August 23, 2023

City of Madison Plan Commission
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710

RE: Supplemental Memorandum
Related to Letter of Intent for Club Car Wash
3909 and 3913 Lien Road

Dear City of Madison Plan Commission:

Club Car Wash ("Applicant") seeks to supplement its Letter of Intent related to its plans for the construction of a new Club Car Wash Facility at 3909 and 3913 Lien Road (the "Property") with this additional memorandum regarding sound, parking lot geometric updates, and elevation revisions. Applicant is seeking a Conditional Use for the car wash facility and is submitting this supplemental information in connection with its Land Use Application.

A. As part of the car wash facility Applicant is installing vacuum/parking stalls to the south of the building as depicted on the attached site plan. Each vacuum stall has a small vacuum machine with a hand-held vacuum nozzle for vacuuming automobile interiors. These individual machines connect via an overhead tube to two main vacuum turbines as depicted on the site plan. These turbines are the main suction and collectors of all vacuumed debris, and are the main sound generator from vacuums on the site. The vacuums are only operational during business hours for the car wash facility, from 7:00 a.m. to 8:00 p.m.

In order to address sound/noise from the vacuums on the site, Applicant is providing the following information for consideration:

1. The main sound generator on the site will be the two main vacuum turbines, with any noise from the nozzle at each stall being secondary. Because the main source of noise is the main turbines, if there are multiple cars using vacuum nozzles at the same time the noise will not be materially greater than if only one or two cars are using the vacuum nozzles concurrently.

2. Based on sound readings from other Club Car Wash sites, a decibel reading of 69.5 was observed at a distance of 20 feet from the vacuum turbine. The closest turbine to the property boundary is located 75 feet from the southern property line and 45 feet to the eastern property line. As a result, the decibel level at 75 feet/45 feet will be reduced to something less than 69.5 decibels based on added distance from the turbine as well as screening elements that will be provided.

3. The Madison Code states that the maximum permissible sound level at the property boundary in a CC-T District is restricted to 75 decibels. Since the sound readings at 20 feet from the vacuum turbines are projected to be 69.5 decibels and the distance from the vacuum turbines to the property boundary is 75 feet/45 feet respectively, Applicant will meet the Madison Code decibel restriction.

4. While Applicant believes that it will meet the Madison Code decibel restriction as described above, in consideration of surrounding properties, Applicant is proposing the following additional noise mitigation measures:

- Applicant proposes incorporating a three-sided enclosure to screen the vacuum turbines and dampen noise originating from the vacuum turbines. Attached hereto is a drawing illustrating two options for screening. Enclosure A is typically used by Applicant when screening is required, but Enclosure B can also be implemented at the site.

- Applicant proposes reducing the geometric configuration of the parking area to reduce vacuum stall sizes, and thus potentially reducing the amount of impervious surface on the site.

- The attached site plan illustrates reduction of the vacuum stall size to 12.5'x19' (down from 15'x20'). This reduces pavement by roughly 400 square feet and allows for an increase of 2 feet in the buffer space on the south boundary so that additional landscape can be added. This pulls the vacuums further away from the southern property line and also allows for additional landscape for sound mitigation on the south property boundary.

- Applicant will add a solid fence on the eastern and southern property lines that will further mitigate sound generated from the vacuum turbines. In addition, on the outside face of the southern fence (facing towards the southern properties) Applicant will include additional landscape beyond that shown in the submitted landscape plan which will include trees and shrubs to assist with additional sound mitigation.

5. The enclosure surrounding the vacuum turbines, the reconfiguration of the parking area to pull it further away from the southern boundary, the addition of a fence on the southern property boundary, and the increased landscape along the southern property boundary all layer together to mitigate and reduce noise from the vacuums at the property boundaries.

