



CITY OF WAUKESHA

Administration

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

| | |
|--|---|
| Committee: Plan Commission | Date: 8/10/2016 |
| Common Council Item Number: PC#16-0062 | Date: Click here to enter a date. |
| Submitted By: Maria Pandazi, City Planner | City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text. |
| Finance Department Review: Rich Abbott, Finance Director RA | City Attorney's Office Review: Brian Running, City Attorney Click here to enter text. |
| Subject: 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.

