



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Agenda - Final City Plan Commission

*Any questions about items on this meeting are to be directed to
the Community and Economic Development Department,
920-832-6468.*

Wednesday, January 26, 2022

3:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

2. Roll call of membership

3. Approval of minutes from previous meeting

[22-0004](#) City Plan Minutes from 1-12-22

Attachments: [City Plan Minutes 1-12-22.pdf](#)

4. **Public Hearings/Apearances**

[22-0005](#) Special Use Permit #1-22 for a car wash located at 3040 East College Avenue (Tax Id #31-4-5704-01), as shown on the attached materials and per attached plan of operation, to run with the land subject to the conditions in the attached staff report and approve attached Resolution (Associated with Action Item #22-0006)

Attachments: [ClassIIPublicHearingNoticeNewspaper_3040 E College Ave_SUP#1-22.pdf](#)
[PublicHearingNoticeNeighborhood_3040 E College Ave_SUP#1-22.pdf](#)

5. **Action Items**

[22-0006](#) Request to approve Special Use Permit #1-22 for a car wash located at 3040 East College Avenue (Tax Id #31-4-5704-01), as shown on the attached materials and per attached plan of operation, to run with the land subject to the conditions in the attached staff report and approve attached Resolution (2/3 vote of Common Council required for approval)

Attachments: [StaffReport_3040CollegeAve_SUP_For01-26-22.pdf](#)

6. **Information Items**

7. Adjournment

Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.

Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
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Meeting Minutes - Final City Plan Commission

*Any questions about items on this meeting are to be directed
to the Community and Economic Development Department,
920-832-6468.*

Wednesday, January 12, 2022

3:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

Meeting called to order by Chair Mayor Woodford at 3:31 p.m.

2. Roll call of membership

Present: 5 - Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

Excused: 2 - Palm and Robins

Others present:

Aldersperson Vered Meltzer, District #2

Aldersperson Maiyoua Thao, District #7

Aldersperson Alex Schultz, District #9

Jeremiah Stevens, The Breaking Point

Courtney Hayden, The Breaking Point

Mike Blank, Cypress Homes

Adam Marty, Alpine Swift

Matt Pearson, Greene Development

3. Approval of minutes from previous meeting

[21-1745](#)

City Plan Minutes from 12-8-21

Attachments: [City Plan Minutes 12-8-21.pdf](#)

Fenton moved, seconded by Buetow, that the Minutes be approved. Roll Call.

Motion carried by the following vote:

Aye: 5 - Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

Excused: 2 - Palm and Robins

4. Public Hearings/Appearances

[21-1746](#)

Special Use Permit #4-21 for a restaurant with alcohol sales and consumption located at 1016 East Pacific Street (Tax Id #31-1-0843-00), as shown on the attached maps and per attached plan of operation, to run with the land subject to the conditions in the attached staff report and approve attached Resolution (Associated with Action Item #21-1747)

Attachments: [ClassIIPublicHearingNoticeNewspaper_AlpineSwift_SUP#4-21.pdf](#)
[PublicHearingNoticeNeighborhood_AlpineSwift_SUP#4-21.pdf](#)

This public hearing was held, and no one spoke on the item.

[21-1748](#)

Special Use Permit #5-21 for an indoor recreation use with alcohol sales and consumption located at 2009/2011 North Richmond Street (Tax Id #31-5-2326-00), as shown on the attached maps and per attached plan of operation, to run with the land subject to the conditions in the attached staff report and approve attached Resolution (Associated with Action Item #21-1749)

Attachments: [ClassIIPublicHearingNoticeNewspaper_TheBreakingPoint_SUP#5-21.pdf](#)
[PublicHearingNoticeNeighborhood_TheBreakingPoint_SUP#5-21.pdf](#)

This public hearing was held, and no one spoke on the item.

5. Action Items

[21-1747](#)

Request to approve Special Use Permit #4-21 for a restaurant with alcohol sales and consumption located at 1016 East Pacific Street (Tax Id #31-1-0843-00), as shown on the attached maps and per attached plan of operation, to run with the land subject to the conditions in the attached staff report and approve attached Resolution (2/3 vote of Common Council required for approval)

Attachments: [StaffReport_AlpineSwift_SUP_For01-12-22.pdf](#)

Fenton moved, seconded by Uitenbroek, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

Excused: 2 - Palm and Robins

[21-1749](#)

Request to approve Special Use Permit #5-21 for an indoor recreation use with alcohol sales and consumption located at 2009/2011 North Richmond Street (Tax Id #31-5-2326-00), as shown on the attached maps and per attached plan of operation, to run with the land subject to the conditions in the attached staff report and approve attached Resolution (2/3 vote of Common Council required for approval)

Attachments: [StaffReport_Breaking Point_SUP_For01-12-22.pdf](#)

Buetow moved, seconded by Fenton, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

Excused: 2 - Palm and Robins

[21-1750](#)

Request to approve the Stone Ridge Estates West Preliminary Plat as shown on the attached maps and subject to the conditions in the attached staff report

Attachments: [StaffReport_StoneRidgeEstatesWest_PreliminaryPlat_For01-12-22.pdf](#)

Fenton moved, seconded by Uitenbroek, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

Excused: 2 - Palm and Robins

[21-1751](#)

Request to approve the Extraterritorial Final Plat for Center Valley at 3800 located in the Town of Grand Chute as shown on the attached maps

Attachments: [StaffReport_CenterValleyat3800_FinalPlat_For 01-12-22.pdf](#)

Fenton moved, seconded by Buetow, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

Excused: 2 - Palm and Robins

[21-1752](#)

Request to approve the dedication of land for public right-of-way for Spartan Drive, generally located 600' east of Haymeadow Avenue to 800' west of Meade Street, connecting existing East Spartan Drive right-of-way to the west and east, (part of Tax Id #31-6-6100-62), as shown on the attached maps

Attachments: [StaffReport_SpartanDrive_StreetDedication_For01-12-22.pdf](#)

Fenton moved, seconded by Uitenbroek, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

Excused: 2 - Palm and Robins

6. Information Items

7. Adjournment

Fenton moved, seconded by Buetow, that the meeting be adjourned at 4:01 p.m. Roll Call. Motion carried by the following vote:

Aye: 5 - Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

Excused: 2 - Palm and Robins

CITY OF APPLETON
NOTICE OF PUBLIC HEARING
PROPOSED SPECIAL USE PERMIT

NOTICE IS HEREBY GIVEN of a Public Hearing to be held before the City Plan Commission on Wednesday, January 26, 2022, at 3:30 P.M., in Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, or as soon thereafter as can be heard, for the purpose of considering a Special Use Permit.

Pursuant to Sections 23-66 and 23-113 of the Appleton Municipal Code, to consider a request by John Dyke, Wolf Pack 3 Investments, owner, for property located at 3040 East College Avenue (Tax Id #31-4-5704-01) to obtain a Special Use Permit for a car wash. In the C-2 General Commercial District, a Special Use Permit is required for a car wash.

Car wash means the use of a tract of land, building, or portion thereof, for the manual or automatic washing and cleaning of passenger vehicles, recreational vehicles or other light duty equipment.

All persons interested are invited to attend this meeting and will be given an opportunity to be heard. Feedback can also be shared with Plan Commission members via written letter, email, or phone call. Any questions regarding this matter should be directed to Don Harp, Principal Planner, in the Community and Economic Development Department at (920) 832-6466 or by email at don.harp@appleton.org.

CITY PLAN COMMISSION
APPLETON, WISCONSIN

COMMUNITY & ECONOMIC DEVELOPMENT
CITY HALL - 100 NORTH APPLETON STREET
APPLETON, WISCONSIN 54911-4799
(920) 832-6468

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

RUN: January 11, 2022
January 18, 2022

NOTICE OF PUBLIC HEARING
OF THE
APPLETON CITY PLAN COMMISSION

Dear property owner(s):

The City of Appleton Plan Commission will conduct a Public Hearing on Wednesday, January 26, 2022, at 3:30 P.M., or as soon thereafter as can be heard, in Common Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, for the purpose of considering the following proposed Special Use Permit:

Pursuant to Sections 23-66 and 23-113 of the Appleton Municipal Code, to consider a request by John Dyke, Wolf Pack 3 Investments, owner, for property located at 3040 East College Avenue (Tax Id #31-4-5704-01) to obtain a Special Use Permit for a car wash. In the C-2 General Commercial District, a Special Use Permit is required for a car wash.

Chapter 23 of the Appleton Zoning Ordinance defines a car wash as the use of a tract of land, building, or portion thereof, for the manual or automatic washing and cleaning of passenger vehicles, recreational vehicles or other light duty equipment.

You are being notified as a policy of the City of Appleton Community and Economic Development Department. All persons interested are invited to attend this meeting and will be given an opportunity to be heard. Feedback can also be shared with Plan Commission members via written letter, email, or phone call. The Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

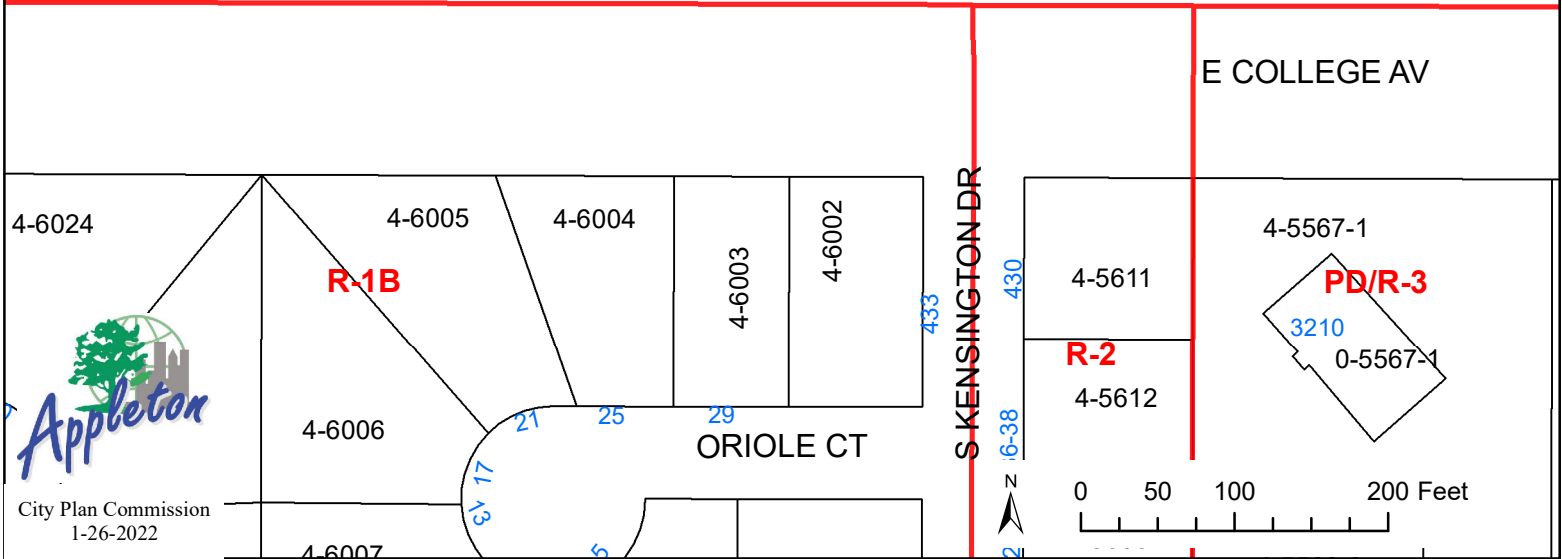
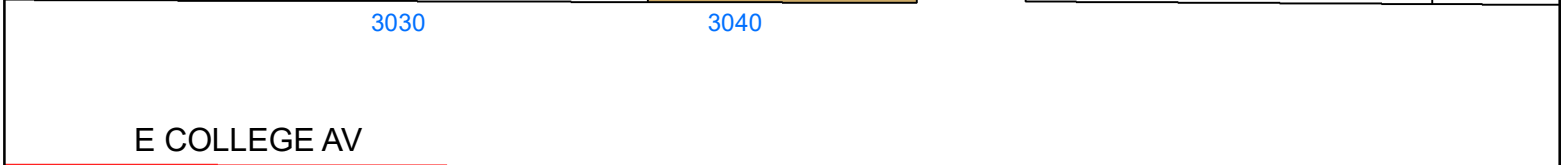
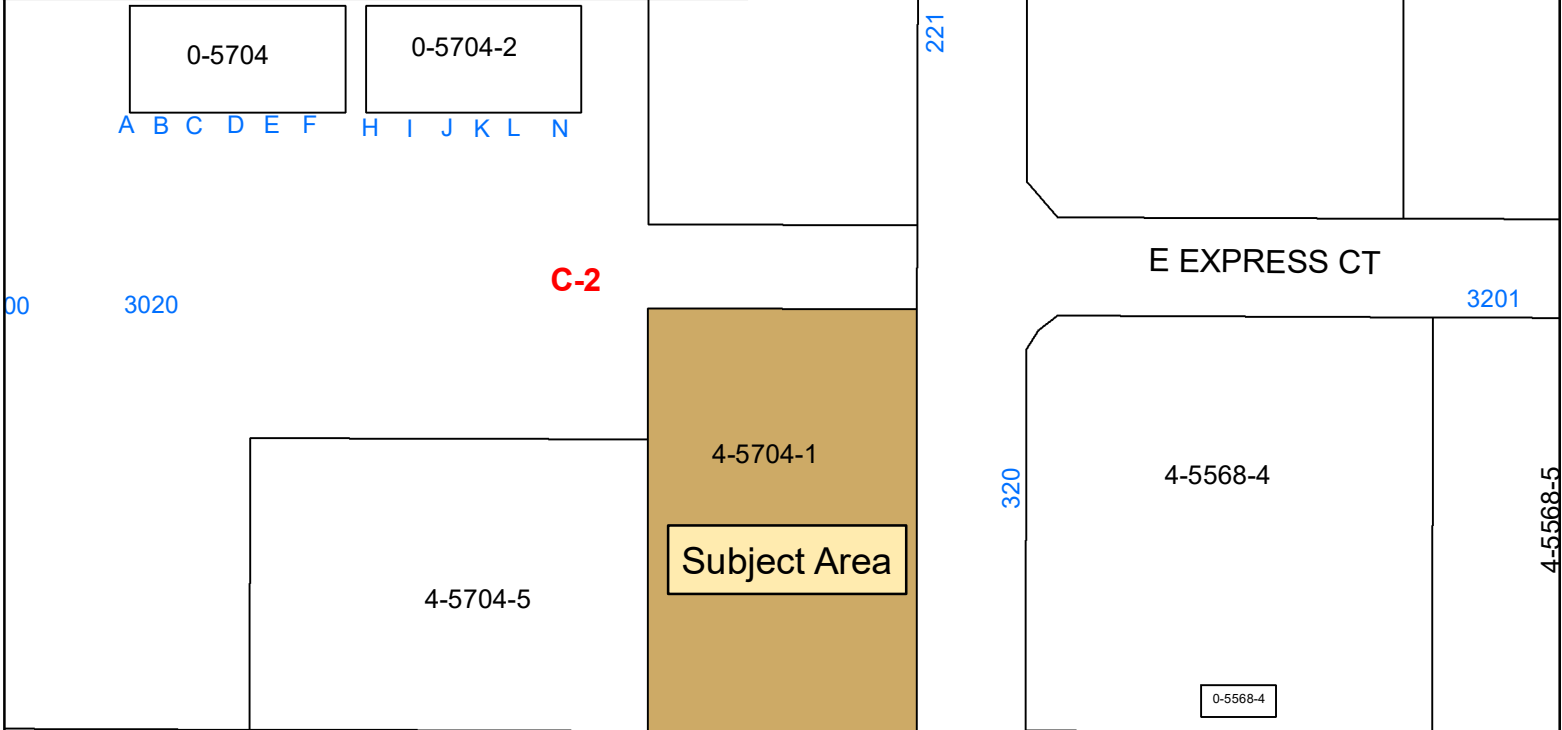
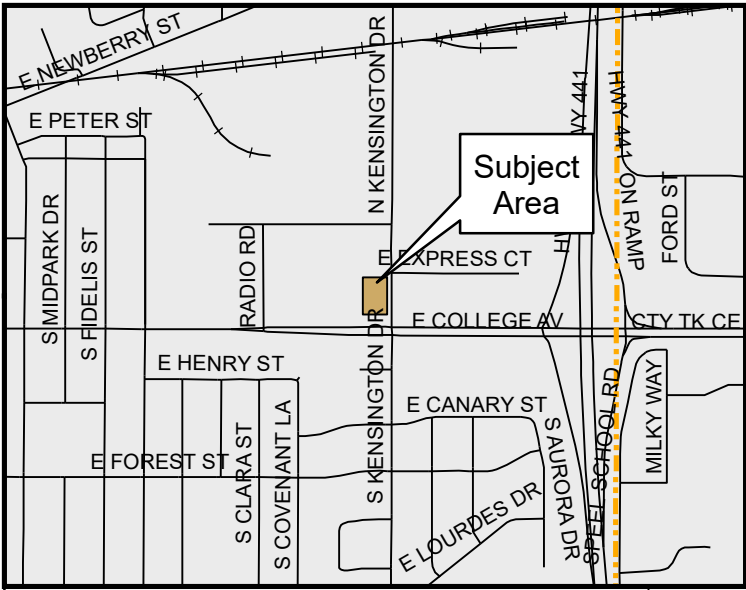
Any questions regarding this matter should be directed to Don Harp, Principal Planner, in the Community and Economic Development Department at 920-832-6466 or by email at don.harp@appleton.org.

