



June 27, 2025

City of New Berlin  
Department of Community Development  
3805 S. Casper Drive  
New Berlin, WI 53151

Re: Development Permit Application  
Plan of Operation Report

### **Dear Review Staff,**

On behalf of Christian Brothers Automotive Companies, we respectfully submit this Plan of Operation for review and consideration by the City of New Berlin. The proposed development includes the construction of an automotive service center, parking lot, and other associated improvements.

This letter is an executive summary of the proposed operational details. Supporting materials and technical documentation are included in the enclosed documents.

As noted during our pre-application meeting held on 05/27/2025, the proposed parking lot provides a total of 37 spaces. Per the City of New Berlin Code of Ordinances, the maximum allowable parking for this facility is 29 spaces. In support of our request to provide a total number of parking spaces greater than the ordinance standards, we've enclosed a letter from Christian Brothers Automotive explaining the necessity of this parking count for their operations.

### **Proposed Use**

The project involves the development of a +/- 6,400 sft, automotive service facility. The principal use will be the routine maintenance and repair of personal vehicles, including but not limited to, advanced diagnostics, electrical system repairs, flushes, suspension and steering adjustments, routine oil changes, and brake servicing. No body work or heavy industrial activity is proposed. The building includes 10 service bays, customer reception/waiting area, and supporting office space. An attached, screened dumpster enclosure is located at the rear of the site.

### **Activities and Operations**

- **Indoor Activities:** All vehicle servicing will take place inside the building.
- **Outdoor Activities:** Vehicle drop-off and pick-up will occur in designated parking areas. No outdoor storage or long-term parking is proposed.
- **Waste Handling:** Trash and recyclables will be stored in the enclosed dumpster and routinely serviced. Regulated waste (e.g., used oil) will be managed and per environmental regulatory standards. Regulated materials are stored indoors within a double-hulled, EPA certified containment vessel.

### **Hours of Operation**

- **Days:** Monday through Friday (open on Saturdays for the first 90 days of operation)
- **Hours:** 7:00am to 6:00pm

## Staffing

- **Total Employees:** Approximately 8 to 10 employees and the owner / franchisee.
- **Peak Shift:** Up to 10 employees on-site at one time.

## Construction Timeline

- **Start Date:** April 2026
- **Completion Date:** December 2026

## Impact Mitigation

The site plan and operational strategy have been designed to minimize impacts to surrounding properties. Noise, lighting, and vehicle circulation have been addressed through appropriate screening, site layout, and building orientation. Any potential hazards have been reviewed and mitigated as outlined in the supporting documentation.

We appreciate your time and consideration of this proposed Plan of Operation. We look forward to working collaboratively with the City to bring this project to fruition. Please feel free to contact us with any questions or requests for additional information.

Sincerely,

Ashley Ziebell, PE  
Civil Engineer  
Progressive Companies  
(586) 201-4141  
[aziebell@weareprogressive.com](mailto:aziebell@weareprogressive.com)

## Enclosures

- Christian Brothers Automotive Operational Overview
- Trip Generation Estimate
- Parking Narrative



# Christian Brothers Automotive®



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**From:** Christian Brothers Automotive Corporation  
17725 Katy Freeway, Suite 200  
Houston, TX 77094

**To:** Planning and Development

**RE:** Letter of Intent - Christian Brothers Automotive

Following your review, it is our hope we will be granted permission to continue the development process. Thank you for your time and consideration.

Architecture:

All plans, specifications, and uses will be in compliance with local code, ordinances and are in keeping with the neighboring developments or higher in standard. Variances will be addressed on case by case basis with City Staff and Reviewing Agencies.

**Setting the aesthetic standard for automotive repair.**





**This finished store is 100% representative of our standard prototype.**

#### Hours of Operation and Standard Procedures

Unlike most other light automotive service facilities, Christian Brothers keep a more conservative schedule. We open at 7 am and close no later than 6 pm, Monday through Friday. We are open on Saturday for the first 180 days of operation. Most vehicles left overnight are stored within our secure bays for customer peace of mind and insurance parameters. We do not perform tire recapping or body repair. These two activities are major noise and storage generators and are not a component of our scope of work.

Additionally, repairs occasionally designated as Heavy Vehicle Services are not a major component of our scope of work, comprising less than 1% of all tasks performed. Typically this level of service is only offered if a vehicle is brought to us in an unsafe or otherwise terminal condition. In many cases, the customer may be referred to a specialist engine / transmission repair / replacement facility.

