



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 12/14/2016
Common Council Item Number: PC#16-0111	Date: 12/14/2016
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Fields Auto Waukesha, 1901 E. Moreland Blvd. – Preliminary SPAR	

Details:
 Fields Auto Waukesha is proposing a new building addition to house the Volvo dealership at the west end of the existing building. The parcel to the west has been acquired for this addition, and with the new building there will also be an expansion of the parking lot and new landscaping incorporated into the project. Retaining walls will be needed along the western and southern edges of the site, staff suggests details for a safety rails should be included with the plans. The landscape plan should also incorporate the retaining walls. The recently acquired parcel to the west appears to have a shared driveway with the westerly neighbor. Details of any easement should be submitted, and included on the proposed CSM. The plan sheets should be consistent in how the shared driveway is being handled. Proposed topo lines should be included on the grading plan, and elevations should use city datum. The building will be clad with etched glass and aluminum composite panels, with large display windows across the front. Roof top mechanical units should be indicated on the elevations, and appropriately screened if above the parapet. All site lighting must be on poles less than 20 feet in height, with fixtures directed vertically downward. Light intensity at the lot line must not exceed 0.5 foot candles.

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

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

Staff Recommendation:
 Staff recommends preliminary approval of the plans with all staff comments, including Engineering Dept., Fire Dept. and Water Utility to be addressed.

