

**CITY OF WAUKESHA****Administration**

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Committee: Plan Commission	Date: 5/8/2019
Common Council Item Number: PC19-0031	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 – Conditional Use Permit	

Details: The applicant, the owner of Coast Carwash at 1676 Arcadian Ave., is seeking a Conditional Use Permit to operate a second carwash location under the same name at 2200 Silvernail Road. Another carwash, named Lake Country Auto Spa, operated at the site until recently, along with an oil change service. The applicant plans to demolish the east section of the building, which contained the oil change service, and expand the carwash operation.

The carwash will operate seven days a week, 365 days a year, from 7AM to 8PM Monday through Saturday, and 8 AM to 8 PM on Sundays. Plans submitted for this application do not show replacement of heating equipment that would allow carwash operations to continue in cold weather, but the applicant does plan to make those changes prior to applying for building permit applications and understands that the building code will require them. The carwash will have eight to twelve employees, but only four will work per shift. Six employee parking spaces will be located in the rear of the parking lot. The applicant does not plan to use any hazardous materials during carwash operations and does not believe there are any noise concerns related to the business. The nearest residential property is located roughly 1,200 feet to the west.

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

Staff Recommends approval of a Conditional Use Permit for a carwash at 2200 Silvernail Road, with the condition that all Engineering Department, Water Utility, and Fire Department comments will be addressed.

