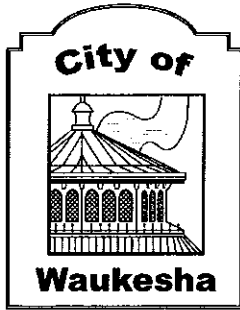


COAST CAR WASH – PRELIMINARY CONDITIONAL USE PERMIT -- PC16-0062

EXHIBIT 10

Fire Department Comments – No Comment (8/10/16)



FIRE DEPARTMENT  
FIRE PREVENTION BUREAU  
130 W. ST. PAUL AVENUE  
WAUKESHA, WISCONSIN 53188-5172  
TELEPHONE: (262) 524-3648 FAX: (262) 524-3670

Brian Charlesworth, Fire Marshal  
bcharles@ci.waukesha.wi.us

**CITY OF WAUKESHA FIRE DEPARTMENT  
PROPOSED PROJECTS FOR PLAN COMMISSION  
MEETING OF AUGUST 10, 2016**

- 1) CALL TO ORDER
- 2) PLEDGE OF ALLEGIANCE
- 3) ROLL CALL
- 4) APPROVAL OF MINUTES
  - A. (ID#16-1189) MINUTES FOR THE JULY 27, 2016 MEETING
    - No Concerns/Issues Noted
- 5) CONSENT AGENDA
- 6) BUSINESS ITEMS
  - A. (PC15-0251) WAUKESHA COUNTY MUSEUM - 101 W. MAIN ST. – PRELIMINARY SITE PLAN & ARCHITECTURAL REVIEW
    - Per City of Waukesha Municipal Ordinance 21.07 and the State of Wisconsin building codes, this entire project will need to be protected by an automatic fire sprinkler system. This building will also be required to have an automatic fire alarm system in accordance with International Fire Code Chapter 9. This project will also need to comply with International Fire Code Section 510 for emergency responder radio coverage.
  - B. (PC16-0061) COAST CAR WASH – 905 ANITOL AVE. - REZONING
    - No Concerns/Issues Noted
  - C. (PC16-0062) COAST CAR WASH – 905 ANITOL AVE. – PRELIMINARY CONDITIONAL USE PERMIT
    - No Concerns/Issues Noted
  - D. (PC16-0063) POPLAR CREEK – 20118 BLUEMOUND RD. (BROOKFIELD) – EXTRA TERRITORIAL CERTIFIED SURVEY MAP
    - No Concerns/Issues Noted
  - E. (PC16-0064) POPLAR CREEK – 20120 BLUEMOUND RD. (BROOKFIELD) – EXTRA TERRITORIAL CERTIFIED SURVEY MAP
    - No Concerns/Issues Noted
  - F. (PC16-0065) 1104-1108 MADISON STREET – CERTIFIED SURVEY MAP
    - No Concerns/Issues Noted

COAST CAR WASH – PRELIMINARY CONDITIONAL USE PERMIT -- PC16-0062

EXHIBIT 11

Water Utility Department Comments (8/10/16)



## Comments For The Plan Commission Wednesday, August 10, 2016

Time: 6:30 p.m.

Place: Waukesha City Hall, 201 Delafield Street, Council Chambers

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I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. APPROVAL OF MINUTES

ID#16-1189 Minutes for the Meeting of July 27, 2016

V. CONSENT AGENDA

VI. BUSINESS ISSUES

PC15-0251 Courthouse Apartments, 101 W. Main Street – Preliminary Site Plan & Architectural Review

- Records indicate there is a 4" cast iron service to the property off Main Street installed in 1938.
- Records indicate there is a 6" ductile iron service to the property off Martin Street installed in 1986.

PC16-0061 Coast Car Wash, 905 Anitol Avenue – Rezoning

- No Comments

PC16-0062 Coast Car Wash, 905 Anitol – Preliminary Conditional Use Permit

- Records indicate there is a 1-1/4" water service to the property. The proposed 6" water service must be tapped from the main, rather than connected to the smaller service.
- The tap shall be installed with an 8"x6" tapping sleeve and 6" tapping valve and valve box (to be supplied and installed by Waukesha Water Utility). The contractor shall perform excavation to the main, provide trench, shield, and means for lowering tapping machine.
- The developer will need to complete the Water Service – Connections and Meters Application from the website and return it and the associated fee to the Waukesha Water Utility. If a fire line/water lateral service is needed then it will need to be a minimum of 6" Ductile Iron Pipe, Thickness Class 52 or PVC pressure class 200 (DR-14).
- The available fire flow data in the area is older than that which will be allowed to be used for future permitting. The developer and their design team will need to coordinate with the water utility during non-freezing months to obtain the new data required for any fire suppression system modifications or additions that may be

needed. The fee for a fire flow test to be performed in 2016 is \$220.

- PC16-0063 Poplar Creek, 20118 Bluemound Road (Brookfield) – Extra Territorial Certified Survey Map
- No Comments
- PC16-0064 Poplar Creek, 20120 Bluemound Road (Brookfield) – Extra Territorial Certified Survey Map
- No Comments
- PC16-0065 1104-1108 Madison Street – Certified Survey Map
- No Comments

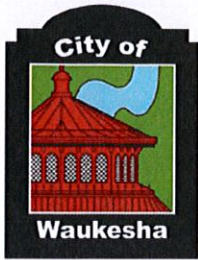
VII. DIRECTOR OF COMMUNITY DEVELOPMENT REPORT

VIII. ADJOURNMENT

COAST CAR WASH – PRELIMINARY CONDITIONAL USE PERMIT -- PC16-0062

EXHIBIT 12

Engineering Department Comments (8/10/16)



# DEPARTMENT OF PUBLIC WORKS

Fred Abadi, PhD, PE, Director  
[fabadi@ci.waukesha.wi.us](mailto:fabadi@ci.waukesha.wi.us)



**ENGINEERING COMMENTS  
FOR  
PLAN COMMISSION  
AGENDA  
Wednesday  
August 10, 2016  
REVISED**

Time: 6:30 p.m.

