

April 4, 2024

Project Narrative

Project: Kunes RV of Fox Valley
2615 W American Drive
Neenah, WI 54956

Kunes Appleton Properties LLC is requesting site plan and conditional use review and approval for an addition to their existing facility located at 2615 W American Drive in the Town of Clayton. The property is zoned B-3 and the Heavy Vehicle Sales & Rental use requires a conditional use permit in the B-3 District.

The proposed project involves the construction of a 7,523 square foot building addition and 5,086 square foot canopy addition to the east side of the existing facility. New concrete is proposed under the canopy along with new asphalt to the north and south of the addition. Gravel will be added over existing gravel area to match into the building expansion grades. Existing driveway access from W American Drive will remain with the addition of another driveway access from W. American Drive proposed approximately 600' east of the existing driveway.

The intended use of the additional driveway is to allow customers that come in the west driveway to exit the east driveway. This additional driveway will decrease the amount of challenging maneuvering needed for large campers and vehicles around the sales lot, leading to a projected increase in safety. With the recent update to increase greenspace and landscaping to the west, the eastern side of the property was re-examined, which led to the proposal to add the additional driveway for customer convenience and safety.

Additionally, gravel area will be removed and seeded into lawn space, primarily along the west property line, and landscaping added to bring proposed site impervious area to slightly under 70%. The existing 12 parking stalls previously approved with the original building project will remain unchanged. A chain-link fence with slats and gates is proposed for dumpster screening. Total site disturbance will be 2.46 acres.

Stormwater management requirements for the site will be met via the existing regional pond located north of the proposed development. This pond had been analyzed back in 2016 and has been re-analyzed with the new impervious coverage/drainage basins associated with the proposed project. Peak discharge and stormwater quality requirements are still in conformance with design requirements without the need for any modifications to the existing wet pond.

The site is currently served by a sanitary holding tank, but the proposed project involves removing the sanitary tank and connecting the current building, proposed addition, and a manhole for RV grey and black water to the sanitary main in the American Drive right-of-way. The site is currently served by a well, but the proposed project involves connecting the proposed addition and existing building to the water main in the American Drive right-of-way. Downspouts and storm inlets are also proposed, discharging into the existing storm swale on the north side of the property, maintaining existing storm discharge patterns.

Site lighting will be provided in a fashion that provides appropriate foot candles for safety and cut-off fixtures for minimal light trespass. Lighting wall packs are proposed on the building addition. No new light poles are proposed. Exterior materials will match the existing facility and are represented in the attached color elevations and material sample depiction document. Three new service doors are proposed on both the north and south addition elevations. Operations at the facility will remain unchanged with sales and service hours from 9 AM to 5 PM Monday thru Friday and 9 AM to 3 PM on Saturdays.