



City of Waukesha
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Committee: Plan Commission	Date: 1/25/2022
Common Council Item Number: PC23-0340	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 to combine two properties at the northwest corner of W. Sunset Drive and S. Grand Avenue.	

Details: The applicant would like to combine the two properties at 300 W. Sunset Dr. and 316 W. Sunset Dr. 300 W. Sunset Dr. has an area of approximately 24,000 square feet and is currently occupied by a small convenience store. 316 W. Sunset Dr. has an area of approximately 23,250 square feet and was most recently occupied by a Vietnamese restaurant. The combined property will have an area of 1.08 acres, or 47,251 square feet. The buildings on both of the existing lots will be removed and replaced with a new standalone car wash facility. The address for the combined property will be 300 W. Sunset Dr.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

No financial impact to the City.

Staff Recommendation:

Staff recommends approval of a Certified Survey Map to combine the lots at 300 W. Sunset Dr. and 316 W. Sunset Dr. with the following conditions:

- Engineering Department comments will be addressed.