



City of Waukesha
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| Committee: Plan Commission | Date: 1/25/2023 |
| Common Council Item Number: PC23-0353 | Date: 1/25/2023 |
| Submitted By: Doug Koehler, City Planner | City Administrator Approval: Click here to enter text. |
| Finance Department Review: Click here to enter text. | City Attorney's Office Review: Click here to enter text. |
| Subject: PC#23-0353 Final Site Plan and Architectural Review- 2301 Bluemound Road- Jilly's Car Wash- A request to approve plans for a new, automatic car wash facility at the southeast corner of Bluemound Road and Parklawn Avenue | |

Details:

The applicant is proposing to put a Jilly's Car Wash at 2301 Bluemound Road. The property is currently zoned MM-1, Mixed-Use Manufacturing, however, the applicant is rezoning the property to B-5, Community Business District. A car wash facility is a conditional use in the B-5. After recording the Certified Survey Map, the property will be approximately 1.2794 acres.

The site plan shows a main entrance off Parklawn Drive, which will then split into three pay stations. There is a long stacking lane which accommodates up to sixteen (16) vehicles, which meets city code requirements. There are five (5) parking stalls to accommodate employee parking. There are a maximum of five (5) employees per shift. The applicant is showing twenty (20) stalls designed for vacuuming and cleaning vehicles after the wash.

The building will be made up of pre-colored concrete brick and block, aluminum storefront windows, and an asphalt shingled roof. All windows are translucent except for the ones located adjacent to the mechanical room. The overhead doors will be prefinished insulated steel and will match the colors to coordinate with the building. There will be a beige vinyl roll up door with full vision panels in the three center sections that will be located at both the overhead door openings. When the insulated steel doors are open, the roll up doors can close to keep in the heat.

Jilly's will provide landscaping throughout the property, including around the transformer and mechanicals. They will also have a masonry brick dumpster enclosure on site. The light poles are shown to be 20 ft tall, which meets city code. The light footcandles also meet city code. The applicant will need to submit a permanent sign application and receive permits before signage can be installed. The vacuums will be under 43 dBA at the distance of 500 ft. At 66 ft, the vacuum equipment sound is comparative to that of a luxury auto interior. The closest residential property is approximately 150 ft away.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

[Click here to enter text.](#)

Executive Recommendation:

Staff recommends approval for the Final SPAR at 2301 Bluemound Road with the following conditions:

- All engineering, fire department, and water utility comments to be addressed
- All signs must be applied for and permitted before installation
- Applicant must obtain permission from Menards before work can be done on their side of the lot line