



VILLAGE OF KIMBERLY, WI
NOTICE OF VILLAGE PLAN COMMISSION MEETING and PUBLIC HEARING

DATE: Monday, May 6, 2024
TIME: 4:30pm
LOCATION: Village Hall, Rick J. Hermus Council Chambers
515 W. Kimberly Ave.
Kimberly, WI 54136

Notice is hereby given that a Special Plan Commission meeting will be held on Monday, May 6, 2024, at the Village Hall. A Public Hearing will be held on the item listed below on the agenda. This meeting is open to the public.

- 1) Call to Order
- 2) Roll Call
- 3) Moment of Silent Reflection, Pledge of Allegiance
- 4) Convene into Public Hearing for the following item:
 - a) **Conditional Use Application, 700 W Kimberly Ave**
- 5) Close Public Hearing and Reconvene Regular Meeting of the Plan Commission
- 6) Unfinished Business
 - a) Conditional Use Application, 700 W Kimberly Ave
- 7) Adjournment

Special Plan Commission

May 6, 2024, 4:30 – 5:00 PM (America/Chicago)

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/574141301>

You can also dial in using your phone.

Access Code: 574-141-301

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United States: [+1 \(571\) 317-3116](tel:+15713173116)

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Village of Kimberly REQUEST FOR Plan Commission Consideration

ITEM DESCRIPTION: Conditional Use Application for 700 W Kimberly Ave.

REPORT PREPARED BY: Greg Ulman

REPORT DATE: May 6, 2024

ADMINISTRATOR'S REVIEW / COMMENTS:

No additional comments to this report _____

See additional comments attached _____

EXPLANATION:

Brian Rebman, the owner of 700 W. Kimberly Ave is requesting a conditional use permit for that location, which would conditionally approve that site to allow for plumbing and heating shops to operate.

The parcel is currently zoned B-1, Business General. To the east and west, the properties are both zoned B-1. To the north the condominiums are zoned R-5, Residential Planned. To the south across Kimberly Ave, those properties are zoned R-2, Residential Moderate Density.

Mr. Rebman's current building are the remains of the car wash which operated before the tornado destroyed the building years ago. He is looking to expand/improve the property by creating a plumbing shop for himself, and an additional 3 shop/office units. The hours of operation will be between 7am to 5pm, with no noise, that exceeds our current noise policy. With the proposal of B-1 zoning and conditionally adding plumbing and heating shops to the property, Mr. Rebman states there will be no glares, odors, fumes, or vibrations coming from his property. As his proposal stands for the shops/offices, there will be little impact to the traffic generation of the area.

According to current Village of Kimberly zoning requirements for setbacks, properties in the B-1 zoning areas do not have a minimum requirement for setbacks for side, rear, or front yards. While the plans Mr. Rebman provided show the proposed building extending very close to the property lines on both sides, staff cautioned Mr. Rebman to allow for access of maintenance to the rear yard without needing to drive or walk onto neighboring properties.

Staff would also like to see full site plans for the property to show elevations, parking, dumpster enclosures, lighting diagrams, full building plans, and fence diagrams.

RECOMMENDED ACTION: To have the Plan Commission consider the conditional use permit of allowing for plumbing and heating shops for the property of 700 W. Kimberly Ave under the following conditions:

1. No noise between the hours of 10pm and 7am
2. No delivery of goods between the hours of 10pm and 7am, which would cause noise. Ex: trucks reversing, noisy machinery to unload goods, etc.
3. No glares, odors, fumes, or vibrations at any time from the property.
4. Approval of a full site plan from staff.



