



City of Waukesha
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Committee: Plan Commission	Date: 9/28/2022
Common Council Item Number: PC22-0284	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: Certified Survey Map - 1503 E. Moreland Blvd. – Boucher Genesis	

Details: 1503 E. Moreland Blvd. is currently the site of the Boucher You Drive It Now Dealership. Boucher would like to demolish the existing building and replace it with a new Hyundai Genesis dealership. The existing property has an area of 2.39 acres, extending along both Moreland Blvd. and Manhattan Dr. Lot 2, which is the site of the former Pick N' Save store, now the Boucher auto body. It currently has an area of 7.41 acres.

The proposed Certified Survey Map will shift the lot lines to better accommodate the needs of the new dealership. Lot 1 will have an area of 2.94 acres, and a more rectangular shape. Lot 2 will have an area of 6.86 acres.

In the past some of the dealerships in the area have failed to provide adequate parking for their employees and inventory vehicles, and have used street parking in the surrounding area for that purpose. In order to prevent this staff has required employee, customer, and inventory parking to be clearly designated on all dealership site plans. Lot 2 serves as employee parking for several dealerships in the area. The applicants have re-submitted the previously approved parking lot site plan for that property and stated that it will be unchanged as a result of this adjustment of lot lines.

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

Financial Remarks:
 No financial impact to the City.

Staff Recommendation:
 Staff recommends approval of a Certified Survey Map for Boucher at 1503 E. Moreland Blvd. with the condition that all Engineering Department comments will be addressed.