



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.

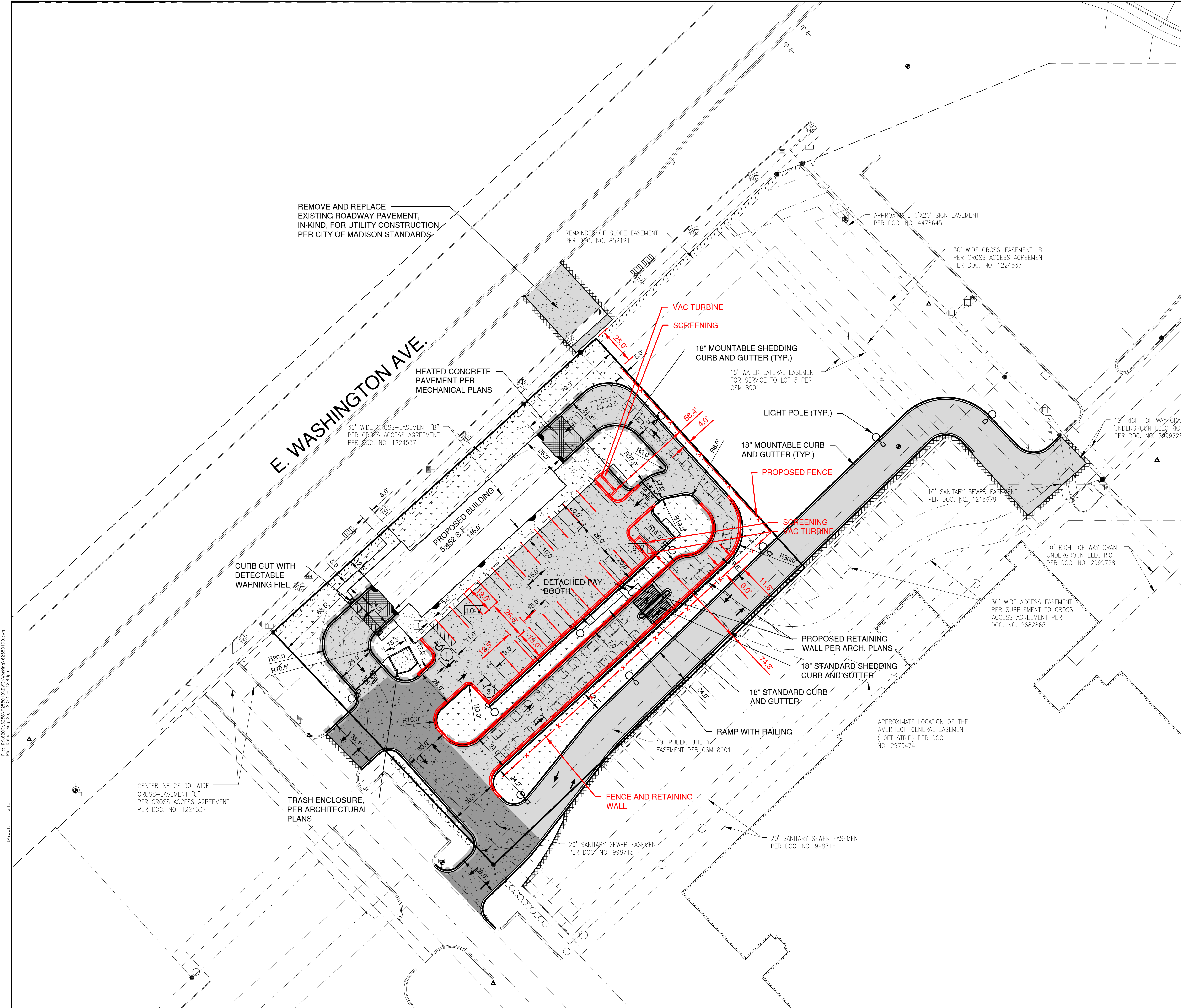
5. The enclosure surrounding the vacuum turbines, the reconfiguration of the parking area to pull it further away from the southern boundary, the addition of a fence on the southern property boundary, and the increased landscape along the southern property boundary all layer together to mitigate and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



**E. WASHINGTON AVE.**

CENTERLINE OF 30' WIDE CROSS-EASEMENT "C" PER CROSS ACCESS AGREEMENT PER DOC. NO. 1224537

TRASH ENCLOSURE, PER ARCHITECTURAL PLANS

CURB CUT WITH DETECTABLE WARNING FIELD

HEATED CONCRETE PAVEMENT PER MECHANICAL PLANS

REMOVE AND REPLACE EXISTING ROADWAY PAVEMENT, IN-KIND, FOR UTILITY CONSTRUCTION PER CITY OF MADISON STANDARDS

REMAINDER OF SLOPE EASEMENT PER DOC. NO. 852121

APPROXIMATE 6'X20' SIGN EASEMENT PER DOC. NO. 4478645

30' WIDE CROSS-EASEMENT "B" PER CROSS ACCESS AGREEMENT PER DOC. NO. 1224537

VAC TURBINE SCREENING

18" MOUNTABLE SHEDDING CURB AND GUTTER (TYP.)

