



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Date: November 9, 2022

Common Council Meeting Date: November 16, 2022

Item: Special Use Permit #13-22 for a gas station with car wash

Case Manager: Jessica Titel, Principal Planner

GENERAL INFORMATION

Owner: Associated Bank National Association

Applicant: Christian Cabrera - Bergmann

Address/Parcel #: 1935 E. Calumet Street (Tax Id #31-9-1115-00)

Petitioner's Request: The applicant is requesting a Special Use Permit for a gas station with a car wash.

BACKGROUND

The subject parcel currently contains a 5,010 square foot building that was constructed in 1982. The building was formerly used as a bank but is now vacant.

STAFF ANALYSIS

Project Summary: The applicant proposes construct a gas station with a car wash on the subject site as shown on the attached development plans. The proposed development includes the following:

- A 5,200 square foot convenience store, an attached 1,458 square foot self-serve car wash and a 3,936 square foot fuel canopy with six fuel dispensers.
- The attached car wash will be located on the south side of the proposed convenience store. The fuel pumps will be located on the north side of the convenience store.
- The convenience store will operate 24 hours per day.

Operational Information: A plan of operation is attached to the staff report.

Existing Site Conditions: The subject site is approximately 1.5 acres in size and contains a vacant building and drive thru that was previously used as a bank. Access will be from East Calumet Street and South Schaefer Street.

Surrounding Zoning and Land Uses: The surrounding area is under the jurisdiction of the City of Appleton (north, south, east, and west). The site is surrounded by existing commercial and multi-family development.

North: PD/R-3 Planned Development Multi-Family District. The adjacent land use to the north is multi-family residential (Rustic Woods Town Homes).

South: PD/C-2 Calumet Street Planned Development General Commercial District #34-84. The adjacent land uses to the south are currently commercial (car wash and multi-tenant retail).

East: C-2 General Commercial District & R-3 Multi-Family District. The adjacent land uses to the east are commercial and multi-family residential.

West: PD/C-2 Calumet Street Planned Development General Commercial District #34-84. The adjacent land use to the west is multi-tenant retail.

Appleton Comprehensive Plan 2010-2030: Community and Economic Development staff has reviewed this proposal and determined it is compatible with the Commercial designation 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.

Goal 8 – Economic Development

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

OBJECTIVE 9.4 Economic Development:

Ensure the continued vitality of downtown and the City's neighborhood commercial districts.

OBJECTIVE 10.5 Land Use:

Support the continued redevelopment and revitalization of land uses adjacent to Appleton's key transportation corridors and downtown.

Current Zoning and Procedural Findings: The subject property has a zoning designation of C-2 General Commercial District. Per Section 23-113(e) of the Municipal Code, gasoline sales and a car wash requires a Special Use Permit in the C-2 District. The Plan Commission makes a recommendation to the Common Council who will make the final decision on the Special Use Permit. A two-thirds vote of the Common Council is required for approval.

Zoning Ordinance Requirements and Substantial Evidence: When reviewing an application for a Special Use Permit, the City must determine if the applicant's proposal satisfies Municipal Code requirements and conditions. Pursuant to Section 23-66(c)(5) of the Municipal Code, the Plan Commission and Common Council must provide substantial evidence supporting their decision to approve, approve with conditions, or deny the Special Use Permit. Substantial evidence means "facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a Special Use Permit and that reasonable persons would accept in support of a conclusion." Any requirements and conditions listed for approval must be reasonable, and to the extent practicable, measurable.

Finding of Fact: This request was reviewed in accordance with the standards for granting a Special Use Permit under Section 23-66(e)(1-8) of the Municipal Code: 1. proper zoning district: *C-2 zoning allows gas stations and car washes as a special use permit*, 2. zoning district regulations: *compliance with zoning code regulations will be reviewed with the site plan*, 3. special regulations: *applicant will be required to adhere to the special regulations pertaining to gasoline sales in Section 23-66(h)(8)*, 4. consistent with comprehensive plan and other plans: *yes, see above analysis*, 5. traffic: *applicant has communicated with the City's Traffic Engineer regarding proposed access points, comments are included in the TRG section below*, 6. landscaping and screening: *the landscaping will be reviewed with the Site Plan and is required to be consistent with zoning ordinance standards*, 7. neighborhood compatibility: *the proposed use is located adjacent to existing commercial uses and across the street from an existing multi-family development*, and 8. impact on services: *the City has existing utilities, services and equipment in place to serve this proposed use*). These standards were found in the affirmative, as long as all stipulations are satisfied.

Technical Review Group (TRG) Report: This item appeared on the October 18, 2022 TRG agenda. The following comments were provided by the City's Traffic Engineer and will be reviewed in more detail with the recently submitted Site Plan:

1. It appears they are showing that the public sidewalk will need to be lowered to accommodate the proposed right-in only access on Schaefer St. This would be reviewed in detail at the time of the site plan submittal.
2. The proposed right-in only access is viewed by DPW as a short-term solution. They should be advised that we intend to construct a median island on Schaefer St when the roadway is reconstructed at some future date. The construction of a median island would not further restrict their access (beyond what is currently proposed) but would have the effect of preventing driver misuse.

