

Report to the Manitowoc Plan Commission

Meeting Date: Wednesday, February 22, 2023

Request: PC 9-2023: Club Car Wash; Petition to Rezone Property located at 4221 Calumet Avenue from P-1 Conservancy to C-1 Commercial.

Existing Land Use for Subject Property: The area is the location of the former Visitor Information Center, 4221 Calumet Ave.

Existing Zoning for Subject Property: P-1 Conservancy

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North, West, East	Commercial, Retail, Restaurant	B-3 General Business
South	Commercial, Retail, Multi-Family	B-3 General Business, Multi-Family

Comprehensive Plan: Concurrently with this rezoning request the City and Contract Purchaser are in the process of amending the Future Land Use Map to the General Business category. The rezoning will be consistent with the Comprehensive Plan after the Future Land Use Map is amended.

Report: This change in zoning request is related to the previous Amendment to the Future Land Use Map discussion.

Club Car Wash; a Columbia, Missouri company, is the contract purchaser of the former Visitor and Information Center location at 4221 Calumet Avenue. The property is currently owned by the City of Manitowoc; the City and purchaser have an approved purchase / sale agreement. The 4.82 acre parcel (835-401-020) is currently zoned P-1 Conservancy but the purchaser is requesting a change in zoning to C-1 Commercial to allow for the construction of car wash (automobile laundry). The concept plan also shows a second building but no end use was shown. In addition to the buildings a stormwater pond will be constructed.

The surrounding zoning is mostly B-3 General Business but stand alone automobile laundries are not permitted unless they are in a shopping center. C-1 allows automobile laundries to be stand-alone structures.

The property is bounded by Calumet Avenue, Dewey Street, S. 42nd Street and S. Frontage Road. The property used to be owned by Wisconsin Department of Transportation being remnant land from when the Calumet Avenue and Dewey Street intersection was reconstructed; the State deeded it to the City but placed some restrictions on any future sale of the property. The City has worked with the State and the State has removed the sale restrictions and have authorized the City to sell the property.

Following is a concept plan and letter, from the developer detailing the development.

Public Comments Per the public participation plan notices were mailed out to property owners within 200 feet of the subject property. No comments have been received as of the time of this writing.

Timeline

- Notifications Sent: February 15th, 2023
- Plan Commission Informational Hearing February 22, 2023.
- Common Council Public Hearing March 20, 2023

Recommendation: Approve the request to rezone the property from P-1 Conservancy to C-1 Commercial.



LAND USE APPLICATION

APPLICANT _____ PHONE _____

MAILING ADDRESS _____ EMAIL _____

PROPERTY OWNER _____ PHONE _____

MAILING ADDRESS _____ EMAIL _____

REQUEST FOR:

- _____ Conditional Use Permit (CUP) \$350*
- _____ Zoning District Change/Map Amendment \$350*
- _____ Site Plan Review \$350
- _____ Request for Annexation \$350*
- _____ Certified Survey Map (CSM) \$100
- _____ Planned Unit Development (PUD) \$350*
- _____ Official Map Review \$350*
- _____ Street/Alley Vacation \$350*

**Publication of legal notice fees additional.*

STATUS OF APPLICANT: _____ Owner _____ Agent _____ Other

PROJECT LOCATION ADDRESS _____

PARCEL ID# 052- _____ CURRENT ZONING _____

CURRENT USE OF PROPERTY _____

PROPOSED USE OF PROPERTY _____

REQUIRED: Attach a detailed written description of your proposal or request.
Include as much information as possible including planned use, maps, project renderings or drawings, etc.

The undersigned hereby certifies that the information contained in this application is true and correct.

Signed _____ Date _____
(Property Owner)

For Office Use Only	
Date Received: _____	PC #: _____
Fee Paid: _____	Check#: _____
Plan Commission Date: _____	

The City of Manitowoc Plan Commission meets the fourth Wednesday of each month at 6pm.
Deadline for submission is the Friday two weeks prior to the meeting.

Please contact the Community Development Department at 920-686-6930 if you have any questions.

February 6, 2023

Mr. Paul Braun, City Planner, Community Development
CITY OF MANITOWOC
900 Quay Street
Manitowoc, WI 54220

RE: Proposed Club Carwash Development – Rezoning Application

Dear Mr. Braun:

On behalf of Club Carwash, Robert E. Lee & Associates, Inc. is submitting the attached rezoning application. Club Carwash is proposing to purchase the project parcel (Parcel # 052-83540102000) at 4221 Calumet Ave from the City of Manitowoc in order to construct a proposed car wash facility. In order to allow this use, the proposed parcel needs to be rezoned from P-1 Conservancy to C-1 Commercial. Attached is the required rezoning application, \$350 check for the review fee, concept site plan, and typical Club Carwash floor plans/elevations for your reference.