Place: Waukesha City Hall, 201 Delafield Street, Council Chambers

---

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of Minutes

**ID#16-1189** Minutes for the Meeting of July 27, 2016.

- V. Consent Agenda
- VI. Business Items

**PC15-0251** Courthouse Apartments, 101 W. Main Street – Preliminary Site Plan & Architectural Review

General

- 1. The following items should be submitted:
  - a. Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council or Chapter 32.08(c). Development fees will be owed to the City for this project.
  - b. Storm water management plan and Agreement.
- 2. Chapter 32.07(b)(2): Once all submittal items are completed, submit all items listed in sub.(b)(1)(A)-(G) in digital form for City filing.

---

**ENGINEERING DIVISION**  
Alex Damien, P.E.  
City Engineer  
130 Delafield St  
Waukesha, WI 53188  
262-524-3600  
Fax – 262-524-3898

**MUNICIPAL PARKING SERVICES**  
Patti Cruz  
Parking Supervisor  
241 South St  
Waukesha, WI 53188  
262-524-3622  
Fax – 262-650-2573

**STREETS DIVISION**  
300 Sentry Dr  
Waukesha, WI 53186  
262-524-3615  
Fax – 262-524-3612

**WASTEWATER TREATMENT PLANT**  
Jeff Harena  
WWTP Manager  
600 Sentry Dr  
Waukesha, WI 53186  
262-524-3625  
Fax – 262-524-3632

**WAUKESHA METRO TRANSIT**  
Brian Engelking  
Transit Director  
2311 Badger Dr  
Waukesha, WI 53188  
262-524-3594  
Fax – 262-524-3646

3. Permits will be needed for the project. Provide copies of approved project permits to the City for filing. Needed permits include but are not limited to:
  - a. Wisconsin Department of Natural Resources NR 216 N.O.I. Permit.
  - b. City of Waukesha Construction Permit
  - c. City of Waukesha Storm Water Permit
  - d. Private sanitary sewer approval

#### Sanitary Sewer

1. The existing building has a sanitary sewer lateral connecting the City's sewer main. Please provide a sewer lateral video to City for review and approval. Contact the City Engineering Department for the video format. If lateral maintenance is needed, then the lateral improvements may need to be included as part of this project. The lateral pipe and connection to the main may need to be lined or relayed to reduce infiltration into the City's sanitary sewer system or improve the structural integrity.
2. Cap off sanitary laterals in accordance with City Ordinance that are not needed for immediate development.
3. Confirm if the shown sanitary sewer laterals were located by televising records.
4. Specifications for infrastructure including materials and installation procedures for all work should be added to the Drawings including outlet structure material, bedding, backfill, sanitary sewer, frames and lids, sidewalk construction, etc. The City requires polypropylene chimney rings on City manhole construction. These specifications can be sent to the Engineer.

#### Storm water Review

1. The following items should be submitted:
  - a. Storm water management plan and Agreement.
2. Proposed storm water facilities should be shown if applicable.

#### Sheet A002 Site Plan

1. In accordance with Wisconsin Administrative Code A-E 2.02(4): Each sheet of plans, drawings, documents, specifications and reports for architectural, landscape architectural, professional engineering, design or land surveying practice should be signed, sealed, and dated by the registrant or permit holder who prepared, or directed and controlled preparation of, the written material.
2. A site plan, in accordance with City requirements, should be submitted showing proposed site work including, but not limited to the "Proposed Future driveway extension."

#### Grading and Erosion Control Plan

1. An erosion control plan is needed for grading in excess of 3,000 square feet.



2. The erosion control/master grading plan should include a table listing the minimum basement elevation based on the existing water table for each building.
3. 32.09(c)1 Access Drives and Tracking. Provide access drive(s) for construction vehicles that minimize tracking of soil off site using BMP(s) such as stone tracking pads, tire washing or grates. Minimize runoff and sediment from adjacent areas from flowing down or eroding the access drive.
4. 32.09(c)3 Inlet Protection. Protect inlets to storm drains, culverts and other storm water conveyance systems from siltation until the site is stabilized.
5. 32.09(c)9 Site Dewatering. Treat pumped water to remove sediment prior to discharge from the site, using BMPs such as sediment basins and portable sediment tanks.
6. 32.09(c)10 Dust Control. Prevent excessive dust from leaving the construction site through construction phasing and timely stabilization or the use of BMPs such as site watering and mulch - especially with very dry or fine sandy soils.
7. 32.09(c)13 Sediment Cleanup. By the end of each workday, clean up all off-site sediment deposits or tracked soil that originated from the permitted site. Flushing shall not be allowed unless runoff is treated before discharge from the site.
8. 32.09(c)14 Final Site Stabilization. All previous cropland areas where land disturbing activities will not be occurring under the proposed grading plans, shall be stabilized upon permit issuance. Stabilize all other disturbed areas within 7 days of final grading and topsoil application. Large sites shall be treated in stages as final grading is completed in each stage. Any soil erosion that occurs after final grading or the application of stabilization measures must be repaired and the stabilization work redone.
9. 32.09(c)15 Temporary Site Stabilization. Any disturbed site that remains inactive for greater than 7 days shall be stabilized with temporary stabilization measures such as soil treatment, temporary seeding or mulching. For purposes of this subsection, "inactive" means that no site grading, landscaping or utility work is occurring on the site and that precipitation events are not limiting these activities. Frozen soils do not exclude the site from this requirement.
10. 32.09(d)(2)(B)(xii) Location of proposed utilities, including: standard cross-section for buried utilities, associated easements, labeling the type of utility and notes on erosion control and restoration plans;
11. 32.09(d)(2)(B)(xiii) Final site stabilization instructions for all other disturbed areas, showing areas to be stabilized in acres, depth of applied topsoil, seed types, rates and methodology, fertilizer, sod or erosion matting specifications, maintenance requirements until plants are well established, and other BMP(s) used to stabilize the site;

12. 32.09(d)(2)(B)(xiv) Detailed construction notes clearly explaining all necessary procedures to be followed to properly implement the plan, including estimated starting date of grading, timing and sequence of construction or demolition, any construction stages or phases, utility installation, dewatering plans, refuse disposal, inspection requirements, and the installation, use, and maintenance of BMP(s) proposed in the plan;
13. 32.10(c)21. Location and descriptive notes for any existing or proposed easements, right-of-ways, vision corners or other known site restrictions. Road right-of ways and building setbacks shall be in compliance with all applicable administrative codes, adopted plans and ordinances;

#### Grading and Erosion Control Plan Sheet 1 of 2

1. The erosion control plan should be updated to comply with City Ordinance 32.09.
2. Existing easements on the site should be shown including source documentation.

