

PLAN COMMISSION
of the City of Platteville



AGENDA

MONDAY, MARCH 6, 2023 – 7:00 P.M.
COUNCIL CHAMBERS IN CITY HALL – 75 N. BONSON STREET

1. ROLL CALL
2. APPROVE MINUTES – February 6, 2023
3. CONDITIONAL USE PERMIT – 1651 Progressive Parkway

Consider a requested conditional use permit to allow the construction of a carwash facility at 1651 Progressive Parkway.

4. ADJOURN

If you have concerns or comments related to an item on this agenda, but are unable to attend the meeting, please send the comments to carrollj@platteville.org or call 608-348-9741 x 2235.

PLAN COMMISSION
Monday, February 6, 2023

The regular meeting of the Plan Commission of the City of Platteville was called to order by Council President Barbara Daus at 7:00 PM in the Common Council Chambers of the Municipal Building.

ROLL CALL:

Present: Barbara Daus, Amy Seeboth-Wilson, Joie Schoonover, Kory Wein (present at 7:11p), Todd Kasper, Robert Vosberg, and Evan Larson.
Excused: Bill Kloster.

APPROVAL MINUTES – January 3, 2022

Motion by Larson, second by Schoonover to approve the January 3, 2022, minutes as presented. Motion carried 4-0 on a roll call vote, Vosberg abstained.

FIRE STATION DESIGN AND LOCATION – COURT STREET – The Plan Commission considered the design and location of the proposed new Fire Station building to be located at 450 N Court Street. After reviewing other options the Council has identified the OE Gray School property as the most suitable location for a new fire station. Per Wis. Statute 62.23(5) the Plan Commission must review and make a recommendation on the location and architectural design of any public building. Staff recommends approval of the proposed fire station building design and location. Shauheen Soofi of 460 N Elm Street spoke for informational purposes. Carl Peterson of W Court Street spoke against. Motion by Kasper, second by Wein to recommend approval of the proposed fire station building design and location. Motion carried 6-0 on a roll call vote.

CERTIFIED SURVEY MAP AND REZONE – MITCHELL HOLLOW ROAD – The Plan Commission considered a land division that would create 2 lots on land located in the extraterritorial plat review area on Mitchell Hollow Road, just east of the City. Also consider rezoning the property from the current A-T Agricultural Transition to R-2 Residential. Staff recommends approval as the land division meets the requirements of the City's subdivision ordinance for lot size and lot frontage. The Comprehensive Plan designates this area for low-density residential development, which is compatible with the proposed R-2 zoning. Motion by Wein, second by Larson to recommend approval of the land division as proposed and the R-2 Residential zoning as proposed. Motion carried 6-0 on a roll call vote.

ADJOURN:

Motion by Schoonover, second by Wein to adjourn. Motion carried 6-0 on a roll call vote. The meeting was adjourned at 8:15 PM.

Respectfully submitted,

Candace Klaas, City Clerk

STAFF REPORT
CITY OF PLATTEVILLE
 Community Planning & Development Department



Meeting Dates: Plan Commission - March 6, 2023
 Common Council- March 14, 2023 (Information)
 March 28, 2023 (Action)

Re: Conditional Use Permit

Case #: PC23-CUP01-03

Applicant: Kensington Development Partners

Location: 1651 Progressive Parkway

Surrounding Uses and Zoning:

| Direction | Land Use | Zoning | Comprehensive Plan |
|----------------------|----------|--------|--------------------|
| Property in Question | Business | B-3 | Business |
| North | Business | B-3 | Business |
| South | Business | B-3 | Business |
| East | Business | B-3 | Business |
| West | Business | B-3 | Business |

I. BACKGROUND

1. The property in question is currently vacant property. The applicant is interested in purchasing the property and constructing a carwash building and vacuum facilities. The carwash use requires approval of a conditional use permit.

II. PROJECT DESCRIPTION

2. The 1.49-acre lot has frontage on Progressive Parkway and Business Highway 151; however, all vehicular access will be from Progressive Parkway. The development will include the main carwash building, an entrance kiosk/pay station building, a vehicle vacuum area that is partially covered by a canopy, equipment enclosures and a dumpster enclosure. The carwash building is 18' x 147' in size and will be entered from the north and exited to the south.

III. STAFF ANALYSIS

3. When considering a Conditional Use permit, consideration must be given to the standards listed in Section 22.13. Specifically, this section allows for the issuance of a Conditional Use Permit when it is shown that the "uses and structures are in accordance with the purpose

and intent of the Ordinance and are found not to be hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the neighborhood or the community.” There is adequate space on the property to accommodate the carwash, there is adequate vehicle stacking area, and the proposed use is compatible with the surrounding businesses. Overall, the proposed use appears to be in compliance with these requirements.

4. Section 22.06(I) of the zoning ordinance has specific requirements for carwash facilities (listed below). The proposed layout appears to meet these requirements.

