Plan Commission Agenda
September 16, 2025 at 4:00 PM
City Hall - Room 404
215 Church Ave, Oshkosh, WI

A. Call to Order/Roll Call

B. Consent Agenda

1. Approve minutes from the September 2, 2025 Plan Commission meeting*
2. Grant Privilege-in-the-Street for private underground telecommunication line located in the West Waukau Avenue right-of-way

C. Items Removed from Consent Agenda

D. Regular Agenda

3. Review and make a recommendation on a General Development Plan and Specific Implementation Plan for building entrance landing and ramp at 608 Jefferson Street (Victory Baptist Church) and adjacent property located at the northeast corner of Jefferson Street and East Parkway Avenue
4. Review and make a recommendation on a Specific Implementation Plan for a drive-through car wash at 1700 South Koeller Street

E. Other Business

F. Adjournment

**Item does not require Common Council action*

To send written correspondence to Plan Commission mail or drop off at Planning Services, 215 Church Avenue, Room 204, Oshkosh, WI 54901 or email planning@oshkoshwi.gov (prior to the meeting)

Upon reasonable notice, persons who may require ADA accommodations can call the Planning Services Division at (920) 236-5059 between 8:00 AM - 4:30 PM, Monday through Friday.

TO: Plan Commissioners and Common Council Members

DATE: 09/16/2025

SUBJECT: Approve minutes from the September 2, 2025 Plan Commission meeting*

Please see the attachments below for information related to this item.

Attachments

Item 1

PLAN COMMISSION MINUTES

September 2, 2025

PRESENT: Meredith Scheuermann, Kathleen Propp, Dan Paulick, Council Member Buelow, David Rucker, Margy Davey, Karl Loewenstein, Thomas Perry

EXCUSED: Ed Bowen, John Kiefer

STAFF: Kimberly Gierach, Planning Services Director; Brian Slusarek, Principal Planner; Katrina Malson, Planning Technician; Oshkosh Media

A. Call to Order/Roll Call: Chairperson Perry called the meeting to order at 4:00 pm. Roll call was taken and a quorum declared present.

Mr. Buelow arrived at 4:02pm.

B. Consent Agenda

1. Approve minutes from the August 19, 2025 Plan Commission meeting

Mr. Perry asked if any members of the public wished to speak. There were none.
Mr. Perry asked if any member of Plan Commission wished to pull any items off consent. There were none.

Motion by Davey to accept the minutes as written.
Seconded by Scheuermann.

Mr. Perry asked if there was any discussion on the motion. There was none.
Motion carried 8-0.

C. Items Removed from Consent Agenda: There were none.

D. Regular Agenda

2.a. Public Hearing: Review and make a recommendation on a Zone Change from Two Flat Residential-10 District (TR-10) and Central Mixed Use District (CMU) to Two Flat Residential-10 District with a Planned Development Overlay (TR-10-PD) for properties located on the south side of the 100 block of West 8th Avenue and the north side of the 100 block of West 9th Avenue (Parcels 90301010000, 90301040000, 90301050000, 90301060000, 90301070000, 90301100000, 90301110000, 90301120000, 90301130000 and 90301150000)

Site Inspections: Ms. Scheuermann, Mr. Paulick, Ms. Davey, Mr. Loewenstein and Mr. Perry.
Staff report accepted as part of the record.
Mr. Slusarek presented the staff report and recommends approval with the applicable findings and conditions.

Mr. Perry opened up technical questions to staff.
Mr. Paulick wondered about the surrounding homes.
Mr. Slusarek stated the homes surrounding the development would remain and staff is unaware of any future development at this time. The underlying zoning will remain the same, TR-10, but the Planned Development Overlay gives the applicant the flexibility to request what they want to do.

Mr. Perry opened the public hearing and asked if the applicant wanted to make any statements. Oluwapelumi Oguntade of OLUOMO Group in Milwaukee, one of the developers on the project, was available for questions.

Mr. Perry asked if any members of the public wished to speak. There were none, so he closed the public hearing.

There was no closing statement from the applicant.

Motion by Davey to adopt the findings and recommendation as stated in the staff report. Seconded by Scheuermann.

Mr. Perry asked if there was any discussion on the motion.
Ms. Propp spoke in support.

Motion carried 8-0.

2.b. Review and make a recommendation on General Development Plan Approval for a multi-family development located on the south side of the 100 block of West 8th Avenue and the north side of the 100 block of West 9th Avenue (Parcels 90301010000, 90301040000, 90301050000, 90301060000, 90301070000, 90301100000, 90301110000, 90301120000, 90301130000 and 90301150000)

Site Inspections: Ms. Scheuermann, Mr. Paulick, Ms. Davey, Mr. Loewenstein and Mr. Perry.
Staff report accepted as part of the record.
Mr. Slusarek presented the staff report and recommends approval with the applicable findings and conditions.

Mr. Perry opened up technical questions to staff.
Ms. Propp wanted staff to point out the green space.
Mr. Loewenstein asked if the current property lines would change.
Mr. Slusarek stated there would be lot combinations for each of the 10-unit buildings.
Ms. Davey wondered if the buildings would be condos or rentals.
Mr. Slusarek stated rentals.
Ms. Scheuermann wondered if the 2-units would be a duplex.
Mr. Slusarek stated they would be similar to an upper lower duplex.

Mr. Perry opened public comment and asked if the applicant wanted to make any statements. Oluwapelumi Oguntade of OLUOMO Group in Milwaukee, one of the developers on the project, was in attendance but did not have a statement.

Mr. Perry asked if any members of the public wished to speak. There were none, so he closed public comment.
There was no closing statement from the applicant.

Motion by Davey to adopt the findings and recommendation as stated in the staff report. Seconded by Scheuermann.

Mr. Perry asked if there was any discussion on the motion.
Mr. Buelow spoke in support.

Motion carried 8-0.

3. **Public Hearing: Review and make a recommendation on a Zone Change from Heavy Industrial District (HI) to Heavy Industrial District with a Planned Development Overlay (HI-PD) and approval of a General Development Plan and Specific Implementation Plan for a building expansion at 2751 Universal Street**

Site Inspections: Ms. Scheuermann, Mr. Paulick, Mr. Buelow and Mr. Loewenstein.
Staff report accepted as part of the record.
Mr. Slusarek presented the staff report and recommends approval with the applicable findings and conditions.

Mr. Perry opened up technical questions to staff.
Mr. Paulick wondered if the retention pond would be big enough.
Mr. Slusarek stated Public Works would need to figure that out during Site Plan Review.
Ms. Davey stated she is grateful the applicant is adding trees.

Mr. Perry opened the public hearing and asked if the applicant wanted to make any statements.
Sam Winterfeldt, Project Manager at Keller Inc at N216 WI-55 in Kaukauna, was available for questions.

Mr. Perry asked if any members of the public wished to speak.
Todd Miller, of 881 Honey Creek Road in the Town of Algoma, spoke in support of the project. He is the company's Chairman of the Board.
Mr. Perry closed the public hearing.

There was no closing statement from the applicant.

Motion by Davey to adopt the findings and recommendation as stated in the staff report. Seconded by Scheuermann.

Mr. Perry asked if there was any discussion on the motion.
Ms. Propp and Mr. Buelow spoke in support.

Motion carried 8-0.

4. **Review and make a recommendation on a Specific Implementation Plan for a drive-through car wash at 1700 South Koeller Street**

Site Inspections: Ms. Scheuermann, Ms. Propp. Mr. Paulick, Mr. Buelow, Mr. Rucker, Ms. Davey, Mr. Loewenstein and Mr. Perry.
Staff report accepted as part of the record.
Mr. Slusarek presented the staff report and recommends approval with the applicable findings and conditions.

Mr. Perry opened up technical questions to staff.
Ms. Scheuermann had questions about signage.
Mr. Slusarek spoke in greater detail about the signage process.
Mr. Loewenstein wanted further clarification on the fiber cement panels.
A sample of the material was passed around amongst the Plan Commission members.
Mr. Perry wanted further discussion of where people would be queuing and what the difference is between this project and a restaurant's drive-thru.
Mr. Slusarek stated, according to code, a restaurant's pick-up window cannot be between the street and the building. It does not address drive-through lanes specifically.

Mr. Perry opened public comment and asked if the applicant wanted to make any statements.
Peter Schwabe of Peter Schwabe Inc, at W915 Harding Road in Rubicon, was available for questions and he complimented City staff.

Mr. Perry asked if any members of the public wished to speak. There were none, so he closed public comment.

There was no closing statement from the applicant.

Motion by Davey to adopt the findings and recommendation as stated in the staff report. Seconded by Scheuermann.

Mr. Perry asked if there was any discussion on the motion.
Mr. Buelow asked about why the developer did not choose the empty car wash on Witzel Avenue.
Mr. Schwabe stated his client has done market studies to find the best places for their product.
Mr. Perry expressed concern with the drive-through facing the street (a major corridor).

Motion carried 7-1 (Perry).

E. Other Business: There was none.

F. Adjournment - There being no further business, the meeting adjourned at 4:35 pm. *(Davey/Propp)*

No workshops followed the meeting.

Respectfully Submitted,

Kimberly Gierach
Planning Services Manager
KG/km

TO: Plan Commissioners and Common Council Members

DATE: 09/16/2025

SUBJECT: Grant Privilege-in-the-Street for private underground telecommunication line located in the West Waukau Avenue right-of-way

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Please see the attachments below for information related to this item.

Attachments

Item 2

PLAN COMMISSION STAFF REPORT **SEPTEMBER 16, 2025**

ITEM 2: GRANT PRIVILEGE-IN-THE-STREET FOR PRIVATE UNDERGROUND TELECOMMUNICATION LINE LOCATED IN THE WEST WAUKAU AVENUE RIGHT-OF-WAY

Applicant: Bill Fagan RCDD CC&N
Owner: Hydrite Chemical Co.

Action Requested: The applicant requests a Privilege-in-the-Street to allow for installation of a private, fiber option telecommunication line to be placed underground across the public right-of-way on West Waukau Avenue, just west of Bradley Street.

Applicable Ordinance Provisions: N/A, any location of a non-city or public utility use in City right-of-way requires the issuance of a Privilege-in-the-Street permit.

The private fiber optic line will be placed underground at a location approximately 30 feet west of the west right-of-way line of Bradley Street. According to the submitted narrative, Hydrite Chemical Co. is currently using a data link to maintain communication with their operation plants at both 191 West 28th Avenue and 101 West Waukau Avenue locations.

The applicant has expressed the use of the data link for communication between the two buildings has been unreliable and would desire to have a hard wire connection between them to minimize disruption to their plant operations. The proposed private utility line is shown to limit the private utility presence within the public right-of-way by keeping its crossing distance to the shortest length possible. The applicant is also proposing to install the fiber communication line within a protective two-inch conduit to further shield the private utility from damage and minimize the need to dig up the right-of-way if repairs are required in the future.

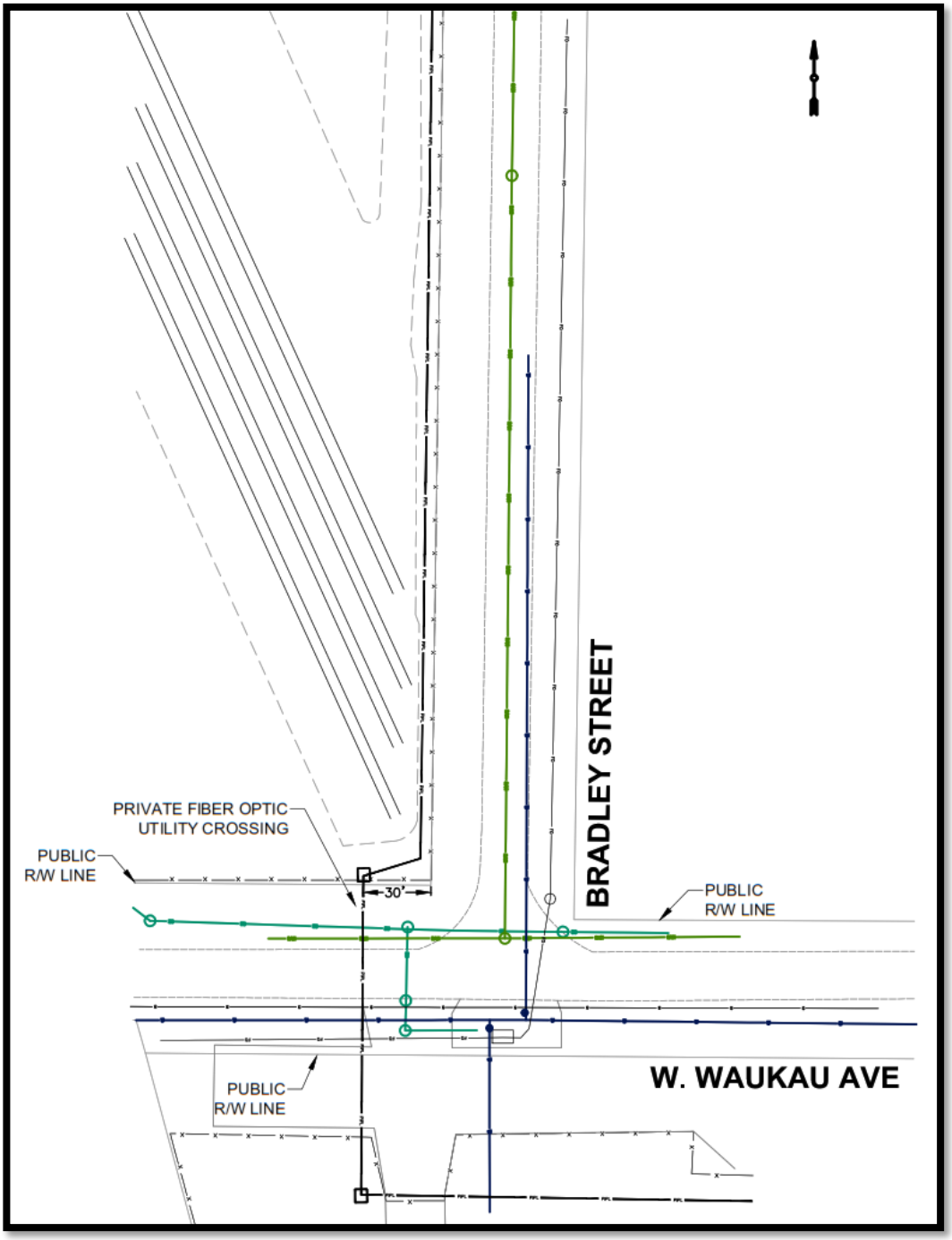
The applicant will coordinate with the Department of Public Works to ensure no conflicts with City utilities. The Department of Public Works has reviewed the request and has no concerns with the proposed installation that cannot be addressed with the standard Privilege-in-the-Street conditions.

