



**NOTICE OF PUBLIC HEARING
VILLAGE OF WESTON PLAN COMMISSION**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission, on Monday, February 13, 2023, at approximately, 6:00 p.m., or shortly thereafter, at the Weston Municipal Center, Board Room, 4747 Camp Phillips Road, Weston, WI 54476 for a rezoning request at 6207 Business Highway 51:

Project #20230021 CAGE Engineering, Inc./TWAS Properties LLC/Kensington Development Partners, on behalf of owner, MKB Weston II, LLC., requesting a rezone of 6207 Business Highway 51 from B-2 Highway Business to PD Planned Development Zoning District and approval of an associated General Development Plan (GDP), on the property described as:

Lot 1 of Certified Survey Map # 3587, Vol 13 Page 182, Document #823224; Being Part of the North One Half (N ½) of the Northwest Fractional Quarter (NW FRL ¼), of Section 19, T28N, R8E, Village of Weston, Marathon County, Wisconsin (PIN 192-2808-192-0987)

The hearing notice with application materials are available for public inspection on the Village of Weston website located at <http://westonwi.gov/421/Public-Hearing-Notices>.

Written testimony submitted by noon on the date of the hearing to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 4747 Camp Phillips Road, Weston, WI 54476, or emailed to vparker@westonwi.gov, will be brought to the hearing and entered into the hearing record.

All interested persons wishing to provide oral or written testimony during the Public Hearing will be given an opportunity to be heard.

Any person with questions or planning to attend needing additional special accommodation in order to participate should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 26th day of January 2023

