



**City of Waukesha**  
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<b>Committee:</b> Plan Commission	<b>Date:</b> 1/25/2023
<b>Common Council Item Number:</b> PC23-0343	<b>Date:</b> 1/25/2023
<b>Submitted By:</b> Doug Koehler, City Planner	<b>City Administrator Approval:</b> <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> <a href="#">Click here to enter text.</a>	<b>City Attorney's Office Review:</b> <a href="#">Click here to enter text.</a>
<b>Subject:</b> PC#23-0343 Certified Survey Map- 2301 Bluemound Road, Jilly's Car Wash- Proposed 1-Lot CSM combining two existing parcels into a 1.2767-acre lot for a planned car wash facility	

**Details:**

The applicant is looking to combine to lots into a one lot Certified Survey Map (CSM). The property located at 2301 Bluemound Road is currently zoned MM-1, Mixed-Use Manufacturing District. The combined lot will be approximately 1.2767 acres and 55,613 sq. ft. The applicant is proposing a car wash facility on this site. The previous use at 2301 Bluemound Road was a restaurant.

**Options & Alternatives:**  
[Click here to enter text.](#)

**Financial Remarks:**  
[Click here to enter text.](#)

**Executive Recommendation:**  
Staff recommends approval for the Certified Survey Map at 2301 Bluemound Road with the following conditions:

- All staff comments to be addressed
- The Certified Survey Map must be signed and recorded at Waukesha County Register of Deeds prior to per to obtaining permits