Recommendation: Staff recommends approval of the request for Privilege-in-the-Street with the following conditions:

1. The petitioner/owner shall follow the current edition of the *Standard Specifications for the City of Oshkosh, Wisconsin* for all construction related to the installation and maintenance of the private utility within the public right-of-way, including all applicable Municipal Codes.

2. The petitioner/owner shall work with the Department of Public Works regarding the precise location of the underground private utility line within the public right-of-way. The Department of Public Works shall approve the precise location, but the approval of the utility location shall not be unreasonably denied.
3. The petitioner/owner shall apply for and obtain the appropriate right-of-way license and permit. The petitioner/owner shall not perform any work within the public right-of-way until an issued right-of-way permit has been granted by the Department of Public Works for all work related to the Privilege-in-the-Street, including any future maintenance work.
4. The petitioner/owner is responsible for all costs, expenses, and damages to the extent they are related to the petitioner/owner's activities pursuant to the Privilege-in-the-Street. Any problems that may arise as a result of the private utility line installation will be the responsibility of the petitioner/owner to correct. Petitioner/owner shall notify the Department of Public Works immediately upon being made aware of such damages occurring.
5. The petitioner/owner shall secure and submit to the City Clerk a separate insurance policy which names the City of Oshkosh, and its officers, Council Members, agents, employees, and authorized volunteers as additional insured's with a minimum commercial general liability coverage of $200,000 per occurrence and $500,000 in general aggregate coverage. It is the responsibility of the petitioner/owner to file in a timely manner a new insurance certificate with the City Clerk upon expiration of an existing certificate. Failure to do so may result in the revocation of the Privilege-in-the-Street within ten (10) days of notice.
6. The petitioner/owner shall be registered with Diggers Hotline System for the purposes of having the private underground utility properly marked and located in conformance with all Digger's Hotline System requirements for the duration in which the private utility remains active within the public right-of-way.
7. The petitioner/owner shall enter into a Privilege-in-the-Street Agreement with the City of Oshkosh that will formalize the private utility within the public right-of-way and all application conditions here applied and added to by City Staff who are authorized to include additional conditions that are in the best interest of the City. The petitioner/owner shall take into consideration the City's use of the right-of-way and, as a result, plan its actions to provide the least amount of disruption that is reasonably possible to the operation of the public right-of-way and all active underground utilities.

Aerial View


BRADLEY STREET
PRIVATE FIBER OPTIC
UTILITY CROSSING
PUBLIC
R/W LINE
30'
PUBLIC
R/W LINE
PUBLIC
R/W LINE
W. WAUKAU AVE

City of Oshkosh

General Application

SUBMIT TO:
Dept. of Planning Services
215 Church Ave., P.O. Box 1130
Oshkosh, WI 54901
Room 204
PHONE: (920) 236-5059
Email: planning@oshkoshwi.gov

****PLEASE TYPE OR PRINT USING BLACK INK****

APPLICANT INFORMATION

Petitioner: Bill Fagan, RCDD CC&N (on behalf of Hydrite Chemical Co) Date: 08/04/2025

Petitioner's Address: 1545 Corporate Center City: Sun Prairie State: WI Zip: 53590

Telephone #: (262) 490-0510 Email: bfagan@cc-n.com Contact preference: ☐ Phone ☒ Email

Status of Petitioner (Please Check): ☐ Owner ☒ Representative ☐ Tenant ☐ Prospective Buyer

Petitioner's Signature (required): _____ Date: 8-4-25

OWNER INFORMATION

Owner(s): Hydrite Chemical Co. Date: _____

Owner(s) Address: 17385 Golf Pkwy City: Brookfield State: WI Zip: 53045

Telephone #: (262) 792-1450 Email: legal@hydrite.com Contact preference: ☒ Phone ☐ Email

Ownership Status (Please Check): ☐ Individual ☐ Trust ☐ Partnership ☒ Corporation

Property Owner Consent: (required)
By signature hereon, I/We acknowledge that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect or gather other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Planning Services Division for incomplete submissions or other administrative reasons.

Property Owner's Signature: Brian Hackett Date: 8/4/25

TYPE OF REQUEST:

- ☐ Access Control Variance
- ☐ Easement
- ☒ Privilege in Street (identify) W Waukau Avenue and Bradley Street
- ☐ Land Acquisition
- ☐ Land Disposition
- ☐ Special Area Design Review
- ☐ Other (identify) _____

SITE INFORMATION

Address/Location of Proposed Project: W Waukau Avenue and Bradley Street - see site plans

Proposed Project Type: Fiber Optic Installation

Current Use of Property: Public right-of-way Zoning: ROW

Land Uses Surrounding Your Site: North: Commercial

South: Commercial

East: Commercial

West: Residential & Commercial

- **Application fees are due at time of submittal. Make check payable to City of Oshkosh.**
- **Please refer to the fee schedule for appropriate fee. FEE IS NON-REFUNDABLE**

SUBMITTAL REQUIREMENTS – Must accompany the application to be complete.
(Submit only digital files. If file size exceeds 10 mb, please send through a file transfer. Please note at the discretion of Community Development staff may request a hard copy)

- **A narrative of the proposed request / project including:**
  - ❑ Proposed use of the property
  - ❑ Existing use of the property
  - ❑ Identification of structures on the property and discussion of their relation to the project
  - ❑ Projected number of residents, employees, and/or daily customers.
  - ❑ Proposed amount of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre.
  - ❑ Effects on adjoining properties to include: noise, hours of operation, glare, odor, fumes, vibration, etc.
  - ❑ Surrounding land uses
  - ❑ Compatibility of the proposed use with adjacent and other properties in the area.
  - ❑ Traffic generation
  - ❑ Any other information pertinent to adequate understanding of the intended use and its relation to nearby properties

- **A complete site plan including: (as may be appropriate per your request)**
  - ❑ Digital plans and drawings of the project
  - ❑ Title block that provides all contact information for the petitioner and/or owner, if different
  - ❑ Full name and contact information of petitioner's engineers/surveyors/architects, or other design professionals used in the plan preparation
  - ❑ The date of the original plan and latest date of revision to the plan
  - ❑ A north arrow and graphic scale. Said scale is not to be smaller than one inch equals sixty feet (1"=60') unless otherwise approved by the Department of Community Development prior to submittal
  - ❑ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled
  - ❑ All required building setback and offset lines
  - ❑ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, walls
  - ❑ Location of all outdoor storage and refuse disposal areas and the design and materials used for construction
  - ❑ Location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided per the requirements of Section 30-75 City of Oshkosh Zoning Ordinance
  - ❑ Location and dimension of all loading and service areas on the subject property
  - ❑ Location, height, design, illumination power and orientation of all exterior lighting on the property including a photometrics plan
  - ❑ Location of all exterior mechanical equipment and utilities and elevations of proposed screening devices where applicable (i.e. visible from a public street or residential use or district). Mechanical equipment includes, but is not limited to; HVAC equipment, electrical transformers and boxes, exhaust flues, plumbing vents, gas regulators, generators
  - ❑ Any other necessary information as determined during pre-submittal meeting with City staff

Planning Staff may waive certain requirements if deemed not applicable to the project review

I hereby certify that to the best of my knowledge all required application materials are included with this application. I am aware that failure to submit the required completed application materials may result in denial or delay of the application request.

Applicant's Signature (required): _____ Date: 8-4-25

Oshkosh Fiber Project

Project Manager: Michael Schmitt – michael.schmitt@hydrite.com

Manager: Mike Carpenter – mike.carpenter@hydrite.com

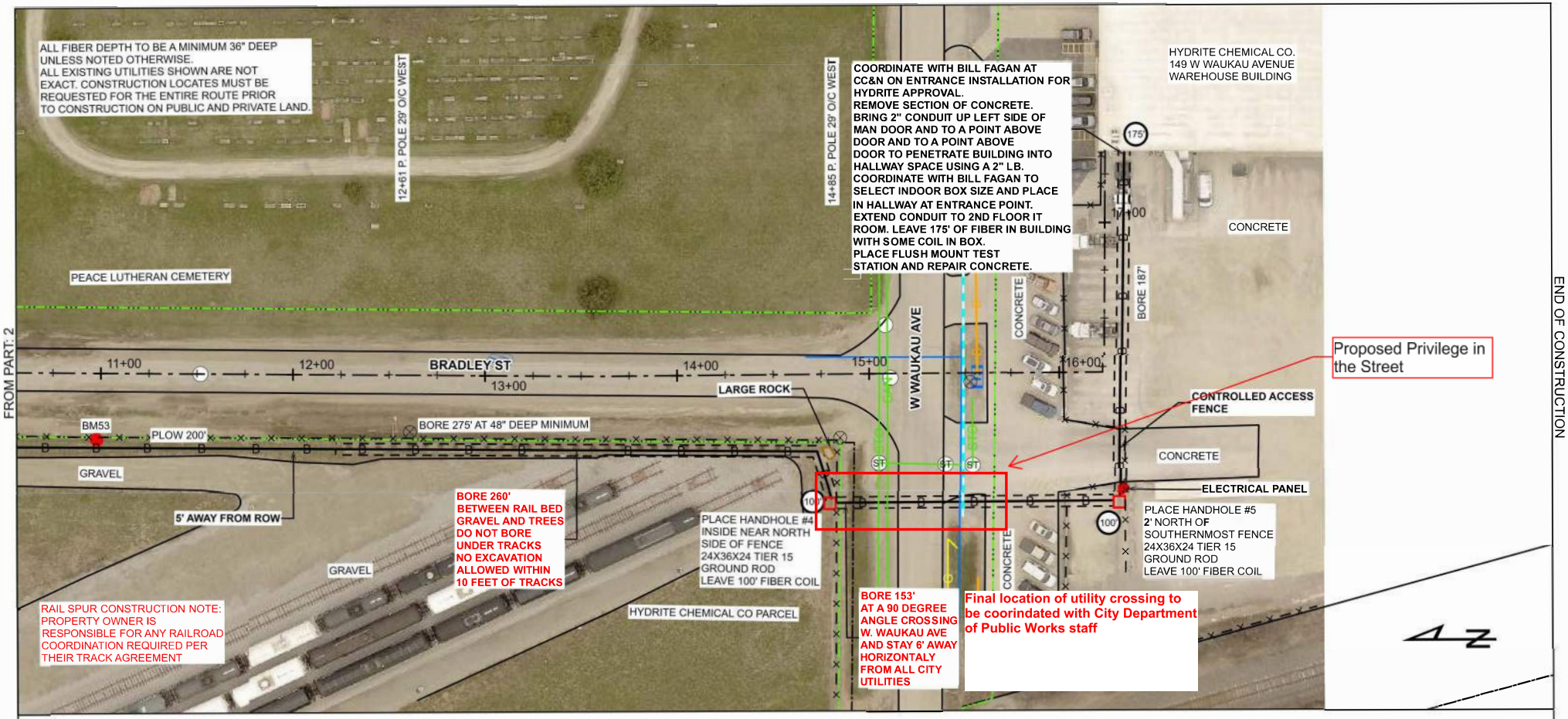
Statement of Work (SOW)
Project Title: Oshkosh Fiber Project

Project Overview:
Hydrite's Oshkosh facility comprises two separate plants located approximately one block apart. The South Plant, located on W Waukau Avenue, currently relies on an air fiber solution for internet connectivity. This solution has proven to be unreliable, resulting in frequent outages and operational disruptions.

Scope of Work:
To address this issue, Hydrite is partnering with CC&N and its subcontracted excavation and engineering teams to establish a permanent, high-reliability fiber connection between the two sites. The project involves:

- Excavating a trench route from the Main Plant at **191 West 28th Avenue** to the South Plant on **W Waukau Avenue**.
- Installing conduit infrastructure along the excavated path.
- Pulling and terminating a **24-strand single-mode fiber optic cable** within the conduit.

Objective:
The primary goal of this project is to provide the South Plant with a stable and redundant network connection, eliminating the risk of outages and ensuring continuous operational efficiency.



STATIONING INFO		HANDHOLE - MARKER - GND			BURIED						STORAGE		AERIAL										REMOVAL/REPLACEMENT				MISC.			
OBJECT	STATION	UH 2 (30X48X36) TIER 15	UH 2 (24X36X24) TIER 15	BM2 (5/8)X(8)	UO 12	UD(2) 1 W/ TRACER WIRE	BM61D (2) 1 W/TRACER	BFO (24)	UO (1X2X1.25) W/ TRACER WIRE	BM52 FLUSH MOUNT	BMSC (100)	BMSC (175)	CO 96 (5/16" EHS)	PE 1-3 (5/16" EHS)	PF 1-5	BM82 (8')	PM 11	A35-5	A40-5	PM 2	PM 2A	PE2-3 (5/16" EHS)	BM 72	BM 73	R 3-5		WHM	PM 21	BMCB 8	EPA
HH4			1	1		572	800	1472			1																			
HH5			1	1			153	253			1																			
BLDG 1				1			187	362		1		1																		
TOTAL:			2	3		572	1140	2087		1	2	1																		

WARNING: BURIED UTILITIES IN AREA
NOTE: UTILITIES SHOWN ON MAP ARE FOR REFERENCE ONLY CALL FOR LOCATES

HYDRITE CHEMICAL

SHEET 3 OF 3

	BY	DATE
FIELDED	JZ	6/24/24
PLACE CABLE		
TAB		
FINAL QC		
STAKED		
BUILT		
ASBUILT		

MAP NO.
FILE NAME:
P.O.# XXXXXXXX

DRAFTING		DATE
BASE		8/8/2024
DESIGN	JZ	

NOT TO SCALE

PATH: E:\ENVIRONMENTAL\PROJECTS\ARCHIVE\HYDRITE CHEMICAL\MYPROJECT7\MYPROJECT7.APRX PLOT: 7/29/2025, 8:36 AM



W. WAUKAU AVENUE & BRADLEY STREET ZONING & AERIAL MAP

1 inch equals 200 feet

1 inch equals 0.038 miles

110 55 0 110 220

Feet

N

City of Oshkosh

City of Oshkosh maps and data are intended to be used for general identification purposes only, and the City of Oshkosh assumes no liability for the accuracy of the information. Those using the information are responsible for verifying accuracy. For full disclaimer please go to www.ci.oshkosh.wi.us/GISdisclaimer

Printing Date: 9/10/2025

Prepared by: City of Oshkosh, WI

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TO: Plan Commissioners and Common Council Members

DATE: 09/16/2025

SUBJECT: Review and make a recommendation on a General Development Plan and Specific Implementation Plan for building entrance landing and ramp at 608 Jefferson Street (Victory Baptist Church) and adjacent property located at the northeast corner of Jefferson Street and East Parkway Avenue

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Please see the attachments below for information related to this item.

