



**CITY OF WAUKESHA**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 9/22/2021
<b>Item Number:</b> PC21-0087	<b>Date:</b> 9/22/2021
<b>Submitted By:</b> Doug Koehler, Principal Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Bridget Souffrant, Finance Director	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> <b>Boucher Holdings, 1531 E. Moreland Blvd. – Certified Survey Map</b>	

**Details:** The applicant, Boucher Holdings, would like to rearrange the lot lines for several properties it owns on the 1500 block of East Moreland Blvd. Currently Boucher owns four lots on the block with a combined total area of just over fifteen acres. This Certified Survey map will combine the lots at 1583 E. Moreland Blvd and 1537 E. Moreland Blvd, currently occupied by Boucher's Hyundai dealership and the Boucher Pre-Owned dealership respectively, into one parcel with an area of 5.3758 acres. That parcel will become Lot 3 in the new CSM.

Lot 1 of the CSM will have an area of 2.39 acres and will be an expansion of the lot for the existing Boucher Smart Buy dealership at the corner of Moreland Blvd. and Manhattan Dr. The applicants plan to use the extra space to park and display inventory vehicles for that dealership. Lot 2 will have an area of 7.41 acres and will include the existing lot at 1531 E. Moreland Blvd., minus the sections that will be added to Lot 1. 1531 E. Moreland, the former Pick N' Save building, is currently being renovated into the combined body shop for all of the Boucher dealerships in Waukesha. It will also have a small marketing and sales area, but will have much less need for inventory storage than the other dealership locations. The proposed new lot line was included in the recently approved parking site plan for the property.

The buildings at 1531 E. Moreland and 1537 E. Moreland share a front façade but are separated by a small gap. They are currently on separate lots and Boucher would like the lot line between them to remain unchanged. Since it is an existing condition and it was approved the way it is prior to initial construction this is acceptable even though the buildings don't meet current side yard setback requirements.

**Options & Alternatives:**

**Financial Remarks:** No Financial impact.



**Staff Recommendation:**

Staff recommends approval of a Certified Survey Map for Boucher Holdings with the condition that all Engineering Department comments will be addressed.