

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, August 24, 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 Michael Leidig of Robert E. Lee & Associates, Inc, Agent for property owner located at 1920 East Longview Drive (Tax Id #31-1-6550-08) to obtain a Special Use Permit to remove an existing car wash and construct a new 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. In the C-2 General Commercial District, a Special Use Permit is required for a car wash.

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.

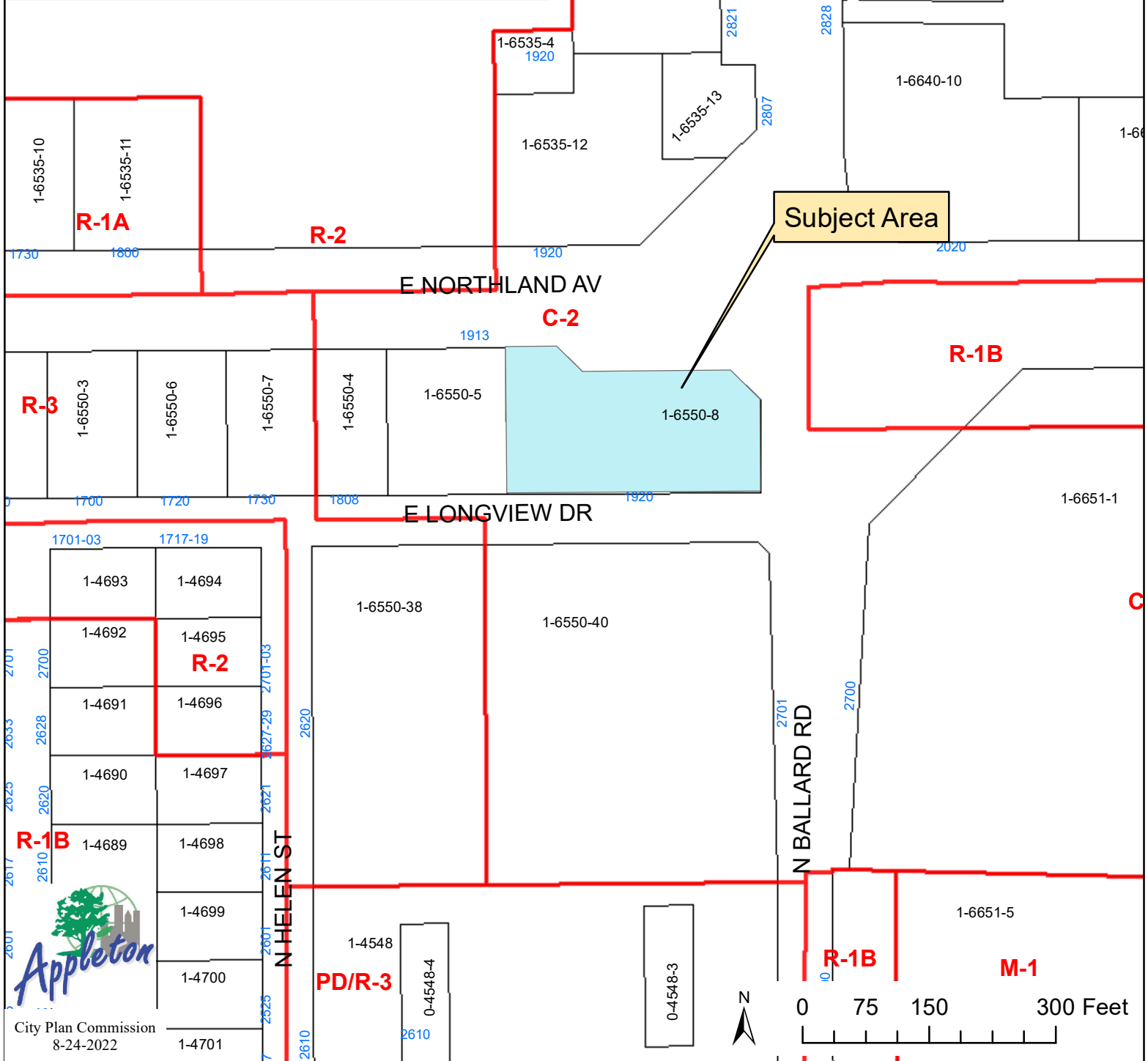
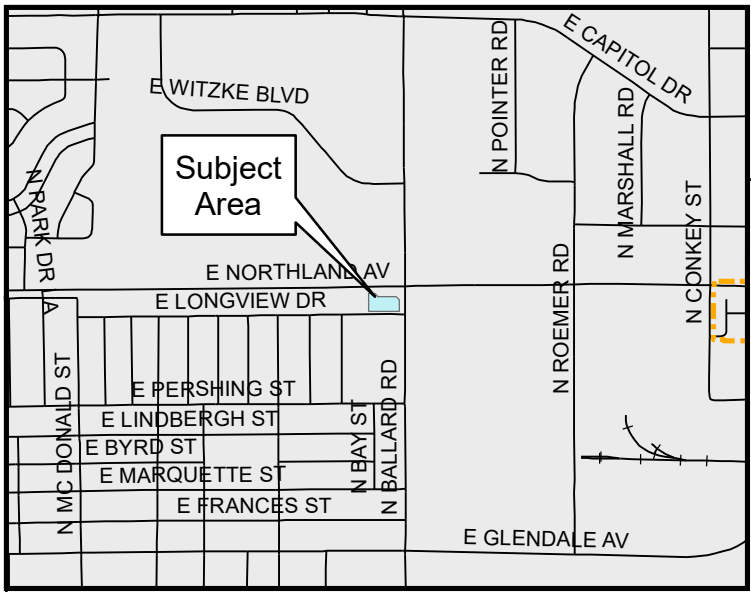
Any questions regarding this matter should be directed to Don Harp, Principal Planner, in the Community and Economic Development Department at 920-832-6466 or by email at don.harp@appleton.org.