Attachments

Item 3

PLAN COMMISSION STAFF REPORT **SEPTEMBER 16, 2025**

ITEM 3: GENERAL DEVELOPMENT PLAN AND SPECIFIC IMPLEMENTATION PLAN FOR A BUILDING ENTRANCE LANDING AND RAMP AT 608 JEFFERSON STREET (VICTORY BAPTIST CHURCH) AND ADJACENT PROPERTY LOCATED AT THE NORTHEAST CORNER OF JEFFERSON STREET AND EAST PARKWAY AVENUE

Applicant: Chris Bauknecht
Owner: Victory Baptist Church

Action Requested: The petitioner requests General Development Plan and Specific Implementation Plan approval for a building entrance landing and ramp.

Applicable Ordinance: Planned Development: Section 30-387 of the Zoning Ordinance.

Background Information Property Location and Type: The subject area included in this request consists of two parcels totaling 0.27 acres, with frontage on Jefferson Street and East Parkway Avenue. The property located at 608 Jefferson Street is home to Victory Baptist Church and the property located at the northeast corner of Jefferson Street and East Parkway Avenue (parcel 90401880000) is a vacant property that is also owned by Victory Baptist Church. The surrounding area consists of residential uses to the north, east, and south, and commercial uses to the west.

Existing Land Use	*Zoning*
Church & Vacant lot	I-PD

Adjacent Land Use and Zoning

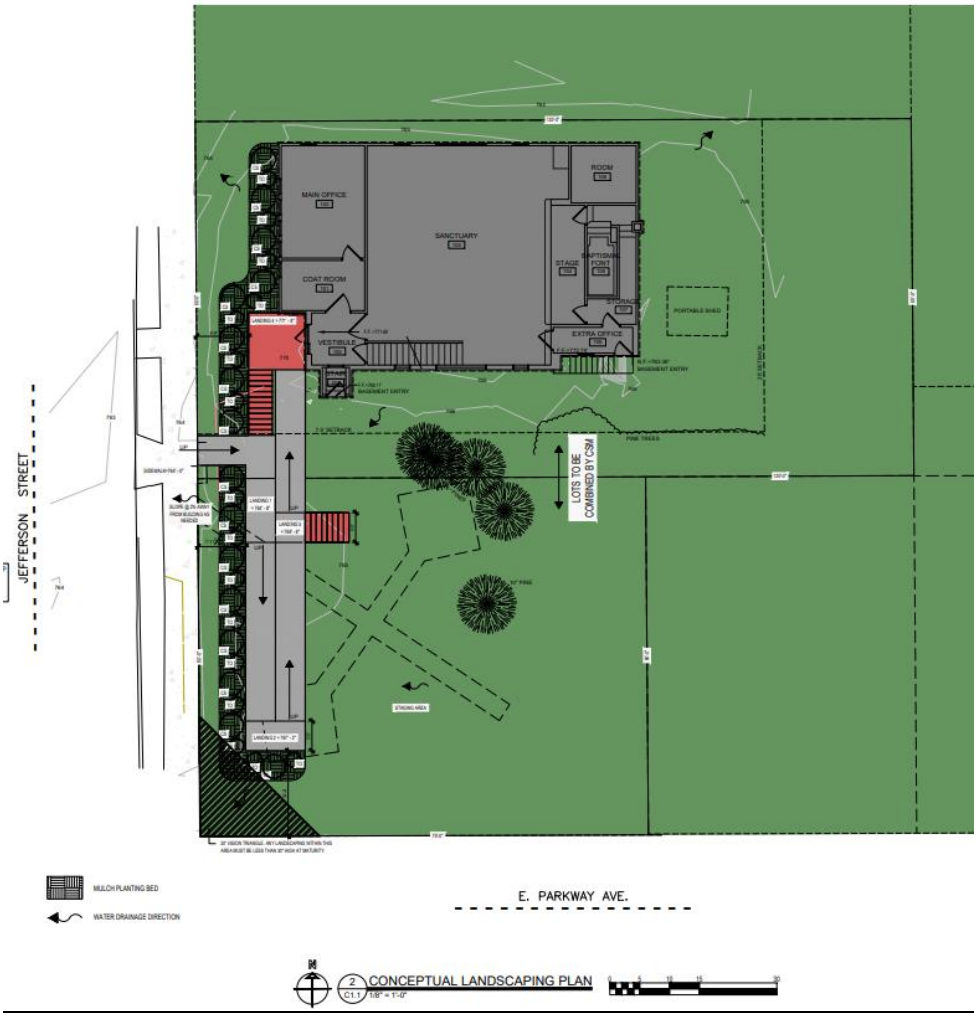
Existing Uses		*Zoning*
North	Residential	TR-10 PD
South	Vacant	TR-10 PD
East	Residential	TR-10 PD
West	Commercial	UMU

Recognized Neighborhood Organizations
Historic Fourth Ward

Comprehensive Plan Land Use Recommendation	*Land Use*
2040 Land Use Recommendation	Light Density Residential

The applicant is proposing to construct a new elevated entrance to the building. According to the applicant, the proposed entrance will be designed to meet accessibility standards and will include both a staircase and ADA-compliant ramp to facilitate safe and convenient entry for all individuals.

Site Design - The proposed ramp/landing will be accessed from the Jefferson Street sidewalk, with the ramp extending into the vacant property at the corner of Jefferson Street and East Parkway Avenue. The two subject properties will need to be combined into one property through a certified survey map (CSM) to allow the ramp as proposed.



As proposed, the landing/ramp will have a 7′11 ¾″ street side setback (Jefferson Street), where a 25′ street side setback is required in the I District. It will have a 14′ 4″ front setback (East Parkway Avenue), where a 30′ front setback is required. The site plan shows the ramp and bordering landscaping to be outside of the 20′ X 20′ corner vision clearance triangle.

Initial plans for the entrance ramp were brought to a Plan Commission workshop on May 16, 2023, with Plan Commission voicing support for the proposed plan with reduced front setback from Jefferson Street. The plan has since been modified and includes extension of the ramp further to the south (toward East Parkway Avenue). Staff is supportive of the requested Base Standard Modifications (BSM) for reduced front and street side setback as the proposed landing/ramp is intended to provide safe and accessible entrance to the church and is needed due to the elevated building entrance at 7′ 8″. The applicant is proposing landscape plantings bordering the landing/ramp to compensate for the BSM requests.



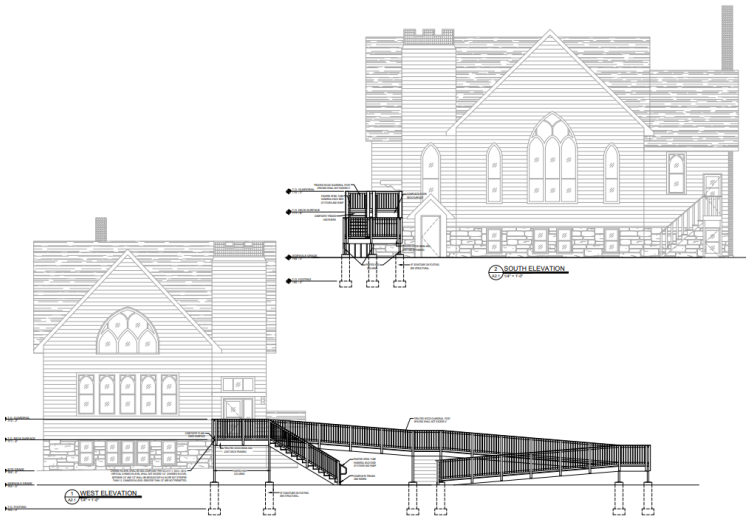
2024 Google Streetview of existing entrance

Storm Water Management/Utilities - The Department of Public Works has reviewed the plan and did not note any concerns, but noted that the new construction is immediately adjacent to the public right-of-way and therefore may need a right-of-way permit.

Landscaping - Additional landscaping is not required by code as no new building or paved areas are being added to the site. The applicant is proposing a combination of deciduous and evergreen shrubs, totaling 131 landscaping points, along the landing/ramp and front of the building. The new landscaping will serve to offset the setback reductions and enhance the appearance of the site.

LANDSCAPE SCHEDULE

SYM	MARK	COMMON NAME botanical name	SIZE		QTY
			INITIAL	MATURE	
⊙	CS	COTONEASTER Cotoneaster spp.	12"	4'	17
⊙	TO	EMERALD PETITE ARBORVITAE Thuja occidentalis 'emerald petite'	2 gal	5'-6"	16



Findings: In its review and recommendation to the Common Council on an application for a Planned Development district, staff recommends the Plan Commission make the following findings based on the criteria established by Chapter 30-387 (C)(6):

(a) The proposed Planned Development project is consistent with the overall purpose and intent of this Chapter as the proposed landing/ramp will provide safe access to the building.

(c) The proposed Planned Development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts in the environs of the subject site as the use of the site and building area will remain unchanged.

(h) The proposed Planned Development project will positively contribute to and not detract from the physical appearance and functional arrangement of development in the area as the applicant is providing additional landscaping along the landing/ramp and building to enhance the appearance of the site.

(i) The proposed Planned Development project will produce significant benefits in terms of environmental design and significant alternative approaches to addressing development performance that relate to and more than compensate for any requested exceptions/base standard modifications variation of any standard or regulation of this Chapter.

Recommendation and Conditions: Staff recommends approval of the General Development Plan and Specific Implementation Plan with the findings listed above and with the proposed following conditions:

1. Certified Survey Map (CSM) to combine the subject properties shall be approved and recorded at the Winnebago County Register of Deeds prior to building permit issuance.
2. Base Standard Modification (BSM) to allow reduced street side setback (Jefferson Street) to 7′ 11″.
3. BSM to allow reduced front setback (East Parkway Avenue) to 14′ 4″.
4. Final landscaping plan shall be reviewed and approved by the Department of Community Development.

SUBMIT TO:
Dept. of Planning Services
215 Church Ave., P.O. Box 1130
Oshkosh, WI 54901
Room 204
PHONE: (920) 236-5059
Email: planning@oshkoshwi.gov

City of Oshkosh

Planned Development Application

For General Development Plan or Specific Implementation Plan

****PLEASE TYPE OR PRINT USING BLACK INK****

APPLICANT INFORMATION

Petitioner: Chris Bauknecht Date: 08-01-2025

Petitioner's Address: 1377 Midway Rd City: Menasha State: WI Zip: 54952

Telephone #: (920) 731-0381 Email: chrisb@martenson-eisele.com Contact preference: ☐ Phone ☒ Email

Status of Petitioner (Please Check): ☐ Owner ☒ Representative ☐ Tenant ☐ Prospective Buyer

Petitioner's Signature (required): Date: 08-01-2025

OWNER INFORMATION

Owner(s): Mat Dvorachek Date:

Owner(s) Address: 608 Jefferson St. City: Oshkosh State: WI Zip: 54901

Telephone #: (920) 203-0557 Email: pastor@victorybaptistoshkosh.com Contact preference: ☐ Phone ☒ Email

Ownership Status (Please Check): ☐ Individual ☐ Trust ☐ Partnership ☒ Corporation

Property Owner Consent: (required)
By signature hereon, I/We acknowledge that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect or gather other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Planning Services Division for incomplete submissions or other administrative reasons.

Property Owner's Signature: Mat Dvorachek Date: 08/03/2025

TYPE OF REQUEST:

☒ General Development Plan (GDP) ☐ General Development Plan (GDP) Amendment
☐ Specific Implementation Plan (SIP) ☐ Specific Implementation Plan (SIP) Amendment

SITE INFORMATION

Address/Location of Proposed Project: 608 Jefferson Street, Oshkosh, WI 54901

Proposed Project Type: Exterior Ramp

Estimated Cost: $50,000

Current Use of Property: Church (Parcel class is Exempt Other) Zoning: I-PD

Land Uses Surrounding Your Site: North: Residential
South: Residential (empty lot)
East: Residential
West: Commercial

- **It is recommended that the applicant meet with Planning Services staff prior to submittal to discuss the proposal.**
- **Application fees are due at time of submittal. Make check payable to City of Oshkosh.**
- **Please refer to the fee schedule for appropriate fee. FEE IS NON-REFUNDABLE**

For more information please visit the City's website at https://www.oshkoshwi.gov/PlanningServices/

<u>SUBMITTAL REQUIREMENTS</u> – Must accompany the application to be complete.
(Submit only digital files. If file size exceeds 10 mb, please send through a file transfer. Please note at the discretion of Community Development staff may request a hard copy)
The following information must be provided in order for the application to be considered complete and able to be scheduled for Plan Commission Review. Please use the checklist below to determine the required information to be submitted at the time of application. If all information below cannot be provided at the time of application, please request a waiver in writing to the Division's Director or designee.

☒ **A General Development Plan (GDP) submittal, per Section 30-387(C)(4), shall include the following items (Submit only digital files. Please note at the discretion of Community Development staff may request a hard copy):**
- ☒ General location map of the subject site depicting:
  - All lands for which the Planned Development is proposed and other lands within 100 feet of the boundaries of the subject property.
  - Current zoning of the subject site and abutting properties, and the jurisdiction(s) that maintains that control.
  - A graphic scale and north arrow.
- ☒ Generalized site plan showing the pattern or proposed land uses, including:
  - General size, shape, and arrangement of lots and specific use areas.
  - N/A Basic street pattern and pattern of internal drives.
  - N/A General site grading plan showing preliminary road grades.
  - Basic storm drainage pattern, including proposed on-site stormwater detention.
  - General location of recreational and open space areas, including designation of any such areas to be classified as common open space.
- ☒ Statistical data, including:
  - Minimum lot sizes in the development.
  - Approximate areas of all lots.
  - Density/intensity of various parts of the development.
  - Building coverage.
  - Landscaping surface area ratio of all land uses.
  - Expected staging.
- ☒ Conceptual landscaping plan.
- N/A ❑ General signage plan.
- N/A ❑ General outline of property owners association, covenants, easements, and deed restrictions.
- ☒ A written description of the proposed Planned Development, including:
  - General project themes and images.
  - The general mix of dwelling unit types and/or land uses.
  - Approximate residential densities and nonresidential intensities.
  - General treatment of natural features.
  - General relationship to nearby properties and public streets.
  - General relationship of the project to the Comprehensive Plan or other area plans.
  - Proposed exceptions from the requirements of the Zoning Ordinance and enhancements that will be provided to compensate for them.
- N/A ❑ Traffic Impact Analysis (TIA), if deemed necessary by the Director of Planning Services, or designee.

