#### 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.

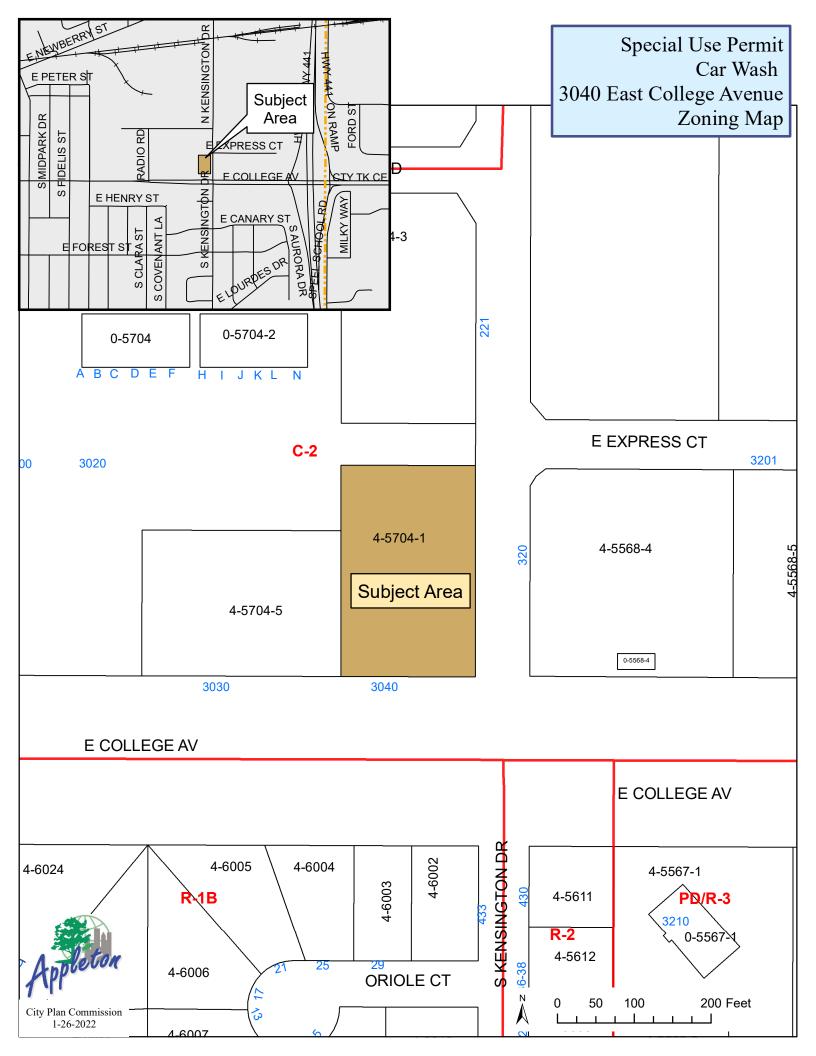
You are being notified as a policy of the City of Appleton Community and Economic Development Department. All persons interested are invited to attend this meeting and will be given an opportunity to be heard. Feedback can also be shared with Plan Commission members via written letter, email, or phone 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 <u>don.harp@appleton.org</u>.