CITY PLAN COMMISSION

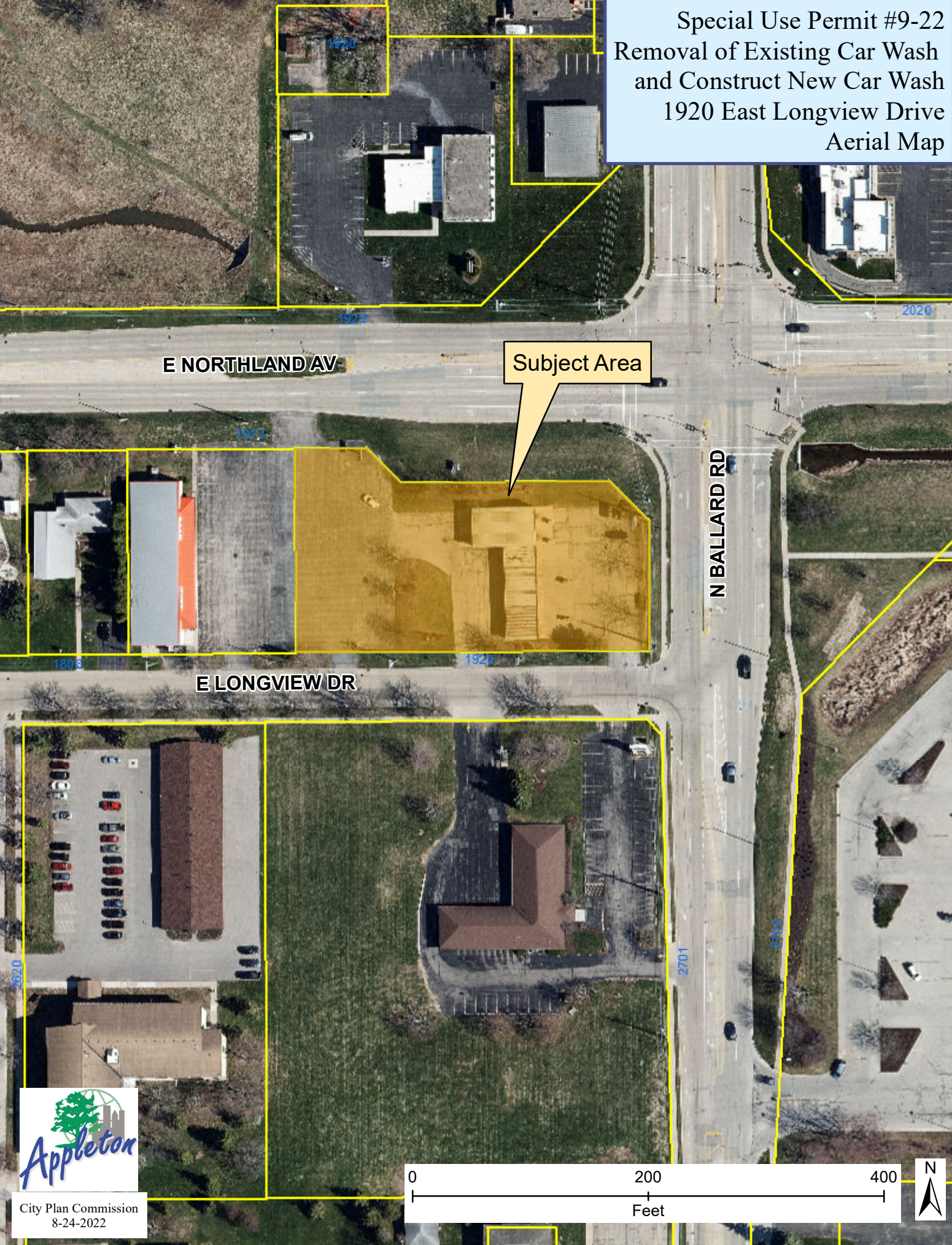
COMMUNITY & ECONOMIC DEVELOPMENT
CITY HALL - 100 NORTH APPLETON STREET
APPLETON, WISCONSIN 54911-4799
920-832-6468

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

Special Use Permit #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

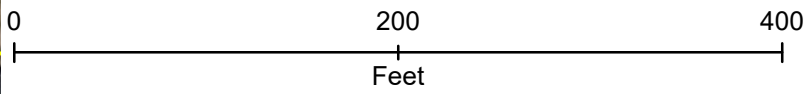
E NORTHLAND AV







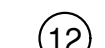
E LONGVIEW DR

N BALLARD RD

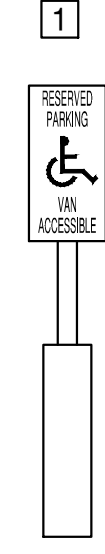


City Plan Commission
8-24-2022



- LEGEND**
-  CONCRETE SIDEWALK
 -  CONCRETE PAVEMENT (LIGHT) (24,731 S.F.)
 -  CONCRETE PAVEMENT (HEAVY) (S.F.)
 -  GREEN SPACE
 -
 -
 -  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

