

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.

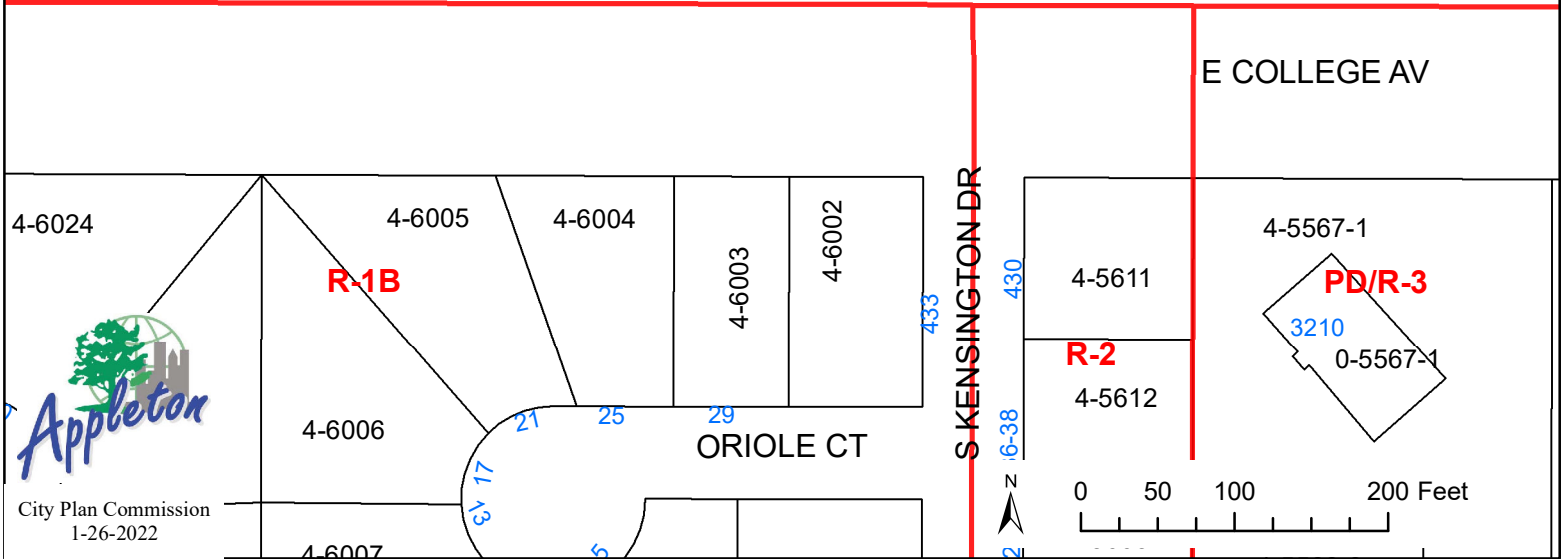
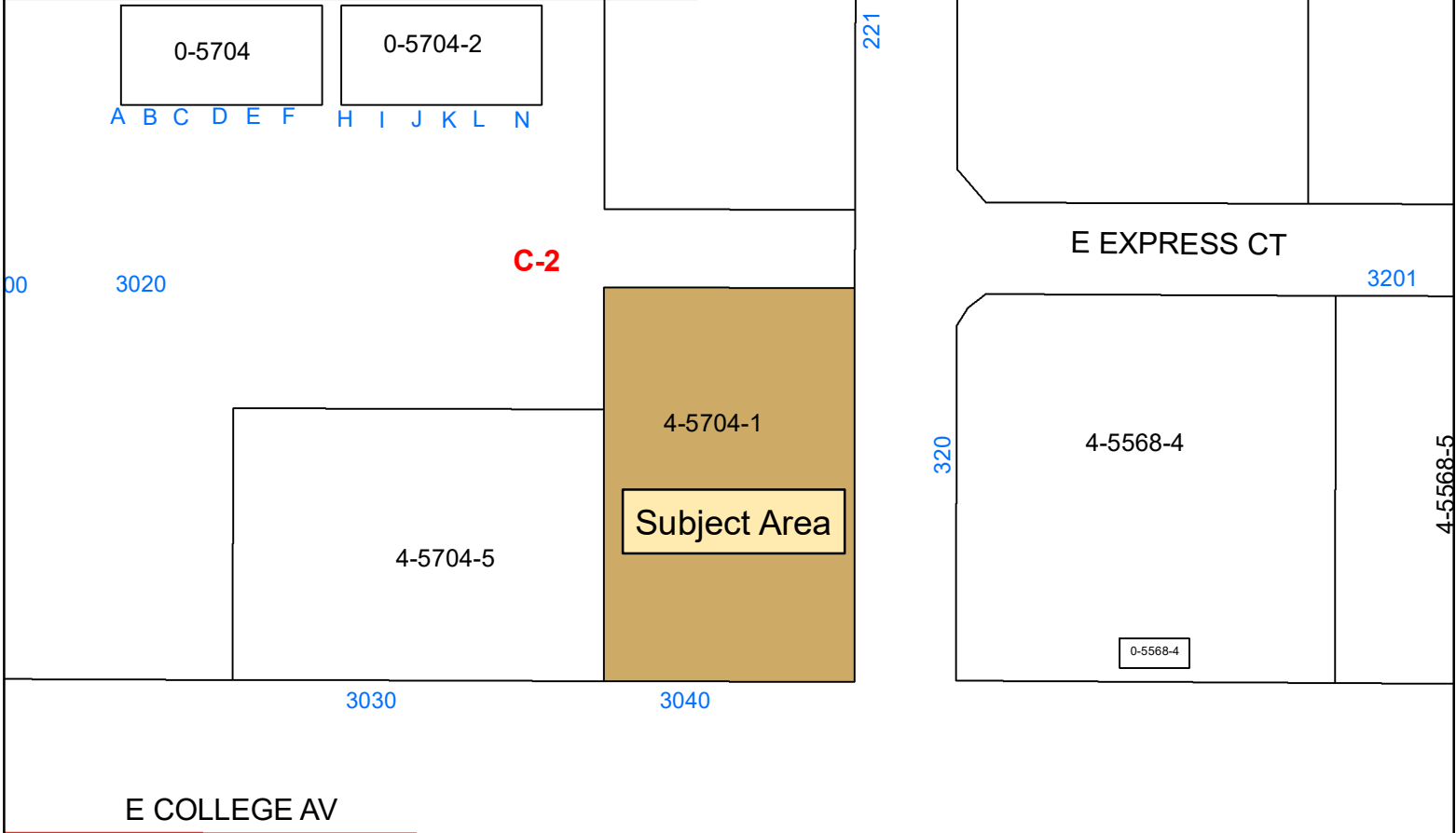
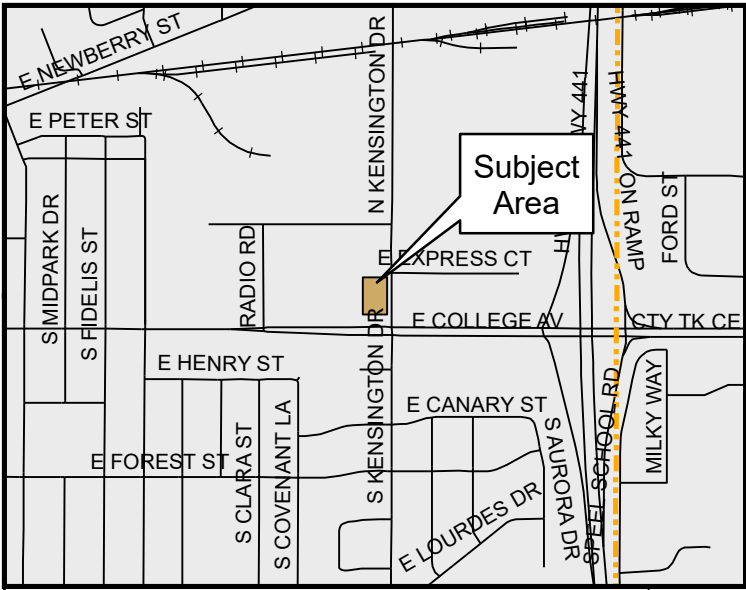
Any questions regarding this matter should be directed to Don Harp, Principal Planner, in the Community and Economic Development Department at 920-832-6466 or by email at don.harp@appleton.org.

