



CITY OF WAUKESHA
DEPARTMENT OF COMMUNITY DEVELOPMENT

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: 9/7/2023

[X] NEW APPLICATION [] AMENDMENT TO EXISTING CONDITIONAL USE PERMIT

NAME OF PROJECT OR BUSINESS: Cotton Sealcoating LLC

LOCATION OF USE: 1608 N. Grandview Blvd Waukesha, WI 53188

TYPE OF USE: Sealcoating business - Home Office + Storage

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? N/A

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

If yes, please explain: Sealcoating and meeting customers exclusively at customers property.

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

Hours and days of operation: Sunday-Saturday 7AM-10PM (Seasonal: April-November)

Number of Employees: 4

Number of on-site parking stalls available: 11

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

Current zoning: RS-3

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

Name of licensing authority: N/A

Will any hazardous materials be used? Storage of small amounts of propane tanks and gasoline

The following information must be attached to process the permit:

- [X] A site map showing the location of the proposed site.
[X] A site plan showing the location of building(s), parking, landscaping, etc.
[X] A floor plan of the building showing how it will be used for the proposed use.
[X] If an existing building, a photo of the building.
[] If new, complete development plans must be submitted per the development guidelines.
[] If facade changes are proposed, plans must be submitted showing changes.
[] 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? Asphalt Sealcoating Business - Storage and home office.
2. Explain your business' daily operations. See Attached Sheet "Detailed description of operations"
3. How will business be managed on a daily basis? Managed by owners, who are husband and wife.
4. What are your products or services? Triton Sealer, Sealmaster Tar (Products) Sealcoat Asphalt for residential and commercial (service)
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? Brian + Heather Cotton
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? We carry business Insurance - Acuity.
10. Will you have property insurance? We have property Insurance -
11. Are there any noise considerations/concerns with your business operations? Start up small engine + compressor on Seal tank to mix sealer.



1608 N. GRANDVIEW BLVD
WAUKESHA WI, 53188
262-501-0708

DETAILED DESCRIPTION OF DAILY OPERATIONS

1. 7:30am – Turn on hot tar machine to heat it up
2. 7:45am – Make sure all supplies & Equipment is on Sealing Truck or Trailer for that day.
3. 8:30am start motor on sealing tank to mix the sealer (approx. 5-10 min) & start up the trucks to warm up.
4. 8:45am leave to job at customer's residential home or Commercial lot.
5. 2:00pm – 5:00pm Come home from jobs, Break down boxes & clean out water bottles from truck and put in garbage or recycling bins.

OTHER DESCRIPTION OF WEEKLY OPERATIONS

1. One or two times per week we start up compressor on 1st truck to pump sealer out of 2nd truck.
 - Startup compressor
 - Startup motor on mixer tank
 - Open lid on 1st truck
 - Take spray wand from 2nd truck insert into top of tank on 1st truck
 - Close lid with wand inside tank
 - Open up ball valve for sealer to go thru wand and transfer into tank,
 - This whole operation takes about 15-30 mins.
2. Maintenance Repairs
 - Backpack / walk behind blowers – Oil Change & Adding gas
 - Wire wheel edger machine – Oil Change, Change filter, Add gas
 - Walk behind power broom – Add gas, Change broom bristle



- Legend**
- Municipal Boundary_2K
 - Parcel_Dimension_2K
 - Note_Text_2K
 - Lots_2K
 - Lot
 - Unit
 - General Common Element
 - Outlot
 - SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
 - Cartoline_2K
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
 - <all other values>
 - Railroad_2K

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0 30,00 Feet

Notes:
Printed: 8/23/2023



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COMPANY VEHICLES ON PROPERTY

Chevy with seal tank on back
Ford with seal tank on back
Enclosed trailer 12ft
Qty 2 Tar Machines on 10ft trailers
Chevy Silverado pickup truck

PERSONAL VEHICLES ON PROPERTY

Chevy Silverado pickup truck
Ford Windstar Van
Dodge Durango
Ford Escape
Ford Mustang
Personal trailer 10ft



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FRONT OF HOME



SIDE OF HOME FROM STREET



BACK OF HOME



BACK OF HOME



GARAGE



OUR SEALING TRUCK WITH TAR MACHINE ATTACHED