For your reference, the proposed car wash will be open Monday to Saturday from 7:00 AM to 8:00 PM during the summer and 7:00 AM to 7:00 PM during daylight savings. The car wash will only be open 8:00 AM to 8:00 PM or 8:00 AM to 7:00 PM on Sundays. The car wash will have 3-4 employees on site during all hours of operation. The vacuum stalls will be self-serve but the carwash will be staffed at all times.

Please do not hesitate to contact me regarding any questions.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.



Aaron Breitenfeldt, PE
Senior Project Manager

AJB

ENC.

CITY OF
MANITOWOC

NE 1/4
SEC 5
T19N R23E

CRAWFORD BLVD.

CALUMET AVE.

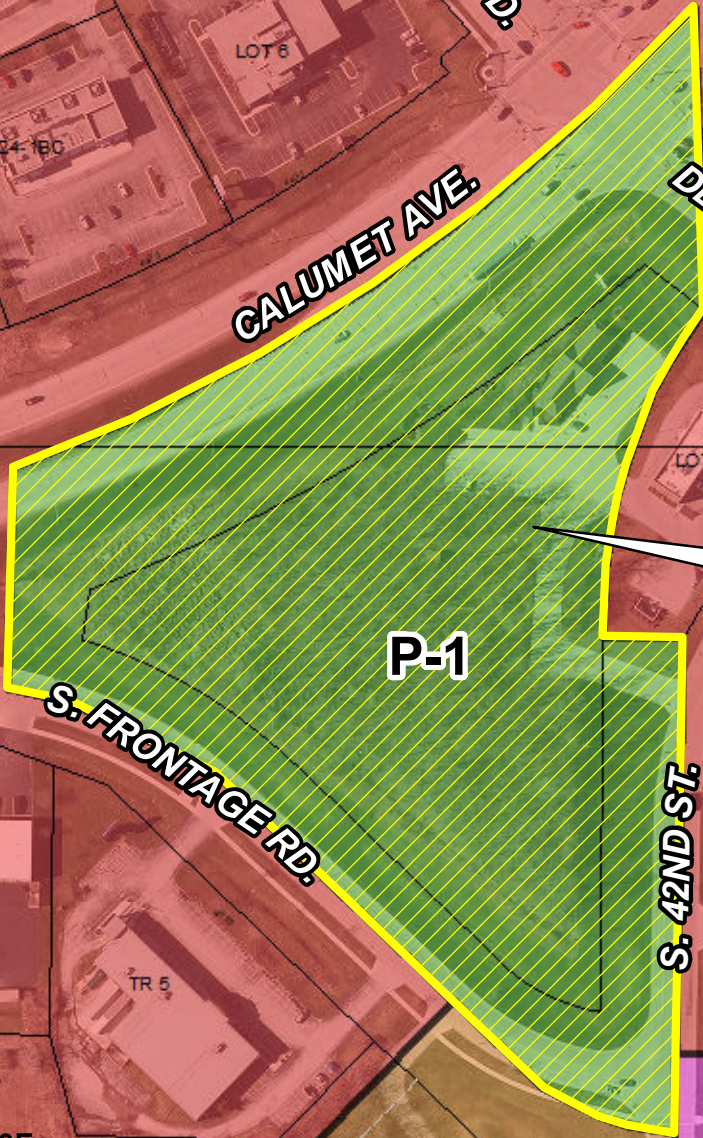
NW 1/4
SEC 36
T19N R23E

CALUMET AVE.

DEWEY ST.

B-3

1/4 Section Line



P-1

Proposed
Rezone to C-1

S. FRONTAGE RD.

S. 42ND ST.

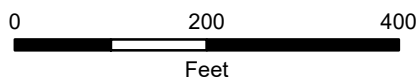
SE 1/4
SEC 5
T19N R23E

SW 1/4
SEC 36
T19N R23E

R-6

C-1

Proposed Rezone Property from P-1 Conservancy District to C-1 Commercial District




PC 09-2023

DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.

Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 2/13/2023

Legend

 Proposed Rezone

U.S. HIGHWAY 151



0' 40' 80'
SCALE IN FEET

DEWEY ST

SITE INFORMATION
 PARCEL 05283540102000
 SITE AREA: 4.82 ACRES
 ADDRESS: 4221 CALUMET AVE
 SHEBOYGAN, WI
 ZONING: P-1 CONSERVANCY
 PLAN COMMISSION CONSIDERATION
 OF ALL SITE DEVELOPMENTS

25' BLDG
SETBACK

25' BLDG
SETBACK

STORM WATER POND

TRASH ENCLOSURE

3 EMPLOYEE
STALLS

25' BLDG
SETBACK

S FRONTAGE RD

S 42ND ST

File: R:\Users\j253\OneDrive - Manitowoc - 4221 Calumet Ave\6 - Manitowoc - 4221 Calumet Ave-03.dwg
 User: j253
 Date: 12/20/2022 11:45am
 Plot: 4221 CALUMET - CONCEPT.dwg

Not for Construction

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1				4				CHECKED
2				5				DESIGNED
3				6				

4221 CALUMET AVE
 CLUB CAR WASH
 CITY OF MANITOWOC
 MANITOWOC COUNTY, WISCONSIN

CONCEPT 2

DATE
07/20/22
 FILE
6 - MANITOWOC - 4221 CALUMET AVE.dwg
 JOB NO.
16258013



Robert E. Lee & Associates, Inc.
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
 920-662-9641 www.releeinc.com

SHEET NO.
2



RENDERING FOR CONCEPTUAL REFERENCE ONLY. IMAGE MAY NOT REFLECT LATEST DESIGN. REFERENCE ELEVATIONS AND SCHEDULES FOR FINISHES.

CLUB CAR WASH - MOLINE, IL

PROJECT NUMBER 20015.51
 RELEASE DATE 06/10/2022
 ISSUED FOR CONSTRUCTION SET

DRAWING INDEX

CIVIL

- C1 GENERAL NOTES AND LEGENDS
- C2 EXISTING CONDITIONS
- C3 SITE PLAN
- C4 UTILITY PLAN
- C5 GRADING PLAN
- C6 SWPPP GENERAL NOTES AND DETAILS
- C7 STORM SEWER PLAN AND PROFILE
- C8 STORM SEWER PLAN AND PROFILE
- C9 SANITARY SEWER PLAN AND PROFILE
- C10 EXISTING DRAINAGE AREA MAP
- C11 PROPOSED DRAINAGE AREA MAP
- C12 DETAILS
- C13 LANDSCAPE PLAN

Architectural

- A0.00 COVER SHEET
- A0.01 LEGENDS & GENERAL NOTES
- A0.10 ARCHITECTURAL SITE PLAN
- A0.11 TRASH ENCLOSURE PLAN & DETAILS
- A1.01 FIRST FLOOR PLAN
- A2.01 ENLARGED TOILET PLANS AND DETAILS
- A3.01 ROOF PLAN AND DETAILS
- A4.01 EXTERIOR ELEVATIONS
- A5.01 WALL SECTIONS
- A5.02 WALL SECTIONS
- A5.03 WALL SECTIONS
- A5.04 WALL SECTIONS
- A7.01 DETAILS
- A7.02 DETAILS
- A8.01 DOOR AND ROOM FINISH SCHEDULES
- A8.02 DOOR & WINDOW DETAILS
- A9.01 REFLECTED CEILING PLAN
- A10.01 3D VIEWS
- AS.01 SIGNAGE

Structural

- S100 COVER / GENERAL STRUCTURAL DATA
- S200 FOUNDATION PLAN
- S210 FOUNDATION DETAILS
- S211 FOUNDATION DETAILS
- S300 FRAMING PLAN
- S310 FRAMING DETAILS
- S311 FRAMING DETAILS

MEP

- MEP1 MECHANICAL, ELECTRICAL, PLUMBING COVER SHEET
- MEP2 SITE UTILITIES PLAN
- MEP3 SITE PHOTOMETRIC PLAN
- EQ100 EQUIPMENT PLAN

Mechanical

- M100 HVAC PLAN
- MD100 HVAC DETAILS AND SCHEDULES

Electrical

- EP100 POWER PLAN
- EP101 POWER PLAN - UNDERGROUND CONDUITS
- EP102 POWER ELEVATIONS
- EP103 SECURITY CAMERA & SPEAKER PLAN
- EL100 LIGHTING PLAN
- ED200 POWER DETAILS & SCHEDULES
- ED300 TUNNEL CONTROLLER SCHEDULES

Plumbing

- PS100 SANITARY SEWER AND VENT PLAN
- PW100 WATER & GAS PIPING PLAN
- PW101 PLUMBING ELEVATIONS
- PD100 PLUMBING DETAILS & SCHEDULES

CURRENT DRAWING DATE

6/10/2022

PROJECT TEAM

ARCHITECT

FINKLE + WILLIAMS ARCHITECTURE
 7007 College Blvd, Suite 415
 Overland Park, Kansas 66210
 PH. 913.498.1550 F. 913.498.1042

