



**City of Waukesha**  
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<b>Committee:</b> Plan Commission	<b>Date:</b> 1/25/2023
<b>Common Council Item Number:</b> PC23-0345	<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#23-0345, Conditional Use Permit, Jilly's Car Wash, 2301 Bluemound Road- A request for a conditional use permit to operate a car wash facility at the southwest corner of Bluemound Road and Parklawn Avenue	

#### Details:

The applicant is applying for a Conditional Use Permit (CUP) at 2301 Bluemound Road to allow for a car wash facility. The property is currently zoned MM-1, Mixed-Use Manufacturing District. The applicant is rezoning the property to B-5, Community Business District. A car wash facility, providing there is adequate queuing areas, is allowed with a Conditional Use.

The car wash facility will be located at the existing Albanese's property. Jilly's car wash will operate Monday through Saturday from 7am-8pm and Sunday's from 8am-7pm. There will be a total number of 15 employees, with a maximum of 5 per shift. The applicant is applying for a permanent Conditional Use Permit.

#### Options & Alternatives:

[Click here to enter text.](#)

#### Financial Remarks:

[Click here to enter text.](#)

#### Executive Recommendation:

Staff recommends approval for the Conditional Use at 2301 Bluemound Road with the following conditions:

- All engineering, fire department, and water utility comments to be addressed