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



0-5704-2

H I J K L N

4-5704-1

Subject Area

4-5704-5

4-556

0-5

3030

3040

221

320

E COLLEGE AV

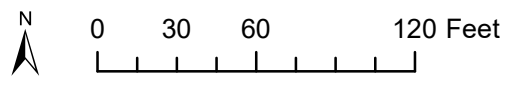
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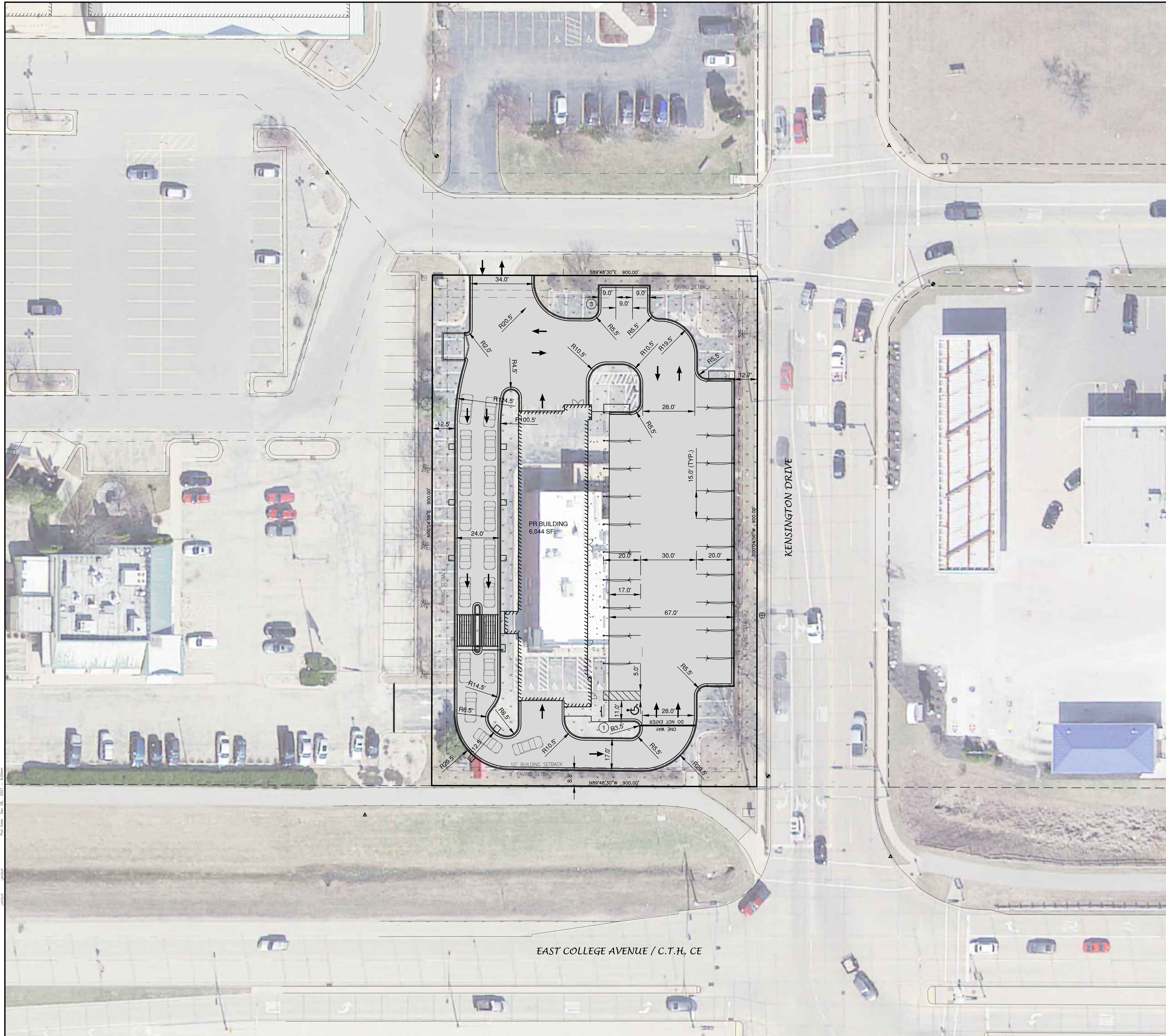
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City Plan Commission
1-26-2022