CIVIL

COCHRAN ENGINEERING
 8 East Main Street
 Wentzville, MO 63385
 PH. 636.332.4574

LANDSCAPE

COCHRAN ENGINEERING
 8 East Main Street
 Wentzville, MO 63385
 PH. 636.332.4574

FOUNDATIONS

CROCKETT ENGINEERING
 1000 W Nifong Blvd, Bldg. 1
 Columbia, MO 65203
 PH. 573.447.0292

STRUCTURAL

CROCKETT ENGINEERING
 1000 W Nifong Blvd, Bldg. 1
 Columbia, MO 65203
 PH. 573.447.0292

CONTRACTOR

COIL CONSTRUCTION, INC.
 209 E Broadway
 Columbia, MO 65203
 PH. 573.874.1444

MECHANICAL

TIMBERLAKE ENGINEERING
 912 South Old Highway 63
 Columbia, MO 65201
 PH. 573.875.4365

PLUMBING

TIMBERLAKE ENGINEERING
 912 South Old Highway 63
 Columbia, MO 65201
 PH. 573.875.4365

ELECTRICAL

TIMBERLAKE ENGINEERING
 912 South Old Highway 63
 Columbia, MO 65201
 PH. 573.875.4365



FINKLE + WILLIAMS
 ARCHITECTURE

PROJECT ADDRESS
 3901 41st Ave Dr.
 Moline, IL 61265

REVISIONS		
No.	Date	Description

REGISTRATION



PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	COCHRAN ENGINEERING
LANDSCAPE	COCHRAN ENGINEERING
FOUNDATIONS	CROCKETT ENGINEERING
STRUCTURAL	CROCKETT ENGINEERING
PLUMBING	TIMBERLAKE ENGINEERING
MECHANICAL	TIMBERLAKE ENGINEERING
ELECTRICAL	TIMBERLAKE ENGINEERING
FIRE PROTECTION	N/A
CONTRACTOR	COIL CONSTRUCTION



