



CITY OF WAUKESHA

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Committee: Plan Commission	Date: 7/28/2021
Item Number: PC21-0057	Date: 7/28/2021
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Boucher, 1531 E. Moreland Blvd. Minor Site Plan and Architectural Review – Proposed architectural and site changes to accommodate a new Boucher automotive service center.	

Details: Boucher has owned the former Pick N' Save at 1531 E. Moreland Blvd for several years and has used the property solely for vehicle storage during that time. Vehicle storage is not a Permitted Use in the B-5 zoning district. In 2018 the Plan Commission denied an application for Site Plan Review because the applicants did not have a Permitted Use on the site, and gave them four months to come up with something. In December of 2019 the Plan Commission approved plans for changes to the site and building, for a car cleaning and photo documentation business, to allow vehicle storage. Staff's understanding was that the project had been completed in 2020 and the business was operating in the building.

In June of this year the applicants submitted new building permits for a body shop business. The permits showed several new overhead doors, which had not been approved by the Plan Commission, and several that had been approved but were larger than the approved plans showed. During the review for that permit it became clear that the site changes had not been completed, the Building Permit had been allowed to expire without inspections, work had been done which was not included in either the Plan Commission approval or the Building Permit, and the property was still being used for vehicle storage. In response staff issued several citations and sent orders to remove the vehicle storage from the property until the Plan Commission approved the changes and construction is completed.

The applicants brought the property fully into compliance by July 6th, and they have also submitted a new application to the Plan Commission. The new plan is to use the building as a body shop for all of the local Boucher dealerships, and also to have an online sales office and a traing area in the front section of the buildng. The new overhead doors will acoomodate the body shop traffic.

The revised plans show four new overhead doors on the west elevation, facing Manhattan Drive, instead of two. The doors are taller than the previously approved doors. A brown brick section of wall has been replaced with tan siding to match the rest of the wall, and a set of windows have been removed. The north elevation, facing the main parking lot area, is mostly identical to the approved plans except that two small overhead doors near the east end of the building have been replaced with one large door. The window next to the overhead door is also smaller than



in the previous plans. The door replacements and other exterior work has been completed, but the siding has not been painted yet.

The updated site plan identifies parking areas for employees of the body shop and sales office, and for employees of the Chevrolet and Nissan dealerships across Manhattan Drive. Employees of those dealerships have previously used the spaces in an unofficial capacity. Now they will be signed and striped, and the applicants have provided shared parking agreements with those dealerships.

The site plan will also include an identified fire lane along the rear of the building, and a Fire Department approved gate to restrict access to emergency vehicles only. Dealership vehicles blocking the fire lane to prevent non-emergency vehicles from driving through the rear has been an ongoing issue for the Fire Department, and the Plan Commission requested that markings be added as part of the last Site Plan approval in 2019.

The applicants have removed all vehicles from the property, and have already begun parking lot work consistent with previous approvals. They would like to use the property for employee and inventory vehicle storage during construction. The Chief Building Inspector can approve Temporary Use Permits while construction is ongoing, to be renewed every thirty days, for use of sections of the property that are not under construction. The Plan Commission may recommend that she approve the use if it feels that this would be appropriate. The applicants have noted that they plan to submit a Certified Survey Map to divide a portion of the northern section of the lot off and attach it to the Bocher Smart Buy dealership at the corner of Moreland and Manhattan. Staff would recommend that the Temporary Use Permit be allowed after Building Permits have been issued, the parking lot striping has been completed, and the CSM has been recorded.

Options & Alternatives:

Financial Remarks: No Financial impact.

Staff Recommendation:

Staff recommends approval of Minor Site Plan and Architectural Review with the following conditions:

- The Plan Commission should recommend that the Chief Building Inspector approve Temporary Use Permits to allow use of the parking lot as shown in the approved site plan, after striping is completed, building permits have been issued, and the proposed Certified Survey Map is recorded.
- All Engineering Department, Water Utility, and Fire Department comments will be addressed.