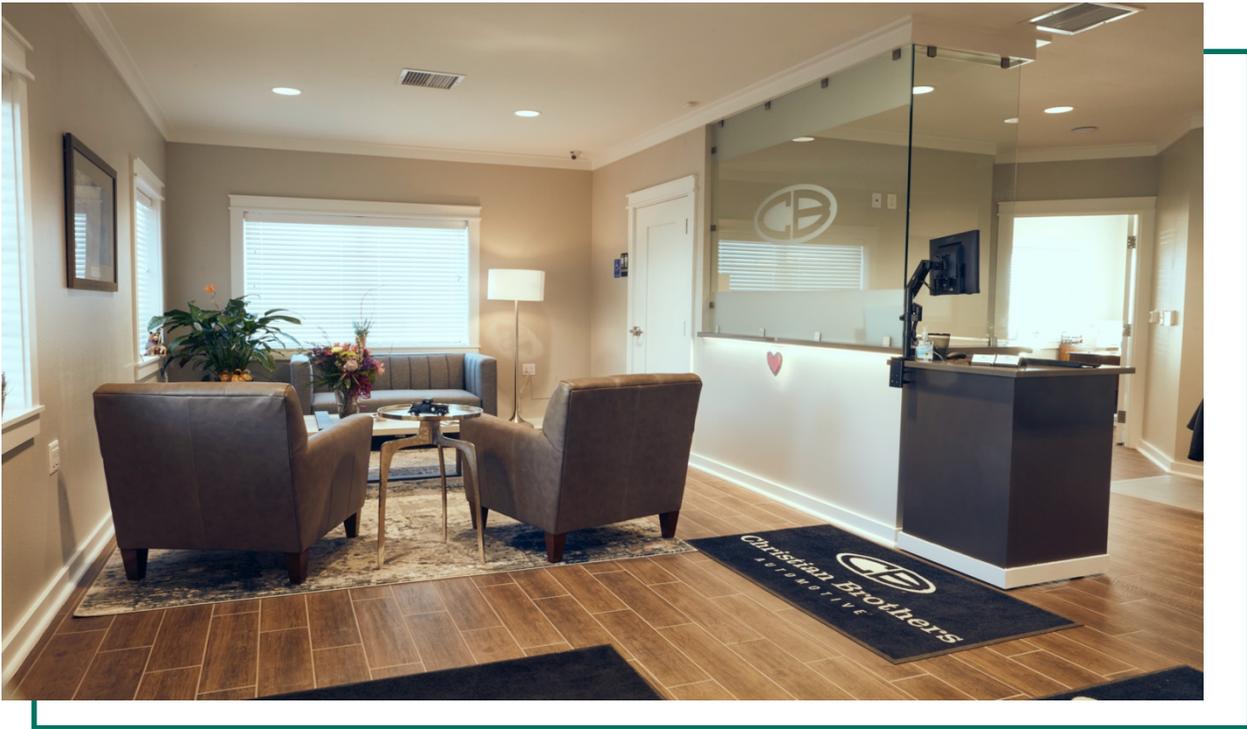


The business is manned by 8 to 10 employees and the owner / franchisee.

You will find we operate our stores to the highest possible standards. Our shop floors are cleaned with a Zamboni style machine and no pollutants are ever released into the environment. All automotive fluids are contained in federal EPA and state compliant, double hulled, above ground containment vessels.

## Working Interior Photos





## Office Interior

### Summary:

Based on architecture alone, we are essentially a small cottage with a nine car garage. Our footprint is very non-intrusive and fits well with any neighboring residential community. We truly believe our development brings a unique experience to the automotive repair arena and enhances quality of life. Since our lobby and reception more closely resemble something you would find in a doctor's office, the maintenance and repair process becomes less threatening to people of all walks of life.

It is our hope that you can truly appreciate our presence and will find us to be a valued member of the community.



# Site Plans and Criteria



## PURCHASABLE PROPERTY



**3 Mile Population:**  
Greater than 30,000 people



**3 Mile Income:**  
Greater than \$85,000  
*(Average Household Income)*



**Frontage Required:**  
100 - 120 Feet



**Depth Required:**  
225 - 300 Feet



**Size:**  
Greater than 25,000 ft<sup>2</sup>  
*(Typically .7 - 1.0 acres)*



**Use:**  
Light / Minor Automotive







# For Questions Please Contact:

**Michael Suttle** | Chief Development Officer  
(281) 675-6102 • Michael.Suttle@cbac.com

**Billy Green Jr.** | Director of Land Acquisitions & Permitting  
(281) 675-6192 • Billy.Green@cbac.com

[ChristianBrothersRealEstate.com](http://ChristianBrothersRealEstate.com)





[RealEstate@cbac.com](mailto:RealEstate@cbac.com)



## Christian Brothers AUTOMOTIVE®

### Scope of Work: Maintenance and Repair

#### Automotive Computer Diagnostics

If you can't determine what ails your vehicle, bring it to Christian Brothers Automotive. We'll find and repair all car problems. We use the same diagnostic equipment you can find from manufacturers, making us your one-stop location for all your automotive needs.