Submit to:
 Planning & Zoning
 515 W. Kimberly Ave.
 Kimberly WI 54136
 920-788-7500

**VILLAGE OF
 KIMBERLY**
 Conditional Use Permit Application

**Applicant
 Information**

Petitioner: Brian Rebman
 Date: 3/1/24
 Petitioner Address: W5711 Mase Ct
 City: Appleton State: WI Zip: 54915
 Telephone #: (920) 257-6202 Fax: ()
 email: rebmanplumbing@yahoo.com
 Status of Petitioner (please check one): Owner
 Representative Tenant Prospective Buyer

Petitioner's Signature (required):
Brian Rebman

Owner Information

Owner(s): Brian Rebman
 Date: 3/1/24
 Owner(s) Address: W5711 Mase Ct City: Appleton
 State: WI Zip: 54915
 Telephone #: (920) 257-6202 Fax: ()
 email: rebmanplumbing@yahoo.com
 Ownership Status (please check one): Individual Trust
 Partnership Corporation

Property Owner Consent (required):

By signature hereon, I/We acknowledge that Village officials and/or employees may, in the performance of their functions and duties, 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 Village for incomplete submissions or other administrative reasons.

Property Owner's
 Signature: Brian Rebman
 Date: 3/1/24

Site Information

Address/Location of Proposed Project:
700 W Kimberly Ave Kimberly WI Zoning:

Proposed Project or Use: Personal plumbing shop/office plus 3 additional shop/office spaces

Current or last Use of Property:

Previous carwash, current single plumbing shop for past 7 years

Land Uses Surrounding this Address: North: Townhouses

South: residential

East: salon/accounting

West: bakery

Note: A meeting notice will be mailed to all abutting property owners regarding this request:

- It is recommended that the applicant meet with Village Department staff prior to submittal to review the project and submitted materials.
- Application Fees must be submitted with the application.
-

Briefly explain how the proposed Conditional Use will satisfy the

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VILLAGE OF KIMBERLY
 Conditional Use Permit Application

following ordinance requirements (see 525-49):

1. The proposed use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
2. The proposed use will be compatible with, and will not impair the uses, values, and enjoyment of other property in the neighborhood.
3. The proposed use will not impede development and improvement of the surrounding property.
4. Adequate utilities exist for the proposed use.
5. Adequate Pedestrian and/or vehicular access exists.

Submittal Requirements – Must accompany the application to be complete.

- A narrative of the proposed conditional use and project including:
 Proposed use of the property

- Existing use of the property
- Effects on adjoining properties to include: noise, hours of operation, glare, odor, fumes, vibration, etc.
- 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

➤ Complete site plans including:

- Two (2) legible scaled and dimensioned drawings/prints of site plan and building elevations (when applicable.)
- Two (2) 8 1/2" x 11 (minimum) to 11" x 17" (maximum) reduction of the site plan and building elevations (when applicable.)
- 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
- 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.

Proposal for 700 W Kimberly Ave Kimberly WI

Proposed use: This is currently a single building that remains from the old carwash that was destroyed in a tornado many years ago. It is currently a plumbing shop and has been for the past 7 years. This proposal is for an expansion/improvement of this space. Plan to expand on the current plumbing shop and add 3 additional shop/office fronts.

Hours of operation will be typical daytime hours-approximately 7 am to 5 pm. There won't be any excessive noise. No glare, odor, fumes or vibrations.

Compatibility: Will add aesthetic appeal to the neighborhood and won't detract from area businesses.

Traffic generation will be very minimal.