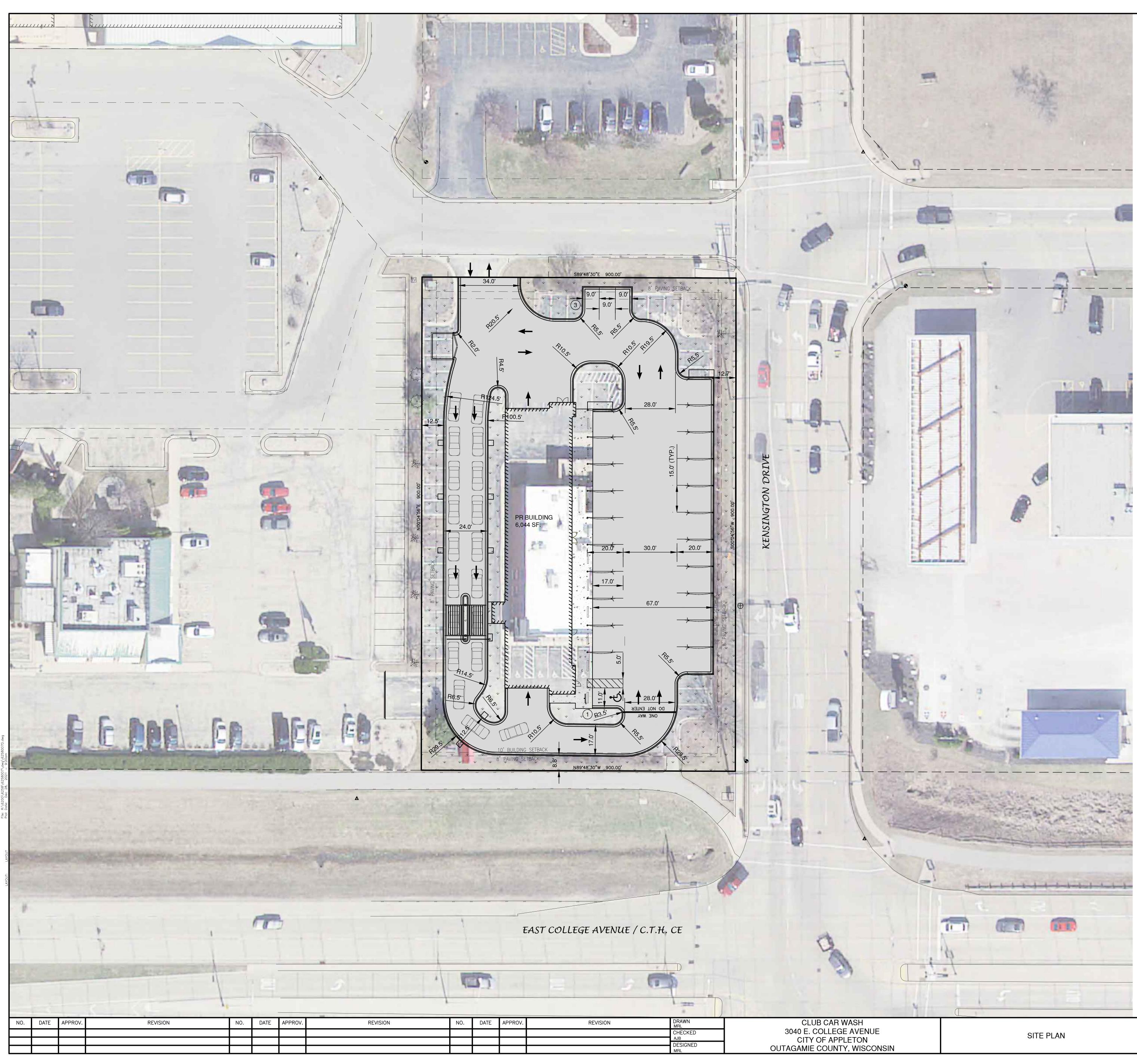
CITY PLAN COMMISSION

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.







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 ይ INDICATES NUMBER OF PARKING (12) 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 <sup>C-2</sup>

PARCEL NO. 314570401





SCALE IN FEET

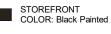
ee & Associates, Inc.	SHEET NO.
EYING, ENVIRONMENTAL SERVICES	2
-9641 www.releeinc.com	