RECOMMENDATION

Staff recommends, based on the above, that Special Use Permit #13-22 for a gas station and car wash located at 1935 E. Calumet Street (Tax Id #31-9-1115-00), as shown on the attached materials and per attached plan of operation, along with the attached resolution, **BE APPROVED** to run with the land, subject to the following conditions:

1. The owner shall have twelve (12) months from the issuance of the Special Use Permit to obtain a building permit and/or occupancy permit for the proposed carwash or Special Use Permit #13-22 will expire pursuant to Sections 23-66 (f)(1) b. and c. of the Zoning Ordinance.

Substantial Evidence: Standardized condition to ensure the use is established in a timely manner. This condition will not be applicable when the building permit and/or occupancy permit is issued.

2. Prior to the construction of the gas station and car wash and building permits being issued, site plan review and approval is required, pursuant to Section 23-570 of the Municipal Code.

Substantial Evidence: This condition provides notice to the owner and applicant that they are required to receive site plan approval from the Community and Economic Development Department prior to receiving building permits from the Inspection Division for the project pursuant to Section 23-570(e)4 of the Zoning Ordinance.

3. Any future expansions of the gas station or car wash, changes to the development plans, plan of operation or any conditions of approval may require a major or minor amendment request to this Special Use Permit pursuant to Section 23-66(g) of the Zoning Ordinance. Contact the Community and Economic Development Department to discuss any proposed changes.

Substantial Evidence: Standardized condition that establishes parameters for the current application and identifies the process for review of any future changes to the special use.

4. All applicable codes, ordinances, and regulations, including but not limited to Fire, Building, and Health Codes and the Noise Ordinance, shall be complied with.

Substantial Evidence: Standardized condition to ensure the applicant understands the City's Municipal Code and all applicable State and Federal laws must be followed.

5. The minimum standards for gasoline sales found in Section 23-66(h)(8) of the Municipal Code shall be complied with, as applicable.

Substantial Evidence: This condition provides notice to the applicant that they are required to comply with special regulations included in the Zoning Ordinance for this particular use.

**CITY OF APPLETON
RESOLUTION FOR SPECIAL USE PERMIT #13-22
GASOLINE SALES AND CAR WASH
1935 E. CALUMET STREET**

WHEREAS, Christian Cabrera (Bergmann) on behalf of Holiday Stationstores, LLC has applied for a Special Use Permit for gas station and car wash located at 1935 E. Calumet Street (also identified as Parcel Number 31-9-1115-00); and

WHEREAS, the location for the proposed gas station with car wash is located in the C-2 General Commercial District, and the proposed uses may be permitted by Special Use Permit within this zoning district pursuant to Chapter 23 of the Municipal Code; and

WHEREAS, the City of Appleton Plan Commission held a public hearing on November 9, 2022 on Special Use Permit #13-22, at which all those wishing to be heard were allowed to speak or present written comments and other materials at the public hearing; and

WHEREAS, the City of Appleton Plan Commission has reviewed and considered the Community and Economic Development Department's staff report and recommendation, as well as other spoken and written evidence and testimony 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)(1-8) of the Municipal Code; and

WHEREAS, the City of Appleton Plan Commission reviewed the standards for imposing conditions on the Special Use Permit under Section 23-66(c)(5) of the Municipal Code, and forwarded Special Use Permit #13-22 to the City of Appleton Common Council with a favorable conditional 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 November 16, 2022.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Common Council, based on Community and Economic Development Department's staff report and recommendation, as well as other spoken and written evidence and testimony presented at the public hearing and Common Council meeting, and having considered the recommendation of the City Plan Commission, that the Common Council:

1. Determines all standards listed under Sections 23-66(e)(1-8) of the Municipal Code are found in the affirmative YES or NO (CIRCLE ONE)
2. If NO, the City of Appleton Common Council hereby denies Special Use Permit #13-22 for a gas station with car wash located at 1935 E. Calumet Street (also identified as Parcel Number 31-9-1115-00), based upon the following standards and determinations: (List reason(s) why the Special Use Permit was denied)
3. If YES, the City of Appleton Common Council hereby approves Special Use Permit ##13-22 for a gas station with car wash located at 1935 E. Calumet Street (also identified as Parcel Number 31-9-1115-00),

subject to the following conditions as they are related to the purpose of the City of Appleton Municipal Code and based on substantial evidence:

CONDITIONS OF APPROVAL FOR SPECIAL USE PERMIT #13-22

- A. The owner shall have twelve (12) months from the issuance of the Special Use Permit to obtain a building permit and/or occupancy permit for the proposed carwash or Special Use Permit #13-22 will expire pursuant to Sections 23-66 (f)(1) b. and c. of the Zoning Ordinance.
 - B. Prior to the construction of the gas station and car wash and building permits being issued, site plan review and approval is required, pursuant to Section 23-570 of the Municipal Code.
 - C. Any future expansions of the gas station or car wash, changes to the development plans, plan of operation or any conditions of approval may require a major or minor amendment request to this Special Use Permit pursuant to Section 23-66(g) of the Zoning Ordinance. Contact the Community and Economic Development Department to discuss any proposed changes.
 - D. All applicable codes, ordinances, and regulations, including but not limited to Fire, Building, and Health Codes and the Noise Ordinance, shall be complied with.
 - E. The minimum standards for gasoline sales found in Section 23-66(h)(8) of the Municipal Code shall be complied with, as applicable.
4. The City Clerk's Office is hereby directed to give a copy of this resolution to the owner/applicant, Community and Economic Development Department, Inspections Division, and any other interested party.