Our ASE-Certified technicians will provide you with a detailed inspection and computer analysis of your vehicle. From the output, we'll get you back on the road quickly.

#### Check Engine Light

Without the right equipment, you likely don't know what your Check Engine Light means. A list of different things can make this light come on. Our tools can decipher what is happening with your car and tell you what work is needed. Don't let your Check Engine Light freak you out; visit Christian Brothers Automotive for peace of mind.

#### Vehicle Repairs

After we've determined the issues hampering your vehicle, an ASE-Certified technician will describe them in detail, or even allow you to see them for yourself. Additionally, they will give you a cost estimate for repairs. You make the ultimate decision before we commence repairs.

At Christian Brothers Automotive, we never settle for anything less than long-lasting repairs completed by experienced technicians. Our service includes repairs and maintenance on cooling systems, power steering, exhaust systems, engines, and tires.

## Brakes

At Christian Brothers Automotive, we take pride in our integrity. We will never sell you only brake pads but we will also recommend the right components recommended by your auto manufacturer. Each vehicle varies whereas the alloys used in brake pads and rotors are often very specific. Incorrect brake pads can mean significant damage to rotors and other vital parts. The expert technicians at Christian Brothers Automotive will check to make sure your vehicle only receives the brake pads and components that are specifically engineered for it.

Every brake job means resurfacing the rotors. The brake pads are just half of the relationship – without properly serviced rotors, your car will not stop as quickly as it should. Every rotor is resurfaced according to manufacturer specifications and lubricated properly to make sure the brake pads get the maximum durability.

Fluid is an often overlooked component of the brake system. Brake fluid is checked for quantity, but not usually checked for quality. Your brake fluid can become dirty and create problems when it is supposed to be flowing to the calipers to stop your car. Clean, new brake fluid can help extend the life of your entire brake system and save you money on costly brake repairs in the future.

## Electrical System

Most mechanical functions are now dependent on electrical components. Your car is controlled by a complex arrangement of wires, sensors and computers working together. If communication along those wires is interrupted, it could have major consequences for several components of your vehicle.

Electrical systems are now more complicated, but more reliable and easier to diagnose and remedy with the proper equipment. At Christian Brothers Automotive, we have a full line of manufacturer certified diagnostic tools. The tools, scanners and equipment are the same or better than those used in dealership service departments.

Our ASE certified technicians know your car's electrical components and can quickly and effectively diagnose the problem. At Christian Brothers Automotive, we take a serious, targeted approach to pinpoint the problem and minimize the cost of your repair to one of the electrical components. Sometimes what seems like a major repair could merely be a software issue. Computers control your car. Starters, alternators, air conditioning systems and many other components are now computer controlled. Our ASE certified technicians will make sure you do not waste money on diagnostics and parts.

Your battery could also be the culprit of an electrical system problem. A loose battery cable, a faulty wire or a dirty connection could appear to be a bigger problem than reality. If your battery is not receiving a charge, the alternator may need replacement. You will receive a full system check, not just a recommendation for parts you may not need. We check the basics before recommending a major repair. We care about your car and we respect your budget.

## AC Services

At Christian Brothers Automotive, we do things differently. Our ASE-certified technicians do more than your ordinary air conditioning system check. Your car is a complex machine and it demands a full diagnostic treatment and service. A full air conditioning service at Christian Brothers Automotive means a full inspection to make sure we get to the root of the problem and not simply treat the symptoms.

There is not a definitive way to predict a failure for your air conditioning system. However, when your car's AC system needs service or repair, the right equipment and experience are important.

Christian Brothers Automotive only uses expert, ASE-certified technicians and the latest tools and equipment for air conditioning service and repair. You cannot determine the source of a leak or diagnose a problem with the AC system without a thorough examination.

## Drivetrain & Suspension

The drive train, also referred to as the power train, refers to the parts and systems that create power and deliver it to the road. It is a holistic system that makes your car travel safely down the road. The main parts of the drive train includes: the wheels, suspension, drive shaft, engine and transmission. A properly maintained power train means that the energy produced by your engine is being used in the most efficient way possible. Thus, you will have a more fuel efficient car and more miles per gallon. At Christian Brothers Automotive, we strive to make sure your suspension system is working at its optimal performance.