15' WATER LATERAL EASEMENT FOR SERVICE TO LOT 3 PER CSM 8901

LIGHT POLE (TYP.)

18" MOUNTABLE CURB AND GUTTER (TYP.)

PROPOSED FENCE

SCREENING VAC TURBINE

10' SANITARY SEWER EASEMENT PER DOC. NO. 1219679

10' RIGHT OF WAY GRANT UNDERGROUND ELECTRIC PER DOC. NO. 2999728

30' WIDE ACCESS EASEMENT PER SUPPLEMENT TO CROSS ACCESS AGREEMENT PER DOC. NO. 2682865

PROPOSED RETAINING WALL PER ARCH. PLANS

18" STANDARD SHEDDING CURB AND GUTTER

18" STANDARD CURB AND GUTTER

RAMP WITH RAILING

10' PUBLIC UTILITY EASEMENT PER CSM 8901

APPROXIMATE LOCATION OF THE AMERITECH GENERAL EASEMENT (10FT STRIP) PER DOC. NO. 2970474

FENCE AND RETAINING WALL

20' SANITARY SEWER EASEMENT PER DOC. NO. 998715

20' SANITARY SEWER EASEMENT PER DOC. NO. 998716

- 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
  - INDICATES NUMBER OF PARKING STALLS
  - WALL PACK
  - LIGHT POLE (1 LAMP)
  - LIGHT POLE (2 LAMPS)
  - LIGHT POLE (3 LAMPS)
  - LIGHT POLE (4 LAMPS)

\*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.

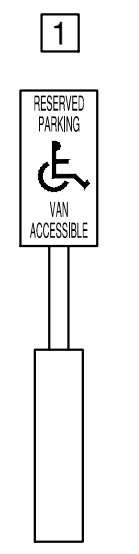
**PARKING DATA**  
TOTAL PARKING STALLS PROVIDED = 4  
HANDICAP ACCESSIBLE PARKING STALLS = 1  
TOTAL PARKING STALLS REQUIRED = 3

**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



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

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

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



**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
- CMU-2** ARCHITECTURAL 8" CMU BURNISHED BLOCK  
COLOR: PLATINUM
- 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
- GL-2** 2"x2 1/4" Thermal Storefront Framing in anodized black  
Aluminum frames, w/ 1/4" LOW-E spandrel Glazing Unit
- AWN** PREFABRICATED PAINTED FLAT METAL AWNING  
(COLOR: Master Paint - Hotrod - MP10224)
- 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)  
STANDING SEAM METAL ROOF WITH METAL FASCIA  
(COLOR: Matte Black)

## FIRST FLOOR NORTH ELEVATION

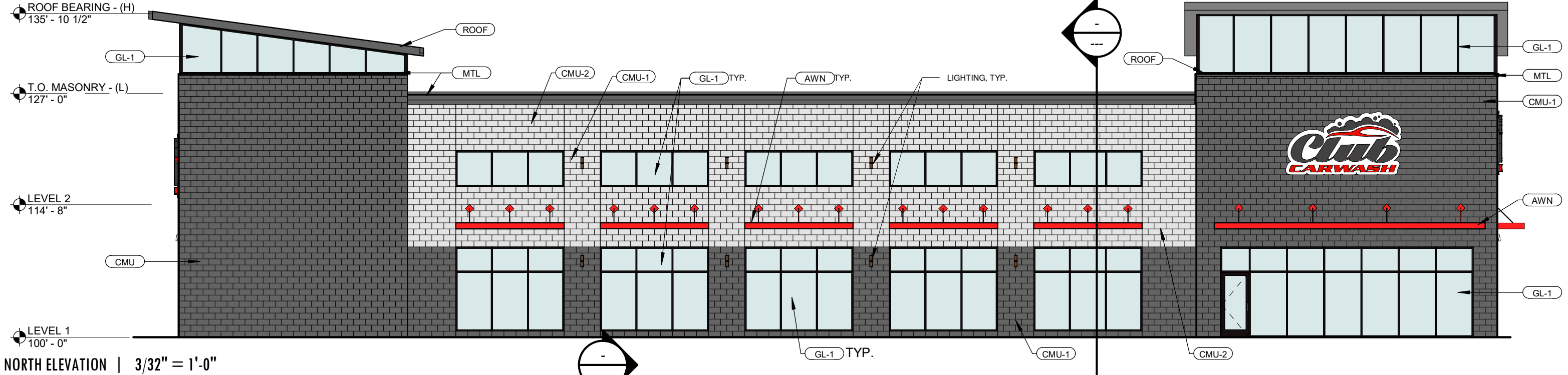
AREA = 1,555 SF  
LENGTH = 146'-0"