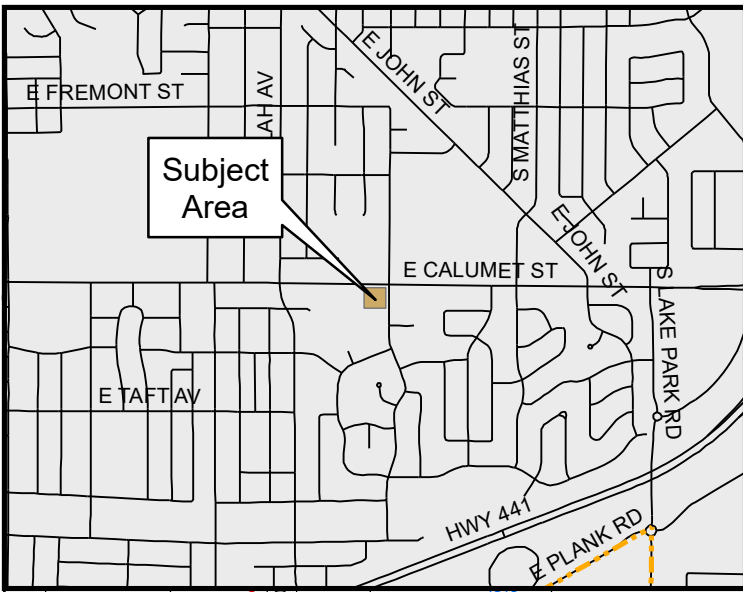
Adopted this _____ day of _____, 2022.

Jacob A. Woodford, Mayor

ATTEST:

Kami Lynch, City Clerk

Special Use Permit
Automotive Fuel Sales and Car Wash
1935 E. Calumet Street
Zoning Map



P-I

PD/R-3

~~E CALUMET ST~~

Subject Area

C-2

R-1A

PD/C-2

R-3

PD/C-2 #10-21

EASTHAVEN CT

R-1B

R-3

PD/R-3 #12-85

R-2

R-11

R-2



0-0918-2

1900

Special Use Permit
Automotive Fuel Sales and Car Wash
1935 E. Calumet Street
Aerial Map

E CALUMET ST

1935

9-1115

Subject Area

S SCHAEFER ST

9-1114

N 0 50 100 200 Feet



City Plan Commission
11-9-22

PLAN OF OPERATION AND LOCATIONAL INFORMATION

Business Information:

Name of business: Holiday Stationstores LLC

Years in operation: 94

Type of proposed establishment (detailed explanation of business):

Holiday Stationstores proposes to develop a new 5,200 SF convenience store, an attached 1,458 SF carwash, and a fueling station with six (6) fueling dispensers. The convenience store will operate 24 hours and will sell generic goods, prepackaged food, beer and wine for offsite consumption.

Proposed Hours of Operation:

Day	From	To
Monday thru Thursday	12am	12am
Friday	12am	12am
Saturday	12am	12am
Sunday	12am	12am

Building Capacity and Storage Areas:

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: 63.00 persons

Gross floor area of the existing building(s):

4,988 SF

Gross floor area of the proposed building(s):

convenience store - 5,200 SF, carwash - 1,458 SF

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

CO2 tank is located just outside of the building along its facade with a 52 gallon capacity. Fuel storage tanks are located adjacent to the fuel canopy with 20K, 12K, 8K and 12K gallon capacities. Propane tanks are located just outside of the building along its facade with multiple 20LB propane tanks for exchange.

Odor:

Describe any potential smoke, odors emanating from the proposed use and plans to control them:

It is not anticipated to omit potential smoke or odors from the proposed use.

Noise:

Describe the noise levels anticipated from the proposed use and all mechanical equipment:

It is not anticipated that noise levels will cause a level of audibility above which can normally be expected when the facilities are functioning under normal operating or working conditions.

How will the noise be controlled?

N/A

Outdoor Lighting:

Type: Lighting of off-street parking and loading areas

Location: Perimeter of parking lot

Off-Street Parking:

Number of spaces existing on-site: 48.00

Number of spaces proposed on-site: 40.00

Street Access:

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?

Street access to the subject property is adequate for Holiday Stationstores operational standards and no street improvements are anticipated for the redevelopment.

Outdoor Uses:

Size: 30.00 square feet

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

Any outside storage including the CO2 tank cabinet and propane exchange cabinets are intended for use / sales. However, trash storage is located at the rear most corner of the site furthest from all street frontages.

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

The trash enclosure will consist of a 6-ft high fence and gate with nichiha tuff block cladding to act as screening.

Type, location, size of outdoor display area(s) of merchandise for sale or other business property:

CO2 tank cabinet is located just outside of the building along its facade. Propane tank exchange cabinet is located just outside of the building along its facade.