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

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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

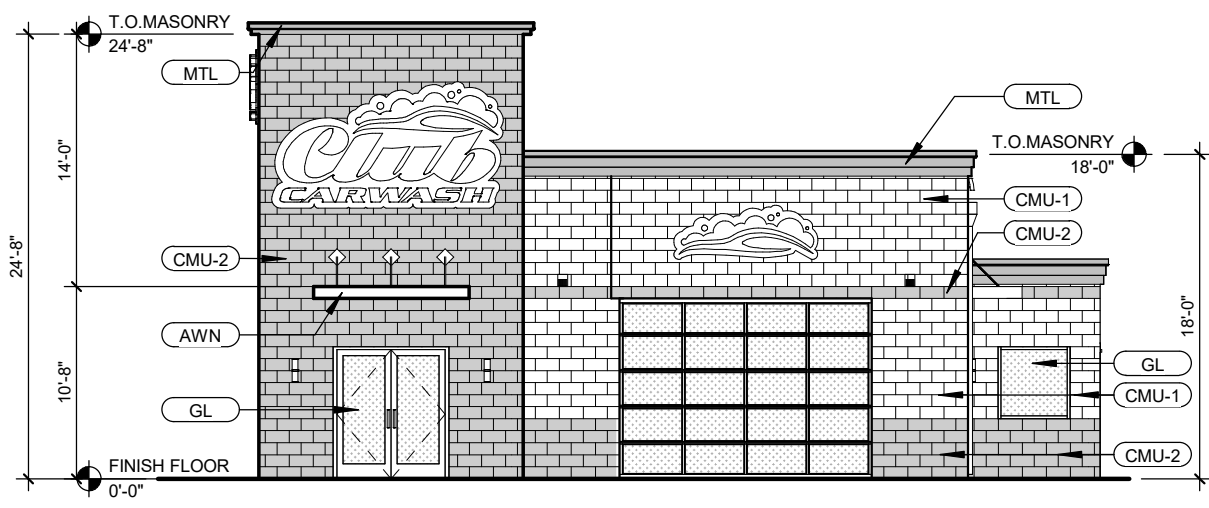
	ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK COLOR: Ivory
	ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK COLOR: Slate
	METAL AWNINGS COLOR: Red

