



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Date: December 12, 2016

Common Council Meeting Date: December 21, 2016

Item: Special Use Permit #7-16 for a Light Manufacturing Use

Case Manager: Jeff Towne

GENERAL INFORMATION

Owner: Richard Van de Weghe Trust

Applicant/Agent: Press Color – Steve Rosenbeck

Address/Parcel #: 1115 West Tuckaway Lane (Tax Id #31-8-1569-00)

Petitioner's Request: The owner/applicant is requesting a Special Use Permit with the intent of establishing a light manufacturing use in a C-2 General Commercial District.

BACKGROUND

The subject property contains a vacant industrial building with office space, loading docks and parking. The building was constructed in 1992, with additions in 2001.

STAFF ANALYSIS

The existing industrial building was most recently used for warehousing purposes and is currently vacant. The applicant is proposing to relocate an existing business from elsewhere in town to this location for the purpose of blending printing ink. Light manufacturing is a Special Use in the C-2 General Commercial District.

Surrounding Zoning and Land Uses:

North: C-2 General Commercial District – Office building

South: City of Menasha – Hwy. 10/441

West: C-2 General Commercial District – Industrial uses

East: PD/R-3 - Multi-family Residential – Apartments

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. The proposed Special Use Permit for the subject site is consistent 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.

Chapter 9 Economic Development

- **9.4 OBJECTIVE:** Encourage new development and redevelopment activities that create vital and attractive neighborhoods and business districts.

Chapter 10 Land Use

- **10.2 OBJECTIVE:** Encourage redevelopment to meet the demand for a significant share of future growth, and to enhance the quality of existing neighborhoods.

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.

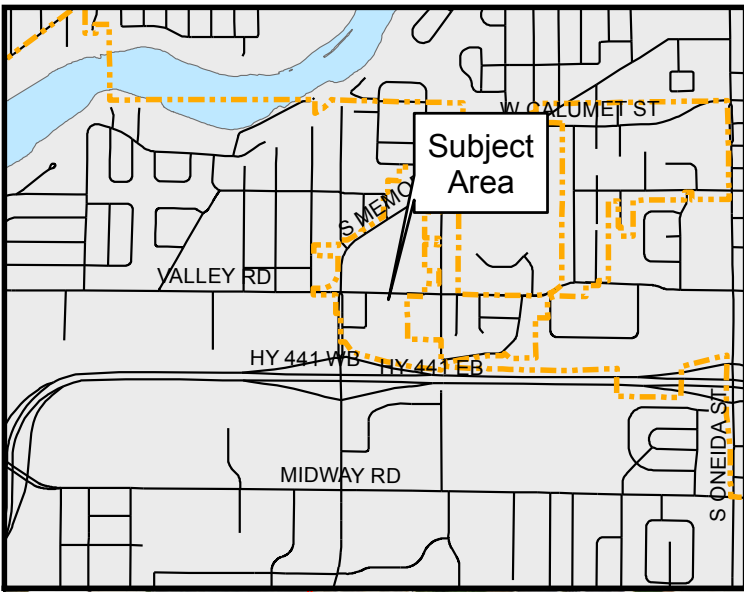
Technical Review Group Report (TRG): This item was discussed at the November 22, 2016 Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

Staff recommends, based on the above, that Special Use Permit #7-16 for a light manufacturing use in a C-2 General Commercial District, located at 1115 West Tuckaway Lane (Tax Id #31-8-1569-00), as shown on the attached maps and per attached plan of operation, **BE APPROVED** to run with the land, subject to the following condition:

