



City of Waukesha
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Committee: Plan Commission	Date: 8/28/2024
Common Council Item Number: PC24-0551	Date: 8/28/2024
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 – 1610 Manhattan Dr., Boucher Nissan – A request to allow Boucher Nissan to operate an auto sales dealership at 1610 Manhattan Dr. in the B-5 Community Business District.	

Details: Boucher Nissan currently operates at the dealership at 1451 E. Moreland Blvd. It shares its lot with the Boucher Chevrolet dealership at 1421 E. Moreland Blvd. and the Boucher-owned You Drive It Now dealership at 1610 Manhattan Dr. The applicant would like to move the dealership to 1610 Manhattan Dr., after which the building at 1451 E. Moreland will be demolished and replaced with inventory vehicle storage space. Last year the Plan Commission approved Site Plan and Architectural Review for a new building in the same location as the existing dealership. By moving the dealership to 1610 Manhattan Drive instead, the applicants will be able to minimize the construction-related down time for the dealership.

As part of the move to 1610 Manhattan Dr., the applicants plan to build an addition onto the building. The addition will include show room space, a service drop off area, and a new car delivery space. In 2023, the City updated the zoning code to make car dealerships a Conditional Use. Boucher Nissan is an existing dealership, so it could continue operating in its current location as a Legal Non-conforming Use. Since it is moving to a new building, a Conditional Use Permit is required.

The dealership will operate from 7AM to 8 PM Monday through Friday, and 7 AM to 5 PM on Saturdays. It will include both sales and service. It will have 28 employees total.

Staff is recommending several conditions on the dealership operation to ensure that the site is kept in good condition, to ensure that the dealership is a good neighbor to nearby businesses and residences, and to address past code enforcement issues common to the Boucher Dealerships and to the other car dealerships in the area.

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

Financial Remarks:
 No financial impact to the City.

Staff Recommendation: Staff recommends approval of a Conditional Use Permit for Boucher Nissan at 1610 Manhattan Dr. with the following conditions:

- All parking spaces must be signed and used as indicated in the approved site plans. Customer and employee parking spaces may not be used for inventory or service storage.
- Drive lanes within the parking area may not be used for vehicle storage and must be kept free of parked vehicles.
- Vehicles may not be parked or stored on landscape or lawn areas.
- Vehicle panic buttons/emergency alarms may not be used except in an actual emergency. Dealership staff may not use the alarms to find vehicles in parking areas.
- All Permanent and Temporary signs must comply with City sign code regulations. Temporary sign permits are required prior to installation of feather signs, large banners, and similar displays.
- All appropriate approvals, including Final Site Plan and Architectural Review, Building Permits, and Demolition Permits, must be completed before the applicable construction may commence.