



STAFF REPORT
WEST ALLIS PLAN COMMISSION
WEDNESDAY, December 6, 2017
6:00 PM

ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

2. Site, Landscaping and Architectural Plans for Hyundai West Allis, an existing automotive dealership, located at 10611 W. Arthur Ave., submitted by Thomas Dexter, d/b/a International Autos. (Tax Key No. 485-9990-017)

Overview and Zoning

International Autos now owns the former Arrow Hyundai dealership and as part of Hyundai's branding update has proposed external upgrades to the existing building façade and also site/landscaping updates to maintain compliance with the existing special use and site and landscaping plans.

The property is zoned C-4, Regional Commercial and while vehicle dealers are considered Special Uses, the Hyundai vehicle dealership is under an existing special use from 2010. Since the use hasn't lapsed (more than 12 months), nor does the proposed cosmetic upgrade change the character of the existing special use, a new special use isn't required.

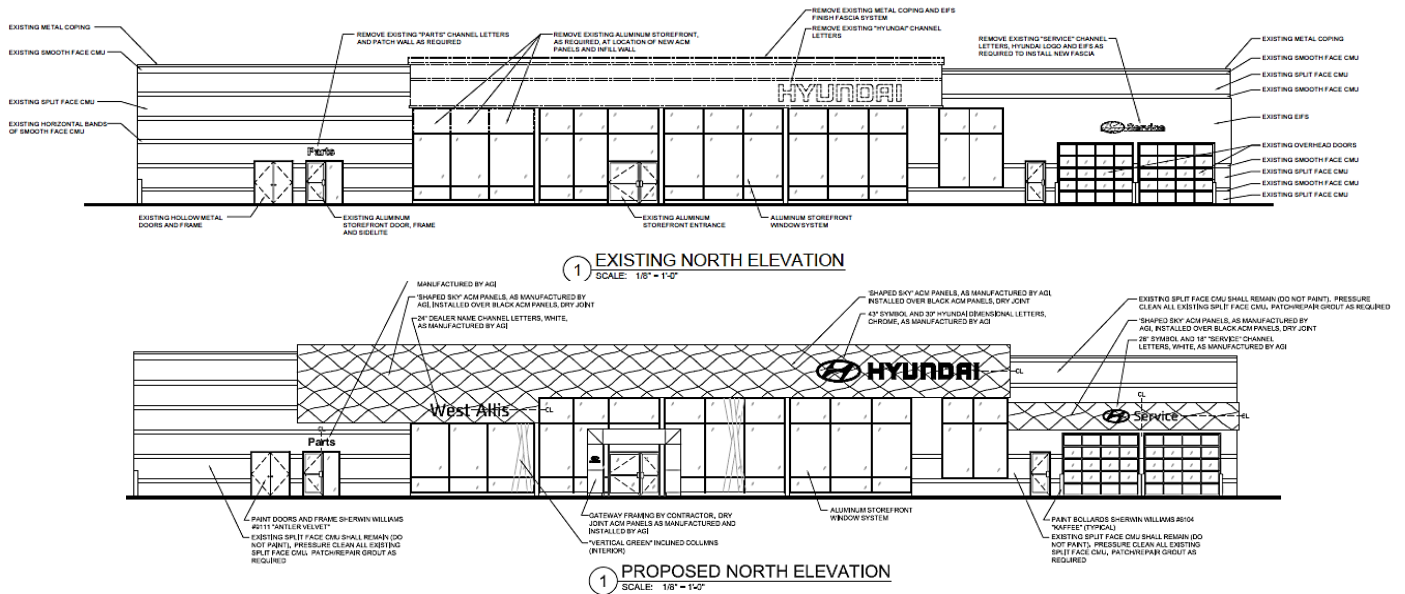
Architectural Plans



International Autos is proposing to remodel the existing Hyundai dealership located at 10611 W. Arthur Avenue. The remodeling will update the exterior and interior branding to reflect Hyundai's current design and material standards. The proposed remodeling includes the following:

Exterior:

1. Provide new entry element, clad with ACM (Aluminum Composite Material) panels, at main entrance along North facade.
2. Provide new "Shaped Sky" ACM panels by North façade and wrapping partially onto West facade.
3. Repaint existing EIFS (Exterior Insulation and Finish System) on North and West facades.
4. Remove and replace existing wall mounted signage on North and West facades.
5. Repaint existing hollow metal doors.
6. Repaint existing bollards.
7. Repaint existing painted block walls on South and East facades.