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

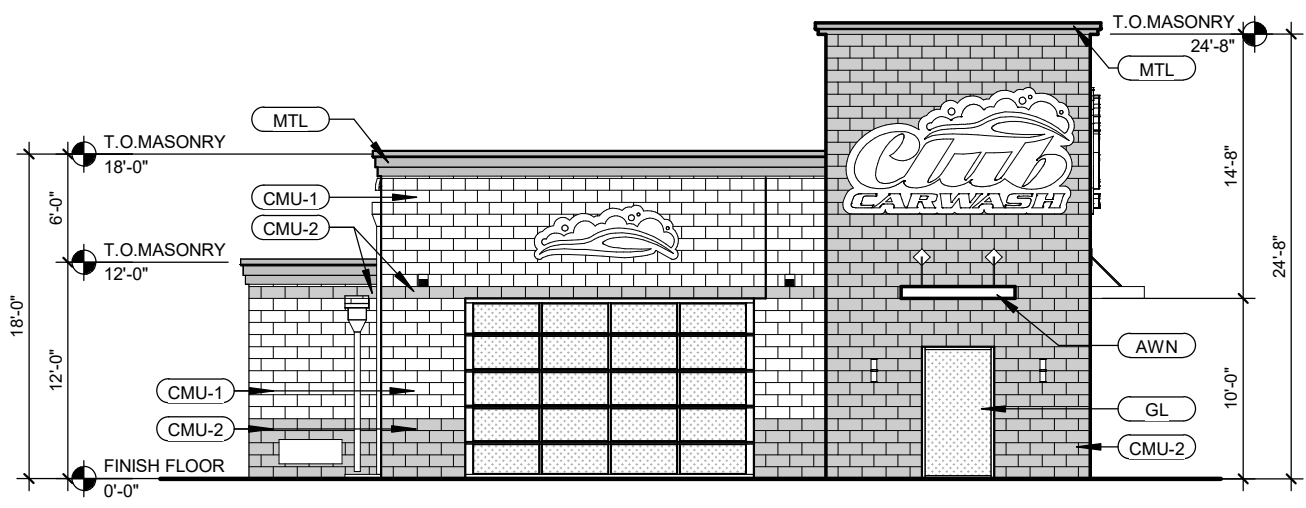


CLUB CAR WASH RENDERING



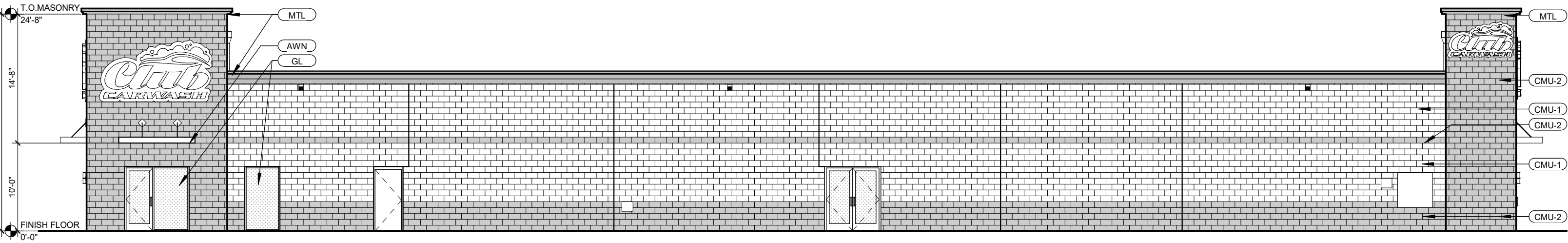


NORTH ELEVATION | 3/32" = 1'-0"

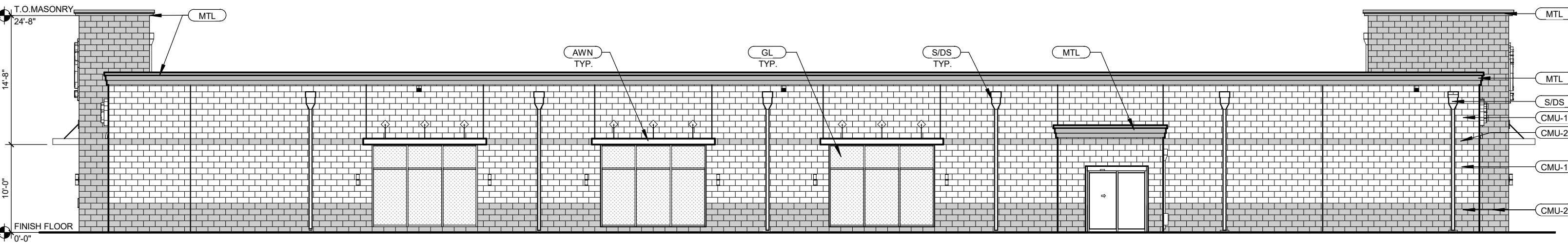


SOUTH ELEVATION | 3/32" = 1'-0"

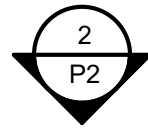
EXTERIOR MATERIAL LEGEND	
CMU-1	ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK (COLOR: Ivory)
CMU-2	ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK (COLOR: Slate)
GL	ALUMINUM STOREFRONT GLAZING SYSTEM 2"x4 1/2" Thermal Storefront Framing in Black Painted Aluminum, w/ 1" Insulated LOW-E Tinted Glazing Unit
AWN	PREFABRICATED 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

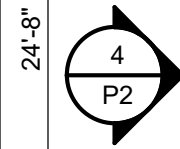
TOILET

TOILET

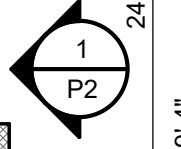
STORAGE

39'-4"

14'-8"



39'-4"



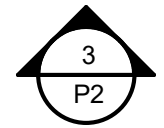
14'-8"

