



## REPORT TO CITY PLAN COMMISSION

**Plan Commission Public Hearing Date:** August 24, 2022

**Common Council Meeting Date:** September 7, 2022

**Item:** Special Use Permit #9-22 for a car wash

**Case Manager:** Don Harp, Principal Planner

### GENERAL INFORMATION

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**Owner:** Best Ventures, LLC – Ryan Schaumberg

**Applicant:** Michael Leidig – Robert E. Lee & Associates

**Address/Parcel #:** 1920 East Longview Drive (Tax Id #31-1-6550-08)

**Petitioner's Request:** The applicant is requesting a Special Use Permit to demolish an existing car wash (3,692 square foot building) and construct a new, larger car wash (6,044 square foot building) which will include an outdoor area with self-service vacuums.

### BACKGROUND

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The subject parcel is developed with a car wash (Special Use Permit #2-87) known as Best Car Wash which is currently in operation. Special Use Permit #2-87 was amended to allow for an 832 square foot car wash addition by the Plan Commission on October 11, 1999. The current car wash building is 3,692 square feet.

The 832 square foot car wash addition was constructed pursuant to Site Plan #99-50 approved by staff on November 10, 1999.

The subject parcel was rezoned from C-2 General Commercial District to PD/C-2 Planned Development General Commercial District pursuant to PD Rezoning #14-06 for a Walgreen's store with a drive-thru pharmacy. This development did not occur.

The subject parcel was rezoned from PD/C-2 Planned Development General Commercial District #14-06 to C-2 General Commercial District pursuant to Rezoning #7-08.

The original lot area of the subject site was 30,261.50 square feet. The subject parcel increased in size to 44,900 square feet pursuant to Lot Line Adjustment #1-16.

### STAFF ANALYSIS

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**Project Summary:** The applicant proposes to demolish the existing car wash (Best Car Wash) and construct a car wash with an outdoor area with self-service vacuums 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.

## Special Use Permit #9-22

August 24, 2022

Page 2

- A 6,044 square foot automated car wash building with a single service bay.
- The car wash stacking spaces for 16 vehicles are located along the south side of the proposed building extending from the driveway entrance along East Longview Drive to cashiers' station by the proposed canopy.
- Two existing driveway entrances along East Longview Drive that are closet to Ballard Road will be closed.
- 12 proposed outdoor self-service vacuum stations.
- Energy efficient LED light fixtures for all exterior lighting.
- Indoor bicycle parking.
- Green space/landscaping areas equaling 25.1%.
- Utilizing a water reclamation system.
- Drying system located on the west side of the building.
- 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 adjacent on all sides by existing commercial development. The nearest residential use is a Treyton Oaks Apartments which is approximately 315 feet south of the car wash site.

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

South: C-2 General Commercial District. The adjacent land use to the south is Community First Credit Union.

East: R-1B Single-family District and C-2 General Commercial District. The adjacent land uses to the east are a drainage corridor and Pick-N-Save grocery store.

West: C-2 General Commercial District. The adjacent land use to the west is MJI Building Services.

**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.*

**Special Use Permit #9-22**  
**August 24, 2022**  
**Page 3**

*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.*

**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:* all applicable requirements will be verified as part of the site plan review and approval process, see condition #2, 3. *special regulations:* not applicable to car washes, 4. *consistent with comprehensive plan and other plans:* yes, see above analysis, 5. *traffic:* the car wash will be served by two existing driveway entrances to allow vehicles 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 and will be verified as part of the site plan review approval process, see condition #2, 7. *neighborhood compatibility:* the proposed use provides service and is located in proximity to existing commercial and two/multi-family uses, 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 August 2, 2022 TRG agenda. No negative comments were received from participating departments.

## RECOMMENDATION

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Staff recommends, based on the above, that Special Use Permit #9-22 for a car wash located at 1920 East Longview Drive (Tax Id #31-1-6550-08), 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 #9-22 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 #9-22  
CAR WASH  
1920 EAST LONGVIEW DRIVE**

**WHEREAS**, Michael Leidig – Robert E. Lee & Associates, on behalf of Club Car Wash has applied for a Special Use Permit for a car wash located at 1920 East Longview Drive, also identified as Parcel Number 31-1-6550-08; 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 August 24, 2022 on Special Use Permit #9-22, 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 #9-22 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 September 7, 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 #9-22 for a car wash located at 1920 East Longview Drive, also identified as Parcel Number 31-1-6550-08, 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 #9-22 for a car wash located at 1920 East Longview Drive, also identified as Parcel Number 31-1-6550-08, 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 #9-22**

- 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 #9-22 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.