B. With respect to the building design, Applicant received comments from the Urban Design Commission as well as from City staff, including comments on building materials as well as the placement of windows on the second floor of the building and the slope direction of the tower. Attached hereto in response to those comments please find updated supplemental elevations and an updated rendering reflecting changes as follows:

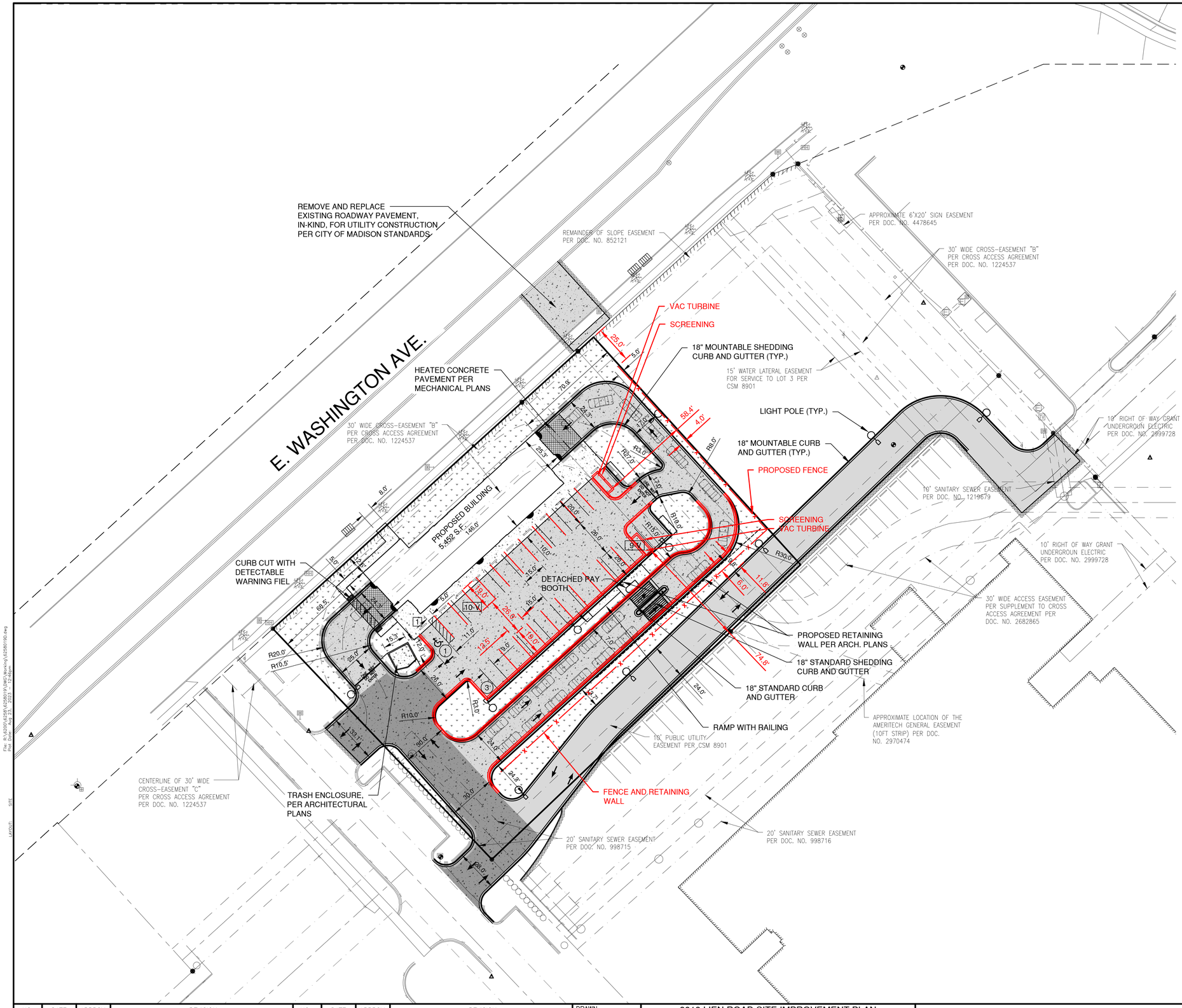
1. Raising the height of the second story windows.

2. Replacement of CMU with burnished block and change in location of burnished block on the building.

3. Replacement of EIFS with burnished block.

4. Rotation of the slope direction of the tower.

Please let us know if there are any questions regarding this supplemental information.