CITY PLAN COMMISSION

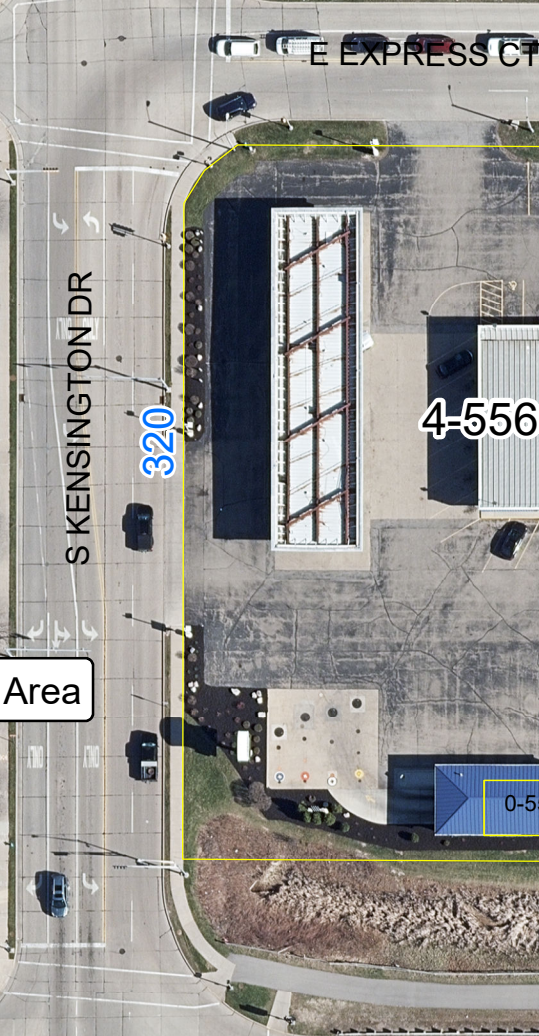
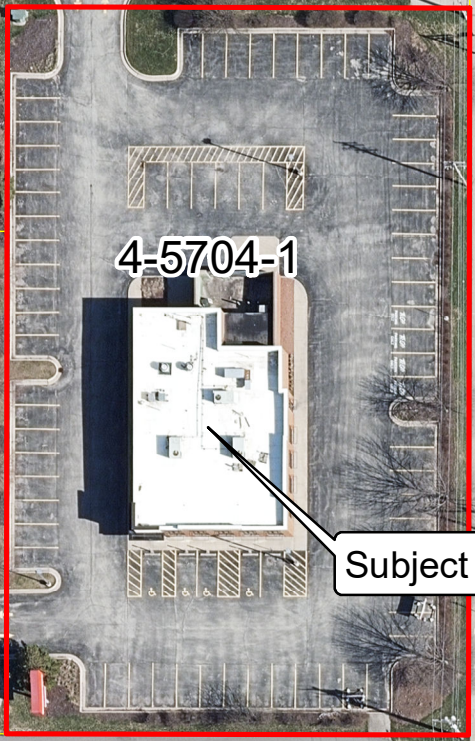
COMMUNITY & ECONOMIC DEVELOPMENT
CITY HALL - 100 NORTH APPLETON STREET
APPLETON, WISCONSIN 54911-4799
920-832-6468

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

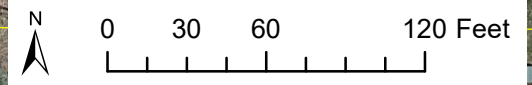
Special Use Permit
Car Wash
3040 East College Avenue
Zoning Map

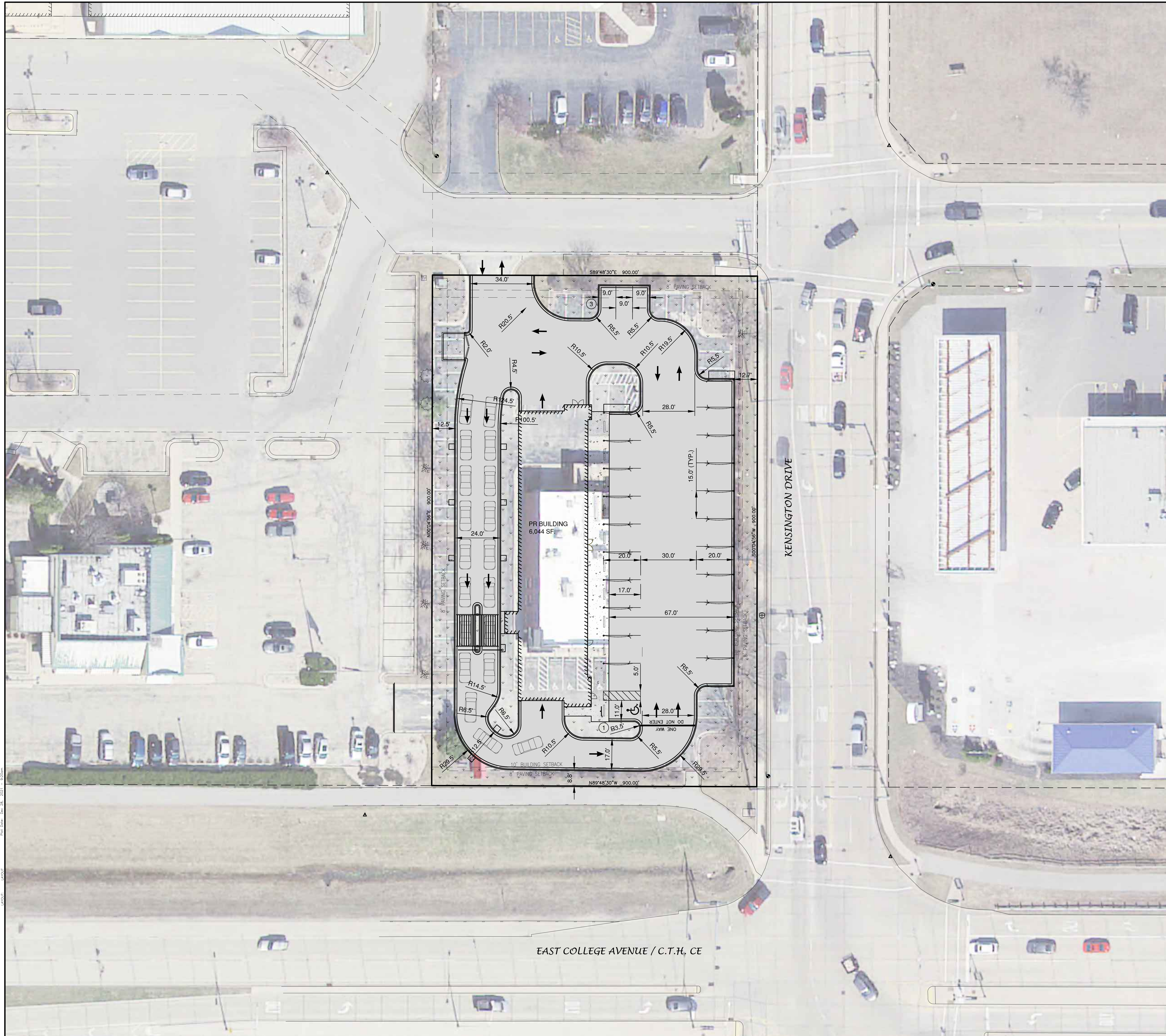


Special Use Permit
Car Wash
3040 East College Avenue
Aerial Map



City Plan Commission
1-26-2022





- LEGEND**
- CONCRETE SIDEWALK
 - CONCRETE PAVEMENT (LIGHT) (S.F.)
 - CONCRETE PAVEMENT (HEAVY) (S.F.)
 - LANDSCAPE ROCK AREA
 - GREEN SPACE
 - PROPOSED 18" STANDARD CURB AND GUTTER
 - PROPOSED 18" MOUNTABLE SHEDDING CURB AND GUTTER
 - TRAFFIC FLOW ARROW
 - HANDICAPPED PARKING
 - INDICATES NUMBER OF PARKING STALLS

*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

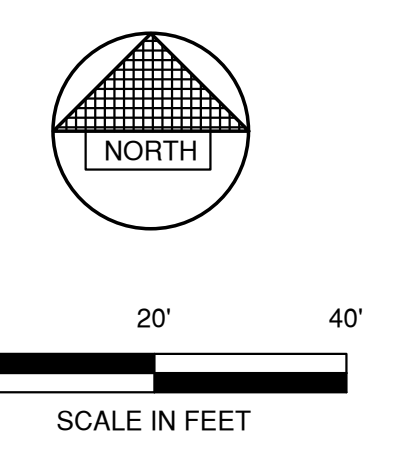
NOTE
 ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA
 TOTAL PARKING STALLS PROVIDED = 4
 HANDICAP ACCESSIBLE PARKING STALLS = 1
 TOTAL PARKING STALLS REQUIRED = 4 (3 EMPLOYEES + 1 VISITOR)
 BIKE PARKING TO BE AVAILABLE INSIDE THE BUILDING

SITE DATA
 TOTAL AREA = 1.10 ACRES, 48,125 S.F.
 BUILDING AREA = 0.14 ACRES, 6,044 S.F. (12.6%)
 SIDEWALK/PARKING LOT AREA = 0.68 ACRES, 29,743 S.F. (61.8%)
 GREEN SPACE = 0.28 ACRES, 12,338 S.F. (25.6%)

ZONING
 C-2

PARCEL NO.
 314570401



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN
MPL
 CHECKED
AJR
 DESIGNED
MPL

CLUB CAR WASH
 3040 E. COLLEGE AVENUE
 CITY OF APPLETON
 OUTAGAMIE COUNTY, WISCONSIN

SITE PLAN

DATE
 FILE
 SITE PLAN
 JOB NO.
 6258007

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

SHEET NO.
2

EXTERIOR COLOR PALETTE

ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK
COLOR: Ivory

ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK
COLOR: Slate

METAL AWNINGS
COLOR: Red

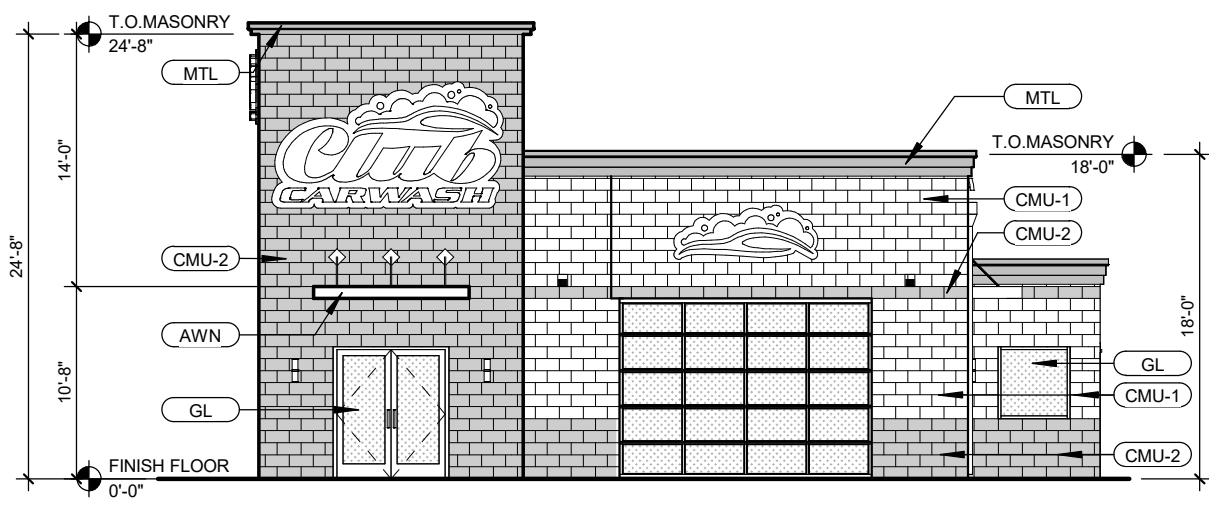
STOREFRONT
COLOR: Black Painted

SCUPPERS, DOWNSPOUTS, AND METAL COPINGS
COLOR: Kynar Finish Matte Black

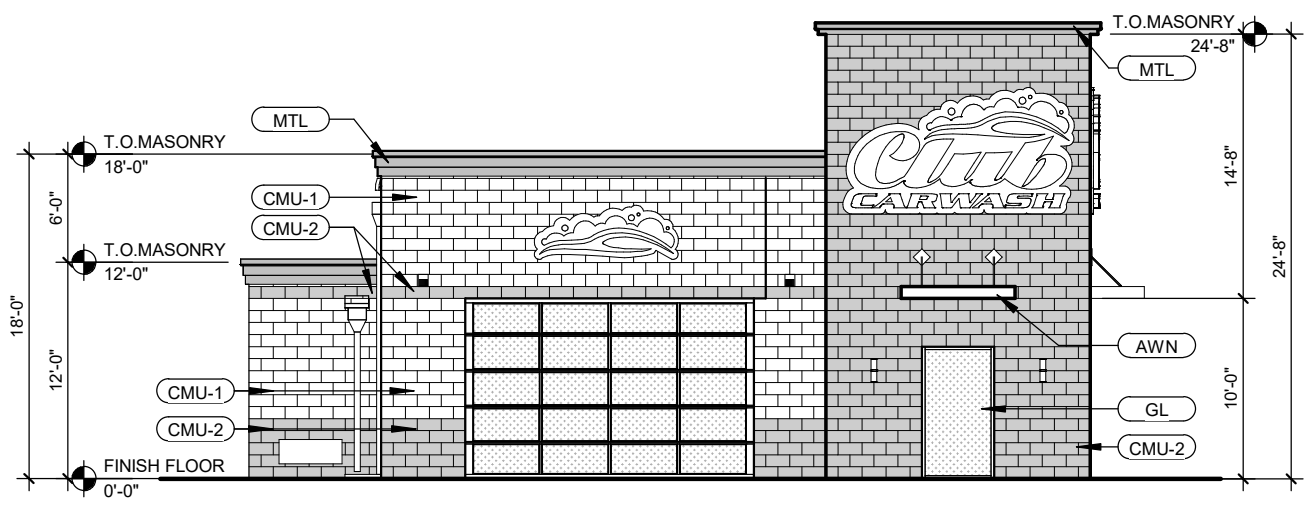


CLUB CAR WASH RENDERING



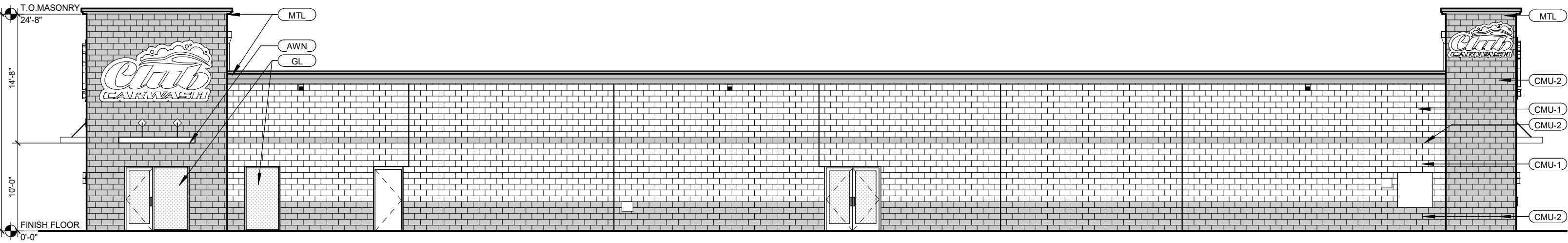


NORTH ELEVATION | 3/32" = 1'-0"

