



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 11/8/2017
Common Council Item Number: PC17-0104	Date: 11/8/2017
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Vehicle Connections, 1649 Arcadian Avenue – Final Site Plan & Architectural Review	

Details:
 The applicant is requesting Final site and architectural approval to convert a former 4-bay car wash at 1649 Arcadian Avenue into a used vehicle dealership. The proposal entails converting one of the bays into an office area by replacing the garage entry with block to match and lights. There are 3 garage doors on both the north and south elevations that will remain. Two are for cleaning and detailing the cars and the other will remain a car wash. Staff has asked the architect to look into a more attractive door option.

The site will essentially remain the same except parking will be added around the site for the vehicles for sale and employee parking. They are proposing some new landscaping on each side of the shared driveway along the north side of the property, however it is just a few clusters of dogwood. Staff would like to see additional plantings, including at least two deciduous trees and maybe some additional groundcover such as flowers or ornamental grass along Arcadian Avenue.

Options & Alternatives:
 The Plan Commission could require additional architectural or site enhancements.

Financial Remarks:
[Click here to enter text.](#)

Staff Recommendation:
 Staff recommends approval of the Final Site and Architectural Plans for 1649 Arcadian Avenue, subject to:

- 1.Consideration of a more decorative garage door option.
2. Additional landscaping along Arcadian Avenue, including at least two (2) deciduous trees and some



groundcover.

3. All signs need to go through Sign Review Board.

4. Engineering Comments