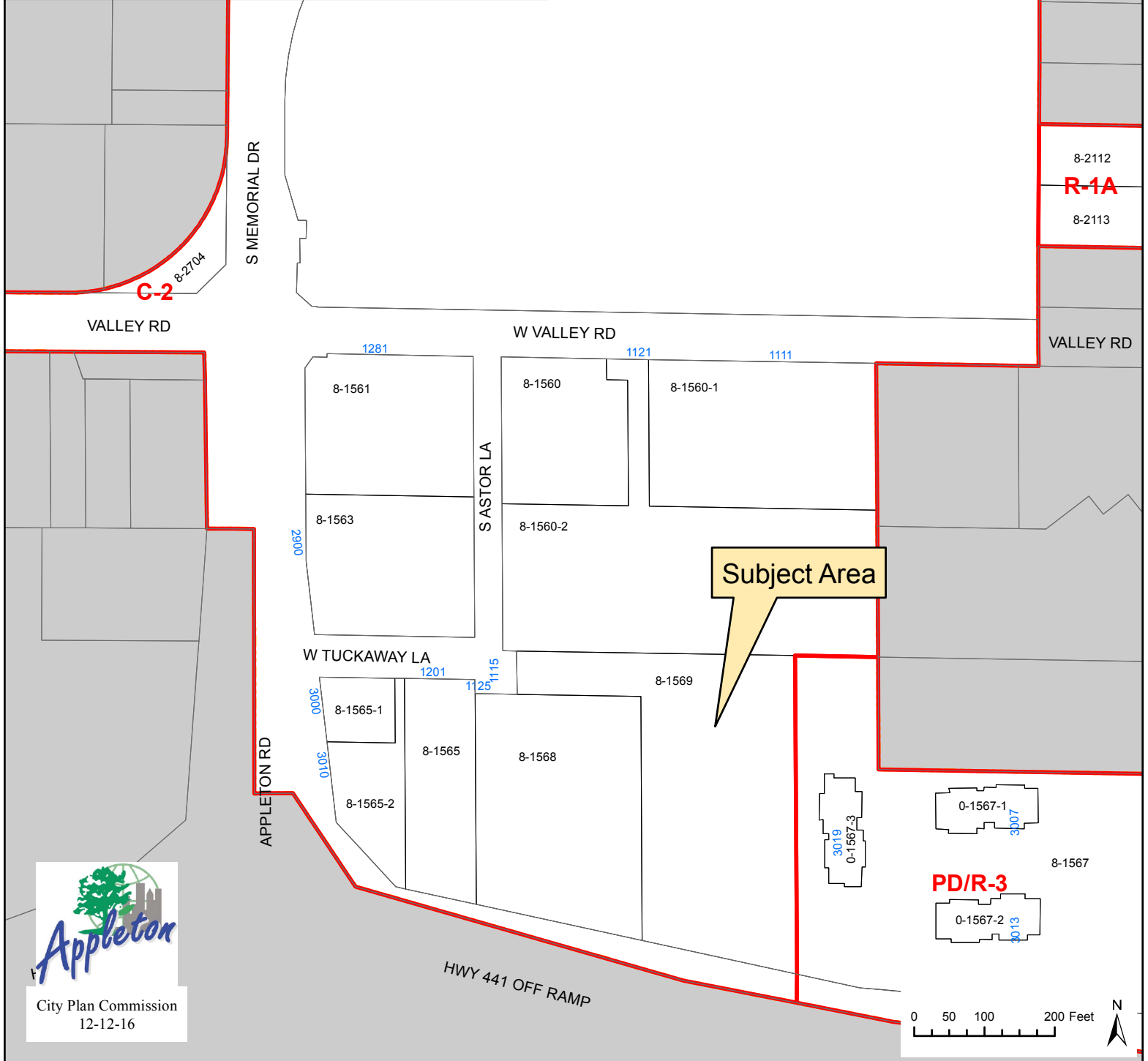
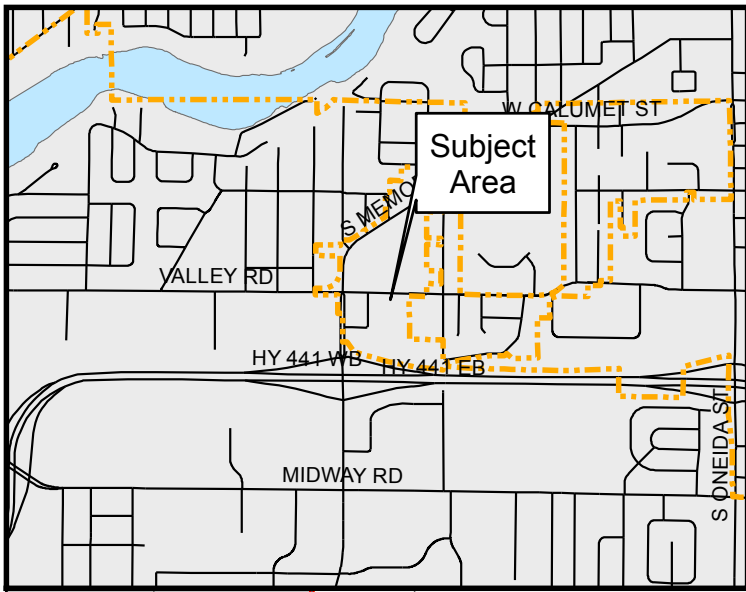
1. All applicable Codes, Ordinances and regulations, including but not limited to Fire and Building Codes, shall be complied with.