228

224

fence

Outdoor Storage

Work
700 W Kimberly Ave

Building

o's Bakery



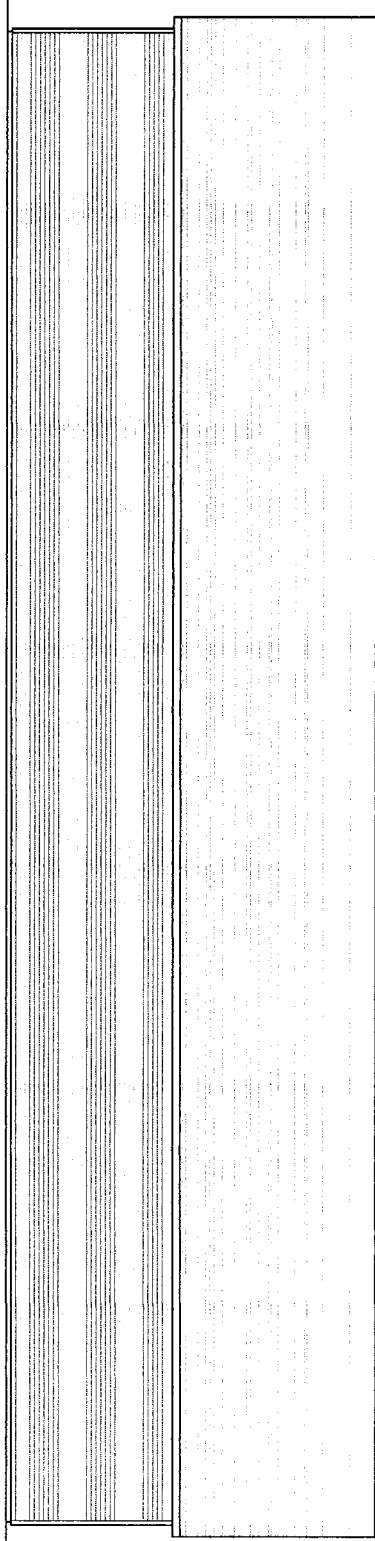
fence

Parking

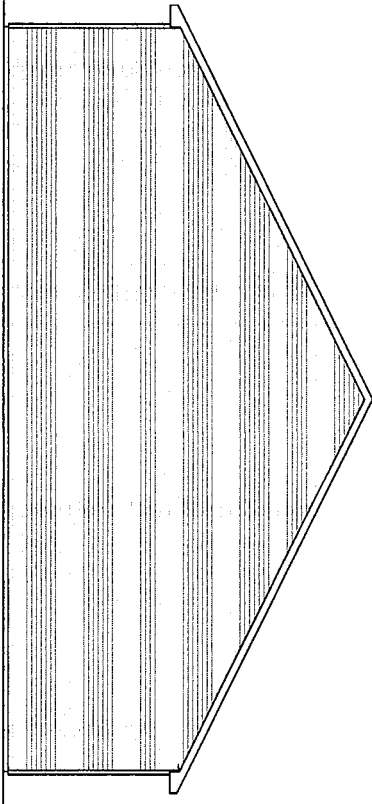
Kimberly Ave



REAR ELEVATION
1/4" = 1'-0"