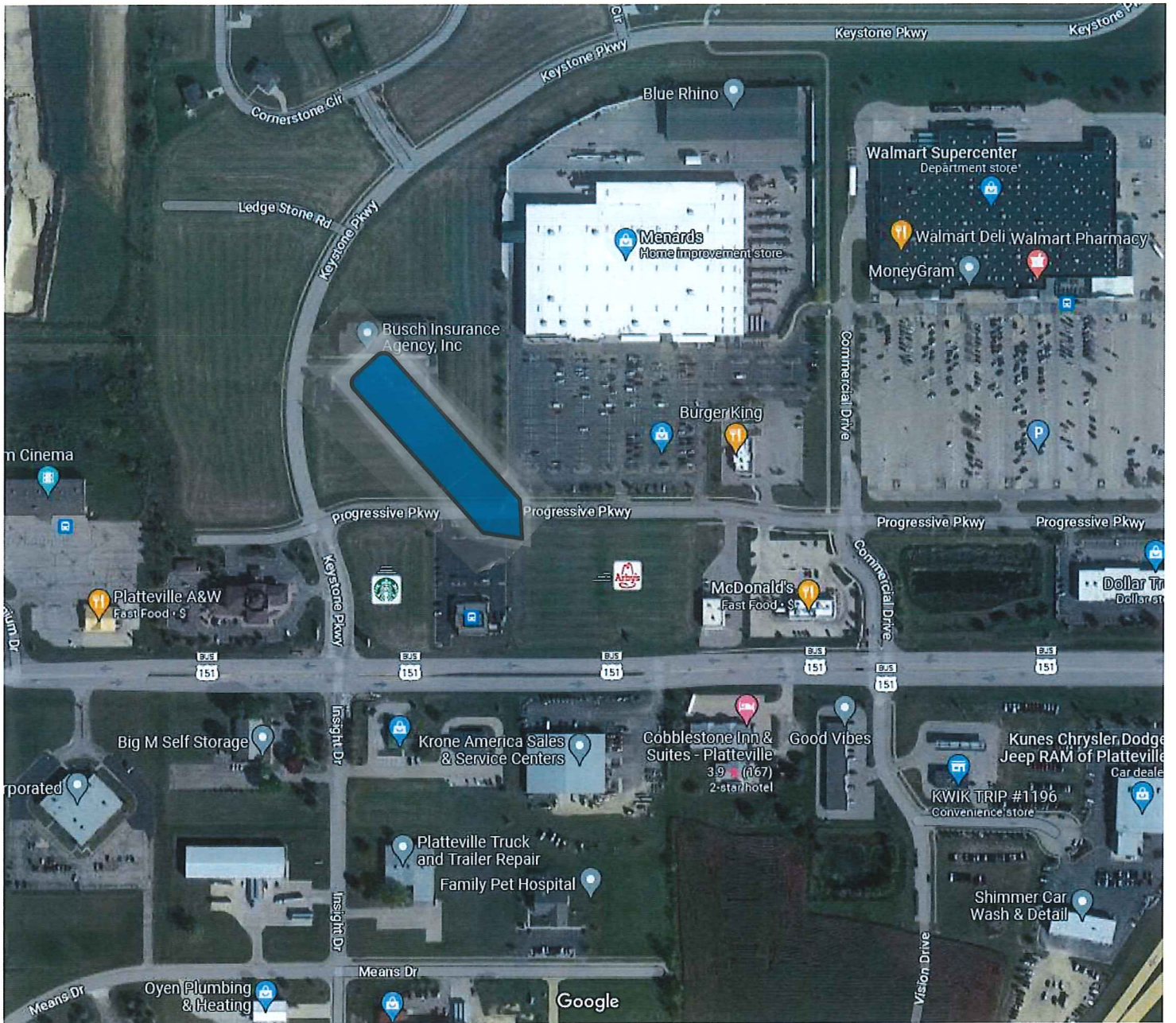
(I) VEHICLE WASHING FACILITIES.

- (1) There shall be no less than three vehicle stacking spaces per bay, not including the bay itself. The site shall be designed so that all stacking is on the site and no vehicles are required to stack on the public right-of-way.
- (2) The facility shall be designed so that any runoff is contained on the site. Provisions shall be made to contain water dripping from vehicles to the greatest degree possible.

IV. RECOMMENDATION

5. Staff recommends approval of the Conditional Use Permit to allow the carwash with a condition that a public sidewalk be included along the Business Highway 151 street frontage.

ATTACHMENTS: Location Map, Narrative, Site Plans, Building Elevations, Noise Studies.





Narrative

Tidal Wave Auto Spa is pleased to provide an opportunity for commercial development of the currently vacant 1.49 acre lot located at 1651 Progressive Parkway, Platteville, Wisconsin, Parcel ID: 271-03100-0200.

The auto spa would utilize a full access point on Progressive Parkway similar to the adjacent developments. The proposed structures on the project consists of the carwash tunnel, vacuum bays with canopy, vacuum house dumpster enclosure as well as pay kiosk stations. The exterior façade of the carwash tunnel will consist of masonry (stone or brick) and glass with a standing seam metal pitched roof. One of the corporate philosophies of Tidal Wave Auto Spa is to be the most attractive business in the community; which is accomplished by constructing a quality facility and intense landscaping.

The proposed use will promote water conservation as it will utilize a sophisticated water reclamation system, computer controlled systems and high-pressure nozzles and pumps which significantly minimize the amount of 'fresh' water needed to provide a quality exterior wash. Another benefit of the proposed use is that the professional wash will empty filtered waste into the sewer system for further treatment. Versus introducing harmful cleaning chemicals and phosphates from the road film into the storm drain that is intended to deliver rain run-off into rivers and streams thereby hurting the plant and animal life in those ecosystems.

To emphasize their commitment to the community, Tidal Wave partners with local schools, athletic teams and their booster clubs, service organizations, churches and other 501(c)(3) organizations to help raise funds. The third Friday of September is designated as 'Charity Day' with 100% of ALL proceeds donated to special needs charities.

Conditional Use Permit Approval Criteria

The carwash will be located in the keystone development master plan. This development contains similar commercial uses and will not impair or be detrimental to the public health, safety, morals or general welfare of persons residing or working in the vicinity.

The proposed self-service car wash facility will be maintained and operated in a manner consistent with other neighboring commercial uses and will not negatively impact or conflict with neighboring land uses or negatively affect the value of neighboring property.

The proposed project will be in harmony with the surrounding retail and commercial land uses that serve the community and the special use will not conflict with the general goals and objectives of Platteville's comprehensive planning documents.



Progressive Parkway will provide sufficient access to the outlot and traffic generated from the carwash will not be detrimental to public safety and welfare.

The proposed use will be in line regional needs and is appropriate adjoining the commercial thoroughfare.

The site is located in a commercial corridor with existing public utilities adequate to serve the intended use of the property as a self-service car wash facility.

The conditional use will comply with applicable City ordinances unless varied or waived by the City Council as part of the conditional use permit approval process.