Valerie Parker
Plan Commission Secretary

Village of Weston Marathon County, WI ZONING MAP



Map Date: 1/26/2023
Adoption Date: 2/14/2022



LEGEND

6207 Business Highway 51

MUNICIPAL FEATURES

Village of Weston Incorporated Boundary

Right-of-Way

ZONING DISTRICTS

SF-L - Single Family Residential-Large Lot

SF-S - Single Family Residential-Small Lot

2F - Two Family Residential

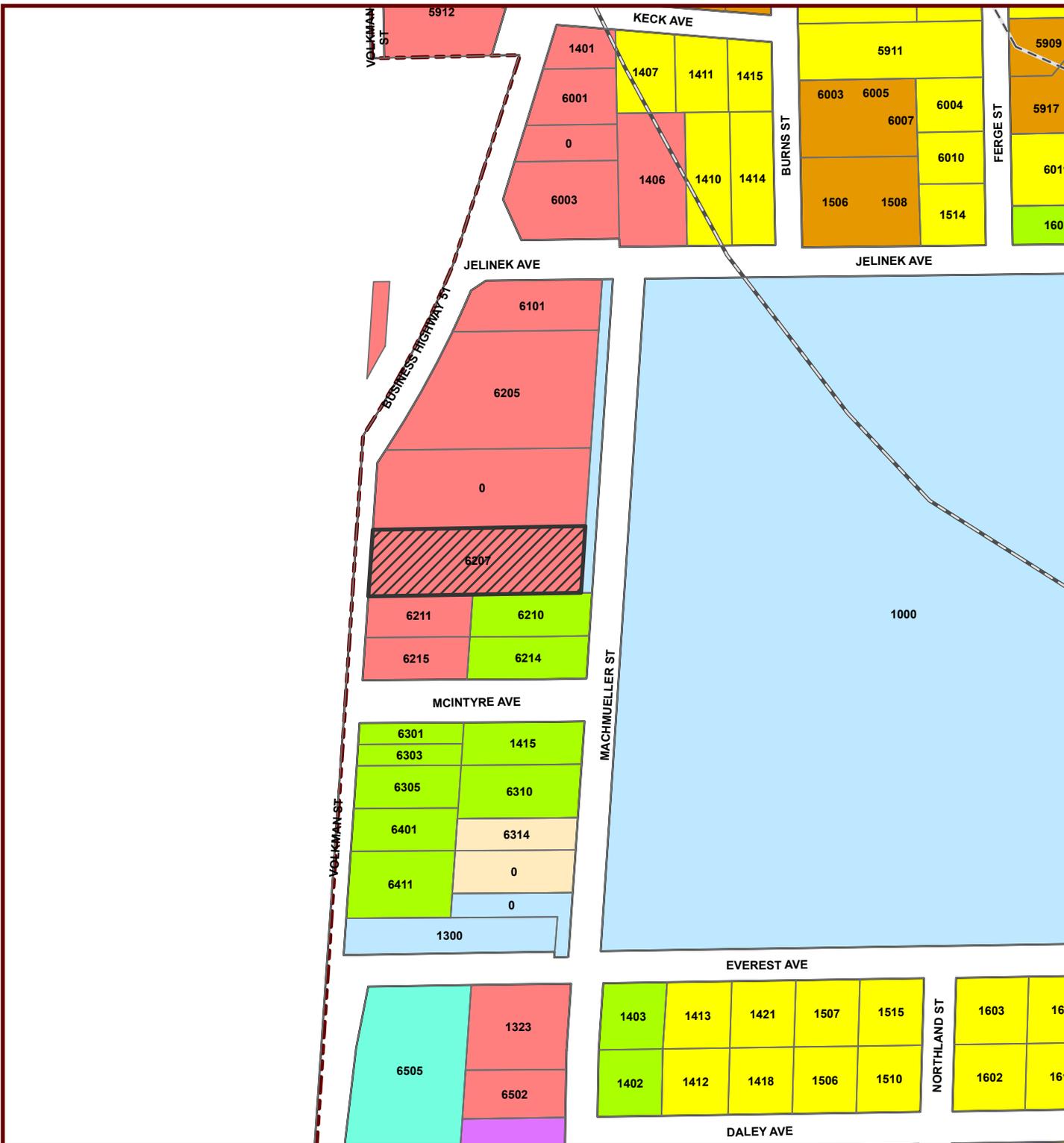
MF - Multiple Family Residential

INT - Institutional

B-1 - Neighborhood Business

B-2 - Highway Business

LI - Limited Industrial



TIDAL WAVE AUTO SPA



WESTON, WISCONSIN PLANNED UNIT DEVELOPMENT GENERAL DEVELOPMENT PLAN

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OVERVIEW

Tidal Wave Auto Spa is pleased to provide an opportunity for commercial development of the currently vacant 1.14 acre lot located at 6207 Business Highway 51, Weston, Wisconsin, PIN: 192-2808-192-0987.

The proposed site plan includes complete redevelopment of the parcel for an automatic carwash facility with self-serve vacuums which will replace a currently vacant restaurant located at the site. The community will benefit from Tidal Wave Auto Spa's proposed plan by offering additional services to the local community.

