



**Agenda Item #:** 7

**Project Title:** 3913 Lien Road - New Car Wash Located in Urban Design District (UDD) 5. 3rd Ald. Dist.

**Legistar File ID #:** 78222

**Members Present:** Cliff Goodhart, Chair; Wendy Von Below, Rafeeq Asad, Christian Harper, Jessica Klehr, Russell Knudson, and Marsha Rummel

**Prepared By:** Jessica Vaughn, AICP, UDC Secretary

## Summary

At its meeting of August 16, 2023, the Urban Design Commission **GRANTED FINAL APPROVAL** of a car wash facility located at 3913 Lien Road. Registered and speaking in support were Jared Schmidt, Justin Barnes, and Kate Duncan. Registered in support but not wishing to speak were Roland Bartels, Brandon Robaidek, and Amy Harriman.

Club Car Wash is an express car wash that's a fully automated, conveyer system, with operating hours of 7:00 a.m. to 7:00 p.m. and 7:00 a.m. to 8:00 p.m., with earlier shut down during daylight savings time due to colder temperatures. The site is zoned CC-T, in UDD 5, and within the TOD Overlay. The applicant has also filed a Land Use and Land Division application. The site is undeveloped with a recently approved residential project on the neighboring parcel. The proposed two-story model is pulled close to the street, with a primary entrance. The site will be brought up to show a better presence to the street. The internal site access drive linking Lien Road to the southwest for more direct traffic flow for vehicles using this area is being relocated. For this project there are 15 vacuum stalls, which are oversized, but the goal is to provide as much as space as possible for circulation. Building materials offer a mixture of colors, textures and materials, and plantings are proposed to soften, shield and protect the edge along E Washington Avenue and screening to the east.

The Commission had the following questions for staff and the development team:

- The two towers that point out, those point in a different direction than your examples from other locations. It works better in the other locations.
  - Audio inaudible....We had to do that to accommodate the second story. Our typical design has it going left to right.
- The towers are out of proportion, they are little too tall. That's a three story tower, the second story is the black, that's the occupied space. That transom or clear story is unoccupied space, that's just a double height, can that come down?
  - It can come down.
- That works better as a street facing façade.
  - I don't think that would be an issue. There's no function to these other than aesthetics.
- They're out of proportion when they stick out like that.
- You have a white roof in this example. Is that what you're planning on using?
  - Yes, it would be white.
- The rendering shows almost black split face block; what's the intention for color?
  - It's a little in the rendering. It depends on where we can get block from our provider. We have painted and stained it to create the contrast between the black and white.

- Could you say again why we have two separate drive lanes? Your Kansas example is handled in a similar drive and you didn't need two separate lanes.
  - We have a connection from Lien Road to the HyVee parking lot. In order to bring the building to meet TOD we had to move that pay lane. This is not abnormal but not the typical model Club Car Wash uses.
- How is stormwater being handled on this site?
  - It's largely impervious now. The property drains wholly by surface down into the adjacent property. Stormwater will be collected within catch basins to an underground storage area, taking it up back north. Stormwater is being handled underground.
- The staff memo questioned the amount and placement of EIFS, the proportion of the split block. Have those concerns been addressed?
  - We received that information, and dialogued with our architect. The Washington side is 36%, the block itself comes up four-feet off the ground. As illustrated, 36% block, 33% EIFS, we can easily get down 3% on the street facing side to meet that.
- The landscaping shows a decent selection of plantings. It's nice to see the trees separating it from the new residential. I had trouble discerning what is around those landscaped areas in the middle of the vacuum parking area. I would point out in general that as a City and a Commission we really frown on having areas that should be landscaped to be covered with stone mulch.
  - This is a highly trafficked area. This area, even if we put grass, tends to get worn and matted down, worn over time. I don't think this whole area would need to be rock but that's the main reason. There is no reason we cannot put landscape here. The employees need to see that traffic lane, so we would not want to block views.
- What about the outer perimeter?
  - This is sod all the way around.
- And in the long strip in the vacuum area there?
  - That is sod.
- Those planted areas at the terminus of those two long sections, we would want to see hard wood mulch in those areas, not stone.
  - The stone is more so at the entrance and exit ends.
- Can you explain the cut through on the top?
  - For people who don't purchase a wash, but purchase a gift card or something. They need to get out of the queue.
- The UDD does not permit split face block?
- (Secretary) It talks about EIFS not being 3-feet from the ground or in highly trafficked areas, and staff does not believe that is being met. Block can only comprise 33% and be used in conjunction with a palette of materials. And the project site is in UDD 5 materials are pretty general, it's the zoning code driving that.
- Will you be able to use a burnished block? If you were to bring the block up to the head of the windows, it would reduce the EIFS and give it more of a trim or infill look; an accent. It wouldn't increase your masonry by much. It would clean it up a bit.
- I tend to agree with the clear stories too.
- It helps the south elevation, if the block were to come up it embeds all the irregularity to that block.
  - There's no issue with that at all. That is something that can be handled very easily.
- It doesn't necessarily need to be dark black on your stone. In that part of the City there isn't a lot of color anyway and bouncing light. I think it is important for use to talk about color, especially if there's going to be a residential building nearby and how it looks in the Wisconsin landscape, so a light block could be okay in Wisconsin. It's important to remember the Wisconsin climate too.
- Some contrast between the EIFS color and block is a good thing. These drawings will not accurately reflect the color unless you paint it, but I don't think you want to do that, especially with all the moisture inside.

## Action

On a motion by Asad, seconded by Von Below, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-1) with Asad, Von Below, Rummel, Harper and Klehr voting yes; Knudson voting no; and Chair Goodhart non-voting. The motion noted the following conditions:

- The landscape plan shall be revised to include landscape plantings in the islands flanking the vacuum area adjacent to the building.
- The landscape plan shall be revised to show bark mulch versus stone mulch throughout, with the exception of the landscape islands flanking the vacuum areas, which can be stone as a high traffic area.
- The split face CMU shall be changed to burnished block.
- The burnished block shall be brought up to the head of the windows on the north and south elevations.
- Review the orientation and scale of the tower elements.