### EXTERIOR COLOR PALETTE



ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK COLOR: Ivory

ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK COLOR: Slate



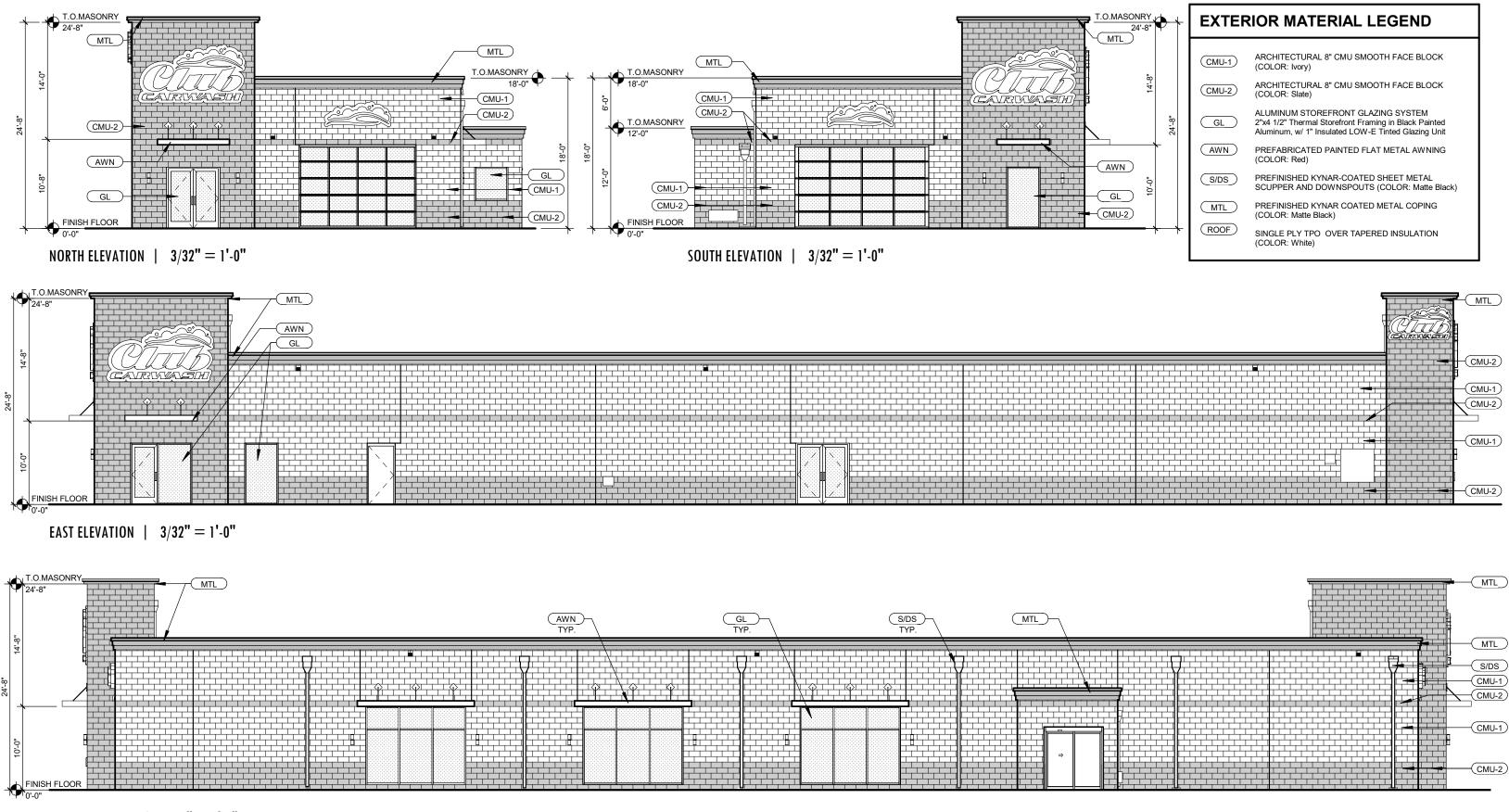
SCUPPERS, DOWNSPOUTS, AND METAL COPINGS COLOR: Kynar Finish Matte Black





