



City of Waukesha
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Committee: Plan Commission	Date: 6/28/2023
Common Council Item Number: PC22-0415	Date: 6/28/2023
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 – 1451 E. Moreland Blvd., Proposed demolition of the existing Boucher Nissan dealership and replacement with a new building.	

Details: The existing Boucher Nissan dealership building at the corner of E. Moreland Blvd. and Manhattan Dr. has an area of roughly 15,000 square feet. The applicants would like to demolish the building and replace it with a new 21,000 square foot dealership building. The new building will include a sales/showroom area, service reception, and service bays. A Boucher Chevrolet dealership and a Boucher fleet vehicle dealership are also located on the same property. No changes are planned for those buildings at this time, and the applicants have defined a project area which covers the proposed new building and the parking area immediately surrounding it only.

The exterior of the new building will be floor to ceiling glass in the display area, facing Moreland Blvd. The service bays will be located adjacent to the east elevation, which faces Manhattan Drive. That elevation will have less glass but will include a masonry wall up to roughly the height of the tops of the garage doors. Above that section will be composite material, with clerestory windows. A vehicle display area toward the front of the building will have aluminum panels and glass garage doors. The aluminum panel exterior, as well as several windows, will continue on the west elevation, where the service reception area is located. The south elevation will continue the masonry and composite around the service area.

The larger building will necessitate some reconfiguration of the parking lot, but the plan still shows a total of 134 parking spaces, including customer and employee parking, plus space for service and display vehicle storage. As with previously approved Boucher projects, customer and employee spaces will be signed and must be kept clear of inventory vehicles. Access to the parking lot will be from the existing driveways, which also provide access for the other dealerships on the property.

Landscaping will be improved around the exterior and will be added in several sections where it does not exist currently. Landscape areas within the parking lot exceed the minimum requirements. Stormwater management will be handled by holding tanks under the parking lot surfaces. Trash storage is currently in a large dumpster enclosure at the south end of the parcel. It will be unchanged.

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 the proposed new Boucher Nissan dealership at 1451 E. Moreland Blvd. with the following conditions:

- Extend photometric plan to the property boundaries. Light spillover at the property boundaries may not exceed 0.5 footcandles.
- All Engineering Department and Water Utility comments will be addressed.