



PLAN COMMISSION STAFF REPORT
Wednesday, April 25, 2018
6:00 pm
ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

- 5A. Certified Survey Map to consolidate and re-divide the former AMF Bowling properties located at 10901 W Lapham St. and the 1600 Block of S. 108 St. (Tax Key Nos. 448-9979-005 & 448-9979-004)
- 5B. Special Use Permit for Coast Car Wash, LLC to establish a vehicle wash facility on vacant property (formerly AMF Bowling) located at 10901 W Lapham St.
- 5C. Site, Landscaping and Architectural Plans for Coast Car Wash, LLC to establish a vehicle wash facility on vacant property (formerly AMF Bowling) located at 10901 W Lapham St., submitted by Mike Klumb, applicant for Coast Car Wash, LLC (Tax Key No. 448-9979-005)

Items 5A, 5B and 5C may be considered together.

Overview and Zoning

The property is zoned C-3
Community Commercial District.

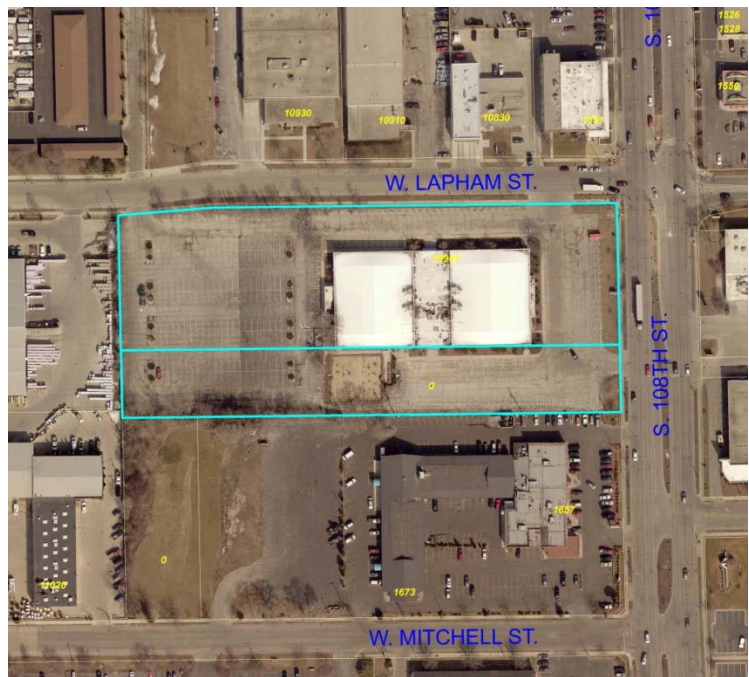
The property owner, Michael Klumb of Coast Car Wash, is proposing to demolish the former AMF Bowling Center building and construct a 5,800 sq. ft. automated car wash on about 2 acres of the overall 5 acre site.

The remaining 3 acre portion of the site will be developed separately and come before the Plan Commission at a future date, when a development project is revealed and submitted for City review.

With respect to Hwy 100 cruising, the developer is willing to coordinate with the City to work toward prevention measures and/or coordination with the West Allis Police Department.

- A. Hours of Operation.
7:00 am – 10:00 pm, seven days per week.
- B. Staffing. 10-12 employees (4 at one time/shift)
- C. Vacuums. About 28 on site
- D. Queuing/staging for about 50 vehicles on site

The total project cost estimate is between \$4 million.



You may visit a similar example of what is proposed in West Allis (built by same applicant) now open in Waukesha, 1676 Arcadian Ave, Waukesha, WI (Intersection of Hwy 59 (Greenfield Ave) and Hwy 164 (Les Paul Parkway)).