FINKLE + WILLIAMS
ARCHITECTURE

8787 RENNER BLVD., SUITE 100
LENEXA, KANSAS 66219
913.498.1550
www.finklewilliams.com

SHEET TITLE

FIRST FLOOR
PLAN

SHEET NUMBER

A1.01

CONSTRUCTION GENERAL NOTES

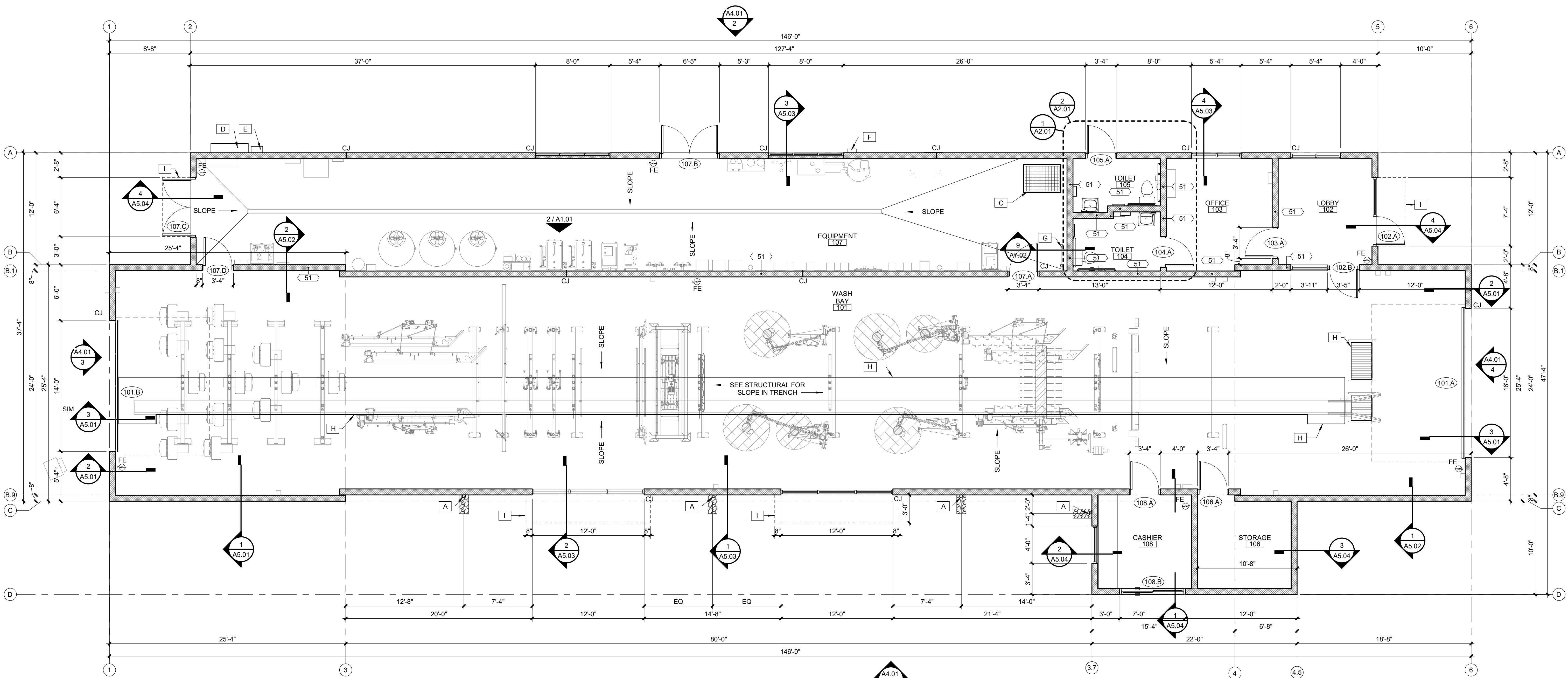
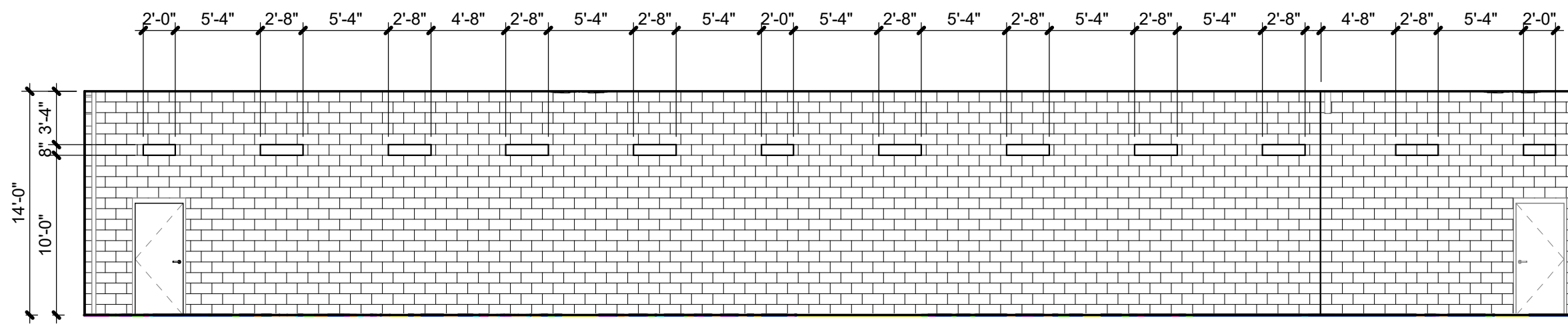
1. PROVIDE TERMITE CONTROL UNDER NEW FLOOR SLABS.
2. ALL STRUCTURAL STEEL TO BE FACTORY PRIMED GRAY.
3. ALL SWITCHES, RECEPTACLES, PHONE/DATA, AND CONTROLS ARE TO BE WHITE COLOR WITH WHITE COVER PLATES.
4. ALL PERIMETER CMU CELLS NOT GROUTED PER STRUCTURAL DRAWINGS ARE TO BE FILLED W/ SPRAY FOAM INSULATION.

PLAN NOTE LEGEND

- A SCUPPER AND DOWNSPOUT (PER ELEVATION) TO RIP RAP DOWNSPOUT PAD OR PAVEMENT; SEE CIVIL DRAWINGS FOR LOCATIONS AND DETAILS
- B WALL HEATER PER MECHANICAL DRAWINGS
- C TRASH PIT PER STRUCTURAL DRAWINGS
- D CT CABINET PER ELECTRICAL DRAWINGS
- E CT METER PER ELECTRICAL DRAWINGS
- F GAS METER PER PLUMBING DRAWINGS
- G ROOF ACCESS LADDER. SEE DETAIL 9/A7.02
- H LINE OF TRENCH EDGE; SEE STRUCTURAL DRAWINGS
- I LINE OF AWNING ABOVE, TYP.

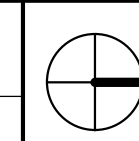
2 EQUIPMENT ROOM - PASS THROUGH DIAGRAM

A1.01 SCALE: 1/8" = 1'-0"



1 FLOOR PLAN

A1.01 SCALE: 3/16" = 1'-0"



REVISIONS

No.	Date	Description

REGISTRATION



PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	COCHRAN ENGINEERING
LANDSCAPE	COCHRAN ENGINEERING
FOUNDATIONS	CROCKETT ENGINEERING
STRUCTURAL	CROCKETT ENGINEERING
PLUMBING	TIMBERLAKE ENGINEERING
MECHANICAL	TIMBERLAKE ENGINEERING
ELECTRICAL	TIMBERLAKE ENGINEERING
FIRE PROTECTION	N/A
CONTRACTOR	COIL CONSTRUCTION