LEGEND

- HEATED CONCRETE PAVEMENT (LIGHT) (S.F.)
- CONCRETE PAVEMENT (LIGHT) (S.F.)
- CONCRETE PAVEMENT (HEAVY) (S.F.)
- ASPHALT PAVEMENT (LIGHT) (S.F.)
- LANDSCAPE AREA
- GREEN SPACE
- PROPOSED 18" STANDARD CURB AND GUTTER
- PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER
- PROPOSED 18" MOUNTABLE CURB AND GUTTER
- PROPOSED 18" MOUNTABLE SHEDDING CURB AND GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS
- WALL PACK
- LIGHT POLE (1 LAMP)
- LIGHT POLE (2 LAMPS)
- LIGHT POLE (3 LAMPS)
- LIGHT POLE (4 LAMPS)

1 RESERVED PARKING VAN ACCESSIBLE

*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 = 3

SITE DATA - PROPOSED LOT

TOTAL AREA = 1.23 ACRES, 53,594 S.F.

BUILDING AREA = 0.13 ACRES, 5,540 S.F. (10.3%)

SIDEWALK/PARKING LOT AREA = 0.77 ACRES, 33,495 S.F. (62.5%)

GREEN SPACE = 0.33 ACRES, 14,559 S.F. (27.2%)

ZONING

COMMERCIAL CORRIDOR - TRANSITIONAL DISTRICT

PARCEL NO.

PROPOSED CSM

PROPERTY ADDRESS

3909 - 3913 LIEN ROAD

NORTH

0' 30' 60'

SCALE IN FEET

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

DRAWN BDR
CHECKED ---
DESIGNED BDR

3913 LIEN ROAD SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
CITY OF MADISON
DANE COUNTY, WISCONSIN

SITE PLAN

DATE 05/2023
FILE 6258019D
JOB NO. 6258019

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO. 3

File: R:\6200\6258\6258019\DWG\Working\6258019D.dwg
Plot Date: Aug 23, 2023 - 12:49pm
LAYOUT: SITE

Enclosure A – Fenced Surround

Typical Vacuum Enclosure

Screens and dampens sound from Vacuum

Provides and Estimated 7 decibel drop 5’ outside of fence

Enclosure B – Block Surround

Alternate Vacuum Enclosure

Screens and dampens sound from Vacuum

20’ from enclosure – decibel reading 69.5

EXTERIOR MATERIAL LEGEND

CMU-1	ARCHITECTURAL 8" CMU BURNISHED BLOCK COLOR: RAVEN	GL-1	ALUMINUM STOREFRONT GLAZING SYSTEM 2"x4 1/2" Thermal Storefront Framing in anodized black Aluminum frames, w/ 1" Insulated LOW-E Tinted Glazing Unit	S/DS	PREFINISHED KYNAR-COATED SHEET METAL SCUPPER AND DOWNSPOUTS (COLOR: Matte Black)
CMU-2	ARCHITECTURAL 8" CMU BURNISHED BLOCK COLOR: PLATINUM	GL-2	2"x 2 1/4" Thermal Storefront Framing in anodized black Aluminum frames, w/ 1/4" LOW-E spandrel Glazing Unit	MTL	PREFINISHED KYNAR COATED METAL COPING (COLOR: Matte Black)
		AWN	PREFABRICATED PAINTED FLAT METAL AWNING (COLOR: Master Paint - Hotrod - MP10224)	ROOF	SINGLE PLY TPO OVER TAPERED INSULATION (COLOR: White) STANDING SEAM METAL ROOF WITH METAL FASCIA (COLOR: Matte Black)

FIRST FLOOR NORTH ELEVATION
AREA = 1,555 SF
LENGTH = 146'-0"

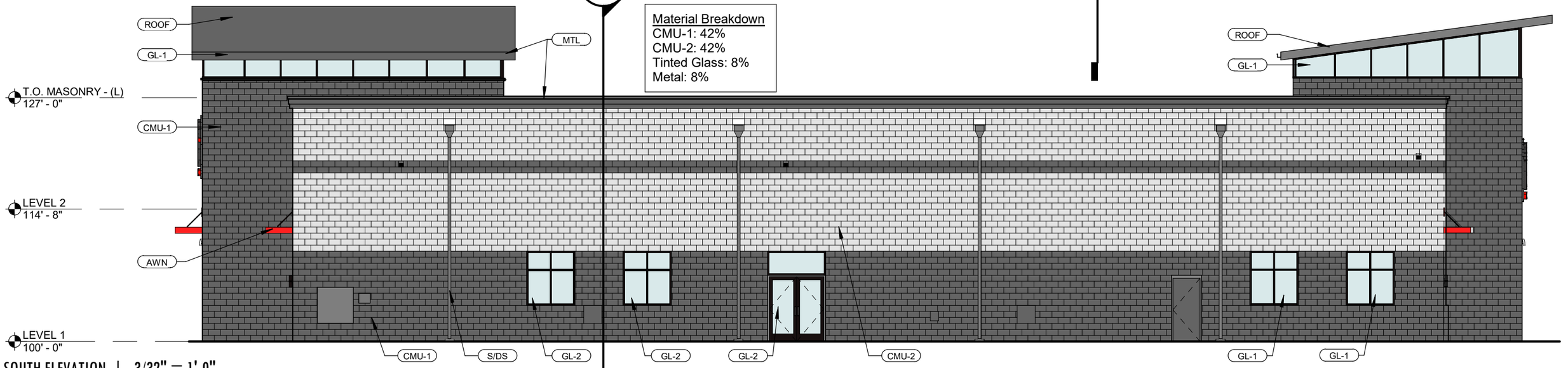
GLAZING:
REQUIRED AREA = 622 SF
PROVIDED AREA = 853 SF