CLUB CAR WASH RENDERING

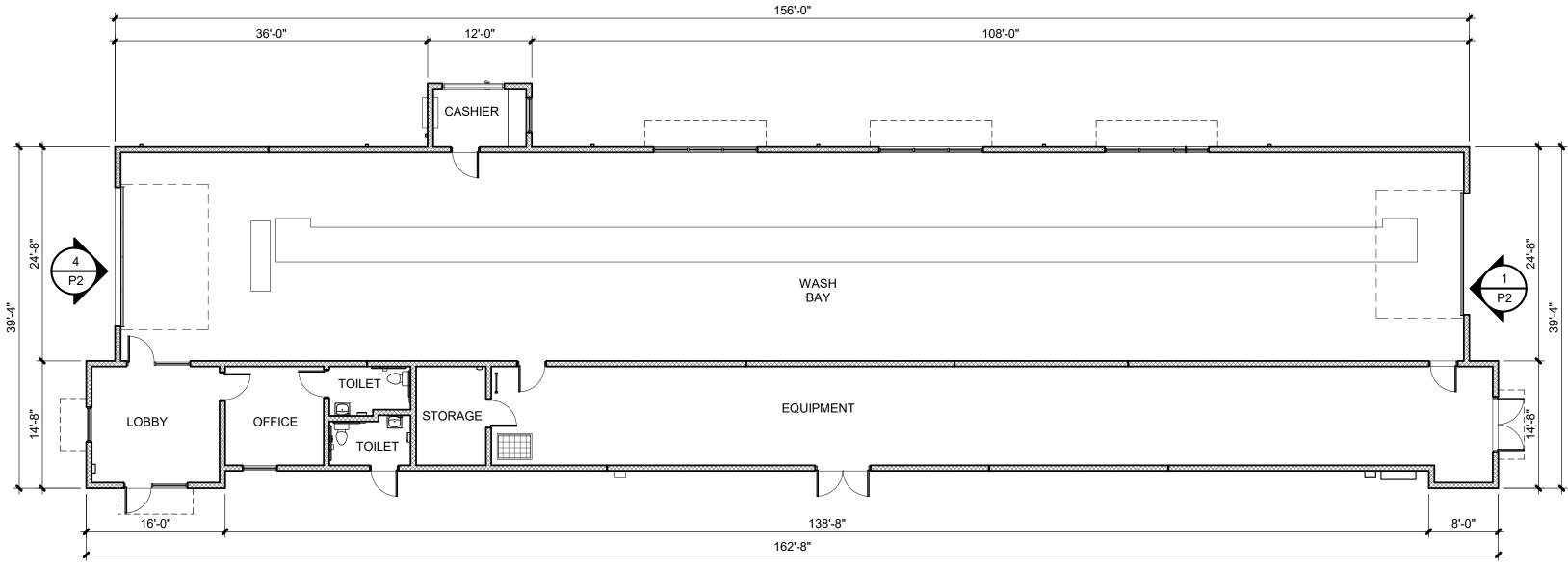
CLUB CAR WASH - APPLETON | 12/20/2021





CLUB CAR WASH - APPLETON | 12/20/2021 | As indicated







FLOOR PLAN

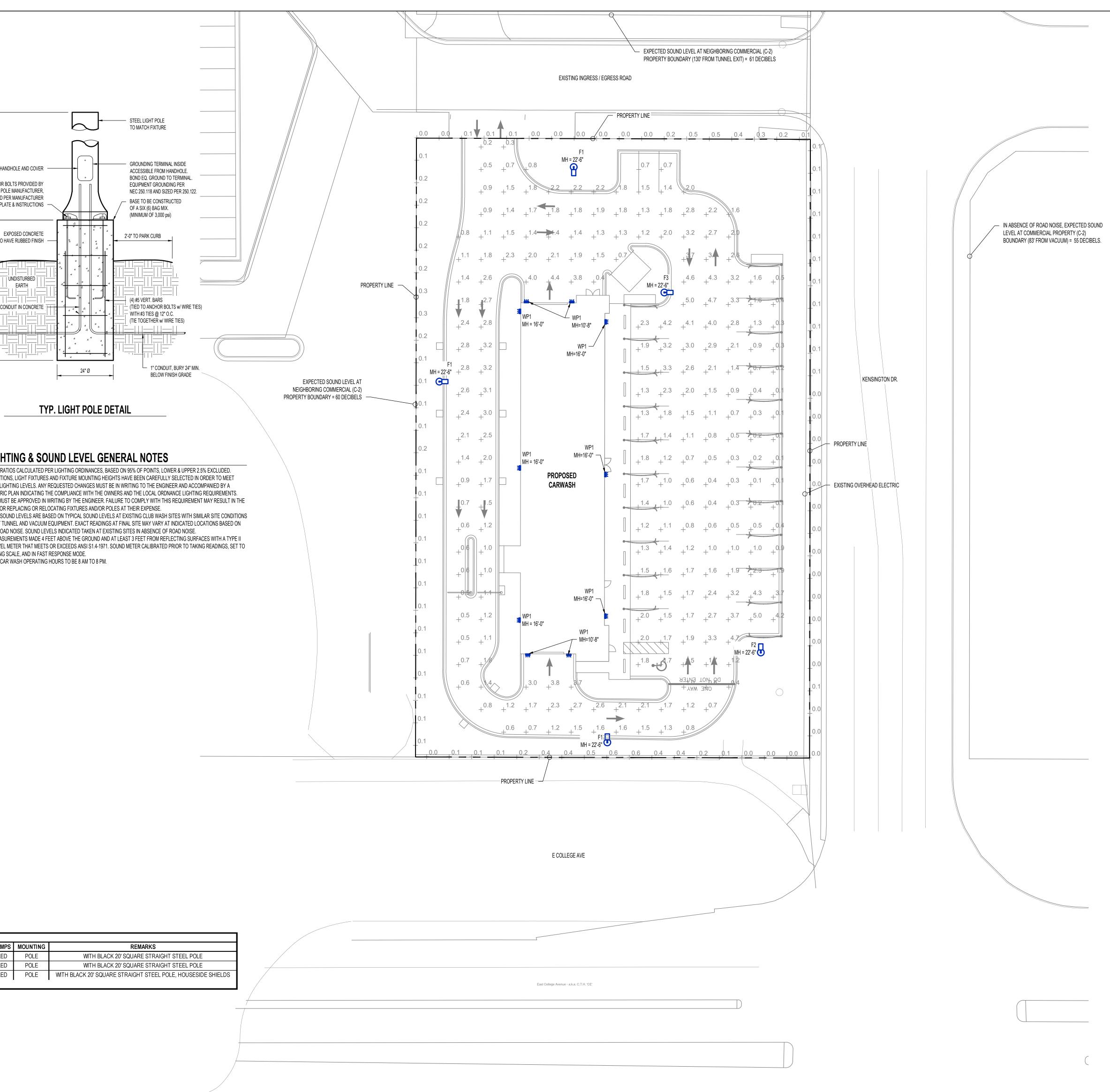


CLUB CAR WASH - APPLETON | 12/20/2021 | 3/32'' = 1'-0''