#### Erosion Control Plan

1. A construction sequence should be added.
2. Chapter 32.09(c)(9): Dewatering specifications should be added to the plan.
3. Chapter 32.09(d)(2)(xiii): Final site stabilization instructions should be included in the plan set including seed rates, methodology, fertilizer and erosion matting locations and specifications, and maintenance requirements.
4. Chapter 32.09(d)(2)(xiv): Detailed construction notes for the dewatering plan should be included on the plan.
5. Chapter 32.09(d)(2)(iv): All woodland areas, those proposed to be lost or transplanted during construction and acres or numbers of each. For woodlands proposed to be lost, show individual trees larger than eight (8) inches in diameter that are located within twenty (20) feet of proposed grading boundaries.
6. Chapter 32.09(d)(2)(xiv): The dates for the grading work should be added to the Drawing.
7. Chapter 32.09(d)(2)(xiv): The dates for the grading work should be added to the Drawing.
8. Chapter 32.09(d)(2)(xv): Location of soil evaluations with surface elevations and unique references to supplemental soil evaluations report forms in accordance with section 32.11(c). A separate map should show estimated seasonal water table depths down to planned excavation depths with references to the proposed site plan.
  - a. A minimum 1-foot vertical separation between the seasonal high groundwater table elevation and the basement floor surface should be included in the design.

9. Chapter 32.10(d)(4)(E): Subsurface drainage. Lowest building floor surfaces shall be built one (1) foot above the seasonal high water table elevation, as documented in the soil evaluations and shall avoid hydric soils.
10. The erosion control/master grading plan should include a table listing the minimum basement elevation based on the existing water table for each unit.

#### Street Design Review

1. The existing City alley should be vacated by the City from N. East Avenue to Martin Street. The design layout will need to be updated.
  - a. The developer should prepare a boundary description and exhibit of the alley boundary and submit to the City for review and approval.
2. Show existing street lights.
3. No curb and gutter through sidewalk. Use driveway detail.
4. Spot grades should be added at back of walk, face of walk and curb and gutter through driveway.
5. Spot grades should be added where matching private sidewalk to public sidewalk.
6. Dimension proposed drives and approaches.
7. Show spot grades on Martin Street for proposed driveway.
8. The City will be likely reconstructing this section of Main Street next year. Contact City Staff to coordinate the proposed site development layout with the Main Street drawings.
9. Two driveways are proposed on Martin Street which are located very close. The traffic movements should be reviewed.
10. Two driveways are proposed on Main Street which are located very close. The traffic movements should be reviewed. Confirm what the intent of the U-shape driveway is proposed to be.
11. A garage entrance is proposed to access the alley. This design layout should be reviewed since the City will be vacating the alley.
12. Confirm setbacks along alley for stairwell.
13. Adequate snow storage areas along the alley should be provided.
14. Show sawcut lines at public streets, alleys and sidewalk.
15. A note should be added: Repair limits in street will be determined in field at the time of permanent repair.
16. The concrete sidewalk at the apron and the apron should be 7 inch thick concrete sidewalk.
17. Show grades for match point of curb removal and replacement.
18. Show spot grades for sidewalk.
19. Public street specifications will need to be added.
20. Add City driveway detail. Indicate 7 inch thick concrete.
21. Add City standard curb and gutter detail.
22. Confirm that adequate parking exists on site for the proposed residential and commercial uses. If on site parking is not provided, provide parking agreement for site commercial uses.

## Subdivision and Platting Review

### Plat of Survey Sheet 1 of 1

1. Show existing property corners.

## Certified Survey Map

1. No CSM was submitted for review.
2. Additional right-of-way should be dedicated at the northeast corner of the property. Update lot area for development.
3. The following items should be submitted:
  - a. Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council or Chapter 32.08(c). Development fees will be owed to the City for this project.
  - b. Chapter 32.07(b)(2): Once all submittal items are completed, submit all items listed in sub.(b)(1)(A)-(G) in digital form for City filing.
  - c. The existing building has a sanitary sewer lateral connecting the City's sewer main. Please provide a sewer lateral video to City for review and approval. Contact the City Engineering Department for the video format. If lateral maintenance is needed, then the lateral improvements may need to be included as part of this project. The lateral pipe and connection to the main may need to be lined or relayed to reduce infiltration into the City's sanitary sewer system or improve the structural integrity.
4. Chapter 23.06(3)(g) Subdivision and Platting: Easements across centered on rear or side lot lines should be provided for utilities where necessary and shall be at least 10' wide, if applicable.
5. Chapter 23.06(3): The minimum right-of-way width for collector streets is 70 feet. Confirm with City Staff if an additional 2 feet of right-of-way should be dedicated.
6. Confirm with City Staff if portions or all of the alley should be vacated along the development.
  - a. The following items should be submitted:
    1. Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council or Chapter 32.08(c). Development fees will be owed to the City for this project.
      - i. Letter of Credits
    - b. Chapter 32.07(b)(2): Once all submittal items are completed, submit all items listed in sub.(b)(1)(A)-(G) in digital form for City filing.
    - c. Sanitary Sewer Lateral Video
    - d. Waukesha Water Utility approval.
  2. Permits will be needed for the project. Provide copies of approved project permits to the City for filing. Needed permits include but are not limited to:
    - a. Wisconsin Department of Natural Resources NR 216 N.O.I. Permit., if over 1 acre of disturbance

- b. City of Waukesha Storm Water Permit for grading in excess of 3,000 square feet.

**PC16-0061** Coast Car Wash, 905 Anitol Avenue – Rezoning

1. No comments.

**PC16-0062** Coast Car Wash, 905 Anitol – Preliminary Conditional Use Permit

General

1. The following items should be submitted:
  - a. Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council or Chapter 32.08(c). Development fees will be owed to the City for this project.
    - i. Impact fees
    - ii. Letter of Credits
  - b. Chapter 32.07(b)(2): Once all submittal items are completed, submit all items listed in sub.(b)(1)(A)-(G) in digital form for City filing.
  - c. Waukesha Water Utility approval.
2. Permits will be needed for the project. Provide copies of approved project permits to the City for filing. Needed permits include but are not limited to:
  - a. Wisconsin Department of Natural Resources NR 216 N.O.I. Permit.
  - b. City of Waukesha Construction Permit.
  - c. City of Waukesha Storm Water Permit.
  - d. Private sanitary sewer approval.