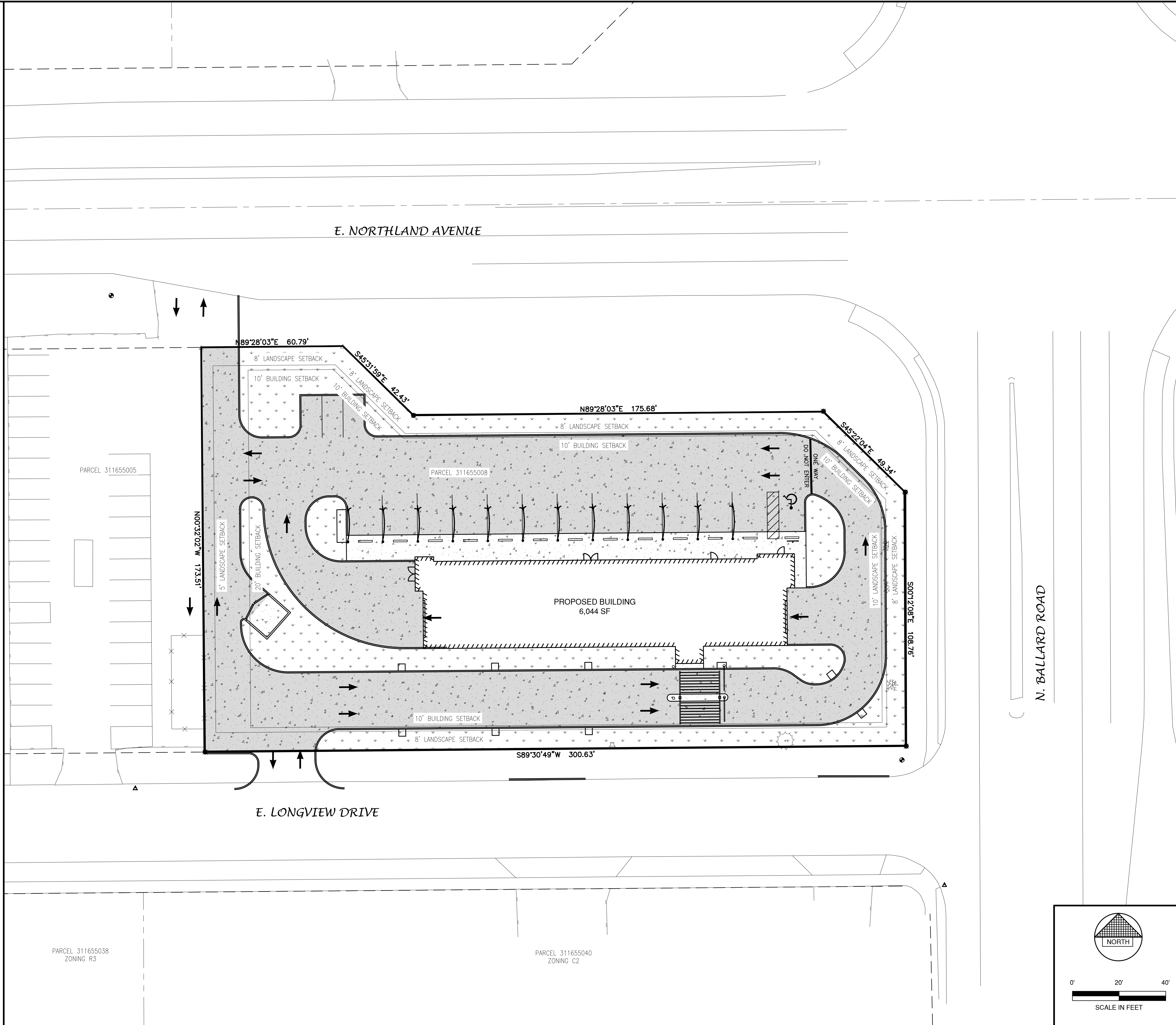
TOTAL AREA = 1.03 ACRES, 44,818 S.F.
 BUILDING AREA = 0.14 ACRES, 6,044 S.F. (13.5%)
 SIDEWALK/PARKING LOT AREA = 0.63 ACRES, 27,496 S.F. (61.4%)
 GREEN SPACE = 0.26 ACRES, 11,278 S.F. (25.1%)

ZONING

COMMERCIAL - C2

PARCEL NO.

31-1-6550-08



File: P:\A\2020\6258\62580121.dwg (6/28/2022 12:44) PLOT DATE: Jul 22, 2022 12:25:00

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
								MRL
								CHECKED
								AJD
								DESIGNED
								MRL

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

SITE PLAN

DATE	07/20/22
FILE	6258012D
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

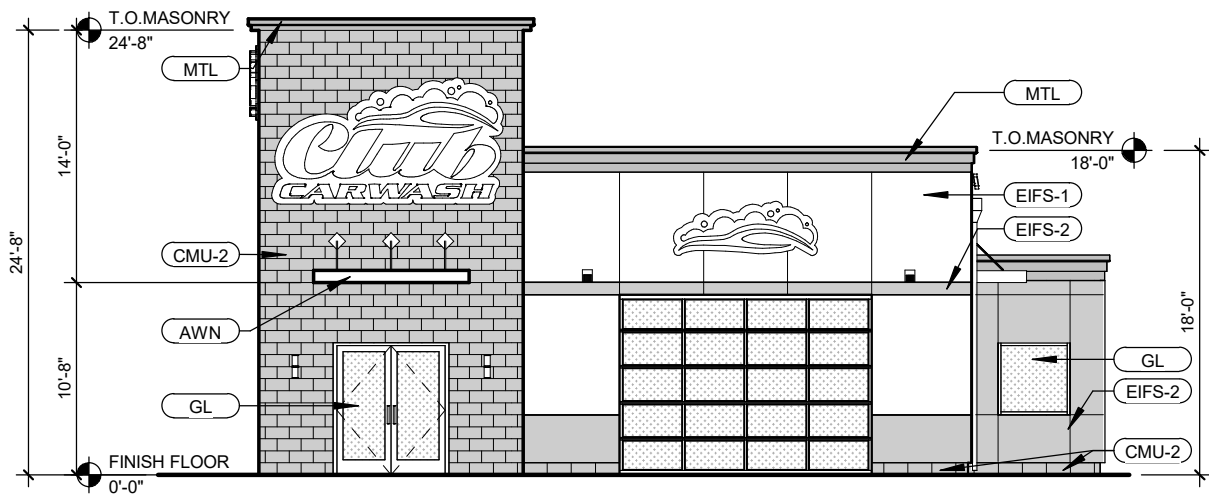
- STOREFRONT
COLOR: Black Painted
- SCUPPERS, DOWNSPOUTS, AND METAL COPINGS
COLOR: Kynar Finish Matte Black