REVISIONS

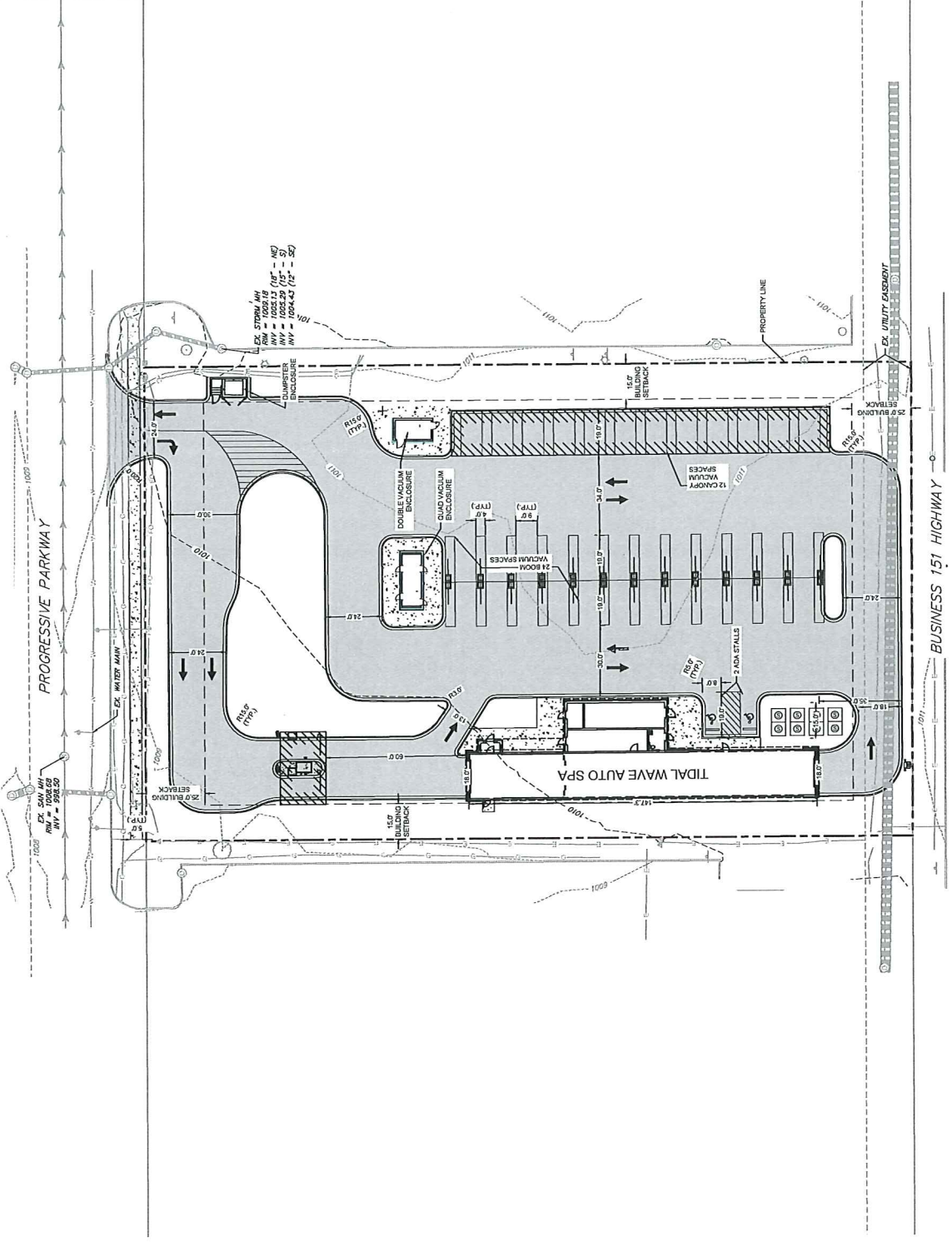
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SITE DATA TABLE

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|---|---|
| ZONING CLASS | BD HIGHWAY BUSINESS |
| ADJACENT ZONING | BD HIGHWAY BUSINESS |
| SITE AREA | 1.49 AC |
| PARKING | 13 VACUUM STALLS 2 ADA STALLS 38 TOTAL STALLS |
| BUILDING SETBACKS (ZONING, THROUGH LOT) | 15 FT |
| LANDSCAPE BUFFER | 15 FT |

NOTE: NO VARIANCES FROM ZONING ORDINANCE WILL BE REQUIRED.



PROGRESSIVE PARKWAY
 BUSINESS 151 HIGHWAY

2200 CABOT DRIVE
SUITE 325
LITTLE ROCK, AR 72092
P: 501.555.0077
WWW.CAGECIVIL.COM



REVISIONS

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PRELIMINARY ENGINEERING FOR
TIDAL WAVE AUTO SPA
1651 PROGRESSIVE PARKWAY
PLATTVILLE, WISCONSIN

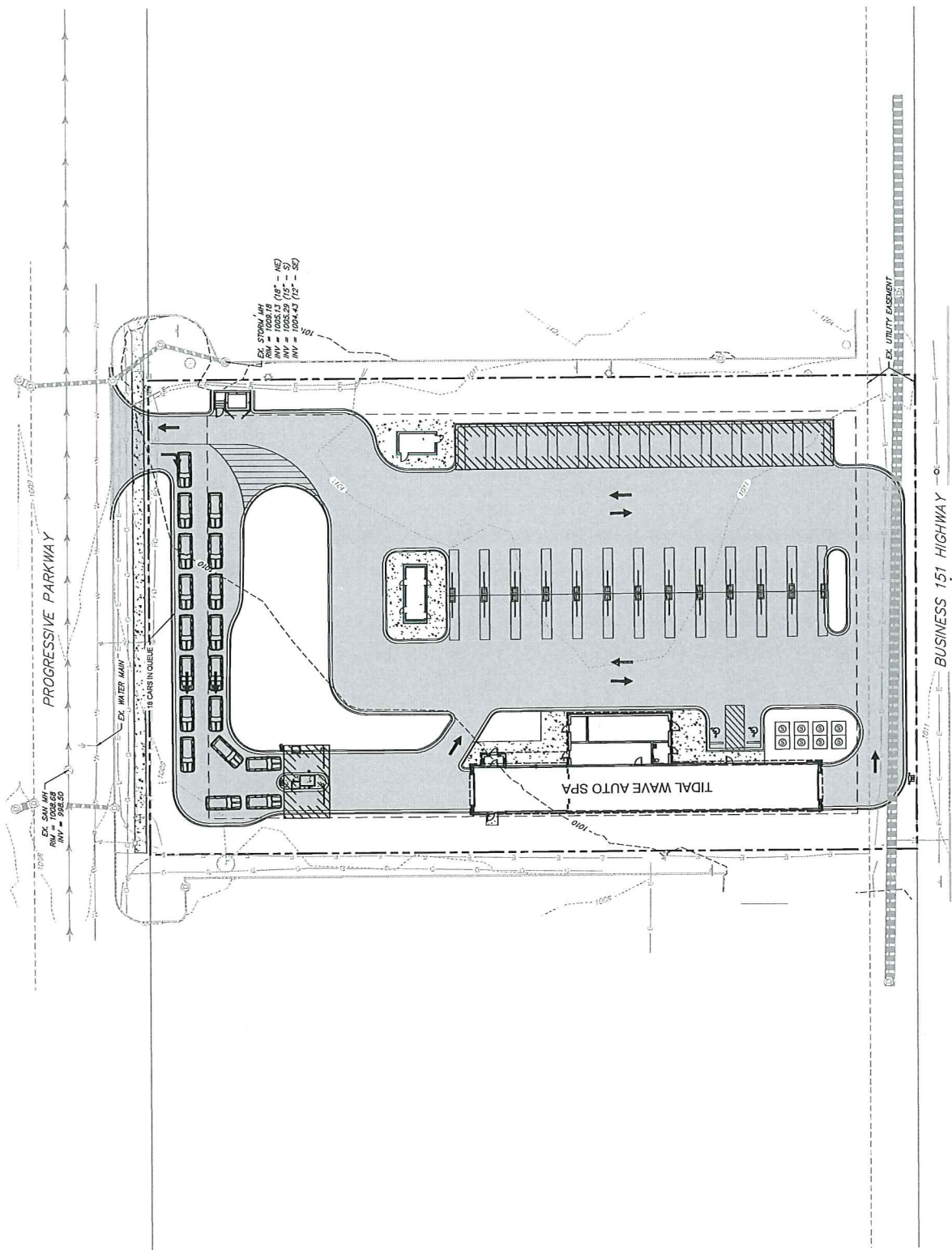
PROJECT NO. 200901
ENGINEER
DATE: 10/09/09