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

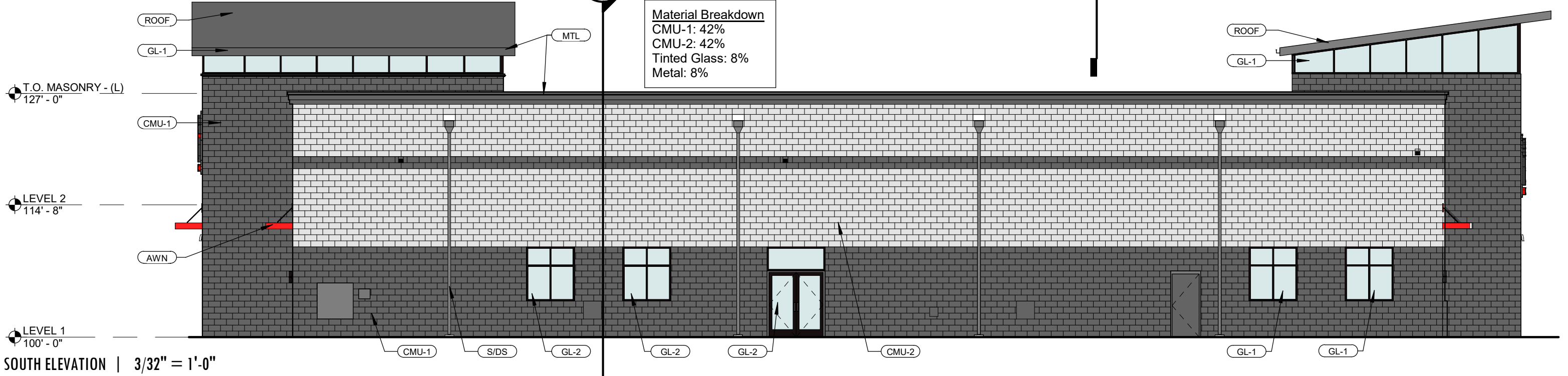
REQUIRED LENGTH = 87' - 8"  
PROVIDED LENGTH = 89' - 4"