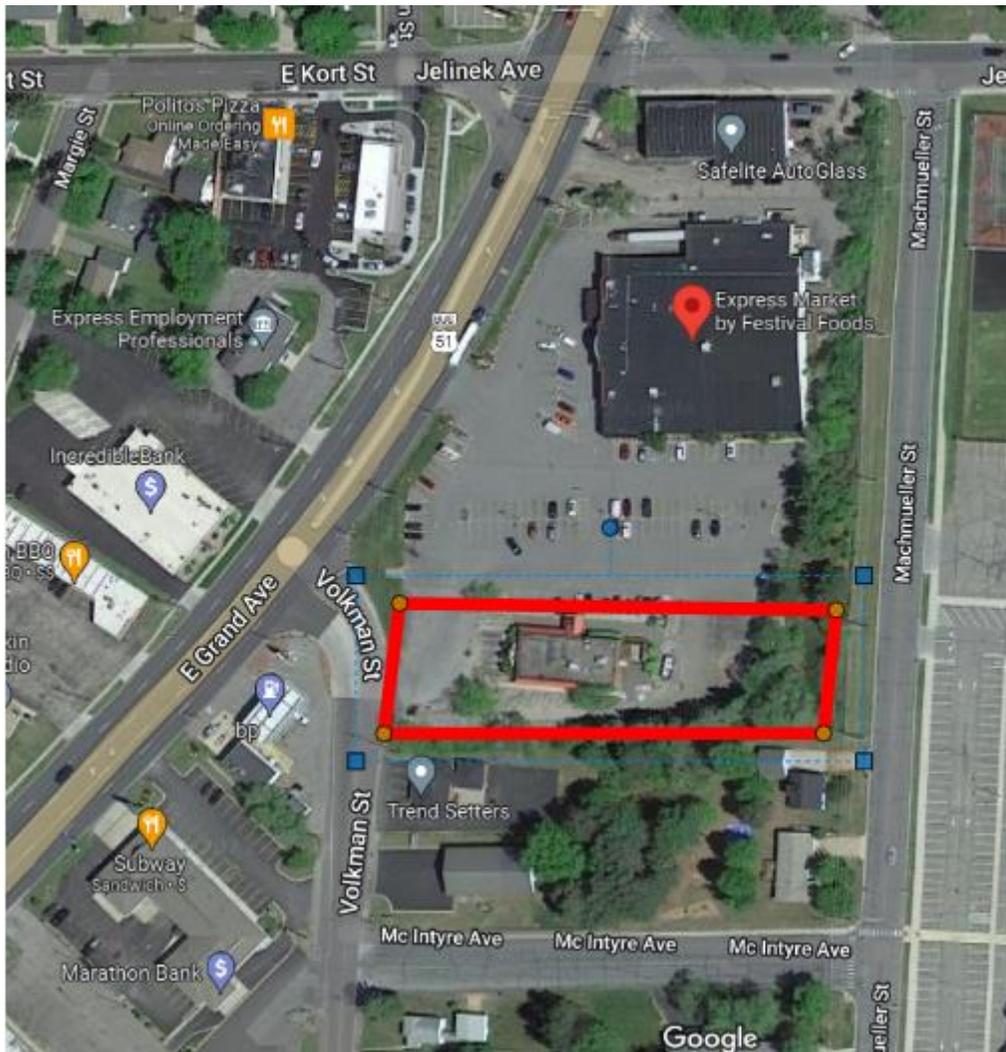


To emphasize their commitment to the community, Tidal Wave partners with local schools, athletic teams and their booster clubs, service organizations, churches and other 501(c)(3) organizations to help raise funds. The third Friday of September is designated as 'Charity Day' with 100% of ALL proceeds donated to special needs charities.