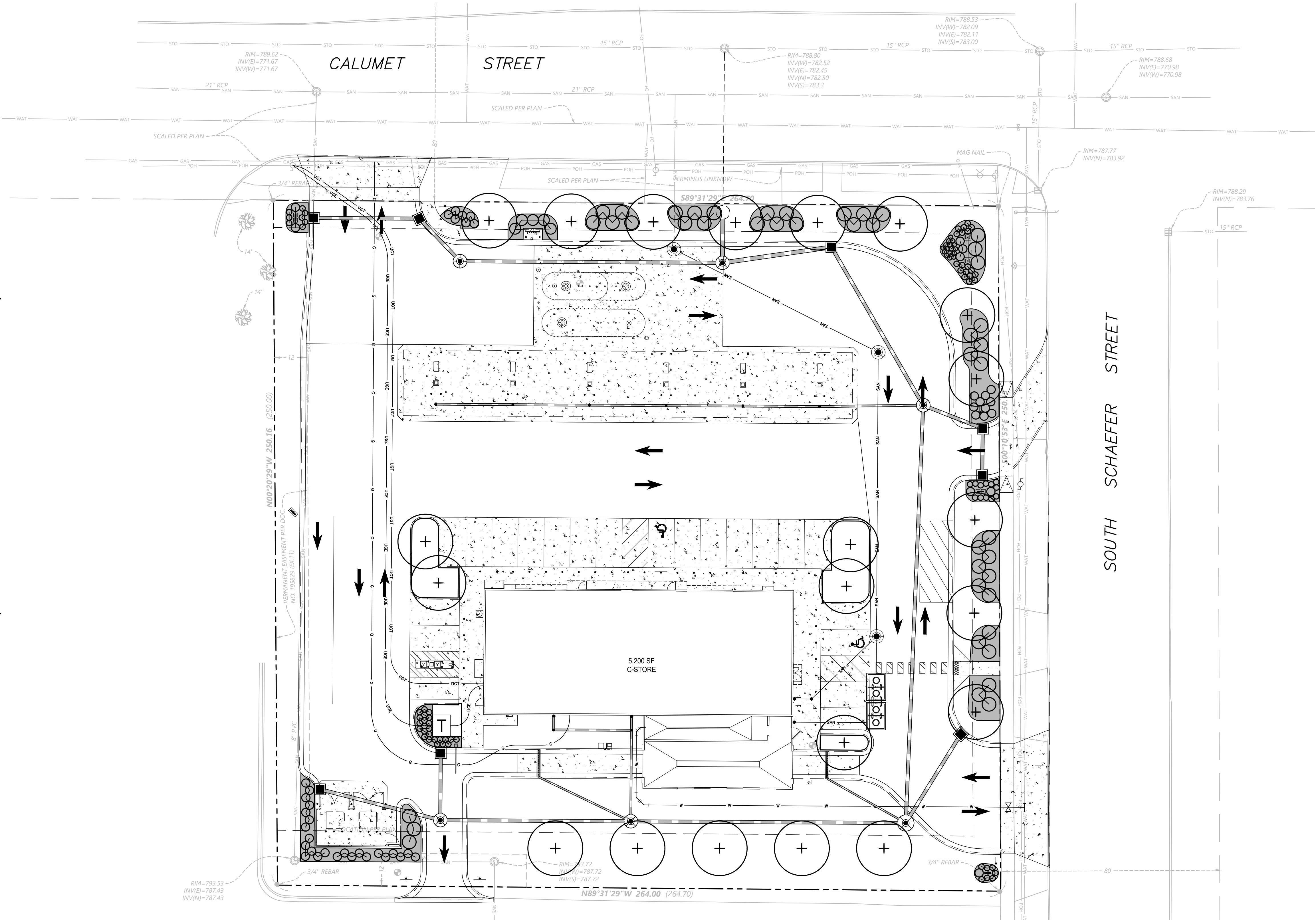
Number of Employees:

Number of existing employees: N/A

Number of proposed employees: TBD

Number of employees scheduled to work on the largest shift: 6.00

C:\Users\jharvey\OneDrive\Documents\1520 LANDSCAPE\1520 LANDSCAPE\1520 LANDSCAPE.dwg Sep 16, 2022 -- 4:58pm by jharvey



LANDSCAPE NOTES:

