



City of Waukesha
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Committee: Plan Commission	Date: 9/27/2023
Common Council Item Number: PC23-0434	Date: 9/27/2023
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.
Minor Site Plan and Architectural Review – 1635 E. Main St., A request to demolish the existing carwash building.	

Details: The Shell gas station at 1635 E. Main St. was originally constructed in 2007 with a standalone carwash building in the southwest corner of the property. The carwash has been inoperable for several years and the carwash building has been vacant. The applicant would like to demolish the carwash.

The carwash building has an area of approximately 1,100 square feet. It is located in the southwest corner of the lot and is accessed by a one-lane driveway. The driveway is separated from the rest of the parking lot by curbs and a strip of grass. The applicant would like to remove the building now to prevent it from becoming a maintenance and safety problem, but he would like to leave the driveway and building slab intact.

He plans to add electric vehicle charging stations to the lot at some point in the future, and hopes to use the carwash lane as a charging station for larger vehicles or trucks with trailers. However, the business market and interest rates make an immediate conversion unfeasible. He hopes the business environment will become more favorable within the next three years, but he is unable to provide a more specific timeline at this point.

Staff feels that the driveway should be converted to landscaping and/or green space unless the applicant can provide a specific date when the work will be completed, and a site plan showing what it will look like. The Plan Commission will need to approve the landscaping, so staff is recommending that approval be held until the applicant can provide a more detailed plan.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
No financial impact to the City.

Staff Recommendation:

Staff recommends Minor Site Plan and Architectural Review approval for demolition of the unused carwash building at 1635 E. Main St. be held until the applicant can provide a landscape plan or site plan for a use of the space. If the Plan Commission chooses to approve the application as submitted, staff recommends including the following conditions:

- A demolition permit must be approved prior to removal of the building, with plans prepared by a licensed design professional. A site plan must be included in the plans.
- Water Utility comments will be addressed.