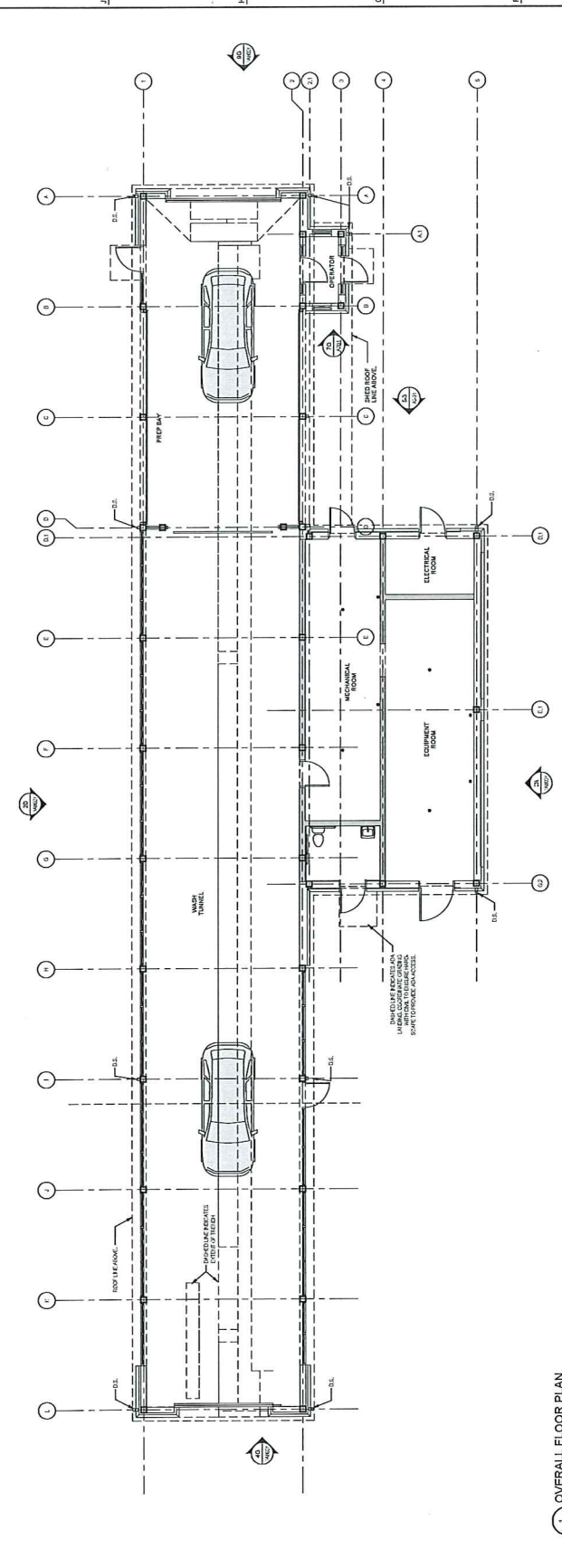
SHEET TITLE
STACKING
EXHIBIT

SHEET NUMBER
EX-1



0 20' 40'
1" = 20' (HORIZONTAL)





1 OVERALL FLOOR PLAN
3/10/23

EXTERIOR MATERIAL LEGEND

| | | |
|---------------------|----------------------------|---------------------------------|
| MARK 1.1 | FINISH CONCRETE | DESCRIPTION CONCRETE |
| MARK 1.2 | FINISH BRICK | DESCRIPTION BRICK |
| MARK 1.3 | FINISH STONE | DESCRIPTION STONE |
| MARK 1.4 | FINISH GLASS | DESCRIPTION GLASS |
| MARK 1.5 | FINISH METAL | DESCRIPTION METAL |
| MARK 1.6 | FINISH WOOD | DESCRIPTION WOOD |
| MARK 1.7 | FINISH PAINT | DESCRIPTION PAINT |
| MARK 1.8 | FINISH ROOFING | DESCRIPTION ROOFING |
| MARK 1.9 | FINISH LANDSCAPE | DESCRIPTION LANDSCAPE |
| MARK 1.10 | FINISH FLOORING | DESCRIPTION FLOORING |

EXTERIOR & INTERIOR FINISHES

| MARK | ITEM | FINISH | DESCRIPTION |
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| 1.1 | CONCRETE | CONCRETE | CONCRETE |
| 1.2 | BRICK | BRICK | BRICK |
| 1.3 | STONE | STONE | STONE |
| 1.4 | GLASS | GLASS | GLASS |
| 1.5 | METAL | METAL | METAL |
| 1.6 | WOOD | WOOD | WOOD |
| 1.7 | PAINT | PAINT | PAINT |
| 1.8 | ROOFING | ROOFING | ROOFING |
| 1.9 | LANDSCAPE | LANDSCAPE | LANDSCAPE |
| 1.10 | FLOORING | FLOORING | FLOORING |

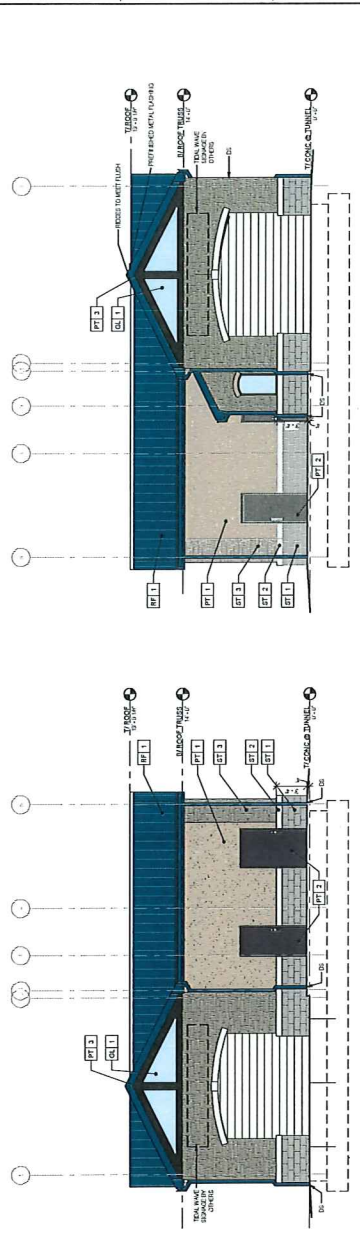
ROOM FINISH SCHEDULE

| MARK | FLOOR | WALL | CEILING | FINISH |
|------|-----------|-----------|-----------|-----------|
| 1.1 | CONCRETE | CONCRETE | CONCRETE | CONCRETE |
| 1.2 | BRICK | BRICK | BRICK | BRICK |
| 1.3 | STONE | STONE | STONE | STONE |
| 1.4 | GLASS | GLASS | GLASS | GLASS |
| 1.5 | METAL | METAL | METAL | METAL |
| 1.6 | WOOD | WOOD | WOOD | WOOD |
| 1.7 | PAINT | PAINT | PAINT | PAINT |
| 1.8 | ROOFING | ROOFING | ROOFING | ROOFING |
| 1.9 | LANDSCAPE | LANDSCAPE | LANDSCAPE | LANDSCAPE |
| 1.10 | FLOORING | FLOORING | FLOORING | FLOORING |