Sanitary Sewer

1. The building will have a sanitary sewer lateral connecting the City's sewer main. Please provide a sewer lateral video to City for review and approval. Contact the City Engineering Department for the video format. If lateral maintenance is needed, then the lateral improvements may need to be included as part of this project. The lateral pipe and connection to the main may need to be lined or relayed to reduce infiltration into the City's sanitary sewer system or improve the structural integrity.
2. 8" sewer shall be designed and built as a public main from the south side of Arcadian to the manhole on the north side. Details of the design shall be coordinated with the Engineering Division. A sanitary sewer easement will be needed at the manhole.
3. All utilities in Arcadian Avenue and Les Paul Parkway in this project limits should be shown and the proposed connection points and design information.
4. Specifications for public sanitary sewer work should be added.

### Subdivision and Platting

1. A current land survey in accordance with Wisconsin Administrative Code A-E 7 should be provided for review and approval. The submitted survey is from 2007.
2. A Certified Survey Map (CSM) is needed to combine the two existing parcels in the development. Additional right of way may also need to be dedicated along Arcadian Avenue. The creation of one lot will avoid having to prepare access easements.

### Street Design

#### Sheet C-1 Site Plan

1. In accordance with Wisconsin Administrative Code A-E 2.02(4): Each sheet of plans, drawings, documents, specifications and reports for architectural, landscape architectural, professional engineering, design or land surveying practice should be signed, sealed, and dated by the registrant or permit holder who prepared, or directed and controlled preparation of, the written material.
2. Provide turning movement analysis for fire trucks, delivery trucks through parking lot and drive through.
3. Show existing underground pipes on site and adjoining site, and in public right of ways.
4. Show existing easements.
5. A proposed driveway access is shown from Arcadian Avenue and Anitol Avenue. The Arcadian Avenue access is within the zone of influence of the intersection with Les Paul Parkway (STH 164). The access off of Arcadian Avenue will require Wisconsin DOT approval. The Developer should obtain this approval prior to City site layout approval. A traffic study may be required by the Wisconsin DOT.
  - a. Confirm if any existing access limitations are present on this property along Arcadian Avenue.
6. A current title report should be obtained and submitted to the City for both parcels including all restrictions, covenants, and easements of record.
7. More detail is needed to show where the proposed drainage is intended to be directed. Confirm how the site runoff will be collected from conveyed off site. Additional storm sewer measures are needed.
8. It appears that a proposed fence is shown within the vision corner easement. The plan should be revised. Additional fence details should be added to the Drawings.
9. Additional contour labels should be added. Off site runoff should be properly directed around the site.
10. It appears that the building is shown within the building setback. Please confirm.
11. Many more spot grades are needed around the development site to confirm drainage problems are not being created.

12. Existing easements on the site should be shown including source documentation.
13. A note should be added: Repair limits in street will be determined in field at the time of permanent repair.
14. The concrete sidewalk at the apron and the apron should be 7 inch thick concrete sidewalk.
15. Show grades for match point of curb removal and replacement.
16. Show removal limits for whole street from flange to flange. The street will need to be milled and paved.
17. Add Note: Removal limits of repair are approximate and will be determined in the Field by the City.
18. Add City driveway detail. Indicate 7 inch thick concrete.
19. Add City standard curb and gutter detail.
20. Confirm proper ditch grading along Anitol Avenue and culvert sizing, if applicable.
21. Add public sidewalk on Les Paul and Arcadian. Les Paul sidewalk should be 15' from curb.
22. Sidewalk designed at 1.5%
23. Show exist traffic signals
24. Show handicap parking.
25. Widen Anitol Street?

### Storm Water

#### Sheet C-2 Grading and Erosion Control Plan

1. Submit area of site disturbance.
2. Prepare storm water management plan, as applicable to DNR requirements and City Ordinance.
3. The erosion control/master grading plan should include a table listing the minimum basement elevation based on the existing water table for each building.
4. 32.09(c)1 Access Drives and Tracking. Provide access drive(s) for construction vehicles that minimize tracking of soil off site using BMP(s) such as stone tracking pads, tire washing or grates. Minimize runoff and sediment from adjacent areas from flowing down or eroding the access drive.
5. 32.09(c)3 Inlet Protection. Protect inlets to storm drains, culverts and other storm water conveyance systems from siltation until the site is stabilized.
6. 32.09(c)9 Site Dewatering. Treat pumped water to remove sediment prior to discharge from the site, using BMPs such as sediment basins and portable sediment tanks.
7. 32.09(c)10 Dust Control. Prevent excessive dust from leaving the construction site through construction phasing and timely stabilization or the use of BMPs such as site watering and mulch - especially with very dry or fine sandy soils.

8. 32.09(c)13 Sediment Cleanup. By the end of each workday, clean up all off-site sediment deposits or tracked soil that originated from the permitted site. Flushing shall not be allowed unless runoff is treated before discharge from the site.
9. 32.09(c)14 Final Site Stabilization. All previous cropland areas where land disturbing activities will not be occurring under the proposed grading plans, shall be stabilized upon permit issuance. Stabilize all other disturbed areas within 7 days of final grading and topsoil application. Large sites shall be treated in stages as final grading is completed in each stage. Any soil erosion that occurs after final grading or the application of stabilization measures must be repaired and the stabilization work redone.
10. 32.09(c)15 Temporary Site Stabilization. Any disturbed site that remains inactive for greater than 7 days shall be stabilized with temporary stabilization measures such as soil treatment, temporary seeding or mulching. For purposes of this subsection, "inactive" means that no site grading, landscaping or utility work is occurring on the site and that precipitation events are not limiting these activities. Frozen soils do not exclude the site from this requirement.
11. 32.09(d)(2.)(B.)(xii) Location of proposed utilities, including: standard cross-section for buried utilities, associated easements, labeling the type of utility and notes on erosion control and restoration plans;
12. 32.09(d)(2.)(B.)(xiii) Final site stabilization instructions for all other disturbed areas, showing areas to be stabilized in acres, depth of applied topsoil, seed types, rates and methodology, fertilizer, sod or erosion matting specifications, maintenance requirements until plants are well established, and other BMP(s) used to stabilize the site;
13. 32.09(d)(2.)(B.)(xiv) Detailed construction notes clearly explaining all necessary procedures to be followed to properly implement the plan, including estimated starting date of grading, timing and sequence of construction or demolition, any construction stages or phases, utility installation, dewatering plans, refuse disposal, inspection requirements, and the installation, use, and maintenance of BMP(s) proposed in the plan;
14. 32.10(c)21. Location and descriptive notes for any existing or proposed easements, right-of-ways, vision corners or other known site restrictions. Road right-of ways and building setbacks shall be in compliance with all applicable administrative codes, adopted plans and ordinances;
15. 32.09(d)(2.)(B.)(xii) Location of proposed utilities, including: standard cross-section for buried utilities, associated easements, labeling the type of utility and notes on erosion control and restoration plans;
16. 32.09(d)(2.)(B.)(xiv) Detailed construction notes clearly explaining all necessary procedures to be followed to properly implement the plan, including estimated starting date of grading, timing and sequence of construction or demolition, any construction stages or phases, utility