### Material Breakdown

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



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



## EXTERIOR MATERIAL LEGEND

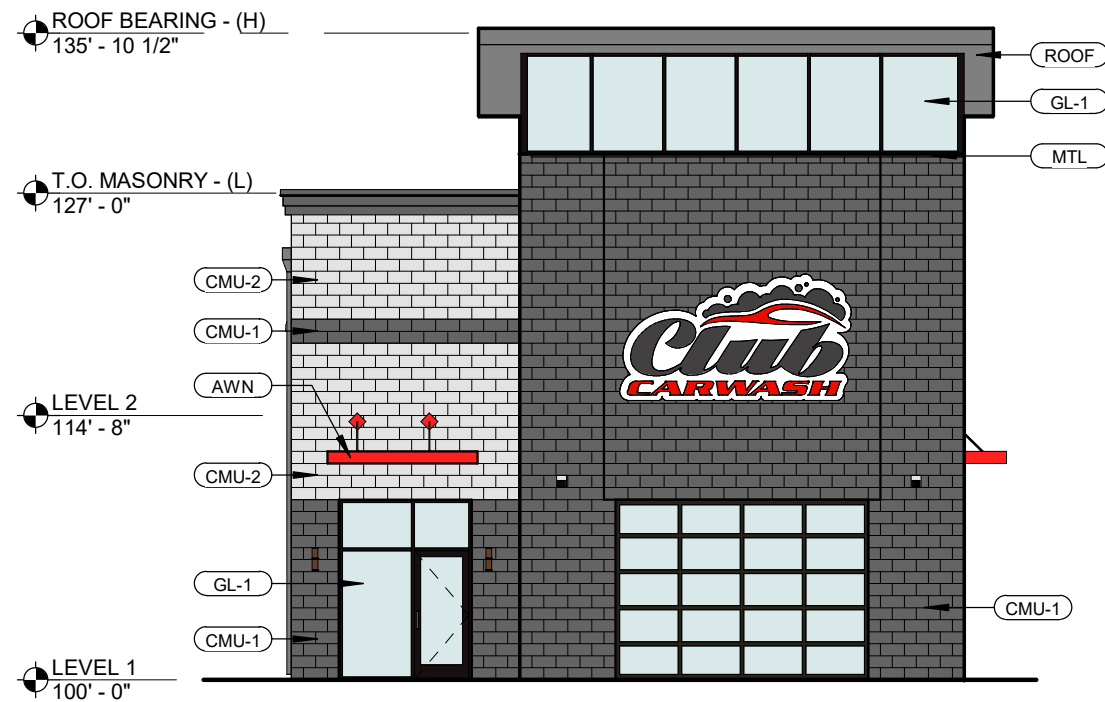
<b>CMU-1</b>	ARCHITECTURAL 8" CMU BURNISHED BLOCK COLOR: RAVEN	<b>GL-1</b>	ALUMINUM STOREFRONT GLAZING SYSTEM 2"x4 1/2" Thermal Storefront Framing in anodized black Aluminum frames, w/ 1" Insulated LOW-E Tinted Glazing Unit	<b>S/DS</b>	PREFINISHED KYNAR-COATED SHEET METAL SCUPPER AND DOWNSPOUTS (COLOR: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