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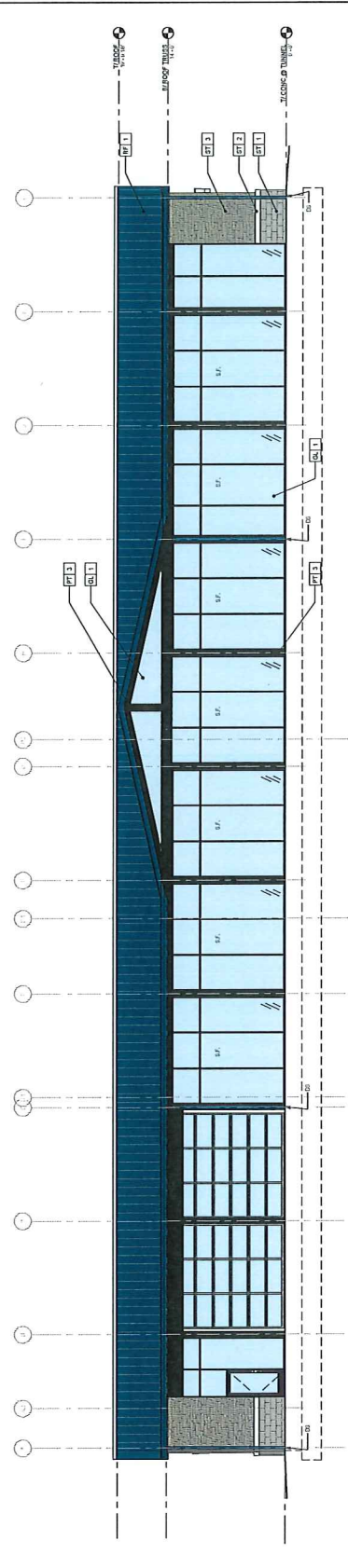
EXTERIOR FINISH PERCENTAGE CALCULATIONS

| ELEVATION | COLOR/STONE | AREA | PERCENTAGE |
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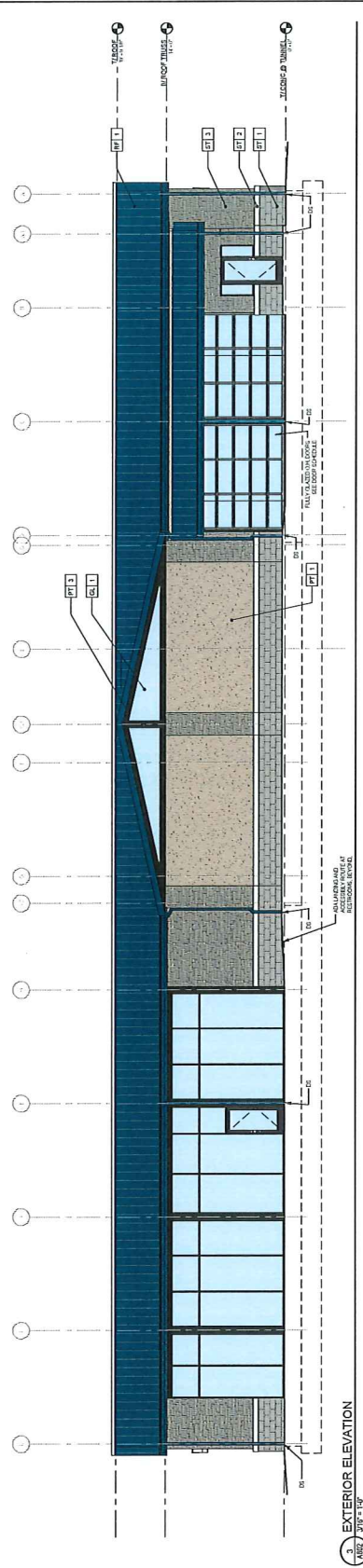