❑ **A Specific Implementation Plan (SIP) submittal, per Section 30-387(C)(5), shall include the following items. Note that the area included in an SIP may be only a portion of the area included in a previously approved GDP (Submit only digital files. Please note at the discretion of Community Development staff may request a hard copy):**
- ❑ An existing conditions map of the subject site depicting the following:
  - All lands for which the Planned Development is proposed and other lands within 100 feet of the boundaries of the subject site.
  - Current zoning of the subject property and all abutting properties, and the jurisdiction(s) that maintains that control.
  - Existing utilities and recorded easements.
  - All lot dimensions of the subject site.
  - A graphic scale and a north arrow.
- ❑ An SIP map of the proposed site showing at least the following:
  - All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled
  - All required and proposed building setback and offset lines
  - Impervious surface ratio (percentage)

- All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, walls
- Location of all outdoor storage and refuse disposal areas and the design and materials used for construction
- Location and dimension of all on-site parking (and off-site parking provisions if they are to be utilized), including a summary of the number of parking stalls provided per the requirements of Section 30-175 City of Oshkosh Zoning Ordinance
- Location and dimension of all loading and service areas on the subject property
- Location, height, design, illumination power and orientation of all exterior lighting on the property including a photometrics plan
- Location of all exterior mechanical equipment and utilities and elevations of proposed screening devices where applicable (i.e. visible from a public street or residential use or district). Mechanical equipment includes, but is not limited to; HVAC equipment, electrical transformers and boxes, exhaust flues, plumbing vents, gas regulators, generators

❑ Proposed grading plan.

❑ Specific landscaping plan for the subject site, specifying the location, species, and installation size of plantings. The landscaping plans shall include a table summarizing all proposed species and required and provided landscaping points for all applicable landscaping components (building foundation, paved areas, street frontages, yards, bufferyards).

❑ Architectural plans for any nonresidential buildings, multi-family structures, or building clusters, other than conventional single-family or two-family homes on individual lots, in sufficient detail to indicate the floor area, bulk, and visual character of such buildings. The architectural plans shall include a percentage breakdown of exterior materials applied to each building façade.

❑ Conceptual Engineering plans for all water and sewer systems, stormwater systems, roads, parking areas, and walkways.

❑ Signage plan for the project, including all project identification signs, concepts for public fixtures and signs, and group development signage themes that may or may not vary from City standards or common practices.

❑ Any other necessary information as determined during pre-submittal meeting with City staff.

❑ Specific written description of the proposed SIP including:
- Specific project themes and images.
- Specific mix of dwelling unit types and/or land uses.
- Specific residential densities and nonresidential intensities as described by dwelling units per acre, and landscaping surface area ratio and/or other appropriate measures of density and intensity.
- Specific treatment of natural features, including parkland.
- Specific relationship to nearby properties and public streets.
- Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads; density/intensity of various parts of the development; building coverage, and landscaping surface area ratio of all land uses; proposed staging; and any other plans required by Plan Commission.
- A statement of rationale as to why PD zoning is proposed. This statement shall list the standard zoning requirements that, in the applicant's opinion, would inhibit the development project and the opportunities for community betterment that are available through the proposed PD project.
- A complete list of zoning standards that would not be met by the proposed SIP and the location(s) in which such exceptions/base standard modifications would occur and enhancements that will be provided to compensate for them.
- Phasing schedule, if more than one development phase is intended.

❑ Agreements, bylaws, covenants, and other documents relative to the operational regulations of the development and particularly providing for the permanent preservation and maintenance of common open areas and amenities.

❑ A written description that demonstrates how the SIP is consistent with the approved GDP and any and all differences between the requirements of the approved GDP and the proposed SIP.

Planning Staff may waive certain requirements if deemed not applicable to the project review.

I hereby certify that to the best of my knowledge all required application materials are included with this application. I am aware that failure to submit the required completed application materials may result in denial or delay of the application request.

Applicant's Signature (required): _____ Date: 08-01-2025

Project Narrative – Victory Baptist Church

The primary objective of the project is to enhance accessibility and safety at the existing church by constructing a new elevated entrance, approximately 7 feet 8 inches above grade. The entrance will be designed to meet accessibility standards and will include both a staircase and an ADA-compliant ramp to facilitate safe and convenient entry for all individuals. This proposal also involves the consolidation of two existing parcels into a single lot through the use of a Certified Survey Map (CSM).

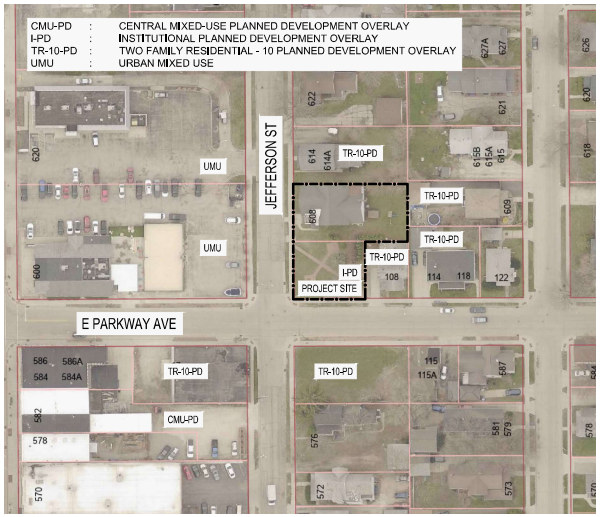
The proposed improvements will not impact existing natural features on the site, as all mature trees will remain undisturbed; the location of the new ramp and stair avoids these elements entirely. However, the existing brick walkway in the area of the new entrance will need to be partially or fully removed to accommodate the structure.

The surrounding context includes residential properties directly adjacent on two sides, with other neighboring uses located across public streets. The streets that border the site experience moderate traffic volumes. Directly across Jefferson Street is a large parking area that serves a few commercial establishments. Across East Parkway Avenue lies a vacant lot that is currently undeveloped.

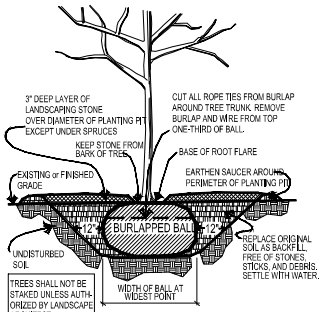
Although the proposed ramp does not meet the required front setback per the institutional zoning ordinance, this application requests a zoning exception to allow the encroachment. In lieu of full compliance, the project includes enhanced landscaping in front of the ramp to provide visual screening, soften the structure's appearance, and restore green space displaced by construction. These enhancements are intended to mitigate the impact of the setback reduction and improve the overall integration of the project with the surrounding environment.

The general land use remains as an Institutional Planned Development Overlay (I-PD), consistent with the church's current function, and the project aligns with the intent and policies of the Comprehensive Plan by promoting accessibility, safety, and inclusive community use. No changes in land use intensity or residential density are proposed.

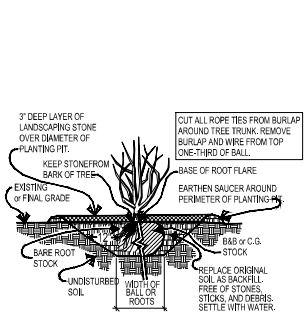
In summary, this project seeks to respectfully improve the site by providing an accessible and safer entrance to the church, while maintaining compatibility with surrounding land uses and contributing positively to the community.



1 C1.1 GENERAL LOCATION MAP
NTS



TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

LANDSCAPE SCHEDULE

SYM	MARK	COMMON NAME / botanical name	SIZE INITIAL	SIZE MATURE	QTY
⊙	CS	COTONEASTER Cotoneaster spp.	12"	4'	17
○	TO	EMERALD PETITE ARBORVITAE Thuja occidentalis 'smaragd petite'	2 gal	5'-0"	16

STATISTICAL DATA

MINIMUM LOT SIZES IN THE DEVELOPMENT:
MAIN LOT: 120' x 60'
SECONDARY LOT: 75' x 60'
APPROXIMATE AREAS OF ALL LOTS:
MAIN LOT: 7,200 SF
SECONDARY LOT: 4,500 SF
TOTAL AREA: 11,700 SF
BUILDING COVERAGE:
BUILDING AREA: 2,244 SF
TOTAL SITE AREA: 11,700 SF
LANDSCAPING SURFACE AREA RATIO OF ALL LAND USES:
LANDSCAPING: 3/8 SF
GREENSPACE: 8,104 SF
TOTAL SITE AREA: 11,700 SF
LANDSCAPING RATIO: 1:1
IMPERVIOUS AREAS:
BEFORE DEVELOPMENT: 500 SF
AFTER DEVELOPMENT: 804 SF
DISTURBED AREA: 1,353 SF



MULCH PLANTING BED
WATER DRAINAGE DIRECTION

2 C1.1 CONCEPTUAL LANDSCAPING PLAN
1/8" = 1'-0"
0 5 10 15 30

Martenson & Eisele, Inc.
Planning
Environmental
Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
information@martenson-eisele.com
920.731.0381 1.800.236.0381

NO.	DATE	REVISION	CHECKED	APPROVED

DRAWN BY

EXTERIOR RAMP
VICTORY BAPTIST CHURCH
608 JEFFERSON ST | OSHKOSH, WI, 54901

SCALE	DATE
1/8" = 1'-0"	07-30-2025

PROJECT NUMBER
1-2008-001

LOCATION MAP + LANDSCAPING PLAN AND NOTES

DRAWING NO.
C1.1



608 JEFFERSON ST NOTICE MAP

N

1 in = 0.02 mi

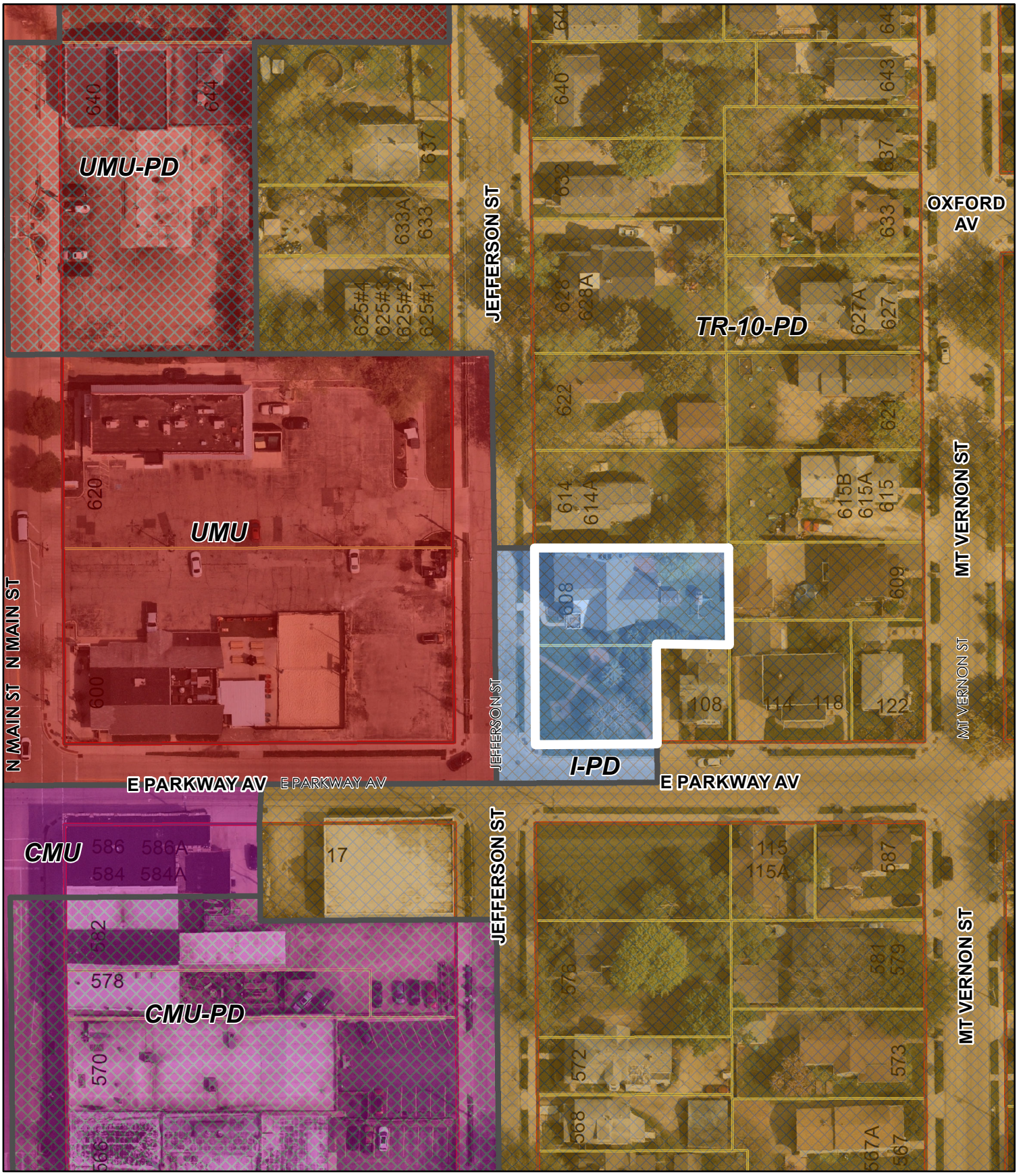
1 in = 80 ft

Printing Date: 8/25/2025

Prepared by: City of Oshkosh, WI

City of Oshkosh

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608 JEFFERSON ST
ZONING & AERIAL MAP

N

1 in = 0.02 mi

1 in = 80 ft

Printing Date: 8/25/2025

Prepared by: City of Oshkosh, WI

City of Oshkosh

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TO: Plan Commissioners and Common Council Members

DATE: 09/16/2025

SUBJECT: Review and make a recommendation on a Specific Implementation Plan for a drive-through car wash at 1700 South Koeller Street

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Please see the attachments below for information related to this item.

