

August 7, 2023

Land Use Application – Conditional Use & Demolition Permit

Project: Crew Carwash
1412 Pflaum Rd
Madison, WI 53716

Crew Carwash is requesting Land Use approval (Conditional Use and Demolition Permit) for a new carwash located at 1412 Pflaum Road in the City of Madison. A gas station with a convenience store currently exists on the site and will be demolished for the proposed project. The property is zoned CC-T Commercial Corridor-Transitional District, and the proposed use requires Conditional Use Permit and Demolition Permit review and approval by the City Plan Commission.

Founded in 1948, Crew Carwash is a family-owned business based in Indiana, currently has 45 locations, and is actively growing. Crew carwashes feature the most advanced technology available, specially formulated detergents, soft cloth, computer-controlled equipment, and special touchless hot air dryers. Crew carwashes utilize 40 percent recycled water and 60 percent fresh water due to water reclamation systems that filter, clean and re-use some of the water in the wash process. At Crew Carwash locations, used water runs directly to a unique collection system that filters the water and removes harmful sediments and oil before it reaches the local sanitary sewer. All cleaning and drying functions are contained inside the facility. The customer remains in the car riding on a conveyor belt the entire way through the tunnel and exits the facility themselves. Self-serve vacuum stations are provided for customers at no charge.

Crew invests approximately six-million dollars per facility and is a community-oriented company. Typically, each location staffs 20 to 25 highly trained and motivated team members with two (2) to five (5) team members per shift and two (2) to three (3) shifts each day operating the carwash from 7 AM to 9 PM. Once all appropriate approvals and permits are granted, the construction timeline is typically six (6) months. Project notification was provided to the Alder (District 15), Monona East Side Business Alliance, Glendale Neighborhood Association on March 31, 2023; in addition, the required *“Plan Commission Demolition Permit Interested Parties Notification”* was provided to the City on that same day.

The proposed project will include a proposed carwash building with vehicle queuing located to the north and vacuum parking stalls located to the south. The proposed carwash will be 5,975 SF, on a 1.08 acre site with 1.16 acres of site disturbance. Overall, the proposed development will decrease the amount of impervious area on site from 0.97 acres to 0.82 acres, creating a more aesthetically pleasing and green site.

The proposed development will fit in to this existing commercially developed area. The building and site will blend in with and enhance the character of the neighborhood. The property will be transformed into a commercial development that is aesthetically pleasing with high-quality exterior materials on the building along with landscaping designed to ensure species resiliency and complimentary style. Site lighting will be provided in a fashion that provides appropriate

foot candles for safety with cut-off fixtures for minimal light trespass and directed inward toward the development. The site layout and internal circulation has been designed to provide adequate on-site customer vehicle queuing and efficient, safe circulation. The building and grounds will be well maintained. No hazards or nuisances to nearby neighbors are anticipated as a result of this project.