

Chad dropped off 6-21-24



CITY OF WAUKESHA
DEPARTMENT OF COMMUNITY DEVELOPMENT
City Hall, 201 Delafield Street, Waukesha, WI 53188
(262) 524-3750

CONDITIONAL USE PERMIT APPLICATION

This application must accompany a Plan Commission Application along with the required fee.
The Plan Commission may not make a decision on this request if the property owner is not present at the meeting.

DATE: 6-21-24

NEW APPLICATION AMENDMENT TO EXISTING CONDITIONAL USE PERMIT

Please describe your proposed use below in as much detail as possible. Be sure to include potential future growth, to avoid needing to come back for further approvals in the future. Some portions of the questionnaire below will not apply to all Conditional Use Permit applications. If there are relevant details which are not covered below, please attach a written narrative to explain them.

NAME OF PROJECT OR BUSINESS: Boucher Nissan
LOCATION OF USE: 1451 E. Moreland Blvd. (Previously 1610 Manhattan Drive)
TYPE OF USE: Automotive Sales + Service

Is this a NEW use or is this use being relocated from somewhere else? Relocated

If you are relocating a use, where are you relocating it from? 1451 E. Moreland Blvd.

Do you operate a use in other locations? (Circle one) YES NO

If yes, please explain: Nissan Lake Country, Nissan Greenfield

Will the use be occupying an existing building or will you be building a new building? EXISTING NEW

Hours and days of operation: M-F 7am-8pm Sat. 7am-5pm

Number of Employees: 28

Number of on-site parking stalls available: 264

Length of permit requested (6 month, 1 year, 2 year, permanent): Permanent

Current zoning: B-5

Is a License required to operate this use? (Circle one) YES NO If yes, please attach a copy.

Name of licensing authority: D.O.T.

Will any hazardous materials be used? Oil, Waste Oil

The following information must be attached to process the permit:

- A site map showing the location of the proposed site.
- A site plan showing the location of building(s), parking, landscaping, etc.
- A floor plan of the building showing how it will be used for the proposed use.
- If an existing building, a photo of the building.
- If new, complete development plans must be submitted per the development guidelines.
- If facade changes are proposed, plans must be submitted showing changes.
- A business plan if there is one; otherwise answer the questions on the back.

Please attach a copy of your Business Plan if you have one.

If you do not have written Business Plan or choose not to share it, please answer the following questions:

1. What business will you be in? Automotive Sales & Service
Relocate from existing building on site
2. Explain your business' daily operations. Nissan automotive Sales and Service
3. How will business be managed on a daily basis? On site general manager
4. What are your products or services? New and used automotive sales. Automotive Service.
5. Will your employees need additional parking? NO
6. Are employees required to have any certification(s)? yes
7. Who is the owner of the building or premises where your business will be conducted?
Boucher Holdings LLC
8. If you are not owner of the building or premises where your business will be conducted, do you have a lease agreement with the owner? yes
9. Are there any insurance requirements for your business? Standard
10. Will you have property insurance? yes
11. Are there any noise considerations/concerns with your business operations?
NO

Please Note: If approved, this permit will be issued to the applicant only and will not be transferrable. This application will become null and void if required fees and materials are not submitted at time of application. Any physical changes made to the building may require the installation of additional fire protection systems. Please contact the Fire Marshal for further discussion.

Project Summary

The proposed redevelopment is planning to demolish the existing Boucher Nissan building on the Northeast corner of the site. Additions to the site will be associated parking lots, landscaped areas, storm sewer, one underground storm water chambers, relaying water and sanitary sewer laterals. All improvements are contained on the NE corner of the site.

