



December 16, 2022

Community Development Department – City of Waukesha  
201 Delafield Street, Suite 200  
Waukesha, WI 53188

RE: Rezone Rationale and Project Details for Jilly's Car Wash

To Whom It May Concern:

Jilly's LLC (the "Developer") is pleased to present Jilly's Car Wash ("Jilly's", the "Development") to the City of Waukesha (the "City"). The Developer is proposing to build a state-of-the-art facility that will operate an express car wash at the subject site.

**Introduction**

The Development is located at 2301 W. Bluemound Road (the "Property"); parcel numbers WAKC1127005 and WAKC1127006001 will be combined to accommodate the Development which is situated on proposed Lot 1. The proposed total site area will be 55,731 square feet (1.2794 acres). The Property is currently zoned MM1 and occupied by a restaurant. The Development requires a rezone to B5 to permit a car wash facility and razing the existing building. The proposed use is for a single-story car wash facility which is approximately 5,607 SF including the office, car wash bay, mechanical equipment, and employee booth.

**Rezone Rationale**

Per Section 22.37(4)(b) carwash facilities are a conditional use within B-5 (Community Business District) zoning provided there is adequate queuing areas. Rezoning the Property to B-5 is complimentary to the surrounding area as the existing developments to the east and north are B-5. The requested rezone remains a compatible and transitional use to the adjacent RM-2 to the west. The requested rezone is consistent with the 2035 City of Waukesha Land Use Plan which identifies the Property as commercial.

**Project Details**

Please reference the Site Plan & Architectural Review submittal for full project details. In summary, Jilly's is an express car wash that allows its customers to experience a clean and dry vehicle in under three minutes. Jilly's expects to employ approximately 15 employees at this location, with a shift maximum of five (5) employees.

Hours of operation will be:

- Monday through Saturday – 7:00am to 8:00pm
- Sunday – 8:00am to 7:00pm

DESIGN / BUILD  
CONSTRUCTION

ARCHITECTURAL  
DESIGN

DEVELOPMENT

PROPERTY  
MANAGEMENT

### **Architecture**

The building design includes pre-colored concrete brick and block, aluminum storefront windows, and an asphalt shingled roof. The proposed overhead doors are shown to be prefinished insulated steel – color to coordinate with the building colors.

### **Entitlement Strategy & Timeline**

The Developer will comply with local approval processes by submitting the Application for Development Review including Site Plan and Architectural Review, Conditional Use Permit and Certified Survey Map, in addition to the rezone.

The construction will be completed in one phase. The Developer anticipates breaking ground spring 2023 to be open for business fall 2023.

### **Conclusion**

Jilly's is operated by Jill and Jon Zimmerman, partners of the business, who reside in Milwaukee, WI to operate the local market. The Developer is excited to submit the state-of-the-art Development to the City of Waukesha to enhance the car wash experience within the community.

Please do not hesitate to contact me with additional questions. We look forward to collaborating with the City of Waukesha on this proposed development.

Thank you,

Caitlin LaJoie  
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