REQUIRED LENGTH = 87' - 8"
PROVIDED LENGTH = 89' - 4"

Material Breakdown
CMU-1: 38%
CMU-2: 25%
Tinted Glass: 31%
Metal: 6%

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

Material Breakdown
CMU-1: 42%
CMU-2: 42%
Tinted Glass: 8%
Metal: 8%



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

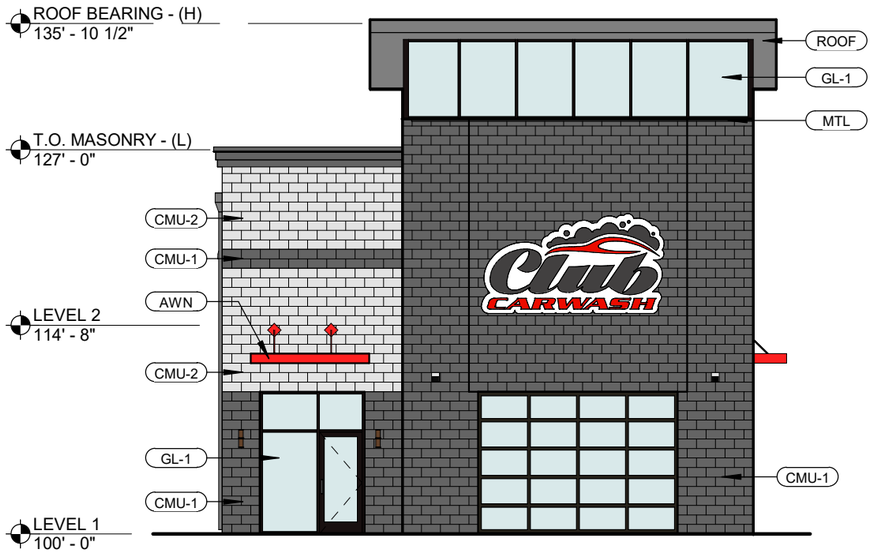
FINKLE + WILLIAMS
ARCHITECTURE

CLUB CAR WASH - MADISON, WI | 08.23.23 | As indicated

EXTERIOR MATERIAL LEGEND

CMU-1	ARCHITECTURAL 8" CMU BURNISHED BLOCK COLOR: RAVEN	GL-1	ALUMINUM STOREFRONT GLAZING SYSTEM 2"x4 1/2" Thermal Storefront Framing in anodized black Aluminum frames, w/ 1" Insulated LOW-E Tinted Glazing Unit	S/DS	PREFINISHED KYNAR-COATED SHEET METAL SCUPPER AND DOWNSPOUTS (COLOR: Matte Black)
CMU-2	ARCHITECTURAL 8" CMU BURNISHED BLOCK COLOR: PLATINUM	GL-2	2"x 2 1/4" Thermal Storefront Framing in anodized black Aluminum frames, w/ 1/4" LOW-E spandrel Glazing Unit	MTL	PREFINISHED KYNAR COATED METAL COPING (COLOR: Matte Black)
		AWN	PREFABRICATED PAINTED FLAT METAL AWNING (COLOR: Master Paint - Hotrod - MP10224)	ROOF	SINGLE PLY TPO OVER TAPERED INSULATION (COLOR: White) STANDING SEAM METAL ROOF WITH METAL FASCIA (COLOR: Matte Black)