### **Suspension Systems**

The suspension system is the bridge between the engine and the power it generates to the wheels and the impact the road has on the vehicle. Movement and inertia create incredible forces on your car's frame. Your suspension system balances the vehicle. An improperly maintained suspension system can create an unsafe vehicle and unsafe driving conditions for you, your family and other drivers.

The engine and transmission (along with the drive shaft and differential) move the car forward, but to make the vehicle manageable and driver-friendly, the suspension system absorbs the energy. A worn steering and suspension system can create excess noise, premature tire wear, vibrations and alignment damage. At Christian Brothers Automotive, we make sure your suspension system is fully operational and up to your vehicle's manufacturer standards.

Like all repairs and services at Christian Brothers Automotive, suspension, drive train, transmission and engine repair, services and maintenance are covered by our 24 month/ 24,000 mile warranty. Christian Brothers Automotive's suspension service can repair or replace virtually all suspension components, including: bushings, sway arms, center links, ball joints, idler arms, pitman arms, tie rod sleeves, tie rod ends, struts, shock absorbers, coil springs, CV joints, CV boots, CV axle half shafts, universal joints and springs and any other manufacturer specific components your vehicle may need.



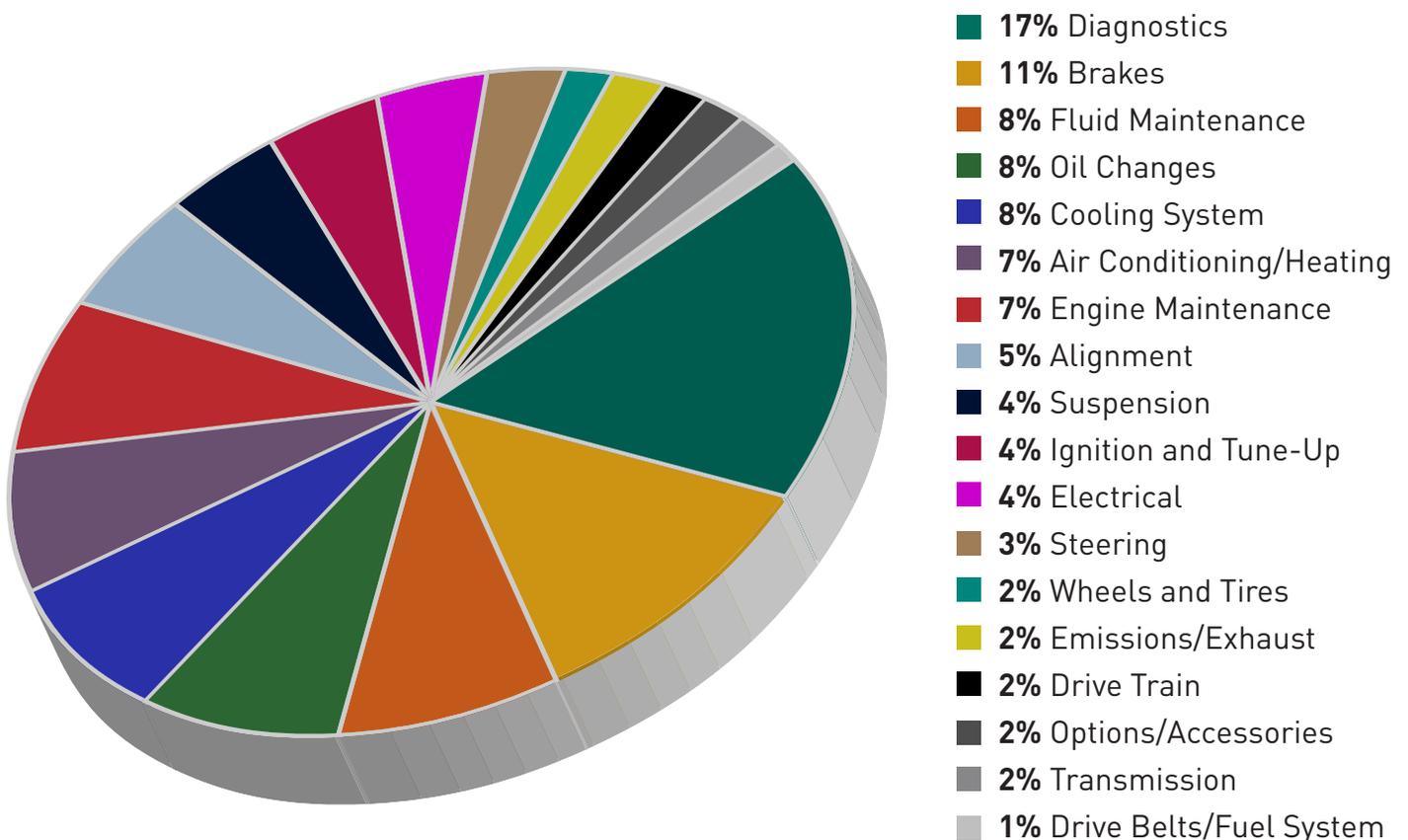
# Christian Brothers

A U T O M O T I V E

## What We Do

Our shops service approximately **4,200** vehicle visits per year per shop. Our shops are highly rated on Google (**4.7 star**) and have a high percentage of repeat customers (**65%-75% of all visits**). We are independently audited annually by both AAA and RepairPal for training, certifications, equipment, and customer satisfaction. We are also an authorized CarMax Warranty Service Center.

## Christian Brothers Automotive - Sales by Labor Category



As you can see, the highest category of service that we provide is diagnostic testing and inspection. CBA has a heavy concentration on diagnosing engine control systems and sensors. Our heaviest training concentration is on this field of service, and we own the same vehicle specific diagnostic testing equipment that the dealerships use. Our second highest labor category is Brakes, followed by Fluid Maintenance and Oil Changes.

We understand community concern about a business with a concentration on heavy vehicle repair with on-site engine rebuilding and transmission rebuilding. I've seen those specialty businesses and often times they are not aesthetically integrated into the community landscape.

### Engine Maintenance

For our shops Engine Maintenance overall, is our **7th highest** category. Most of engine maintenance services are routine services such as timing belts, seals and gaskets, and motor mounts. We do not offer on-site rebuilding of engines. The consumer value proposition is not beneficial to the consumer for doing on-site rebuilding. Instead we install factory remanufactured engines. These engines are completely assembled at a factory and simply installed locally, and carry a Nationwide 3 year / 100,000 mile warranty. We could not offer that warranty for an on-site rebuilt engine. You can see that engine replacement represents only 0.1% of the vehicles that we service, and only 0.8% of sales. Most major tire retailers such as Goodyear, Tires Plus+, and others offer a similar service for their customers. Engine replacement is driven by customer trust. Customers most often simply trade in a vehicle that needs an engine rebuild or replacement. More frequently than not, we do not know their engine is in a terminal condition until deep into our diagnostic work. At that point our only concern is doing what is best for the customer.

