



City of Waukesha
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Committee: Plan Commission	Date: 1/25/2022
Common Council Item Number: PC23-0350	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: Final Site Plan and Architectural Review – 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: The applicants would like to build a new carwash facility at 300 W. Sunset Dr. The property currently contains a small convenience store. That building and the former Vietnamese restaurant on the adjacent property at 316 W. Sunset Dr. will be demolished. The new carwash building will have an area of 4,800 square feet, with a single car wash bay running parallel to Sunset Dr.

All of the existing parking lot entrances will be removed except for one entrance to and from Sunset Dr. at the west end of the property. Two stacking lanes will run between the street and the front of the building, with a turnaround lane into the building near the east corner of the property. Two rows of parking will be located to the north of the building, with vacuum hoses at each space. The vacuum pumps, which according to the applicants produce a most of the noise, will be located either in the building itself or in a small pump house building to reduce their impact on the neighborhood. Offices and two dog washing stations will also be accessed from the north side. This orientation, with the building in the center of the lot between the parking and stacking areas is a change from the conceptual plan which the applicants submitted in October, to allow the building to meet the required setback minimums.

The building exterior will be tan masonry with red brick accents at both ends and vertical accents throughout the façade. The carwash entrance will have a decorative pitched roof section, and the rest of the building will have a flat roof. Windows running along both the north and south sides of the building will have regular glass, not spandrel. Both the trash enclosure and the pump house will have masonry siding to match the main building. All other mechanicals will be inside.

One of the main notes mentioned by Plan Commissioners at the previous review was that extensive landscape screening must be included for the turnaround lane, to prevent headlights from shining into the windows of the residences on the opposite side of Grand Ave. The Landscape plan shows a large bed of bushes along the east property boundary, including juniper, rose, and lilac bushes. The plan includes foundation plantings around the buildings, several new shade trees along the south side of the carwash, and a line of arborvitae to screen the property from the church to the north.

The vacuum pumphouse will be located in the northwest corner of the property, adjacent to the dumpster enclosure, to minimize the noise impact on the neighboring properties. In that location it will be as far as possible from the residential uses on Grand Ave., the church on the property to the north, and the office building on the property to the west.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

No financial impact to the City.

Staff Recommendation:

Staff recommends approval of Final Site Plan and Architectural Review for a new carwash facility at 300 W. Sunset Drive with the following conditions:

- Exterior lighting color temperature may not exceed 4,000k.
- Fire Department, Engineering Department, and Water Utility comments will be addressed.