### Material Breakdown

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

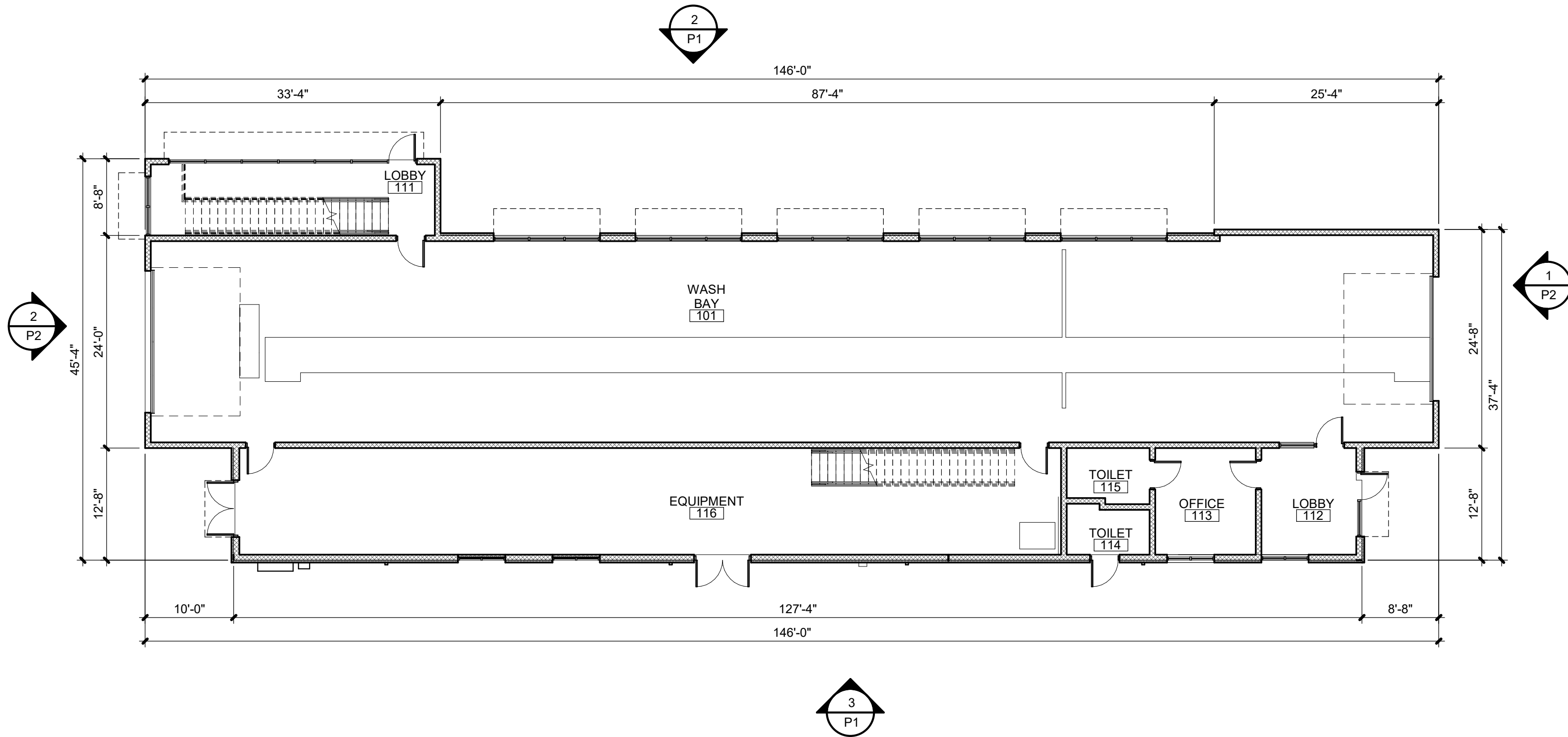


EAST ELEVATION | 3/32" = 1'-0"



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

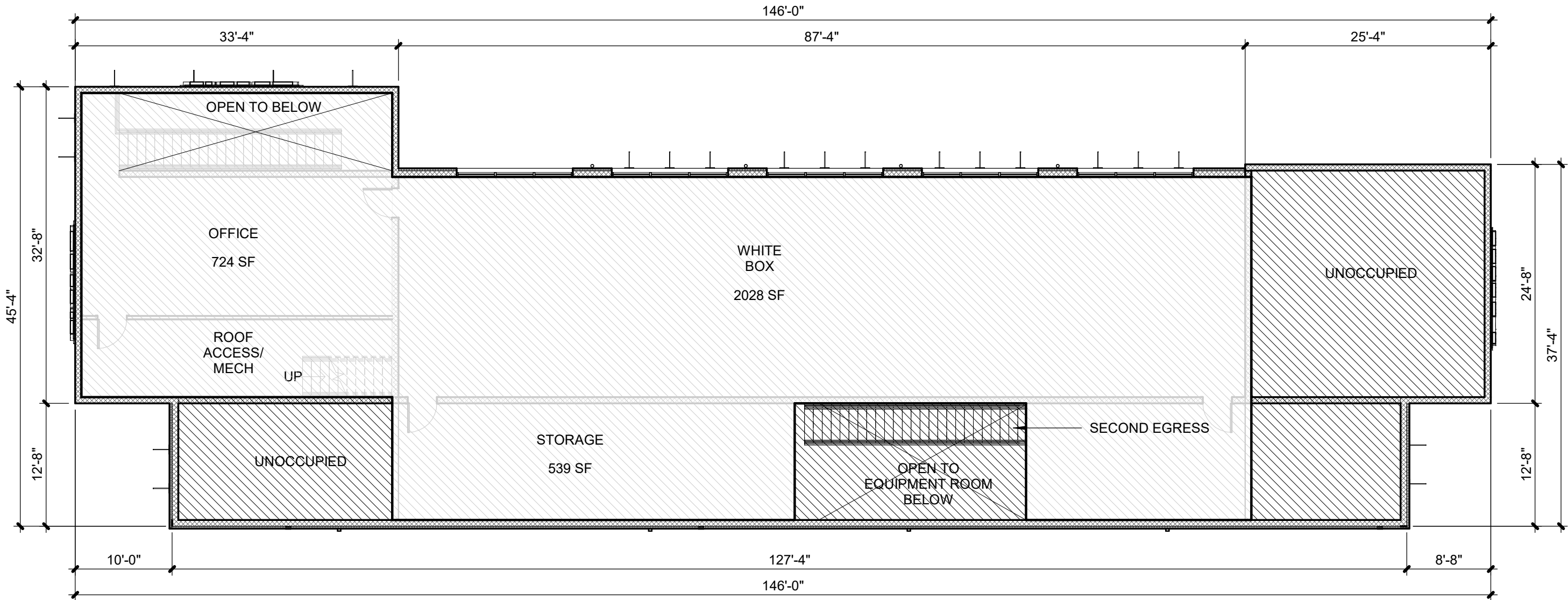
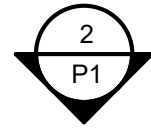




FIRST FLOOR PLAN







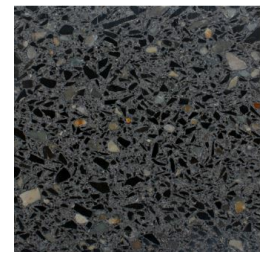
SECOND FLOOR PLAN





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