### Transmission Maintenance

Transmission Maintenance represents **2%** of overall sales by labor category, and is our 17th place sales category. Transmission Maintenance includes Transmission Filters, Transmission Cooler hose leaks, input and output seals, as well as transmission replacement. Similar to the engine category, Transmission Maintenance includes transmission replacement. We do not provide on-site rebuilding of transmissions. Again, it is not a good consumer value proposition to offer on-site rebuilding, as a factory remanufactured transmission provides a 3 year / 100,000 mile nationwide warranty. Most transmission replacements can be completed in less than one day. The typical labor time is between 5-8 hours. A few require 10-14 hours to replace. Transmission replacement is not really any more invasive than a comprehensive 100,000 mile service. The cost is higher because of the single part - the transmission - but the labor operation is not that involved. The on site labor operation is to unbolt one part and bolt in another part. The messy portion is handled at the factory where the transmission is completely remanufactured. Because the overall cost of a transmission replacement is significantly lower than for an engine replacement, consumers are more likely to approve this repair to their vehicle. Our transmission replacements average 10-15 per year per store.

### In Conclusion

I hope that this information has helped to illustrate that we are a light vehicle maintenance provider. It is very infrequent for us to offer engine or transmission replacement, and it is driven by our desire to be the long-term trusted provider of all vehicle services for the average consumer. We do not specialize in any one specific category of service, and certainly not in heavy services.





# Christian Brothers

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## Automotive Fluid Mitigation Summary

CBAC operates in an environmentally responsible manner. We use biodegradable cleaning products and solvents which have no impact on the community at large or its utilities. However, automotive fluids take special care. For Christian Brothers, that means going above and beyond regulatory standards. Our concrete floors are polished and sealed before Certificate of Occupancy and cleaned with a zamboni style machine (1 – Panther CS-900 AutoScrubber) throughout the life of the location. The old style “wash down” by hose into floor drains is not approved, supported or allowed. We use double wall above ground containers to house our fresh automotive products and capture for recycling all used oil and coolant products (2 – RTT Series with Containment Vessel). Nationally, CBAC contracts with an environmental company to manage 100% of our recycling (3 – FCC Environmental).

As a “fail safe” measure, we install a 750 gallon oil interceptor that exceeds the total volume for any and all environmentally sensitive fluids housed in the building (4 – Oil Interceptor). Per our Commodity Count (5 – Fluid Type and Storage), our total onsite fluid count is 615 gallons, 135 less than Max capacity. The interceptor is contractually serviced twice a year by FCC or equivalent provider. Bottom line, it’s simply peace of mind so we can confidently make the following statement.

