

Lane, Roger

From: David Shaw <dshaw@town.middleton.wi.us>
Sent: Monday, July 21, 2014 12:04 PM
To: Lane, Roger
Subject: Conditional Use Permit and Site Plan Approval - Car Wash
Attachments: Plan Commission Ltr re Car Wash CUP and Site Plan - 0414.pdf

Roger,

Here are the Plan Commission and Board minutes related to the Car Wash on Seybold Road. There was a small hiccup on the well testing but I believe the Board will be OK with it.

The letter from our Engineer is attached.

Plan Comm Minutes: 5/7/14:

1. Conditional Use Permit – Car Wash – 6515 Seybold Road – Paskus.
Lucas N. Roe, Attorney for the applicant with Reinhart Boerner Van Deuren, presented plans to convert the Paskus Studio into a Car Wash to be used by the applicant, Fields Automotive, 6524 Seybold Road. Two overhead doors will need to be installed. There should be little impact on traffic as the facilities are only to be used by Fields Automotive and not by the public. Attorney Roe said an existing sign for the site located in the right of way would be removed and no new signs were proposed.

Motion: Richson / Rounds, to recommend to the Board to approve the Site Plan and Conditional Use Permit with conditions as in the Vierbicher review letter dated April 30, 2014. Motion carried. (6-0)

Board Minutes: 7/7/14

Conditional Use Permit and Site Plan Approval – Car Wash – 6515 Seybold Road – Paskus.

Steve and Renee Shanesy with “Ruffin’ it Resort” dog daycare facility said their previous concerns about noise were relieved upon learning there would not be mechanical blowers used.

Lucas Roe, Reinhart Boerner Van Deuren s.c., Craig Hoffman and Ryan Fields of Fields Auto and Thomas Goethel of CTW Corp. Wells & Pumps presented information on the proposed car wash included a video demonstrating its noise level.

Tom Goethel indicated that Renee Farley of Farley’s House of Pianos had declined the well test.

Motion: Whitney / Kolar, to approve the Conditional Use Permit and Site Plan for 6515 Seybold Road as it meets the six standards of Dane County Ordinances 10.255(2)(h) for conditional use permits as required, subject to the following conditions:

1. The car wash shall be limited to servicing dealer inventory and customers of the auto dealership located at 6624 Seybold Road. The car wash shall not be open to the general public.
2. The car wash shall only be operated during the following times:
Monday — Thursday: 7:30 a.m. to 8:00 p.m.
Friday: 7:30 a.m. to 6:00 p.m.

Saturday: 9:00 a.m. to 5:00 p.m.

Sunday: Closed

4. The existing business sign which lies partially within the Seybold Road right-of-way shall be removed prior to the operation of a car wash on the property and all additional exterior signage shall comply with the Dane County Code of Ordinances, Town of Middleton Ordinances and be approved by the Town Board.
5. Outside loudspeakers are prohibited.
6. No mechanical dryers shall be used in connection with the car wash.
7. If a mechanical car wash system other than the Hercules 3000 System is utilized on the property and such other system generates noise in excess of 70 dB as measured from the property boundary, following written notice from the Town, the overhead door(s) to the car wash shall be closed while the car wash is in operation.
8. Access to the car wash shall be provided by one of the existing overhead doors on the building or the proposed overhead doors per the Site Plan dated April 10, 2014.
9. The applicant to make an offer to both McDermott's Service and Repair and Farley's House of Pianos to conduct a well pump test on the existing well at 6515 Seybold Road, and if either accept the offer within one week of receipt, the applicant shall pump at 15 to 20 gallons per minute for 2 hours while monitoring the impact on the adjacent well(s). Applicant agrees to evaluate the impact further and propose an alternate evaluation or proposal if the water level in either well is drawn down more than 2 vertical feet during the test.
10. The applicant acknowledges that the parking spaces in Town right-of-way may be removed in the future at the Town's discretion without compensation.

Motion carried. (5-0)

David D. Shaw
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