

MIKE KLUMB  
**CAR WASH**  
MILWAUKEE, WI

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

EXHIBIT 4

Conditional Use Permit Application

RECEIVED

JUL 11 2016



CITY OF WAUKESHA  
DEPARTMENT OF COMMUNITY DEVELOPMENT CITY PLAN COMMISSION  
City Hall, 201 Delafield Street, Room 200  
Waukesha, WI 53188  
Phone (262) 524-3750 Fax (262) 524-3751

**CONDITIONAL USE PERMIT APPLICATION**

This application must accompany a Plan Commission Application along with the required fee.  
The Plan Commission may not make a decision on this request if the property owner is not present at the meeting.

DATE: 7-10-16

NEW APPLICATION  AMENDMENT TO EXISTING CONDITIONAL USE PERMIT

NAME OF PROJECT OR BUSINESS: Coast Car Wash

LOCATION OF USE: W227 S1584 Anita Ave

TYPE OF USE: Car Wash

Is this a NEW use or is this use being relocated from somewhere else? New

If you are relocating a use, where are you relocating it from? \_\_\_\_\_

Do you operate a use in other locations? ? (Circle one) YES  NO

If yes, please explain: \_\_\_\_\_

Will the use be occupying an existing building or will you be building a new building? EXISTING  NEW

Hours and days of operation: Sunday thru Saturday 7am - 7pm

Number of Employees: 3 - 5

Number of on-site parking stalls available: 6

Length of permit requested (6 month, 1 year, 2 year, permanent): Permanent

Current zoning: T1

Is a License required to operate this use? (Circle one) YES  NO  If yes, please attach a copy.

Name of licensing authority: \_\_\_\_\_

Will any hazardous materials be used? No

The following information must be attached to process the permit:

- A site map showing the location of the proposed site.
- A site plan showing the location of building(s), parking, landscaping, etc.
- A floor plan of the building showing how it will be used for the proposed use.
- If an existing building, a photo of the building. N/A
- If new, complete development plans must be submitted per the development guidelines.
- If facade changes are proposed, plans must be submitted showing changes. N/A
- A business plan if there is one; otherwise answer the questions on the back.

Please Note: If approved, this permit will be issued to the applicant only and will not be transferrable. This application will become null and void if required fees and materials are not submitted at time of application. Any physical changes made to the building may require the installation of additional fire protection systems. Please contact the Fire Marshal for further discussion.

Please attach a copy of your Business Plan if you have one.

If you do not have written Business Plan or choose not to share it, please answer the following questions:

1. What business will you be in? Washing of cars/trucks
2. Explain your business' daily operations. Automatic Car Wash
3. How will business be managed on a daily basis? 2-3 Employees working on-site at all times
4. What are your products or services? Washing cars/trucks
5. Will your employees need additional parking? No
6. Are employees required to have any certification(s)? No
7. Who is the owner of the building or premises where your business will be conducted?  
Coast Car Wash, LLC Owners Michael/Beth Klumb
8. If you are not owner of the building or premises where your business will be conducted, do you have a lease agreement with the owner? N/A
9. Are there any insurance requirements for your business? Standard
10. Will you have property insurance? Yes
11. Are there any noise considerations/concerns with your business operations? No