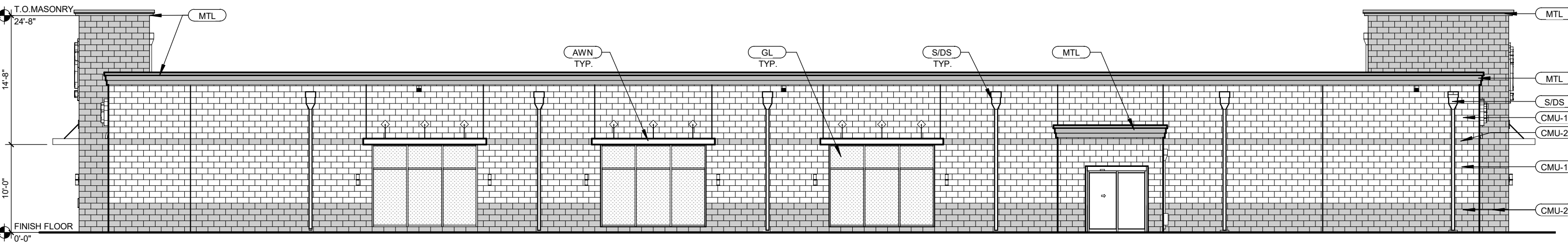


SOUTH ELEVATION | 3/32" = 1'-0"

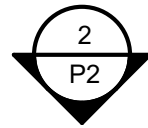
EXTERIOR MATERIAL LEGEND	
CMU-1	ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK (COLOR: Ivory)
CMU-2	ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK (COLOR: Slate)
GL	ALUMINUM STOREFRONT GLAZING SYSTEM 2"x4 1/2" Thermal Storefront Framing in Black Painted Aluminum, w/ 1" Insulated LOW-E Tinted Glazing Unit
AWN	PREFABRICATED PAINTED FLAT METAL AWNING (COLOR: Red)
S/DS	PREFINISHED KYNAR-COATED SHEET METAL SCUPPER AND DOWNSPOUTS (COLOR: Matte Black)
MTL	PREFINISHED KYNAR COATED METAL COPING (COLOR: Matte Black)
ROOF	SINGLE PLY TPO OVER TAPERED INSULATION (COLOR: White)



EAST ELEVATION | 3/32" = 1'-0"



WEST ELEVATION | 3/32" = 1'-0"



156'-0"

36'-0"

12'-0"

108'-0"

CASHIER

WASH BAY

EQUIPMENT

LOBBY

OFFICE

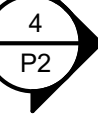
TOILET

TOILET

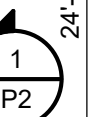
STORAGE

39'-4"

24'-8"



39'-4"



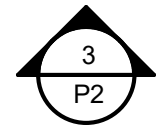
14'-8"

16'-0"

138'-8"

8'-0"

162'-8"



FLOOR PLAN




FINKLE + WILLIAMS ARCHITECTURE

CLUB CAR WASH - APPLETON | 12/20/2021 | 3/32" = 1'-0"

FINKLE + WILLIAMS © 2020

D-Series Size 1 LED Area Luminaire



Specifications

- Beam: 1.51°
- Length: 33"
- Width: 13"
- Height H1: 7.12"
- Height H2: 3.12"
- Weight: 27.5 lbs

Ordering Information

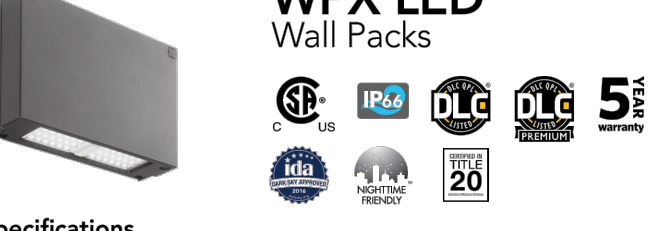
EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA N1A2R2 PIRHN DBDXD

Order	Qty	Manufacturer	Part Number	Notes	Remarks
DSX1 LED	1	DSX1	DSX1	DSX1	DSX1

Notes:

- DSX1 LED luminaire is designed to provide a cost-effective, energy-efficient solution for the replacement of existing HID area lighting. The DSX1 LED luminaire is a direct replacement for existing HID area lighting. The DSX1 LED luminaire is a direct replacement for existing HID area lighting.

WPX LED Wall Packs



Specifications

- Beam: 1.51°
- Length: 33"
- Width: 13"
- Height H1: 7.12"
- Height H2: 3.12"
- Weight: 27.5 lbs

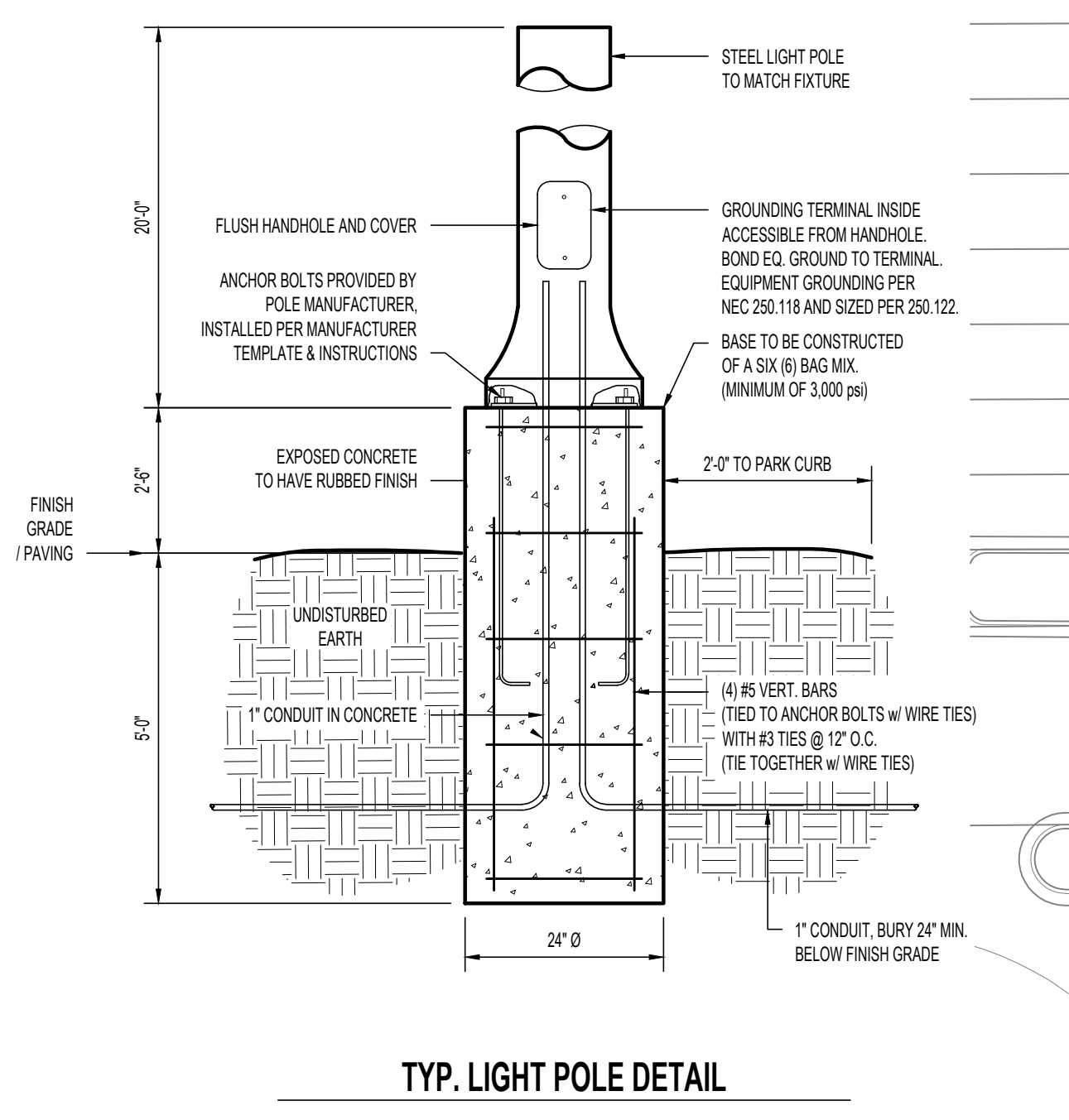
Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DBDXD

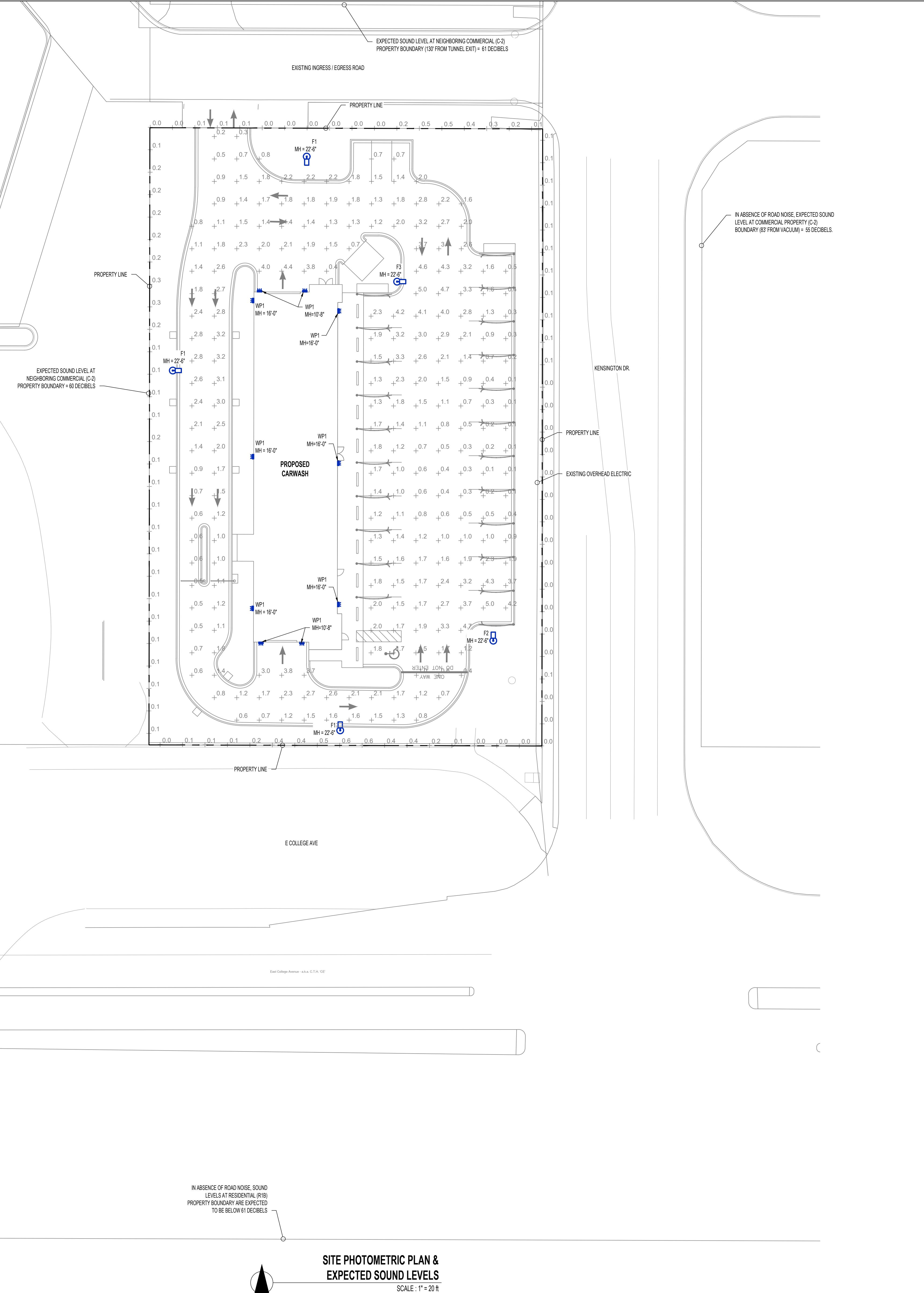
Order	Qty	Manufacturer	Part Number	Notes	Remarks
WPX2 LED	1	WPX2	WPX2	WPX2	WPX2

Notes:

- WPX2 LED wall pack luminaire is designed to provide a cost-effective, energy-efficient solution for the replacement of existing HID wall pack lighting. The WPX2 LED wall pack luminaire is a direct replacement for existing HID wall pack lighting.



- #### SITE LIGHTING & SOUND LEVEL GENERAL NOTES
- MAX. / MIN. RATIOS CALCULATED PER LIGHTING ORDINANCES, BASED ON 95% OF POINTS, LOWER & UPPER 2.5% EXCLUDED.
 - POLE LOCATIONS, LIGHT FIXTURES AND FIXTURE MOUNTING HEIGHTS HAVE BEEN CAREFULLY SELECTED IN ORDER TO MEET REQUIRED LIGHTING LEVELS. ANY REQUESTED CHANGES MUST BE IN WRITING TO THE ENGINEER AND ACCOMPANIED BY A PHOTOMETRIC PLAN INDICATING THE COMPLIANCE WITH THE OWNERS AND THE LOCAL ORDINANCE LIGHTING REQUIREMENTS. CHANGES MUST BE APPROVED IN WRITING BY THE ENGINEER. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN THE CONTRACTOR REPLACING OR RELOCATING FIXTURES AND/OR POLES AT THEIR EXPENSE.
 - EXPECTED SOUND LEVELS ARE BASED ON TYPICAL SOUND LEVELS AT EXISTING CLUB WASH SITES WITH SIMILAR SITE CONDITIONS AND EXACT TUNNEL AND VACUUM EQUIPMENT. EXACT READINGS AT FINAL SITE MAY VARY AT INDICATED LOCATIONS BASED ON EXISTING ROAD NOISE. SOUND LEVELS INDICATED TAKEN AT EXISTING SITES IN ABSENCE OF ROAD NOISE.
 - SOUND MEASUREMENTS MADE 4 FEET ABOVE THE GROUND AND AT LEAST 3 FEET FROM REFLECTING SURFACES WITH A TYPE II SOUND LEVEL METER THAT MEETS OR EXCEEDS ANSI S1.4-1991. SOUND METER CALIBRATED PRIOR TO TAKING READINGS, SET TO A-WEIGHTING SCALE, AND IN FAST RESPONSE MODE.
 - EXPECTED CAR WASH OPERATING HOURS TO BE 8 AM TO 8 PM.



EXTERIOR LIGHT FIXTURE SCHEDULE

MARK	MANUFACTURER*	MODEL NO.*	TYPE	VOLTS	AMPS	WATTS	LUMENS	CCT (°K)	CRI	LAMPS	MOUNTING	REMARKS
F1	LITHONIA	DSX1 LED P7 40K BLC MVOLT DBLXD	POLE LIGHT	277	0.19	54	5,769	4000	70	LED	POLE	WITH BLACK 20" SQUARE STRAIGHT STEEL POLE
F2	LITHONIA	DSX1 LED P6 40K RICO MVOLT T DBLXD	POLE LIGHT	277	0.50	138	9,857	4000	70	LED	POLE	WITH BLACK 20" SQUARE STRAIGHT STEEL POLE
F3	LITHONIA	DSX1 LED P6 40K T2M MVOLT HS DBLXD	POLE LIGHT	277	0.59	163	15,566	4000	70	LED	POLE	WITH BLACK 20" SQUARE STRAIGHT STEEL POLE, HOUSESIDE SHIELDS

* OR EQUAL

SITE LIGHTING STATISTICS

CALCULATION ZONE	AVERAGE	MAX.	MIN.	MAX/MIN
DRIVES	1.7	4	0.2	13.1
PARKING LOT	1.7	5	0.2	25.1
PROPERTY BOUNDARY	-	0.6	0	-

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DO NOT SCALE THIS DRAWING. SOME DEVIATION FROM SCALE MAY OCCUR.