D-Series   LED Area Lumina   LED Area Lumina   Image: Construction of the series   Specifications   EPA:   1.00 m²   Legdt H1:   1.30 m²   Height H1:   1.10 m²   Height H2:   3.10 m²   Height H2:   3.10 m²   Kinandi Construction	Introduction         Introduction         The modern styling yet unobtrusive - n statement even as environment. The of the latest in LEE performance, high The outstanding presults in sites with pole spacing and lideal for replacing pedestrian and are	g of the D-Series is striking making a bold, progressive s it blends seamlessly with its D-Series distills the benefits D technology into a high n efficacy, long-life luminaire. bhotometric performance n excellent uniformity, greater lower power density. It is g up to 750W metal halide in ea lighting applications with ings of 65% and expected		"0-02 FL AI INST
Ordering Information EXAMPLE: DSX1LED	DSX1 LED P7 40K T3M MVOLT	T SPA NLTAIR2 PIRHN DDBXD	/ PAVING	-
P1         P4 <sup>1</sup> P7 <sup>1</sup> 40K         4000 K         (Automotive)         T5S           P2         P5 <sup>1</sup> P8         50K         5000 K         T2S         Type II short         T5M           P3         P6 <sup>1</sup> P9 <sup>1</sup> T2M         Type II medium         T5W           Rotated optics         T3S         Type II short         T3M         Type II medium         LCCO	Type V short <sup>3</sup> XVOLT         SPA           Type V short <sup>3</sup> (277V-480V) <sup>6,7,8</sup> RPA           Type V wide <sup>3</sup> 120 <sup>9</sup> WBA           Backlight control <sup>4</sup> 208 <sup>9</sup> SPUMBJ           Left corner cutoff <sup>4</sup> 240 <sup>9</sup> RPUMBJ           Right corner cutoff <sup>4</sup> 277 <sup>9</sup> Shippee	ed included Square pole mounting Round pole mounting <sup>10</sup> Wall bracket <sup>3</sup> <b>A</b> Square pole universal mounting adaptor <sup>11</sup>		- 2-0" - 2
Control options	Other options	Flnish (required)		
PER NEMA twist-lock recentacle only (controls ordered separate) <sup>15</sup> ambient sensor enabled a	nt sensor, 15-30" mounting height, 15fc <sup>20,1</sup> SF     Single fuse (120 DF       t sensor, 8-15" mounting height, t fc <sup> 20,21</sup> DF     Double fuse (20 L90       Left rotated opti resnos, 15-30" mounting height, t ftc <sup> 20,21</sup> R90     Right rotated opti R90	0, 277, 347V) <sup>9</sup> DNAXD Natural aluminum 38, 240, 480V) <sup>9</sup> DWHXD White DDBTXD Textured dark bronze ptics <sup>2</sup> DBLBXD Textured black perations <sup>1</sup> DNATXD Textured natural aluminum DWHGXD Textured white		
One Lithonia Way • Conyers, Georgia 30012 • Phone © 2011-2021 Acuity Brands Lighting, Inc. All rights reserved.	: 1-800-705-SERV (7378) • www.lithonia.com	DSX1-LED Rev. 07/19/21 Page 1 of 8		SITE L 1. MAX. / 1 2. POLE L REQUIR
WPX LED Wall Packs	Catalog Number Notes			PHOTO CHANO CONTF 3. EXPEC AND E
$\begin{tabular}{ c c c c c c c } \hline We have the equation of the transformation of trans$	Number         Notes         Introduction         The WPX LED wall effective, and aest for both HID wall p construction opport the WPX family de a wide, uniform di The WPX full cut-cfootprint of the HI replace, providing upgraded appear: and excellent LED long service life. P battery options mage	Il packs are energy-efficient, cost- thetically appealing solutions pack replacement and new ortunities. Available in three sizes, elivers 1,550 to 9,200 lumens with istribution. off solutions fully cover the ID glass wall packs that they g a neat installation and an rance. Reliable IP66 construction D lumen maintenance ensure a Photocell and emergency egress take WPX ideal for every wall		PHOTC CHANC CONTF 3. EXPEC AND EX EXISTII 4. SOUNE SOUNE A-WEIC
Wall Packs $\mathfrak{Geo}$ SpecificationsFront ViewSide ViewFront ViewSide ViewViewSide ViewViewSide ViewViewSide ViewViewSide Conduit locationWeight $\mathfrak{MPX1}$ 8.1"(20.6 cm)11.1"(28.3 cm)3.2"(8.1 cm)4.0"(10.3 cm)0.6"(1.6 cm)6.11bs (2.8kg $\mathfrak{WPX2}$ 9.1"(23.1 cm)1.2"(31.1 cm)4.1"(10.5 cm)4.5"(11.5 cm)0.7"(1.7 cm)8.21bs (3.7kg	Number         Fore         WP1         View by or nonce over the page to se         Introduction         The WPX LED wall effective, and aest for both HID wall g construction opport the WPX family de a wide, uniform dia The WPX full cut-of footprint of the HI replace, providing upgraded appeara and excellent LED long service life. P         Image: Point of the HI replace of the service life. P         Image: Point of the HI replace of the service life. P         Image: Point of the HI replace of the service life. P         Image: Point of the HI replace of the service life. P         Image: Point of the HI replace of the service life. P         Image: Point of the HI replace of the service life. P         Image: P <t< th=""><th>Il packs are energy-efficient, cost- thetically appealing solutions pack replacement and new ortunities. Available in three sizes, elivers 1,550 to 9,200 lumens with istribution. off solutions fully cover the ID glass wall packs that they g a neat installation and an rance. Reliable IP66 construction D lumen maintenance ensure a Photocell and emergency egress take WPX ideal for every wall</th><th></th><th>PHOTC CHANC CONTF 3. EXPEC AND EX EXISTII 4. SOUNE SOUNE A-WEIC</th></t<>	Il packs are energy-efficient, cost- thetically appealing solutions pack replacement and new ortunities. Available in three sizes, elivers 1,550 to 9,200 lumens with istribution. off solutions fully cover the ID glass wall packs that they g a neat installation and an rance. Reliable IP66 construction D lumen maintenance ensure a Photocell and emergency egress take WPX ideal for every wall		PHOTC CHANC CONTF 3. EXPEC AND EX EXISTII 4. SOUNE SOUNE A-WEIC
Wall PacksImage: SpecificationsImage: SpecificationsI	Number         Fore         WP1         View by or nonce over the page to se         Introduction         The WPX LED wall effective, and aest for both HID wall g construction opport the WPX family de a wide, uniform dia The WPX full cut-of footprint of the HI replace, providing upgraded appeara and excellent LED long service life. P         Image: Point of the HI replace of the service life. P         Image: Point of the HI replace of the service life. P         Image: Point of the HI replace of the service life. P         Image: Point of the HI replace of the service life. P         Image: Point of the HI replace of the service life. P         Image: Point of the HI replace of the service life. P         Image: P <t< td=""><td>Il packs are energy-efficient, cost- thetically appealing solutions pack replacement and new prtunities. Available in three sizes, elivers 1,550 to 9,200 lumens with istribution. off solutions fully cover the ID glass wall packs that they g a neat installation and an rance. Reliable IP66 construction D lumen maintenance ensure a Photocell and emergency egress lake WPX ideal for every wall application. WPX2 LED 40K MVOLT DDBXD Finish pDBX0 Dark bronze DWHX0 White DBLXD Black</td><td></td><td>PHOTO CHANG CONTR 3. EXPEC AND EX EXISTII 4. SOUNE SOUNE A-WEIO</td></t<>	Il packs are energy-efficient, cost- thetically appealing solutions pack replacement and new prtunities. Available in three sizes, elivers 1,550 to 9,200 lumens with istribution. off solutions fully cover the ID glass wall packs that they g a neat installation and an rance. Reliable IP66 construction D lumen maintenance ensure a Photocell and emergency egress lake WPX ideal for every wall application. WPX2 LED 40K MVOLT DDBXD Finish pDBX0 Dark bronze DWHX0 White DBLXD Black		PHOTO CHANG CONTR 3. EXPEC AND EX EXISTII 4. SOUNE SOUNE A-WEIO
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Wall Packs         Image: Specifications       Image: Specifications         Specifications         Image: Specifications         Image: Specifications         Tont View         Side View	Image:	Il packs are energy-efficient, cost- thetically appealing solutions pack replacement and new prtunities. Available in three sizes, elivers 1,550 to 9,200 lumens with istribution. off solutions fully cover the ID glass wall packs that they g a neat installation and an rance. Reliable IP66 construction D lumen maintenance ensure a Photocell and emergency egress take WPX ideal for every wall application. WPX2 LED 40K MVOLT DDBXD MVX2 LED 40K MVOLT DDBXD I DBXD Dark bronze DWHXD White DBLXD Black Note: For other options, consult factory. rotection standard, except WPX1 LED P1 package tandard. Add SPD6KV option to get WPX1 LED P1 MVOLT SPD6KV DDBXD K1 and WPX2. N and PE options. d electrical junction box. Three 1/2 inch conduit ports g.A port on the back surface allows poke-through relectrical junction box. Wiring can be made in the X is only recommended for installations with LEDs Indards. Suitable for wet locations. IP66 Rated. roducts. Ust all versions of this product may be DICC oducts. Ust all versions of this product may be DICC oducts. Ust all versions of this product may be DICC oducts. Ust all versions of this product may be DICC oducts. Ust all versions of this product may be DICC oducts. Ust all versions of this product may be DICC oducts. Ust all versions of this product may be DICC oducts. Ust all versions of this product may be DICC oducts. Ust all versions of this product may be DICC oducts. Ust all versions of this product may be DICC oducts. Ust all versions of this product may be DICC oducts. Ust all versions of this product may be DICC oducts. Ust all versions of this product may be DICC oducts. Ust all versions of this product may be DICC oducts. Dict and at: Terms and conditions aspx. ult of end-user environment and application.		PHOTC CHANC CONTF 3. EXPEC AND E. EXISTI 4. SOUNE SOUNE A-WEIC