**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.

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

\_\_\_\_\_

Owner's Name (Printed): Mike and Beth Klumb

Address of Owner: N 1993 Birches Drive

Lake Geneva, WI 53147

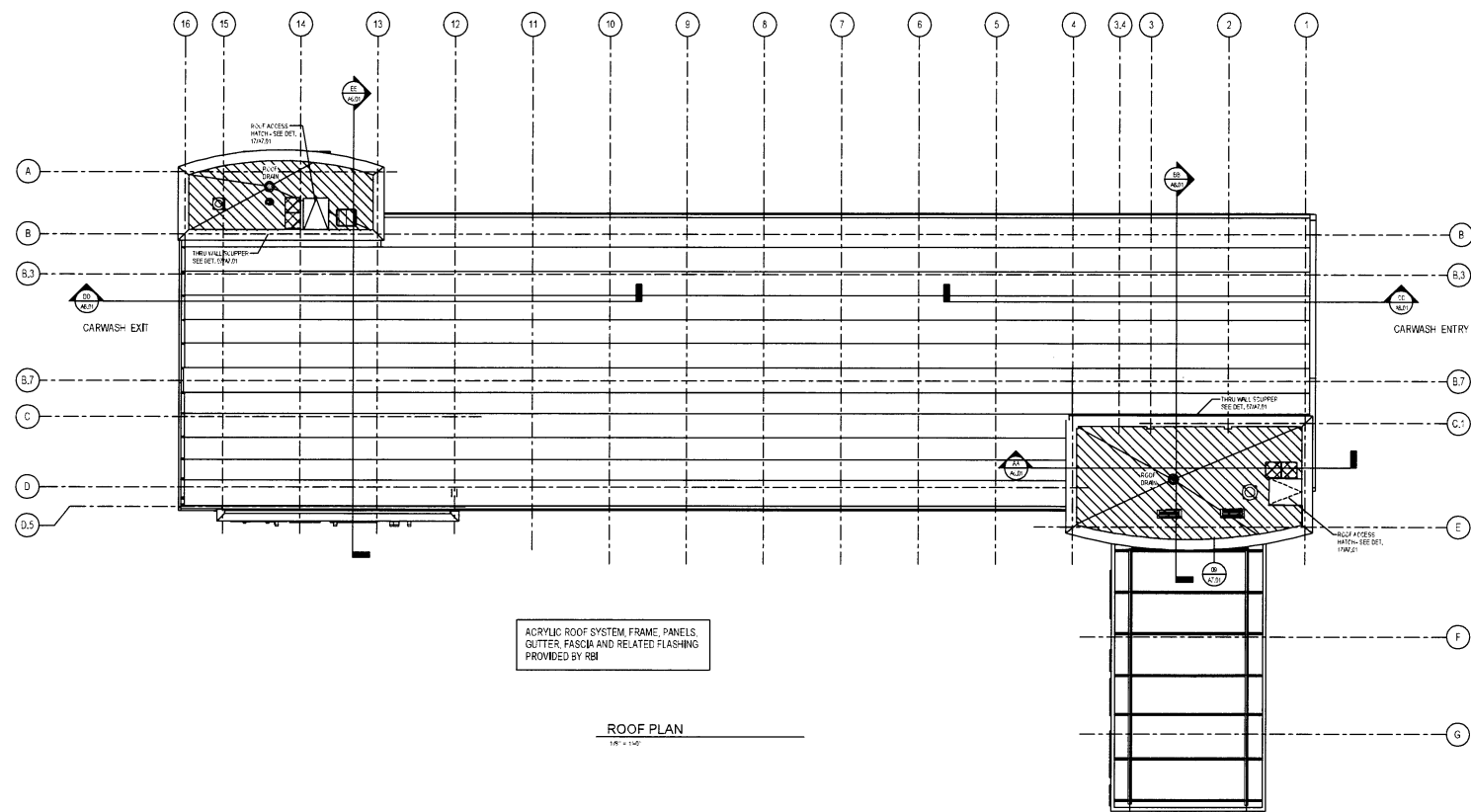