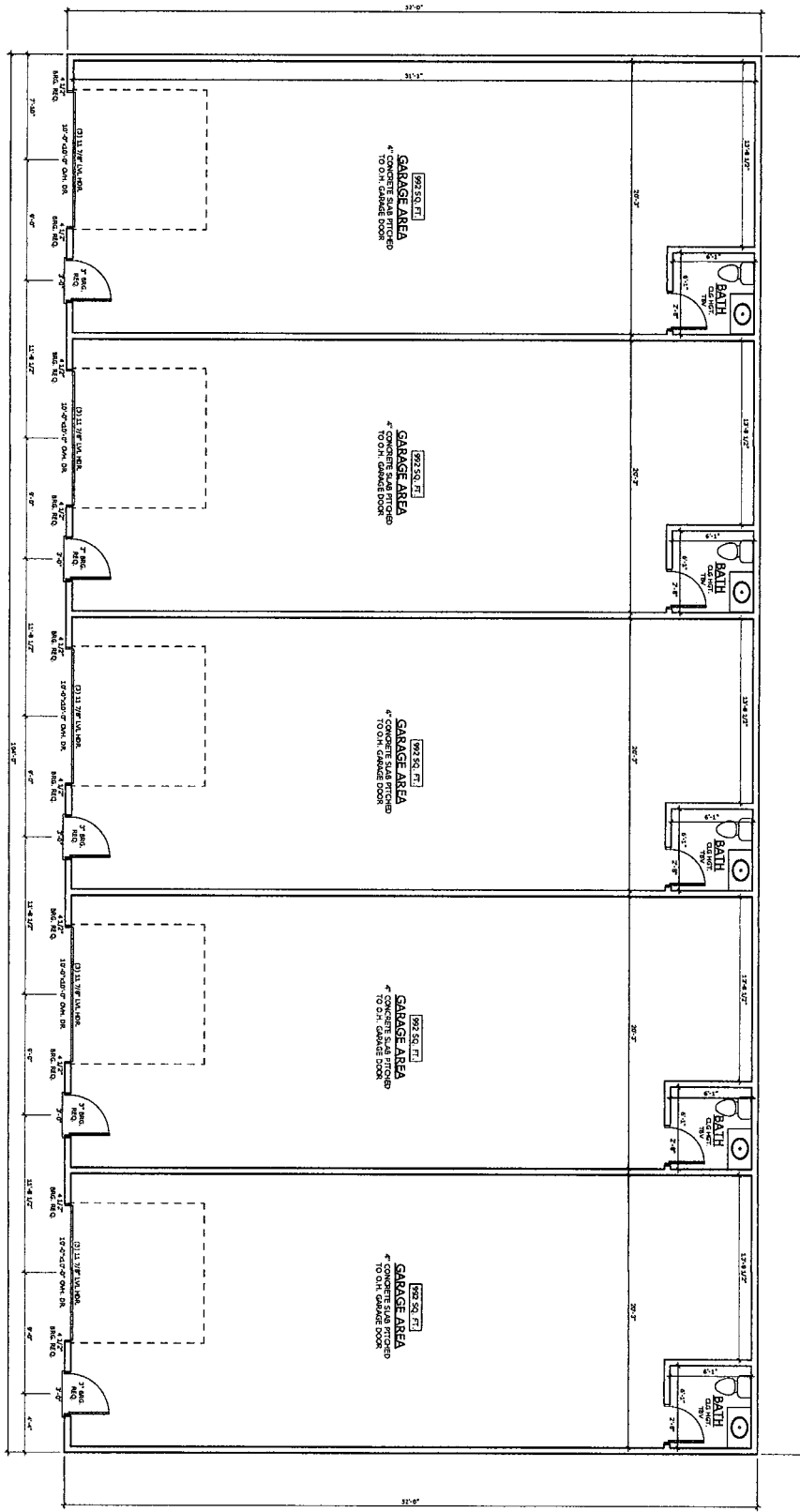
RIGHT ELEVATION
1/4" = 1'-0"



GARAGE AREA
TOTAL AREA
5408 SF
3498 SF

BID PLAN - FOR BIDDING PURPOSES ONLY

DRAWN BY M. WINTER SCALE 1/4" = 1'-0" SHEET NO. A2 PROJECT NO. Q24-145-W	 DrexelTeam.com	KIMBERLY SHOP J BUCK CONSTRUCTION PROJ. ADDRESS TBD	COPYRIGHT © 2004 <small> ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF DREXEL UNIVERSITY. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED, STORED IN A RETRIEVING SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DREXEL UNIVERSITY. </small>	BID PLAN 03/22/2004 MRW
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1/4" = 1'-0" WALL HEIGHT: 12'-0"