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

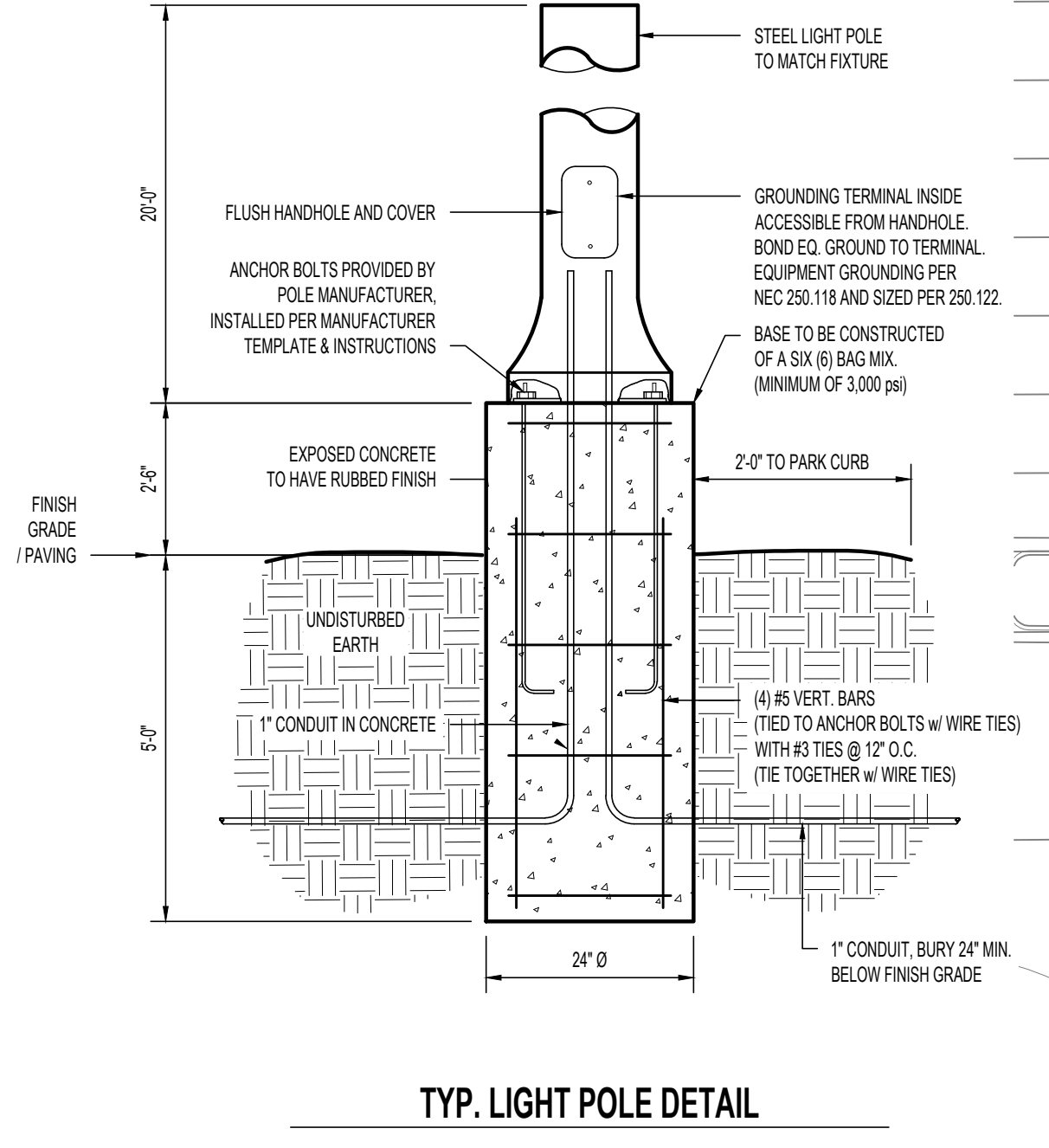
Ordering Information

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

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

Notes:

- DSX1 LED luminaire is designed to provide a cost-effective, energy-efficient solution for the application of parking lot lighting.
- DSX1 LED luminaire is designed to provide a cost-effective, energy-efficient solution for the application of parking lot 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.

