amendment request to this Special Use Permit, pursuant to Section 23-66(g) of the Municipal Code.
3. Site Plan review and approval is required, pursuant to Section 23-570 of the Municipal Code, prior to the issuance of a building permit by the Inspections Division.
4. This Special Use Permit shall be deemed null and void if a building permit has not been obtained or the use has not been established within twelve (12) months after Common Council approval, pursuant to Section 23-66(f)(3) of the Municipal Code.

320 South Kensington Drive
Special Use Permit
Car Wash
Zoning Map



320 South Kensington Drive
Special Use Permit
Car Wash
Zoning Map

Express Ct

3201

Kensington Dr

320

4-5568-4

C-2

E College Av

R-2

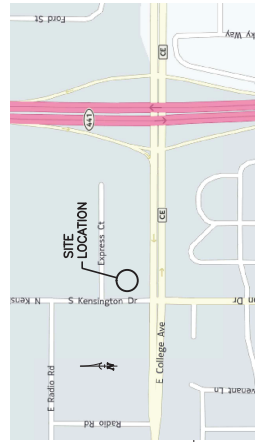
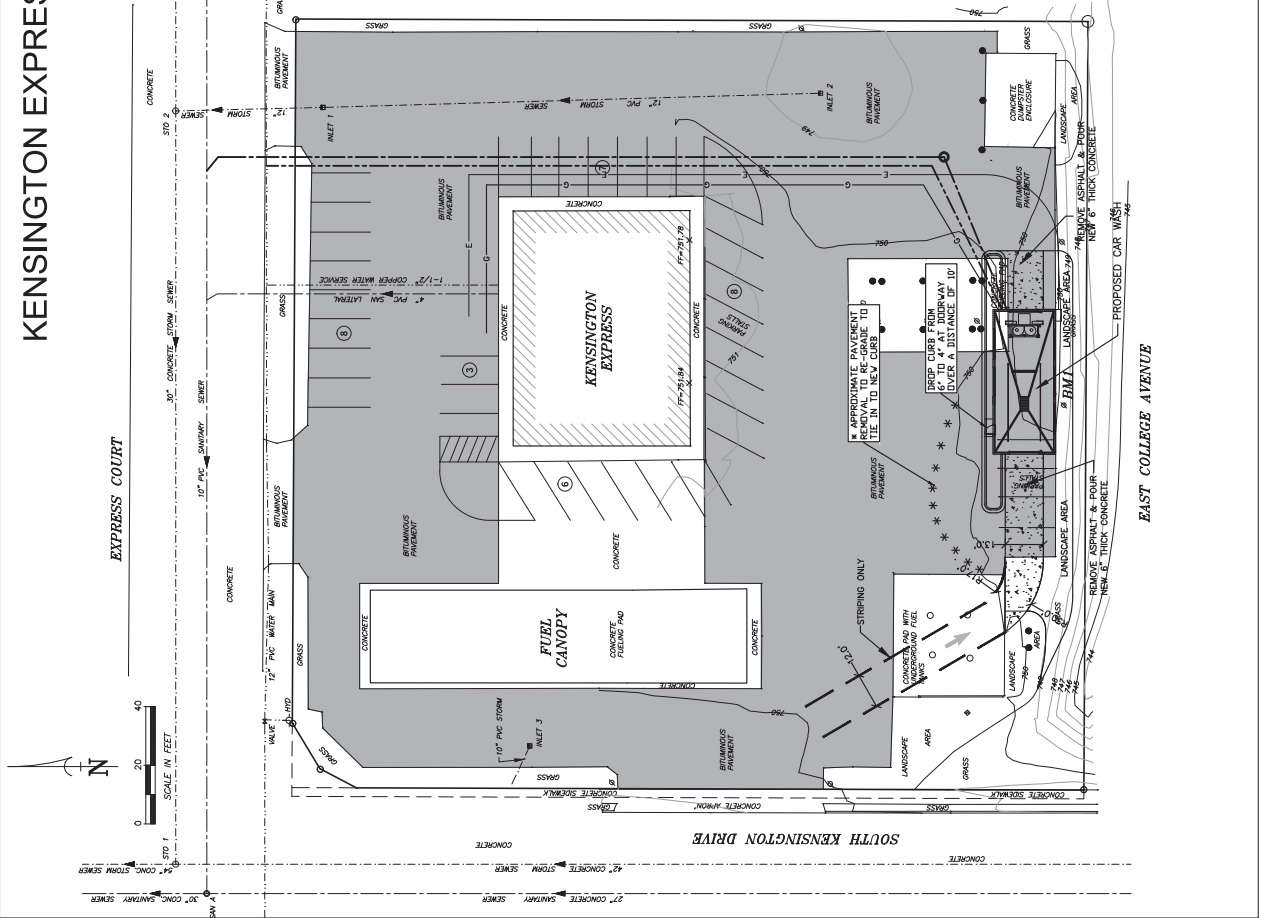
PD/R