Absolutely no automotive fluids of any kind are ever released into local utilities. This includes assurance for both Storm and Sanitary Sewers. Should a catastrophic event occur, our contract with FCC provides a \$1,000,000 insurance policy per incident for cleanup and remediation. Since our first store opening 1982, we have had no incidents of any kind.

### Attachments:

- 1 – CS=900 AutoScrubber Tech Sheet – 20B
- 2 – RTT Series with Containment Vessel
- 3 – FCC Environmental Contract Page
- 4 – Oil Interceptor
- 5 – Fluid Type and Storage

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1 – CS=900 AutoScrubber Tech Sheet – 20B



## Auto Scrubbers Designed for the Professional



### **Panther 18C Auto Scrubber**

#### **Get Away From Mop and Bucket Cleaning**

- Apply Cleaning Solution, Scrub, & Vacuum in one pass
- Compact, Agile Scrubber with an 18" Cleaning Path
- Heavy-duty, Cast Aluminum Squeegee Assembly
- Simple, Easy-to-Use Controls
- Rotationally Molded Polyethylene Tanks
- Cord Electric - Long 85' Cord



### **Panther 20B Auto Scrubber**

#### **Cost Effective Solution to Cleaning Floors**

- Highly Maneuverable Scrubber with a 20" Cleaning Path
- Brush-Assist Drive
- Heavy Duty, Cast Aluminum Squeegee Assembly
- Simple, Easy-to-Use Controls
- Rotationally Molded Housing
- Large Solution & Recovery Tanks Increase Productivity



### **Panther 20TD Auto Scrubber**

#### **Compact, Powerful, Battery Operated**

- Battery Operated - Runs for an estimated 5 hours per charge
- Highly Maneuverable Scrubber with a 20" Cleaning Path
- Variable Speed Transaxle Drive - Forward and Reverse
- Heavy-Duty, Cast Aluminum Squeegee Assembly
- Simple, Easy-to-Use Controls
- Rotationally Molded Housing
- Large Solution & Recovery Tanks Increase Productivity

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## Auto Scrubbers

*Designed for the Professional*

Specifications:	Panther 18C	Panther 20B	Panther 20TD
Machine Type:	Cord Electric	Battery Operated	Battery Operated
Item Number:	86001	86002	86007
Solution Tank Capacity:	8-gallon	13-gallon	16-gallon
Recovery Tank Capacity:	11-gallon	15-gallon	16-gallon
Cleaning Path:	18"	20"	20"
Pad Drive Diameter:	Single 18"	Single 20"	Single 20"
Pad Pressure:	66 lbs	50 lbs	Up to 200 lbs
Squeege Width:	28"	28"	28"
Vacuum Motor:	2-stage	2-stage, .75 hp	2-stage
Pad Drive Motor:	1 hp	.75 hp	.75 hp
Pad Drive Speed:	250 rpm	200 rpm	200 rpm
Voltage:	110 volt	24 volt	24 volt
Waterlift:	65"	55"	55"
Sound Level (dBA):	70 dBA	69 dBA	69 dBA
Power Cord:	85' (safety orange)	—	—
Power System:	—	Requires two 12V, 105 amp Hr. or 130 amp Hr. Batteries (not included)	Requires two 12V, 215 amp Hr. (not included)
Charging System:	—	110V, 9 amp built-in charger	110V, 18 amp portable charger
Drive System:	—	Brush Assist	Transaxle Drive
Run Time per Charge:	—	3.5 hr. estimated (130 amp Hour)	5 hr. estimated (130 amp Hour)
Productivity Rate:	18,000 sq.ft./hr.	21,000 sq.ft./hr.	21,600 sq.ft./hr.
Wheel Description:	Non-marking gray	Non-marking gray	Non-marking gray
Amp Draw:	13.5 amps	—	—
Weight:	144 lbs	280 lbs (w/batts)	209 lbs (w/o batts)
Dimensions:	41L x 21.5W x 38H in.	53L x 22.5W x 38H in.	55L x 22.5W x 38.5H in.
Uses UL Approved Components:	✓	✓	✓



**Powerful Performance**



**Easy-to-Use Controls**

*\*See the actual warranty for full details. Specifications are subject to change without notice.*



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# Christian Brothers

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2 – RTT Series with Containment Vessel

## Turn Your RTT into a Pump System Utilizing Our Available Packages

Pump systems provide versatile options for clean convenient and accurate dispensing from the tank, directly to your equipment.



