



**City of Waukesha**  
 201 Delafield St. Waukesha, WI 53188  
 Tel: 262.542.3700  
 waukesha-wi.gov

<b>Committee:</b> Plan Commission	<b>Date:</b> 11/15/2023
<b>Common Council Item Number:</b> PC23-0465	<b>Date:</b> 11/15/2023
<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>Conditional Use Permit – 1733 Manhattan Dr., 1530, 1538, 1560, and 1570 E. Moreland Blvd. – A request from Lithia to combine five parcels into one.</b>	

**Details:** The applicants would like to demolish several existing office, retail, and restaurant buildings at the corner of E. Moreland Blvd. and Manhattan Dr. and replace them with a new Lithia/Wilde Subaru dealership. The Plan Commission approved a Conditional Use Permit for the dealership at their September meeting. The applicants went through Preliminary Site Plan and Architectural Review, which is a staff review process only, in October.

The new building will have an area of approximately 50,000 square feet and will include showroom space, service drop off, and a large service shop. The service shop will be fully air conditioned so the exterior doors to it can remain closed throughout the year. A small standalone carwash building, with an area of just over 1,000 square feet, will be located to the west of the main building. The car wash will be for service vehicles only, not open to the public, and will not contain any vacuums or air dryers.

A masonry base will extend around the entire building, except the storefront area which will have floor to ceiling windows. The upper sections of the exterior will have metal siding, with a variety of colors and textures to break up the façade. Clerestory windows will extend around the entire service area, including the rear facing sections. The car wash and the trash enclosures will have a similar appearance to the main building.

The applicants have identified a total of 230 parking spaces on the property, divided between customer and employee spaces, service storage, and new and used vehicle inventory spaces. The customer and employee spaces will be signed with pavement markings. The applicants have confirmed that parking lot landscape islands exceed the minimum of 5% of the parking lot area. Landscaping in the parking lot islands and the street buffer includes a typical mix of bushes, shrubs, and shade trees.

The north property boundary, facing the neighboring residential properties, includes a very robust landscape screen. Existing screening will be left intact where possible and new juniper, arborvitae, and similar trees will be added in rows where the existing screen is not sufficient. A new privacy fence will be added, partially up the slope in the sloped sections, and at the top of the retaining wall in sections where a wall will be added. The fence will be six feet high.

**Options & Alternatives:**

[Click here to enter text.](#)

**Financial Remarks:**

No financial impact to the City.

**Staff Recommendation:**

Staff recommends approval of the Certified Survey Map for Lithia Subaru at the northeast corner of Manhattan Dr. and E. Moreland Blvd with the following conditions:

- Provide details of the parking lot and building lights. Lights must be shielded and directed downward to prevent glare into neighboring residences.
- Engineering Department and Water Utility comments will be addressed.