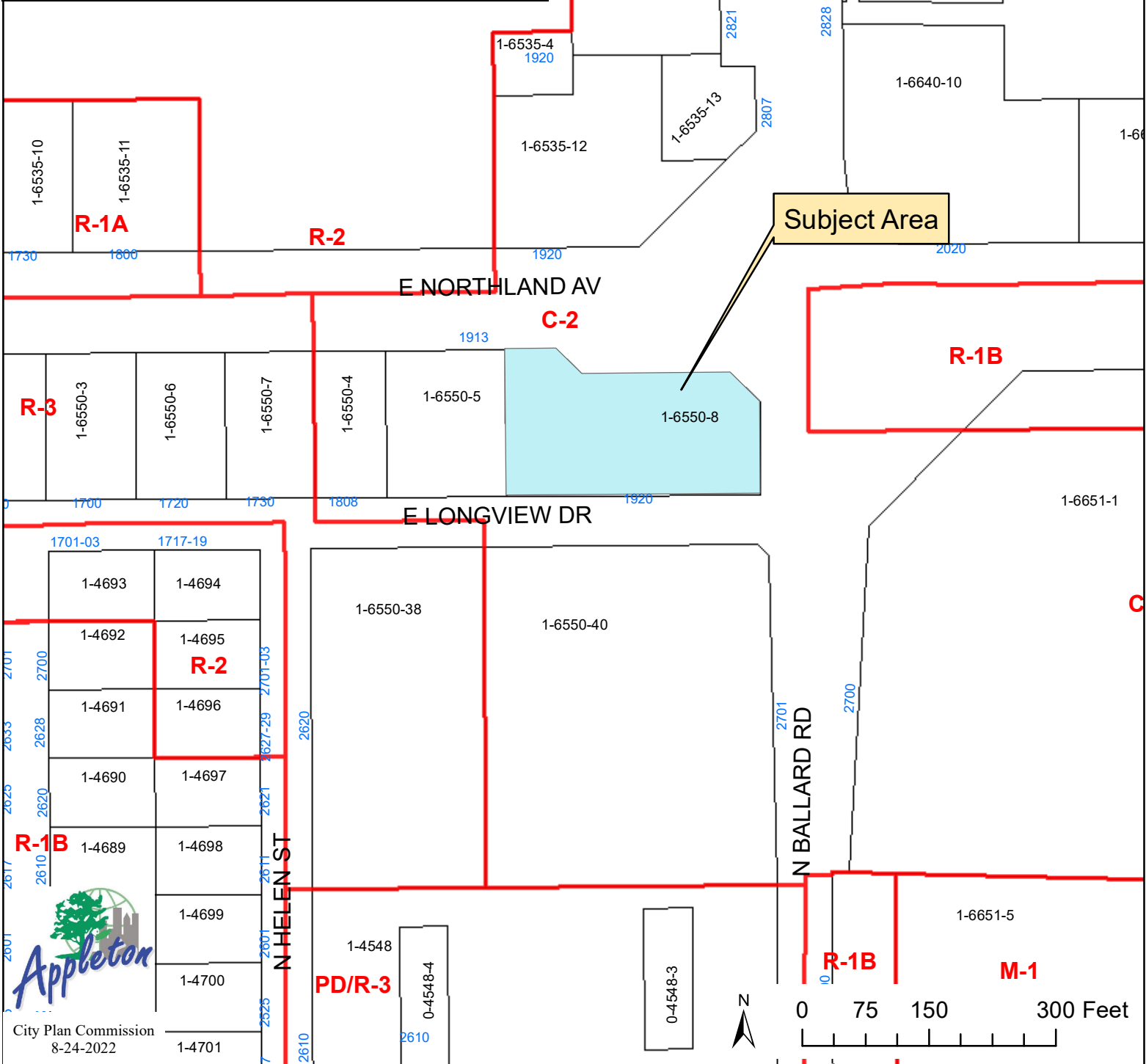
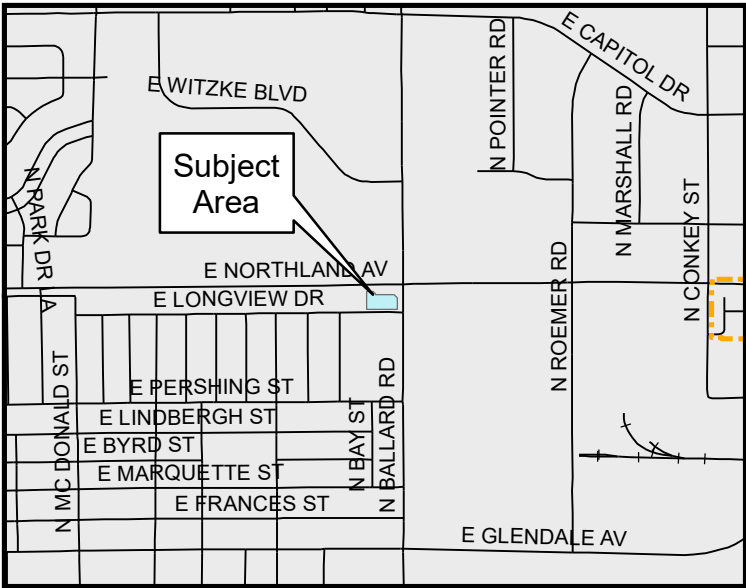
Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Jacob A. Woodford, Mayor

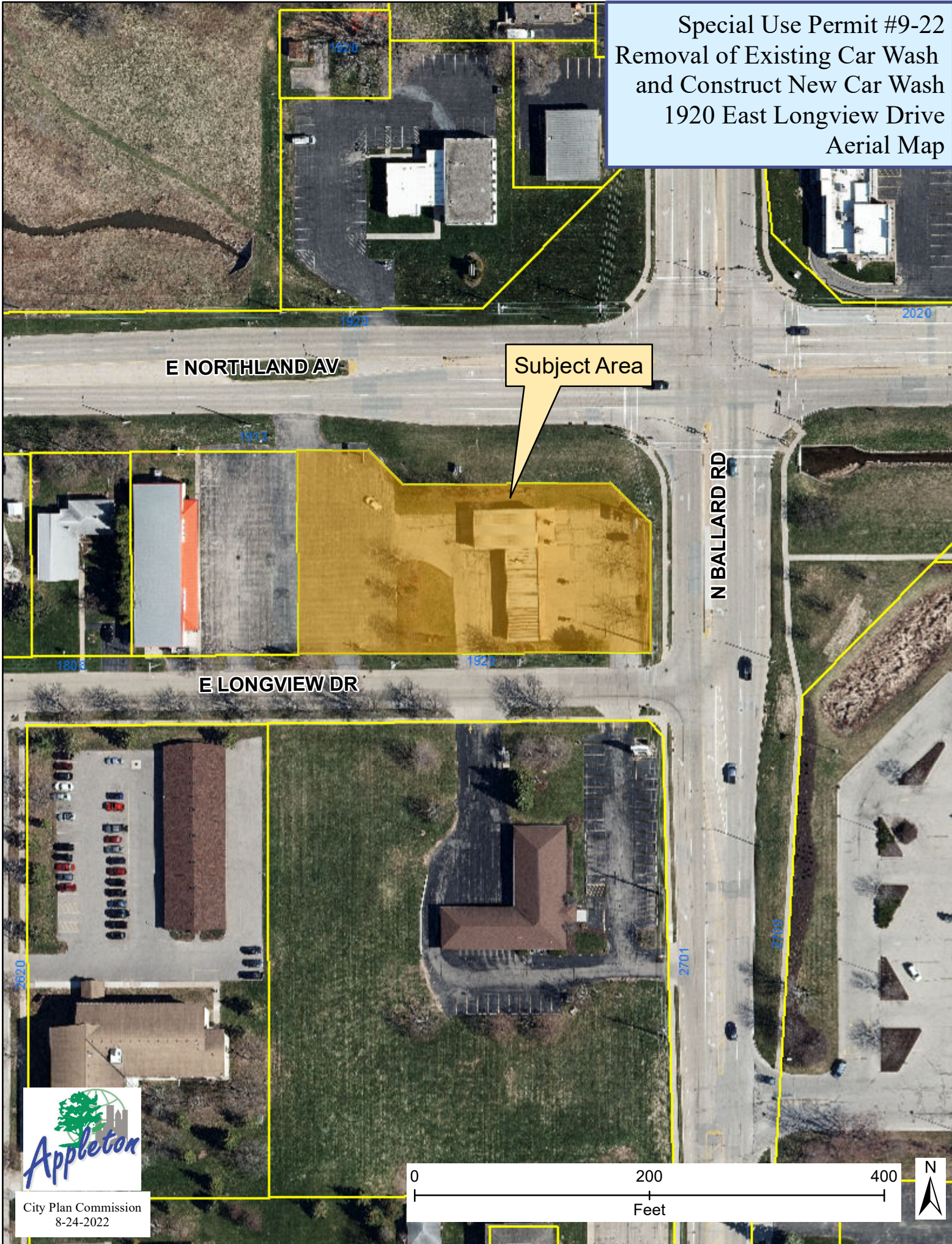
ATTEST:

\_\_\_\_\_  
Kami Lynch, City Clerk

Special Use Permit #9-22  
 Removal of Existing Car Wash  
 and Construct New Car Wash  
 1920 East Longview Drive  
 Zoning Map



Special Use Permit #9-22  
Removal of Existing Car Wash  
and Construct New Car Wash  
1920 East Longview Drive  
Aerial Map



Subject Area

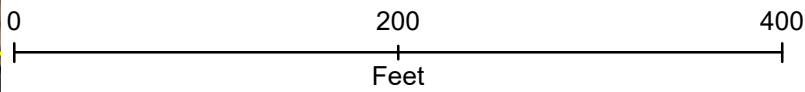
E NORTHLAND AV

N BALLARD RD

E LONGVIEW DR



City Plan Commission  
8-24-2022





## 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 WEST 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 street and away from residential zoning.