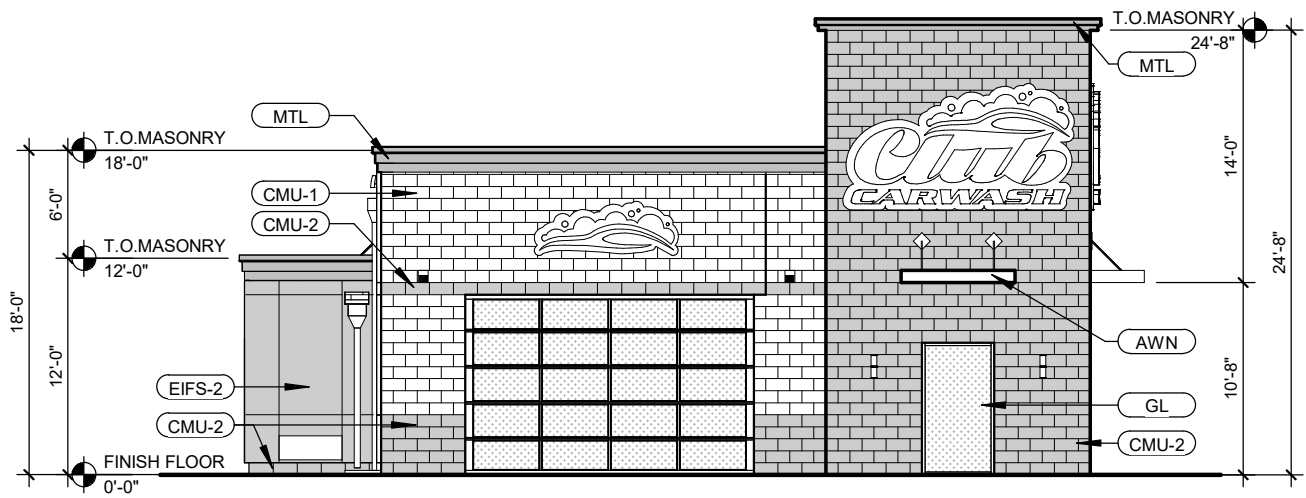
CLUB CAR WASH RENDERING



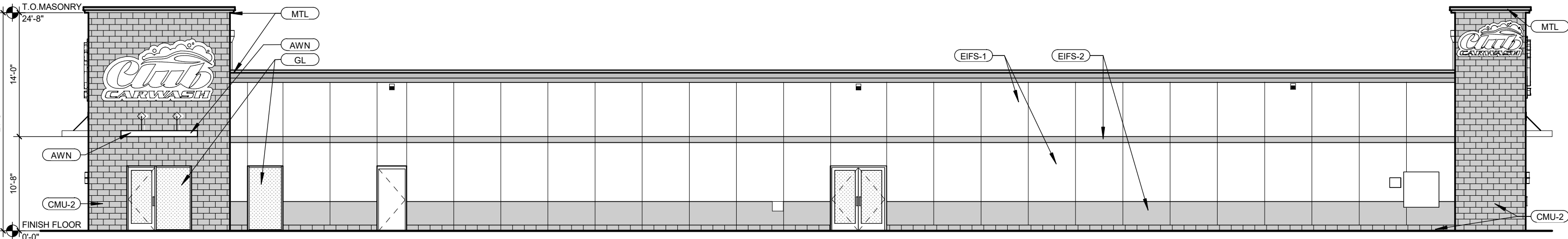
EXTERIOR MATERIAL LEGEND	
CMU-1	ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK (COLOR: Ivory)
CMU-2	ARCHITECTURAL 8" CMU SPLIT FACE BLOCK (COLOR: Slate)
EIFS-1	EXTERIOR INSULATED FINISH SYSTEM (COLOR: Ivory)
EIFS-2	EXTERIOR INSULATED FINISH SYSTEM (COLOR: Slate)
GL	ALUMINUM STOREFRONT GLAZING SYSTEM 2"x4 1/2"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



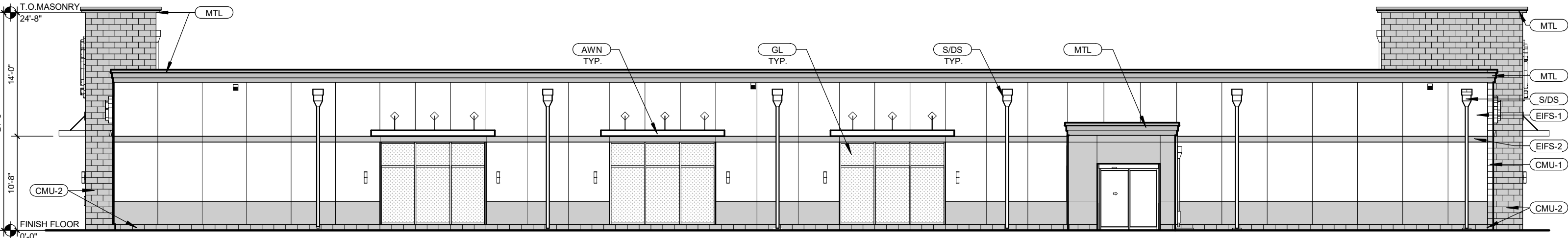
WEST ELEVATION | 3/32" = 1'-0"