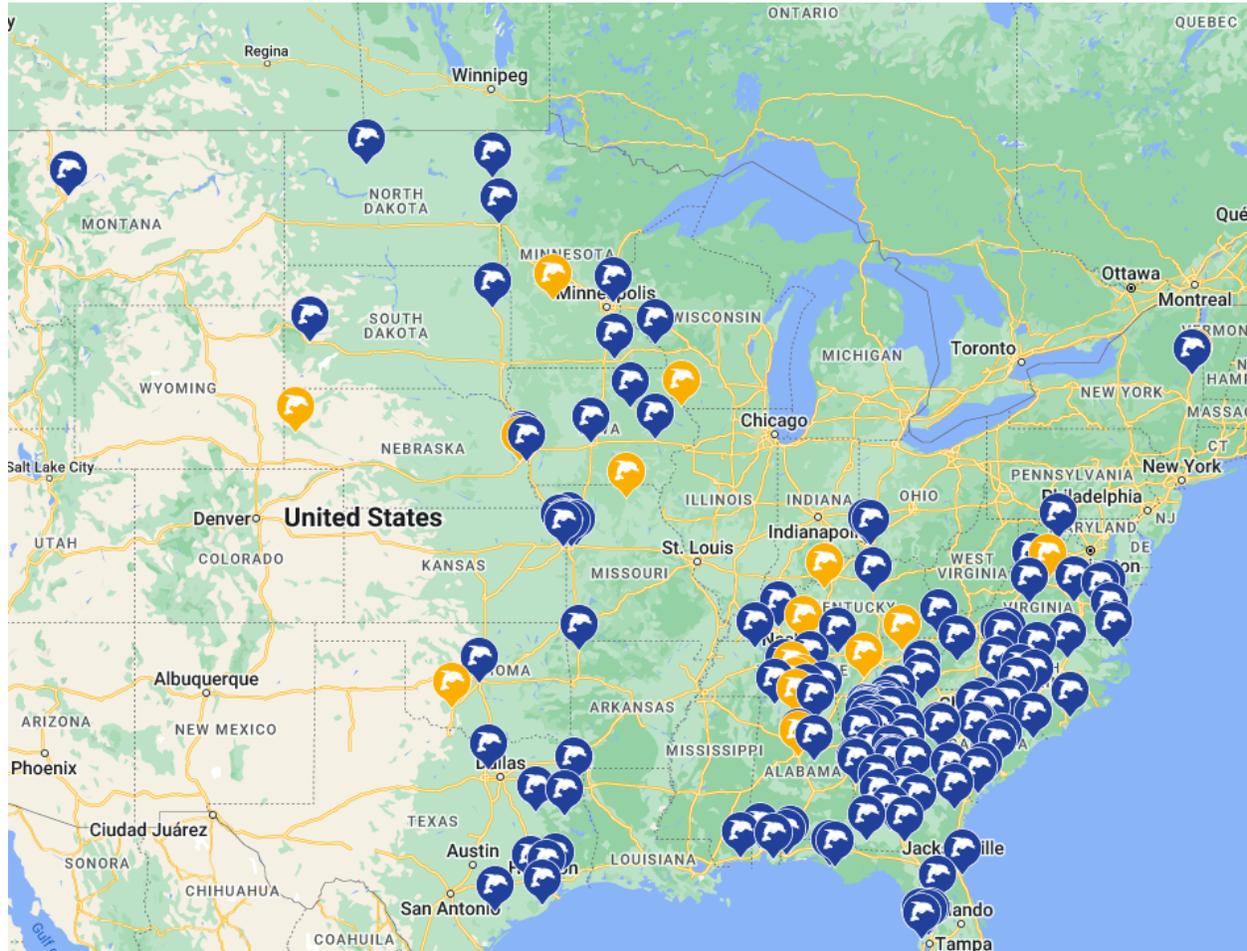
LOCATION

The proposed site is located at 6207 Business Highway 51 along the north south trade corridor. The new carwash would utilize the existing full access point on Volkman Street which serves both the proposed Tidal Wave Auto Spa Development as well as the Festival Foods to the North. The site plan for the new development will maintain cross access with the Festival Foods.



PROJECT VISION

Tidal Wave Auto Spa currently has over 111 locations and is rapidly expanding in the Midwest region. The goal is to provide the local community with an option for convenient access to a first class carwash for either a one time use or unlimited carwash club plan.

