



City of Waukesha
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Committee: Plan Commission	Date: 1/25/2022
Common Council Item Number: PC22-0352	Date: 1/25/2022
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: Conditional Use Permit – Tsunami Express Car Wash, 300-316 W, Sunset Dr. – A request for a conditional use permit to operate a car wash facility at the northwest corner of W. Sunset Drive and S. Grand Avenue.	

Details: 300 W. Sunset Dr. is currently occupied by the Sunset Mart corner grocery store. 316 W. Sunset Dr. was most recently occupied by a Vietnamese restaurant but is currently vacant. The applicant would like to combine the two properties and build a new carwash there. In October they brought the plans forward for a Conditional Use Permit Public Hearing. At the time the Plan Commission didn't feel comfortable approving the Conditional Use Permit without seeing the Final Site Plan but did not indicate any issues with the business operations.

The business will be a standalone carwash with one main washing bay, plus two rows of vacuums located behind the building. The building will also include two dog washing stations. Hours of operation will be from 7:00 AM to 8:00 PM, 7 days per week, with operations continuing year-round. The business will employ 8-10 people, typically in shifts of 3-4 at a time. Employees will park in the vacuum spaces, since the applicants do not anticipate all stations will be used at once.

To reduce vacuum noise the vacuum pumps will be located inside the building and inside a pumphouse adjacent to the parking lot. The applicants have provided an exhibit showing the noise levels for a vacuum pump that is not screened by a pump house and measured noise levels at one of their existing locations. The proposed location of the pumphouse appears to be acceptable for the existing neighbors.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

No financial impact to the City.

Staff Recommendation:

Staff recommends approval of a Conditional Use Permit for a new carwash facility at 300 W. Sunset Drive with the following conditions:

- Fire Department and Engineering Department comments will be addressed.