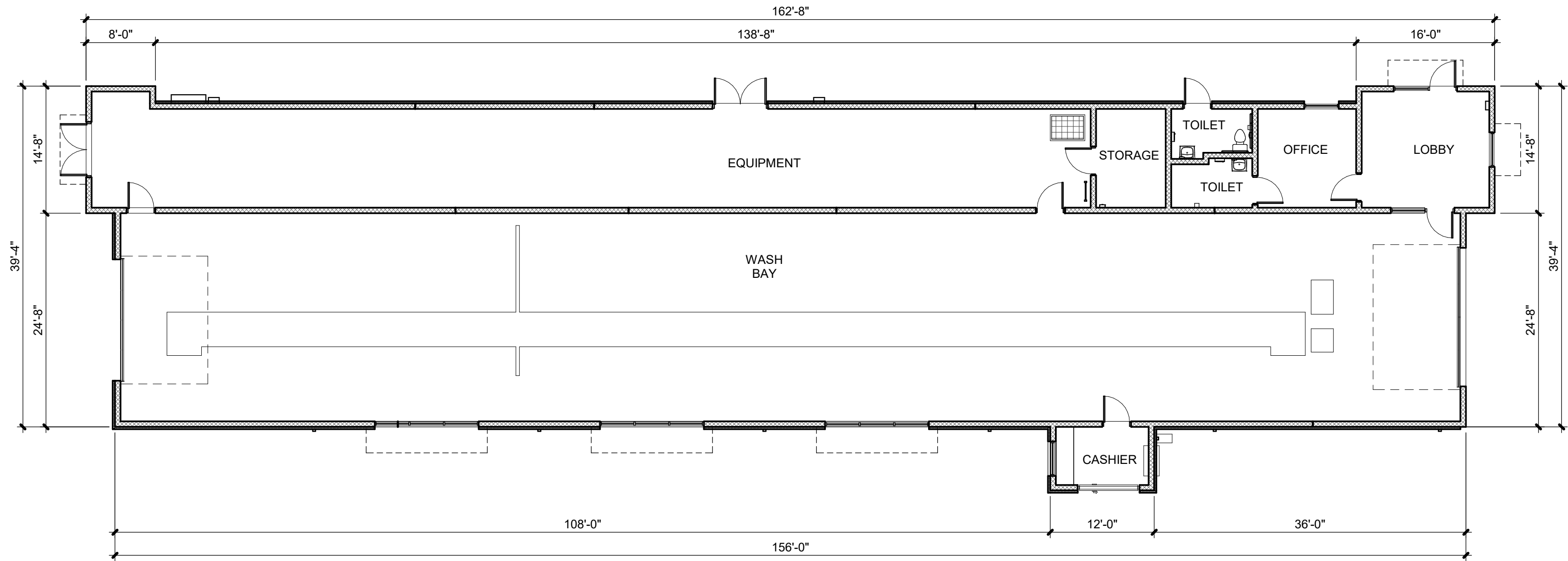
EAST ELEVATION | 3/32" = 1'-0"



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



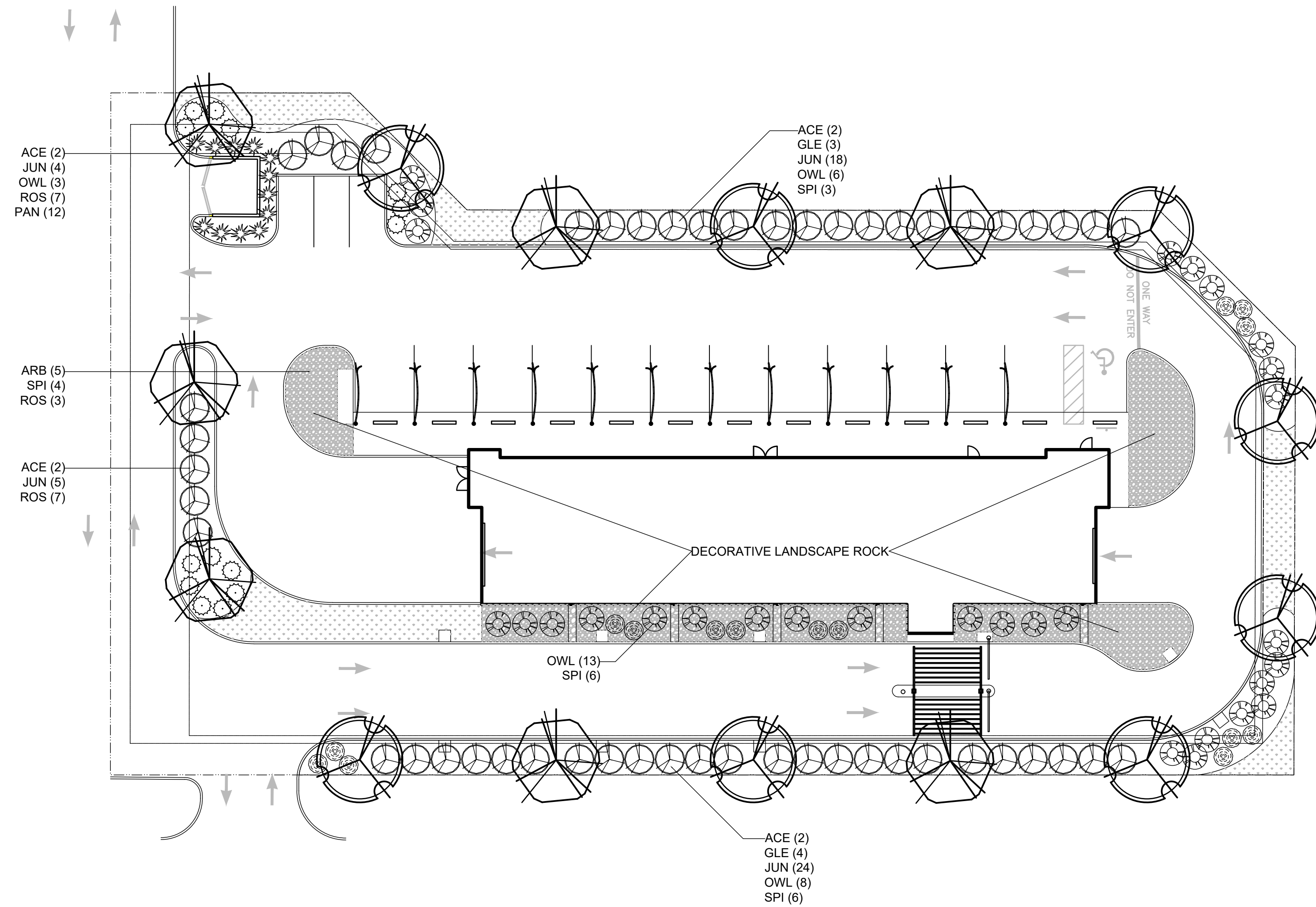
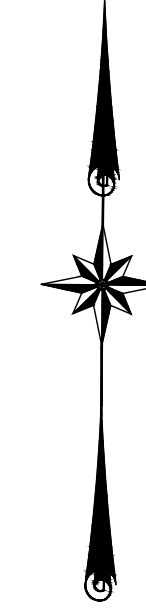
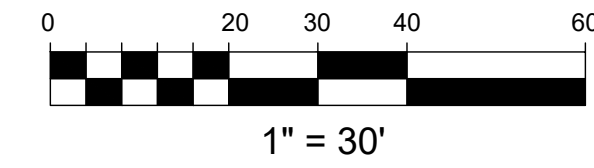
SOUTH ELEVATION | 3/32" = 1'-0"