FINKLE + WILLIAMS
ARCHITECTURE
8787 RENNER BLVD., SUITE 100
LENEXA, KANSAS 66219
913.498.1550
www.finklewilliams.com

SHEET TITLE

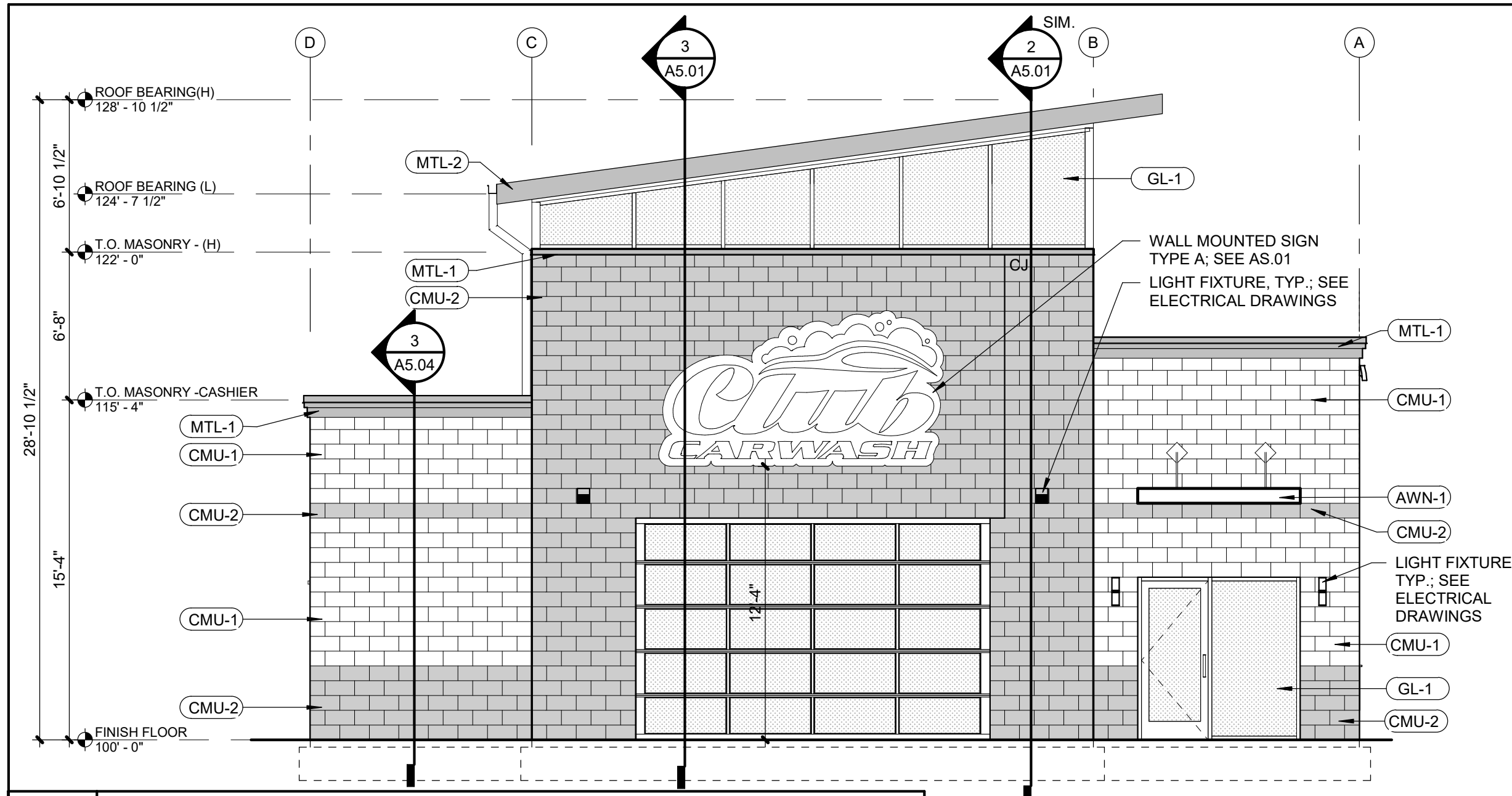
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A4.01

