

**CITY OF WAUKESHA****Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 12/14/2016
<b>Common Council Item Number:</b> PC#16-0103	<b>Date:</b> 12/14/2016
<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> <b>Coast Car Wash, 1676 Arcadian Avenue – Final Site Plan &amp; Architectural Review</b>	

**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 is approximately a 2.4 acre parcel that was recently rezoned 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. The paving must be set back at least 15 feet from the right-of-way or 10 feet with a landscaped berm. The driveway opening onto Anitol must not exceed 30 feet in width. The pay station canopy does not meet the required 50 foot setback, but a variance from the set back was granted by the Board of Zoning Appeals in November. The Business plan indicates hours of operation from 7am to 7pm daily with at 2-3 employees on site during operating hours.

**Options & Alternatives:**

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**Financial Remarks:**

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**Staff Recommendation:**

Staff recommends final approval of the plans with all staff comments, including Engineering Dept., Fire Dept. and Water Utility to be addressed.