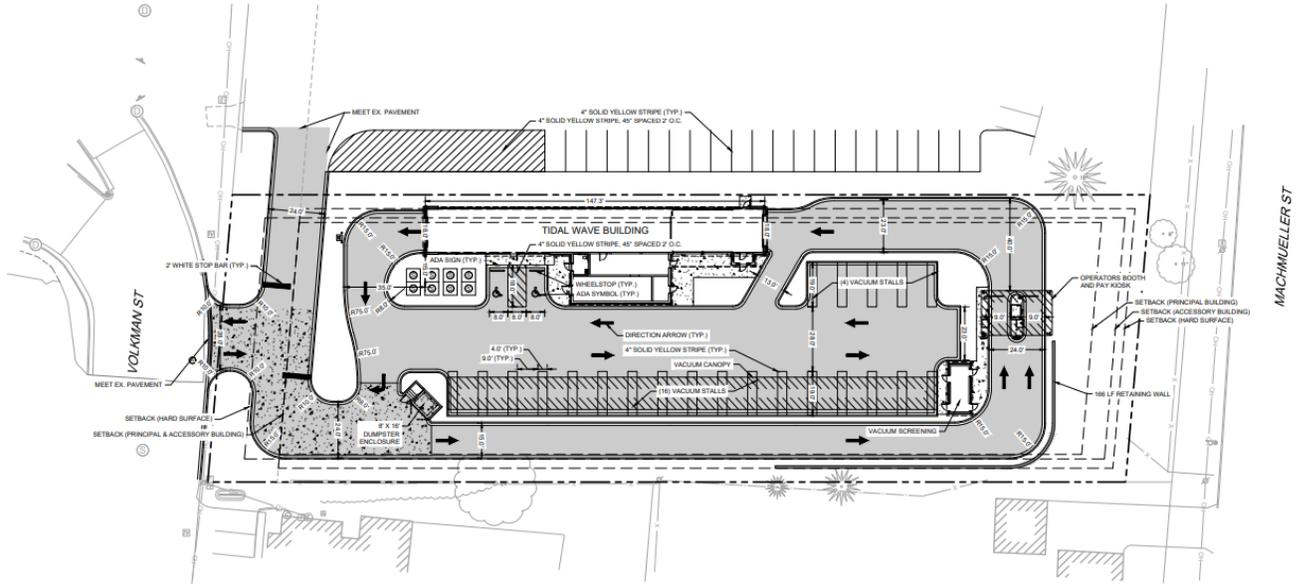


OBJECTIVES

Tidal Wave Auto Spa has proposed to replace a vacant restaurant on an underutilized parcel with a first in class carwash which will serve the community in the Village of Weston. The new facility will promote water conservation as it will utilize a sophisticated water reclamation system, computer controlled systems and high-pressure nozzles and pumps which significantly minimize the amount of 'fresh' water needed to provide a quality exterior wash. Another benefit of the proposed use is that the professional wash will empty filtered waste into the sewer system for further treatment. Versus introducing harmful cleaning chemicals and phosphates from the road film into the storm drain that is intended to deliver rain run-off into rivers and streams thereby hurting the plant and animal life in those ecosystems.

SITE SPECIFIC INFORMATION

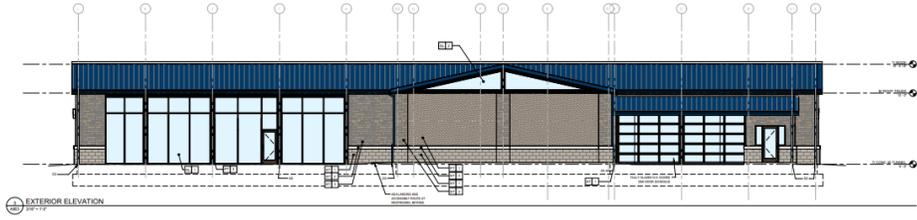
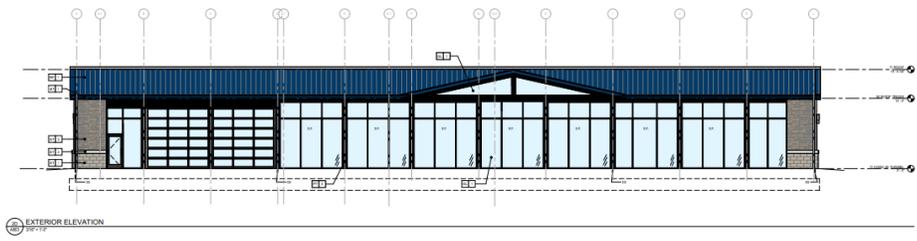
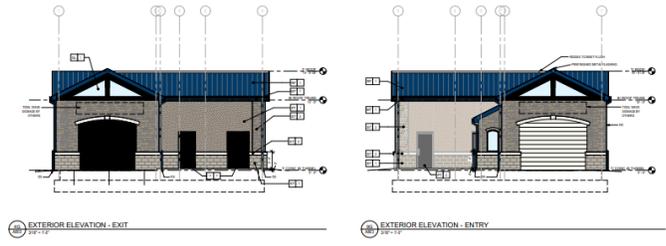
The proposed structures of the development consists of the 3,746 SF carwash tunnel, 16 vacuum bays with canopy, 4 remote vacuum stations, vacuum house, dumpster enclosure as well as pay kiosk stations.



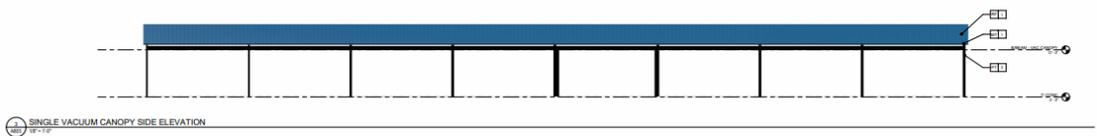
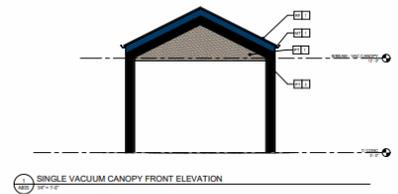
The exterior façade of the carwash tunnel will consist of masonry (stone or brick) and glass with a standing seam metal pitched roof. One of the corporate philosophies of Tidal Wave Auto Spa is to be the most attractive business in the community; which is accomplished by constructing a quality facility and intense landscaping.