ISSUE TITLE	DATE
PRELIMINARY	12-21-2021

THE PROFESSIONAL ENGINEER'S SEAL ON THIS DRAWING HAS BEEN AFFIXED. IN AFFIXING THIS SEAL, THE ENGINEER TAKES RESPONSIBILITY FOR THE WORK SHOWN ON THIS DRAWING ONLY, AND HEREBY DISCLAIMS ANY AND ALL RESPONSIBILITY FOR OTHER PROJECT DRAWINGS NOT DIRECTLY BEARING THIS SEAL.

PRELIMINARY NOT INTENDED FOR CONSTRUCTION

SARAH N. KRIETE, P.E. XXX XX, 20XX
48756-6
WI Certificate of Authority #4931

Timberlake ENGINEERING
A Custom Engineering Company

912 Old 63 South Columbia, MO 65201
ph: 573.875.4365

PROJECT NO: COL21124 DESIGNED BY: SNK
DRAWN BY: SNK CHECKED BY: SNK
PROJECT: SLP

CLUB CARWASH
3040 E COLLEGE AVE
APPLETON, WI

SHEET TITLE
SITE PHOTOMETRIC PLAN & EXPECTED SOUND LEVELS

SHEET NUMBER
MEP3



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Date: January 26, 2022

Common Council Meeting Date: February 2, 2022

Item: Special Use Permit #1-22 for a car wash

Case Manager: Don Harp, Principal Planner

GENERAL INFORMATION

Owner: John Dyke – Wolf Pack 3 Investments LLC

Applicant: Michael Leidig – Robert E. Lee & Associates

Address/Parcel #: 3040 East College Avenue (Tax Id #31-4-5704-01)

Petitioner's Request: The applicant is requesting a Special Use Permit for a car wash.

BACKGROUND

The subject parcel is developed with a restaurant with alcohol (Special Use Permit #7-96 and Site Plan #96-33) known as Applebee's which is not presently in operation.

The subject parcel (48,125 square feet) was created by CSM 2637 (File #96-15).

The subject parcel was rezoned from M-1 Industrial Park District to C-2 General Commercial District pursuant to Rezoning #14-95.

STAFF ANALYSIS

Project Summary: The applicant proposes to demolish the existing building and construct a car wash on the subject site called Club Car Wash as shown on the attached development plans. The proposed development includes the following:

- The existing building will be demolished.
- A 6,044 square foot automated car wash building with a single service bay.
- Car wash stacking spaces for 17-19 vehicles are located along the west side of the building with the service bay entrance located on the south side of the building.
- The existing driveway along the north will allowed cars to enter and leave the site while the driveway along the west lot line will be closed.
- 21 vacuum stations.
- Energy efficient LED light fixtures for all exterior lighting.
- Indoor bicycle parking.
- Green space/landscaping areas equaling 25.6%.
- Utilizing a water reclamation system.

Special Use Permit #1-22
January 26, 2022
Page 2

- Drying system located on the north side of the building adjacent to commercial uses, not residential uses.
- Proposed hours of operation are from 7:00 a.m. to 7:00 p.m./8:00 p.m. Monday thru Saturday and 8:00 a.m. to 7:00 p.m./8:00 p.m. on Sunday.

Operational Information: A plan of operation is attached to the staff report.

Existing Site Conditions: See background section.

Surrounding Zoning and Land Uses: The surrounding area is under the jurisdiction of the City of Appleton (north, south, east, and west). The site is surrounded on all sides by existing commercial development. The nearest residential development is the Rolling Meadows Second Addition subdivision which is approximately 325 feet south of the car wash entrance and 487 feet from the car wash exit.

North: C-2 General Commercial District. The adjacent land use to the north is a mix of commercial uses (restaurant, professional service, and retail).

South: R-1B Single-family District. The adjacent land uses to the south are C.T.H. CE and single-family residential.

East: C-2 General Commercial District. The adjacent land use to the east is commercial (gas station with car wash).

West: C-2 General Commercial District. The adjacent land use to the west is a mix of commercial uses (restaurant, professional service, and automobile repair).

Appleton Comprehensive Plan 2010-2030: Community and Economic Development staff has reviewed this proposal and determined it is compatible with the Commercial designation shown on the City's *Comprehensive Plan 2010-2030* Future Land Use Map. Listed below are related excerpts from the City's *Comprehensive Plan 2010-2030*.

Goal 1 – Community Growth

Appleton will continue to provide opportunities for residential, commercial, and industrial growth, including appropriate redevelopment sites within the downtown and existing neighborhoods, and greenfield development sites at the City's edge.

Goal 8 – Economic Development

Appleton will pursue economic development that retains and attracts talented people, brings good jobs to the area, and supports the vitality of its industrial areas, downtown, and neighborhood business districts.

OBJECTIVE 9.4 Economic Development:

Ensure the continued vitality of downtown and the City's neighborhood commercial districts.

Zoning Standards: The table below compares the proposed development plans (attached) with the applicable C-2 District development regulations of the Zoning Ordinance. The proposal meets all applicable requirements listed in Table 1. It's important to note, the development plans are subject to change during the formal site plan review process as a result of the project being reviewed against all applicable Municipal Code requirements.

Table 1

	C-2 District Requirements	Proposed
Lot Area	Minimum: 14,000 square feet	48,125 square feet
Building Setbacks		
<i>Front yard:</i>	Minimum: 10 feet, east lot line.	88 feet
<i>Front yard</i>	Minimum: 10 feet, south lot line.	42 feet
<i>Side yard:</i>	Minimum: 10 feet from residential zoned districts.	N/A
<i>Side yard:</i>	Minimum: 0 feet, west lot line.	39 feet
<i>Rear yard:</i>	Minimum: 20 feet, north lot line.	66 feet
Maximum Lot Coverage	75%	74.4%
Maximum Building Height	35 feet, unless a special use permit is approved	24.8 feet
Vehicle Stacking Spaces	Minimum: 6 stacking spaces per wash bay	17-19 spaces
Drive-Aisle Width	Minimum: 24 feet for Two Way Traffic	28 feet to 30 feet
Perimeter Landscape Buffer and Materials	Minimum: 5 feet, north lot line Minimum: 8 feet, south lot line Minimum: 8 feet, east lot line Minimum: 5 feet, west lot line Minimum: 1 shade or ornamental tree ever 50 feet on center: (4 trees east lot line) (3 trees south lot line) (6 trees west lot line) (3 trees north lot line) Minimum: 2-3 foot high evergreen or deciduous shrubs across 80% of the length of parking frontage (east lot line).	6.02 feet 8.8 feet 12.7 feet 12.5 feet 5 4 6 3 87%
Dumpster Location	Minimum: 5 feet from side or rear lot line	5 feet, side yard
Bicycle Parking	Indoors or outdoors	Indoors

Current Zoning and Procedural Findings: The subject property has a zoning designation of C-2 General Commercial District. Per Section 23-113(e) of the Municipal Code, a car wash requires a Special Use Permit in the C-2 District. The Plan Commission makes a recommendation to the Common Council who will make the final decision on the Special Use Permit. A two-thirds vote of the Common Council is required for approval.

Zoning Ordinance Requirements and Substantial Evidence: When reviewing an application for a Special Use Permit, the City must determine if the applicant’s proposal satisfies Municipal Code requirements and conditions. Pursuant to Section 23-66(c)(5) of the Municipal Code, the Plan Commission and Common Council must provide substantial evidence supporting their decision to approve, approve with conditions, or deny the Special Use Permit. Substantial evidence means “facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a Special Use Permit and that reasonable persons would accept in support of a conclusion.” Any requirements and conditions listed for approval must be reasonable, and to the extent practicable, measurable.

Finding of Fact: This request was reviewed in accordance with the standards for granting a Special Use Permit under Section 23-66(e)(1-8) of the Municipal Code: (1. *proper zoning district:* C-2 zoning allows car washes as a special use permit, 2. *zoning district regulations:* the proposed project meets all applicable requirements, see table 1 above, 3. *special regulations:* not applicable to carwashes, 4. *consistent with comprehensive plan and other plans:* yes, see above analysis, 5. *traffic:* the existing driveway along the north will allow cars to enter and leave the site, no concerns submitted by traffic engineer, 6. *landscaping and screening:* the proposed project proposes landscaping enhancements consistent with zoning ordinance standards, see table 1 above, 7. *neighborhood compatibility:* the proposed use is located adjacent to existing commercial uses and CTH CE, and 8. *impact on services:* the City has existing utilities, services and equipment in place to serve this proposed use). These standards were found in the affirmative, as long as all stipulations are satisfied.

Technical Review Group (TRG) Report: This item appeared on the January 18, 2022 TRG agenda. No negative comments were received from participating departments.

RECOMMENDATION

Staff recommends, based on the above, that Special Use Permit #1-22 for a car wash located at 3040 East College Avenue (Tax Id #31-4-5704-01), as shown on the attached materials and per attached plan of operation, along with the attached resolution, **BE APPROVED** to run with the land, subject to the following conditions:

1. The owner shall have twelve (12) months from the issuance of the Special Use Permit to obtain a building permit and/or occupancy permit for the proposed carwash or Special Use Permit #1-22 will expire pursuant to Sections 23-66 (f)(1) b. and c. of the Zoning Ordinance.

Substantial Evidence: Standardized condition to ensure the use is established in a timely manner. This condition will not be applicable when the building permit and/or occupancy permit is issued.

2. Prior to the construction of the carwash and building permits being issued, site plan review and approval is required, pursuant to Section 23-570 of the Municipal Code.

Substantial Evidence: This condition provides notice to the owner and applicant that they are required to receive site plan approval from the Community and Economic Development Department prior to receiving building permits from the Inspection Division for the project pursuant to Section 23-570(e)4) of the Zoning Ordinance.

3. All Zoning, Building, Fire, Engineering, Utility, Noise and other Municipal Codes, and all applicable State and Federal laws shall be complied with.

Substantial Evidence: This condition assures the applicant understands they must follow the City's Municipal Code and all applicable State and Federal laws which they are required to follow while conducting business in the City; failure to follow City, State and Federal regulations may result in enforcement action pursuant to Sections 1-16, 1-17, 23-66(f)(5) and 23-69 of the Municipal Ordinance.

4. Any future expansions of the carwash, changes to the development plans, plan of operation or any conditions of approval may require a major or minor amendment request to this Special Use Permit pursuant to Section 23-66(g) of the Zoning Ordinance. Contact the Community and Economic Development Department to discuss any proposed changes.

Substantial Evidence: Standardized condition that establishes parameters for the current application and identifies the process for review of any future changes to the special use.

**CITY OF APPLETON
RESOLUTION FOR SPECIAL USE PERMIT #1-22
CAR WASH
3040 EAST COLLEGE AVENUE**

WHEREAS, John Dyke, Wolf Pack 3 Investments, has applied for a Special Use Permit for a car wash located at 3040 East College Avenue, also identified as Parcel Number 31-4-5704-01; and

WHEREAS, the location for the proposed car wash is located in the C-2 General Commercial District, and the proposed use may be permitted by Special Use Permit within this zoning district pursuant to Chapter 23 of the Municipal Code; and

WHEREAS, the City of Appleton Plan Commission held a public hearing on January 26, 2022 on Special Use Permit #1-22, at which all those wishing to be heard were allowed to speak or present written comments and other materials at the public hearing; and

WHEREAS, the City of Appleton Plan Commission has reviewed and considered the Community and Economic Development Department's staff report and recommendation, as well as other spoken and written evidence and testimony presented at the public hearing; and

WHEREAS, the City of Appleton Plan Commission reviewed the standards for granting a Special Use Permit under Sections 23-66(e)(1-8) of the Municipal Code; and

WHEREAS, the City of Appleton Plan Commission reviewed the standards for imposing conditions on the Special Use Permit under Section 23-66(c)(5) of the Municipal Code, and forwarded Special Use Permit #1-22 to the City of Appleton Common Council with a favorable conditional or not favorable (CIRCLE ONE) recommendation; and

WHEREAS, the City of Appleton Common Council has reviewed the report and recommendation of the City of Appleton Plan Commission at their meeting on February 2, 2022.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Common Council, based on Community and Economic Development Department's staff report and recommendation, as well as other spoken and written evidence and testimony presented at the public hearing and Common Council meeting, and having considered the recommendation of the City Plan Commission, that the Common Council:

1. Determines all standards listed under Sections 23-66(e)(1-8) of the Municipal Code are found in the affirmative YES or NO (CIRCLE ONE)
2. If NO, the City of Appleton Common Council hereby denies Special Use Permit #1-22 for a car wash located at 3040 East College Avenue, also identified as Parcel Number 31-4-5704-01, based upon the following standards and determinations: (List reason(s) why the Special Use Permit was denied)
3. If YES, the City of Appleton Common Council hereby approves Special Use Permit #1-22 for a car wash located at 3040 East College Avenue, also identified as Parcel Number 31-4-5704-01, subject to the

following conditions as they are related to the purpose of the City of Appleton Municipal Code and based on substantial evidence:

CONDITIONS OF APPROVAL FOR SPECIAL USE PERMIT #1-22

- A. The owner shall have twelve (12) months from the issuance of the Special Use Permit to obtain a building permit and/or occupancy permit for the proposed carwash or Special Use Permit #1-22 will expire pursuant to Sections 23-66 (f)(1) b. and c. of the Zoning Ordinance.
 - B. Prior to the construction of the carwash and building permits being issued, site plan review and approval is required, pursuant to Section 23-570 of the Municipal Code.
 - C. All Zoning, Building, Fire, Engineering, Utility, Noise and other Municipal Codes, and all applicable State and Federal laws shall be complied with.
 - D. Any future expansions of the carwash, changes to the development plans, plan of operation or any conditions of approval may require a major or minor amendment request to this Special Use Permit pursuant to Section 23-66(g) of the Zoning Ordinance. Contact the Community and Economic Development Department to discuss any proposed changes.
4. The City Clerk’s Office is hereby directed to give a copy of this resolution to the owner/applicant, Community and Economic Development Department, Inspections Division, and any other interested party.

Adopted this _____ day of _____, 2022.

Jacob A. Woodford, Mayor

ATTEST:

Kami Lynch, City Clerk

PLAN OF OPERATION AND LOCATIONAL INFORMATION

Business Information:

Name of business: CLUB CAR WASH

Years in operation: 15 YEARS

Type of proposed establishment (detailed explanation of business):

The proposed project includes the construction of a 6,044 square foot car wash building and the associated paved parking lot, driveways, and outdoor vacuum stations. The proposed car wash will be open Monday to Saturday from 7:00 AM to 8:00 PM during the summer and 7:00 AM to 7:00 PM during daylight savings. The car wash will only be open 8:00 AM to 8:00 PM or 8:00 AM to 7:00 PM on Sundays. The car wash will have 3 employees on site during all hours of operation. The vacuum stalls will be self-serve but the car wash will be staffed at all times.

Proposed Hours of Operation of Car Wash:

Day	From	To
Monday thru Thursday	7:00 AM	7:00 PM/8:00 PM
Friday	7:00 AM	7:00 PM/8:00 PM
Saturday	7:00 AM	7:00 PM/8:00 PM
Sunday	8:00 AM	7:00 PM/8:00 PM

Building Capacity, Operations, and Storage Areas:

Maximum number of persons permitted to occupy the building or tenant space as determined by the International Building Code (IBC) or the International Fire Code (IFC), whichever is more restrictive: 825 persons

Gross floor area of the existing building(s): 4,397 SF.

Gross floor area of the proposed building(s): 6,044 SF.

(Check applicable response)

Water reclamation system: YES NO

Anticipated water use: 3 MILLION average gallons per year.