0 12.5 25 50 Feet



City Plan Commission
09-21-15

KENSINGTON EXPRESS: SITE PLAN



PARKING CALCULATIONS
 PER CITY OF APPLETON SEC. 23-172
 KENSINGTON EXPRESS: 4831 SF
 4831 SF / 200 SF = 24 STALLS REQUIRED

BUILDING SIZE
 CAR WASH AREA: 965 SF

SITE DATA
 SITE AREA: 70,564 SF (1.620 AC)
 EXISTING CONDITIONS
 EXISTING ROOF TOP AREA: 8,924 SF (0.205 AC)
 EXISTING GROUND AREA: 70,564 SF (1.620 AC)
 EXISTING OPEN SPACE: 63,114 SF (1.443 AC)
 EXISTING IMPERVIOUS PERCENTAGE: 88.22%

PROPOSED CONDITIONS
 PROPOSED ROOF TOP AREA: 9,976 SF (0.229 AC)
 PROPOSED PAVEMENT AREA: 52,691 SF (1.210 AC)
 PROPOSED OPEN SPACE: 63,114 SF (1.443 AC)
 PROPOSED IMPERVIOUS PERCENTAGE: 88.41%

LANDSCAPING REQUIREMENTS
 MINIMUM LANDSCAPE PERCENTAGE: 25%
 MAXIMUM LOT COVERAGE-BUILDING ONLY: 40%

ZONING DATA
 CURRENT ZONING DISTRICT: GENERAL COMMERCIAL DISTRICT (C-2)

SEAL:
 JEFFREY W. SCHULTZ
 PROFESSIONAL ENGINEER
 NO. E-29227
 WISCONSIN

- SITE PLAN NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF APPLETON CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, BUILDING UTILITY ENTRANCE LOCATIONS.
 - ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, FERTILIZER AND WATER UNTIL A HEALTHY STAGE OF GRASS IS ESTABLISHED.
 - ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - LANDSCAPING STRUCTURES WITH CONTINUATION UNITS ARE TO BE INCLUDED IN BASE BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS INCLUDING SIGNALS & PALES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF APPLETON STANDARD SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COSTS SHALL BE INCLUDED IN BASE BID.
 - CONTRACTOR PERFORMING WORK WITH CITY OF APPLETON RIGHT OF WAY SHALL BE APPROVED BY THE CITY OF APPLETON ASSISTANT CITY ENGINEER (920) 832-6473 TO OBTAIN APPROVAL AND ARRANGE FOR REFERENCE TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
 - THE PAVEMENT SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF APPLETON STANDARD SPECIFICATIONS AND MANUAL OF JOINTS AND JOINT CONTROL DEVICES, LATEST VERSION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF APPLETON.
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PROPERTY ADDRESS:
 320 S KENSINGTON DR, APPLETON, WI 54915
PARCEL NUMBER: 31-4-5068-04

INDEX OF SHEETS

| DRAWING NO. | DESCRIPTION: |
|-------------|-------------------------|
| C1.1 | SITE PLAN |
| C2.1 | TOPOGRAPHIC SURVEY |
| C3.1 | UTILITY LAYOUT PLAN |
| C4.1 | DRAINAGE PLAN |
| C5.1 | EROSION CONTROL PLAN |
| C5.2 | EROSION CONTROL DETAILS |
| C5.3 | EROSION CONTROL DETAILS |
| C6.1 | LANDSCAPE PLAN |
| C7.1 | STANDARD DETAILS |
| C7.2 | STANDARD DETAILS |

