



**CITY OF WAUKESHA**

201 Delafield Street, Waukesha, WI 53188  
 Tel: 262.524.3700 fax: 262.524.3899  
 www.waukesha-wi.gov

<b>Committee:</b> Plan Commission	<b>Date:</b> 9/22/2021
<b>Item Number:</b> PC21-00089	<b>Date:</b> 9/22/2021
<b>Submitted By:</b> Doug Koehler, Principal Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Bridget Souffrant, Finance Director	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> <b>Fields Auto Group Car Storage – Final Site Plan and Architectural Review</b>	

**Details:** Fields Auto Group would like to use the currently vacant lot behind the Valvoline Instant Oil Change at 1951 E. Main St. as an overflow vehicle storage area for their dealership at 1901 E. Moreland Blvd. The lot has an area of roughly 15,000 square feet. It is not accessible from any public street. Instead it has access easements through 1951 E. Main St. and the adjacent property at 1947 E. Main St. Both of the existing businesses, along with the property in question, have access to Main St. along Longview Drive, which is a private road.

The lot currently is partially paved and partially landscaped. The landscaping is very overgrown though, and the paving has not been maintained and is in very bad condition. The paved area currently does not meet the minimum setback requirements and is not striped. The repaved lot will meet minimum setbacks – twenty feet in the rear and five feet on all other sides – and will exceed minimum parking space and driveway sizes. The lot will be accessible via two driveways to the access easement through 1947 E. Main and one through 1951 E. Main. It will have a total of 38 parking spaces.

The applicants will add a row of evergreen trees along the rear, south property boundary, facing the Carroll University Center for Graduate Studies. They will add several honey locust trees to the east property boundary, to match an existing tree which will remain. The west and north property boundaries will have rows of shrubs. Typically parking lots with more than thirty cars are required to provide landscape islands covering at least 5% of the lot area. In this case 5% of the lot area would be 573 square feet so landscape islands would take roughly three parking spaces. The Plan Commission does have the authority to waive the requirement though and might want to do so in this case given the use and location of the lot. An alternative solution might be to require an increased landscape buffer along the east lot line.

**Options & Alternatives:**

**Financial Remarks:** No Financial impact.



**Staff Recommendation:**

Staff recommends approval of a Conditional Use Permit for vehicle storage at the currently vacant property behind 1951 E. Main St. (tax key WAKC1005239) with the following conditions:

- The Plan Commission should discuss whether to grant an exception to the landscape island requirement, and whether to require increased landscaping elsewhere instead.
- All Engineering Department comments will be addressed.