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		WITH BLACK 20' SQUARE STRAIGHT STEEL POLE	POLE	LED	4000 70			0.19	277	POLE LIGHT	3LC MVOLT DBLXD	DSX1 LED P1 40K BL	DS	LITHONIA	F1
		WITH BLACK 20' SQUARE STRAIGHT STEEL POLE	POLE	LED	4000 70	9,657	138	0.50	277	POLE LIGHT	CCO MVOLT DBLXD	SX1 LED P5 40K RC	DSX	LITHONIA	F2
		WITH BLACK 20' SQUARE STRAIGHT STEEL POLE, HOUSESIDE SHIELDS	POLE	LED	4000 70	15,566	163	0.59	277	POLE LIGHT	2M MVOLT HS DBLXD	SX1 LED P6 40K T2M	DSX'	LITHONIA	F3
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											MAX/MIN           2         13:1           2         25:1	MAX         MIN           4         0.2           5         0.2	<b>'ERAGE</b> 1.7	SITE LIGH ON ZONE AVE ES 1 GLOT 1	CALCULAT DRI' PARKIN
											MAX/MIN           2         13:1           2         25:1	MAX         MIN           4         0.2           5         0.2	<b>'ERAGE</b> 1.7	SITE LIGH ON ZONE AVE ES 1 GLOT 1	CALCULAT DRI' PARKIN