Certified Survey Map

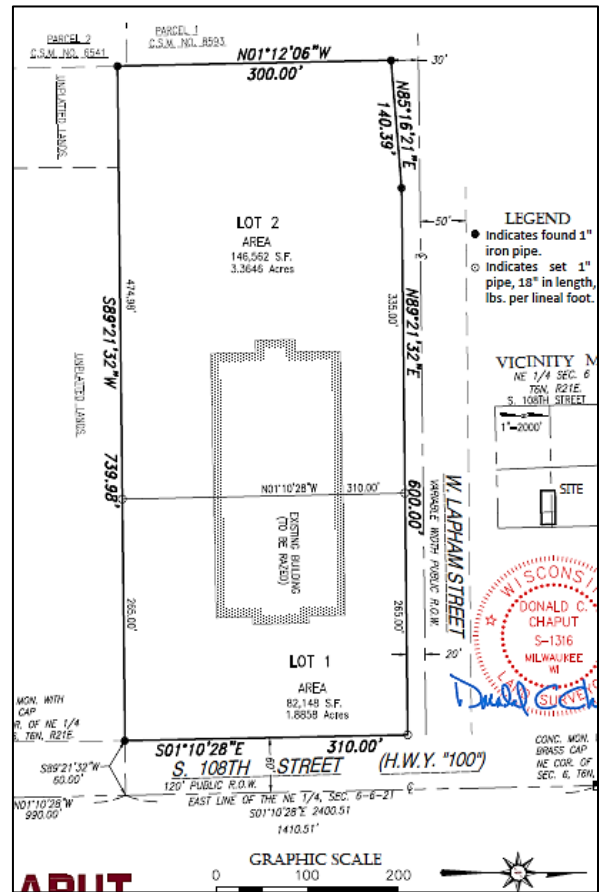
Since the former AMF site is comprised of two parcels (Tax Key No. 448-997-005 and 448-9979-004), the applicant is proposing to reconfigure the lots via a Certified Survey Map to create a proposed 1.8 acre site for the car wash and a 3.3 acre site for a future development (phase 2 – being marketed for future development).

In the event that no development is planned within 18-24 months of demolition approval, the owner would remove paved areas and replace them with grass.

Site and Landscaping

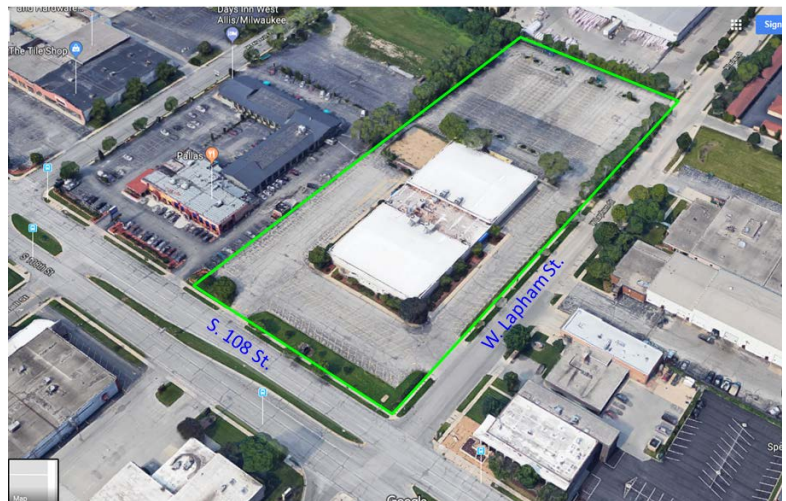
The site is located on the west side of Hwy 100 and south of W. Lapham St. There are currently 3 driveways providing access to the former, now vacant, bowling alley. One driveway on Hwy 100, and two driveways on W. Lapham St.

The proposed site plan layout indicates construction of a new 5,800 sf car wash building with wrap around drive and the point of sale area/canopy facing Hwy 100, about 28 vacuums are noted on the west side of the building. A smaller masonry storage garage for equipment is noted on the south side of the property attached to a masonry refuse enclosure.