Cash Register Receipt
City of Waukesha

Receipt Number
R28869

| DESCRIPTION | ACCOUNT | PAID |
|--|-----------|-----------------|
| ProjectTRAK | | \$480.00 |
| CU24-00007 Address: 1421 E MORELAND BLVD Apn: 138616 | | \$480.00 |
| CONDITIONAL USE PERMIT | | \$480.00 |
| COND. USE PERMIT_ENG FEE | 329045320 | \$30.00 |
| COND. USE PERMIT_PC FEE | 172045920 | \$450.00 |
| TOTAL FEES PAID BY RECEIPT: R28869 | | \$480.00 |

Date Paid: Tuesday, June 25, 2024

Paid By: Professional Consultants, Inc., Chad Kemnitz

Cashier: SSA

Pay Method: CHECK 49920



City of Waukesha Application for Development Review

TYPE OF APPLICATION & FEES (CHECK ALL THAT APPLY) Please note that each application type has different submittal requirements. Detailed submittal checklists can be found in Appendix A of the Development Handbook.

FEES

- Plan Commission Consultation **\$200** _____
- Traffic Impact Analysis _____
 - Commercial, Industrial, Institutional, and Other Non-Residential **\$480**
 - Residential Subdivision or Multi-Family **\$480**
 - Resubmittal (3rd and all subsequent submittals) **\$480**

ONE OF THE THREE FOLLOWING ITEMS IS REQUIRED FOR SITE PLAN & ARCHITECTURAL REVIEWS (*):

- * **Preliminary Site Plan & Architectural Review** _____
 - Level 1: Buildings/additions less than 10,000 sq.ft. or sites less than 1 acre **\$2,200**
 - Level 2: Buildings/additions between 10,001-50,000 sq.ft. or sites between 1.01 and 10 acres **\$2,320**
 - Level 3: Buildings/additions between 50,001-100,000 sq.ft. or sites between 10.01 and 25 acres **\$2,440**
 - Level 4: Buildings/additions over 100,001 sq.ft. or sites greater than 25.01 acres. **\$2,560**
 - Resubmittal Fees (after 2 permitted reviews) **\$750**
- * **Final Site Plan & Architectural Review** _____
 - Level 1: Buildings/additions less than 10,000 sq.ft. or sites less than 1 acre **\$1,320**
 - Level 2: Buildings/additions between 10,001-50,000 sq.ft. or sites between 1.01 and 10 acres **\$1,440**
 - Level 3: Buildings/additions between 50,001-100,000 sq.ft. or sites between 10.01 and 25 acres **\$1,560**
 - Level 4: Buildings/additions over 100,001 sq.ft. or sites greater than 25.01 acres. **\$1,680**
 - Resubmittal Fees (3rd and all subsequent submittals) **\$750**
- * **Minor Site Plan & Architectural Review (total site disturbance UNDER 3,000 total square feet)** _____
 - Projects that do not require site development plans **\$330**
 - Resubmittal Fees (3rd and all subsequent submittals) **\$330**
- Certified Survey Map (CSM) _____
 - 1-3 Lots **\$500**
 - 4 lots or more **\$560**
 - Resubmittal (3rd and all subsequent submittals) **\$180**
 - Extra-territorial CSM **\$260**
- Preliminary Subdivision Plat (Preliminary Site Plan Review is also required.) _____
 - Up to 12 lots **\$1,270**
 - 13 to 32 lots **\$1,390**
 - 36 lots or more **\$1,510**
 - Resubmittal (3rd and all subsequent submittals) **\$630**
- Final Subdivision Plat (Final Site Plan Review is also required.) _____
 - Up to 12 lots **\$660**
 - 13 to 32 lots **\$780**
 - 36 lots or more **\$900**
 - Resubmittal (3rd and all subsequent submittals) **\$480**
 - Extra-territorial Plat **\$540**
- Rezoning and/or Land Use Plan Amendment _____
 - Rezoning **\$630**
 - Land Use Plan Amendment: **\$630**
- Conditional Use Permit _____
 - Conditional Use Permit with no site plan changes **\$480**
 - Conditional Use Permit with site plan changes **\$480** plus applicable preliminary and final site plan fees above
- Planned Unit Development or Developer's Agreement (Site Plan Review is also required) _____
 - New Planned Unit Development or Developer's Agreement **\$1,760**
 - Planned Unit Development or Developer's Agreement Amendment **\$610**
- Annexation **NO CHARGE**
- House/Building Move **\$150**
- Street or Alley Vacations **\$150**

480.00

TOTAL APPLICATION FEES:

480.00