

August 18, 2021

Project Reference #20319

Mr. Doug Koehler
Principal Planner
City of Waukesha Community Development Department
201 Delafield Street; 2nd Floor
Waukesha, WI 53188

**Re: LRG LLC (Fields Auto Group)
Proposed Car Storage Lot
Parcel WAKC1005239 (E. Main Street)
Conditional Use Application**

Dear Mr. Koehler:

On behalf of LRG LLC, The Sigma Group, Inc. (Sigma) is submitting the attached Conditional Use Application for a proposed remote car storage lot for Fields Auto Group. The application package is being submitted for consideration at the September 22nd Plan Commission Meeting. The remote car storage lot is proposed on an existing 0.35-acre parcel located behind the Valvoline Oil Change Center at 1951 E. Main Street. The parcel (WAKC1005239) does not have an assigned address. The parcel is Zoned B5 – Community Business District.

The majority of the existing lot is paved with landscape buffers on the north, west and south sides of the site. Access to the site is provided from Main Street through an existing 20' ingress and egress easement through the adjacent parcel at 1947 E. Main Street and also through a 25' ingress/egress easement through the Valvoline parcels at 1951 E. Main Street. Site drainage is to an existing storm inlet located on the site.

The proposed project includes the repaving of the lot and new landscaping and buffers. A total of 38 car storage spaces are proposed. Minimum 5' landscape buffers are provided on the north, west and east sides of the property and a 20' buffer is provided along the south end of the site adjacent to the institutional district. The project will decrease the amount of impervious area on the site by 1,072 square feet.

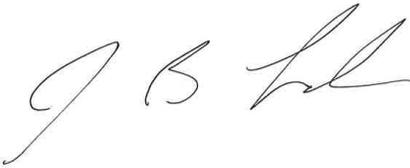
Note that there are two inactive light poles on the property. These light poles will remain, however, at this time there is no plan to activate the lights. The lights may be activated at a later date and a photometric plan would be submitted to the City at the time for review and approval.

The car storage lot is not listed as a permitted use in the B5 zoning district, and as such, a Conditional Use permit will be required. We feel the proposed car storage lot is consistent with existing land uses in the B5 Commercial District along the Main Street and E. Moreland Blvd. corridor. These uses include large car storage lots associated with vehicles sales operations at Griffin Ford, Fields Auto, Russ Darrow Kia, and Boucher Cadillac among others. In addition, the proposed project will have the benefits of improving the landscaping screening of the existing paved lot and decreasing the impervious area on the lot.

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We look forward to the City's review of this application. Please do not hesitate to contact me should you have any questions or need additional information.

**Sincerely,
The Sigma Group**

A handwritten signature in black ink, appearing to read 'J B Leedom', written in a cursive style.

James B. Leedom, P.E., LEED A.P.
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