



**City of Waukesha**  
201 Delafield Street  
Waukesha, WI 53188  
Tel: 262.542.3700  
waukesha-wi.gov

## City of Waukesha Cover Sheet

<b>Committee:</b> Plan Commission	<b>Meeting Date:</b> 7/23/2025
<b>ID Number:</b> PC#25-0121	<b>Ordinance/Resolution Number (if applicable):</b>
<b>Department Submitting:</b> Community Development	<b>Submission Date:</b> 7/14/2025
<b>Agenda Item Title:</b> Review and possible action on the Final Site Plan & Architectural Review for 1610 E Main Street	

<b>Issue Before the Council:</b> Review and act on the Final Site Plan & Architectural Review for 1610 E Main Street - A request from Woodman's to add a new fueling station, tunnel car wash and outside vacuum stations on an empty lot along E Main Street in front of the store at 1610 E Main Street in the B-5 Community Business District
<b>Options &amp; Alternatives:</b> The Plan Commission could approve the application with or without conditions or deny it. If the application is denied the proposal will not be able to go forward
<b>Additional Details:</b> <p>The applicant is proposing a new fueling station, tunnel car wash and outside vacuum stations on Lot 2 of the empty lot along E. Main Street. The property is zoned B-5 (PUD), Community Business District. The land was divided into two outlots and was approved at the June 25, 2025 Plan Commission meeting.</p> <p>The applicant is looking to add some self-service fuel pumps on the north side of the property. There are six gas pumps that can accommodate up to twelve vehicles. There is currently a gas station to the east of this site, with a convenience store and car wash. The new service station will not have a convenience store and will be available 24/7. The tunnel car wash will be located on the south side of the property. The cars will enter the car wash on the west side of the building and exit on the east. The building will be made of masonry brick, composite material and EIFS. It will also have spandrel glass on the north and south elevations. The colors will be red, white and</p>



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cream to match the existing Woodman's store. The car wash is approximately 4,790 sq. ft.

The vacuum stations will be located just north of the car wash building with approximately 14 stations for vacuuming vehicles. The applicant will also be adding a masonry dumpster enclosure along the west side of the property. Customers will enter the car wash on the north side of the property, pay at the two pay stations, then go into the car wash.



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**What is the Strategic Plan Priority this item relates to:**  
People-Centered Development

**What impact will this item have on the Strategic Plan Priority?**

**Financial Remarks:**  
No Direct financial impact on the City

**Executive Recommendation:**  
Staff recommends approval of the

- All engineering, fire department and water utility comments to be addressed.
- An engineering concurrence letter is required prior to building permits being pulled
- All signs must be applied for and permitted per city code
- A landscape bond is required for landscaping on site

**Suggested Motion:**  
I move to approve the Final Site Plan & Architectural Review for 1610 E Main Street with staff recommendations.

**Reviewed By:**

Finance Director	Date Reviewed
City Attorney	Date Reviewed
City Administrator	Date Reviewed