EXTERIOR ELEVATION - ENTRY
3/16/21 3/16/21

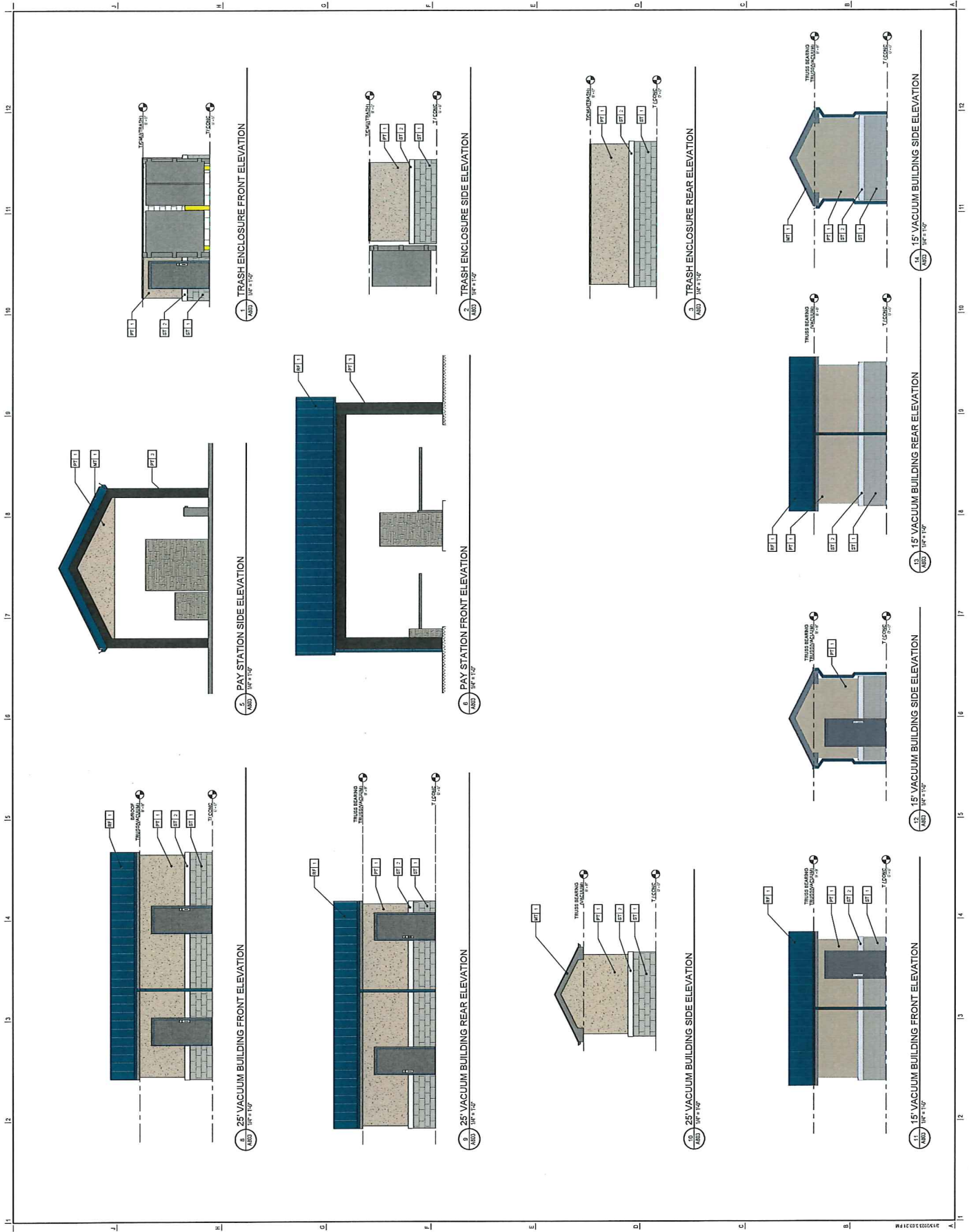
EXTERIOR ELEVATION - EXIT
3/16/21 3/16/21



EXTERIOR ELEVATION
3/16/21 3/16/21

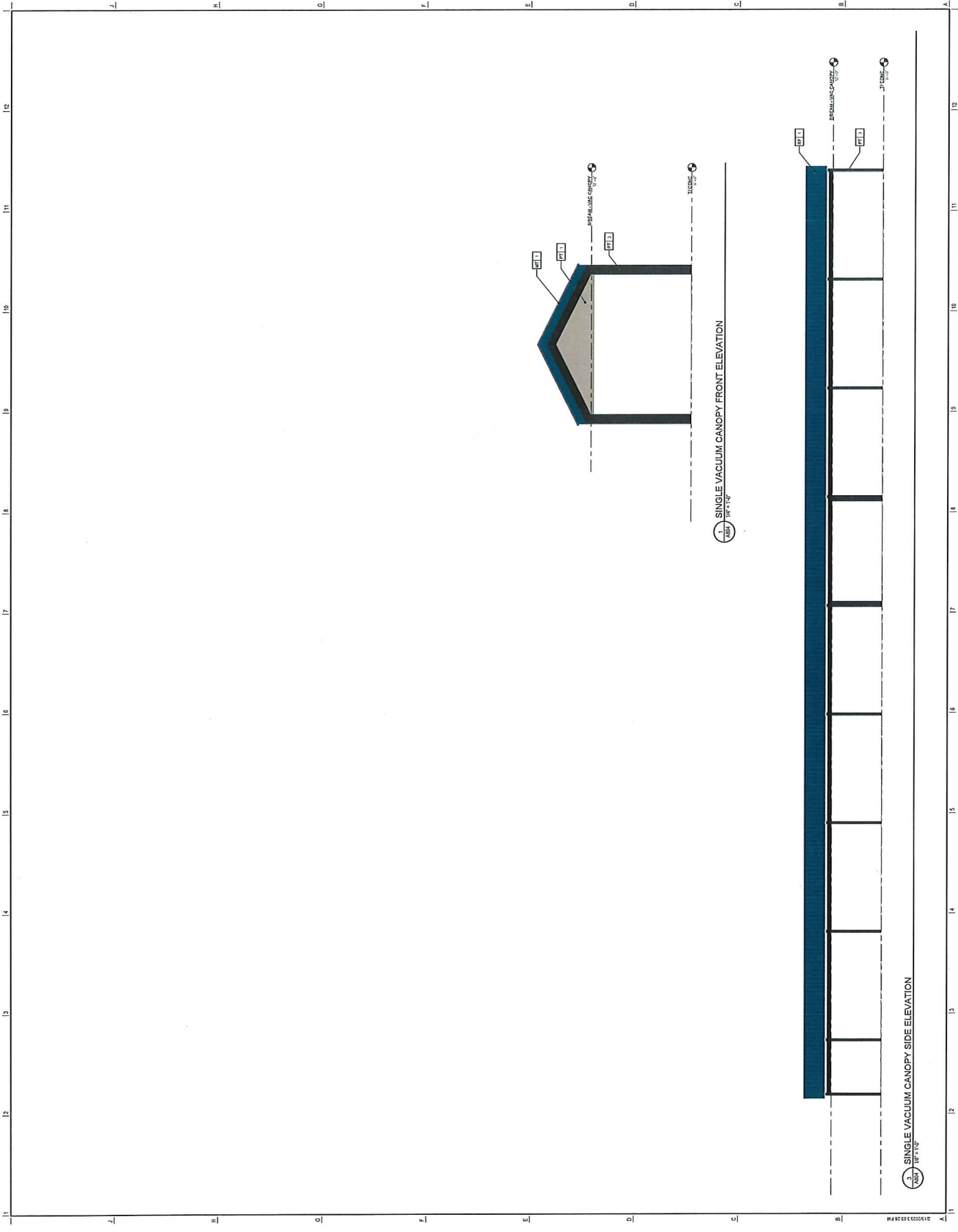


EXTERIOR ELEVATION
3/16/21 3/16/21



12 11 10 9 8 7 6 5 4 3 2 1

12 11 10 9 8 7 6 5 4 3 2 1



12 11 10 9 8 7 6 5 4 3 2 1

11 10 9 8 7 6 5 4 3 2 1

ARCHITECT

reztark

1700 WISCONSIN AVENUE
 SUITE 100
 WATKINSVILLE, WI 54981
 PH: (715) 499-8000
 WWW.REZTARK.COM

PROJECT

TIDAL WAVE
 AUTO SPA

TEAL WAVE AUTO SPA
 100 WISCONSIN AVENUE
 WATKINSVILLE, WI 54981

CLIENT

CONSULTANT

REYNOLDS & HENNING
 1200 WISCONSIN AVENUE
 SUITE 200
 WATKINSVILLE, WI 54981

DESIGNER

REYNOLDS & HENNING
 1200 WISCONSIN AVENUE
 SUITE 200
 WATKINSVILLE, WI 54981

DATE

07/2016

SCALE

AS SHOWN

PROJECT REVISIONS

| NO. | DATE | DESCRIPTION |
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PROJECT INFORMATION