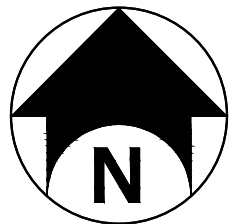
- ALL PLANTS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", ANSI, Z60.1 (LATEST EDITION), REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY AT THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
- NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF OWNERS REPRESENTATIVE.
- ALL TREES MUST BE STRAIGHT TRUNKED, INJURY FREE, AND FULL HEADED.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- ANY DISCREPANCY WITH QUANTITIES, LOCATIONS AND / OR FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- MULCH ALL ISLANDS AND PLANTINGS IN LAWN AREAS WITH DOUBLE GROUND HARDWOOD BARK MULCH. MULCH SHALL BE AGED A MIN. OF ONE (1) YEAR FOR PARTIAL DECOMPOSITION. IT SHALL BE SCREENED TO EXCLUDE PARTICLES LARGER THAN ONE (1) INCH IN DIAMETER. MATERIAL SHALL BE COMPOSED OF BARK AND HAVE A LOW WOOD CONTENT WITH NO HIDDEN WOODS FROM CONSTRUCTION DEBRIS, PALLETS OR PRESSURE TREATED LUMBER AND BE FREE OF WEEDS, SEEDS, AND GREEN LEAF MATTER. IT SHALL BE NATURALLY DARK BROWN IN COLOR. **NO DYED MULCH WILL BE ACCEPTED.** MULCH DEPTH SHALL BE FOUR (4) INCHES UNLESS OTHERWISE DIRECTED. MULCH SHALL BE DISC ANCHORED.
- ANY PLANT WHICH DIES, TURNS BROWN, OR DEFOOLIATES (PRIOR TO FINAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, AND REMOVAL OF STAKES AND GUYS) AND LAWN AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR, BEGINNING ON THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD.
- ALL AREAS DISTURBED BY UTILITY INSTALLATION AND SITE GRADING ACTIVITY SHALL RECEIVE APPROVED TOPSOIL TO A COMPACTED DEPTH OF FOUR (4) INCHES, UNLESS OTHERWISE SPECIFIED BY THE GOVERNING MUNICIPALITY), BE FINE GRADED, SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- ALL TOPSOIL SHALL BE SCREENED LOAM SURFACE SOIL, FREE OF STONES AND SHALL HAVE THE FOLLOWING MINIMUM REQUIREMENTS:
 - AN ORGANIC CONTENT OF 6-12%
 - SOIL ACIDITY RANGE OF pH 6.0 TO pH 6.8
 - SOLUBLE SALTS OF 1000 PPM OR LESS
 - MAXIMUM CLAY CONTENT OF 15-20%
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING, AT THEIR EXPENSE, A CERTIFIED SOIL TEST ANALYSIS OF ON SITE AND / OR IMPORTED TOPSOIL. TOPSOIL ANALYSIS TO INCLUDE THE FOLLOWING DATA:
 - pH FACTOR.
 - MECHANICAL ANALYSIS, INCLUDING SIEVE ANALYSIS PROVIDING SEPARATE SAND, SILT AND CLAY PERCENTAGES.
 - PERCENTAGE OF ORGANIC CONTENT BY WEIGHT
 - NUTRIENT LEVELS INCLUDING NITROGEN, PHOSPHOROUS AND POTASSIUM.
- SHOULD TESTS AND ANALYSIS INDICATE THAT SOIL PROPOSED FOR USE IS DEFICIENT IN ANY OF THE ABOVE REQUIREMENTS; A SYSTEM OF AMELIORATING MAY BE PROPOSED FOR APPROVAL. ANY SYSTEM PROPOSED SHALL PROVIDE FOR AN ACIDITY RANGE OF Ph 6.0 TO 6.8 INCLUSIVE.
- COMPOST SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
 - ORGANIC CONTENT OF 35-60% (DRY WEIGHT BASIS)
 - LOOSE AND FRIABLE WITH MOISTURE CONTENT OF 35-60% (WET WEIGHT BASIS)
 - PARTICLE SIZE SHALL BE <1/2 INCH (100% PASSING)
 - SOLUBLE SALTS CONCENTRATION SHALL BE <4.0 MMHOS/CM (DS/M), MAXIMUM
 - pH RANGE OF 6.0-8.5
- PLANTING MIX FOR PLANT PITS SHALL BE COMPOSED OF (2) PARTS APPROVED IMPORTED OR ON-SITE SCREENED TOPSOIL AND (1) PART COMPOST.
- LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE PLAN ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITY LINES ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES AND SITE APPURTENANCES, ETC., WHICH OCCURS AS A RESULT OF THE LANDSCAPE INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER DETAILS. ANY DEVIATIONS FROM THE DETAIL MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SEE SHEET C504 FOR LANDSCAPE DETAILS.
- UPON FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION, THE OWNER WILL ASSUME MAINTENANCE OF THE LANDSCAPED AREAS.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING A TEMPORARY FENCE AT THE OUTER LIMITS OF THE TREE CANOPY.
- AN IRRIGATION SYSTEM FOR ALL LAWN AND PLANTING AREAS SHALL BE PROVIDED AS A DESIGN-BUILD SYSTEM. CONTRACTOR SHALL FURNISH CONSTRUCTION DRAWINGS OF COMPLETE IRRIGATION SYSTEM, INCLUDING BUT NOT LIMITED TO PIPING, SPRAY HEAD AND VALVE LAYOUT, ELECTRICAL CONNECTION, CONTROLLER AND POINT OF CONNECTION FOR WATER. FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR SHALL COORDINATE THE POINT OF CONNECTION AND LOCATION OF IRRIGATION CONTROLLER WITH BUILDING CONTRACTOR DURING INSTALLATION. COMPONENTS OF THE IRRIGATION SYSTEM SHALL BE MANUFACTURED BY RAIN BIRD. NO SUBSTITUTIONS ALLOWED UNLESS APPROVED BY OWNER.

SOD (GENERAL LAWN AREAS)

SOD SHALL BE A BLEND OF TURFGRASS SPECIES SUITABLE TO THE PROJECT LOCATION AND LOCALLY AVAILABLE.

LANDSCAPE LEGEND:

- SHADE / ORNAMENTAL / EVERGREEN TREE
- SHRUB / ORNAMENTAL GRASS
- MULCHED PLANTING BED AREA
- SOD LAWN
- SEEDING LIMIT LINE



B

BERGMANN

ARCHITECTS ENGINEERS PLANNERS

280 East Broad street

Suite 200

Rochester, NY 14604

Bergmann Associates, Architects, Engineers,

Landscape Architects & Surveyors, D.P.C.