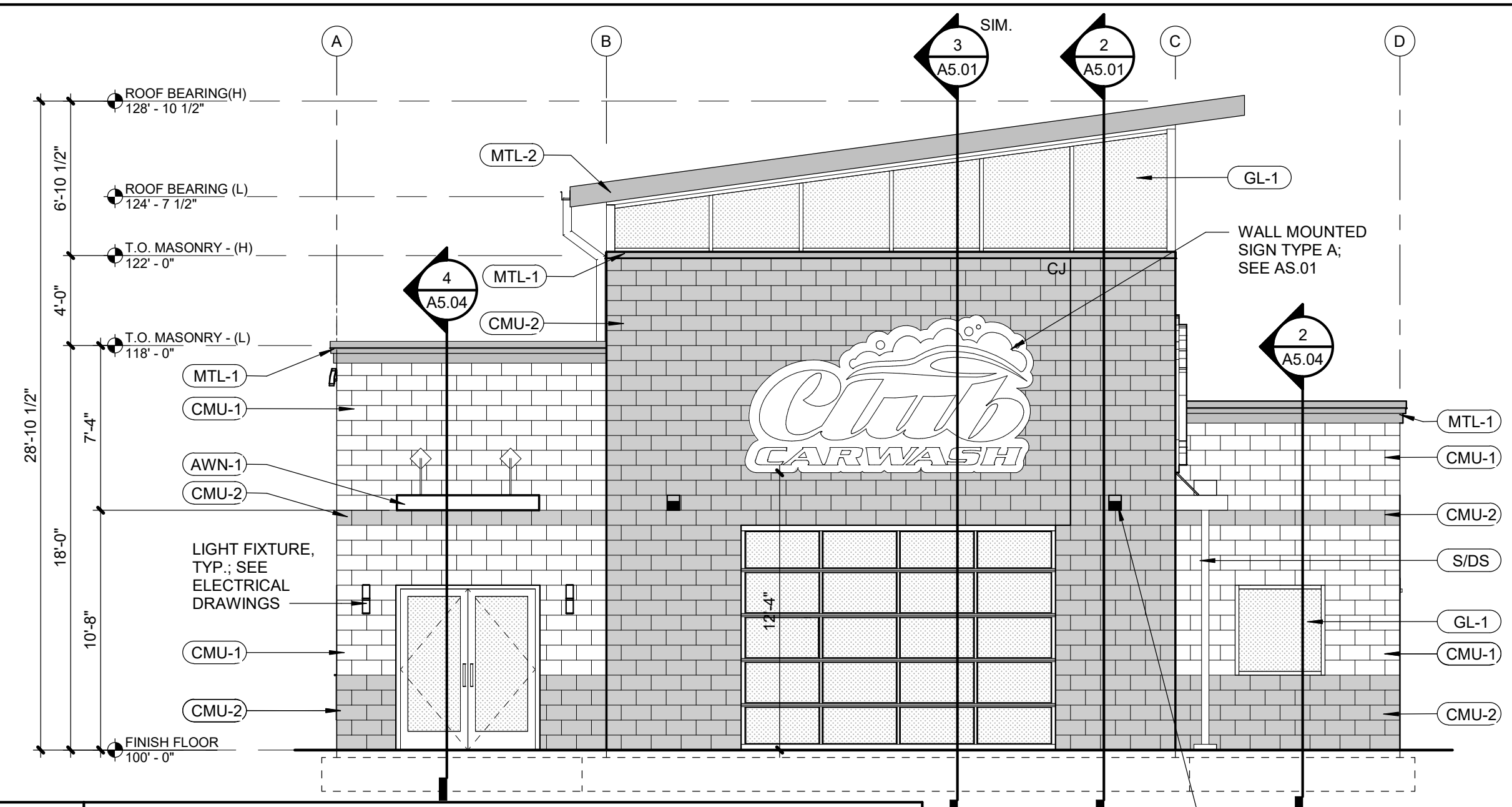
EXTERIOR MATERIAL LEGEND

- (CMU-1) ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK W/ COLORED MORTAR (COLOR: Ivory)
- (CMU-2) ARCHITECTURAL 8" CMU SPLIT FACE BLOCK (COLOR: Slate)
- (GL-1) ALUMINUM STOREFRONT GLAZING SYSTEM BASIS OF DESIGN: Exterior Glazed System, Kawneer 451T or Approved EQ. w/ 1" Insulated LOW-E Glazing Unit (Solarban 70XL Solar Control Optigray + Clear) Provide tempered glazing as required per IBC. COLOR: Black Painted Aluminum
- (GL-2) ALUMINUM STOREFRONT GLAZING SYSTEM w/ 1" Insulated LOW-E SPANDREL
- (AWN-1) PREFABRICATED FLAT METAL AWNING PROVIDED AND INSTALLED BY OWNER. COLOR: Red
- (S/D/S) KYNAR-COATED SHEET METAL GUTTER, SCUPPER AND DOWNSPOUTS BASIS OF DESIGN: SMACNA Style 1 Gutter, and Rectangular downspouts. COLOR: Matte Black
- (MTL-1) KYNAR COATED METAL COPING. COLOR: Matte Black
- (MTL-2) HM DOORS PNT-3; SHERWIN WILLIAMS, BLACK MAGIC, SW6991, SEMI-GLOSS LATEX COATING
- (MTL-3) STANDING SEAM METAL ROOF BASIS OF DESIGN: Firestone Una-Clad UC-3 double-lock architectural metal roof w/ 30 year warranty. COLOR: Matte Black
- (MTL-3) FLUSH LOCK METAL SOFFIT PANEL BASIS OF DESIGN: Firestone UC-500 1" Flush Panel System. COLOR: Matte Black



