



February 28, 2023

Subject: Proposed Carwash Plan of Operation
15300 National Avenue/ 15300 Coffee Road, New Berlin Wisconsin

City of New Berlin Representatives:

Please find this letter describing the proposed project at the above address which is coming before the Plan Commission for approval.

1. Land Use: The proposed use of the property is to develop an automated car wash facility that includes 3 pay lanes, 14 vacuum bays, 5 employee parking plus one accessible parking stall. The gross square footage of the building is 4,808 sq ft which includes equipment rooms and areas not occupied.
2. Site Activities: Activities to occur on site will be customer circulation through the carwash while in their vehicle, pre-wash prep by employees at the entrance to the wash tunnel, customer use of the vacuum bays and general maintenance and upkeep of the overall site by employees.
3. Hours of Operation: The facility will operate during the hours of 8 am – 8 pm April -September and 8 am to 7 pm October -March.
4. Employees: Generally, each facility employs 3-5 employees per shift depending on peak/non- peak times.
5. Types of Vehicles: Vehicles associated with the carwash range small cars for full size pickups.
6. Vehicle Trips: Once fully operational and established, the facility will average 30-40 cars per hour
7. Expected start of construction is July of 2023 with completion by July of 2024.
8. There are no hazards or adverse impacts requiring any mitigation as a part of this project.
9. Noise: Based on studies of similar facilities the following is what can be expected.
 - Entrance to the Tunnel: The proposed entrance to the tunnel is approximately 60' from the north property line (West Coffee Road). At this distance the expected approximate sound level at Coffee Road would be 62.6dBA. The measured existing noise level currently in that location was measured at 66.2 dBA. **Maximum impacts at the residential neighborhoods to the north and west of the facility are shown to be in the 50-55 dBA range.**
 - Exit of the Tunnel: The proposed exit of the tunnel is approximately 80' from the south property line (adjacent to the Dollar Tree adjacent parcel). At this distance the expected approximate sound level at the southern property line would be 64.4dBA. The measured existing noise level currently in that location was measured at 57.5 dBA.
 - As sound travels through the Dollar Tree property, it reaches National Avenue and the expected

approximate sound level at National Avenue would be 54.8-57.3dBA. The measured existing noise level currently in those locations is 71.2 and 72.4 dBA respectively.

- Maximum impacts at the funeral home to the east of the facility are shown to be in the 45-50 dBA range.

10. Off-Street Parking: 1 stall/ 200 sf required. 20 stalls are provided in the revised site plan.