



City of Waukesha
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| Committee: Plan Commission | Date: 11/15/2023 |
| Common Council Item Number: PC23-0465 | Date: 11/15/2023 |
| 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. |
| Conditional Use Permit – 1733 Manhattan Dr., 1530, 1538, 1560, and 1570 E. Moreland Blvd. – A request from Lithia to combine five parcels into one. | |

Details: The proposed Certified Survey Map will combine five properties at the intersection of E. Moreland Blvd and Manhattan Dr. into one parcel. The existing parcels have areas of 0.84 acres, 1.1 acres, 0.4 acres, 0.58 acres, and 1.61 acres. They contain the Gyros West restaurant, the Front Porch home goods store, and several multitenant office/retail buildings. The new parcel will have an area of approximately 195,000 square feet, or 4.48 acres. The existing buildings on the property will all be demolished and replaced with the new Lithia Subaru dealership.

Primary access to the two properties is from driveways on the adjacent property at 1500 E. Moreland Blvd. A secondary access comes across the property at 1580 E. Moreland, from a driveway on Jennifer Lane. The Engineering Department has asked the applicant to verify and show the access easements across those properties, along with the location of the proposed stormwater easement.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
No financial impact to the City.

Staff Recommendation:
Staff recommends approval of the Certified Survey Map for Lithia Subaru at the northeast corner of Manhattan Dr. and E. Moreland Blvd with the following conditions:

- Engineering Department and Water Utility comments will be addressed.