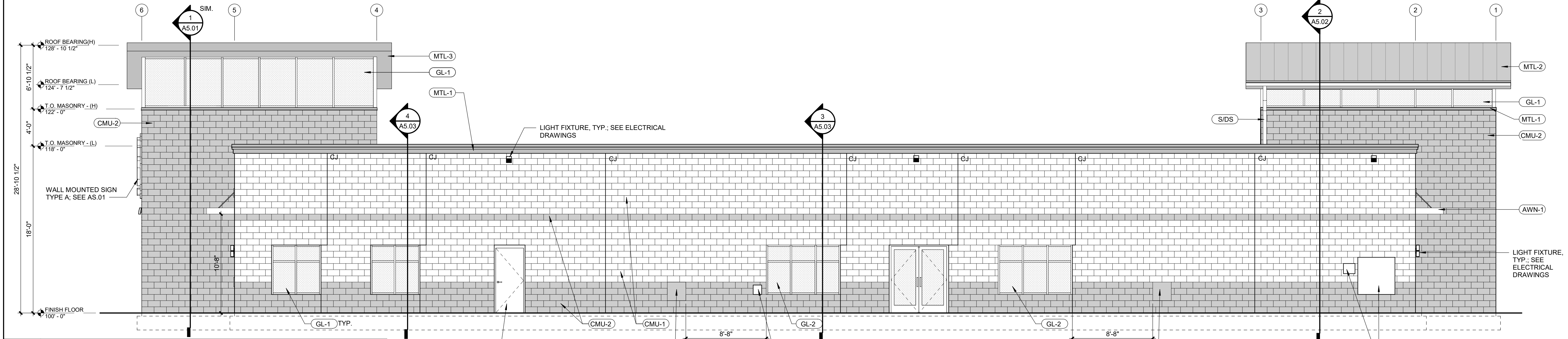
4 WEST ELEVATION

A4.01 SCALE : 3/16" = 1'-0"



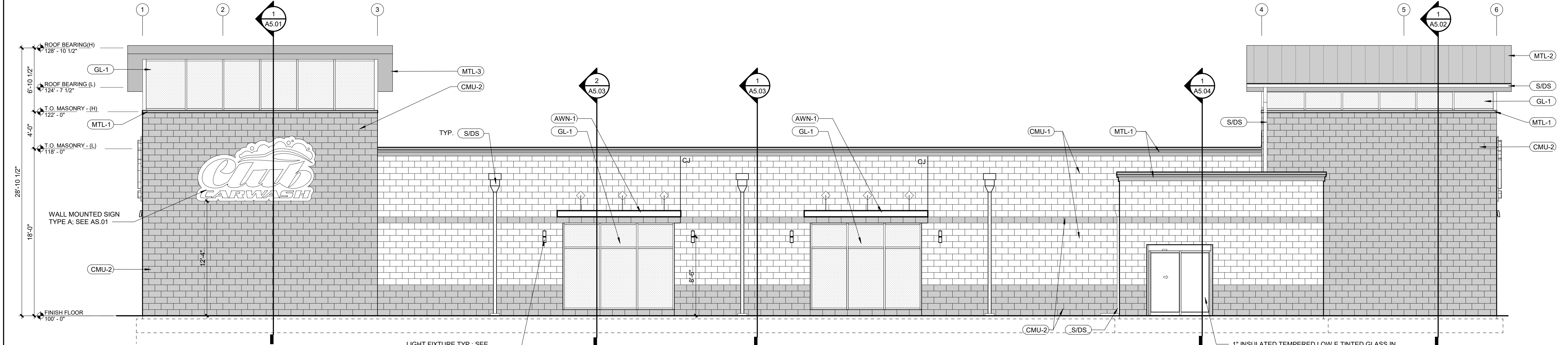
3 EAST ELEVATION

A4.01 SCALE : 3/16" = 1'-0"



2 SOUTH ELEVATION

A4.01 SCALE : 3/16" = 1'-0"



1 NORTH ELEVATION

A4.01 SCALE : 3/16" = 1'-0"

C:\Users\User\Documents\CCW_MolineIL_lbergmann\BDD1.rvt