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

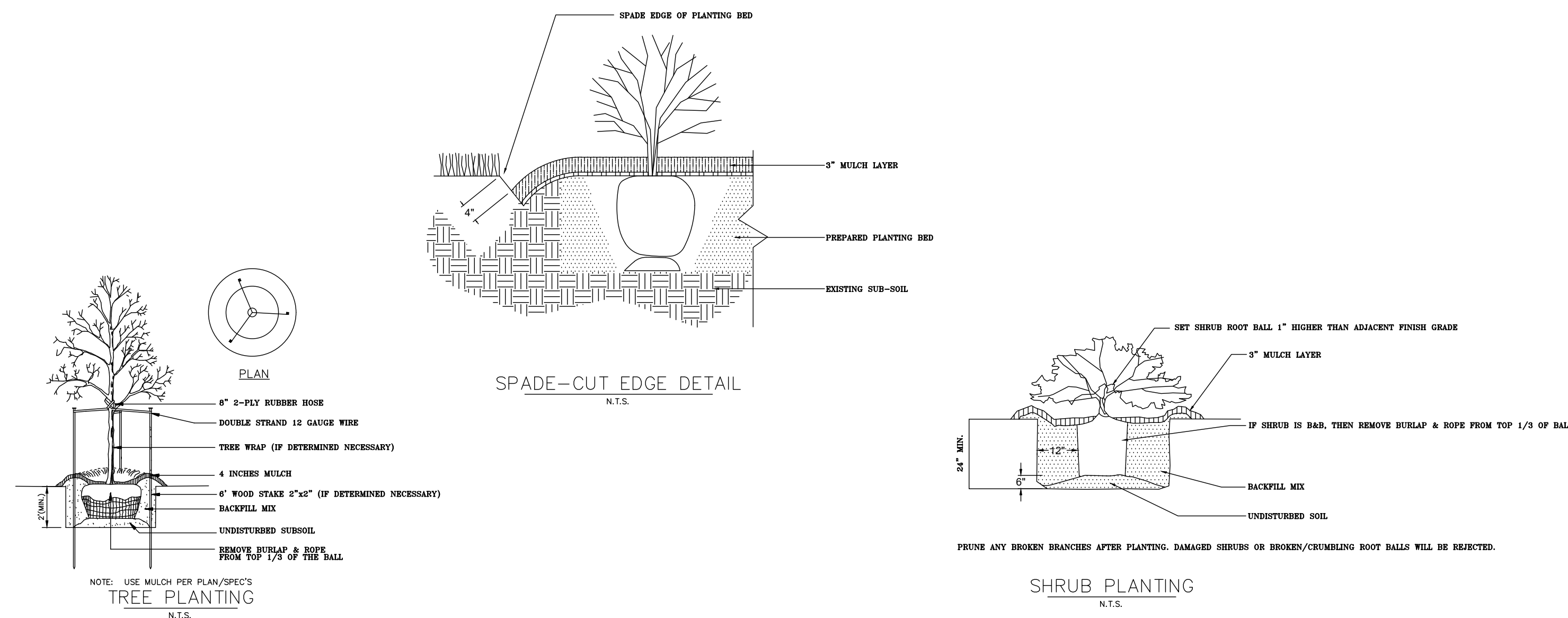
TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
ACE	8	Acer rubrum 'October Glory'	2.5"
GLE	7	Gleditsia triacanthos f. inermis 'Skycole' SKYLINE	2.5"
ARB	5	Thuja occidentalis 'Smaragd' Emerald Green	6"
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
JUN	52	Juniperus x pfitzeriana 'Sea Green'	24"
OWL	29	Juniperus 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 (0.31m)

Length: 33" (0.84m)

Width: 13" (0.33m)

Height H1: 21.12" (0.54m)

Height H2: 3.12" (0.08m)

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.

