



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Schnoes Office – 520 Walnut Street – Site Plan

DATE: July 12, 2011

GENERAL INFORMATION:

Applicant:

Mike Schnoes - WISC, LLC

Requested Action

Site Plan Approval

Location and Size:

Property is generally located on the south side of Walnut Street, west of the Walnut Street/Ashworth Drive intersection downtown containing approximately 0.16 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Former Olson Brother's Gas Station	Downtown	C-2
North	Triangle Park / Heartland CO-OP	Downtown	C-2
South	410 5 th Street	Downtown	C-2
East	Stephen Banks Law Office	Downtown	C-2
West	Waukeee Ice Cream Shoppe	Downtown	C-2

BACKGROUND:

The proposed site is located at 520 Walnut Street and had previously been the Olson Brother's Sinclair station. The applicant is proposing to move his CPA office into the space by remodeling the existing building and placing a small addition onto the rear of the building.



Aerial of Project and Surrounding Properties

PROJECT DESCRIPTION:

The project involves the repurposing of the former 1,240 square foot gas station into a CPA office. The applicant would be adding a small 360 square foot addition on the back side of the building to provide for a conference room and storage.

ACCESS AND PARKING:

The site is accessed entirely from Walnut Street. The downtown area does not have specific parking requirements as parking is provided in the form of public on-street parking. As a part of the redevelopment of the site, staff has requested that the applicant provide four new parking stalls on Walnut Street and paint two no-parking islands to better define both the Walnut Street/Ashworth Drive intersection and the existing access to the alley on the west side of the property. The previous business had eliminated the use of parking stalls adjacent to the property on Walnut Street due to the need for vehicles to drive into the garage or to the fuel stations that had previously been on the site.

In addition to the parking stall additions, the applicant will be installing curb and a 6 foot sidewalk adjacent to the property. The existing pavement in this area functioned as a ramp to facilitate traffic driving into the site.

UTILITIES:

All necessary utilities currently exist on site

LANDSCAPING:

As a part of this project, the applicant will be removing a considerable amount of existing gravel that remains from the removal of the former fuel pumps and replacing it will sod. In addition to the incorporation of new green space on site, the applicant will be providing trees and shrubs consistent with the site plan ordinance and downtown planning efforts.

ELEVATIONS:

Elevations have been provided for your review. The proposed materials are permitted within the C-2 Central Business District and there are no specific material percentage requirements for this area.

STAFF RECOMMENDATION

At this time all staff comments have been addressed and staff would recommend approval of the site plan for Schnoes Office – 520 Walnut Street.

CITY OF WAUKEE

Ben Landhauser
City Planner