installation, dewatering plans, refuse disposal, inspection requirements, and the installation, use, and maintenance of BMP(s) proposed in the plan;

17. 32.09(d)(2)(C)(iii) Open channel design and stabilization data to support the selected BMP(s) for stabilization;
18. 32.10(d)2. Total Suspended Solids. A. By design, each storm water management plan shall meet the following post-development total suspended solids reduction targets, based on average annual rainfalls, as compared to no runoff management controls:
19. 32.10(d)(2)(A)(ii.) For redevelopment, 40% reduction of total suspended solids load;
20. 32.10(d)6. Site Drainage. Measures shall be implemented to ensure proper site drainage, prevent property damage and protect public health and safety, including the following minimum requirements:
21. 32.10(d)(6.)B. Site grading. Site grading shall ensure positive flows away from all buildings, roads, driveways and septic systems, be coordinated with the general storm water drainage patterns for the area, and minimize adverse impacts on adjacent properties.
22. Show tributary drainage basin areas to site.
23. 32.10(d)(6.)G. Storm sewers. All storm sewers shall be designed in accordance with the City of Waukesha's technical standards and specifications.
24. The storm sewer will likely need to connect to Wisconsin DOT storm sewer and need approval.

**PC16-0063** Poplar Creek, 20118 Bluemound Road (Brookfield) – Extra Territorial Certified Survey Map

1. No comments.

**PC16-0064** Poplar Creek, 20120 Bluemound Road (Brookfield) – Extra Territorial Certified Survey Map

1. The following items should be submitted:
  - a. Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council.

**PC16-0065** 1104-1108 Madison Street – Certified Survey Map

1. The following items should be submitted:
  - a. Applicable fees per Chapter 32.07(b). The Engineering Division requires any Bonds or Agreements required by the Plan Commission and Council.

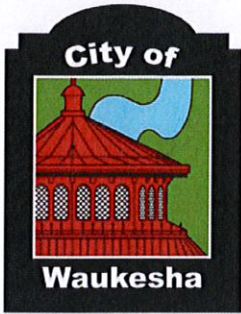
### Certified Survey Map

1. Chapter 236.20(2)(f) as referenced by 236.34(1)(c): Existing easements should be shown, if applicable.
2. The legal description appears to start with a point that was not located in the field. Please verify.
  - a. Wisconsin State Statute 236.34: A clear and concise description that commences with a monument at a section corner or quarter section corner of the quarter section that is not the center of section.

COAST CAR WASH – PRELIMINARY CONDITIONAL USE PERMIT -- PC16-0062

EXHIBIT 13

Coast Car Wash Conditional Use Cover Sheet



**CITY OF WAUKESHA**

**Administration**  
 201 Delafield Street, Waukesha, WI 53188  
 Tel: 262.524.3701 fax: 262.524.3899  
 www.ci.waukesha.wi.us

<b>Committee:</b> Plan Commission	<b>Date:</b> 8/10/2016
<b>Common Council Item Number:</b> PC#16-0062	<b>Date:</b> <a href="#">Click here to enter a date.</a>
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> Coast Car Wash, 905 Anitol – Preliminary Conditional Use Permit	

**Details:**  
 The applicant would like to construct and operate a car wash facility on the northwest corner of Arcadian Ave. and Les Paul Parkway. This will be about a 2.4 acre parcel, B-5 zoning is also being sought at this time, under which a car wash facility is a conditional use. The proposal includes an approximately 4000 sq. ft. automatic car wash facility with visitor parking and vacuum stations as well as a separate employee parking area. Staff suggests the access onto Arcadian be closed and all access should be from Anitol Ave. The paving must be set back at least 10 feet from Les Paul Parkway. Staff also suggests additional landscaping be provided around the perimeter of the site. The Business plan indicates hours of operation from 7am to 7pm daily with at 2-3 employees on site during operating hours.

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

**Financial Remarks:**  
[Click here to enter text.](#)

**Staff Recommendation:**  
 Staff recommends preliminary approval with all paving setbacks to be met, and additional landscaping and screening provided around the site, especially adjacent to the residential area along with any other conditions the Plan Commission deems necessary, as well as addressing Engineering Dept. and Water Utility comments.



COAST CAR WASH – PRELIMINARY CONDITIONAL USE PERMIT -- PC16-0062

EXHIBIT 14

Rezone – Signature of Parcel 1 – TDX, LLC

The reasons for this rezoning petition are:

Establish the appropriate zoning for the property to allow for the development of a state of the art carwash.

**Parcel 1**

Signature of Owner(s): T.C. Schuetz

Owner's Name (Printed): T.C. SCHUETZ (TDK LLC)

Address of Owner: 1603 MANHATTAN DR.  
WALKERSLA, WI 53186

Phone Number of Owner: 262-370-5105

**Parcel IV**

Signature of Owner(s): \_\_\_\_\_

Owner's Name (Printed): \_\_\_\_\_

Address of Owner: \_\_\_\_\_

Phone Number of Owner: \_\_\_\_\_



**CITY OF WAUKESHA  
PLAN COMMISSION**

**Application for Review**

Date Submitted \_\_\_\_\_

Name of Project: COAST CAR WASH

Address (if no address, location): W 227 S1534 ANITOL AVE

**Applicant information:**

Name: MIKE + BETH KLUMIG  
 Company Name: COAST CAR WASH, LLC  
 Address: N 1993 BIRCHES DRIVE  
LAKE GENEVA, WI 53147  
 Phone: 262-613-5566

**Owner information:**

Name: SAME  
 Company Name: TIX LLC  
 Address: 1603 MANHATTAN DR.  
WAUKESHA, WI 53186  
 Phone: 262-370-5105

IMPORTANT: A DIGITAL copy must be submitted with this application (JPG and/or PDF) along with 4 full-size (one of which must be in COLOR) and 7 reduced copies unless waived by the department. The reduced set of copies should only include the project location map showing a 1/2 mile radius, a COLORED landscape plan, COLORED building elevations, and exterior light fixture cut sheets.