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: 0.

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

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**Outdoor Uses:**

(Check applicable response)

Vacuum Stations:  YES     NO

If yes, identify the number of vacuum stations proposed: 12.

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

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**Landscaping:**

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

SEE LANDSCAPING PLAN

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**Outdoor Display:**

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

NONE

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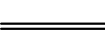




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**Number of Employees:**

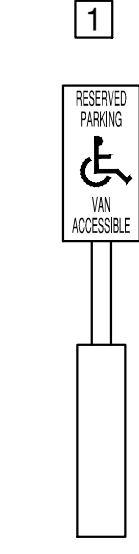
Number of existing employees: UNKNOWN.

Number of proposed employees: 3.

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

- LEGEND**
-  CONCRETE SIDEWALK
  -  CONCRETE PAVEMENT (LIGHT) (24,731 S.F.)
  -  CONCRETE PAVEMENT (HEAVY) (S.F.)
  -  GREEN SPACE
  -  PROPOSED 18" MOUNTABLE 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  
 NOTE: ONE BICYCLE PARKING SPACE TO BE PROVIDED INDOORS

**SITE DATA**

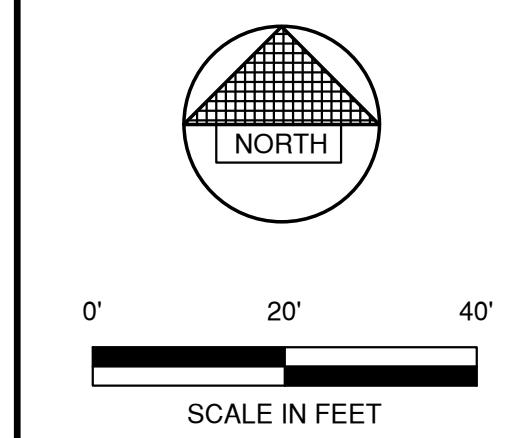
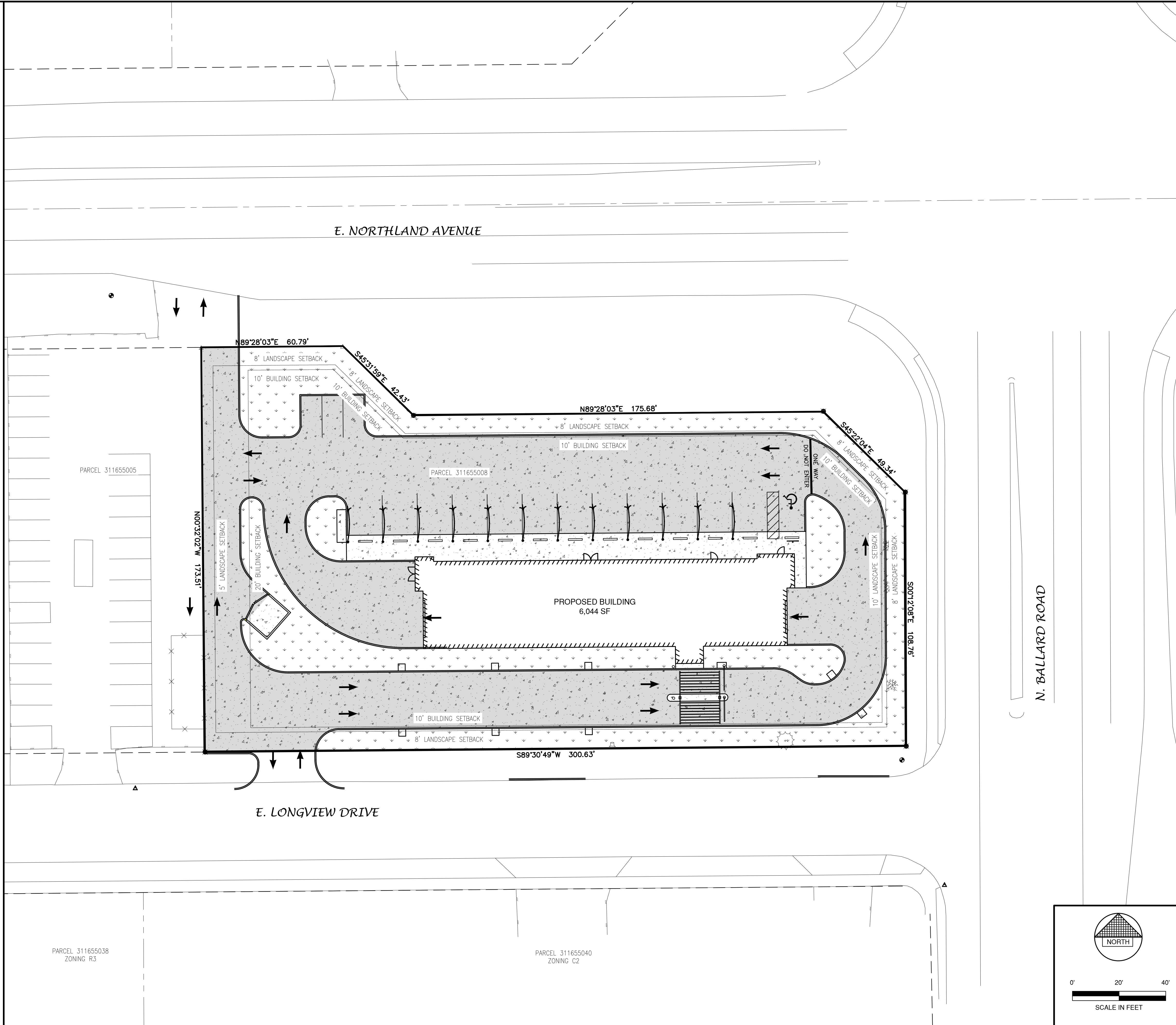
TOTAL AREA = 1.03 ACRES, 44,818 S.F.  
 BUILDING AREA = 0.14 ACRES, 6,044 S.F. (13.5%)  
 SIDEWALK/PARKING LOT AREA = 0.63 ACRES, 27,496 S.F. (61.4%)  
 GREEN SPACE = 0.26 ACRES, 11,278 S.F. (25.1%)

**ZONING**

COMMERCIAL - C2

**PARCEL NO.**

31-1-6550-08



FILE: P:\A\2020\6258\62580120.dwg DATE: 07/20/22 11:22:22 AM 2022 11/22/22

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

CLUB CAR WASH  
 1920 E. LONGVIEW DRIVE  
 CITY OF APPLETON  
 OUTAGAMIE COUNTY, WISCONSIN

SITE PLAN

DATE: 07/20/22  
 FILE: 62580120  
 JOB NO.: 6258012

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

SHEET NO. 1

## EXTERIOR COLOR PALETTE

- ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK  
COLOR: Ivory
- ARCHITECTURAL 8" CMU SPLIT FACE BLOCK  
COLOR: Slate
- METAL AWNINGS  
COLOR: Red