Anticipated noise readings at the car wash entrance: 72 dBA.

Air Drying System: YES NO

If yes, describe the location of the air drying system: _____

DRYING SYSTEM WILL BE LOCATED ON THE NORTH SIDE OF THE CAR WASH.

If yes, identify the anticipated noise levels at the car wash tunnel exit: 80 dBA.

How will the noise be controlled?

Sound attenuating landscaping will be implemented. Expected adequate distance from property boundaries to meet Appleton noise ordinance levels at property / adjacent property boundaries. Building and vacuums are positioned so vacuums / tunnel exit blowers are on the opposite end from residential zoning across College Ave.

Identify location, number, capacity and type of flammable and non-flammable liquid materials stored in storage tanks or containers:

There are (3) total products that are classified as Corrosive. These products are the carwash's Prep Soap, Regular Soap, and Wheel Cleaner. There will be (2) 55-gallon barrels of each of these products stored in the Equipment Room along the interior wall at any given time, for a total volume of 330 gallons of Corrosive material. Each of these 55-gallon barrels are individually labeled with Hazardous/Corrosive warnings.

Odor:

Describe any odors emanating from the proposed use and plans to control them:

There will be no smoke emanating from the proposed use and no significant odor.

Outdoor Lighting:

Type (LED): LED light pole fixtures and LED exterior wall packs on building

Location: See attached lighting plan.

Off-Street Parking/Stacking Spaces:

Number of spaces existing on-site: 76.

Number of spaces proposed on-site: 4.

Number of existing stacking spaces on-site: 0.

Number of proposed stacking spaces on-site: 19.

Bicycle Parking Spaces: Type and Location: 1 BIKE SPACE WILL BE PROVIDED IN THE INTERIOR OF THE BUILDING.

*Bicycle Parking Spaces are required per Municipal Code Section 23-172(I)(1)a., b. and c.

Street Access:

Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

ACCESS IS ADEQUATE

Outdoor Uses:

(Check applicable response)

Vacuum Stations: YES NO

If yes, identify the number of vacuum stations proposed: 21.

If yes, identify the anticipated noise levels at the vacuum stations: 80 dBA.

Proposed Hours of Operation of the Vacuum Stations:

Day	From	To
Monday thru Thursday	7:00 AM	7:00 PM/8:00 PM
Friday	7:00 AM	7:00 PM/8:00 PM
Saturday	7:00 AM	7:00 PM/8:00 PM
Sunday	8:00 AM	7:00 PM/8:00 PM

If applicable, describe other outdoor services provided: NONE

Landscaping:

Type and height of screening of plantings/fencing/gating for outdoor storage area(s):

SEE LANDSCAPING PLAN

Outdoor Display:

Type, location, size of outdoor display area(s) of merchandise for sale or other business property:

NONE

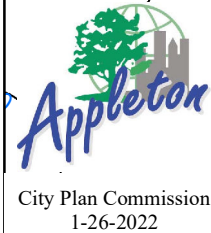
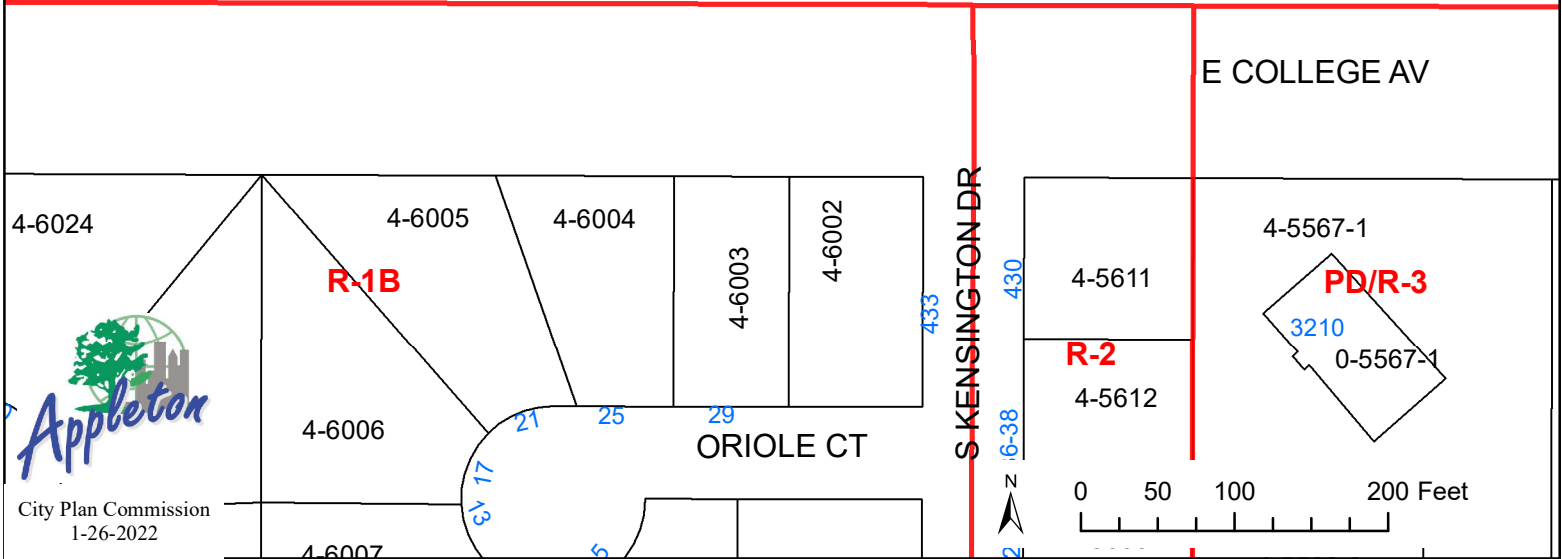
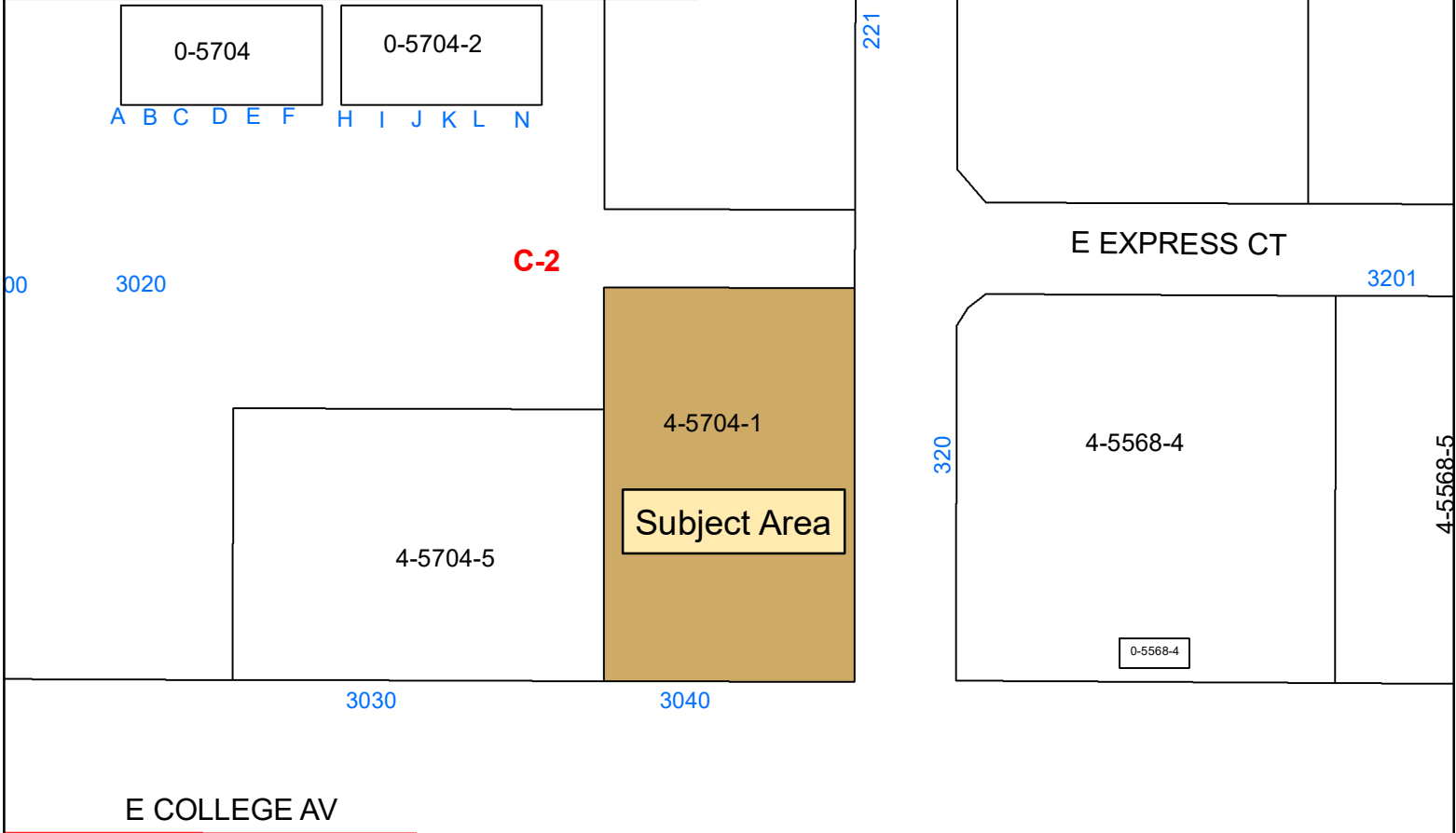
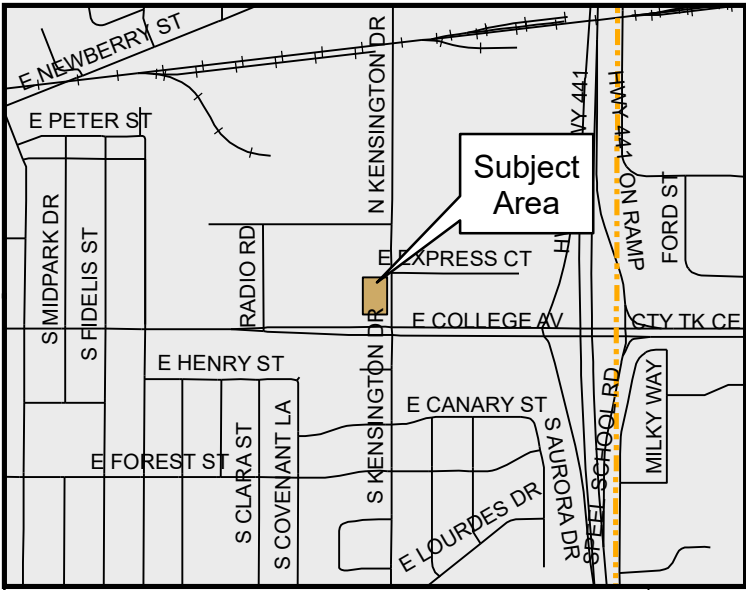
Number of Employees:

Number of existing employees: UNKNOWN.

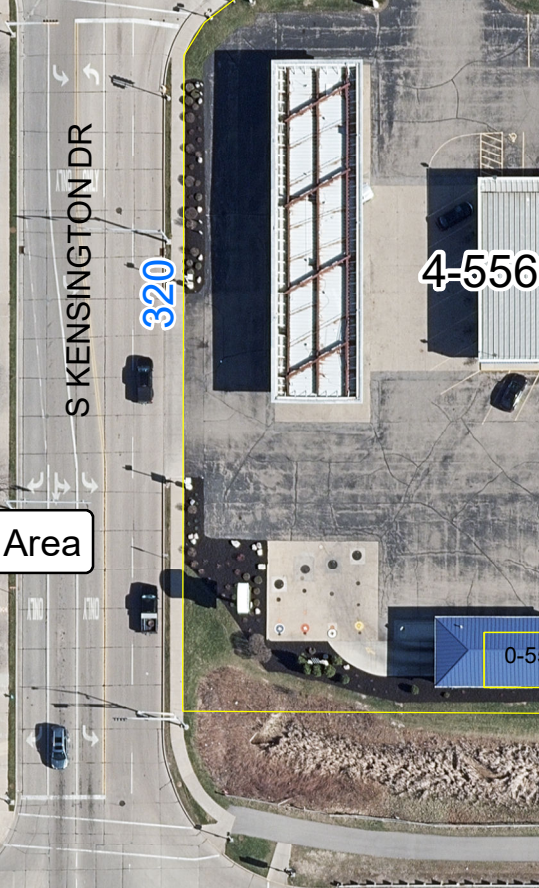
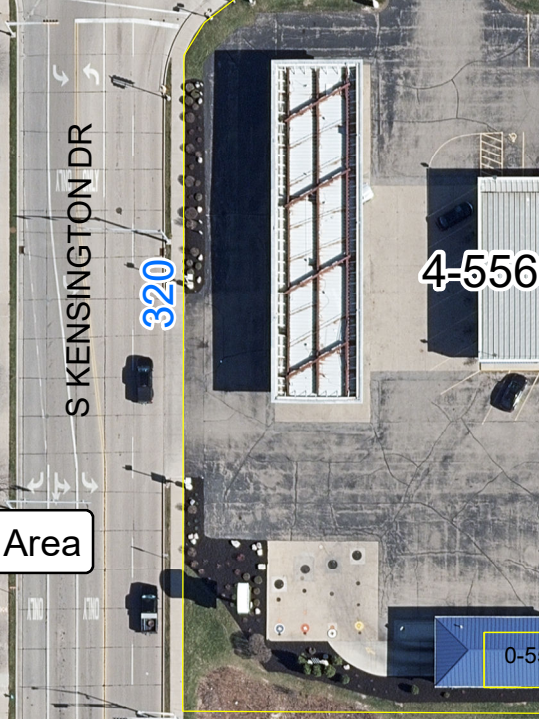
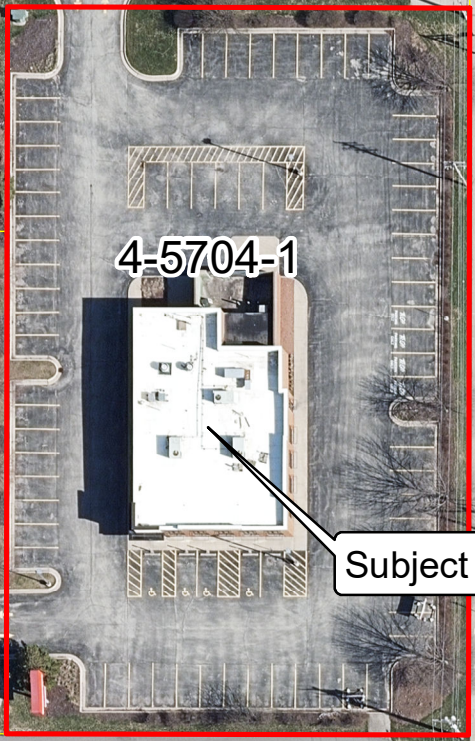
Number of proposed employees: 3.

Number of employees scheduled to work on the largest shift: 3.