Phone Number of Owner: 262-613-5566

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EXHIBIT 5

Elevation Standard

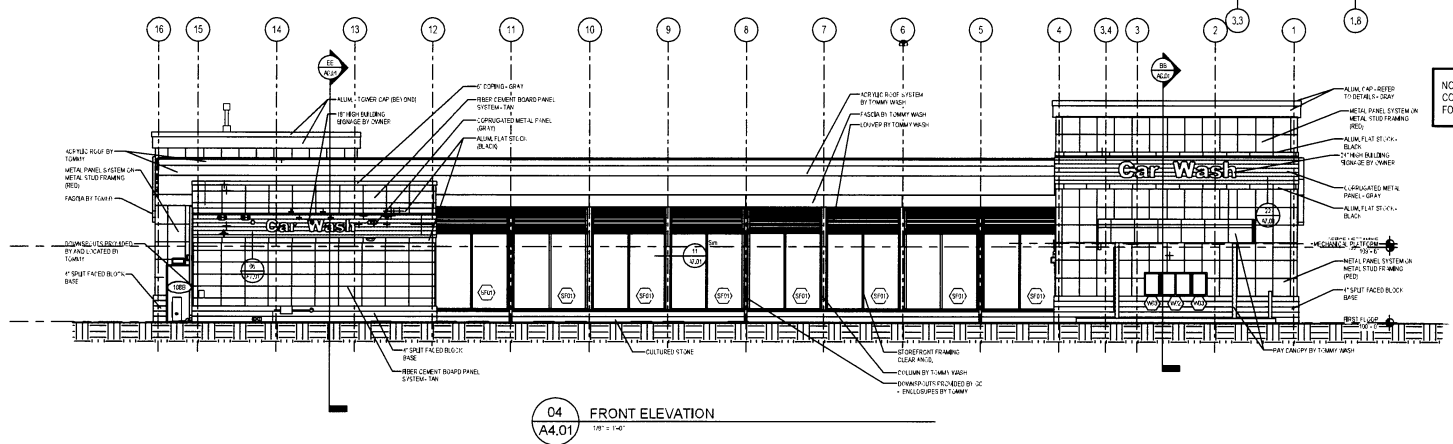
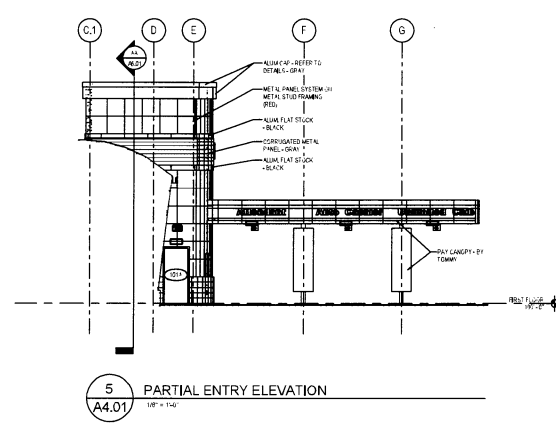
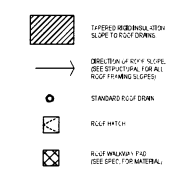




