

**CITY OF WAUKESHA****Administration**

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Committee: Plan Commission	Date: 5/26/2021
Item Number: PC21-0038	Date: 5/26/2021
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: Darrow Kia Parking Lot, 2137 E. Moreland Blvd., Minor Site Plan & Architectural Review - Proposed removal of the former restaurant building on this site, to convert the entire parcel to a car sales lot, with new landscaping and lighting to be provided.	

Details:

The applicant is looking to demolish the former restaurant at 2137 E. Moreland Blvd and pave the area where the building was removed. Darrow Kia was granted a Certified Survey Map (CSM) to combine their location at 2141 E. Moreland Blvd with the former Famous Dave's location at 2137 E. Moreland Blvd. The CSM was approved at the September 23rd Plan Commission meeting and approved by City Council at their October 6th meeting. The CSM has been signed by the applicant, but still needs to be filed with Waukesha County.

The new paved area will be used as a parking lot for vehicle inventory. Ten employee parking spaces will be added in the new lot and will be properly marked with new signage. The applicant will be providing new landscaping to the front of the property, the islands within the lot, and along the back edges. New trees will be planted in place of existing trees that are in poor condition. Shrubs will also be placed in the front of the property and on the existing islands. The applicant will also be installing new lot lighting on this site.

Options & Alternatives:

Financial Remarks: No Financial impact.

Staff Recommendation:

Staff recommends approval for the Minor SPAR for 2137 E. Moreland Blvd with the following conditions:

- All engineering, fire department, and water utility comments to be addressed
- The Certified Survey Map must be filed with the County before work can proceed
- The pylon sign in the front of the property must be removed
- Customer and employee parking must be marked with proper signage and no inventory vehicles can be parked in those spaces
- Light poles with base cannot exceed 24 feet in height