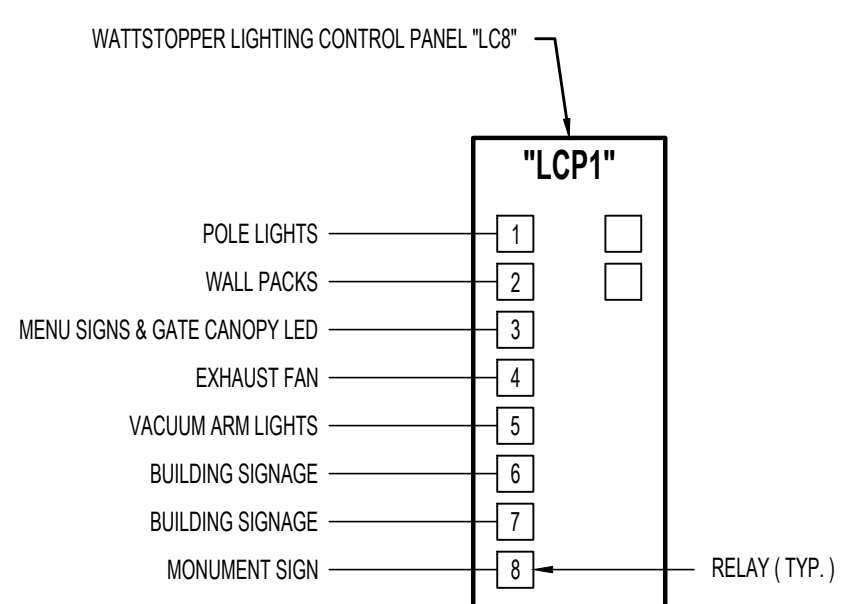
The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 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 medium T3S 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 medium BLC backlight control LCO left corner cast RCD right corner cast	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 RUMA 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" (0.34m)

Depth: 10" (0.25m)

Height: 6-3/8" (0.16m)

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.

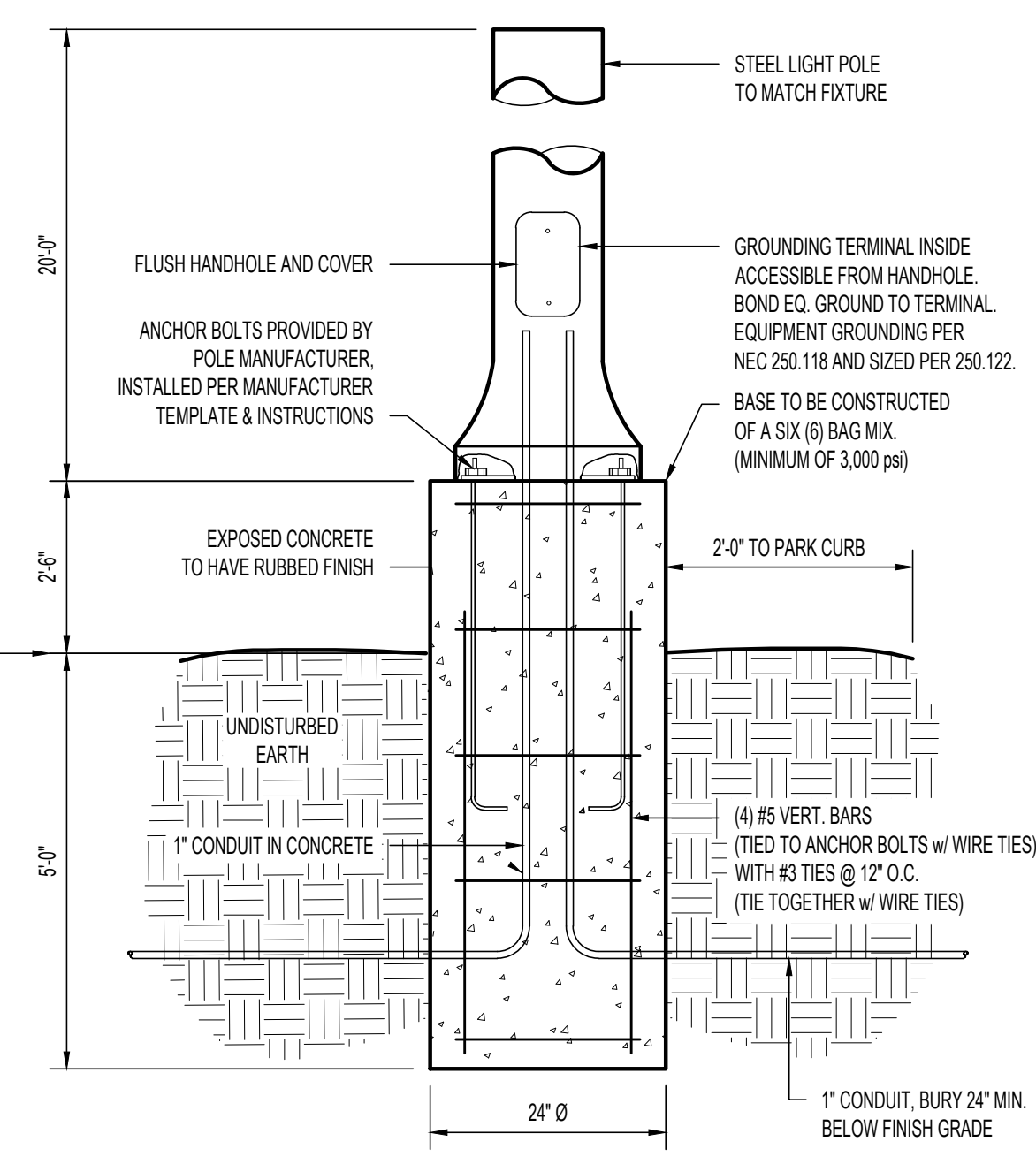
With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