1115 W. Tuckaway Lane
Special User Permit
Light Manufacturing Use in C-2 District
Zoning Map



City Plan Commission
12-12-16

1115 W. Tuckaway Lane
Special User Permit
Light Manufacturing Use in C-2 District
Zoning Map



PLAN OF OPERATION AND LOCATIONAL INFORMATION

Business Information:

Name of business: PRESS COLOR

Years in operation: OVER 55 YEARS

Type of proposed establishment (detailed explanation of business):

APPROX. 2,250 S.F. OF OFFICE AND LABORATORY SPACE. APPROX. 7,750 SF OF
PRODUCT (WATER AND LITHOGRAPHIC) INK MANUFACTURING (BLENDING). APPROX 1,000
SF FOR PRINT BLANKET CONVERTING AND 13,000 SF FOR PRODUCT STORAGE
AND SHIPPING. RELIEVING. REFER TO PAGE 1 FOR ADDITIONAL INFO.

Proposed Hours of Operation:

Day	From	To
Week Day	7 AM	5 PM
Friday	7 AM	5 PM
Saturday	N/A	
Sunday	N/A	

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: 240 persons

Gross floor area of the existing building(s):

24,000 SF

Gross floor area of the proposed building(s):

0 SF - NO ADDITIONAL BUILDING PROPOSED

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

VERY MINIMAL. LIMITED TO CLEANING SOLVENTS. UNKNOWN
WHERE THOSE WILL BE STORED AT THIS POINT.

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

THERE SHOULD BE NO SMOKE OR ODORS EMITTING OUTSIDE THE BUILDING

Describe Any Potential Noise Emanating From the Proposed Use:

Describe the noise levels anticipated from all mechanical equipment:

NOISE IS GENERATED FROM MIXING EQUIPMENT, MILLS, AND FORKLIFTS. ALL
MANUFACTURING IS DONE WITHIN BUILDING. NOISE CANNOT BE HEARD
OUTSIDE EXISTING FACILITY OR IS FAINT.

How will the noise be controlled?

N/A

Outdoor Lighting:

Type: JUST CURRENT LIGHTING PLUS ADDITION OF SIGNS (IF APPROVED) ON SW AND NW CORNERS

Location: EXISTING LIGHTS ON BUILDING / POTENTIAL FOR SIGNS SW & NW CORNER

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?

THERE ARE NO KNOWN IMPACTS ASSOCIATED WITH TRAFFIC FLOW

Outdoor Uses:

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

POTENTIAL FOR SEMI TRAILER PARKED IN NE LOADING DOCK.
TRAILER WOULD NOT BE PERMANENT. DROPPED OFF FULL, PULLED
UP WHEN EMPTY BUT WOULD CYCLE.

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

SEE ATTACHED PICTURES OF BUILDING. TO REMAIN AS-IS.

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

N/A.

Number of Employees:

Number of existing employees: 21

Number of proposed employees: 21

Number of employees scheduled to work on the largest shift: 15 ON-SITE (1 SHIFT)