GARAGE PLAN SPECIFICATIONS

1. FLOOR FINISH: 4" CONCRETE SLAB FINISHED TO FIN. FINISHED FLOOR

2. WALLS: 1/2" GYPSUM BOARD OVER 2" CMU BLOCK

3. ROOF FINISH: 4" CONCRETE SLAB FINISHED TO FIN. FINISHED FLOOR

4. CEILING FINISH: 1/2" GYPSUM BOARD OVER 2" CMU BLOCK

5. EXTERIOR FINISH: 1/2" GYPSUM BOARD OVER 2" CMU BLOCK

6. INTERIOR FINISH: 1/2" GYPSUM BOARD OVER 2" CMU BLOCK

7. PAINT: INTERIOR WALLS AND CEILING TO BE PAINTED WITH SEMI-GLOSS PAINT

8. FLOORING: GARAGE FLOOR TO BE CONCRETE SLAB FINISHED TO FIN. FINISHED FLOOR

9. WALLS: INTERIOR WALLS TO BE PAINTED WITH SEMI-GLOSS PAINT

10. CEILING: INTERIOR CEILING TO BE PAINTED WITH SEMI-GLOSS PAINT

11. EXTERIOR: EXTERIOR WALLS TO BE PAINTED WITH SEMI-GLOSS PAINT

12. ROOF: ROOF FINISH TO BE 4" CONCRETE SLAB FINISHED TO FIN. FINISHED FLOOR

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14. EXTERIOR: EXTERIOR FINISH TO BE 1/2" GYPSUM BOARD OVER 2" CMU BLOCK

15. INTERIOR: INTERIOR FINISH TO BE 1/2" GYPSUM BOARD OVER 2" CMU BLOCK

16. PAINT: PAINT TO BE INTERIOR WALLS AND CEILING TO BE PAINTED WITH SEMI-GLOSS PAINT

17. FLOORING: FLOORING TO BE CONCRETE SLAB FINISHED TO FIN. FINISHED FLOOR

18. WALLS: WALLS TO BE INTERIOR WALLS AND CEILING TO BE PAINTED WITH SEMI-GLOSS PAINT

19. CEILING: CEILING TO BE INTERIOR CEILING TO BE PAINTED WITH SEMI-GLOSS PAINT

20. EXTERIOR: EXTERIOR TO BE EXTERIOR WALLS TO BE PAINTED WITH SEMI-GLOSS PAINT

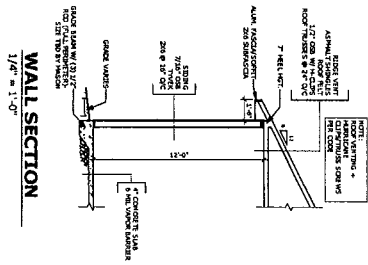
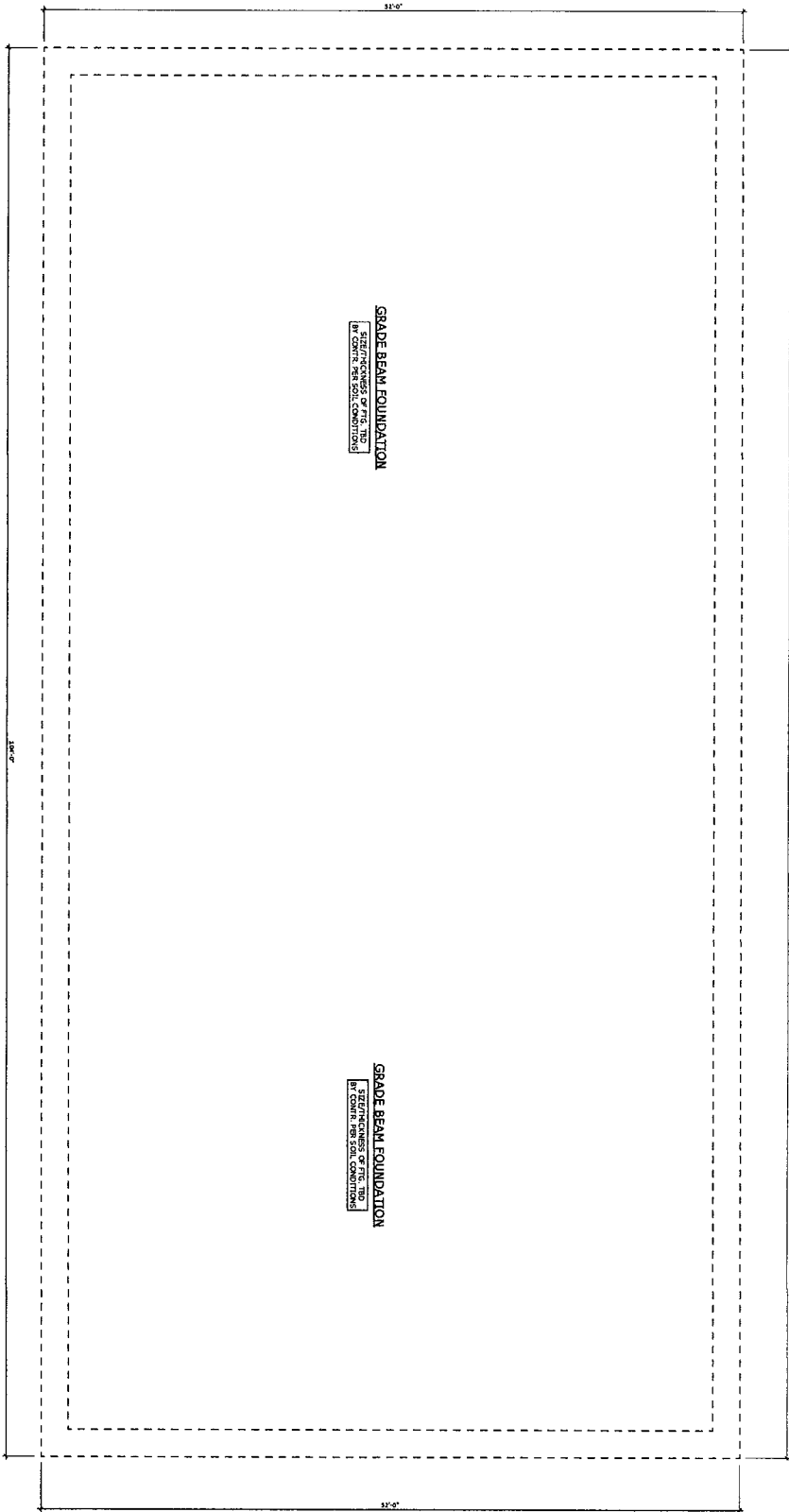
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GARAGE AREA 5408 SF
TOTAL AREA 5498 SF