- EXTERIOR INSULATED FINISH SYSTEM  
COLOR: Ivory
- EXTERIOR INSULATED FINISH SYSTEM  
COLOR: Slate

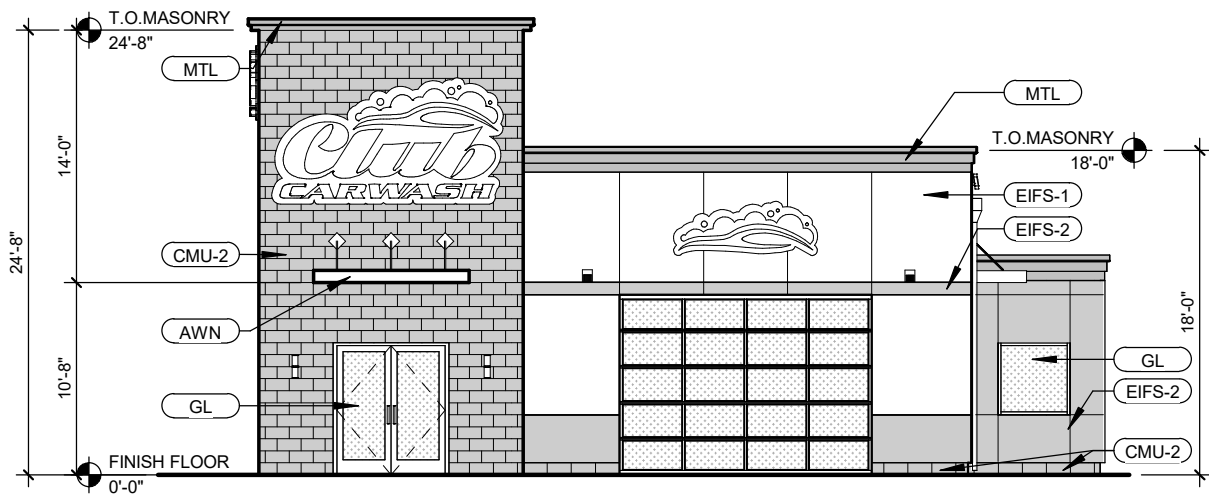
- STOREFRONT  
COLOR: Black Painted
- SCUPPERS, DOWNSPOUTS, AND METAL COPINGS  
COLOR: Kynar Finish Matte Black



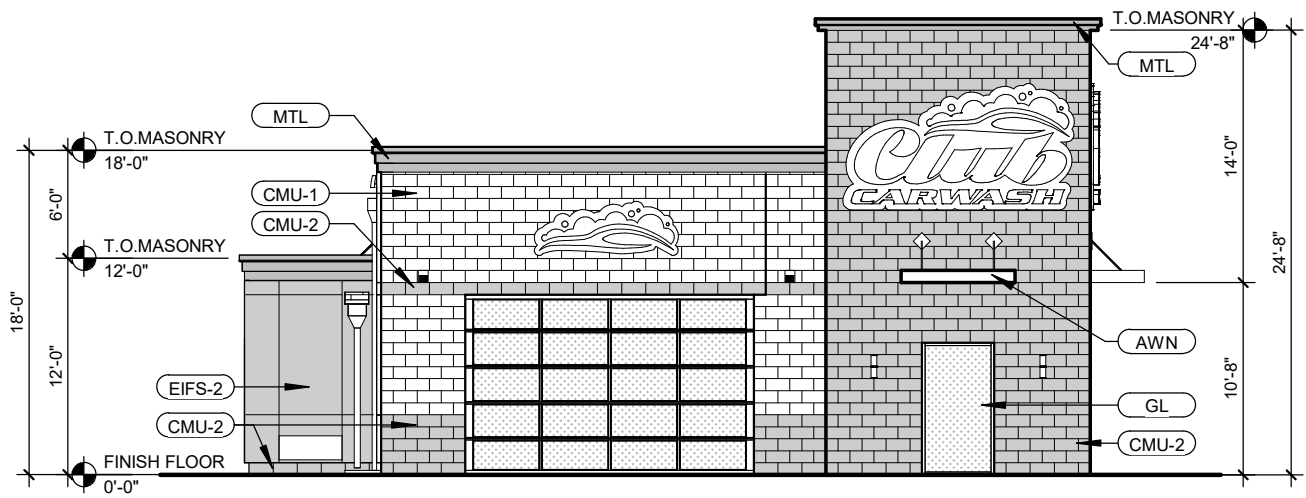
CLUB CAR WASH RENDERING



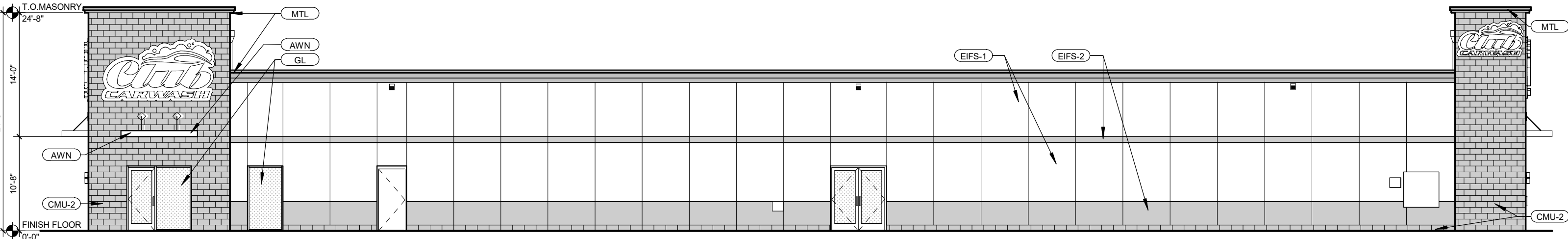
EXTERIOR MATERIAL LEGEND	
CMU-1	ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK (COLOR: Ivory)
CMU-2	ARCHITECTURAL 8" CMU SPLIT FACE BLOCK (COLOR: Slate)
EIFS-1	EXTERIOR INSULATED FINISH SYSTEM (COLOR: Ivory)
EIFS-2	EXTERIOR INSULATED FINISH SYSTEM (COLOR: Slate)
GL	ALUMINUM STOREFRONT GLAZING SYSTEM 2"x4 1/2" 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 EPDM OVER TAPERED INSULATION (COLOR: White)