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

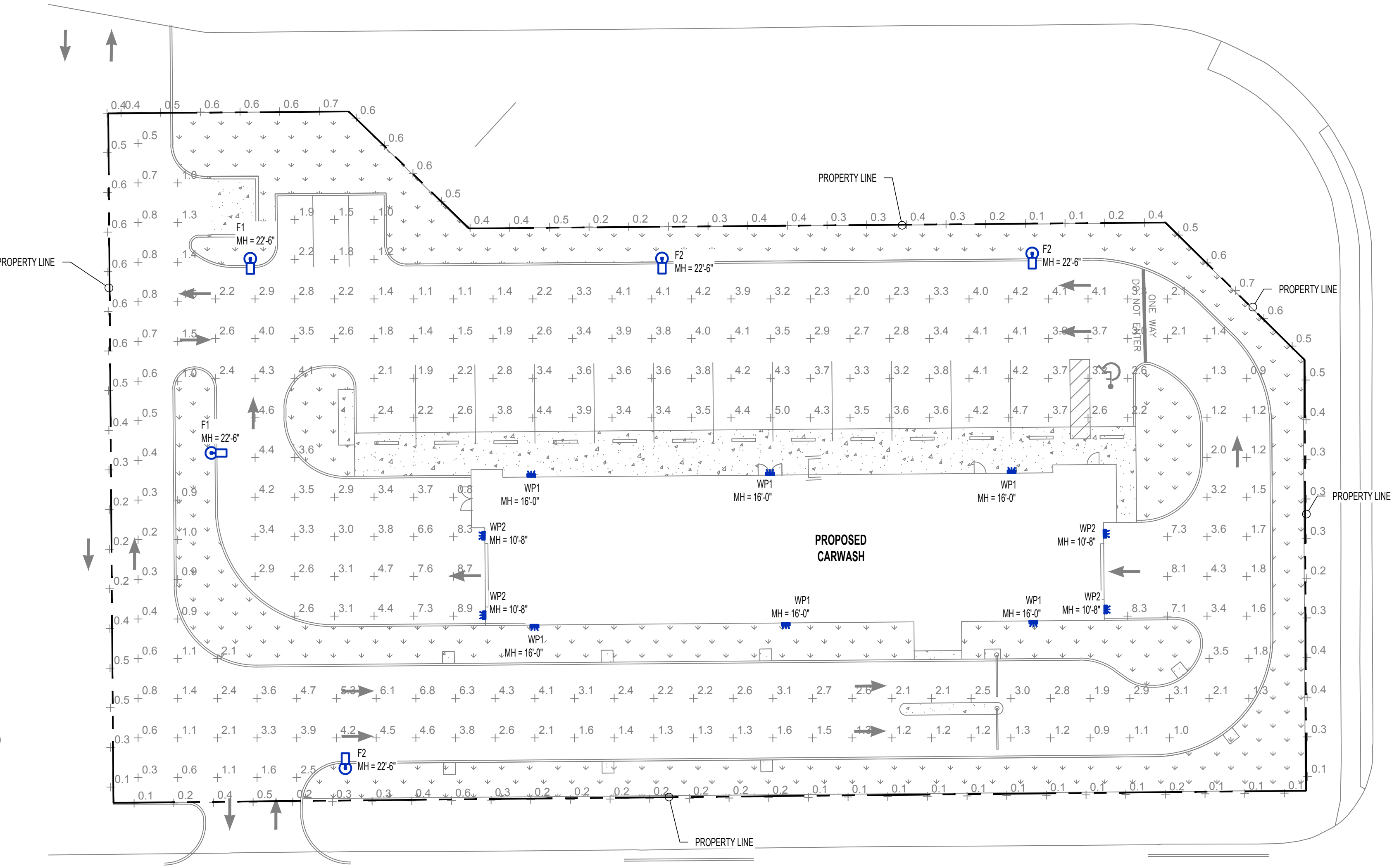
Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (0.1W) 20C 20 LEDs (0.2W)	350 350 mA 700 700 mA	30K 3000K 40K 4000K 50K 5000K	T25 Type-I short T3M Type-I medium T3S Type-II short T3M Type-II medium T3TM Forward throw medium	120V 208V 277V 347V 480V	Shipped included PE Phosoronic encl. button top DAG 0-10v dimming w/ pull-out outside fixture (for use with external control system) (specify)	Shipped installed SF Single face (120, 277 or 347V) HS House-side mount SPF Separate surge protection

Accessories

NOTES:
1. 20C 1000 is not available with PIR, PIRH, PIRHFCV or PIRHFCVW.
2. MVOLT driver operates on any voltage from 120-277V (50/60Hz).
3. Single face SPF requires 120, 277 or 347 voltage option. Double face DF requires 208, 240 or 480V voltage option.
4. Only available with 20C 1000 or 1000K. Not available with PIR or PIRH.
5. Back box also installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6. Phosoronic (PE) requires 120, 208, 277 or 347 voltage option. Not available with metal-halide light sources (PIR or PIRH).
7. Reference Mounting Tables on page 3.
8. Some old LCPs are not compatible with DSXW1. Not compatible with conductive epoxy applications. Not available with BBW mounting option. Not available with battery. Not available with 347 or 480V voltage option. Emergency components located in back box housing. Emergency mode ES files located on product page: www.lithonia.com
9. Not available with E2WC.
11. Also available in recessed emergency. See Accessories information.
12. Not available with E2WC.



TYP. LIGHT POLE DETAIL



SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'

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, 2022 48756-6 WI Certificate of Authority #4931



912 Oak 63 South • Columbia, MO 65201
PH: 672-875-4365

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