RTT-1101 Top Mount



RTT-1202 Side Mount



RTT-1303 Wall Mount

\* 1" X 6' Pump Inlet Hose / 1/2" X 6' Hydraulic Hose / Brass Ball Valve

### Packages Include These Following Accessories:

- 1/4" Air Filter regulator
- Hose Reel & 50' Hose
- Electronic NON-PRESET Meter Dispensing Nozzle
- Side Mount Plate w/Hardware
- Universal Reel Bracket
- Stubby Pump & Reel Brackets
- Desiccant Air Breather



Note: RTT-1101 & RTT-1202 are assembled

## RTT Offers 6 Caged Tank Options

Cage Packages include: Tank, Stand Base (no legs), and Cage. Cages increase structural support & security



MODEL #	CAPACITY	DIMENSIONS	WEIGHT
RTT-1415	240 Gallons	36" L x 36" W x 50" H	270 lbs
RTT-1505	325 Gallons	36" L x 36" W x 66" H	300 lbs
RTT-1485	80/240 Gallons	36" L x 36" W x 68" H	300 lbs
RTT-1425	120/240 Gallons	36" L x 36" W x 77" H	320 lbs
RTT-1435	180/240 Gallons	36" L x 36" W x 89" H	375 lbs
RTT-1585	80/325 Gallons	36" L x 36" W x 84" H	350 lbs

- Additional caged options available upon request.
- Shown Left: RTT-1425

## Containment Vessels

Our vessels are rotationally molded HDPE with vertical rib reinforcement for superior strength and impact resistance



RTT-4040



RTT-4041



DRIP TRAYS	MODEL #	CAPACITY	DIMENSIONS	WEIGHT	
	RTT-4040	203 Gallons	52" W x 58" L x 20" D	38 lbs	Contains RTT gravity feed or pump systems where largest tank holds up to 180 gallons; features molded-in drip tray area with full screen
	RTT-4041	360 Gallons	42" W x 42" L x 42" D	100 lbs	Contains RTT pump systems where largest tank holds up to 320 gallons; features a molded flat area for product identification label and logo.

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3 – FCC Environmental Contract Page



April 3, 2012

Christian Brothers Automotive  
15995 N. Barkers Landing  
Suite 145  
Houston, TX 77079  
(281) 870-8900 x104

Re: Used Oil & Environmental Services Proposal-UPDATE

Dear Rod:

FCC Environmental is pleased to submit our proposal for **Christian Brothers Automotive** to provide recycling services to various **Christian Brothers Automotive** locations as outlined in this proposal. FCC Environmental is uniquely qualified and strategically positioned to enter into a true service partnership with **Christian Brothers Automotive** and we sincerely value our business association.

FCC Environmental, with more than 50 years of recycling experience, has not only the expertise to successfully perform this service, but also the financial backing and depth of resources to meet all provisions of our proposal. All work will be performed by the FCC Environmental branch network located throughout the Mid-Atlantic, South Eastern, South Central, and Gulf Coast regions of the United States.

FCC Environmental appreciates the opportunity to earn your business and we are pleased to offer the following proposal for Environmental recycling services.

Sincerely,

Dave Nelson  
National Accounts Sales Director  
Mobile: (919) 796-8274  
Fax: (919) 557-1807  
Email: [david.nelson@fccenvironmental.com](mailto:david.nelson@fccenvironmental.com)

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4 – Oil Interceptor

## OIL INTERCEPTOR

DRAINING AREA (SQ FT)	3,986
FIRST 100 SQ FT	8 CUBIC FEET
EACH ADDITIONAL 100 SQ FT	1 CUBIC FOOT
100 SQ FT	4 CUBIC FEET
3,886 SQ FT – 100 SQ FT	3,786 SQ FT
3,786 / 100	37.86 CUBIC FEET
TOTAL CUBIC FEET (REQUIRED)	43.66 CUBIC FEET
TOTAL GALLONS (REQUIRED)	328.2 GALLONS
SIZE AS CONSTRUCTED	8'-2" x 5'-3" x 5'-8"
TOTAL CUBIC FEET AS CONSTRUCTED	125 CUBIC FEET
TOTAL GALLONS AS CONSTRUCTED	776.64 GALLONS

**NOTES:**

- OIL INTERCEPTOR SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- PROVIDE OIL INTERCEPTOR WITH TRAFFIC RATED COVERS.
- PROVIDE TWO-WAY CLEANOUTS FOR BOTH INLET AND OUTLET OF INTERCEPTOR.
- PROVIDE INSPECTOR'S TEST PORT DOWNSTREAM OF INTERCEPTOR.
- INTERCEPTOR CALCULATIONS BASED OFF 2008 INTERNATIONAL PLUMBING CODE.