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Date Revised

Description

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE

G. HARVEY, PE

PROJECT MANAGER

S. HARRISON

QUALITY CONTROL

DRAWN BY

DATE

09/20/2022

PROJECT NAME

CIRCLE K STORES INC

NTI

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

LANDSCAPE PLAN

SHEET NUMBER

C130

10 OF 20

5200 NATIONAL PROTOTYPE

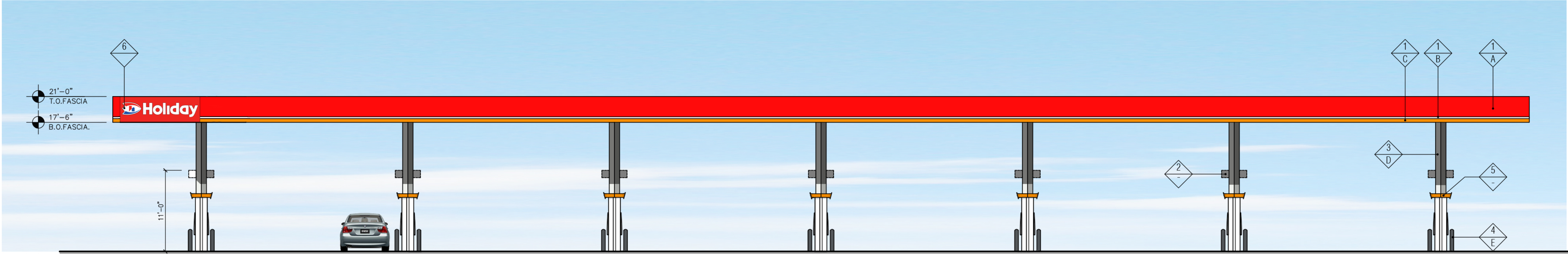


3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

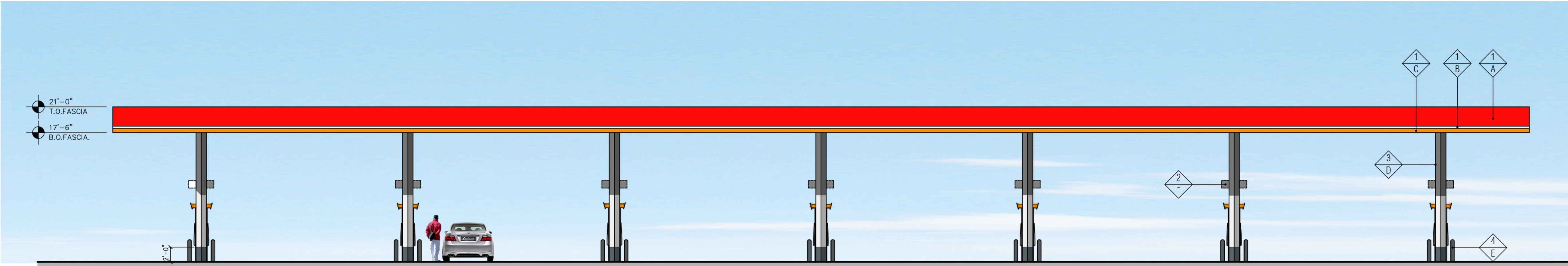
4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

FINISH SCHEDULE	
▲	FINISH MATERIAL
1	ACM PANEL "TEX-COTE"
2	COLUMN FLAGS BY SIGNAGE VENDOR
3	STEEL COLUMN WITH PAINT FINISH
4	6" Ø BOLLARD, 36" HIGH
5	FUEL PUMP
6	INTERNALLY ILLUMINATED SIGN UNDER SEPARATE PERMIT
▼	FINISH COLOR
A	CIRCLE K RED #PMS 485
B	CIRCLE K WHITE
C	CIRCLE K ORANGE #PMS 144
D	RAL9016 SHELL WARM WHITE
E	PVC BOLLARD SLEEVE "DARK GRAY"
F	SHERWIN WILLIAMS - SW6236 - GRAYS HARBOR