EXTERIOR FINISH PERCENTAGE CALCULATIONS

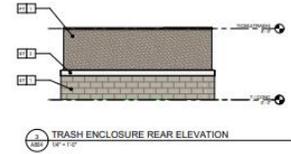
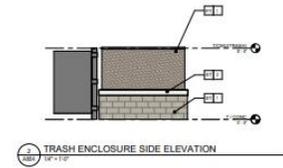
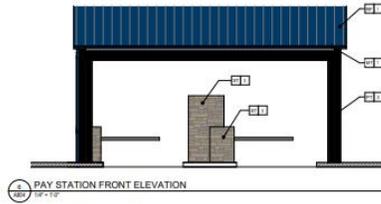
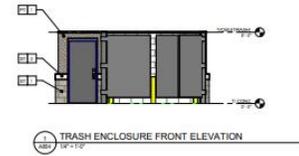
FINISH	EXTERIOR AREA	FINISH AREA	PERCENTAGE	FINISH	EXTERIOR AREA	FINISH AREA	PERCENTAGE
GLASS	10,000	10,000	100%	GLASS	10,000	10,000	100%
BRICK	10,000	10,000	100%	BRICK	10,000	10,000	100%
STONE	10,000	10,000	100%	STONE	10,000	10,000	100%
PAINT	10,000	10,000	100%	PAINT	10,000	10,000	100%
TOTAL	10,000	10,000	100%	TOTAL	10,000	10,000	100%



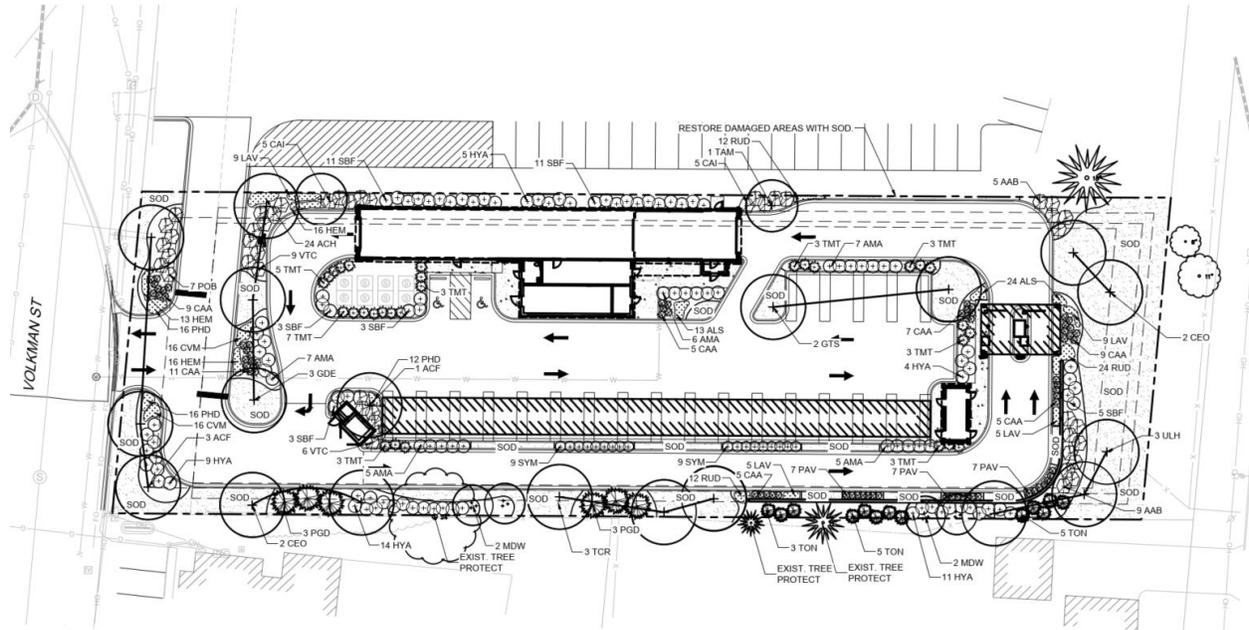
The proposed vacuum bay canopy is standard for Tidal Wave Auto Spa. The construction includes steel columns supporting a steel roof structure with a standing seam metal roof.



