

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

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Committee: Plan Commission	Date: 4/28/2021
Item Number: PC21-0024	Date: 4/28/2021
Submitted By: Maria Pandazi, City 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: Proven Power Sports, 1505 STH 164, Minor Site Plan & Architectural Review – Minor changes to the façade to accommodate a motorcycle dealership.	

Details: The applicants would like to open a Triumph motorcycle dealership in the location formerly occupied by the Front Porch home goods store. The space has an area of roughly 3,000 square feet. A display and sales floor section will be located in the front of the space, with the service department in the rear.

The applicants plan to add a new overhead door into the front wall of the building to allow motorcycles to be brought in and out for service and display. The door will be aluminum framed frosted glass. The applicants will add a driveway apron and stripe off one parking space to allow access. Due to the interior configuration of the building the striped space will need to be offset slightly from the door, but the applicants believe this will not be a problem for motorcycles.

While the parking lot is shared between several businesses on the property, 31 spaces are designated for use by this tenant. Along with the space that will be blocked for building access they plan to use three spaces for vehicle display during business hours, leaving 27 spaces for customers and employees. The store will open with four employees and may have as many as eight. The applicants expect twenty to forty customers per day at most.

The building façade will be painted black with a white stripe over the entrance, but otherwise will not be altered. The new signs will be white backlit channel letters. The applicant has submitted a separate sign permit and it has already been approved.

Options & Alternatives:

Financial Remarks: No Financial impact.



Staff Recommendation:

Staff recommends approval of Minor Site Plan Review for Proven Power Sports at 1505 STH 164 with the following conditions:

- Inventory vehicles will not be parked or stored in spaces designated in the plans for employee and customer parking.
- All Engineering Department, Fire Department, and Water Utility comments will be addressed.