Attachments

Item 4

PLAN COMMISSION STAFF REPORT **SEPTEMBER 16, 2025**

ITEM 4: Specific Implementation Plan for a Drive-through Car Wash at 1700 South Koeller Street

Applicant: Peter Schwabe Inc
Property Owner: MP Development 18, LLC

Action Requested: The applicant requests approval of a Specific Implementation Plan (SIP) for a drive-through car wash development.

Applicable Ordinance: Planned Development, Section 30-387 of the Zoning Ordinance.

The subject site consists of a 1.65-acre vacant lot at the southeast corner of South Koeller Street and Osborn Avenue, and contains a former restaurant building (Applebee's) and associated parking area. The site is zoned Suburban Mixed Use District with a Planned Development Overlay (SMU-PD). The surrounding area consists primarily of commercial uses.

On April 22, 2025, Common Council approved a General Development Plan (GDP) for a drive-through car wash at the subject site with a condition that all Base Standard Modifications (BSM) will be addressed as part of the Specific Implementation Plan.

On September 2, 2025, Plan Commission approved a Specific Implementation Plan (SIP) for a drive-through car wash, which included BSMs for increased parking, reduced setback, landscaping placement, and reduced Class I materials. Following the Plan Commission approval, the applicant had further discussions with City staff where it was determined that an additional BSM is needed for a drive-through window on the street side (South Koeller Street) of the building. The SIP request was subsequently removed from the September 9 Common Council agenda and the applicant has resubmitted the SIP request to include the additional BSM for the drive-through window placement.

Existing Land Use	***Zoning***
Vacant Commercial	SMU-PD

Existing Uses		***Zoning***
North	Commercial	SMU-PD
South	Commercial	SMU-PD
East	Commercial	SMU-PD
West	HWY-41	SMU

Comprehensive Plan Land Use Recommendation	*Land Use*
2040 Comprehensive Land Use Recommendation	Interstate Commercial

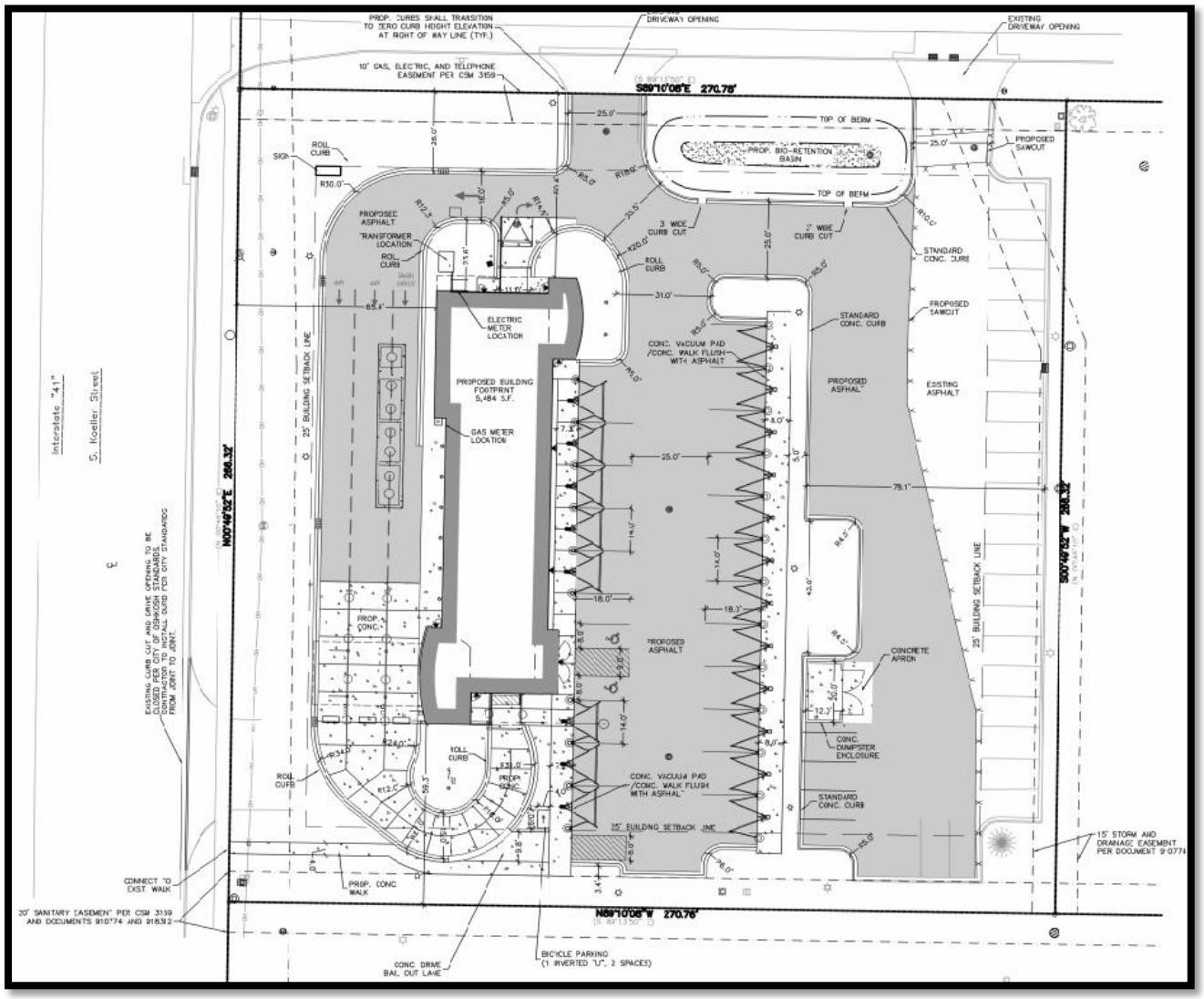
The applicant is proposing an approximately 5,270 sq. ft. drive-through car wash, which will also include 20 vacuum stations within the parking lot. The proposed use is considered drive-through and in-vehicle sales or service under the zoning ordinance. In the future, the owner intends to utilize the eastern area of the site for a small commercial business.

Site Design/Access - The proposed site will utilize two existing driveway accesses on Osborn Avenue and will remove the existing driveway access on South Koeller Street. The plan includes 20 vacuum stations to the east of the building as well as 30 parking spaces, for a total of 50 parking spaces where code allows a maximum of 25 parking spaces. The applicant intends to leave the existing, eastern-most parking row in its current footprint. A BSM is needed to allow the increased parking. Staff does not have concerns with allowing the excess parking to remain as it is abutting a commercial property and will likely be redeveloped for a commercial use in the future.

The proposed plan meets all setback requirements, with the exception of the existing pavement along the east property line, which extends slightly into the five-foot setback. Staff is supportive of a BSM to allow this setback reduction (0.33 ft.). The applicant is exceeding the paved area landscape point requirement and existing trees are being maintained, to the east of the pavement, to compensate for the slight setback reduction.

	Required	Provided
Parking Spaces	Minimum: 18 Maximum: 25	50 (including 20 vacuum stations)
Impervious Surface	Maximum: 70% of lot	69% of lot

	Minimum	Provided
Front Setback (north)	25 ft.	26 ft.
Street Side Setback (west)	25 ft.	27 ft. +/-
Side Setback (east)	25 ft. building 5 ft. pavement	150 ft. +/- building 4.67 ft. pavement
Rear Setback (south)	25 ft. building 5 ft. pavement	59.3 ft. building 10 ft. +/- pavement



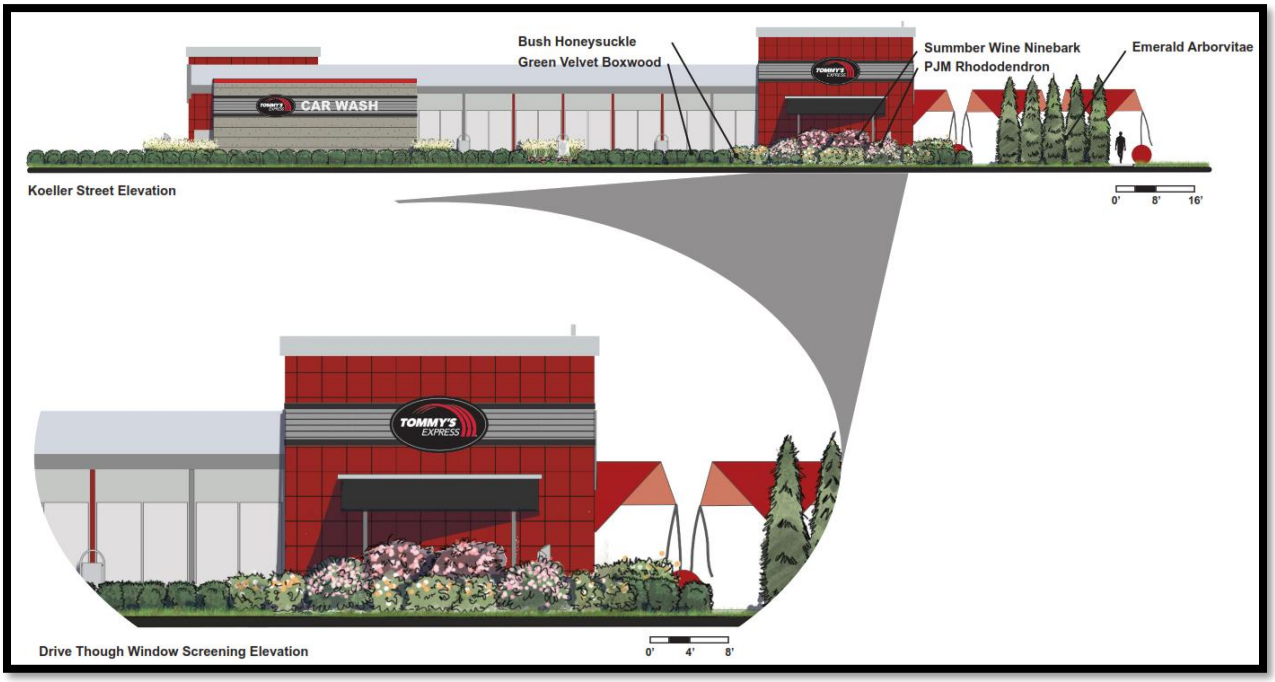
Site Plan

The proposed plan is within the maximum impervious surface ratio of 70% of the lot, for the SMU district. The plan includes a refuse enclosure within the eastern parking area, which will be constructed of six-foot tall composite wood material to meet refuse screening requirements.

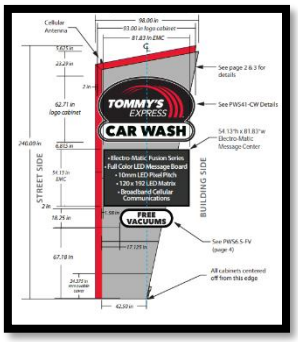
The zoning ordinance states that drive-through windows shall not be located between the principal building and the street right-of-way. The proposed plan shows a drive-through customer service window on the west façade, facing South Koeller Street. The applicant is requesting a BSM to allow the window in this location. According to the applicant, positioning the building in the current configuration allows for abandonment of the existing South Koeller Street entrance. The South Koeller Street entrance would need to remain open if the building was positioned without the drive-through window facing the road.

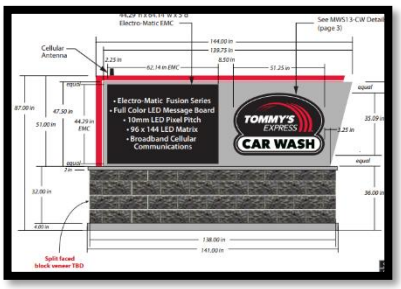
Staff is supportive of the BSM request as the proposed drive-through window location allows for proper circulation through the site, with access only from Osborn Avenue. The proposed site layout is also appropriate as it allows for the vacuum stations to be placed to the east of the building, outside of the front yard areas.

To offset the requested BSM, the applicant is proposing additional shrubs of varying heights, slightly exceeding the street frontage landscape point requirement, between the drive-through lane and South Koeller Street. The additional landscaping will further buffer the pick-up window from the public right-of-way.



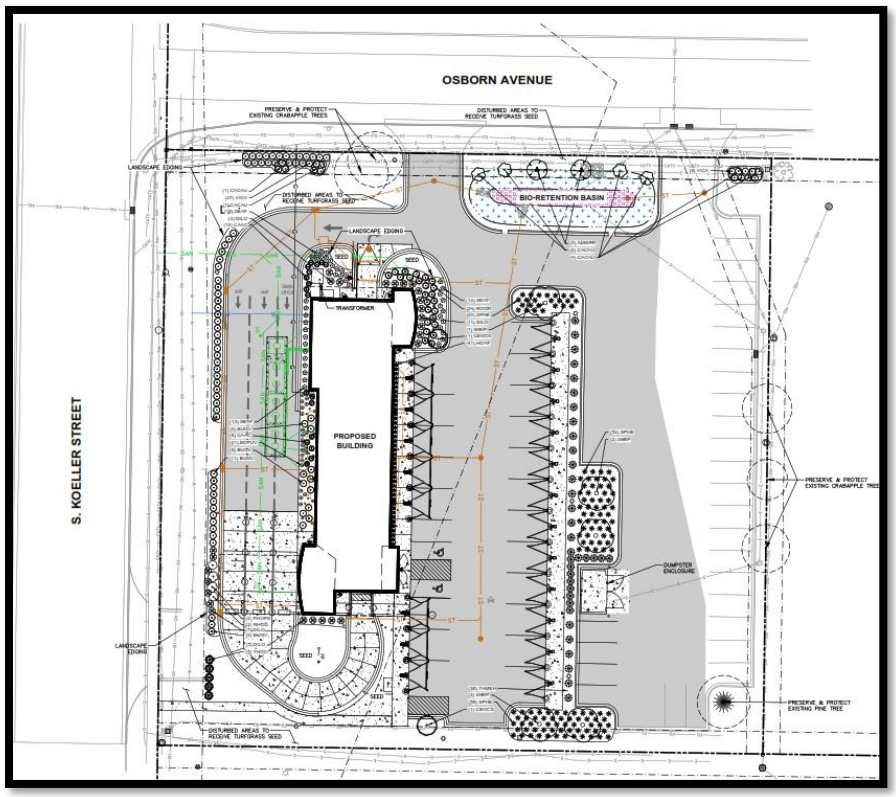
Signage - The proposed site plan includes a ground sign located to the northwest of the building, which is placed at the 25' front and street side setbacks. The applicant has provided a standard sign package for Tommy's Express Car Wash sites which includes a pylon sign or monument sign. Both of these sign options are within the maximum area of one square foot per linear foot of street frontage and maximum height of 35' for pylon signs and 15' for monument signs; also, within the maximum area of 100 sq. ft. for electronic message boards.





