

PROJECT SUMMARY – TSUNAMI EXPRESS CAR WASH

The new state of the art cash express wash and pet wash facility is proposed to be constructed on the two existing lots at 300 & 316 West Sunset Drive on the Northwest corner of West Sunset Drive and South Grand Avenue in the City of Waukesha. The existing buildings and shed will be razed for the new construction of the car wash facility.

All the building construction will be out of non-combustible material using masonry, stone and dryvit for the exterior elevations. The roofs will be constructed out of concrete planks, steel bar joists or steel trusses. Current colored pictures of the building are attached.

Tsunami Express will be open from 7am 8am daily and employ 8-10 employees. It will have 26 free vacuums, 2 self-serving pet washes, and offer express car washes. Customers will have access to the vacuums, regardless of whether they wash. The wash will always be staffed while it is open to take care of customers.

The vacuum pump is located within a separate building to minimize the noise. Attached is a noise level exhibit from the recently constructed site in the City of Greenfield.

We expect that there will be an average of 200-400 customers a day, all of which will come from traffic that is already in the area and utilizing the existing roads to get there. The site is big enough to have ample stacking with the access point from West Sunset Drive. It is proposed to utilize the farthest West existing driveway entrance from the intersection and remove the remaining three to the East.

We are request just for Condition Use review and approval at this time and detailed Civil, Architectural, Lighting and Landscape Plans will be provided later for the Preliminary a& Final Review Phases meeting the City's requirements.

We are excited about becoming a part of the Waukesha community

Respectfully submitted.

Tracey Erickson