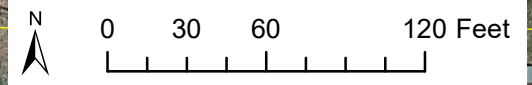
Special Use Permit
Car Wash
3040 East College Avenue
Zoning Map

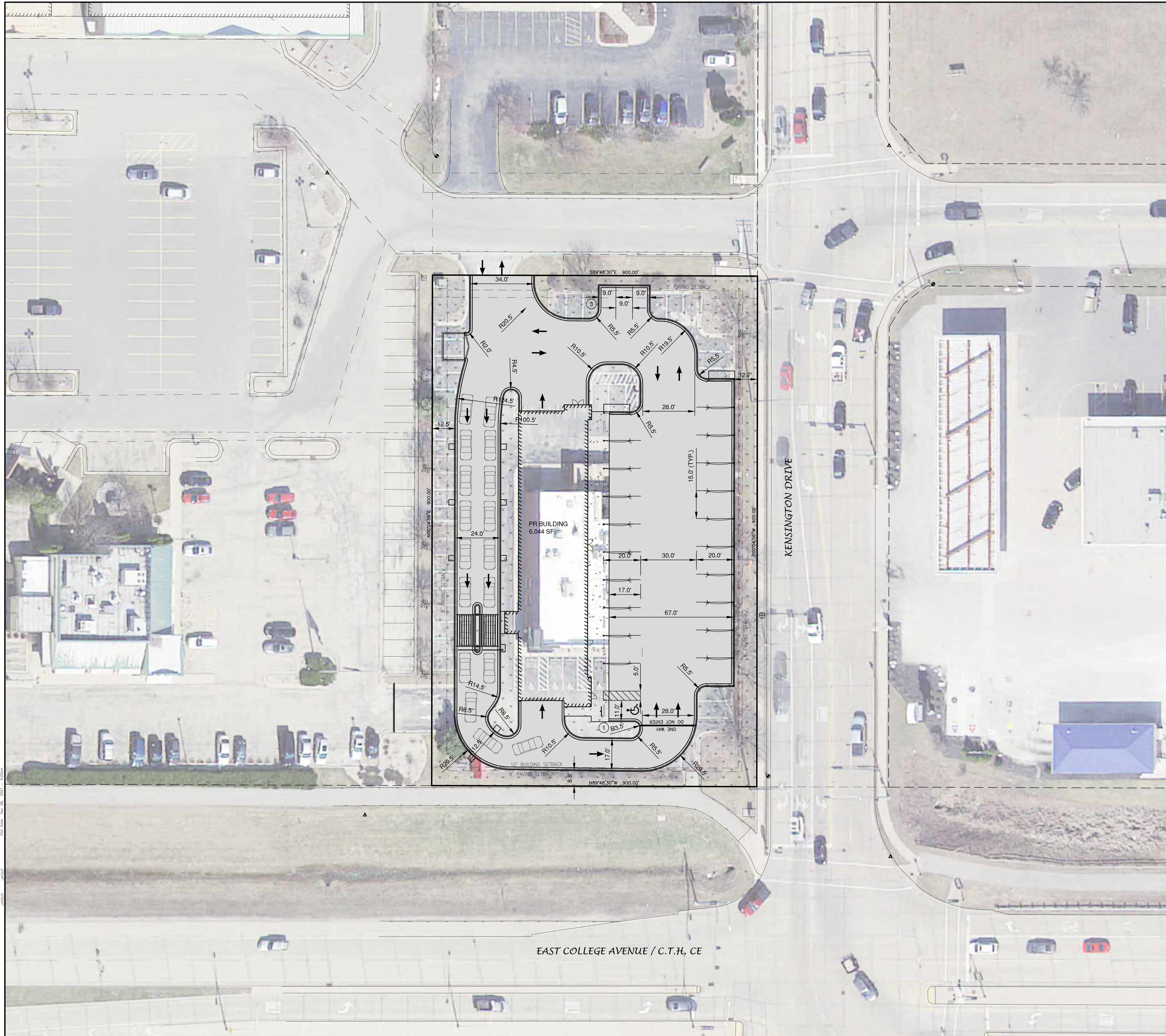


Special Use Permit
Car Wash
3040 East College Avenue
Aerial Map



City Plan Commission
1-26-2022





- LEGEND**
- CONCRETE SIDEWALK
 - CONCRETE PAVEMENT (LIGHT) (S.F.)
 - CONCRETE PAVEMENT (HEAVY) (S.F.)
 - LANDSCAPE ROCK AREA
 - GREEN SPACE
 - PROPOSED 18" STANDARD CURB AND GUTTER
 - PROPOSED 18" MOUNTABLE SHEDDING CURB AND GUTTER
 - TRAFFIC FLOW ARROW
 - HANDICAPPED PARKING
 - INDICATES NUMBER OF PARKING STALLS

*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

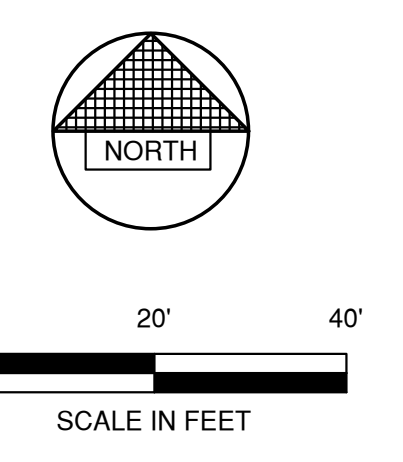
NOTE
 ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA
 TOTAL PARKING STALLS PROVIDED = 4
 HANDICAP ACCESSIBLE PARKING STALLS = 1
 TOTAL PARKING STALLS REQUIRED = 4 (3 EMPLOYEES + 1 VISITOR)
 BIKE PARKING TO BE AVAILABLE INSIDE THE BUILDING

SITE DATA
 TOTAL AREA = 1.10 ACRES, 48,125 S.F.
 BUILDING AREA = 0.14 ACRES, 6,044 S.F. (12.6%)
 SIDEWALK/PARKING LOT AREA = 0.68 ACRES, 29,743 S.F. (61.8%)
 GREEN SPACE = 0.28 ACRES, 12,338 S.F. (25.6%)

ZONING
 C-2

PARCEL NO.
 314570401



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN
MPL
 CHECKED
AJR
 DESIGNED
MPL

CLUB CAR WASH
 3040 E. COLLEGE AVENUE
 CITY OF APPLETON
 OUTAGAMIE COUNTY, WISCONSIN

SITE PLAN

DATE
 FILE
 SITE PLAN
 JOB NO.
 6258007

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

SHEET NO.
2

EXTERIOR COLOR PALETTE

ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK
COLOR: Ivory

ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK
COLOR: Slate

METAL AWNINGS
COLOR: Red

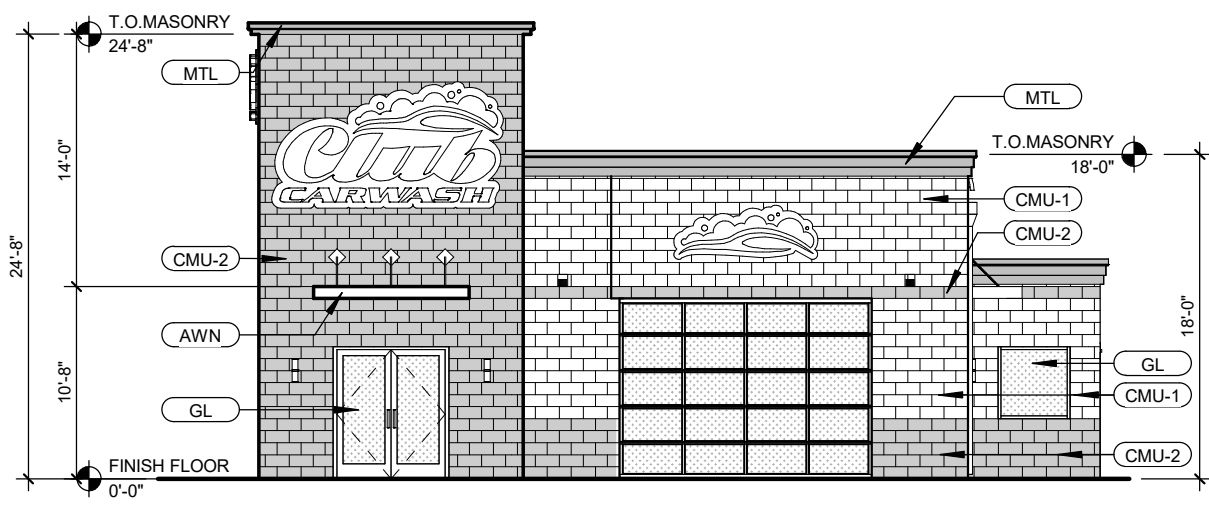
STOREFRONT
COLOR: Black Painted

SCUPPERS, DOWNSPOUTS, AND METAL COPINGS
COLOR: Kynar Finish Matte Black

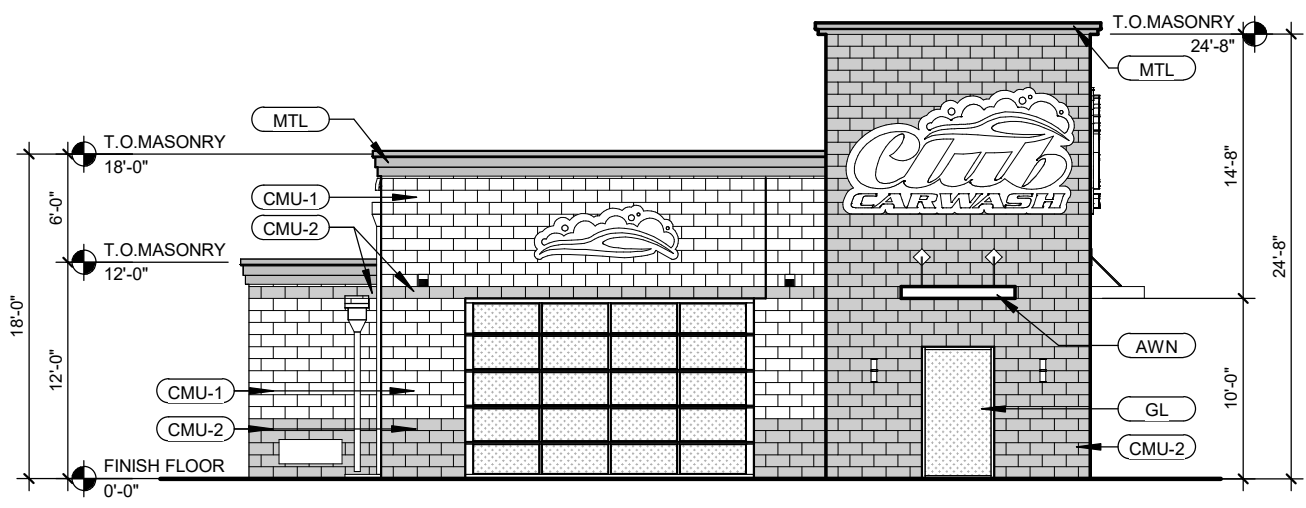


CLUB CAR WASH RENDERING



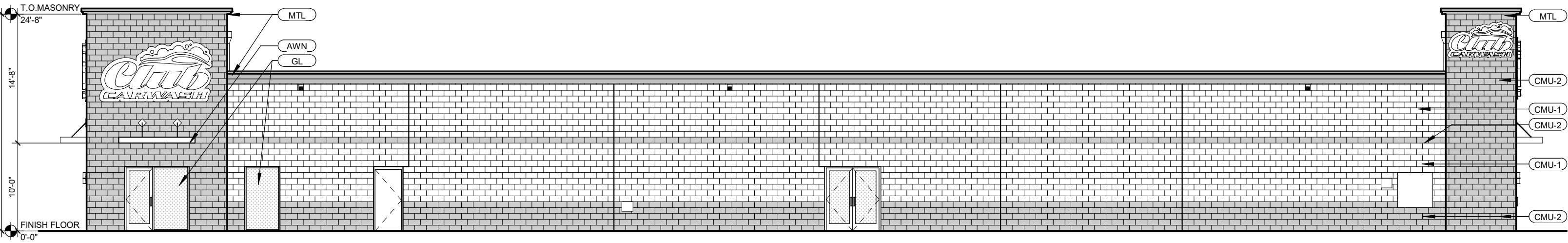


NORTH ELEVATION | 3/32" = 1'-0"

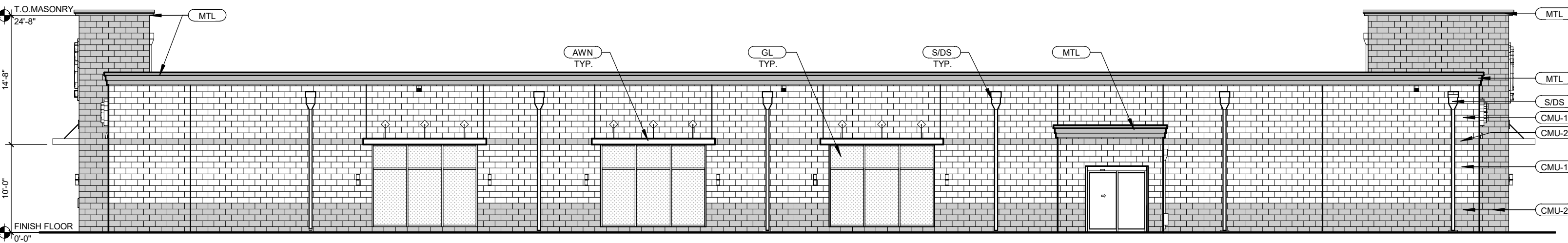


SOUTH ELEVATION | 3/32" = 1'-0"

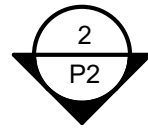
EXTERIOR MATERIAL LEGEND	
CMU-1	ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK (COLOR: Ivory)
CMU-2	ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK (COLOR: Slate)
GL	ALUMINUM STOREFRONT GLAZING SYSTEM 2"x4 1/2" Thermal Storefront Framing in Black Painted Aluminum, w/ 1" Insulated LOW-E Tinted Glazing Unit
AWN	PREFABRICATED PAINTED FLAT METAL AWNING (COLOR: Red)
S/DS	PREFINISHED KYNAR-COATED SHEET METAL SCUPPER AND DOWNSPOUTS (COLOR: Matte Black)
MTL	PREFINISHED KYNAR COATED METAL COPING (COLOR: Matte Black)
ROOF	SINGLE PLY TPO OVER TAPERED INSULATION (COLOR: White)



EAST ELEVATION | 3/32" = 1'-0"



WEST ELEVATION | 3/32" = 1'-0"

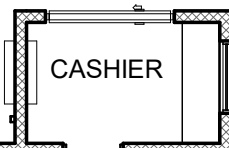


156'-0"

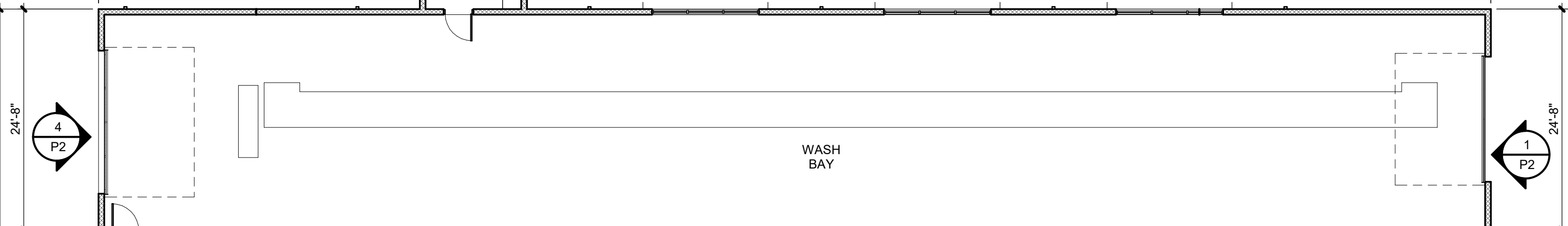
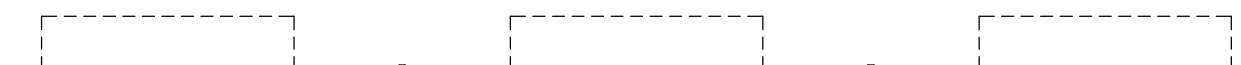
36'-0"

12'-0"

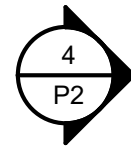
108'-0"



CASHIER

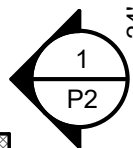


WASH BAY



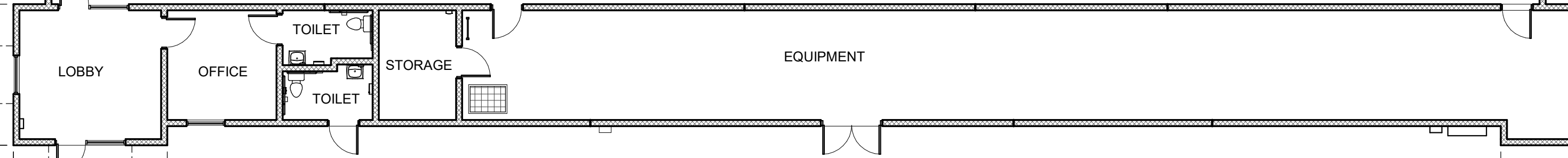
39'-4"