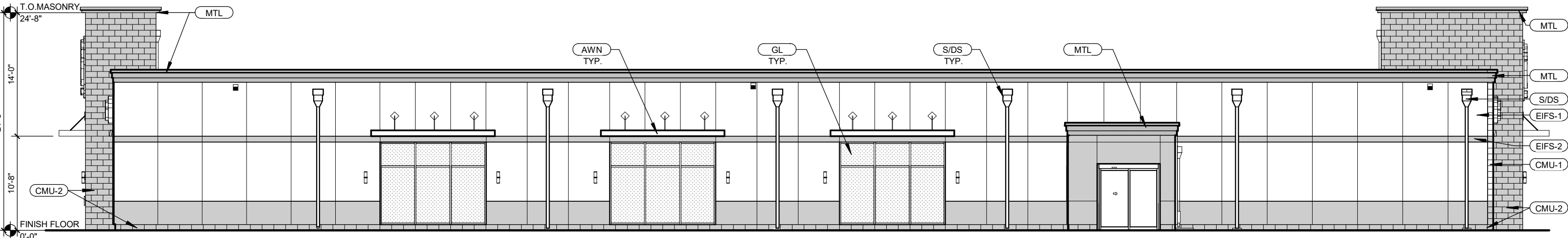
WEST ELEVATION | 3/32" = 1'-0"



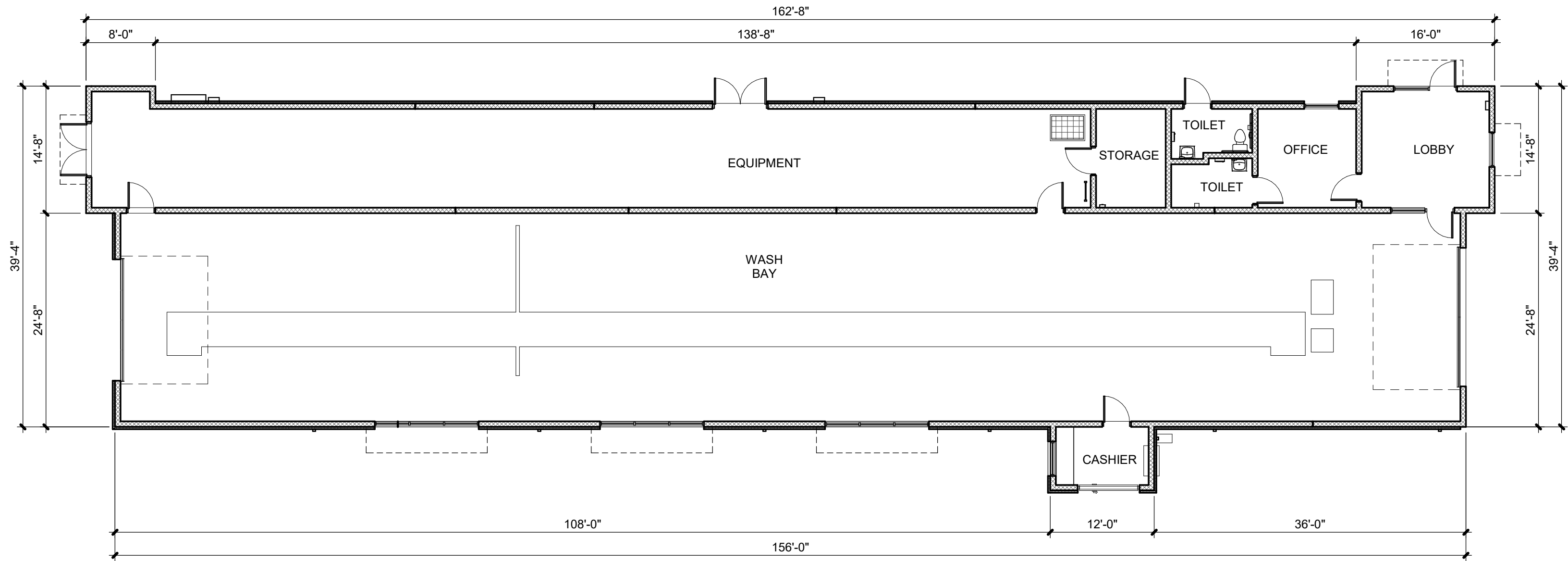
EAST ELEVATION | 3/32" = 1'-0"



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



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

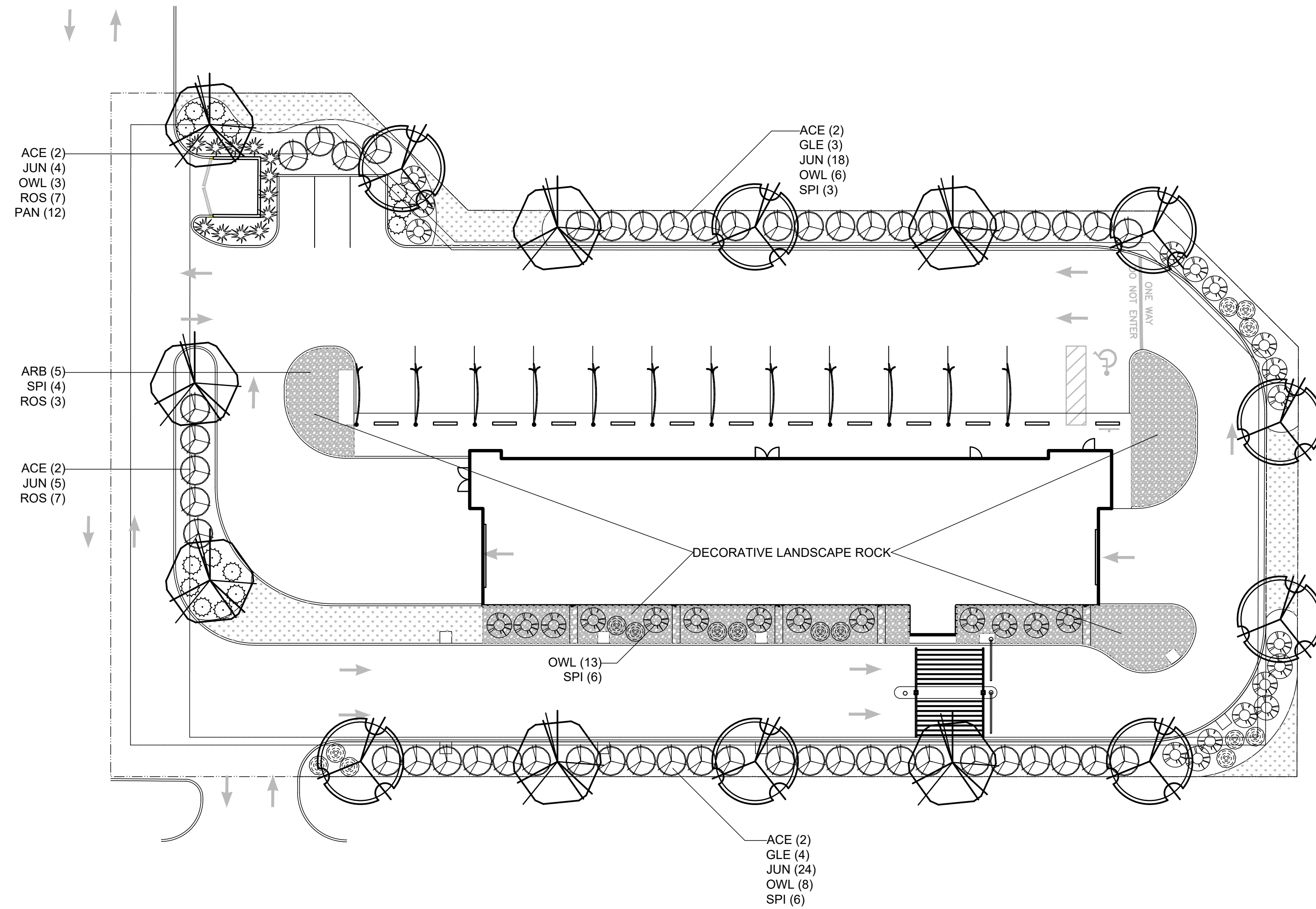
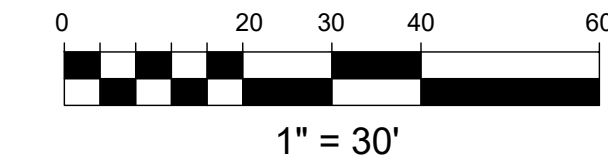