Wall signage is limited to one square foot of signage per linear foot of building frontage in the SMU District, or 50 sq. ft., whichever is greater. The proposed building elevations include wall signage on all facades which appear to be within the maximum wall sign area for the SMU District. Final signage plans will be reviewed under a separate building permit.

Landscaping – The applicant has provided a landscaping plan with the point calculations for the required landscaping categories.



30-253(A) BUILDING FOUNDATION (405 Linear Feet)

Landscape Requirement:	*40 landscaping points per 100 LF of building foundation*
Calculation:	*405 / 100 x 40 Points = 162*
Total Points Required:	***162 Landscape Points***
Total Points Provided:	***167 Landscape Points***
Provisions:	*Landscaping to be placed so that at maturity, drip lines are within 10 feet of building foundation.* *A miniumn of 25% of points on side facing public street and 50% of points on side of main entrance.* *Shade Trees and Tall Trees not allowed.*

Species: Scientific Name	*Species: Common Name*	*QTY*	*POINTS*	*TOTAL POINTS*
MEDIUM DECIDUOUS SHRUBS				
Diervilla lonicera	Bush Honeysuckle	18	3.3	*59.4*
Rosa x 'NOA168098F'	Flower Carpet Pink Supreme Groundcover Rose	24	3.3	*79.2*
LOW EVERGREEN SHRUBS				
Buxus x 'Green Velvet'	Green Velvet Boxwood	12	2	*24*
PERENNIAL PLANTINGS				
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	12	0.05	*0.6*
Echinacea purpurea 'Virgin'	Virgin Coneflower	21	0.055	*1.155*
Hosta x 'Autumn Frost'	Autumn Frost Plantain Lily	41	0.05	*2.05*
Sedum x 'Autumn Fire'	Autumn Fire Sedum	16	0.055	*0.88*
			Total Points =	***167.3***

30-253(B) PAVED AREA (45,544 Square Feet)

Landscape Requirement:	*50 landscaping points per 10 parking stalls OR 10,000 SF of paved area (whichever is greater)*
Calculation:	*44,262 / 10,000 x 50 Points = 221*
Total Points Required:	***228 Landscape Points***
Total Points Provided:	***230 Landscape Points***
Provisions:	*Landscaping to be placed so that at maturity, drip lines are within 10 feet of paved area or within paved area.* *A minimum of 30% of points devoted to Meduim or Tall Trees and 40% to Shrubs.* *Shrubs to be no taller than 2 feet in areas that could affect driver visibility.* *Landscape planter islands with a Shade Tree or Tall Tree required at the ends of all parking rows and driveway entrances.*

Species: Scientific Name	*Species: Common Name*	*QTY*	*POINTS*	*TOTAL POINTS*
SHADE OR TALL TREE				
Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	5	30	150
Celtis occidentalis 'JFS-KSU1'	Prairie Sentinal Hackberry	2	33	66
TALL-MEDIUM EVERGREEN SHRUBS				
Taxus x media 'Hicksii'	Hicks Anglo-Japanese Yew	36	5	*180*
Perendial & Grasses				
Sporobolus heterolepis	Prairie Dropseed	132	0.05	*6.6*
Seadum x 'Autumn Fire'	Autumn Fire Sedum	12	0.055	*0.66*
			Total Points =	***403***

30-253(C) STREET FRONTAGE

Landscape Requirement:	*100 landscaping points per 100 LF of street ROW frontage*
Calculation:	*Osborn Ave. 271/100 x 100 Points =271 points, Koeller St. 266/ 100 x 100 Points = 266 points*
Total Points Required:	***271 points for Osborn Ave Landscape Points, 266 points for Koeller St***
Total Points Provided:	***271 points for Osborn Ave Landscape Points, 267 points for Koeller St***
Provisions:	*Landscaping to be placed within so that at maturity, drip lines are witin 10 feet of street ROW.* *A minimum of 50% of points devoted to Decorative or Medium Trees.*

Osborn Ave

Species: Scientific Name	*Species: Common Name*	*QTY*	*POINTS*	*TOTAL POINTS*
MEDIUM DECIDUOUS TREES				
Amelanchier x grandiflora 'Robin Hill'	Robin Hill Apple Serviceberry	3	16.5	*49.5*
Carpinus caroliniana 'J.N. Upright'	Firespire American Hornbeam	8	16.5	*132*
LOW DECIDUOUS TREES				
Malus spp.	Flowering crabapple (Existing)	2	20	*40*
MEDIUM DECIDUOUS SHRUBS				
Viburnu carlesii 'SMVCB' TM	Spice Baby Koreanspice Viburnum	38	3.3	*125.4*
			Total Points =	***346.9***

Koeller St

Species: Scientific Name	*Species: Common Name*	*QTY*	*POINTS*	*TOTAL POINTS*
MEDIUM EVERGREE TREE				
Thuja occidentalis 'Emerald'	Emerald Arborvitae	5	33	*165*
MEDIUM DECIDUOUS SHRUBS				
Viburnu carlesii 'SMVCB' TM	Spice Baby Koreanspice Viburnum	51	2	*102*
			Total Points =	***267***

30-253(D) YARD (5,303 Square Feet)

Landscape Requirement:	*20 landscaping points per 1,000 SF of gross floor area*
Calculation:	*5,303 / 1,000 x 20 Points = 106.1*
Total Points Required:	***107 Landscape Points***
Total Points Provided:	***108 Landscape Points***
Provisions:	*Any type of landscaping allowed in any location.*

Species: Scientific Name	*Species: Common Name*	*QTY*	*POINTS*	*TOTAL POINTS*
LOW DECIDUOUS TREES				
Malus spp.	Flowering crabapple (Existing)	1	20	*20*
TALL EVERGREEN TREES				
Pinus spp.	Pine (Existing)	1	88	*88*
			Total Points =	***108***

Building Foundation - A minimum of 40 landscaping points per 100 linear feet of building foundation is required for the car wash building. The landscape plan is meeting this requirement.

Paved Area - A minimum of 50 landscaping points per ten parking stalls or 10,000 sq. ft. of paved area is required. The code further specifies 30% of all points will be devoted to tall trees and 40% will be devoted to shrubs. The proposed plan is meeting both of these requirements and the applicant has provided a tree at all parking row ends, per paved area landscaping requirements.

Street Frontage - Code requires 100 landscaping points per 100 feet of right-of-way. Street frontage landscaping shall be placed so that at maturity, the plant's drip line is located within ten feet of the public right-of-way. Code further specifies that 50% of the required points shall be devoted to medium trees. The landscape plan meets the point requirement along both Osborn Avenue and South Koeller Street. However, the street frontage points along South Koeller Street are located further than ten feet from the public right-of-way. A BSM is needed to place these plantings further than ten feet from the public right-of-way; the Department of Public Works has requested that no plantings be placed along the public right-of-way to avoid conflicts with existing City utility easements. The proposed alternative planting location on the west side of the drive-through lane meets the intent of the street-frontage landscaping requirement as it is placed between the public right-of-way at the development.

Yards - Code requires 20 landscaping points per 1,000 sq. ft. of gross floor area. The proposed plan is meeting this requirement.

Storm Water Management/Utilities - The Department of Public Works has reviewed the plans and noted that final submitted plans are required to be in full compliance with

the requirements of the City of Oshkosh Municipal Code Chapter 14 for storm water management.

Site Lighting - The applicant has submitted a photometric plan for the proposed development. The plan utilizes 20 ft. tall light poles and meets the minimum lighting requirement of 0.4 fc for all parking and drive areas. Lighting levels do not exceed the maximum of 1.0 fc at the public right-of-way and 0.5 fc at the property lines, with the exception of lighting at the west property line of up to 0.9 fc. This will need to be reduced to 0.5 fc and will be addressed during Site Plan Review.

Building Facades - The applicant has provided building elevations for the car wash building. The elevations include a combination of prefinished metal panel, Nichiha fiber cement panel, brick, and storefront glazing. Commercial building design standards require facades to consist of at least 50% Class I materials. The applicant is meeting this requirement on the east (side) elevation, but is requesting BSMs to allow reduced Class I materials to 43% on the west (South Koeller Street) and 7% on the north (Osborn Avenue) façades. The rear (south) elevation is exempt for the Class I material requirement.

Front Elevation (including roof)		
Material	% Coverage	Area (SF)
Metal	44%	1452
Masonry	9%	311
Cementitious	13%	418
Glazing	34%	1102
Total	**100%**	**3283**

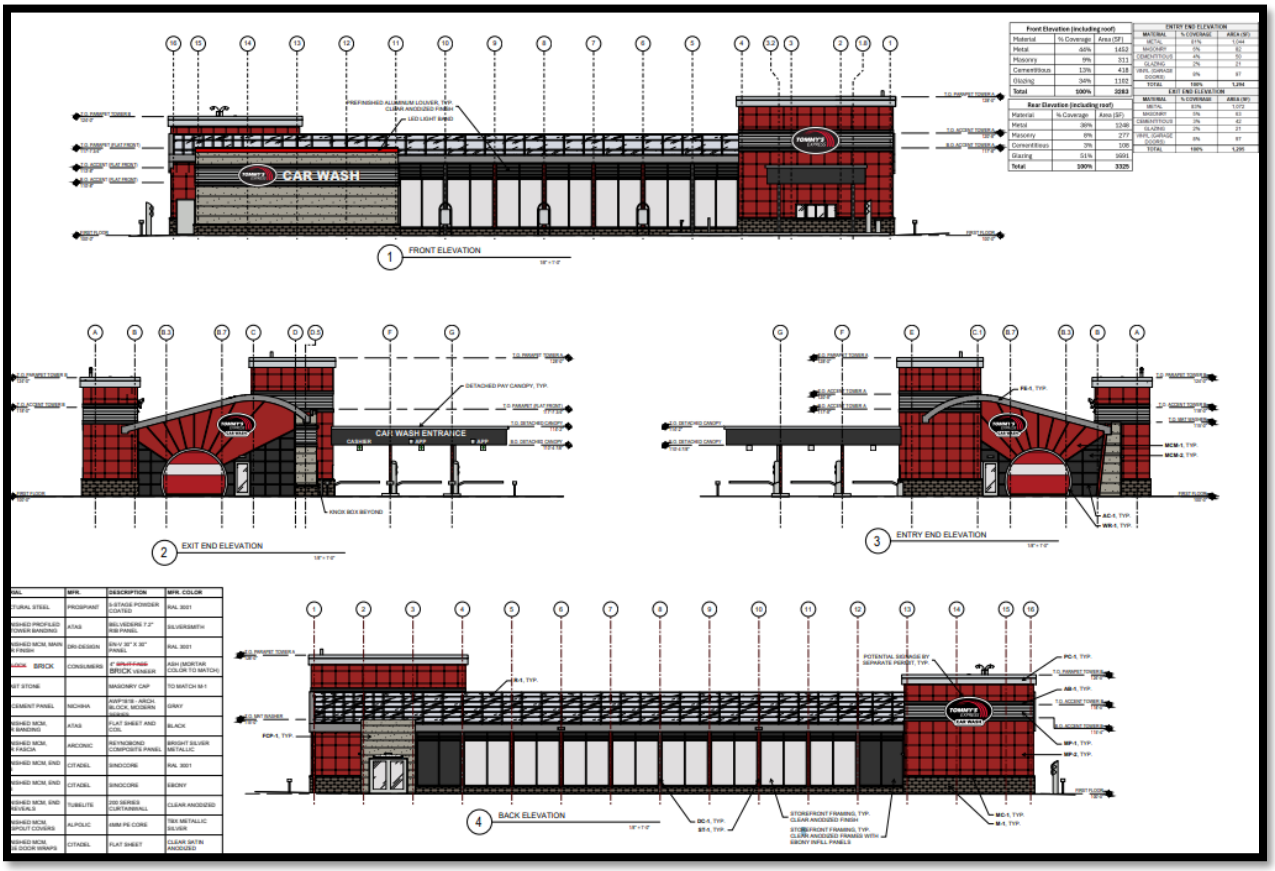
Rear Elevation (including roof)		
Material	% Coverage	Area (SF)
Metal	38%	1248
Masonry	8%	277
Cementitious	3%	108
Glazing	51%	1691
Total	**100%**	**3325**

ENTRY END ELEVATION		
MATERIAL	**% COVERAGE**	**AREA (SF)**
METAL	81%	1,044
MASONRY	6%	82
CEMENTITIOUS	4%	50
GLAZING	2%	21
VINYL (GARAGE DOORS)	8%	97
TOTAL	**100%**	**1,294**

EXIT END ELEVATION		
MATERIAL	**% COVERAGE**	**AREA (SF)**
METAL	83%	1,072
MASONRY	5%	63
CEMENTITIOUS	3%	42
GLAZING	2%	21
VINYL (GARAGE DOORS)	8%	97
TOTAL	**100%**	**1,295**

Staff is supportive of the reduced Class I material requirement on the west (South Koeller Street) façade, it is only slightly deficient of the Class I material requirement and also utilizes Nichiha fiber cement siding. Although Nichiha fiber cement is considered a Class III material, staff feels that it is a high quality, durable material, which is comparable with other Class I materials. The combination of Class I materials (brick/glazing) and Nichiha fiber cement comprises 56% of this façade.

Staff is also supportive of the Class I material reduction on the north (Osborn Avenue) facade. The applicant is exceeding the street frontage landscaping point requirement, as well as the medium tree requirement, along the Osborn Avenue frontage to compensate for the Class I material reduction.



Findings: In its review and recommendation to the Common Council on an application for a Planned Development district, staff recommends the Plan Commission consider findings based on the criteria established by Chapter 30-387 (C)(6):

(a) The proposed Planned Development project is consistent with the overall purpose and intent of the Zoning Ordinance as the proposed drive-through car wash use of the site will not have a negative impact on the public because it is a permitted use in the SMU District and is compatible with neighboring commercial uses.

(b) The proposed Planned Development project is consistent with the City's Comprehensive Plan as the proposed drive-through car wash is consistent with the 2040 Comprehensive Land Use Plan recommendation of Interstate Commercial.

(c) The proposed Planned Development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts because the commercial use of the property is consistent with neighboring commercial uses.

(i) The proposed Planned Development project will produce significant benefits in terms of environmental design and significant alternative approaches to addressing development performance that relate to and more than compensate for any requested exceptions/base standard modifications

variation of any standard or regulation of this Chapter. The applicant has exceeded the paved area landscaping requirement by 61% and has exceeded the street frontage landscaping point requirement along Osborne Avenue by 28% to compensate for increased parking, slightly reduced pavement setback, and reduced Class I materials on the west and north facades. The applicant has also provided increased landscaping along the South Koeller Street side of the drive-through lane to offset the BSM request for a drive-through window between the principal building and street right-of-way.