24'-8"



39'-4"

24'-8"



LOBBY

OFFICE

TOILET

TOILET

STORAGE

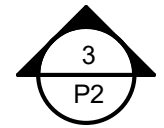
EQUIPMENT

16'-0"

138'-8"

8'-0"

162'-8"



FLOOR PLAN




FINKLE + WILLIAMS ARCHITECTURE

CLUB CAR WASH - APPLETON | 12/20/2021 | 3/32" = 1'-0"

FINKLE + WILLIAMS © 2020

D-Series Size 1 LED Area Luminaire



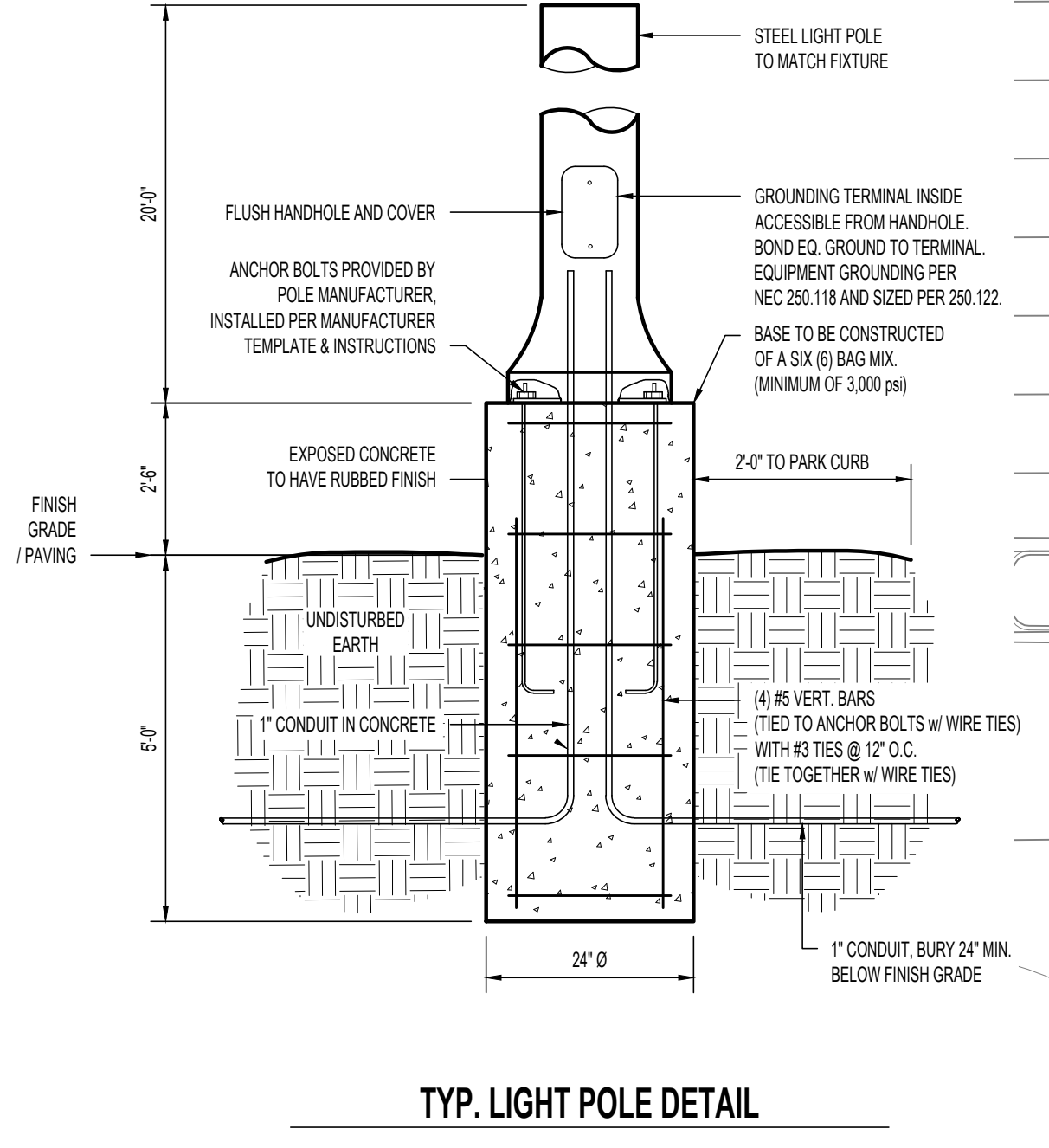
Specifications

- Beam: 1.51°
- Length: 3.31"
- Width: 1.31"
- Height H1: 7.12"
- Height H2: 3.12"
- Weight: 27.5g
- Life: 100,000 hrs

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA N1A2R2 PIRHN DBDXD


Order	Qty	Manufacturer	Part Number	Notes	Remarks
DSX1 LED	1	LITHONIA	DSX1 LED P7 40K T3M MVOLT SPA N1A2R2 PIRHN DBDXD		



SITE LIGHTING & SOUND LEVEL GENERAL NOTES

- MAX. / MIN. RATIOS CALCULATED PER LIGHTING ORDINANCES, BASED ON 95% OF POINTS, LOWER & UPPER 2.5% EXCLUDED.
- POLE LOCATIONS, LIGHT FIXTURES AND FIXTURE MOUNTING HEIGHTS HAVE BEEN CAREFULLY SELECTED IN ORDER TO MEET REQUIRED LIGHTING LEVELS. ANY REQUESTED CHANGES MUST BE IN WRITING TO THE ENGINEER AND ACCOMPANIED BY A PHOTOMETRIC PLAN INDICATING THE COMPLIANCE WITH THE OWNERS AND THE LOCAL ORDINANCE LIGHTING REQUIREMENTS. CHANGES MUST BE APPROVED IN WRITING BY THE ENGINEER. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN THE CONTRACTOR REPLACING OR RELOCATING FIXTURES AND/OR POLES AT THEIR EXPENSE.
- EXPECTED SOUND LEVELS ARE BASED ON TYPICAL SOUND LEVELS AT EXISTING CLUB WASH SITES WITH SIMILAR SITE CONDITIONS AND EXACT TUNNEL AND VACUUM EQUIPMENT. EXACT READINGS AT FINAL SITE MAY VARY AT INDICATED LOCATIONS BASED ON EXISTING ROAD NOISE. SOUND LEVELS INDICATED TAKEN AT EXISTING SITES IN ABSENCE OF ROAD NOISE.
- SOUND MEASUREMENTS MADE 4 FEET ABOVE THE GROUND AND AT LEAST 3 FEET FROM REFLECTING SURFACES WITH A TYPE II SOUND LEVEL METER THAT MEETS OR EXCEEDS ANSI S1.4-1991. SOUND METER CALIBRATED PRIOR TO TAKING READINGS, SET TO A-WEIGHTING SCALE, AND IN FAST RESPONSE MODE.
- EXPECTED CAR WASH OPERATING HOURS TO BE 8 AM TO 8 PM.

WPX LED Wall Packs



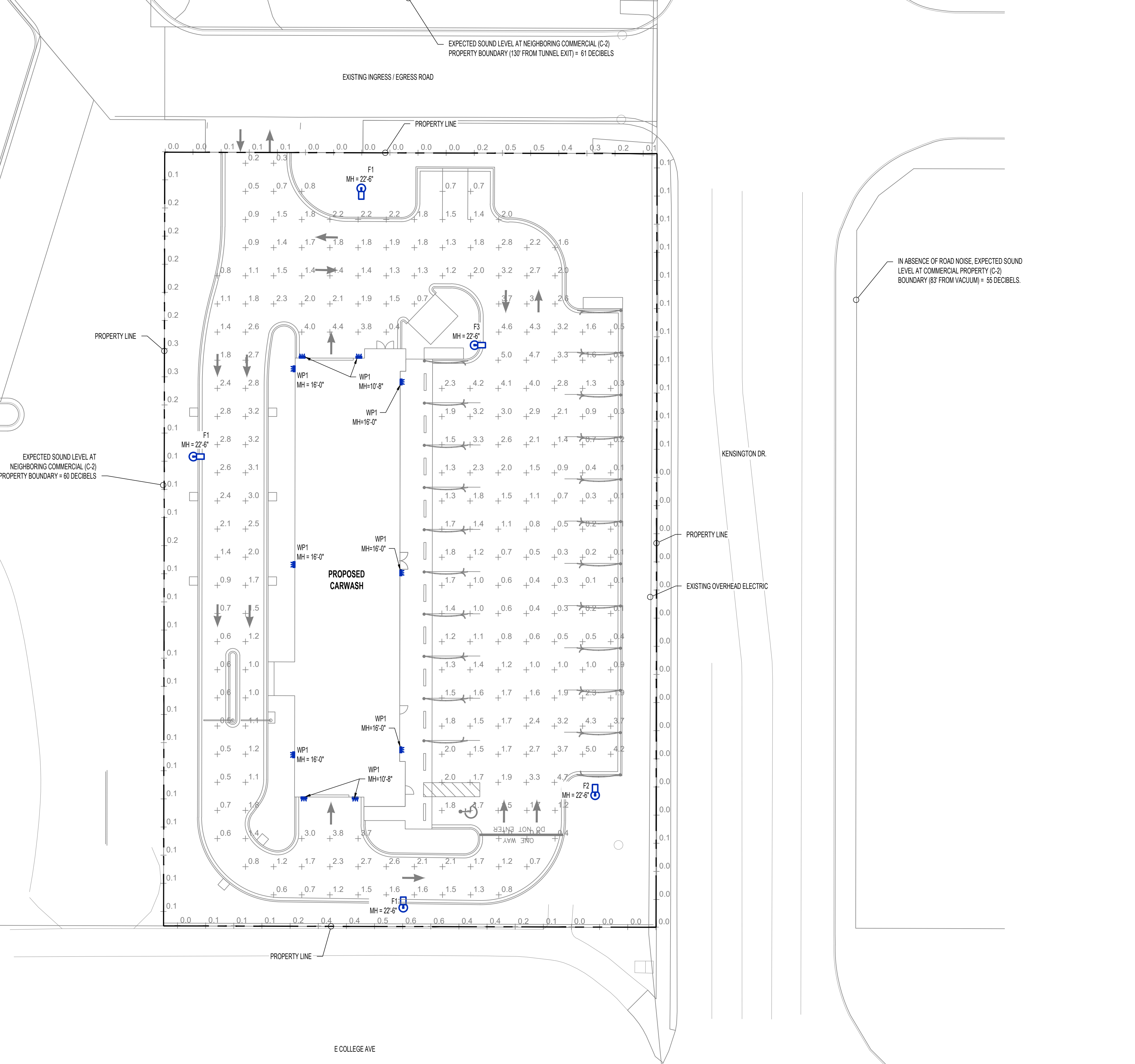
Specifications

- Beam: 1.51°
- Length: 3.31"
- Width: 1.31"
- Height H1: 7.12"
- Height H2: 3.12"
- Weight: 27.5g
- Life: 100,000 hrs

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DBDXD

Order	Qty	Manufacturer	Part Number	Notes	Remarks
WPX2 LED	1	LITHONIA	WPX2 LED 40K MVOLT DBDXD		



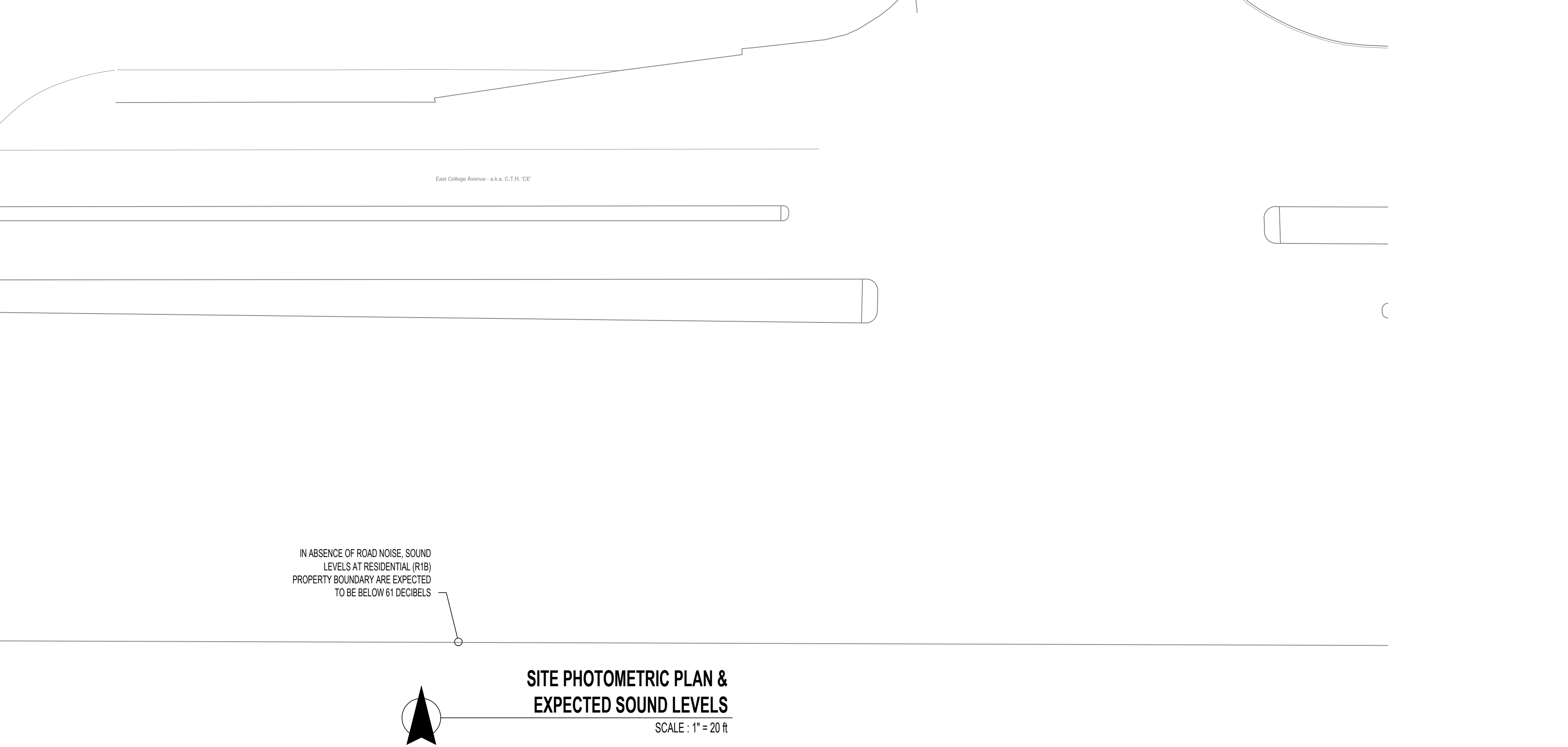
EXTERIOR LIGHT FIXTURE SCHEDULE

MARK	MANUFACTURER*	MODEL NO.*	TYPE	VOLTS	AMPS	WATTS	LUMENS	CCT (°K)	CRI	LAMPS	MOUNTING	REMARKS
F1	LITHONIA	DSX1 LED P7 40K BLC MVOLT DBLXD	POLE LIGHT	277	0.19	54	5,769	4000	70	LED	POLE	WITH BLACK 20" SQUARE STRAIGHT STEEL POLE
F2	LITHONIA	DSX1 LED P6 40K RICO MVOLT T DBLXD	POLE LIGHT	277	0.50	138	9,857	4000	70	LED	POLE	WITH BLACK 20" SQUARE STRAIGHT STEEL POLE
F3	LITHONIA	DSX1 LED P6 40K T2M MVOLT HS DBLXD	POLE LIGHT	277	0.59	163	15,566	4000	70	LED	POLE	WITH BLACK 20" SQUARE STRAIGHT STEEL POLE, HOUSESIDE SHIELDS

* OR EQUAL

SITE LIGHTING STATISTICS

CALCULATION ZONE	AVERAGE	MAX.	MIN.	MAX/MIN
DRIVES	1.7	4	0.2	13.1
PARKING LOT	1.7	5	0.2	25.1
PROPERTY BOUNDARY	-	0.6	0	-



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ISSUE TITLE	DATE
PRELIMINARY	12-21-2021