TYPE OF REVIEW	FEE
<input checked="" type="checkbox"/> <b>Rezoning:</b> Attach <u>COPY</u> of rezoning petition <u>along with fee</u> . Original must be submitted to City Clerk.	\$350
<input type="checkbox"/> <b>Certified Survey Map</b>	\$150 + \$50/lot
<input type="checkbox"/> <b>Plat Review - Plat Reviews</b> are held until next meeting. 9 copies must be submitted. You must also submit 4 to the County and 2 to State. (Check appropriate box)	<input type="checkbox"/> <b>prelim.:</b> \$500 + \$10/lot <input type="checkbox"/> <b>final:</b> \$300 + \$10/lot
<input type="checkbox"/> <b>** Site Plan &amp; Arch. Review -</b> Architectural changes do not need preliminary review. (Check appropriate box)	<input type="checkbox"/> <b>prelim.:</b> \$300 + \$15/1000 sq.ft. or res. unit <input type="checkbox"/> <b>final:</b> \$200 + \$10/1000 sq.ft. or res. unit
<input checked="" type="checkbox"/> <b>** Conditional Use with Site Plan</b> (Check appropriate box)	<input checked="" type="checkbox"/> <b>prelim.:</b> \$300 + \$15/1000 sq.ft. or res. unit <input type="checkbox"/> <b>final:</b> \$200 + \$10/1000 sq.ft. or res. unit
<input type="checkbox"/> <b>Conditional Use (No Site Plan)</b>	\$200
<input type="checkbox"/> <b>** Airport Hangar Review</b>	\$300
<input type="checkbox"/> <b>Home Industry (Attach info sheet.)</b>	\$100
<input type="checkbox"/> <b>House Move</b>	\$150
<input type="checkbox"/> <b>Street Vacation</b>	\$150
<input type="checkbox"/> <b>Other (specify):</b> _____	\$100
<input type="checkbox"/> <b>** PUD Review</b>	\$400 added to S.P.A.R. fee
<input type="checkbox"/> <b>PUD Amendment</b>	\$100
<input type="checkbox"/> <b>Annexations and/or Attachments - Original must be submitted to City Clerk.</b>	No Fee
<input type="checkbox"/> <b>Resubmittal</b>	\$150

\*\* Please attach to this form a Review Checklist if it involves an architectural and/or site plan review.

**DEADLINE FOR THE SUBMITTAL IS THE MONDAY FOUR WEEKS BEFORE THE MEETING BY 4:00 P.M.**

INTERNAL USE ONLY			
Amount Due: _____	Check #: _____	Amount Paid: _____	Rec'd By: _____

COAST CAR WASH – PRELIMINARY CONDITIONAL USE PERMIT -- PC16-0062

EXHIBIT 15

Plan Commission Application for Review – Petition for Amending – Parcel 1 Signature of Owner –  
Robert Rupnow





**CITY OF WAUKESHA  
PLAN COMMISSION**

**Application for Review**

Date Submitted \_\_\_\_\_

Name of Project: COAST CAR WASH

Address (if no address, location): W 227 SISKIYOU AVE

**Applicant information:**

Name: MIKE + BETH KLUMB  
 Company Name: COAST CAR WASH, LLC  
 Address: N 1993 PINEHURST DRIVE  
LAKE GENEVA, WI 53141  
 Phone: 262-613-5566

**Owner information:**

Name: SAIME  
 Company Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_

IMPORTANT: A DIGITAL copy must be submitted with this application (JPG and/or PDF) along with 4 full-size (one of which must be in COLOR) and 7 reduced copies unless waived by the department. The reduced set of copies should only include the project location map showing a 1/2 mile radius, a COLORED landscape plan, COLORED building elevations, and exterior light fixture cut sheets.

<u>TYPE OF REVIEW</u>	<u>FEE</u>
<input checked="" type="checkbox"/> <b>Rezoning:</b> Attach COPY of rezoning petition along with fee. Original must be submitted to City Clerk.	\$350
<input type="checkbox"/> <b>Certified Survey Map</b>	\$150 + \$50/lot
<input type="checkbox"/> <b>Plat Review - Plat Reviews</b> are held until next meeting. 9 copies must be submitted. You must also submit 4 to the County and 2 to State. (Check appropriate box)	<input type="checkbox"/> prelim.: \$500 + \$10/lot <input type="checkbox"/> final: \$300 + \$10/lot
<input type="checkbox"/> <b>** Site Plan &amp; Arch. Review -</b> Architectural changes do not need preliminary review. (Check appropriate box)	<input type="checkbox"/> prelim.: \$300 + \$15/1000 sq.ft. or res. unit <input type="checkbox"/> final: \$200 + \$10/1000 sq.ft. or res. unit
<input checked="" type="checkbox"/> <b>** Conditional Use with Site Plan</b> (Check appropriate box)	<input checked="" type="checkbox"/> prelim.: \$300 + \$15/1000 sq.ft. or res. unit <input type="checkbox"/> final: \$200 + \$10/1000 sq.ft. or res. unit
<input type="checkbox"/> <b>Conditional Use (No Site Plan)</b>	\$200
<input type="checkbox"/> <b>** Airport Hangar Review</b>	\$300
<input type="checkbox"/> <b>Home Industry (Attach info sheet)</b>	\$100
<input type="checkbox"/> <b>House Move</b>	\$150
<input type="checkbox"/> <b>Street Vacation</b>	\$150
<input type="checkbox"/> <b>Other (specify):</b> _____	\$100
<input type="checkbox"/> <b>** PUD Review</b>	\$400 added to S.P.A.R. fee
<input type="checkbox"/> <b>PUD Amendment</b>	\$100
<input type="checkbox"/> <b>Annexations and/or Attachments - Original must be submitted to City Clerk.</b>	No Fee
<input type="checkbox"/> <b>Resubmittal</b>	\$150

\*\* Please attach to this form a Review Checklist if it involves an architectural and/or site plan review.