TIDAL WAVE

1700 WISCONSIN AVENUE
 SUITE 100
 WATKINSVILLE, WI 54981

DESIGNED BY

REYNOLDS & HENNING

DATE

07/2016

NOT FOR CONSTRUCTION

1 SINGLE VACUUM CANOPY FRONT ELEVATION

2 SINGLE VACUUM CANOPY SIDE ELEVATION



Arpeggio, LLC
1947 Aspen Dr. NE
Atlanta, GA 30345
(404) 277-6528 (DIRECT)
(404) 417-0100
(404) 806-6104 (FAX)

December 4, 2017

Mr. Thomas A. Wells
Keystone Development Services, LLC
4335 South Lee Street, Suite B
Buford, Georgia 30518

Re: Tidal Wave Auto Spa Sharpsburg Acoustic Measurements

Dear Thomas:

We have completed our measurements and analysis of sound levels at the Tidal Wave Auto Spa located at 5040 East Highway 54 in Sharpsburg, Georgia and offer the following summary.

INTRODUCTION

I visited the site on Wednesday, November 29, 2017 to perform sound level measurements at several locations in the vicinity of the car wash dryers and the vacuum pump house. Specifically, with respect to the dryers, measurements were made in a southeastern line path at distances of 25', 50', 75', and 100' from the exit of the car wash building. Sound levels were also measured on axis with the exit of the building at distances of 25' and 50'. With respect to the vacuum pump house, measurements were made along a northwestern line path at distances of 25', 50', 75', and 100' from the west façade of the building. Figure 1 shows the locations of measurements.

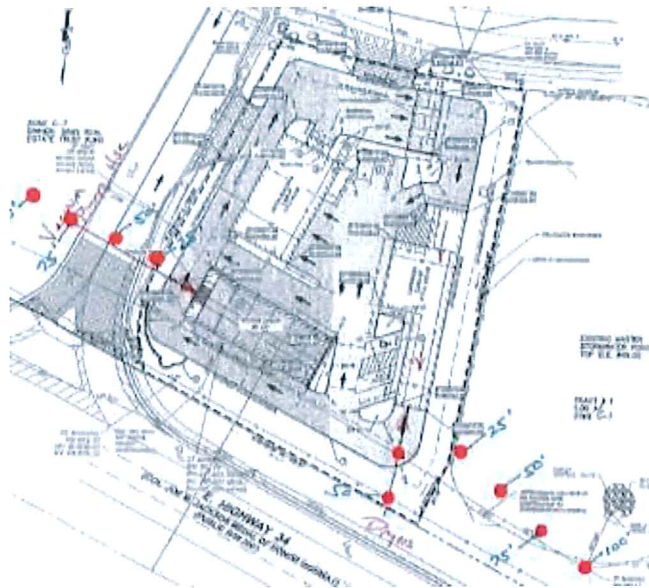


Figure 1 – Sound Level Measurement Locations

Sound measurements were made with a Larson•Davis System 824 sound level meter and real time analyzer (SN 1771) with a Larson•Davis Model 2560 ½” random incidence microphone (SN 3249) and Larson•Davis Model PRM902 preamplifier (SN 2276). This system was calibrated with a Larson•Davis Model CAL250 precision acoustic calibrator (SN 4096).

While measurements were made, the temperature was approximately 60°F and there was no wind or precipitation.

RESULTS

Table 1 shows the broadband A-weighted sound levels measured at each measurement location.

Table 1 – Sound Levels (dBA) at Measurement Locations

| Distance | Southeast of Dryers | South of (On Axis With) Dryers | Northwest of Vacuum Pump House |
|----------|---------------------|--------------------------------|--------------------------------|
| 25' | 82.8 | 89.7 | 62.4 |
| 50' | 78.3 | 82.7 | 59.9 |
| 75' | 75.7 | N/A | 58.2 |
| 100' | 71.0 | N/A | 56.6 |

As expected, sound levels were lower with increased distance from the sound sources. In theory, sound levels are reduced by approximately 6 decibels for each doubling of distance due to geometric spreading of sound waves. Measurement results show some deviation from this at certain points. This is most readily seen with the vacuum pump house measurements. In this case, the levels generated by the source were relatively low such that it was difficult to filter out traffic noise. This became more pronounced with increased distance to the point that, at 100', the sound of traffic was comparable to that of the vacuum pump house. Measurements southeast of the dryers also exhibit some anomalies due to differing traffic levels during the respective measurements. In general, the closer 25' measurements should be viewed as being the most accurate as they are least influenced by environmental sounds such as that due to traffic.

Given the fact that, as previously discussed, one can expect a 6 decibel reduction with each doubling of distance, it is simple to calculate the distance from each sound source where the sound level could be expected to be 68 dBA. To southeast, the sound level due to the dryers would be 68 dBA at a distance of approximately 139'. This was calculated using the 25' and 100' measurements as reference points and averaging the results. On axis with the car wash the sound level would be 68 dBA at a distance of approximately 288'. This was calculated using the 25' and 50' measurements as reference points and averaging the results. Using the 25' distance as the reference point for the vacuum pump house, one would calculate the distance at which the sound level was 68 dBA to be approximately 13'.

Table 2 shows approximate sound levels produced by some common sources.

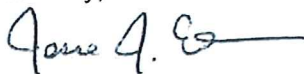
Table 2 – Average Sound Levels Produced by Common Sources

| Source | Sound Level, dBA |
|--|------------------|
| Passenger (non hybrid) car at 50' (55 mph) | 71 |
| Large truck at 50' (55 mph) | 86 |
| Lawnmower (gas) at 5' | 86 |
| Wind in trees (10 mph) | 43 |
| Vacuum cleaner at 3' | 81 |
| Garbage disposal at 2' | 69 |
| Normal conversational speech at 3' | 63 |

Note: Drawn from M. David Egan's "Architectural Acoustics," 1988

Please do not hesitate to contact me at 404-277-6528 if you have any questions or need additional assistance.

Sincerely,



Jesse J. Ehnert, INCE Bd. Cert.
Arpeggio, LLC



Arpeggio
1947 Aspen Dr. NE
Atlanta, GA 30345
(404) 277-6528 (DIRECT)
(404) 417-0100
(404) 806-6104 (FAX)

September 21, 2018

Mr. Brian H. Braun, P.E.
Albany Branch Manager
EMC Engineering Services, Inc.
1344 U.S. Hwy. 19 South, Suite A
Leesburg, Georgia 31763

Re: Flower Mound, Texas Tidal Wave Auto Spa Conceptual Noise Analysis

Dear Mr. Braun:

Please accept this a summary of our conceptual acoustic analysis of the potential impact of the Tidal Wave Auto Spa, with proposed location at 1001 Flower Mound Road in Flower Mound, Texas, upon the residential property immediately adjacent to the east.

