

PROJECT INFORMATION

PROPOSED CAR WASH FOR:  
**MISTER CAR WASH**  
3900 WI-16 • LA CROSSE, WI 54601

**SITE INFORMATION:**

PROPERTY AREA: 45,029 S.F. (1.03 ACRES).  
EXISTING ZONING: C-2 ZONING DISTRICT  
PROPOSED ZONING: C-2 ZONING DISTRICT  
PROPOSED USE: TUNNEL CARWASH  
AREA OF SITE DISTURBANCE: TBD

SETBACKS: BUILDING: FRONT(NORTH) = 0'  
SIDE(EAST/WEST) = 6'  
REAR(SOUTH) = 9'

PAVEMENT: FRONT(NORTH) = 5'  
SIDE(EAST/WEST) = 5'  
REAR(SOUTH) = 5'

BUFFERYARDS:  
FRONT(NORTH) = 5'  
SIDE(EAST/WEST) = 5'  
REAR(SOUTH) = 5'

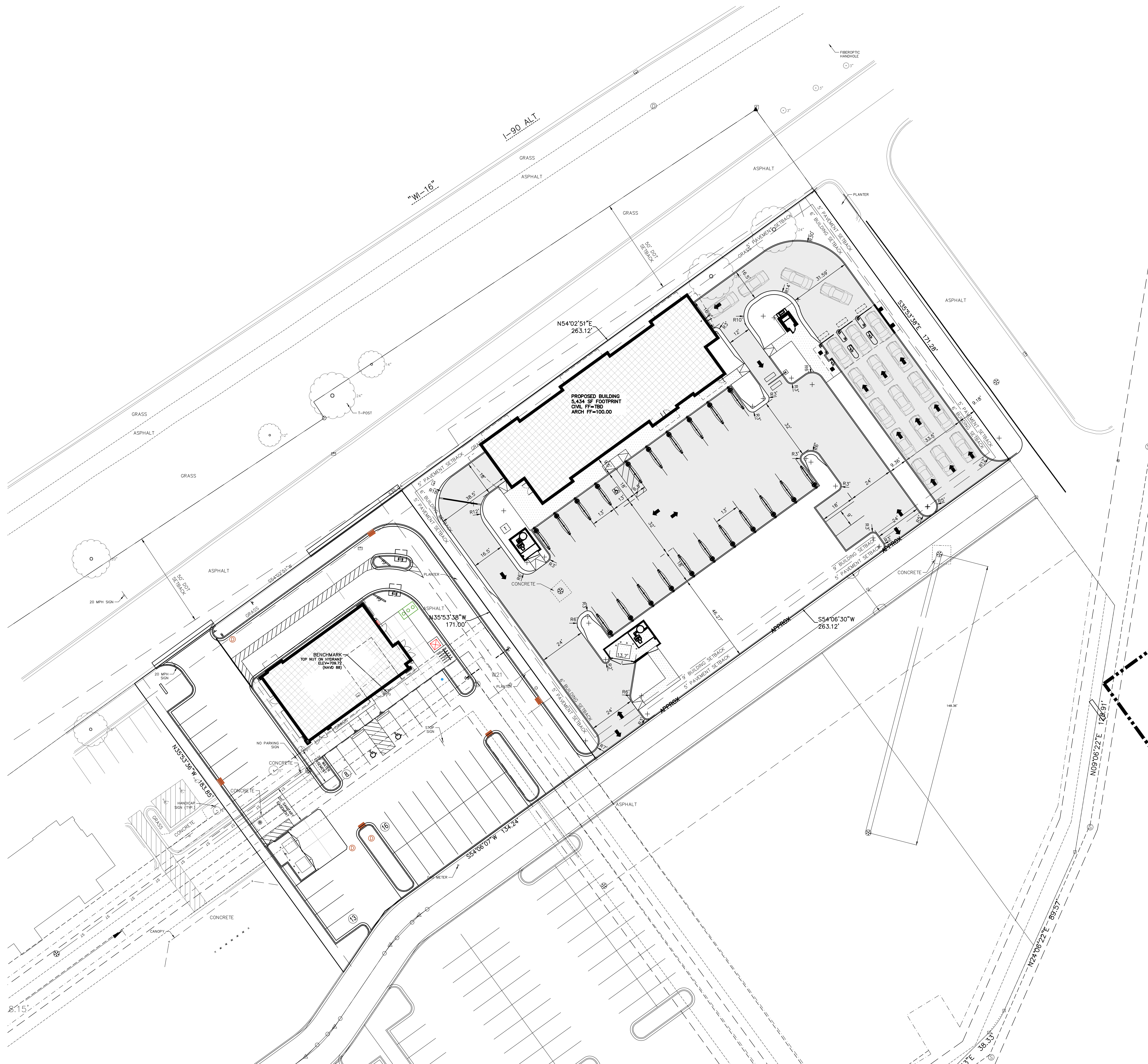
PROPOSED BUILDING HEIGHT: 35' (MAX. HEIGHT ALLOWED: 100')

PARKING REQUIRED: NO PARKING STANDARDS APPLY TO NON-RESIDENTIAL USE IN COMMERCIAL DISTRICTS

PARKING PROVIDED: 19 VACUUM SPACES (1 H.C. ACCESSIBLE)  
3 ADDITIONAL PARKING SPACES

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1

LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 10%



(REMODEL)  
PROFESSIONAL SEAL

PRELIMINARY DATES

APR. 18, 2024  
APR. 22, 2024

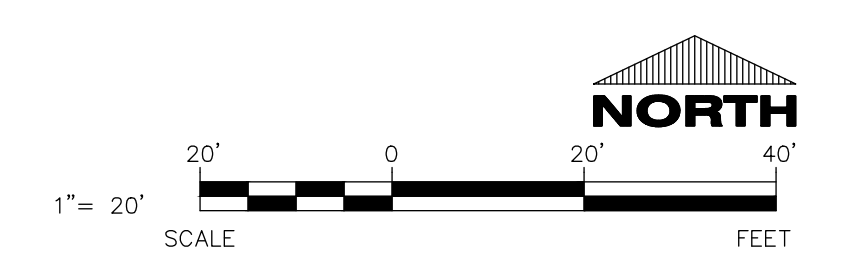
**NOT FOR CONSTRUCTION**

MILESTONES

PERMIT SET \_\_\_\_\_  
BID SET \_\_\_\_\_  
CONSTRUCTION SET \_\_\_\_\_  
RECORD SET \_\_\_\_\_

JOB NUMBER  
240067400

SHEET NUMBER  
**C1**



CIVIL SITE PLAN