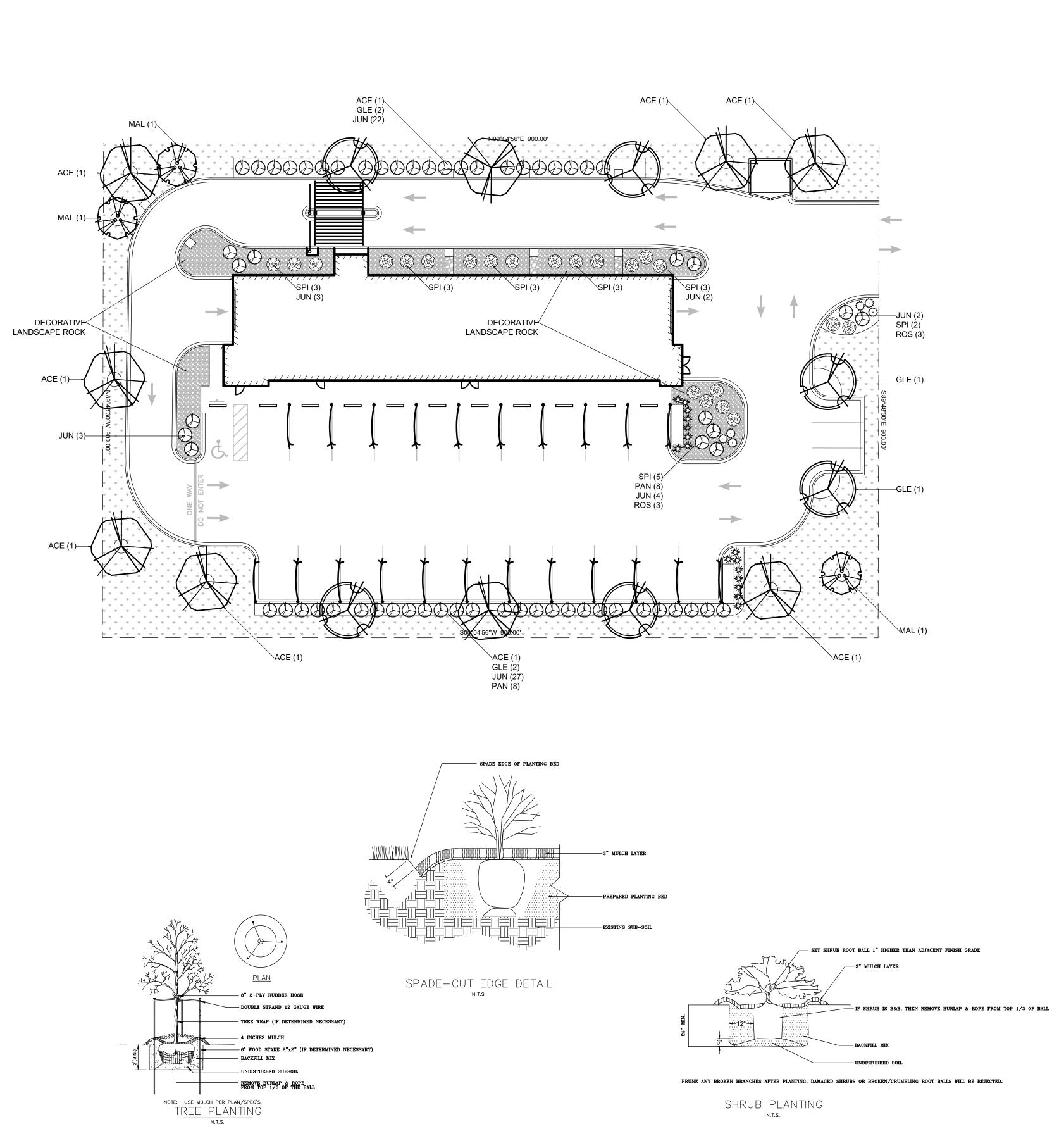
SITE LIGHTING STATISTICS							
CALCULATION ZONE	AVERAGE	MAX	MIN	MAX/MIN			
DRIVES	1.7	4	0.2	13:1			
PARKING LOT	1.7	5	0.2	25:1			
PROPERTY BOUNDARY	-	0.6	0	-			