**STANDARD FEATURES:**

- 750 1000 1500 & 2000 GALLON
- 4000 PSI CONCRETE
- CHAMFERED CORNERS
- 1\"/>

**NOTES:**

- ALLOW FOR MANHOLE RING AND COVER TOTAL HEIGHT
- ADD 4\"/>

SIZE	750	1500	2250	3000
DEPTH (IN)	14"	24"	32"	44"
DEPTH (FT)	1.2"	2.0"	2.7"	3.7"

COMPARTMENT	750	1500	2250	3000
COMPARTMENT 1	400	600	750	900
COMPARTMENT 2	350	500	650	800

**LOW PROFILE GREASE INTERCEPTORS**

**1 PRECAST CONCRETE SAND/OIL SEPARATOR**  
SCALE: NONE

**DALE W. CAFFEY**  
CONSULTING ENGINEERS, INC.  
3810 HOLWAY BLVD., SUITE 102  
HOUSTON, TEXAS 77058  
PH: 281-218-1224 FAX: 281-218-0825  
E-MAIL: DALE@DCAFFEE.COM

### Christian Brother Automotive

Adjacent to 6904 FM 1488  
Magnolia, Texas

DATE: 08-19-2010  
SHEET NO.  
**SK1**

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# Christian Brothers

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## 5 – Fluid Type and Storage

<u>Commodity</u>	<u>Quantity</u>	<u>Storage Method</u>
New Oil	Max. 250 gal	sealed tank
Waste Oil	Max 200 gal	sealed tank
Trans Fluid	Max 55 gal	metal/plastic drum
Coolant	Max 55 gal	plastic drum
Used Coolant	Max 55 gal	metal/plastic drum

**Nice difference.<sup>®</sup>**

Table 1  
 Christian Brothers Midlothian  
 Overall Site-Trip Generation Analysis - Peak Hour of Adjacent Street

<b>Buildout</b>				<u>Weekday</u>						Average Daily Trips
Land Use	Size	Units	Land Use Code	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>			
				In	Out	Total	In	Out	Total	
<b>Proposed Development<sup>(1)</sup></b>										
Automobile Parts and Service Center	5,200	S.F.	943	7	3	10	4	7	11	86
<b>By-Right Uses<sup>(1)</sup></b>										
Drive-in Bank	5,200	S.F.	912	30	22	52	55	54	109	523
Convenience Store (No Gas)	5,200	S.F.	851	163	162	325	130	125	255	3,964
Pharmacy/Drug Store with Drive-Through	5,200	S.F.	881	10	9	19	27	26	53	564
High-Turnover Sit Down Restaurant	5,200	S.F.	932	28	22	50	29	18	47	557

Note: (1) Based on the Institute of Transportation Engineers Trip Generation, 11th Edition. Assumes General Urban/Suburban land use category.



# Christian Brothers

A U T O M O T I V E

June 12, 2025

City of New Berlin Staff,

On behalf of Christian Brothers Automotive (CBA), I would like to thank you for the opportunity to consider this request. We are grateful and appreciative of your time and consideration.

As a point of reference, most automotive service and repair facilities focus primarily on high-volume and relatively low-profitability items such as tire and fluid replacement. Christian Brothers Automotive has positioned itself to compete with local dealerships while providing the convenience of a neighborhood shop. Our diagnostic equipment, tools, and OEM parts sourcing sets us apart from the norm and allows us to operate in a vastly different manner.

Our demographic positioning creates a customer base that relies on us for automotive repair. Our typical client is a working professional who cannot afford a needed repair to become a catastrophic event. They simply bring the vehicle to us, pay a fair price, and get back on the road. We also offer a free shuttle service that can take our customers to work, school, or back to their homes while their vehicle is being serviced or repaired.

In total, an average store will see 18 to 22 cars in a day. However, our New Berlin location is projected to be a superlative performer based on other Wisconsin stores. Below are some numbers that might help this all make sense and justify our anticipated car count of over thirty vehicles serviced per day. This project will have thirty-seven spaces after accommodating all other engineering and zoning constraints. We believe this will be sufficient.

A typical CBA location will see an average repair cost of approximately \$520.00. CBA locations are open 240 working days per year. CBA businesses are open only M-F, except for new stores, which are open on Saturdays only up to the first three months of the business opening.

A CBA location will average approximately \$2,500,000.00 in revenue after two years of opening. Because of the volume of cars we service during our operating hours, we will need all thirty-seven spaces shown to service our customers and to provide an excellent and safe guest experience.

Thank you,

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