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



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



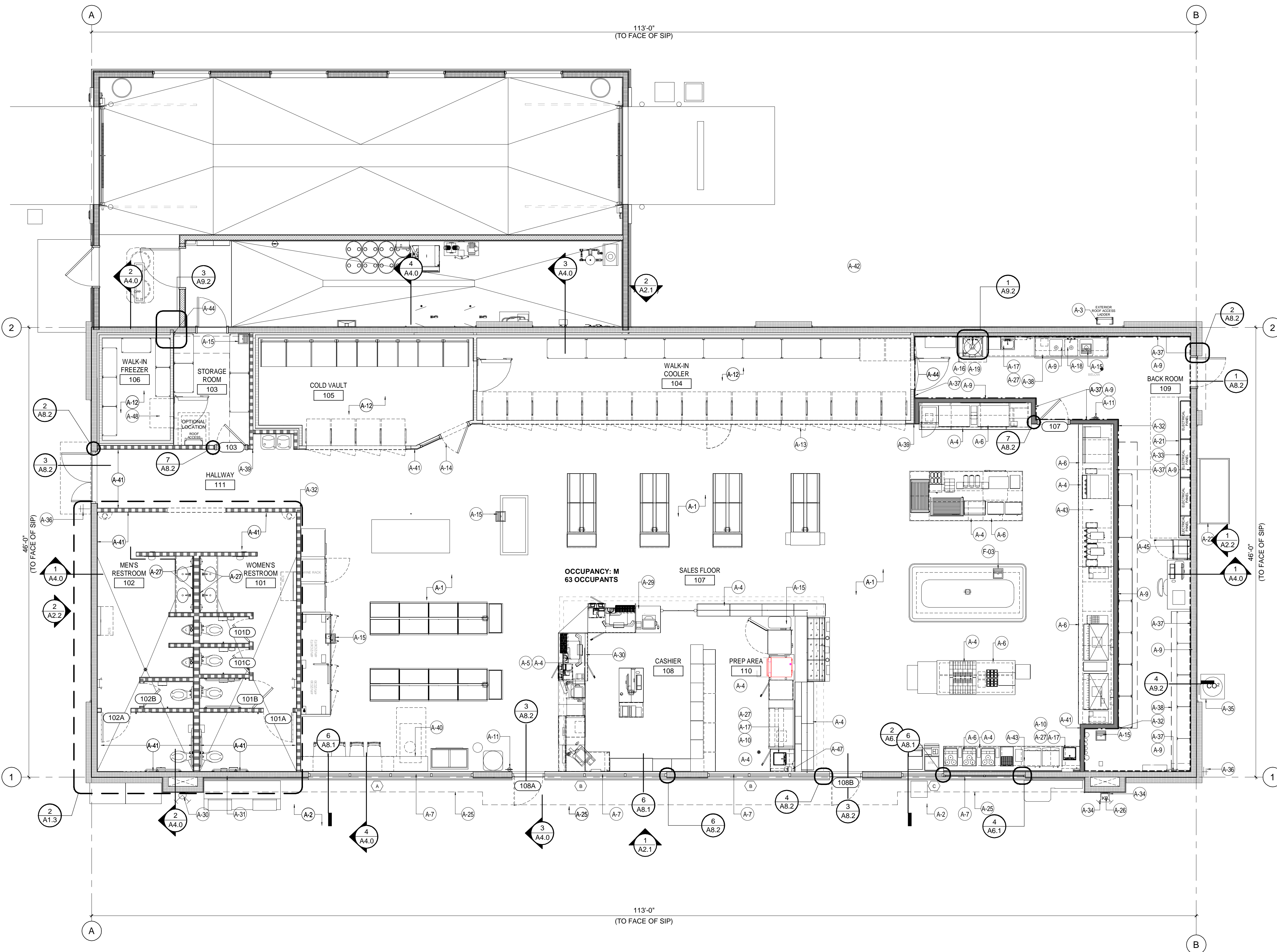
2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



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



4 EAST ELEVATION
SCALE: 3/16" = 1'-0"



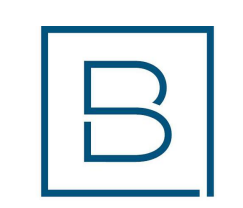
FLOOR PLAN | 1
3/16" = 1'-0"

