

May 13, 2025

**To:**

City of Waukesha  
Community Development Department  
201 Delafield Street  
Waukesha, WI 53188

**Subject: Project Description–Fueling Station and Tunnel Car Wash with Exterior Vacuum Stations**

Dear Community Development Department,

On behalf of FoxArneson Construction, I respectfully submit this cover letter to formally introduce and outline the proposed development of a combined fueling station and fully automated tunnel car wash facility with exterior vacuum stations, to be located at 1610 East Main Street.

**Project Description**

The proposed development includes the following key components:

**1. Fueling Station:**

- Self-service fuel pumps equipped with secure, automated payment systems.
- Open 24/7 for public access.
- Remote monitoring and surveillance to ensure operational safety and compliance.
- This site will be managed by on-site personnel during the hours of operation of the car wash; the site will be managed and maintained remotely when the car wash is closed.
- Designed to meet all local, state, and federal environmental and safety regulations.

**2. Automated Tunnel Car Wash:**

- A state-of-the-art, fully automated, high-efficiency tunnel wash system.
- High-volume throughput design to minimize wait times.
- Energy-efficient dryers and environmentally friendly cleaning agents.

**3. Exterior Vacuum Stations:**

- Multiple self-service vacuum bays available for customer use post-wash.
- Equipped with powerful suction systems and waste receptacles.
- Designed to optimize traffic flow.
- Easily accessible to accommodate multiple users simultaneously.

## Site Design and Compliance

The facility has been designed in accordance with applicable local zoning regulations, building codes, and environmental standards. Key considerations include:

- **Stormwater Management:** Proper grading and drainage systems to manage runoff in compliance with local requirements.
- **Traffic Circulation:** A professionally engineered site plan to ensure safe ingress/egress and minimize disruption to surrounding traffic patterns.
- **Noise and Lighting:** Design features to mitigate noise and light pollution, including directional lighting and modern equipment.
- **Environmental Impact:** Integration of energy-efficient components.

## Permits and Approvals Requested

We respectfully request review and approval of the necessary permits for site development, including but not limited to:

- Certified Survey Map (CSM) review.
- Site plan review.
- Architectural review.

We appreciate your attention to this application and look forward to working collaboratively throughout the permitting process. Should additional information, documentation, or clarifications be required, please do not hesitate to contact me directly at (608) 444-2578 or [jarneson@foxarneson.com](mailto:jarneson@foxarneson.com).

Sincerely,

FOXARNESON, INC.

*James R. Arneson*

James R. Arneson, PE  
President