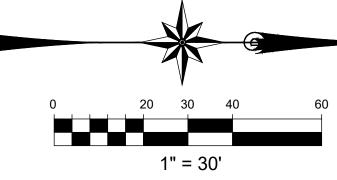
IN ABSENCE OF ROAD NOISE, SOUND LEVELS AT RESIDENTIAL (R1B) PROPERTY BOUNDARY ARE EXPECTED TO BE BELOW 61 DECIBELS —

SITE PHOTOMETRIC PLAN & EXPECTED SOUND LEVELS SCALE : 1" = 20 ft

DO NOT SCALE THIS DR	GINEERING.
SOME DEVIATION FROM SCALE	
ISSUE TITLE	DATE
PRELIMINARY	12-21-2021
THE PROFESSIONAL ENGINEER'S DRAWING HAS BEEN AFFIXED. IN SEAL, THE ENGINEER TAKES RESP	AFFIXING THIS
THE WORK SHOWN ON THIS DRAW HEREBY DISCLAIMS ANY AND ALL F	ING ONLY, AND RESPONSIBILITY
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# 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 an 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.

## DIANT SCHEDIIF

	SUMEDULE		
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





KF Landscapes 1121 Mexico Rd. Wentzville, MO 63385 636-293-3214 info@kflandscapes.com www.kflandscapes.com

Ave Wisconsin ollege Wash  $\bigcirc$ Club Car 3040 E. C Appleton,

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.

This drawing is the instrument of service and the intellectual property of KF Landscapes. This plan is not to be reproduced, changed, or copied in any matter, nor is it to be assigned to any third party. Use of this plan or any of its elements without written permission and consent of KF Landscapes is expressly prohibited.

Drawing Completed:

12-28-2021

Plan

andscape

## 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

L-1