**DEADLINE FOR THE SUBMITTAL IS THE MONDAY FOUR WEEKS BEFORE THE MEETING BY 4:00 P.M.**

INTERNAL USE ONLY			
Amount Due: _____	Check #: _____	Amount Paid: _____	Rec'd By: _____

# PLAN COMMISSION CHECKLIST COMMERCIAL and INDUSTRIAL PRELIMINARY PLAN REVIEW

- Four (4) full-size, (one of which must be in COLOR) and seven (7) reduced copies unless waived by the department. The reduced set of copies should include the project location map showing a ½ mile radius, a COLORED landscape plan, COLORED building elevations, and exterior light fixture cut sheets.
- One digital copy of all plans (JPG or PDF) including the colored plans.
- Written Statement - A written statement containing a general description of the project, including ownership, the number of phases for development, if more than one, the number of buildings, the area of each building, and the number of parking stalls. *SEE CONDITIONAL USE APPLICATION*
- Plat of Survey - A plat of survey by a registered land surveyor, showing thereon the exact net area of the site, and of each phase, if more than one phase.
- Site Plan. An accurate scale map of the proposed development at an engineers scale of at least 1" = 40' showing the following where applicable:
  - Existing topography referenced to City datum and platted at 2 foot contour intervals, except that five foot intervals may be accepted where warranted by extremes in topography. These contours must extend at least 20 feet onto surrounding properties; *SEE PLAT OF SURVEY*
  - All existing rights-of-way, easements, pavements, structures, utilities, drainage facilities, lot lines and natural features such as wooded areas, streams, ponds, wetlands, and floodplain;
  - Locations, dimensions and grades of all proposed structures, with each structure referenced to the building plans, and including (on drawing) the locations and grade of all buildings within 100' of property;
  - Proposed topography showing grading of all proposed roadways, drives, walks, parking areas, and stormwater management facilities;
  - Generalized landscaping plan showing areas to be planted and nature of plantings; and
  - General utility system plans, including sanitary sewer, storm drainage, water distribution, telephone, gas, and electric in sufficient detail to allow evaluation of their adequacy. The developer shall consult with the Engineering Department and the Water Utility for direction.
- Building Plans. Of sufficient detail to illustrate the architectural character of every building including the following:
  - Partial building elevation sketches indicating representative materials, finishes, and architectural style, with reference to all sides of every building;
  - Representative floor plans indicating layout of each floor.
- Review Fee. A review fee equal to \$300 plus \$15.00 per 1000 sq. ft. of floor area.

**PETITION FOR AMENDING**  
**THE CITY OF WAUKESHA'S ZONING ORDINANCE**

We, the undersigned, being owners of all or part of the area involved, humbly petition the Common Council of the City of Waukesha to rezone the following described property from:

T 1

B-5

\_\_\_\_\_ to \_\_\_\_\_

Legal Description:

Parcel I:

ALL THAT PART OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION ONE (1), IN TOWNSHIP SIX (6) NORTH, RANGE NINETEEN (19) EAST, IN THE CITY OF WAUKESHA, COUNTY OF WAUKESHA, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE NORTH 89° 55' 44" EAST, ALONG THE NORTH LINE OF SECTION, 1464.77 FEET TO THE CENTERLINE STATE TRUNK HIGHWAY 164; THENCE SOUTH 05° 32' 01" EAST, ALONG SAID CENTERLINE 645.17 FEET; THENCE SOUTH 89° 11' 00" WEST, 82.28 FEET TO THE PLACE OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED; THENCE SOUTH 88° 56' 07" WEST, 89.62 FEET TO THE NORTHEAST CORNER OF ANOKA HEIGHTS SUBDIVISION; THENCE SOUTH 00° 40' 07" WEST, ALONG THE EAST LINE OF SAID SUBDIVISION 626.98 FEET TO THE NORTH RIGHT OF WAY LINE OF ARCADIAN AVENUE; THENCE NORTH 81° 04' 44" EAST, ALONG SAID RIGHT OF WAY, 130.76 FEET; THENCE NORTH 18° 08' 36" EAST, 71.97 FEET; THENCE NORTH 05° 46' 54" WEST, ALONG THE WEST LINE OF STATE TRUNK HIGHWAY 164, 542.70 TO THE PLACE OF BEGINNING.

Parcel IV

ALL THAT PART OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION ONE (1), IN TOWNSHIP SIX (6) NORTH, RANGE NINETEEN (19) EAST, IN THE CITY OF WAUKESHA, COUNTY OF WAUKESHA, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE NORTH 89° 55' 44" EAST, ALONG THE NORTH LINE OF SECTION, 1464.77 FEET TO THE CENTERLINE COUNTY TRUNK HIGHWAY "A"; THENCE SOUTH 05° 32' 01" EAST, ALONG SAID CENTERLINE 645.17 FEET; THENCE SOUTH 89° 11' 00" WEST, 82.28; THENCE SOUTH 88° 56' 07" WEST, 89.62 FEET TO THE NORTHEAST CORNER OF ANOKA HEIGHTS SUBDIVISION; THENCE SOUTH 00° 40' 07" WEST, ALONG THE EAST LINE OF SAID SUBDIVISION 468.97 FEET TO THE PLACE OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED; THENCE SOUTH 00° 40' 07" EAST 136.00 TO THE NORTH RIGHT OF WAY LINE OF ARCADIAN AVENUE; THENCE S 88° 56' 07" W ALONG SAID RIGHT OF WAY, 132.00 FEET TO THE EAST RIGHT OF WAY OF ANITOL STREET; THENCE NORTH 00° 40' 07" EAST ALONG SAID RIGHT OF WAY, 136.00 FEET; THENCE SOUTH 88° 56' 07" EAST 132.00 FEET TO THE PLACE OF BEGINNING.

The reasons for this rezoning petition are:

Establish the appropriate zoning for the property to allow for the development of a state of the art carwash.