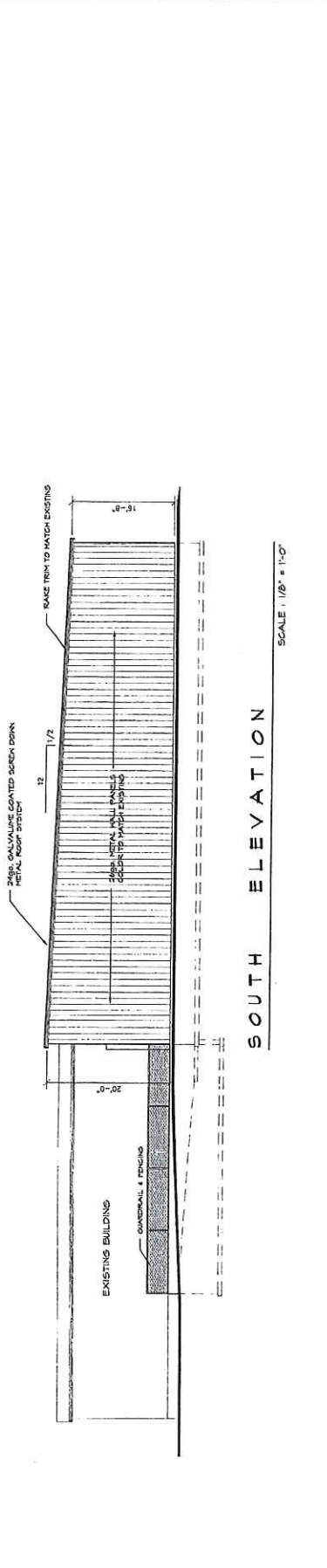
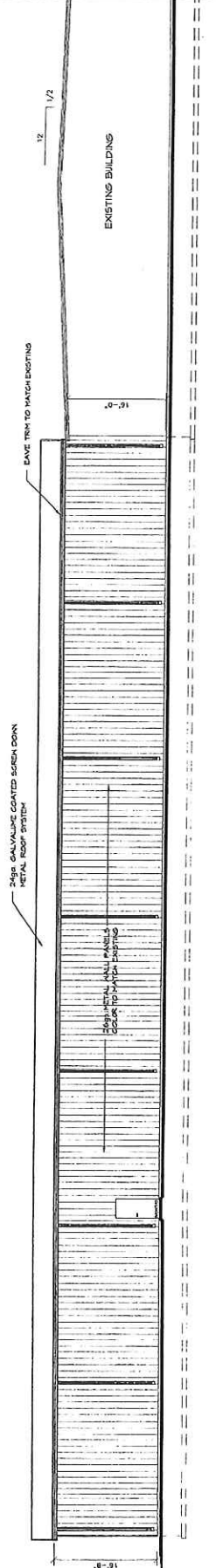
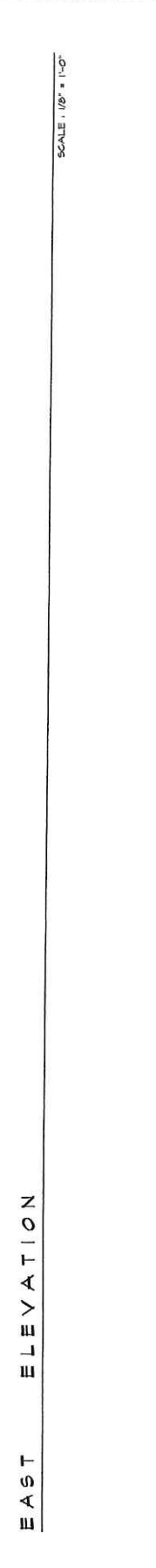
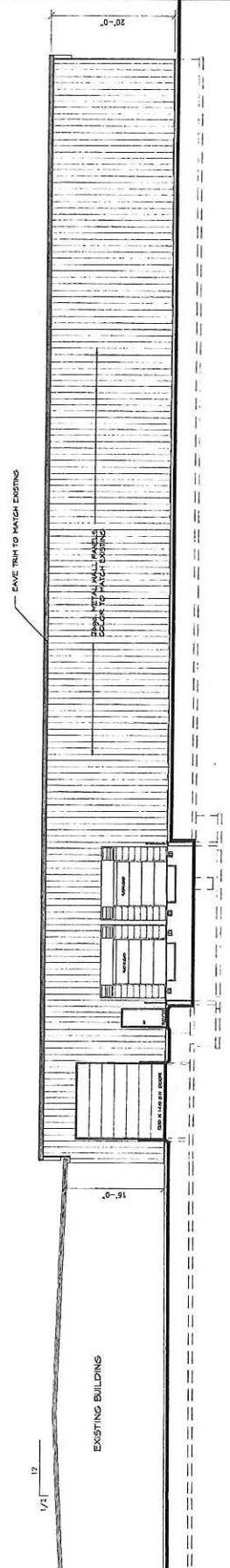
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LANDSCAPE PLAN
SCALE, 1" = 50'-0"

- # PLANT LIST
- | | |
|---|---------------------------------------|
| ○ | = 1 - SPIREA VAN HOUTTE |
| ◐ | = 2 - POTENTILLA-GOLD DROP |
| ◑ | = 3 - GLOBE ARBOR VITAE |
| ☼ | = 5 - NORWAY MAPLE |
| ☼ | = 6 - FLOWERING CRAB |
| ✱ | = 7 - SPRUCE AMORICA |
| ☼ | = 8 - JUNIPER VIRGINIANA |
| ○ | = EXISTING DECIDUOUS SHRUBS TO REMAIN |

DESIGNED BY	CONSOLIDATED CONSTRUCTION COMPANY INC.
PROJECT	APPLETON
DATE	APPROXIMATE
SCALE	AS NOTED
DRAWN BY	JULIA
FILE	W-2158
SHEET	4

DESIGNED BY • CONSOLIDATED CONSTRUCTION COMPANY INC. •
PROJECT • APPLETON
DATE • APPROXIMATE
SCALE • AS NOTED
DRAWN BY • JULIA
FILE • W-2158
SHEET • 4



CONSOLIDATED CONSTRUCTION COMPANY, INC.
4300 N. RICHMOND ST.
APPLETON, WI 54913-9704
PHONE (920) 729-2555
FAX (920) 729-3533
E-MAIL ccs@ccsapp.com
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