Recommendation/Conditions: Staff recommends approval of the Specific Implementation Plan with the findings listed above and the proposed following conditions:

1. Base Standard Modification (BSM) to allow increased number of parking spaces to 50.
2. BSM to allow reduced side yard (east) setback for existing pavement to 4.67 ft.
3. BSM to allow street frontage landscaping with the drip line, at maturity, located further than ten feet from the public right-of-way.
4. BSM to allow reduced Class I materials on the west (South Koeller Street) façade to 43%
5. BSM to allow reduced Class I materials on the north (Osborn Avenue) façade to 7%.
6. BSM to allow a drive-through window located between the principal building and the street right-of-way.
7. Final landscaping, lighting, and signage plans shall be reviewed and approved by the Department of Community Development.

SUBMIT TO:
Dept. of Planning Services
215 Church Ave P.O. Box 1130
Oshkosh WI 54901
Room 204
PHONE (920) 236-5059
Email planning@oshkoshwi.gov

City of Oshkosh

Planned Development Application

For General Development Plan or Specific Implementation Plan

PLEASE TYPE OR PRINT USING BLACK INK

APPLICANT INFORMATION

Petitioner: Peter Schwabe, Inc Date: 7/2/25

Petitioner's Address: N16W23233 Stone Ridge Dr. Suite 250 City: Waukesha State: WI Zip: 53188

Telephone #: (262) 853-3332 Email: pschwabe@pschwabe.com Contact preference: ☐ Phone ☐ Email

Status of Petitioner (Please Check): Owner X Representative Tenant Prospective Buyer

Petitioner's Signature (required): Date: 7/20/25

OWNER INFORMATION

Owner(s): MP Development 18, LLC Date:

Owner(s) Address: 1660 Oshkosh Ave. Suite 100 City: Oshkosh State: WI Zip: 54902

Telephone #: (920) 267-2558 Email: ed@themorganpartners.com Contact preference: ☐ Phone ☑ Email

Ownership Status (Please Check): Individual Trust Partnership x Corporation

Property Owner Consent: (required)
By signature hereon, I/We acknowledge that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect or gather other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Planning Services Division for incomplete submissions or other administrative reasons.

Property Owner's Signature: Date: 7/16/25

TYPE OF REQUEST:

☐ General Development Plan (GDP) ☐ General Development Plan (GDP) Amendment
☒ Specific Implementation Plan (SIP) ☐ Specific Implementation Plan (SIP) Amendment

SITE INFORMATION

Address/Location of Proposed Project: 1700 S Koeller St. Oshkosh, WI 54902

Proposed Project Type: Car Wash

Estimated Cost: $2,900,000 Construction Cost

Current Use of Property: Closed Applebees Restaurant Zoning: SMU-PD

Land Uses Surrounding Your Site: North: Side Stree & Commercial
South: Commercial
East: Commercial
West: Frontage Street and Interstate Highway

- **It is recommended that the applicant meet with Planning Services staff prior to submittal to discuss the proposal.**
- **Application fees are due at time of submittal. Make check payable to City of Oshkosh.**
- **Please refer to the fee schedule for appropriate fee. FEE IS NON-REFUNDABLE**

For more information please visit the City's website at https://www.oshkoshwi.gov/PlanningServices/

March 2025

Sign_____ Staff _____ Date Rec'd _____

SUBMITTAL REQUIREMENTS – Must accompany the application to be complete.
(Submit only digital files. If file size exceeds 10 mb, please send through a file transfer. Please note at the discretion of Community Development staff may request a hard copy)
The following information must be provided in order for the application to be considered complete and able to be scheduled for Plan Commission Review. Please use the checklist below to determine the required information to be submitted at the time of application. If all information below cannot be provided at the time of application, please request a waiver in writing to the Division's Director or designee.

☐ **A General Development Plan (GDP) submittal, per Section 30-387(C)(4), shall include the following items (Submit only digital files. Please note at the discretion of Community Development staff may request a hard copy):**
- ☐ General location map of the subject site depicting:
  - All lands for which the Planned Development is proposed and other lands within 100 feet of the boundaries of the subject property.
  - Current zoning of the subject site and abutting properties, and the jurisdiction(s) that maintains that control.
  - A graphic scale and north arrow.
- ☐ Generalized site plan showing the pattern or proposed land uses, including:
  - General size, shape, and arrangement of lots and specific use areas.
  - Basic street pattern and pattern of internal drives.
  - General site grading plan showing preliminary road grades.
  - Basic storm drainage pattern, including proposed on-site stormwater detention.
  - General location of recreational and open space areas, including designation of any such areas to be classified as common open space.
- ☐ Statistical data, including:
  - Minimum lot sizes in the development.
  - Approximate areas of all lots.
  - Density/intensity of various parts of the development.
  - Building coverage.
  - Landscaping surface area ratio of all land uses.
  - Expected staging.
- ☐ Conceptual landscaping plan.
- ☑ General signage plan.
- ☐ General outline of property owners association, covenants, easements, and deed restrictions.
- ☐ A written description of the proposed Planned Development, including:
  - General project themes and images.
  - The general mix of dwelling unit types and/or land uses.
  - Approximate residential densities and nonresidential intensities.
  - General treatment of natural features.
  - General relationship to nearby properties and public streets.
  - General relationship of the project to the Comprehensive Plan or other area plans.
  - Proposed exceptions from the requirements of the Zoning Ordinance and enhancements that will be provided to compensate for them.
- ☐ Traffic Impact Analysis (TIA), if deemed necessary by the Director of Planning Services, or designee.

☑ **A Specific Implementation Plan (SIP) submittal, per Section 30-387(C)(5), shall include the following items. Note that the area included in an SIP may be only a portion of the area included in a previously approved GDP (Submit only digital files. Please note at the discretion of Community Development staff may request a hard copy):**
- ☑ An existing conditions map of the subject site depicting the following:
  - All lands for which the Planned Development is proposed and other lands within 100 feet of the boundaries of the subject site.
  - Current zoning of the subject property and all abutting properties, and the jurisdiction(s) that maintains that control.
  - Existing utilities and recorded easements.
  - All lot dimensions of the subject site.
  - A graphic scale and a north arrow.
- ☑ An SIP map of the proposed site showing at least the following:
  - All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled
  - All required and proposed building setback and offset lines
  - Impervious surface ratio (percentage)

- All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, walls
- Location of all outdoor storage and refuse disposal areas and the design and materials used for construction
- Location and dimension of all on-site parking (and off-site parking provisions if they are to be utilized), including a summary of the number of parking stalls provided per the requirements of Section 30-175 City of Oshkosh Zoning Ordinance
- Location and dimension of all loading and service areas on the subject property
- Location, height, design, illumination power and orientation of all exterior lighting on the property including a photometrics plan
- Location of all exterior mechanical equipment and utilities and elevations of proposed screening devices where applicable (i.e. visible from a public street or residential use or district). Mechanical equipment includes, but is not limited to; HVAC equipment, electrical transformers and boxes, exhaust flues, plumbing vents, gas regulators, generators

☑ Proposed grading plan.

☑ Specific landscaping plan for the subject site, specifying the location, species, and installation size of plantings. The landscaping plans shall include a table summarizing all proposed species and required and provided landscaping points for all applicable landscaping components (building foundation, paved areas, street frontages, yards, bufferyards).

☑ Architectural plans for any nonresidential buildings, multi-family structures, or building clusters, other than conventional single-family or two-family homes on individual lots, in sufficient detail to indicate the floor area, bulk, and visual character of such buildings. The architectural plans shall include a percentage breakdown of exterior materials applied to each building façade.

☑ Conceptual Engineering plans for all water and sewer systems, stormwater systems, roads, parking areas, and walkways.

☑ Signage plan for the project, including all project identification signs, concepts for public fixtures and signs, and group development signage themes that may or may not vary from City standards or common practices.

☐ Any other necessary information as determined during pre-submittal meeting with City staff.

☑ Specific written description of the proposed SIP including:

- Specific project themes and images.
- Specific mix of dwelling unit types and/or land uses.
- Specific residential densities and nonresidential intensities as described by dwelling units per acre, and landscaping surface area ratio and/or other appropriate measures of density and intensity.
- Specific treatment of natural features, including parkland.
- Specific relationship to nearby properties and public streets.
- Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads; density/intensity of various parts of the development; building coverage, and landscaping surface area ratio of all land uses; proposed staging; and any other plans required by Plan Commission.
- A statement of rationale as to why PD zoning is proposed. This statement shall list the standard zoning requirements that, in the applicant's opinion, would inhibit the development project and the opportunities for community betterment that are available through the proposed PD project.
- A complete list of zoning standards that would not be met by the proposed SIP and the location(s) in which such exceptions/base standard modifications would occur and enhancements that will be provided to compensate for them.
- Phasing schedule, if more than one development phase is intended.

☐ Agreements, bylaws, covenants, and other documents relative to the operational regulations of the development and particularly providing for the permanent preservation and maintenance of common open areas and amenities.

☑ A written description that demonstrates how the SIP is consistent with the approved GDP and any and all differences between the requirements of the approved GDP and the proposed SIP.

Planning Staff may waive certain requirements if deemed not applicable to the project review.

I hereby certify that to the best of my knowledge all required application materials are included with this application. I am aware that failure to submit the required completed application materials may result in denial delay of the application request.

Applicant's Signature (required): _____ Date: 7-18-2025

Tommy's Express Car Wash
1700 Koeller St
Oshkosh, WI

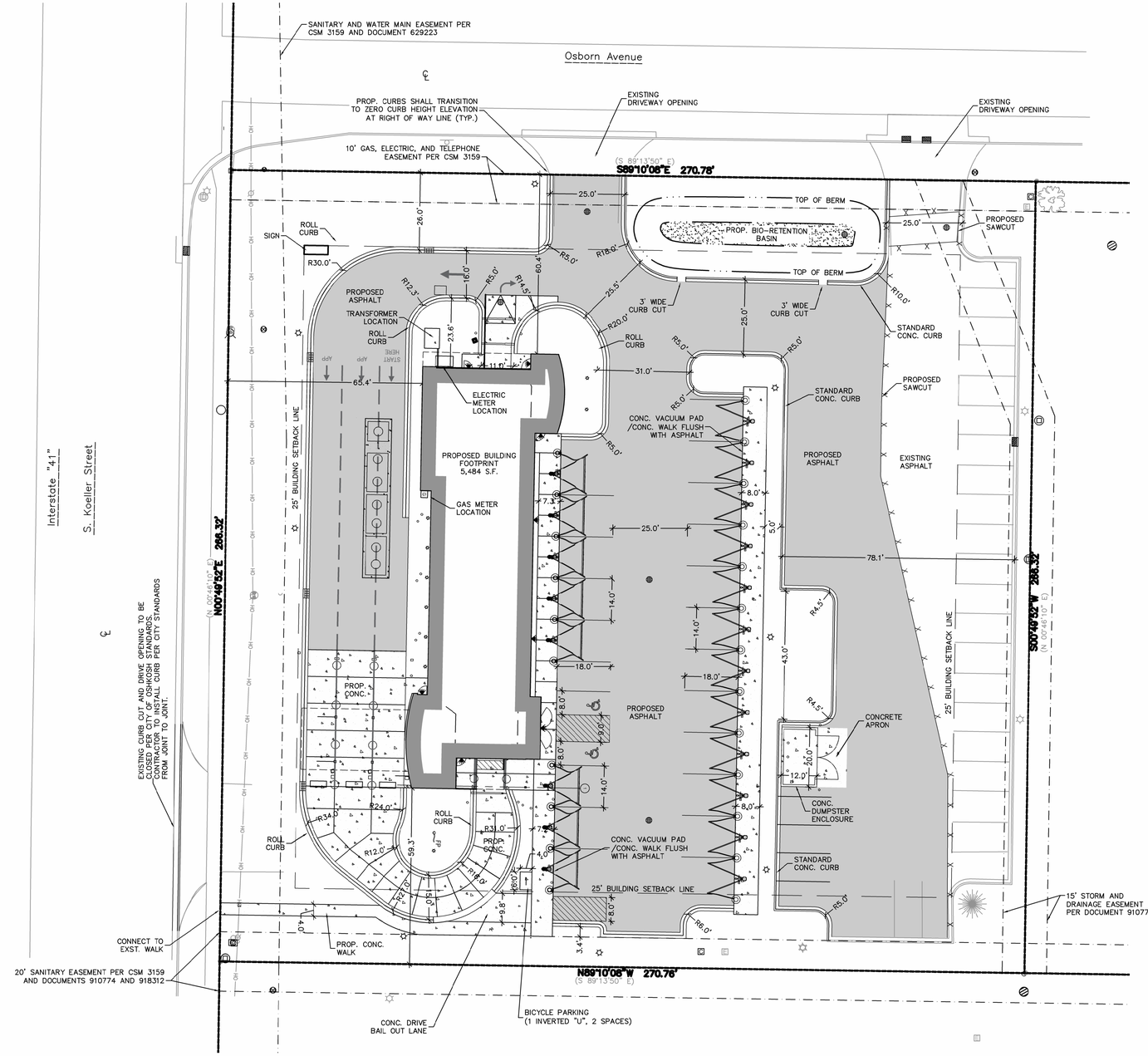
BUILDING DESCRIPTION

The proposed car wash building will include a 130-foot-long tunnel design, with a building footprint square footage of approximately 5,270 square feet. Site access to the property will be from Osborn Ave. A Tunnel entry at the North end of the property and tunnel exit at the South end of the property. The car wash building will house standard wash bay and drying areas, mechanical support spaces, storage areas, employee, customer service, and support areas including restroom facilities and employee-only work areas.

Exterior materials of the car wash will consist of many prefinished metal materials including metal panels of Tommy Car Wash's signature Cardinal Red color on featured tower elements that flank the North and South ends of the building, prefinished aluminum composite panels in a complementing Red color over the tunnel entry and exit with Ebony panels at the bases, and prefinished aluminum Metallic Silver parapet fascia and cornice features. Additional complimentary exterior materials to contrast the prefinished metals include fiber cement textured panels in Gray color at offsetting facade locations opposite corners of the metal panel tower features and split face CMU wainscot around the base of the building in Ash color. Lastly, the tunnel design is highlighted with a high percentage of storefront glazing, as well as an arching glass roof design, to provide the signature appearance of the car wash structure skinned over a structural steel frame.