FLOOR PLAN





# 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

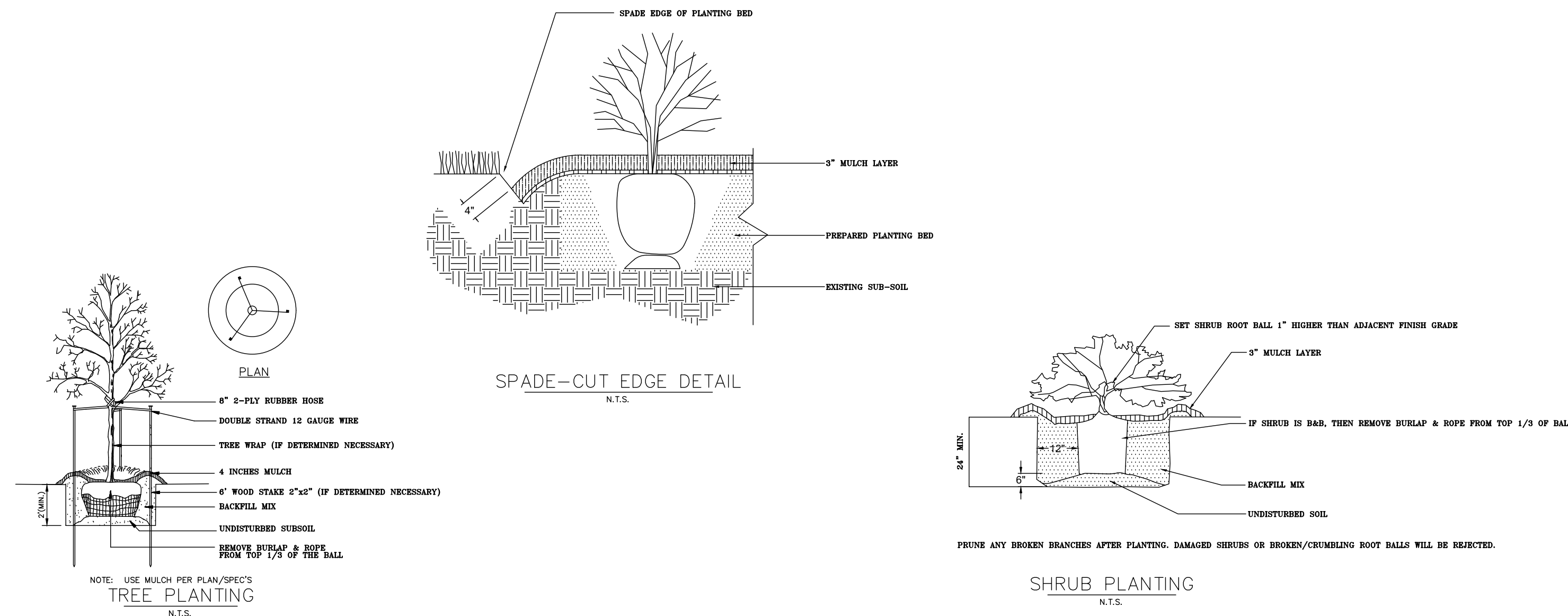
TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
ACE	8	Acer rubrum 'October Glory'	2.5"
GLE	7	Gleditsia triacanthos f. inermis 'Skycole' SKYLINE	2.5"
ARB	5	Thuja occidentalis 'Smaragd' Emerald Green	6"
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
JUN	52	Juniperus x pfitzeriana 'Sea Green'	24"
OWL	29	Juniperus virginiana 'Grey Owl'	24"
SPI	19	Spirea japonica	24"
ROS	17	Rosa 'Meigalpio' PP #17,877	#5
PAN	12	Panicum virgatum 'Heavy Metal'	#5

PLANT LEGEND:

	MAPLE 'OCTOBER GLORY'
	HONEYLOCUST 'SKYLINE'
	ARBORVITAE 'EMERALD GREEN'
	JUNIPER 'SEA GREEN'
	JUNIPER 'GREY OWL'
	SPIREA, JAPONICA
	ROSE 'RED DRIFT'
	SWITCH GRASS 'HEAVY METAL'

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



Club Car Wash  
 1920 E. Longview Drive  
 Appleton, Wisconsin 54911

This drawing is conceptual and is only to be used as a guide for construction. The completed project may differ from this plan in appearance and dimension.

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Drawing Completed:  
 7-18-2022  
 7-21-2022

Landscape Plan



**Specifications**

EPA: 1.01 ft (30.8m)

Length: 33" (838mm)

Width: 13" (330mm)

Height H1: 21.12" (537mm)

Height H2: 3.12" (79mm)

Weight (max): 27 lbs (12.3kg)

**Introduction**

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

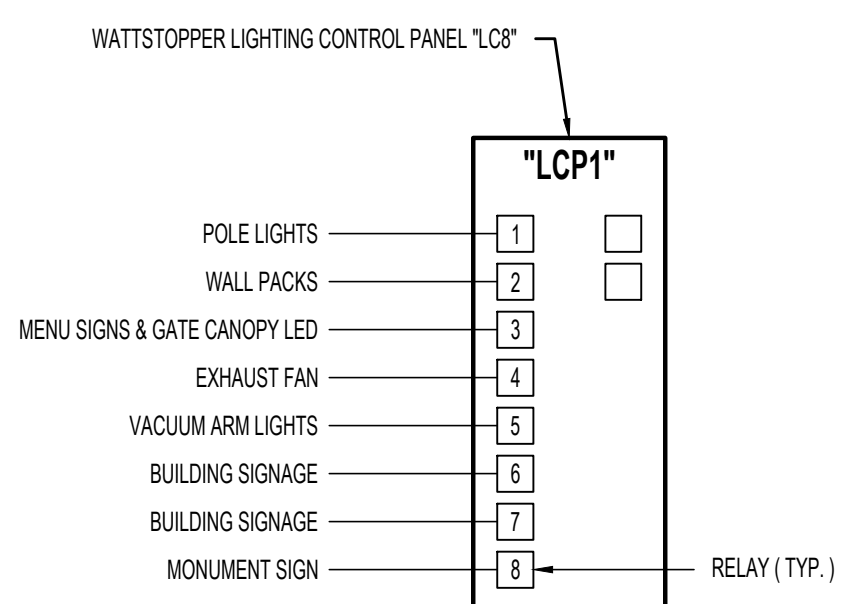
The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