Our analysis is based on actual field measurements conducted at a Tidal Wave Auto Spa located at 5040 East Highway 54 in Sharpsburg, Georgia. During that visit, I performed sound level measurements at several locations in the vicinity of the car wash dryers and the vacuum pump house. Specifically, with respect to the dryers (in the lower right corner in Figure 1), measurements were made in a southeastern line path at distances of 25', 50', 75', and 100' from the exit of the car wash building. Sound levels were also measured on axis with the exit of the building at distances of 25' and 50'. Figure 1 shows the locations of all measurements.

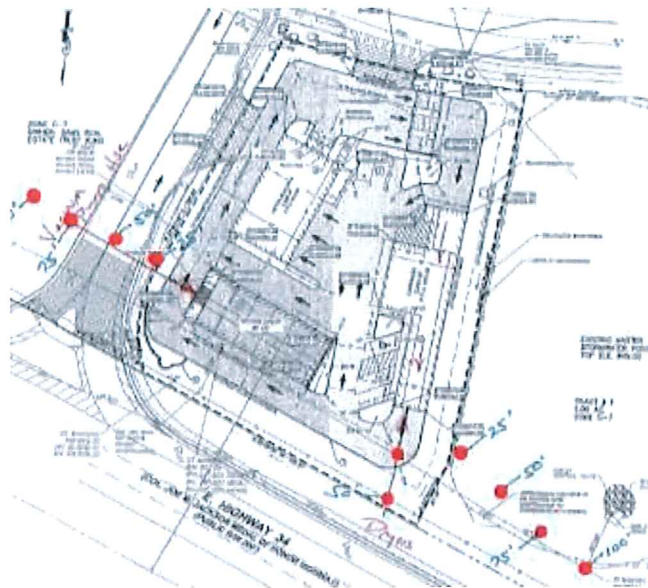


Figure 1 – Sound Level Measurement Locations at Sharpsburg, Georgia Tidal Wave

Sound measurements were made with a Larson•Davis System 824 sound level meter and real time analyzer (SN 1771) with a Larson•Davis Model 2560 ½" random incidence microphone (SN 3249) and Larson•Davis Model PRM902 preamplifier (SN 2276). This system was calibrated with a Larson•Davis Model CAL250 precision acoustic calibrator (SN 4096). While measurements were made, the temperature was approximately 60°F and there was no wind or precipitation.

Table 1 shows the broadband A-weighted sound levels measured at each measurement location near the car wash dryers.

Table 1 – Sound Levels (dBA) at Measurement Locations During Sharpsburg, Georgia Survey

| Distance | Southeast of Dryers | South of (On Axis With) Dryers |
|----------|---------------------|--------------------------------|
| 25' | 82.8 | 89.7 |
| 50' | 78.3 | 82.7 |
| 75' | 75.7 | N/A |
| 100' | 71.0 | N/A |

The focus herein is on the measurement results with respect to the car wash dryers given that that is the noise source that would be closest to the residential neighbor to the east. In fact, the layout and orientation of the Flower Mound site are nearly identical to the Sharpsburg site with the carwash blowers located toward the southeast of the property, as shown in Figure 2.

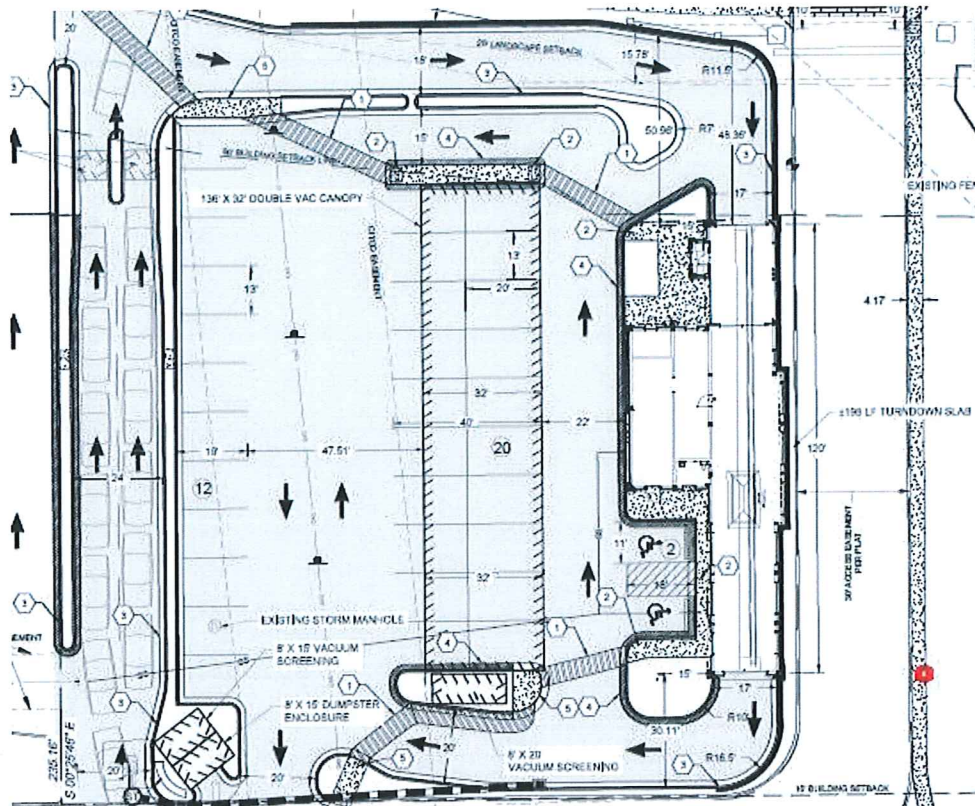
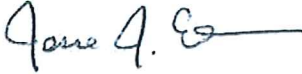


Figure 2 – Site Plan of Proposed Flower Mound Tidal Wave

Scaling from this site plan, we estimate that the property line to the east is approximately 48' due east of the center of the car wash tunnel exit (the point of reference for the Sharpsburg site survey). Given this fact, we calculate that the sound level at the property line immediately adjacent to this exit (shown with a red circle in Figure 2) would be approximately 77 dBA while the blowers are operational.

Please do not hesitate to contact me at 404-277-6528 if you have any questions or need additional assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Jesse J. Ehnert", with a horizontal line extending to the right.

Jesse J. Ehnert, INCE Bd. Cert.
Arpeggio