**Parcel 1**

Signature of Owner(s): Robert Rupnow

Owner's Name (Printed): Robert Rupnow

Address of Owner: 45-995 Waialele Rd  
Apt 23

Phone Number of Owner: 808-392-5708

**Parcel IV**

Signature of Owner(s): \_\_\_\_\_

Owner's Name (Printed): \_\_\_\_\_

Address of Owner: \_\_\_\_\_

Phone Number of Owner: \_\_\_\_\_

COAST CAR WASH – PRELIMINARY CONDITIONAL USE PERMIT -- PC16-0062

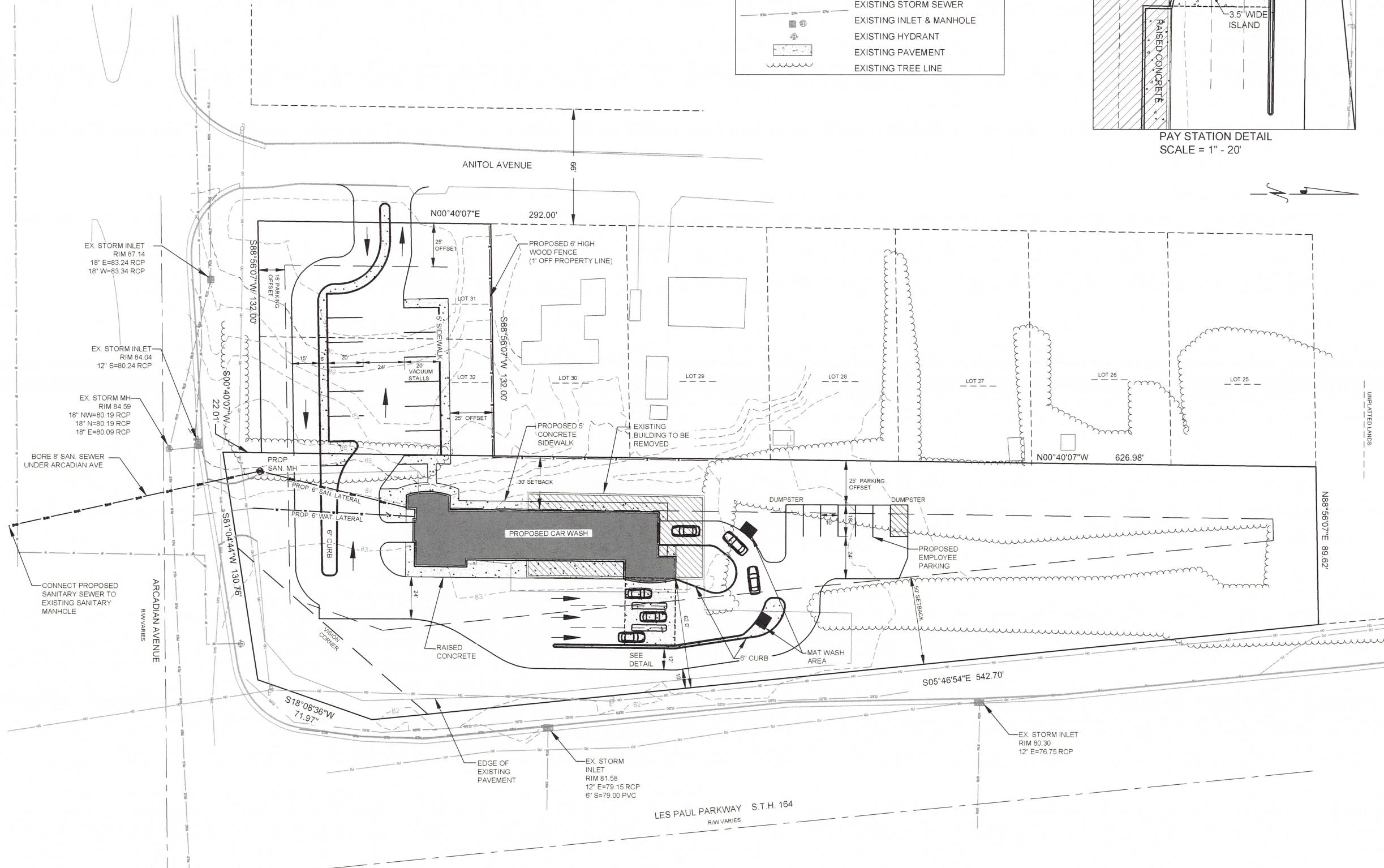
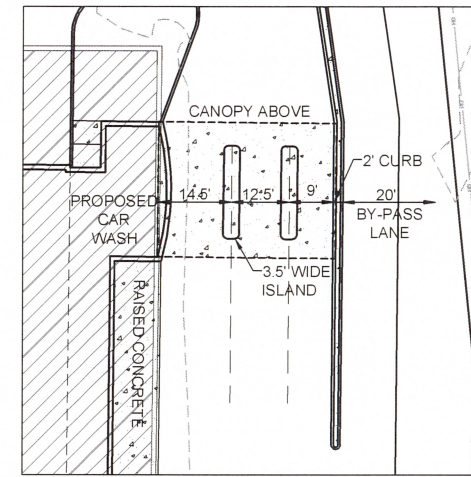
EXHIBIT 16

Site Plan



NOTES:  
1. BOUNDARY TAKEN FROM PLAT OF SURVEY BY NATIONAL SURVEY & ENGINEERING.

LEGEND	
	EXISTING FIBER OPTIC
	EXISTING ELECTRIC LINE
	EXISTING OVERHEAD AND POLE
	EXISTING GAS LINE
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EXISTING INLET & MANHOLE
	EXISTING HYDRANT
	EXISTING PAVEMENT
	EXISTING TREE LINE



**COAST WASH EXPRESS**  
**SITE PLAN**  
**PROPOSED CAR WASH SITE**  
CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

<b>PRELIMINARY</b>	INITIALS	DATE
	DESIGNED JRM	08-08-16
	DRAWN JAB	08-08-16
	CHECKED JRM	08-08-16
PROJECT NO.		<b>16.0034</b>

30' SCALE	SHEET NO.	<b>1</b>	OF	<b>3</b>

NO.	REVISIONS	BY	DATE

**JRM**  
CONSULTING LLC  
3901 OAKMONT TRAIL  
WAUKESHA, WI 53188  
262-206-6947  
maloneyjrm@aol.com

COAST CAR WASH – PRELIMINARY CONDITIONAL USE PERMIT -- PC16-0062

EXHIBIT 17

Photo of Fence







COAST CAR WASH – PRELIMINARY CONDITIONAL USE PERMIT -- PC16-0062

EXHIBIT 18

Plat of Survey