



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

Committee: Plan Commission	Date: 8/28/2024
Common Council Item Number: PC24-0574	Date: 8/28/2024
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Conditional Use Permit – 1610 Manhattan Dr., Boucher Nissan – A request to approve plans to remove the building at 1451 E. Moreland Blvd. and construct an addition to 1610 Manhattan Drive which will be come the Nissan Dealership location.	

Details: Boucher Nissan currently operates at the dealership at 1451 E. Moreland Blvd. It shares its lot with the Boucher Chevrolet dealership at 1421 E. Moreland Blvd. and the Boucher-owned You Drive It Now dealership at 1610 Manhattan Dr. The applicant would like to move the dealership to 1610 Manhattan Dr., after which the building at 1451 E. Moreland will be demolished and replaced with inventory vehicle storage space. Last year the Plan Commission approved Site Plan and Architectural Review for a new building in the same location as the existing dealership. By moving the dealership to 1610 Manhattan Drive instead, the applicants will be able to minimize the construction-related down time for the dealership.

The building at 1610 Manhattan Drive currently has an area of approximately 20,000 square feet, mostly taken up by service bays. The proposed addition will add roughly 14,000 square feet and will include office space, a sales and display area, a service drop off area, and a new vehicle delivery space. The front façade will face Manhattan Drive, but it will be at an angle to it. It will have floor to ceiling glass, except where overhead doors will open into the service space. New façade for the north and south sides will be a mix of composite panels and masonry. The existing building has CMU siding which will be painted grey but otherwise left unchanged.

The site plan shows parking for 25 customers, plus 82 stalls for employees and service storage. The plan identifies 28 employees as the number of employees for the largest work shift. At least 28 spaces, or enough spaces for the number of employees working during the largest shift, should be signed for employee parking only and left available for employees.

There is an existing dumpster enclosure on the site, but the dealerships have been using one or more additional dumpsters for service-related trash since at least the previous approval last year, outside the enclosure in the parking area nearby. They plan to keep that dumpster on the site long term, so they will be adding a new enclosure to match it.

The lighting plan mostly matches the Plan Commission's Design Guidelines, but includes 5000k color temperature for some display areas, which is a bright white designed to mimic daylight. The design guidelines call for a maximum of 4.000k, but exceptions have been made in the past for car dealerships, to allow them to show the actual appearance of the cars they are selling.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

No financial impact to the City.

Staff Recommendation: Staff recommends approval of a Conditional Use Permit for Boucher Nissan at 1610 Manhattan Dr. with the following conditions:

- All parking spaces must be signed and used as indicated in the approved site plans. Customer and employee parking spaces may not be used for inventory or service storage.
- At least 28 parking spaces, or enough spaces for the work shift with the largest number of employees, must be designated and signed specifically for employee parking and reserved for employees only, not used for service storage.
- 5,000k color temperature is acceptable for lighting in vehicle display areas.
- Provide an elevation drawing of the new dumpster enclosure, to be approved by staff prior to issuance of Building Permits.
- All Engineering Department, Water Utility, and Fire Department comments will be addressed. Engineering Department comments must be fully addressed by a plan resubmittal before applying for Building Permits. The Engineering Department's concurrence letter must be issued and included with the Building Permit application.
- All applicable building permits, demolition permits, and any other necessary approvals must be completed before construction can begin.