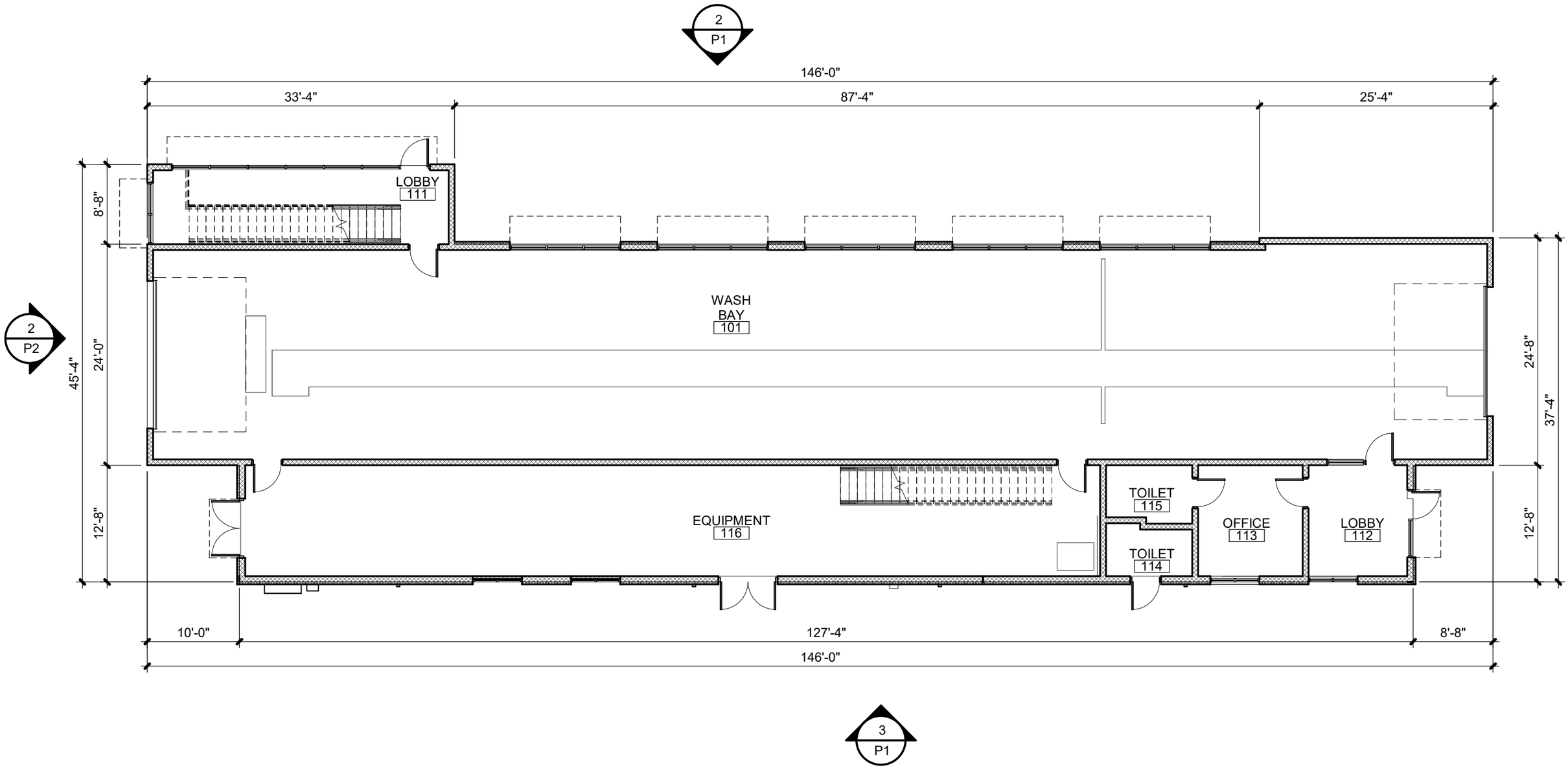
Material Breakdown
CMU-1: 52%
CMU-2: 15%
Tinted Glass: 28%
Metal: 5%