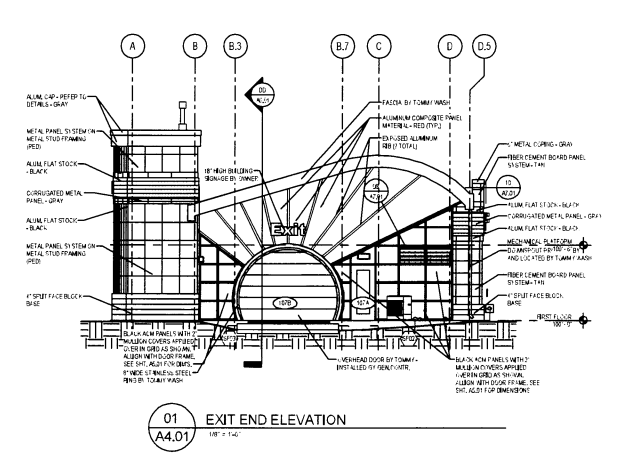
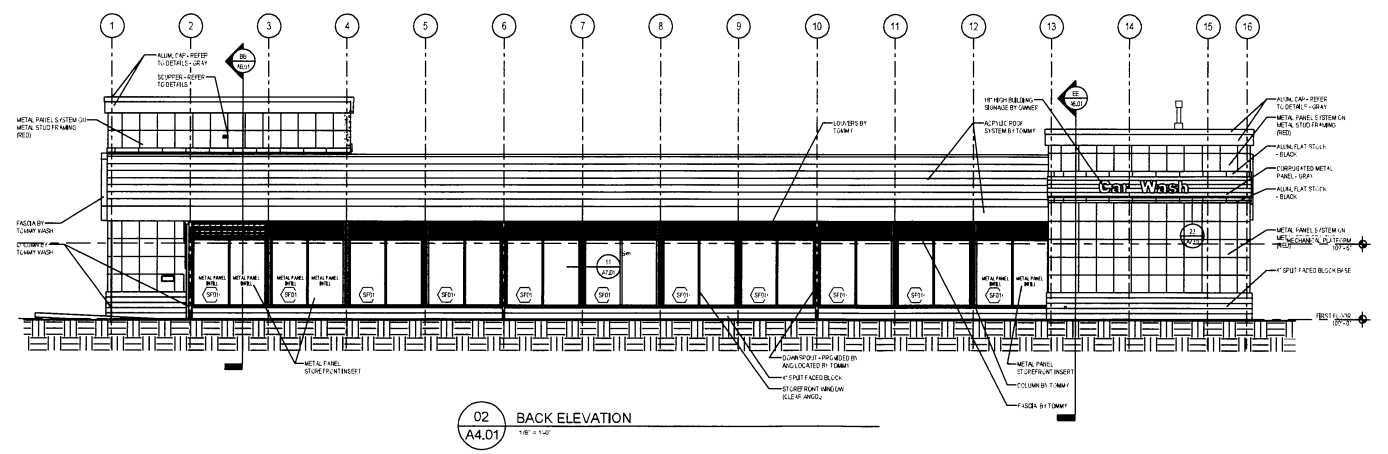
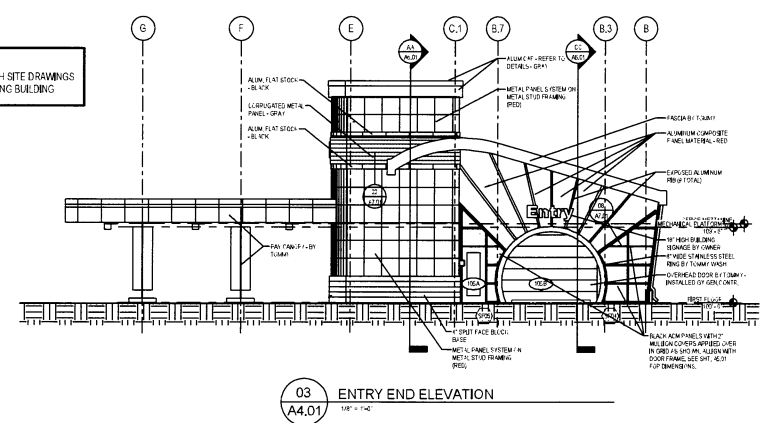
**GENERAL NOTES**

1. POOF DETAILS - SEE FINISH PLUMBING VENT DETAIL (10A.01) SEE FINISH ROOF PANEL DETAIL (10A.01) SEE FINISH ROOF FLASHING DETAIL (10A.01) SEE FINISH ROOF FLASHING DETAIL (10A.01)
2. REFER TO MECHANICAL DRAWINGS FOR LOCATION AND NUMBER OF PLUMBING VENTS THROUGH ROOF.
3. REFER TO MECHANICAL DRAWINGS TO COORDINATE ALL ROOF PENETRATIONS THROUGH ROOF.
4. PROVIDE WATERPROOFING ON ALL ROOF MATERIALS AND MECHANICAL ROOF PENETRATIONS. TAPER SHALL PROVIDE DRAINAGE AWAY FROM WATER PENETRATIONS.
5. TOWER ROOF DECK AND FLASHING PROVIDED BY JEN. COOR. SEE SPECIALTY CURVED FLASHING SYSTEM TO BE USED AND ROOF PLAN FOR LOCATION OF WATERPROOFING AND FLASHING SYSTEMS OF ROOF DECK.
6. STANDED ROOF VENTREILATIONS -  
 "RV" - ROOF VENT  
 "OV" - OVERFLOW OF DRAIN  
 "EF" - EXHAUST FAN  
 "IV" - INTAKE VENT  
 "RV" - ROOF TIE UP LINE  
 "RV" - ROOF VENT