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PRELIMINARY NOT INTENDED FOR CONSTRUCTION

SARAH N. KRIETE, P.E. XXX XX, 20XX
48756-6
WI Certificate of Authority #4931

Timberlake ENGINEERING
A Custom Engineering Company

912 Old 63 South Columbia, MO 65201
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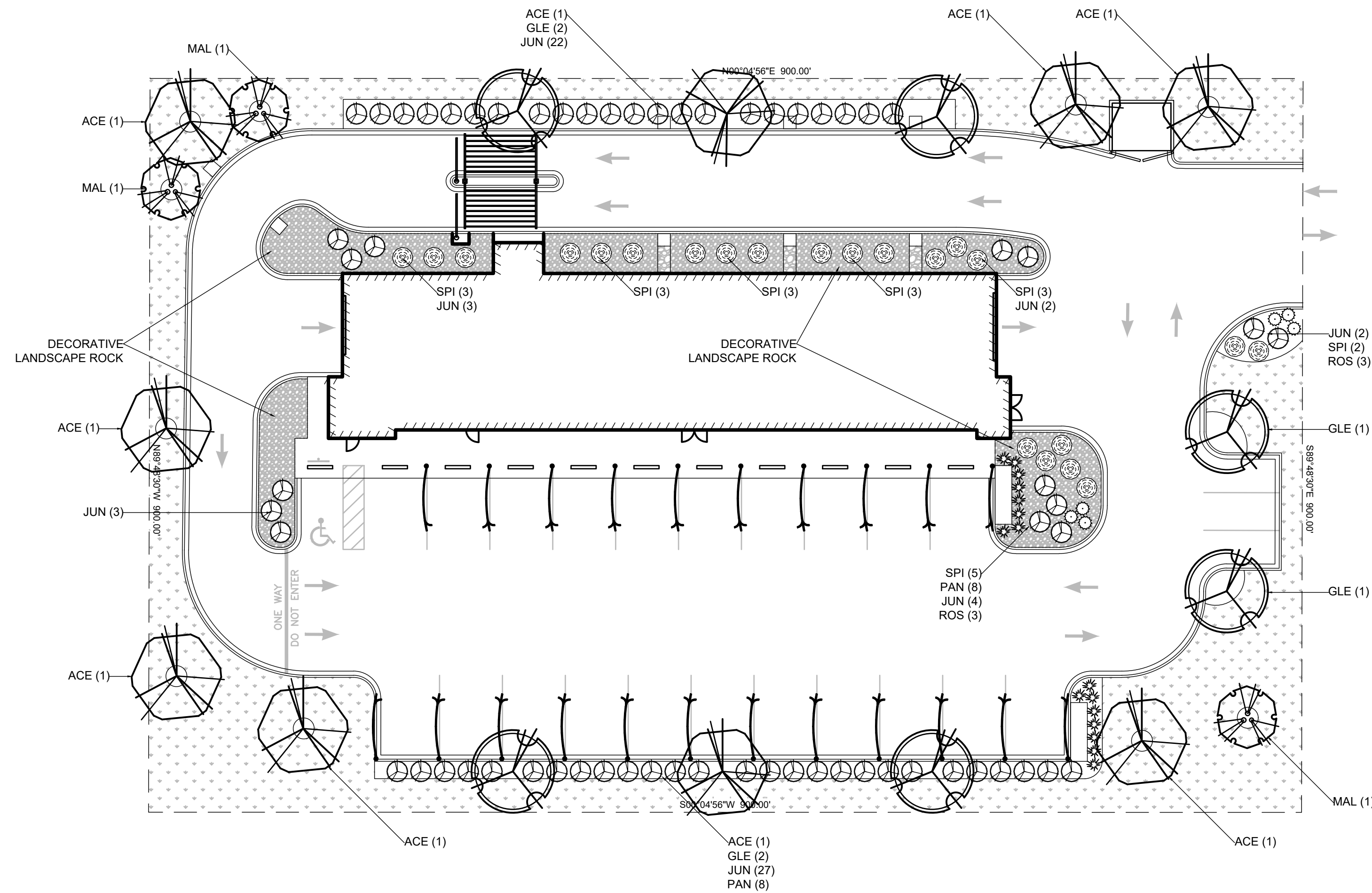
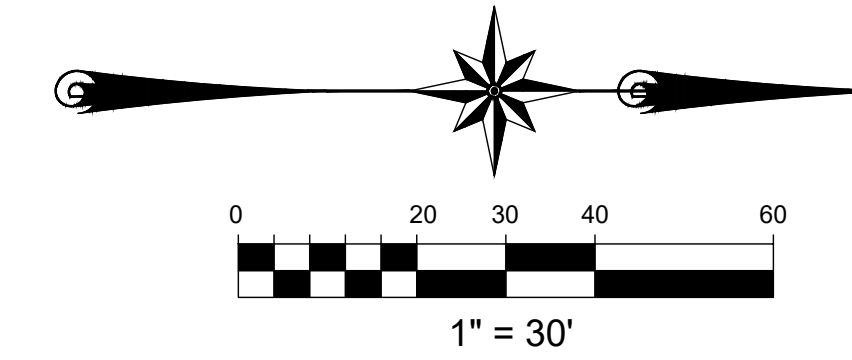
PROJECT NO: COL21124 DESIGNED BY: SNK
DRAWN BY: SNK CHECKED BY: SNK
PROJECT: CLUB CARWASH

3040 E COLLEGE AVE
APPLETON, WI

SHEET TITLE: SITE PHOTOMETRIC PLAN & EXPECTED SOUND LEVELS

SHEET NUMBER: MEP3

LANDSCAPE PLAN



LANDSCAPE INSTALLATION NOTES:

GENERAL:

- Landscape contractor is responsible for coordinating work with general contractor to ensure the landscape scope of work doesn't interfere with existing or built conditions. They should note any discrepancies to the general contractor.
- Landscape contractor is responsible for verifying the location of underground utilities by calling their local utility marking service.
- All plant material should be inspected by Landscape Contractor prior to installation to determine overall appearance and condition. Plant material that is damaged or has clear signs of stress should be rejected.
- Quantities of material shown on plan take precedence over the specification list or legend.

-If plant substitutions are required, Landscape Contractor is responsible for submitting recommendations to the client or client's representative.

PLANTING:

- When excavating for plant pits, any excess rock or building material should be removed and replaced with specified soil mix backfill.
- All plant tags should be removed from material by landscape contractor.
- All planting beds should receive a minimum 3" deep layer of shredded hardwood mulch, unless otherwise noted.
- Edge all beds with a spade cut edge unless otherwise noted.
- All backfill around plant material rootballs should receive a soil mix of 4 parts (pulverized) topsoil to 1 part fine, organic compost.
- All wire baskets and stakes should be removed during planting.
- Cut and remove top half of burlap around rootballs and cut and remove any twine around trunk or root flare.
- All stakes and guy wires and tree wrap are to be removed no more than 1 year after installation.

PLANT SCHEDULE

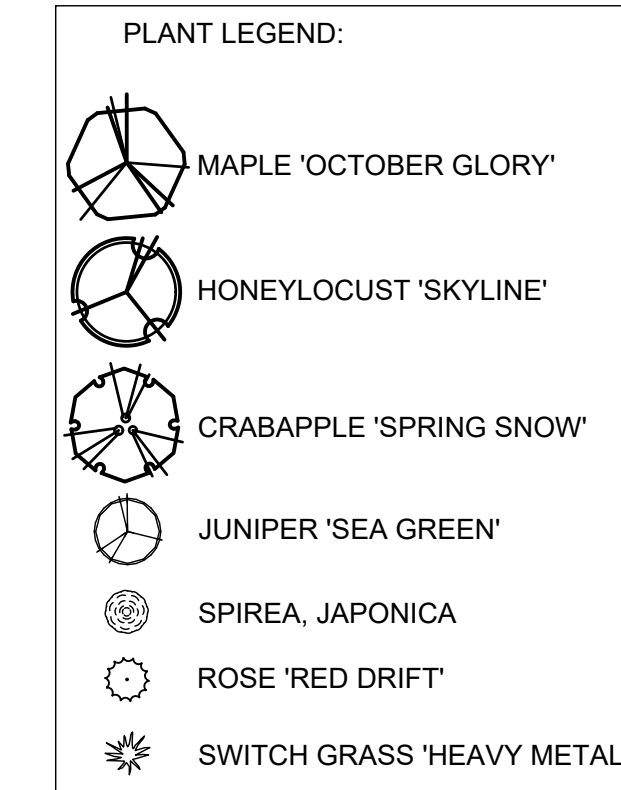
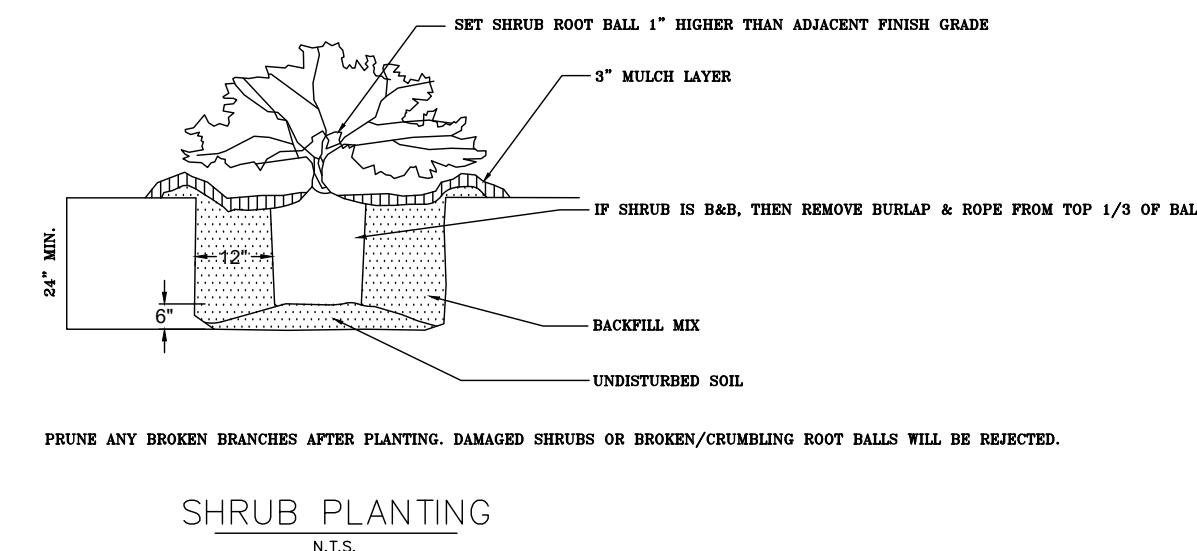
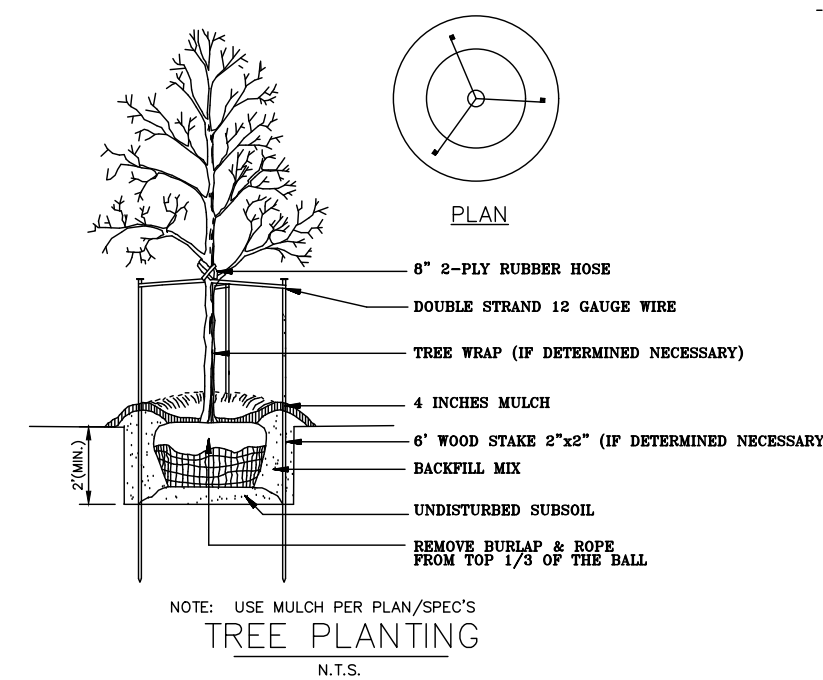
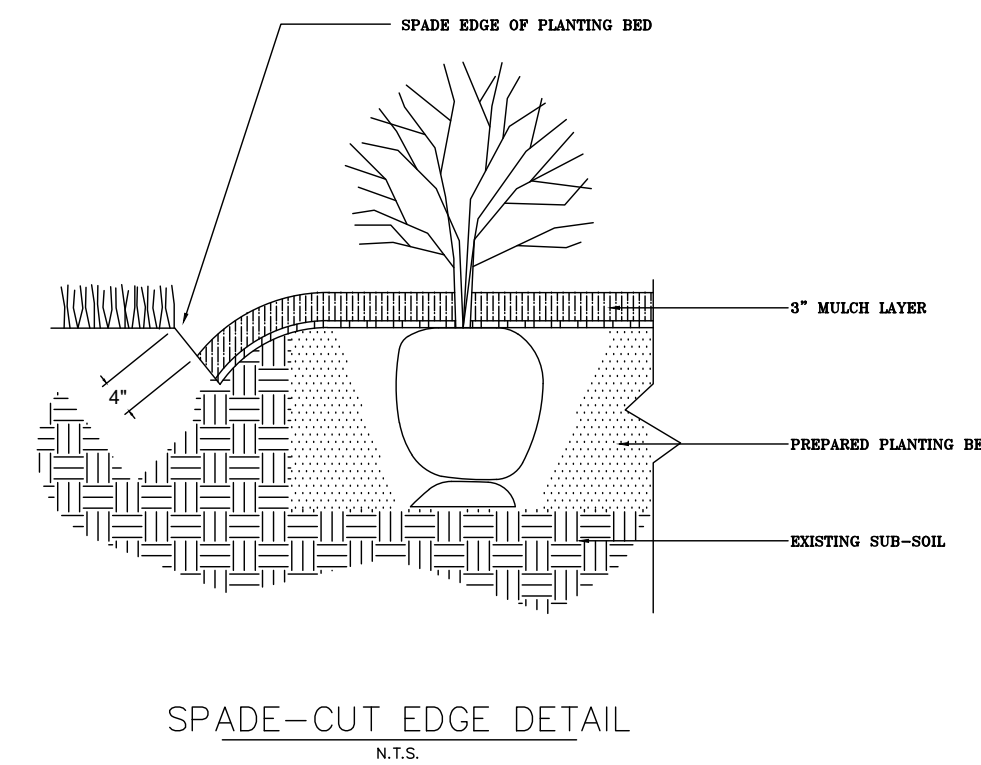
TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
ACE	9	Acer rubrum 'October Glory'	2.5"
GLE	6	Gleditsia triacanthos f. inermis 'Skycole' SKYLINE	2.5"
MAL	3	Malus 'Spring Snow'	2"
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
JUN	63	Juniperus x pfitzeriana 'Sea Green'	24"
SPI	19	Spirea japonica	24"
ROS	6	Rosa 'Meigalpio' PP #17,877	#5
PAN	16	Panicum virgatum 'Heavy Metal'	#5

Club Car Wash
3040 E. College Ave.
Appleton, Wisconsin

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Drawing Completed:
 12-28-2021



LANDSCAPE REQUIREMENTS:

- ONE (1) DECIDUOUS SHADE TREE OR ORNAMENTAL TREE SHALL BE PLANTED FIFTY (50) FEET ON CENTER.
- A TWO (3) TO THREE (3) FOOT HIGH EVERGREEN ROW SHALL BE PROVIDED ACROSS 80% OF THE FRONTAGE OF THE PARKING LOT EXCLUDING DRIVEWAYS TO PROVIDE AN OPAQUE SCREEN

Landscape Plan