



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 10/12/2016
<b>Common Council Item Number:</b> PC#16-0062	<b>Date:</b> 8/7/2016
<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, 905 Anitol – Preliminary Conditional Use Permit</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 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. The paving must be set back at least 15 feet from the right-of-way or 10 feet with a landscaped berm. Staff also suggests additional landscaping be provided around the perimeter of the site. The pay station canopy does not meet the required 50 foot setback. The Business plan indicates hours of operation from 7am to 7pm daily with at 2-3 employees on site during operating hours.

**Options & Alternatives:**  
 Approve the pay station canopy as proposed contingent on the applicant being able to attain a set back variance from the Board of Zoning Appeals.

**Financial Remarks:**  
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**Staff Recommendation:**  
 Staff recommends preliminary approval with all setbacks to be met, staff suggests only one driveway opening onto Anitol, then route entrance traffic on site, along with any other conditions the Plan Commission deems necessary.