**LEGEND**



NOTE COORDINATE WITH SITE DRAWINGS FOR GRADES ALONG BUILDING



EXTERIOR ELEVATION & ROOF PLAN

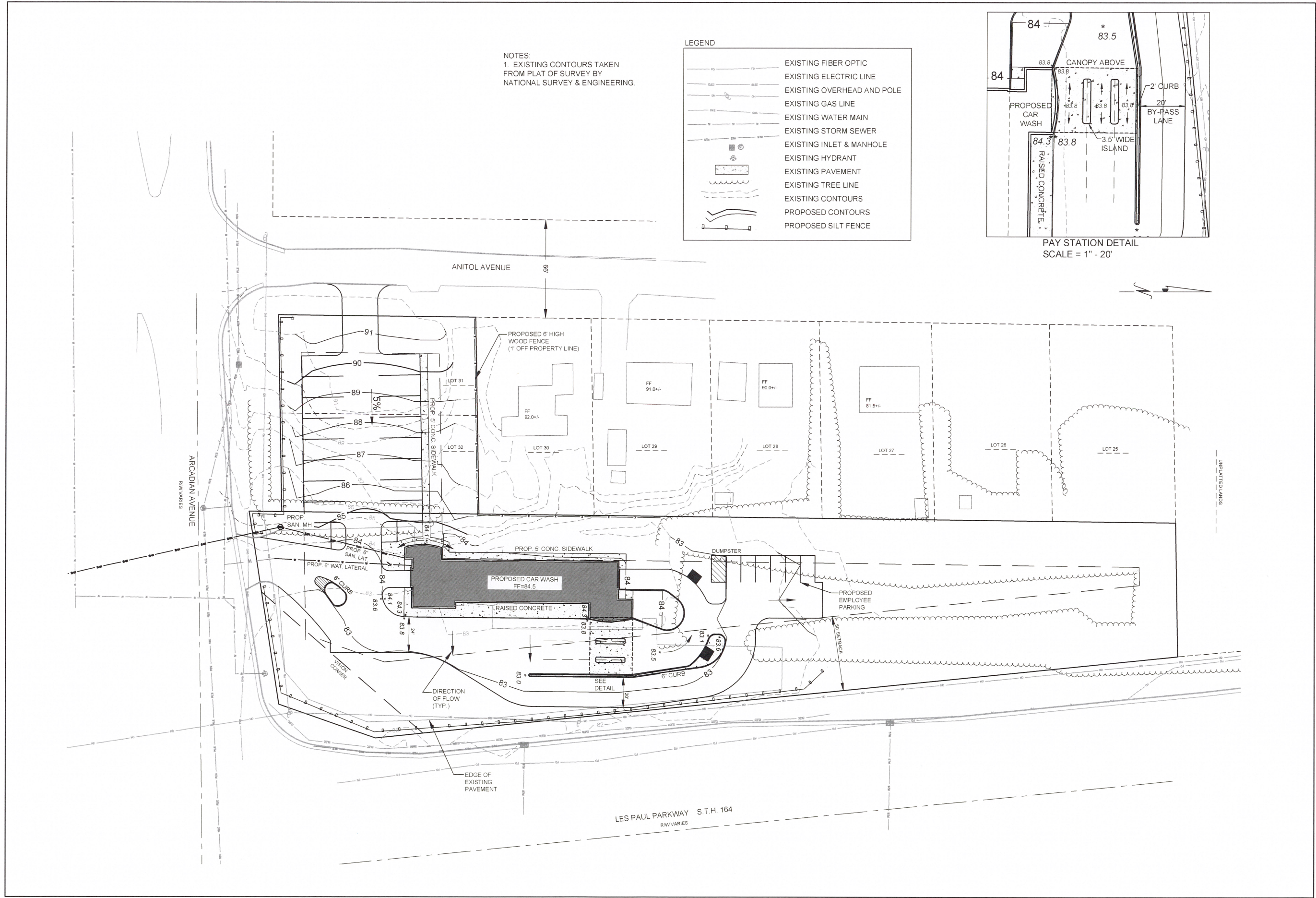
**A4.01**



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**EXHIBIT 6**

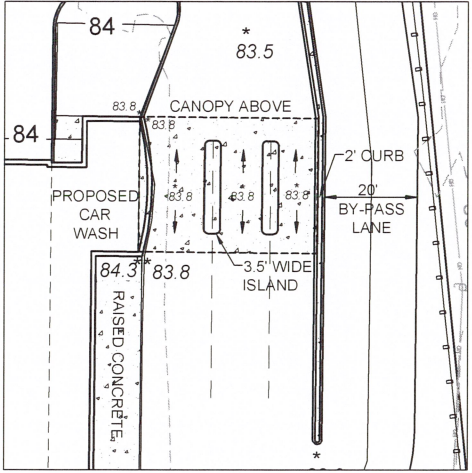
**Grading Plan**



NOTES:  
 1. EXISTING CONTOURS 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         |
|  | EXISTING CONTOURS          |
|  | PROPOSED CONTOURS          |
|  | PROPOSED SILT FENCE        |



**JRM CONSULTING, LLC**  
 CIVIL & SURVEYING SERVICES  
 390 OAKMONT TRAIL  
 WAUKESHA, WI 53186  
 262-206-8027  
 main@jrmconsult.com

| NO. | REVISIONS | BY | DATE |
|-----|-----------|----|------|
|     |           |    |      |
|     |           |    |      |
|     |           |    |      |

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

|             |          |          |
|-------------|----------|----------|
| PRELIMINARY | INITIALS | DATE     |
| DESIGNED    | JRM      | 06-23-16 |
| DRAWN       | JAB      | 06-23-16 |
| CHECKED     | JRM      | 06-23-16 |
| PROJECT NO. | 16.0034  |          |

