



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 5/8/2019
Common Council Item Number: PC19-0032	Date: 5/8/2019
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: Coast Car Wash, 2200 Silvernail Road – Final Site Plan & Architectural Review	

Details: The applicant is seeking Final Site Plan and Architectural Review approval for changes to the carwash building at 2200 Silvernail Rd. The building currently contains a carwash and a smaller, separate oil change facility. The applicant plans to demolish the oil change facility and make significant modifications to the carwash facility and parking lot area.

The building, minus the oil change bay, will have an area of roughly 9,500 square feet. It will contain a single carwash bay which will run from the north side of the building to the south, as well as utility space, several storage rooms, and two bathrooms. The exterior walls, which consist of grey concrete block, will mostly be unchanged. The plans indicate that the currently interior walls separating the carwash from the oil change facility from the carwash are the same as the exterior walls and will not need to be modified. The applicant will modify the overhead doors of the carwash entrance and exit to have an arched appearance rather than the current conventional rectangular style, and they also plan to add two large, red roof structures at either end of the building. The roof structures will have a total height of just over fifty feet, which falls within the airport's height maximums for the area.

In the space where the oil change is currently located the applicant will add seventeen vacuum stations, at a parallel angle to the building, as well as driveway access both for the vacuums and for the new dumpster enclosure, which will be located at the rear of the building. They also plan to expand the parking lot on the east side of the property to provide space for two full lanes in the carwash waiting area. Six new parking spaces will be located in the rear of the property, behind the waiting area. All new parking lot area will have concrete curb, and the applicant also plans to add a new curb along the west edge of the parking lot.

The applicant plans to add enhanced landscaping near the monument sign in the front of the building, and around several flagpoles in the rear. Staff has requested that they also add landscaping to the front lawn facing Silvernail. The Engineering Department has asked the applicant to make some significant modifications to the drainage plan to ensure that the wetland area in the rear of the property is protected.



Options & Alternatives:**Financial Remarks:****Staff Recommendation:**

Staff Recommends approval of Final Site Plan and Architectural Review for Coast Carwash at 2200 Silvernail Rd., with the following conditions:

- The applicant will submit a lighting plan showing that spillover at the property line does not exceed 0.5 footcandles and demonstrating that all new light fixtures conform with the city's lighting standards.
- The new dumpster enclosure will need to be made with masonry materials.
- The Landscape Plan should be modified to show improved landscaping in the lawn area facing Silvernail Rd.
- The new exterior wall in the space where the oil change is removed will match the existing exterior.
- Separate approval will be necessary for signs, and all signs will need to conform to the city's sign ordinance.
- All Engineering Department, Water Utility, and Fire Department comments must be addressed.