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	P2	40K	T3M	MVOLT	SPA	N1A2R2	PIRHN	DBDXD

Notes:

- WPX2 LED luminaire is designed to provide a cost-effective, energy-efficient solution for the application of parking lot lighting.
- WPX2 LED luminaire is designed to provide a cost-effective, energy-efficient solution for the application of parking lot lighting.

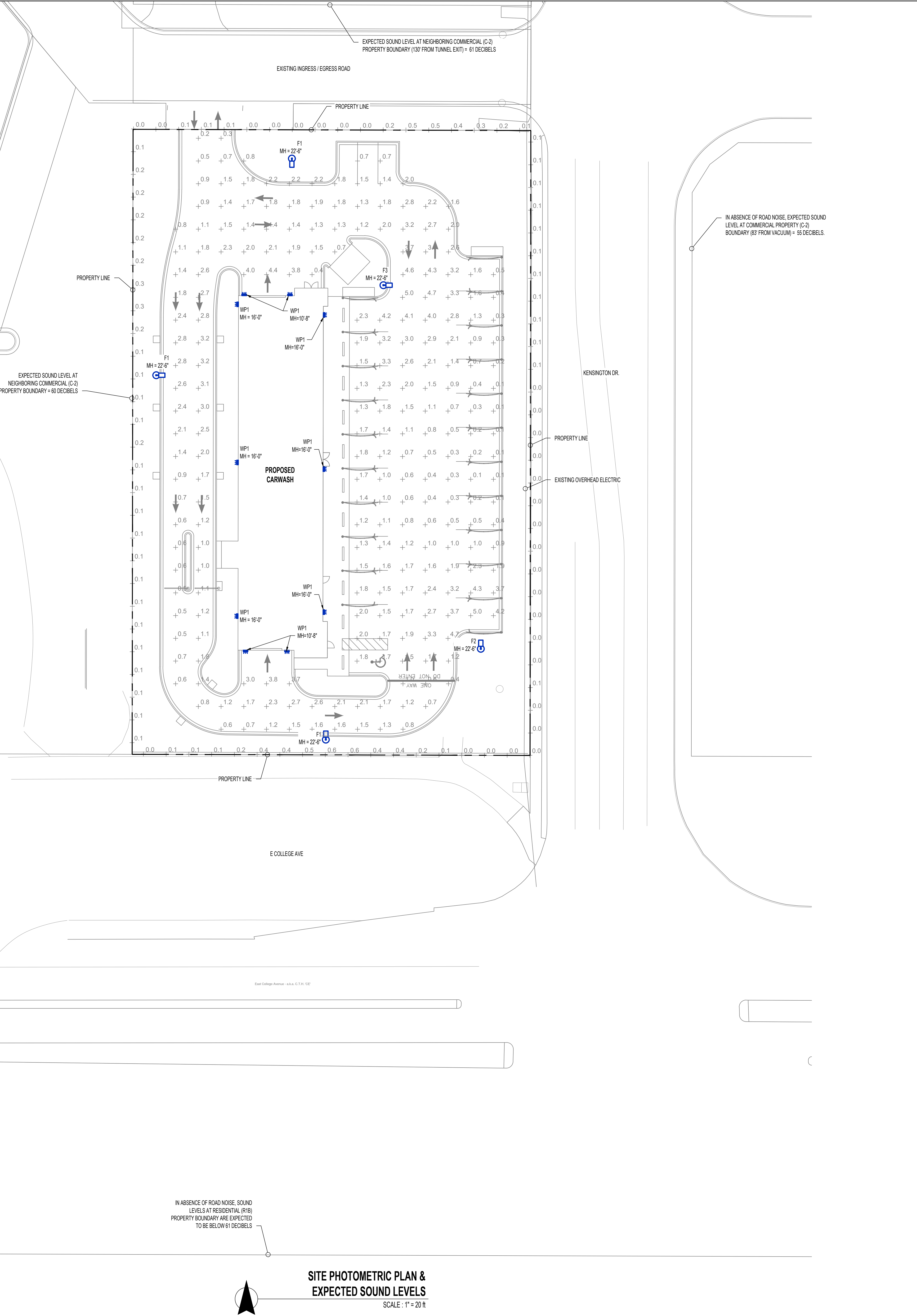
EXTERIOR LIGHT FIXTURE SCHEDULE

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
ph: 573.875.4365

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