Note that the owner's intension is to eventually utilize the adjoining area to the east of the car wash for a small commercial business that would be in keeping with land use and zoning requirements. It is understood such would require additional approvals and a CSM. Note also that the owner has worked with the appropriate authorities to confirm that the "vision easement" previously shown on the survey is no longer in force, and hence it has been removed from the plan documents.

This SIP submittal has not been materially modified from the approved GDP.



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
3. NO SITE GRADING CUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION.
4. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
5. CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.
6. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE JURISDICTIONAL AUTHORITY AND IS SUBJECT TO CHANGE AT ANY TIME.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
8. ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPECIFICATIONS SHALL BE UNDERSTOOD AS FOLLOWS:
   - 8.1. "JURISDICTION " - THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY SERVICE PROVIDER) HAVING AUTHORITY.
   - 8.2. "STATE HIGHWAY SPECIFICATIONS" - STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS
   - 8.3. "STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS
   - 8.4. WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT"
   - 8.5. WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"
   - 8.6. DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DSPS" OR "SPS"
9. A PUBLIC RIGHT-OF-WAY PERMIT SHALL BE OBTAINED PRIOR TO AN WORK OCCURRING WITHIN A PUBLIC RIGHT-OF-WAY, VACATED RIGHT-OF-WAY, OR MUNICIPAL EASEMENT. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE MOST CURRENT ADDITION OF THE STANDARD SPECIFICATIONS FOR THE CITY OF OSHKOSH.

PAVING NOTES

1. GENERAL:
   - 1.1. PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS AND APPLICABLE JURISDICTIONAL SPECIFICATIONS.
   - 1.2. ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
   - 1.3. SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
2. CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:
   - 2.1. THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 2.2. RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSED OR BLENDED MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD.
   - 2.3. DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE.
   - 2.4. DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.
3. HOT MIXED ASPHALT (HMA) PAVING SPECIFICATIONS:
   - 3.1. THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE BASE COURSE AND HMA SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.2. WEATHER LIMITATIONS:
     - 3.2.1. DO NOT PLACE HMA WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE.
     - 3.2.2. DO NOT PLACE ASPHALTIC MIXTURE WHEN THE AIR TEMPERATURE IS APPROXIMATELY 3° ABOVE GRADE, IN SHADE, AND AWAY FROM ARTIFICIAL HEAT SOURCES IS LESS THAN 40°F UNLESS A VALID ENGINEER-ACCEPTED COLD WEATHER PAVING PLAN IS IN EFFECT.
     - 3.2.3. PLACE ASPHALTIC MIXTURE ONLY ON A PREPARED, FIRM, AND COMPACTED BASE, FOUNDATION LAYER, OR EXISTING PAVEMENT SUBSTANTIALLY SURFACE-DRY AND FREE OF LOOSE AND FOREIGN MATERIAL. DO NOT PLACE OVER FROZEN SUBGRADE OR BASE, OR WHERE THE ROADBED IS UNSTABLE.
     - 3.2.4. APPLY TACK COAT ONLY WHEN THE AIR TEMPERATURE IS 32°F OR MORE UNLESS THE ENGINEER APPROVES OTHERWISE IN WRITING.
     - 3.2.5. ALL ASPHALT (BOTH UPPER AND LOWER LAYERS) SHALL BE DELIVERED TO THE PROJECT SITE AT A TEMPERATURE NOT LOWER THAN 250°F.
   - 3.3. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
   - 3.4. BINDER COURSE AGGREGATE:
     - 3.4.1. THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTION 460 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.5. SURFACE COURSE AGGREGATE
     - 3.5.1. THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.6. ASPHALTIC MATERIALS
     - 3.6.1. THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
4. CONCRETE PAVING SPECIFICATIONS:
   - 4.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 4.2. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 4.3. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' APART.
   - 4.4. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
   - 4.5. CONTRACTOR SHALL INSTALL TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS AS SPECIFIED ON PLANS AND IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.
5. PAVEMENT MARKING SPECIFICATIONS:
   - 5.1. ALL PARKING STALL LINES SHALL BE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT.
   - 5.2. ALL PAVEMENT MARKINGS INCLUDING STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, AND DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

NUMBER OF PARKING STALLS	
SURFACE	
EXISTING STANDARD TO REMAIN	23
PROPOSED STANDARD	6
PROPOSED ACCESSIBLE	1
VACUUM STALLS	20
TOTAL SURFACE	50

SITE INFORMATION

PARCEL NO.	91307440402
SITE AREA	72,113 S.F. (1.655 ACRES)
SITE COVERAGE ANALYSIS	
EXISTING IMPERVIOUS SURFACE AREA	53,389 SF (1.111 ACRES)
EXISTING PERVIOUS SURFACE AREA	18,724 SF (0.430 ACRES)
PROPOSED PAVED AREA	44,559 SF (1.023 ACRES)
PROPOSED BUILDING FOOTPRINT	5,484 SF (0.126 ACRES)
PROPOSED IMPERVIOUS SURFACE AREA	50,043 SF (1.149 ACRES)
PROPOSED IMPERVIOUS SITE PERCENTAGE	69%
PROPOSED PERVIOUS SURFACE AREA	22,070 SF (0.507 ACRES)
PROPOSED PERVIOUS SITE PERCENTAGE	31%
PROPOSED NET IMPERVIOUS DECREASE	3,346 SF (0.077 ACRES)
PROPOSED CN VALUE	91
DISTURBED AREA	53,850 SF (1.236 ACRES)

north

SCALE IN FEET

20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
PETER SCHWABE, INC.

CLIENT ADDRESS:
N16W23233 STONE RIDGE DR.
WAUKESHA, WI 53188

PROJECT:
TOMMY'S CARWASH
OSHKOSH

PROJECT LOCATION:
1700 S KOELLER STREET
OSHKOSH, WINNEBAGO COUNTY
WISCONSIN, 54902

PLAN MODIFICATIONS:

#	Date:	Description:
1	02.25.25	GDP SUBMITTAL
2	07.17.25	SIP SUBMITTAL
3	08.12.25	SIP SUBMITTAL - REVISIONS
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By:	A.R.P.
Reviewed By:	C.A.J.
Approved By:	C.A.J.

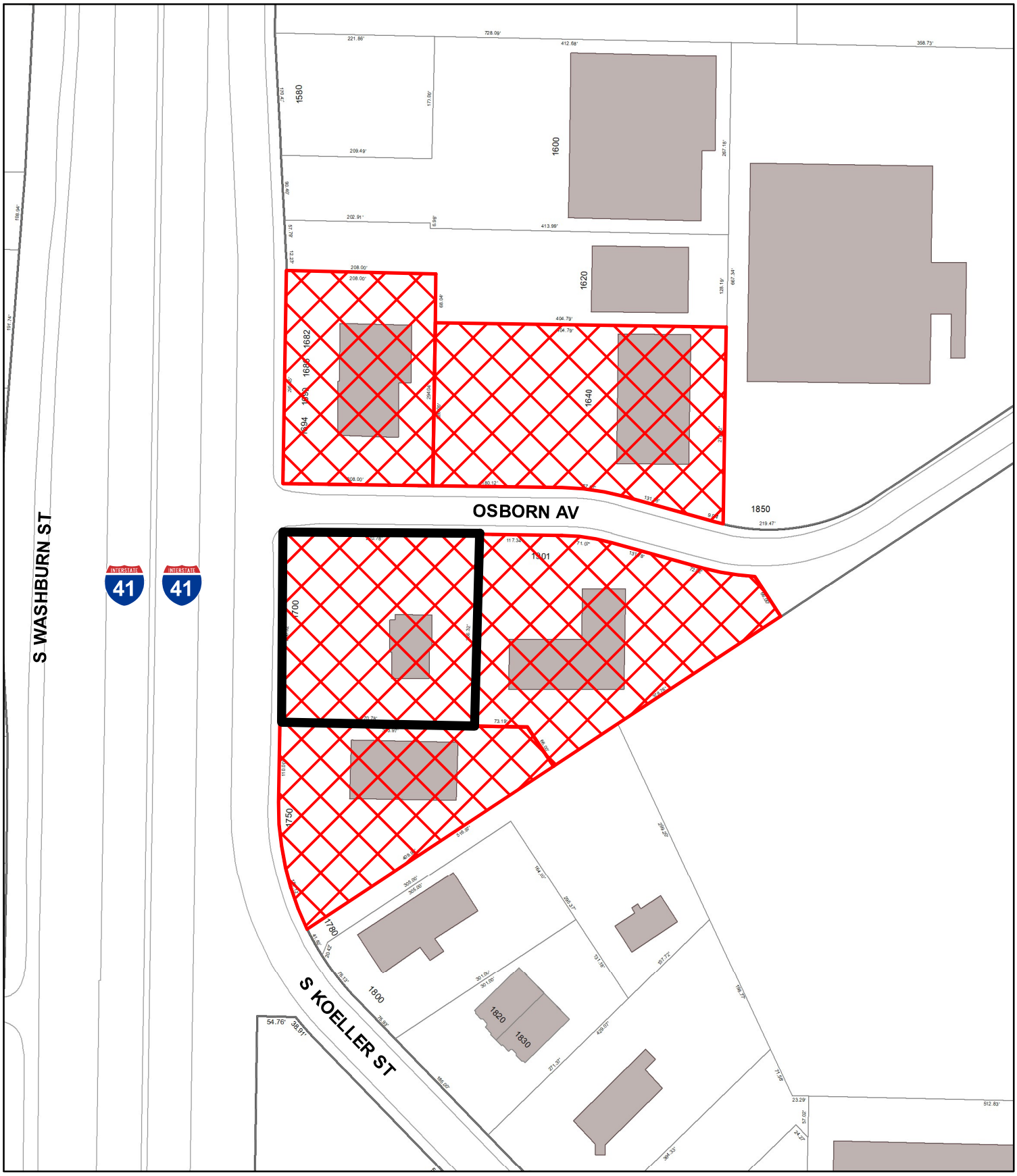
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 25-15159

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File: \\JSDINC\new projects\2025\25159\DWG\Civil Sheets\25-15159 Civil Set (Condocs).dwg Layout: C2.0-SITE User: alexis.habernehl Plotted: Aug 11, 2025 - 1:25pm Xref's:



1700 S KOELLER ST NOTICE MAP

N

1 in = 0.03 mi

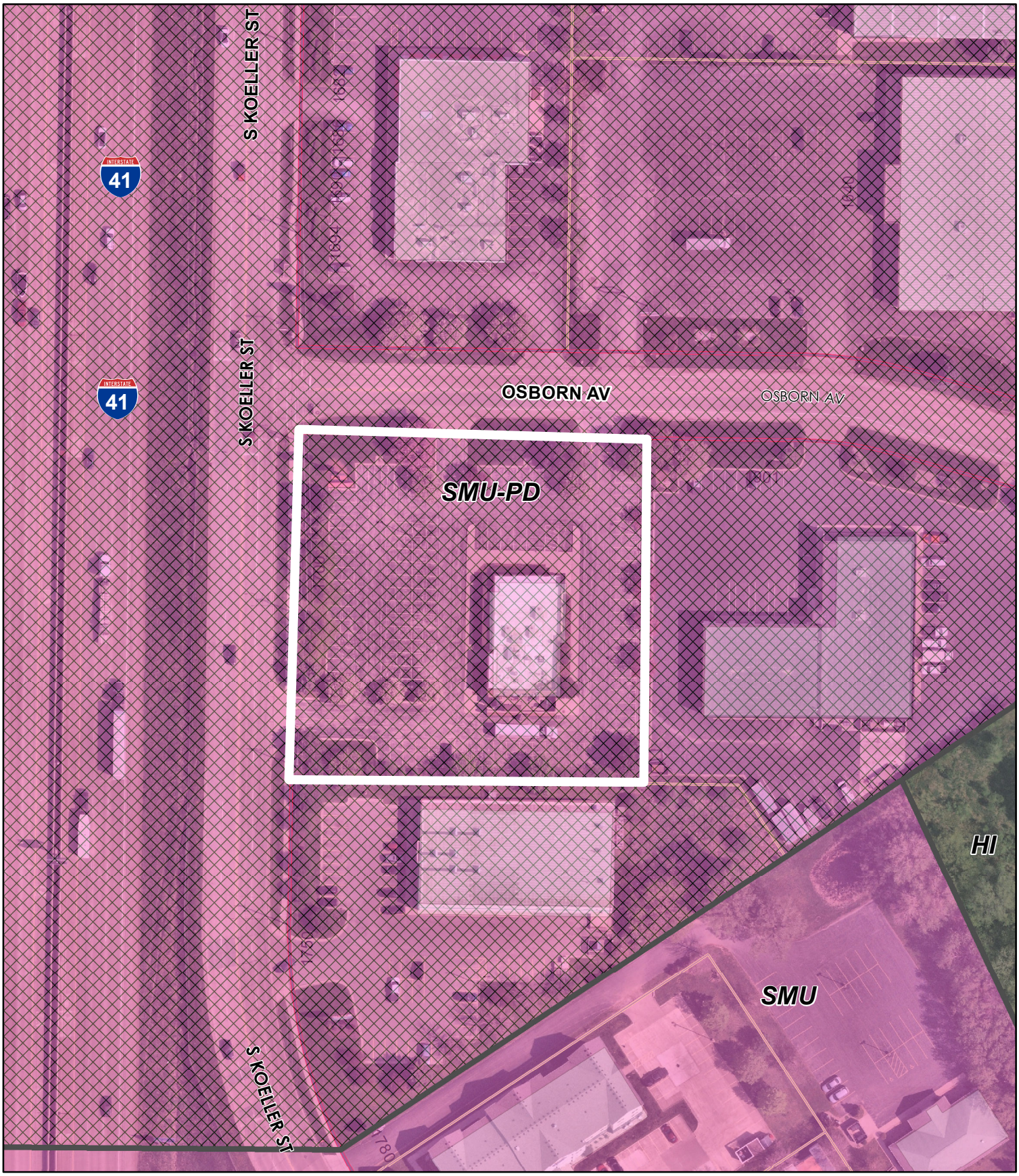
1 in = 180 ft

Printing Date: 3/13/2025

Prepared by: City of Oshkosh, WI

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1700 S KOELLER ST
ZONING & AERIAL MAP

N

1 in = 0.02 mi
1 in = 100 ft

Printing Date: 8/11/2025

Prepared by: City of Oshkosh, WI

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