PERTINENT CONTACTS

| CITY OF APPLETON | CONTACT PERSON | PHONE |
|---|----------------|--|
| MARTENSON & EISELE <td>SUE OLSON</td> <td>920-832-6473</td> | SUE OLSON | 920-832-6473 |
| MARTENSON & EISELE <td>JEFF SCHULTZ</td> <td>WORK (920) 731-0381 CELL (920) 427-3222</td> | JEFF SCHULTZ | WORK (920) 731-0381 CELL (920) 427-3222 |
| MARTENSON & EISELE <td>GARY ZARRINGER</td> <td>920-731-0381</td> | GARY ZARRINGER | 920-731-0381 |
| MARTENSON & EISELE <td>CHRIS CLEARAY</td> <td>920-731-0381</td> | CHRIS CLEARAY | 920-731-0381 |

CONTRACTOR INFORMATION
 PROPERTY ADDRESS:
 320 S KENSINGTON DR, APPLETON, WI 54915
 PARCEL NUMBER: 31-4-5068-04

CONSTRUCTION CLASSIFICATION
 TYPE VB COMBUSTIBLE UNPROTECTED.

APPLICABLE BUILDING CODE
 2009 BC

LEGAL DESCRIPTION
 GSM 1771 LOT 1 VOL. 9 DOC 1377 MIDWAY ROAD
 LESS 3/4 SEC 29 T2N18 R1E
 COUNTY, WISCONSIN.

MINIMUM SIDE YARD: NONE
MINIMUM REAR YARD: 20 FT

REVISIONS

| NO. | DESCRIPTION |
|-----|------------------|
| 1 | ISSUE FOR PERMIT |

PROJECT MANAGER: JMS
DESIGNER: JMS
DRAWN BY: JMS
EXPIRES: CSC
SUPERVISOR:
PRELIMINARY NO.:
CONTRACT NO.: 1-0349-006
DATE: 08-13-2015
SHEET: C1.1

Keller
 PLANNERS ARCHITECTS BUILDERS

FOFFICE:
 1000 N. KENNESAW ST.
 APPLETON, WI 54915
 PHONE: (920) 832-6473
 FAX: (920) 832-6474

WALSAU:
 1000 N. KENNESAW ST.
 WALSAU, WI 54980
 PHONE: (920) 832-6473
 FAX: (920) 832-6474

www.kellerbuilds.com

KENSINGTON EXPRESS
 PROPOSED FOR
 APPLETON

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Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
16715 Shaw Road #15
771 1st St.,
Madison, WI 53718
PHONE: (608) 785-2000
FAX: (608) 785-2027

MILWAUKEE
8000 Hillside Drive
Greenfield, WI 53041
PHONE: (715) 364-3141
FAX: (715) 364-3141

WISCONSIN
www.kellerbuilds.com

KENSINGTON EXPRESS

PROPOSED FOR:
APPLETON

CONTRACT NOTICE
This drawing is the property of Keller Architects & Builders, Inc. It is to be used only for the project and site specifically mentioned herein. It is not to be used for any other project, location, or purpose without the expressed written permission of Keller Architects & Builders, Inc.

REVISIONS

PROJECT MANAGER: JMS

DESIGNER: JMS

DRAWN BY: CSC

EXPIRES:

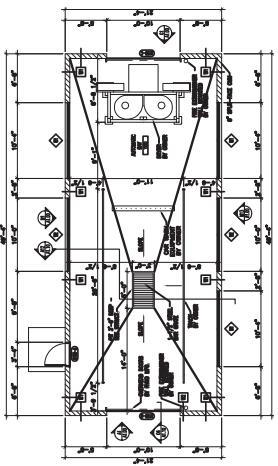
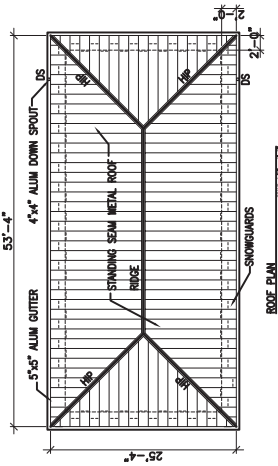
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PRELIMINARY NO:

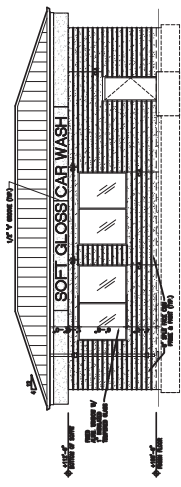
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DATE: 08-18-2015

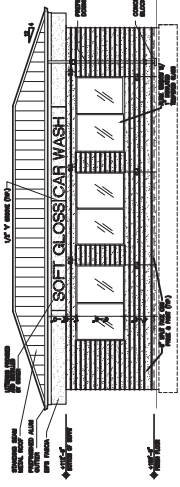
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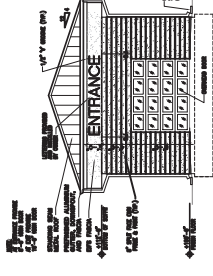
FLOOR PLAN



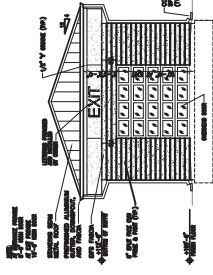
NORTH ELEVATION



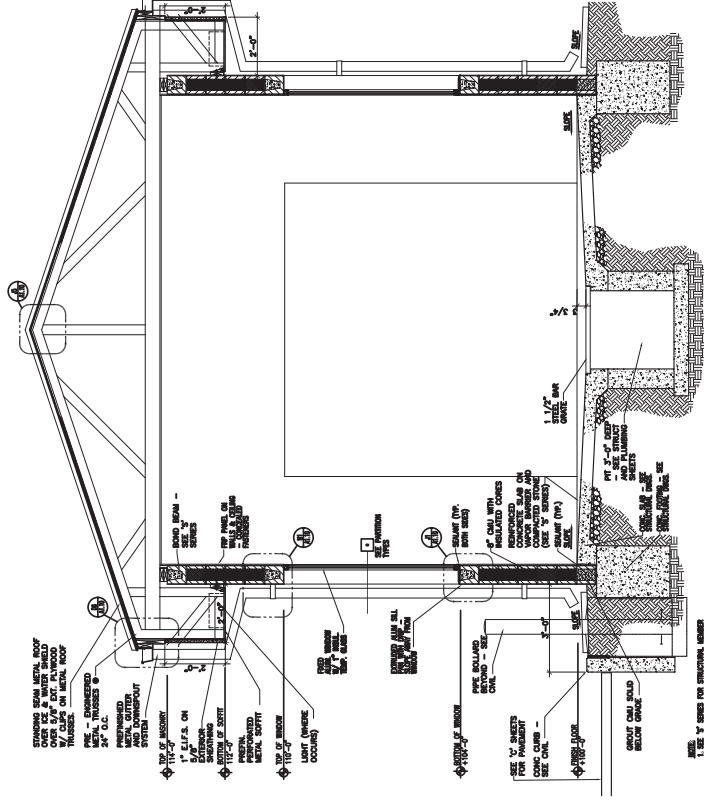
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



BUILDING CROSS SECTION

SCALE 1/8\"/>

PLAN OF OPERATION AND LOCATIONAL INFORMATION

Business Information:

Name of business: MOTD, Inc.

Years in operation: _____

Type of proposed establishment (detailed explanation of business):

Add Car Wash building to existing C-store
w/ fuel pumps.

Proposed Hours of Operation:

24 hrs/Day

| Day | From | To |
|----------|------|----|
| Week Day | | |
| 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):

4,800 SF

Gross floor area of the proposed building(s):

1,052 SF

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

N/A

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:

Drier is the loudest piece of equipment
10' away is 83 Db / 70' is 70 Db for 30 sec
the rest of equipment is quiet.

How will the noise be controlled?

All equipment is kept within the proposed structure.

Outdoor Lighting:

Type: Recessed LED can lights

Location: In soffit of new building

Off-Street Parking:

Number of spaces existing: 35

Number of spaces proposed: 31

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

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):

N/A

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

NONE

Number of Employees:

Number of existing employees: No change in employee numbers

Number of proposed employees: N/A

Number of employees scheduled to work on the largest shift: N/A