KEY NOTES

NUMBER	DESCRIPTION
A-1	CONCRETE SLAB WITH MINIMUM 15ML 'CLASS A' VAPOR BARRIER LAPPED A MINIMUM OF 6" & TAPED PER MANUFACTURER'S SPECIFICATIONS. SEE STRUCTURAL
A-2	CONCRETE WALK, BROOM FINISH, SEE CIVIL
A-3	EXTERIOR ROOF ACCESS LADDER, SEE DETAIL 7/A8.3
A-4	CUSTOM CASEWORK SUPPLIED BY CIRCLE K, INSTALLED BY OTHERS
A-5	SALES COUNTER, SEE SHEET A1.4 FOR EQUIPMENT.
A-6	SOLID SURFACE COUNTER TOP SUPPLIED BY CIRCLE K, INSTALLED BY OTHERS
A-7	ALUMINUM STOREFRONT SYSTEM, SEE SHEET A6.0 FOR DOOR & WINDOW SCHEDULES
A-9	PEBBLE SURFACE MARLITE F.R.P. PANELING TO 6" ABOVE FINISH CEILING, P-100 WHITE, OR EQUAL. SEE SHT. A3.2.
A-10	PROVIDE INTEGRAL SPLASH GUARD AT HAND SINK
A-11	5 LB. 2A-10BC FIRE EXTINGUISHER, SURFACE MOUNTED AT 48" A.F.F., PROVIDE BLOCKING AS REQUIRED
A-12	COOLER/FREEZER PROVIDED AND INSTALLED BY CIRCLE K. GENERAL CONTRACTOR RESPONSIBLE FOR ELECTRICAL AND PLUMBING CONNECTIONS.
A-13	COOLER REACH-IN DOOR, SUPPLIED/INSTALLED BY COOLER/FREEZER MANUFACTURER
A-14	COLD VAULT DOOR & WINDOW, SUPPLIED/INSTALLED BY COOLER/FREEZER BY MANUFACTURER
A-15	FLOOR SINK ACCESSIBLE FOR CLEANING, SEE PLUMBING DRAWING
A-16	MOP SINK WITH FAUCET, SEE PLUMBING DRAWING FOR SPECIFIC INFORMATION (G.C. TO ADD 24" LONG GARDEN HOSE FOR MOP SINK FAUCET).
A-17	HAND SINK, SEE PLUMBING DRAWINGS FOR SPECIFIC INFORMATION
A-18	3-COMPARTMENT SINK, SEE PLUMBING DRAWINGS FOR SPECIFIC INFORMATION
A-19	50 GALLON WATER HEATER ON SHELF ABOVE, SEE PLUMBING AND ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION
A-21	LOCATION OF ELECTRICAL PANELS, SEE ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION
A-22	LOCATION OF SERVICE DISCONNECT, IF REQUIRED, PROVIDE 4" CONCRETE HOUSEKEEPING PAD ABOVE SIDEWALK UNDER CABINET COORDINATE SIZE AND LOCATION PAD AND CABINET WITH ELECTRICAL CONTRACTOR. SEE ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION.
A-25	LINE OF CANOPY / SOFFIT ABOVE, SEE REFLECTED CEILING PLAN SHEET A1.6 AND EXT. ELEVATIONS SHEET A2.1
A-26	KNOX BOX LOCATION, SEE RECESS DETAILS 1/A8.1 (IF REQUIRED BY FIRE DEPARTMENT)
A-27	PROVIDE SIGN ABOVE HAND SINK "EMPLOYEE MUST WASH HANDS BEFORE RETURNING TO WORK"
A-29	34" HIGH ACCESSIBLE COUNTERTOP
A-30	FUEL EMERGENCY SHUT-OFF SWITCH WITH COVER, PROPOSED LOCATION WHEN REQUIRED, SEE FUEL PLAN.
A-31	SIPS PANEL WALL, SEE DETAIL 8/A8.1, SIP SHEETS, STRUCTURAL, BUILDING SECTIONS AND EXTERIOR ELEV.
A-32	2" STAINLESS STEEL CORNER GUARDS TO 54" A.F.F.
A-33	4" CONC. CURB AT ELECTRICAL PANELS
A-34	FDC PROPOSED LOCATION WHEN CITY REQUIRED.
A-35	CO2 TANK AT EXTERIOR WITH STORAGE TANK CABINET. SEE DET. 2/A9.1 FOR REQUIRED SIGNS.
A-36	HOSE BIBB, SEE PLUMBING DRAWINGS
A-37	FRP PANELING, SEE LEGEND AND SHT. A3.2.
A-38	STORAGE LOFT, SEE INTERIOR ELEVATIONS FOR HEIGHT, SEE DETAIL 4/A9.2 OR ALTERNATE LOFT DETAIL 11/A9.2
A-39	FURRED OUT WALL TO CLOSE GAP BETWEEN WALL AND WALK IN COOLER FROM BOTTOM TO CEILING, SEE DETAIL 6/A9.2
A-40	29.5" HIGH COUNTERTOP WITH 30"x48" ADA CLEAR FLOOR SPACE
A-41	PORCELAIN TILE FINISH, SEE FINISH SCHEDULE AND SHEETS A1.11, A3.1 & 3.3
A-42	LINE OF SOFFIT ABOVE
A-43	PROVIDE HUB DRAIN AND ROUTE DRAIN TO NEAREST FLOOR SINK, SEE PLUMBING DRAWINGS
A-44	BREAK METAL TO CLOSE GAP BETWEEN WALL AND WALK IN COOLER FROM BOTTOM TO CEILING, SEE DETAIL 3/A9.2
A-45	G.C. TO PROVIDE METAL KEY STORAGE BOX FROM GRAINGER MFR.
A-47	6"x8" PIPE CHASE.
A-48	WALK-IN FREEZER RAMP, SUPPLIED/INSTALLED BY COOLER/FREEZER MANUFACTURER
F-03	FLOOR SINK, SEE PLUMBING DRAWINGS

LEGEND

- 6 5/8" SIP WALL PANEL. SEE SIP VENDOR SHEETS
- 6" 20ga. METAL STUD AT 16" O.C. WITH BATT INSULATION. SEE SHEET A1.3 FOR WALL TYPES
- 3 5/8" 20ga. METAL STUD AT 16" O.C. (WITH BATT INSULATION IF APPLICABLE) SEE SHEET A1.3 FOR WALL TYPES
- 3 5/8" 20ga. METAL STUD AT 16" O.C. TO DECK WITH BATT INSULATION. SEE SHEET A1.3 FOR WALL TYPES
- 3-5/8" METAL STUD FURRED WALL (WHERE OCCURS) AT 16" O.C.
- FIBER CEMENT WAINSCOT/ PILASTER
- PRE-MANUFACTURED FREEZER/COOLER WALL
- SIP PANEL WALL W/ F.R.P. PANELING, SEE KEYNOTES & SHT. A3.2
- 3/4" FRT. PLYWOOD W/ F.R.P. PANELING, SEE KEYNOTES 37 & SHT. A3.2
- WINDOW TYPE: SEE WINDOWS SCHEDULE SHEET A6.0
- DOOR TYPE: SEE DOOR SCHEDULE SHEET A6.0



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PROFESSIONAL SEAL

REVISION

△ ISSUE	DATE
REVIEW SET	10/05/22

PROFESSIONAL IN CHARGE

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PROJECT MANAGER
T. REESE
QUALITY CONTROL
A. SIGNOR
DRAWN BY
K. KRUG

PROJECT NAME

**CIRCLE K
STORES, INC.**

1935 E CALUMET STREET
APPLETON, WI, 54915



CIRCLE K STORE

PROJECT NUMBER: 015453

FLOOR PLAN

A1.2