EXTERIOR LIGHT FIXTURE SCHEDULE												
MARK	MANUFACTURER*	MODEL NO.*	TYPE	VOLTS	AMPS	WATTS	LUMENS	CCT (°K)	CRI	LAMPS	MOUNTING	REMARKS
F1	LITHONIA	DSX1 LED P2 40K T3M MVOLT DBLXD	POLE LIGHT	277	0.25	70	9,235	4000	70	LED	POLE	WITH BLACK 20'-0" SQUARE STRAIGHT STEEL POLE
F2	LITHONIA	DSX1 LED P3 40K BLC MVOLT DBLXD	POLE LIGHT	277	0.37	102	10,309	4000	70	LED	POLE	WITH BLACK 20'-0" SQUARE STRAIGHT STEEL POLE
WP1	LITHONIA	DSXW1 LED 20C 1000 40K T2M MVOLT DBLXD	WALL PACK	277	0.26	73	7,373	4000	70	LED	WALL	
WP2	LITHONIA	DSXW1 LED 20C 1000 40K T1M MVOLT DBLXD	WALL PACK	277	0.26	73	7,711	4000	70	LED	WALL	

\* OR EQUAL

**Ordering Information** EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAR2 PIRHN DBDXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting	Control Options
DSX1 LED	Forward optics P1 P4 P7 P2 P5 P8 P3 P6 P9	30K 3000K 40K 4000K 50K 5000K	T15 Type-I short T25 Type-II short T2M Type-I medium T3M Type-II short T3M Type-II medium T3TM Forward throw medium	T15 Type-I very short T25 Type-II short T2M Type-I medium T3M Type-II short T3M Type-II medium T3TM Forward throw medium	MVOLT 120V 400V 120V 208V 277V 347V 480V	Shipped included SPA Square pole mounting RWA Round pole mounting WBA Wall bracket SPUMA Square universal mounting adaptor RPUWA Round universal mounting adaptor KWAR DDBXD Mount arm mounting/bracket adaptor (specify finish) **



LIGHTING CONTROL PANEL SCHEDULE			PANEL NO. - LCP1
RELAY #	VERRIDE SWITCH	OPERATIONAL SCHEDULE	
1	NO	SET TO ON DURING NIGHT HOURS w/ ASTRONOMICAL CLOCK	
2	NO	SET TO ON DURING NIGHT HOURS w/ ASTRONOMICAL CLOCK	
3	NO	SET TO RUN DURING OCCUPIED HOURS	
4	NO	SET TO RUN DURING OCCUPIED HOURS	
5	NO	SET TO ON DURING NIGHT HOURS w/ ASTRONOMICAL CLOCK & SET TO TURN OFF 1 HR. AFTER CLOSING	
6	NO	SET TO ON DURING NIGHT HOURS w/ ASTRONOMICAL CLOCK	
7	NO	SET TO ON DURING NIGHT HOURS w/ ASTRONOMICAL CLOCK	
8	NO	SET TO ON DURING NIGHT HOURS w/ ASTRONOMICAL CLOCK	

NOTE: VERIFY LIGHTING OPERATION SCHEDULE WITH OWNER.

**LIGHTING CONTROL PANEL DETAIL**

**SITE LIGHTING 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.



**Specifications**

Width: 13-3/4" (34.9cm)

Depth: 10" (25.4cm)

Height: 6-3/8" (16.3cm)

Weight: 12 lbs (5.4kg)

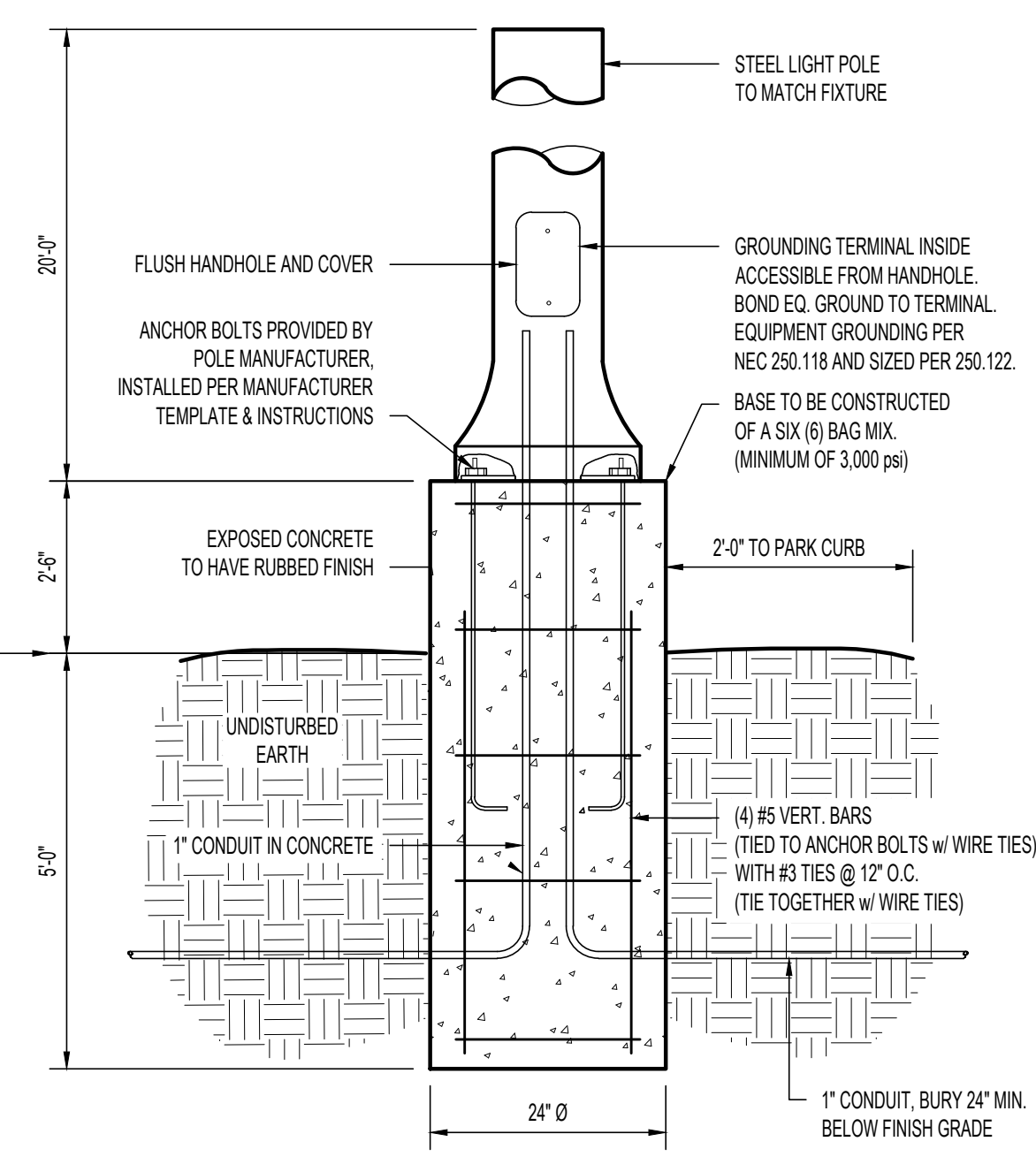
**Introduction**

The D-Series Wall luminaire is a sleek, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