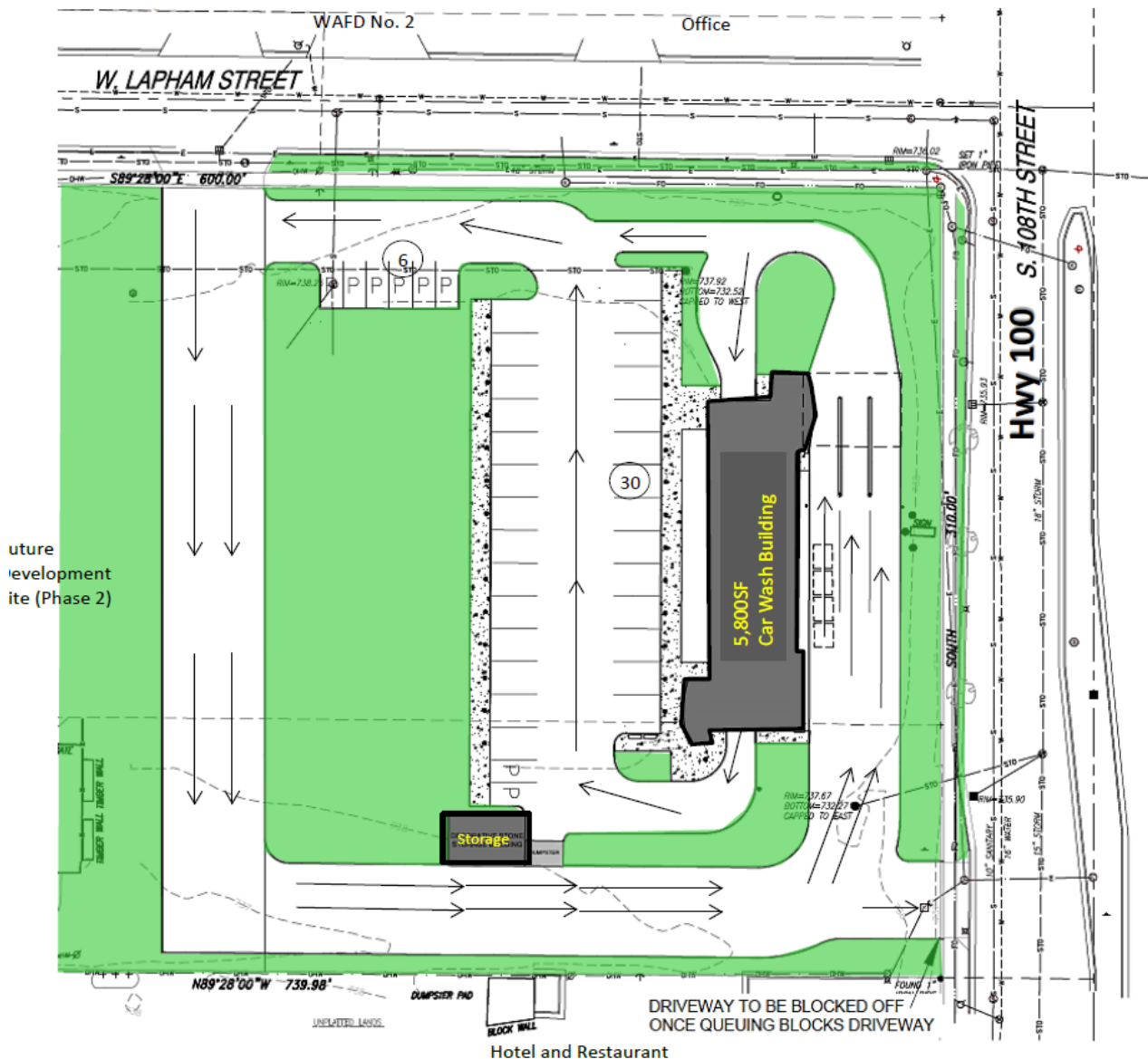


Other improvements include:

- Lapham St driveway - The existing W. Lapham St. driveway nearest the intersection with Hwy 100, is proposed to be closed and relocated about 280-ft+ from intersection with Hwy 100 (staggered just west of aligning with WAFD approach).
- Hwy 100 driveway - The existing Hwy 100 driveway on the SE side of the site is proposed to remain. Staff notes that it should either be permanently closed or modified to right turn exit only. This will help reduce backups in Hwy 100 caused by people slowing down to turn right into the site. Or potential queuing/staging backups into Hwy 100.



- Queuing/staging - Stacking for between 50-60 vehicles is anticipated, and a site plan will be submitted to show the proposed quantity more accurately. In accordance with Sec. 12.19 of the Revised Municipal Code, a total of 7 parking spaces are required for the car wash facility. A total of 36 parking spaces will be provided on the car wash site (28 parking spaces are provided for the vacuum area and 8 employee/general parking stalls). Vehicle staging for over 40 vehicles has been indicated in the traffic study, but a greater number will be feasible given the proposed site plan layout.
- Landscaping - is proposed and an update plan is being prepared. Our City Forester will also review updates. From the staff/landscaping perspective:
 - o We want to ensure that there will be proper screening around the perimeter of the site and to help protect surrounding uses including the hotel to the south and business to the north from headlights, sound, buffer/soften lines of site.
 - o On the south side of the site a solid evergreen landscaping area, perhaps combined with that of a screen fence may be in order.
 - o Along the frontage of Hwy 100 a larger massing of perennial landscaping is recommended around the sign and at the northeast and southeast corners of the property.
- Cross access - While the future development to the west of the carwash is unknown at this point, the developer is planning on cross access between properties (recommended at least between properties).



