



**City of Waukesha**  
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<b>Committee:</b> Plan Commission	<b>Date:</b> 3/23/2022
<b>Common Council Item Number:</b> PC22-0212	<b>Date:</b> 3/23/2022
<b>Submitted By:</b> Doug Koehler, Principal 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> <b>Final Site Plan and Architectural Review – 1537 &amp; 1583 E. Moreland Blvd, Boucher Waukesha Hyundai</b>	

**Details:** The applicants, Boucher Automotive, would like to remodel their existing Pre-Owned dealership into a new Hyundai dealership, and to demolish the current Hyundai dealership for additional inventory parking. The two dealerships were combined onto the same property with a CSM which was approved and recorded last year.

The new dealership will include the entire existing building, which was formerly a Goodwill store. A new Service area will be added onto the east side of the property. The dealership space will have floor to ceiling windows with decorative composite metal panels above. The new service space will have brick walls to the height of the tops of the overhead door, to match the siding of the adjacent building, with EIFS panels above. Clerestory windows will be located at regular intervals around all three sides of the addition. Further to the west, the siding of the former Pick N' Save building, which is being converted into a Body Shop, will remain generally as it is, consistent with previous Plan Commission approvals. However, the peaked roof sections which are characteristic of a Pick N' Save grocery store rather than a Boucher dealership, will be removed.

The entirety of the space where the current Hyundai dealership is located will be converted into inventory vehicle storage/display space, with landscaping and lighting in islands around the edge of the parking lot. Employee and customer parking spaces will be located in front of the dealership entrance, and also around the edges of the addition. Staff had requested that the applicants explore the possibility of moving the driveway to the inventory space away from the street right of way to line up with the driveway across the private drive. The code requires driveways to be set back fifteen feet from the right of way. The applicants have indicated that they do not want to do so, but have not given a reason at this point.

Sidewalk will be added along Moreland Blvd. for the entirety of Boucher's property between Manhattan Drive and Les Paul Parkway.

**Options & Alternatives:**

[Click here to enter text.](#)

**Financial Remarks:**

No financial impact to the City.

**Staff Recommendation:**

Staff recommends approval of Final Site Plan and Architectural Review for the Hyundai dealership at 1537 and 1583 E. Moreland Blvd. with the following conditions:

- Customer and employee parking spaces will be signed, and no inventory vehicles will be stored in those spaces. Individual signs will be provided for each employee and customer space.
- The driveway entrance into the inventory space from the adjacent private driveway will be moved so it is directly across from the driveway entrance to the adjacent property, unless the applicant can give a reason that is satisfactory to the Plan Commission for why this should not be required.
- The new dumpster enclosure must be made from masonry materials, and the applicant must provide elevation drawings or other plans showing its dimension and appearance, to be approved by staff, prior to the issuance of Building Permits.
- The applicant will apply for applicable Sign Permits for any new Permanent or Temporary signs prior to installation.
- Parking lot light pole height may not exceed twenty feet with a four-foot base.
- All Engineering Department and Fire Department comments will be addressed.