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**TOMMY'S CAR WASH – SUPPLEMENTAL INFORMATION for
SITE PLAN and CONDITIONAL USE PERMIT APPLICATIONS
and COMMUNITY ENTRY CORRIDOR OVERLAY ZONING DISTRICT**

Site Plan Application Supplemental Information

- Existing Zoning – GB, General Business
- Land Use Map Designation – Planned Mixed Use
- Current Land Use – Restaurant
- Proposed Land Use – Carwash (In-vehicle sales or service)
- Projected Number of Employees – 2 shifts with 4 employees each.
- Project Number of Daily Customers - A typical Tommy's Car Wash can process up to 180 cars per hour.
- Lot Area – 1.01 Acres or 43,960 SF
- Floor Area/Ratio – 4,612 SF / 10.5%
- Impervious Surface Area/Ratio – 28,922 SF / 65.8%
- Landscape Surface Area/Ratio – 14,835 SF / 33.7%
- Hours of Operation – 7 days a week between the hours of 7am and 8pm.
- Normal and Peak Water Usage – See attached report.
- Sanitary Sewer Flows – See attached report.
- Traffic Generation – No Traffic Study was performed but a typical Tommy's Car Wash can process up to 180 cars per hour.
- Article XI: Performance Standards – Noise: See attached report.
- Article XI: Performance Standards – Light: Refer to the lighting plan provided with the submittal.
- Article XI: Performance Standards – Vibration: The ordinance refers to industrial sites. This site is commercial but we don't anticipate any vibration issues from the car wash operations.
- Article XI: Performance Standards – The proposed development shall comply with all other requirements of Article XI.
- Exterior building and fencing materials – See building elevations for building materials. Fencing materials for garbage enclosure are provided in the civil plan sheets.
- Possible future expansion – none planned
- Access, Parking, Loading - Same access locations and width to site will be utilized off of access road to south and from driveway to motel to the east. No other access is provided. Parking - 17 vacuum stalls, 5 standard parking stalls, and 1 handicap stall are provided.

Conditional Use Permit Application Supplemental Information

Project Themes and Images

Tommy's Express Car Wash Systems is a national chain of tunnel car washes that utilizes a belt conveyor system to process up to 180 cars per hour. Their innovative approach and design recycles wash water and reuses it in the process, therefore reducing overall water use. The car wash system includes a reverse osmosis purification system and a water reclamation system which minimizes the amount of freshwater use for every wash and the amount that is discharged from the wash. The system also captures suspended solids, oil, and grease and prevents them from entering the sewer system.

The project site includes the car wash building, double payment lanes, self-serve vacuums, and parking for employees. The signature red Tommy ball serves as vacuum holsters and garbage cans for the self-serve vacuum stalls. The building is unique in itself with the signature black, gray, and red colors for

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Tommy's with two large red towers at two opposite corners of the building. Building materials include brick, stone veneer, metal composite panels, acrylic roof system, aluminum louvers, clear glass windows, and glass infill panels. This project will enhance the surrounding development by providing a high quality, professionally designed facility that offers a convenient service to residents and visitors to the area.



Community Entry Corridor Overlay Zoning District - Supplemental Information

Design Standards for Nonresidential Development

1. *Building exterior materials shall be of high quality on all sides of the structure, including glass, brick, decorative concrete block or stucco. Decorative architectural metal with concealed fasteners may be approved with special permission from the City.*

Refer to the building elevations and the example photo above for proposed finishes.

2. *Building exterior design shall be unified in design and materials throughout the structure and shall be complementary to other structures in the vicinity. However, the development shall employ varying building setbacks, height, roof, treatments, door and window openings, and other structural and decorative elements to reduce the apparent size and scale of the structure. A minimum of 20% of the combined facades of the structure shall employ actual facade protrusions or recesses. A minimum of 20% of the combined linear roof eave or parapet lines of the structure shall employ differences in height of eight feet or more. Roofs with particular slopes may be required by the City to complement existing buildings or otherwise establish a particular aesthetic objective.*

Refer to the building elevations and the example photo above for proposed finishes.

3. *Mechanical equipment, refuse containers and any permitted outdoor storage shall be fully concealed from on-site and off-site ground-level views with materials identical to those used on the building exterior.*

Refuse containers are enclosed in a fenced in/gated decorative enclosure. Refer to the attached civil plans. Mechanical equipment is either concealed on the rooftop or concealed with decorative landscaping.

4. *Public entryways shall be prominently indicated from the building's exterior design and shall be emphasized by on-site traffic flow patterns. All sides of the building that directly face or abut a public street shall have public entrances.*

Requesting a waiver to this requirement as the proposed business is all in-vehicle sales. The layout of the building on the site does not allow a public entrance to face a public street.

5. *Parking lot design shall employ interior landscaped islands with a minimum of 400 square feet at all parking islands, and in addition shall provide a minimum of one landscaped island of a minimum of 400 square feet in each parking aisle for every 20 cars in that aisle. Aisle-end islands shall count toward meeting this requirement. Landscaped medians shall be used to break large parking areas into distinct pods, with a maximum of 100 spaces in any one pod.*

Requesting a waiver to this requirement as we only have 23 proposed parking spaces with a maximum of 14 spaces in one row. Also, 17 of these spaces are the vacuum spaces that are extra wide and have vacuum holsters at each stall.

6. *On-site landscaping shall be provided per the landscaping requirements of this chapter, except that building foundation landscaping and paved area landscaping shall be provided at 1.5 times the required landscape points for development in the zoning district.*

Refer to the attached landscape plan showing these additional requirements are included.

7. *The entire development shall provide for full and safe pedestrian and bicycle access within the development and shall provide appropriate connections to the existing and planned pedestrian and bicycle facilities in the community and in surrounding neighborhoods, including sidewalk connections to all building entrances from all public streets. The development shall provide secure bicycle parking and pedestrian furniture in appropriate quantities and location. A central pedestrian gathering area shall be provided.*

Requesting a waiver to this requirement as the proposed car wash is not pedestrian or bicycle oriented, only vehicle oriented.