Traffic Study

The applicant has commissioned a traffic study, a traffic impact analysis (TIA) and a queuing analysis, to determine the expected weekday evening and Saturday midday peak hour operating conditions and recommendations at the identified study area intersections. The report documents the procedures, findings and conclusions of the analysis. The analysis identifies recommended modifications based on existing roadway conditions, background traffic volumes, and additional traffic expected to be generated by the car wash development.

The applicant and the City have shared the proposal and analysis with the Wisconsin Department of Transportation which is under review.

Roadway data

STH 100, also known as S 108th Street, is a north-south, six-lane divided arterial highway with a posted speed limit of 40 miles per hour (mph) throughout the study area. In 2017 annual average daily traffic (AADT) volumes on STH 100 were approximately 39,000 vehicles per day (vpd) north of Lapham Street.

Lapham Street is an east-west, two-lane undivided roadway with no posted speed limit, but was assumed to be 25-mph. No AADT information is available along Lapham Street, but was estimated to be approximately 1,800-vpd, just west of STH 100,

Forecasting

The traffic volumes expected to be generated by the car wash and gas station development is based on the size and type of the proposed uses and on trip rates as published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, Ninth Edition, 2012* as well as local traffic generation data. The local data is based on elevated video camera that was recorded at the Mister Car Wash facility on Miller Park Way in West Milwaukee, Wisconsin since the Mister Car Wash facility is a similar style car wash as the proposed Coast Wash Express Car Wash.

The proposed Coast Wash Express Car Wash is expected to generate approximately 280 total trips (140 in/140 out) during a high car wash volume weekday evening peak hour and 380 total trips (190 in/190 out) during a high car wash volume Saturday midday peak hour. The proposed Coast Wash Express Car Wash is expected to generate approximately 900 total trips (450 in/450 out) during a typical weekday (24-hour period). It is noted that, due to the type of development (express car wash) and its location (on STH 100, a heavy commuter route), approximately 30-percent of the total traffic is expected to be pass-by traffic (traffic that is already on STH 100).

The proposed car wash at STH 100 at Lapham is expected to have an operating capacity of 4 vehicles/minute being washed, which is 33% faster than the Mister Car Wash facility. Using this wash operating capacity and applying the vehicle trip generation of the Mister Car Wash on a peak winter/early spring Saturday to the proposed Lapham site results in a 95% confidence interval queue of approximately 12 vehicles. If the wash capacity of the proposed Coast Wash Express Car Wash is little slower at 3.5 vehicles/minute being washed, it would result in a 95% confidence interval queue of approximately 28 vehicles for a peak Saturday. To accommodate a peak condition at the proposed car wash, it's recommended to have an internal queuing capacity of approximately 46 vehicles without spillback onto Lapham Street.

Highlighted Recommendations

- a. As part of the Common Council special use resolution, it will be noted that W. Lapham Street be kept clear of any traffic queues/staging, so the emergency vehicles can freely access W. Lapham St. and STH 100.
- b. Closure of the existing W. Lapham St. driveway nearest the intersection is recommended and planned. The existing Hwy 100 driveway could either be closed or modified to function as right turn out/exit only. The developer will modify the driveway for right turn exit only.
- c. Extension of the northbound left-turn storage lane length (in Hwy 100) by as much as possible to maximize northbound left turn queuing/storage. The developer will need to work with WisDOT to this end.
- d. Providing at least two lanes of queuing/storage on site for the car wash is recommended. The revised plans will accomplish this recommendation.

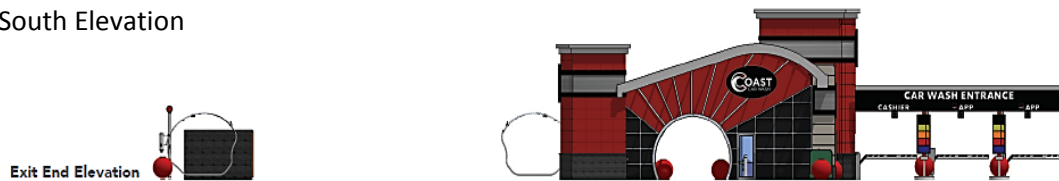
Staff is recommending that Common Council's grant of a Special Use Permit be subject to and conditioned upon a final stamped Traffic Impact Analysis being submitted to and accepted by the Wisconsin Department of Transportation.