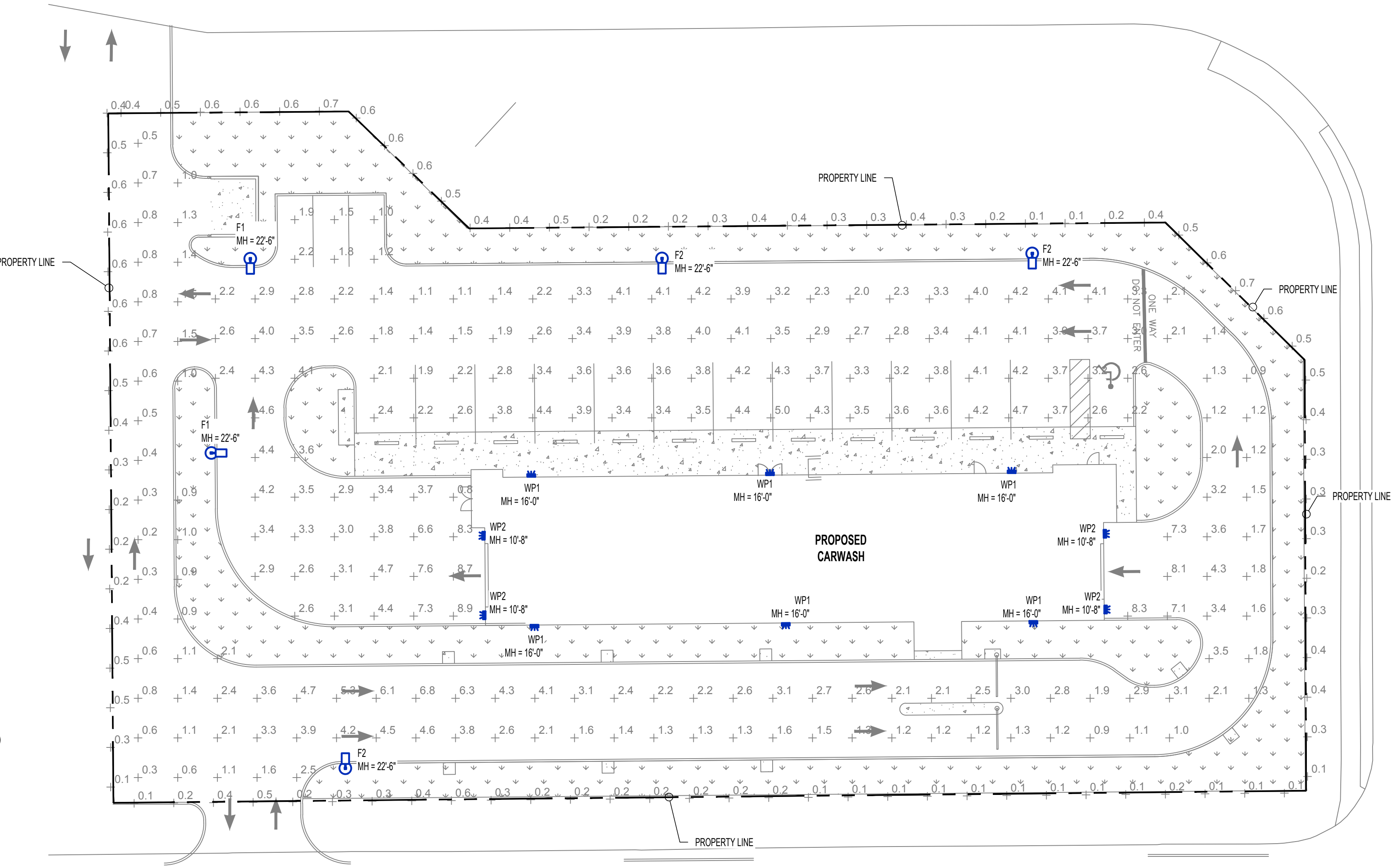
With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

**Ordering Information** EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DBDXD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (opt. optional) 20C 20 LEDs (opt. optional)	350 350 mA 700 700 mA	30K 3000K 40K 4000K 50K 5000K	T25 Type-I short T3M Type-I medium T3M Type-II short T3M Type-II medium T3TM Forward throw medium	120V 208V 277V 347V 480V	Shipped included PE Phosoronic enamel, button top DAG 0-10v dimming w/ pull-out outside fixture (for use with external control system) ** RWA 180° medium ambient light sensor, 15-30' mounting height, ambient sensor enabled at 16.7" PIRHN 180° medium ambient light sensor, 15-30' mounting height, ambient sensor enabled at 16.7" PIRHCW Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16.7" EDWC Emergency battery backup (includes external component enclosure, 6.5 hrs @ 200% complete)	Shipped installed SF Single face (120, 277 or 347V) ** HS House-side mount ** SPD Separate surge protection ** BW Back-dimension optics RWA Round pole mounting WBA Wall bracket SPUMA Square universal mounting adaptor RPUWA Round universal mounting adaptor KWAR DDBXD Mount arm mounting/bracket adaptor (specify finish) **



**TYP. LIGHT POLE DETAIL**

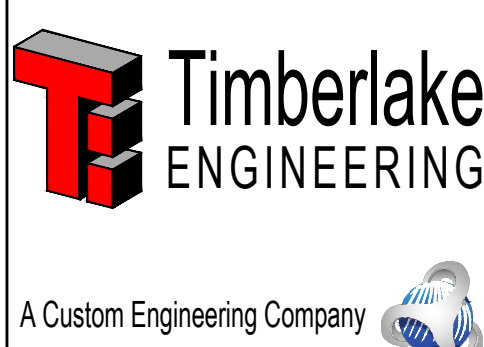


**SITE PHOTOMETRIC PLAN**  
SCALE: 1" = 20'

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**PRELIMINARY NOT INTENDED FOR CONSTRUCTION**

SARAH N. KRIETE, P.E. XXX XX, 2022 48756-6 WI Certificate of Authority #4931



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PROJECT NO: COL21122 DESIGNED BY: SNK  
DRAWN BY: SNK CHECKED BY: SLF

**PROJECT**

**CLUB CARWASH**  
LONGVIEW RD  
APPLETON, WI

**SHEET TITLE**

**SITE PHOTOMETRIC PLAN**

**SHEET NUMBER**

**MEP3**