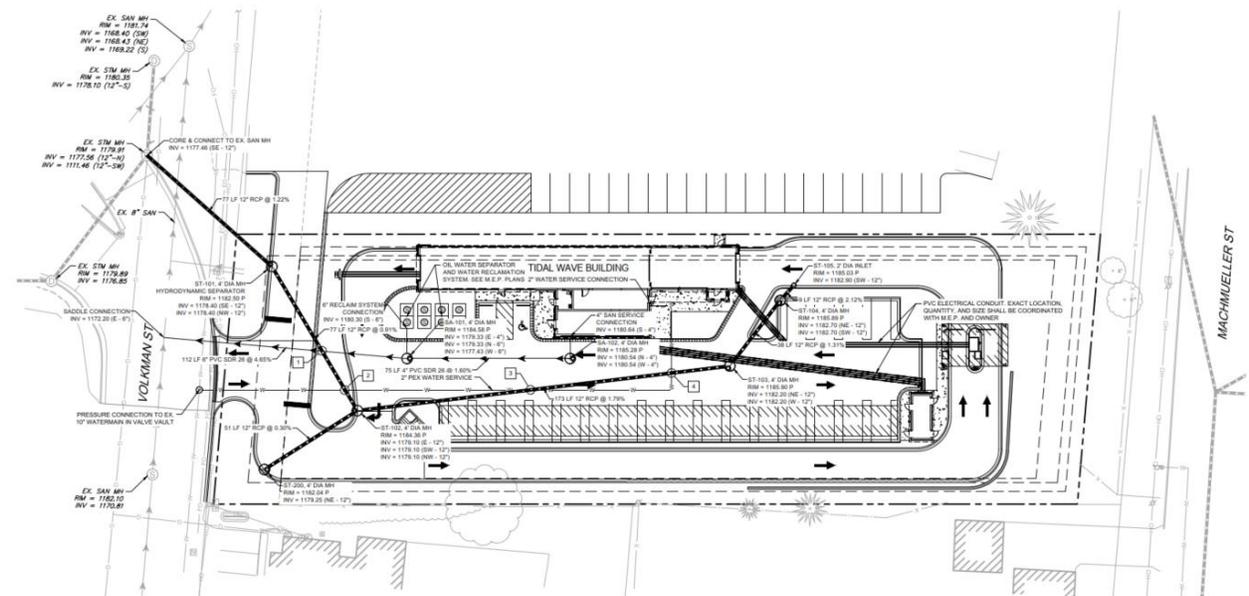
The proposed dumpster enclosure, kiosk station and equipment building are all constructed of similar materials as the main carwash building for consistency throughout the site.



All Tidal Wave properties are well landscaped to create a welcoming environment to the customers and neighbors. The residential parcels to the east and southeast are separated by architectural block retaining wall.



Proposed utilities are planned to connect to the existing municipal services. The sanitary service from the proposed building will outfall to the existing 8" sanitary main within Volkman Street. The water service from the proposed building will connect to the existing 10" water main within Volkman Street. The storm sewer and onsite drainage will be routed to the storm sewer located at the intersection of Volkman Street and E. Grand Avenue (Hwy 51).



ECONOMICS AND FINANCING

The proposed site will be a multi-million dollar investment by Tidal Wave Auto Spa which is privately funded. The store will create new jobs for citizens while conveniently serving the residents of Weston.

LAND USES

Although the zoning is proposed to change from B-2 Highway Business Zoning District to Planned Unit Development, the land use does not change for this location. Per Village of Weston Zoning Ordinance, a car wash is considered a "Drive-Through or Drive-In Sales or Service," which is a permitted use within the B-2 Zoning District. The previous land use was a drive-in restaurant. The businesses along Business Highway 51 offer many unique land uses. Tidal Wave is proud to be a part of the businesses within the B-2 Highway Business Zoning District and offer car washing services to the surrounding businesses and community.

COMPREHENSIVE PLAN

The development is located along E. Grand Avenue (US Hwy 51) which has various other commercial developments with B-2 zoning. The car wash will fit in well with the adjacent properties, land uses, and appears to be in-line with the Village of Weston land plan. The beautiful landscaping will create a smooth transition from the commercial zoning to the residential zoning, with little to no impact on the neighboring residents.

SCHEDULE

Demolition of the existing restaurant is anticipated to begin in the Spring of 2023 with construction of the proposed Tidal Wave Auto Spa following immediately after. The new location is anticipated to open in the Fall of 2023.