Architecture

Proposed is a 5,800sf building with a one lane automated car wash within. The exterior materials proposed include transparent glass, aluminum composite panels, brick and corrugated metal panels. The look is contemporary and designed as a patented pre-designed system, see tommycarwash.com.

The overall height of the building varies. The highest point is about 24-ft tall. The average height is about 18-ft tall.

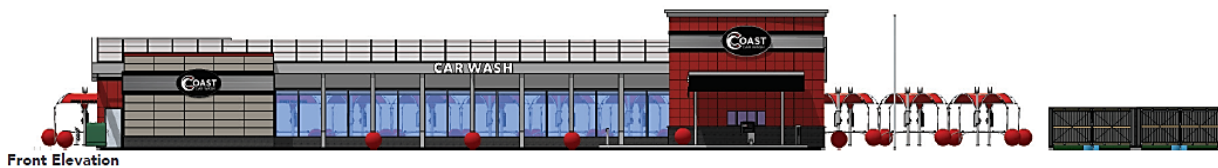
South Elevation



North Elevation



East Elevation



West Elevation



Staff is requesting color samples and an updated architectural plan to specify the staff recommended exterior details including brick, metal ACM panels. The applicant has agreed to upgrade the exterior from EIFS to ACM panel and from split faced block to brick.

There are a variety of color options within the Tommy System lineup. Staff is not opposed to the red color, but is recommending color samples and consideration toward more silver/gray or earthen tones being introduced. As an alternate additional brick on the proposed tower elements could be added.

Lighting

A lighting plan has been submitted and includes the installation of light poles and wall mounted LED lights. Staff is recommending that any additional accent lighting be shown on plan (fixture style and types). Furthermore, if the underside of the canopy features lighting, please ensure that the fixtures are recessed within the canopy (not exposed) so as to limit light splay.

Signage

Staff will review this separately as it's a different permit process. A monument sign with electronic message center and building/wall signage are proposed on site.

Recommendation: Recommend Common Council approval of the Certified Survey Map and Special Use Permit for Coast Car Wash, LLC to establish a vehicle wash facility on vacant property (formerly AMF Bowling) located at 10901 W. Lapham St. and approval of the Site, Landscaping and Architectural Plans for Coast Car Wash, LLC to establish a vehicle wash

facility on vacant property (formerly AMF Bowling) located at 10901 W Lapham St., submitted by Mike Klumb, applicant for Coast Car Wash, LLC (Tax Key No. 448-9979-005 and 448-9979-004), subject to the following conditions:

(Items 1-7 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site and Landscaping Plans being submitted to the Department of Development to show the following: (a) Additional landscaping is recommended internally and around the perimeter of the car wash site including perennial landscaping and trees (north, south, east and west); On the south side of the site a solid evergreen landscaping area, combined with that of a screen fence. Along the frontage of Hwy 100 a larger massing of perennial landscaping and trees is recommended around the sign and at the northeast and southeast corners of the property (b) Hwy 100 driveway being modified directionally to right turn exit only; (c) on the south end of the site, reduce lane widths of the proposed (40-ft) wide internal east-west queuing/stacking drive lanes (as proposed 13-ft wide – reduce to 11-ft wide); (d) site plan to show queuing/stacking on site; (e) vacuum operational and design details being noted (sound level, pay per use, free, central vacuum or dual on board canister, lighting); (f) architectural details and color specifics being provided on an updated set of elevations. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of demolition, potential driveway closure, and landscaping be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.
4. A finalized Traffic Impact Analysis being submitted to and accepted by the Wisconsin Department of Transportation.
5. The Developer's schedule for implementation of the recommended improvements being provided to the Common Council.
6. Permit application for driveway modification/concrete work within Hwy 100 right-of-way contact Wisconsin Department of Transportation.
7. Common Council approval of the Certified Survey Map and Special use (scheduled for May 1, 2018). Applicant's acknowledgement signature on the Special Use Permit Resolution.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

8. Signage and updated lighting plan being provided for staff review and approval.

9. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.