



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 12/11/2019
Item Number: PC19-0122	Date: 12/11/2019
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: Boucher, 1531 E. Moreland Blvd. - Minor Site Plan & Architectural Review	

Details: The applicant is seeking a Minor Site Plan Review for their plans to convert the former Pick N' Save grocery store at 1531 E. Moreland to a vehicle detailing and training facility. The building has been vacant for several years, while the parking lot has been used for storage for surrounding car dealerships. Part of the motivation for the modification to the building was a requirement from the city that the property have a valid occupancy permit for a permitted use in the zoning district. The plans involve minor exterior changes, as well as modifications to the parking lot.

The applicant plans to add several glass overhead doors to the front and rear of the building to allow for vehicle access. They will also add a two level bank of windows near the west side of the north elevation. The walls in between will be EIFS, colored to match the rest of the building. The current site plan doesn't show where the overhead doors will connect to the parking lot. The applicant is working on producing a plan with spit grades. In two spaces where the grocery store had wide curb cuts for pedestrians they plan to leave them as they are. However, they have expressed willingness to configure the driveways to city standards.

They plan to replace the parking lot lights with lighting to match the other Boucher dealerships in the area. They have already made some improvements to the landscaping, most of which is reflected in the Landscape Plan. Staff has asked for some additional screening in the area adjacent to Moreland Blvd., as well as additional trees throughout the lot.

Options & Alternatives:

Financial Remarks:



Staff Recommendation:

Staff recommends approval of Minor Site Plan and Architectural Review for Boucher at 1531 E. Moreland Blvd. with the following conditions:

- The parking lot will be reconfigured and restriped to match the design shown on the site plan. Employee and customer parking spaces will be signed, and no inventory vehicles will be parked there.
- Landscape Plan will be updated to show more screening along Moreland Blvd. and more trees throughout the parking lots, to be approved by staff review.
- Site lighting will comply with all city Lighting Standards. In particular, light pole height, including the base section, will not exceed twenty feet, and color temperature will not exceed 4000k.
- Applicant will submit plans showing locations of driveways into the buildings. The driveways will comply with all city standards.
- Applicant will maintain a twenty foot fire lane in the rear of the building. Various methods to prevent traffic cut through may be acceptable.
- All Engineering Department, Fire Department, and Water Utility comments will be addressed.