



City of Waukesha
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Committee: Plan Commission	Date: 9/28/2022
Common Council Item Number: PC22-0312	Date: 9/28/2022
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.
Subject: Final Site Plan and Architectural Review – 1503 E. Moreland Blvd. – Waukesha Genesis – A request from Boucher to approve plans for a new car dealership.	

Details: 1503 E. Moreland Blvd. is currently the site of the Boucher You Drive It Now Dealership. The applicant plans to demolish the existing building and replace it with a new Hyundai Genesis dealership.

The new building will have an area of approximately 20,000 square feet, roughly five times as large as the existing building. The sales area, at the front of the building will be two stories high, with floor to ceiling windows and an aluminum band along the roofline. The service area at the rear of the building will have dark brown masonry siding at the base, with black EFIS above, broken up by clerestory windows.

The parking lot will be reconfigured into a rectangular shape to accommodate the Genesis dealership, with a new landscape island running the length of the south side of the lot and separating it from the lot at the Boucher body shop on the south property. Parking lot entrances, from Manhattan Dr. on the west side and to the adjacent Hyundai dealership to the east, will be unchanged from the existing property and all of the adjacent properties will have cross access easements. Vehicle display will be limited to the front sections of the lot, closest to Moreland and Manhattan. Service storage and employee parking will be behind the building.

The applicants will add three underground stormwater storage chambers below the parking lot. They will fulfill the stormwater management requirements which are more commonly handled by stormwater ponds, and they should also help alleviate some of the flooding issues that other portions of the nearby dealership lots have experienced in the past. The applicants will also add updated landscaping, lighting, and signage around the perimeter of the property.

At the Preliminary review staff requested several changes to the lighting, dumpster enclosure placement, and screening for mechanical units, to bring them in line with the Plan Commission's design standards. The applicants have not provided plans yet for some of these updates, but they have stated they are willing to make the changes and will have them done before issuance of building permits.

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 Boucher at 1503 E. Moreland Blvd. with the following conditions:

- Screening for the rooftop mechanical units must cover all four sides.
- The dumpster enclosure must be made from masonry materials to match the masonry on the building.
- Transformer must be screened by landscaping or another method.
- Light pole height may not exceed 20 feet with a four-foot base. Color temperature may not exceed 4000k. Spillover at the property boundary may not exceed 0.5 footcandle.
- Employee and customer parking must be signed, and those spaces may not be used for inventory or service storage.
- A separate sign permit will be required. Unless a Sign Variance is approved by the Plan Commission at a later date only one monument sign will be allowed.
- All Engineering Department, Fire Department, and Water Utility Comments will be addressed.