BID PLAN - FOR BIDDING PURPOSES ONLY

DRAWN: J. WINTER DATE: 1/4" = 1'-0" PROJECT NO: A3 PROJECT TO: G24-145-W	Drexel DrexelTeam.com	KIMBERLY SHOP J BUCK CONSTRUCTION PROJ ADDRESS TRD	COPYRIGHT © 2024 ALL RIGHTS RESERVED THIS DOCUMENT IS THE PROPERTY OF DREXEL UNIVERSITY AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.	BID PLAN 02/02/2024 MRW
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FOUNDATION PLAN
1/4" = 1'-0"



WALL SECTION
1/4" = 1'-0"

GARAGE PLAN SPECIFICATIONS

- CONCRETE: 4000 PSI COMPRESSIVE STRENGTH
- STEEL: A36
- REINFORCEMENT: #4
- MINIMUM COVER: 4 INCHES
- WALLS: 12 INCH THICK
- FOOTING: 24 INCH WIDE, 12 INCH DEEP
- FOUNDATION: 12 INCH DEEP
- FINISH: 1/2 INCH SAND
- PAINT: 1/2 INCH SAND
- GENERAL: SEE SPECIFICATIONS FOR ALL MATERIALS AND METHODS.

GARAGE AREA	5408 SF
TOTAL AREA	5408 SF

BID PLAN - FOR BIDDING PURPOSES ONLY

DRAWING NO: Q24-145-W SCALE: 1/4" = 1'-0" SHEET NO: A4 PROJECT NO: G24-145-W	Drexel DrexelTeam.com	KIMBERLY SHOP J BUCK CONSTRUCTION PROJ. ADDRESS TBD	COPYRIGHT & RISK THIS DOCUMENT IS THE PROPERTY OF THE ENGINEER AND ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND ARCHITECT. THE USER OF THIS DOCUMENT AGREES TO HOLD THE ENGINEER AND ARCHITECT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT.	BID PLAN 02/02/2024 MRW
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