

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
☐ AMENDMENT TO EXISTING CONDITIONAL USE PERMIT
NAME OF PROJECT OR BUSINESS COtton Sealcoating LLC
LOCATION OF USE: 1608 N. Grandview Blvd Wardkesha, WI 53188
TYPE OF USE: Seal coating 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: Seal coating 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:
Length of permit requested (6 month, 1 year, 2 year, permanent): Vermanent
Current zoning: KS-3
Is a License required to operate this use? (Circle one) YES (NO) If yes, please attach a copy.
Name of licensing authority: NIA Will any hazardous materials be used? Storage of small amounts of propane tanks and gosoline
will any nazardous materials be used: Storage of Street Chrounts of property 4000000000000000000000000000000000000
The following information must be attached to process the permit:
$oxed{oxed}$ A site map showing the location of the proposed site.
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$oxed{\boxtimes}$ 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.
\square If new, complete development plans must be submitted per the development guidelines.
\square If facade changes are proposed, plans must be submitted showing changes.
\square 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 Scalcoating 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?
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?
9.	Are there any insurance requirements for your business? We carry business Insurance -Acusty
10.	Will you have property insurance? We have property insurance -

Are there any noise considerations/concerns with your business operations? Start up small engine + compresser on Seal tank to mix sealer.

11.



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

Waukesha County GIS Map

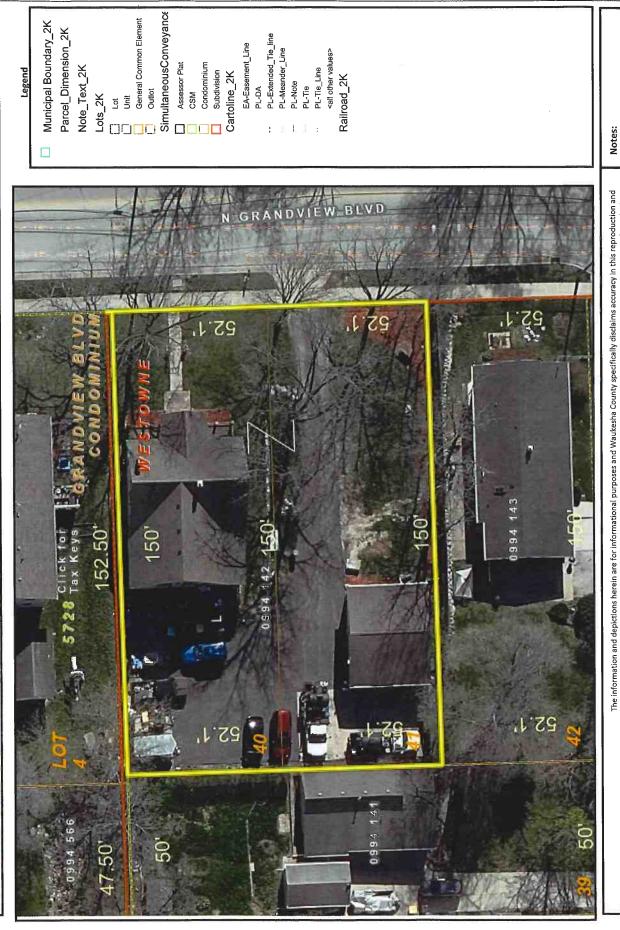
MAP WAUKESHA county

Municipal Boundary_2K Parcel_Dimension_2K

Note_Text_2K

Lots_2K

Legend



PL-Extended_Tie_line EA-Easement_Line

PL-DA

Condominium Assessor Plat

CSM

Subdivision Sarfoline_2K

PL-Meander_Line

<all other values>

PL-Tie_Line PL-Note

> The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

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30.00



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

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

Waukesha County GIS Map

SimultaneousConveyance General Common Element Municipal Boundary_2K Parcel_Dimension_2K PL-Extended_Tie_line EA-Easement_Line PL-Meander_Line <all other values> Assessor Plat Condominium Note_Text_2K PL-Tie_Line Subdivision Cartoline_2K Railroad_2K PL-Note PL-Tie Lots_2K ž Ž N GRANDVIEW BLVD CONDOMINIUM GRANDVIEW WES Home 63 SARAGE 3CAR. #1 Tealued AAT Vehical Personal Trailer Weh-ca Vehical Vehical Trailer וערומצפק 0000 100 0000 000

Notes:

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Feet

31.15



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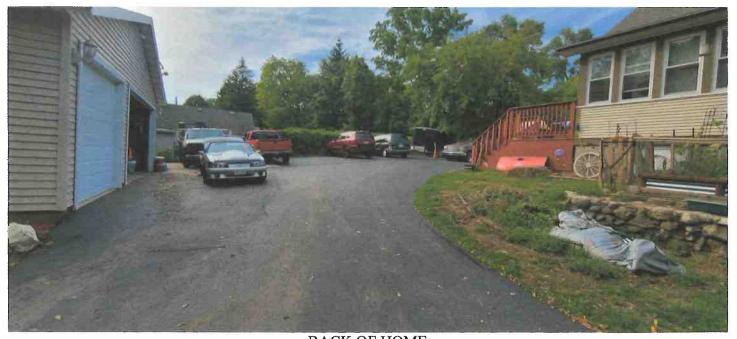
FRONT OF HOME



SIDE OF HOME FROM STREET



BACK OF HOME



BACK OF HOME



GARAGE



OUR SEALING TRUCK WITH TAR MACHINE ATTACHED