0 30' SCALE

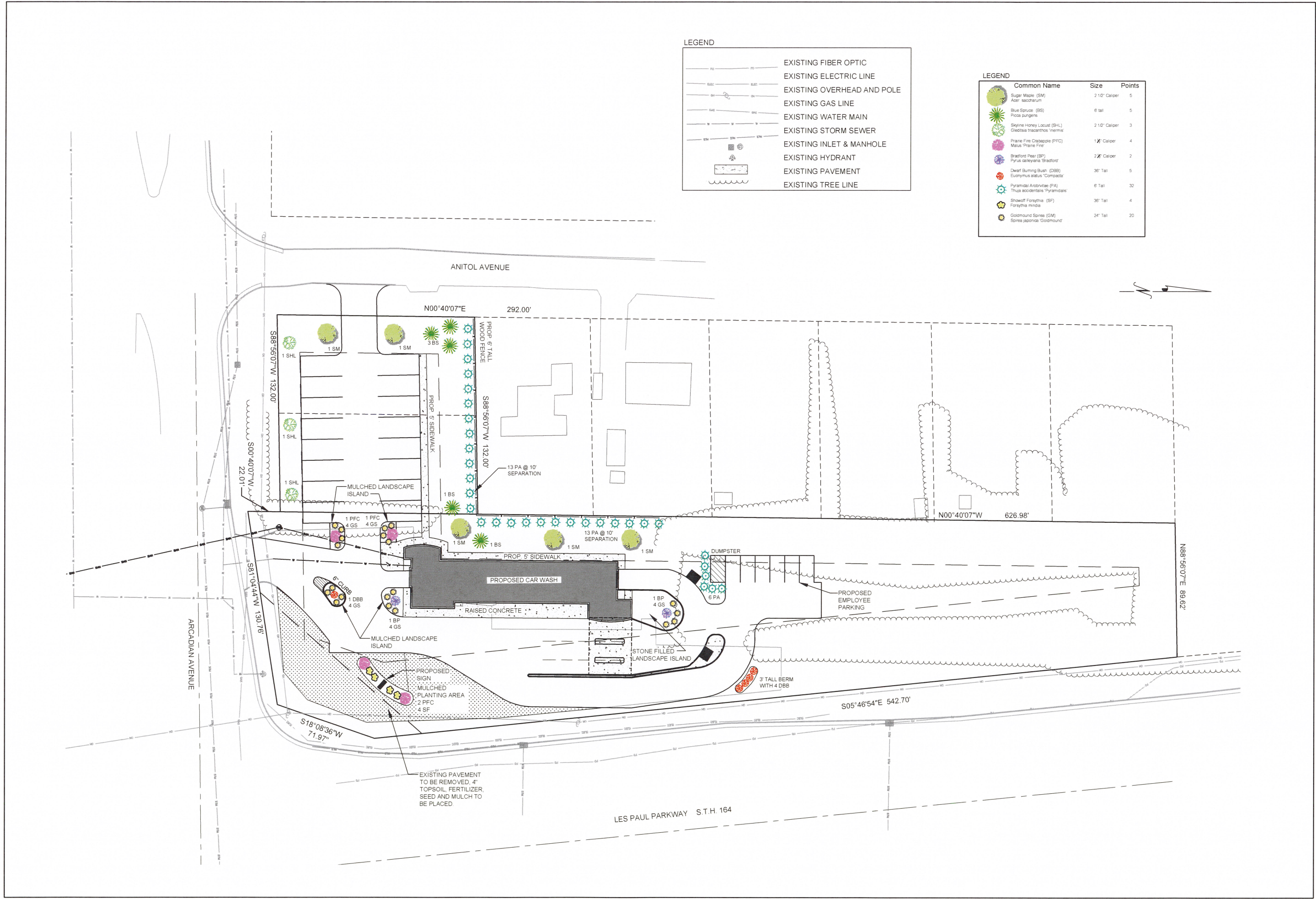
SHEET NO. **2** OF **3**

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

EXHIBIT 7

Landscape Plan





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         |

LEGEND

| Common Name                      | Size           | Points |
|----------------------------------|----------------|--------|
| Super Maple (SM)                 | 2 1/2" Caliper | 5      |
| Acer saccharum                   |                |        |
| Blue Spruce (BS)                 | 6' tall        | 5      |
| Picea pungens                    |                |        |
| Skyline Honey Locust (SHL)       | 2 1/2" Caliper | 3      |
| Cedrus lasiocarpa 'nana'         |                |        |
| Prairie Fire Crapepole (PFC)     | 1 1/2" Caliper | 4      |
| Malis 'Prairie Fire'             |                |        |
| Bradford Pear (BP)               | 2 1/2" Caliper | 2      |
| Pyrus calleryana 'Bradford'      |                |        |
| Dwarf Burning Bush (DBB)         | 36" Tall       | 5      |
| Euonymus status 'Compacta'       |                |        |
| Pyramidal Arborvitae (PA)        | 6' Tall        | 32     |
| Thusa occidentalis 'Pyramidalis' |                |        |
| Showoff Forsythia (SF)           | 36" Tall       | 4      |
| Forsythia minima                 |                |        |
| Goldmound Spruce (GM)            | 24" Tall       | 20     |
| Sorbus japonica 'Goldmound'      |                |        |

3900 OAKMONT TRAIL  
WAUKESHA, WI 53188  
262-596-9847  
malruoy@jrmconsult.com

| NO. | REVISIONS | BY | DATE |
|-----|-----------|----|------|
|     |           |    |      |
|     |           |    |      |
|     |           |    |      |

**COAST WASH EXPRESS**

**LANDSCAPE PLAN**

**PROPOSED CAR WASH SITE**

CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

**PRELIMINARY**

| INITIALS     | DATE     |
|--------------|----------|
| DESIGNED JRM | 06-23-16 |
| DRAWN JAB    | 06-23-16 |
| CHECKED JRM  | 06-23-16 |

PROJECT NO.  
**16.0034**

SCALE

SHEET NO.  
**3** OF **3**

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EXHIBIT 8

Site Plan