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

Material Breakdown
CMU-1: 48%
CMU-2: 12%
Tinted Glass: 30%
Metal: 10%

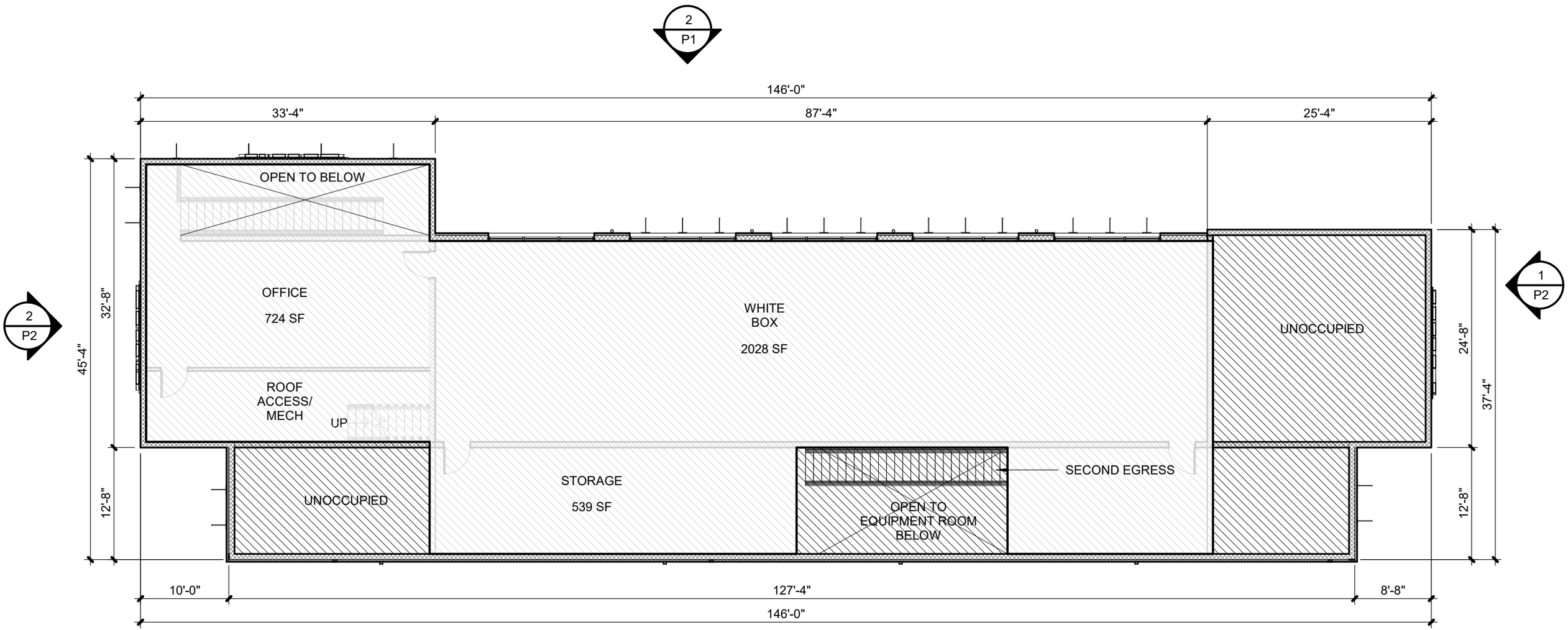
WEST ELEVATION | 3/32" = 1'-0"



FIRST FLOOR PLAN

FINKLE + WILLIAMS
ARCHITECTURE

CLUB CAR WASH - MADISON, WI | 06.01.23 | 3/32" = 1'-0"



SECOND FLOOR PLAN

FINKLE + WILLIAMS
ARCHITECTURE

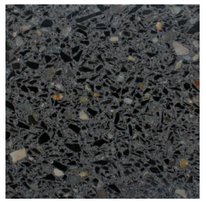
CLUB CAR WASH - MADISON, WI | 06.01.23 | 3/32" = 1'-0"

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

S/DS

MTL_

ROOF



ARCHITECTURAL 8" BURNISHED BLOCK
COLOR: RAVEN

CMU-1

ARCHITECTURAL 8" BURNISHED BLOCK
COLOR: PLATINUM

CMU-2

METAL AWNINGS
COLOR: MASTER PAINT - HOTROD
RED (MP10224)

AWN

STOREFRONT
COLOR: ANODIZED BLACK FRAMES

GL-1

GL-2

CLUB CAR WASH RENDERING + MATERIAL PALETTE