Interior:

1. Remodel interior Showroom, Customer Waiting Area and Offices, to reflect Hyundai branding, and to provide an enhanced environment and experience for customers. New finishes and lighting shall be provided.
2. Provide new finishes in existing Men's and Women's Toilet Rooms, Locker Room and Tech Toilet Room.
3. Remodel Lunch Room and increase size of space.
4. Provide new service advisor stations in Service Drive.
5. Remodel Retail Parts area.
6. Repaint all existing interior painted walls.

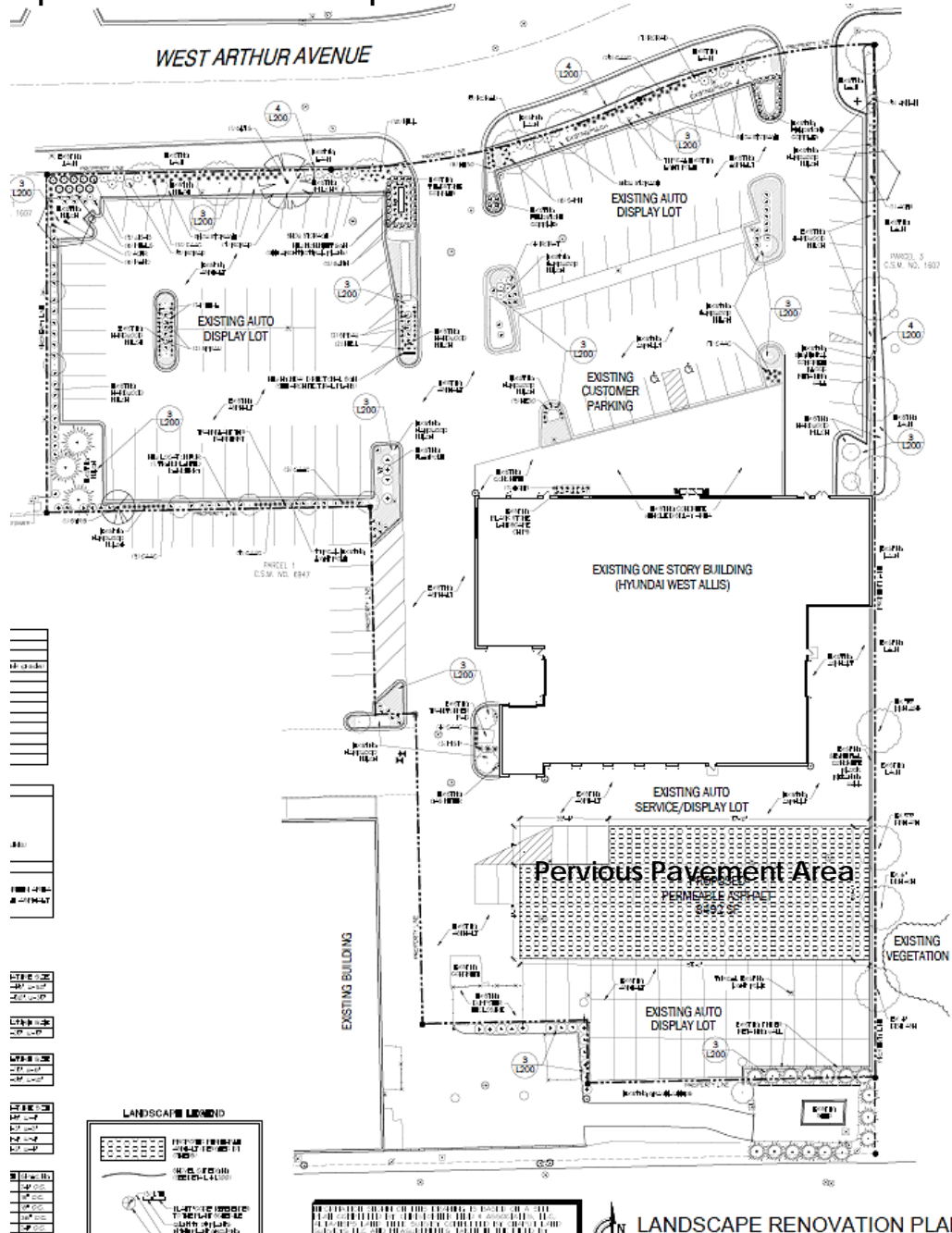
Site and Landscaping Plans

Site area - 2.59 acres
 Building Area - 18, 200 sq. ft.

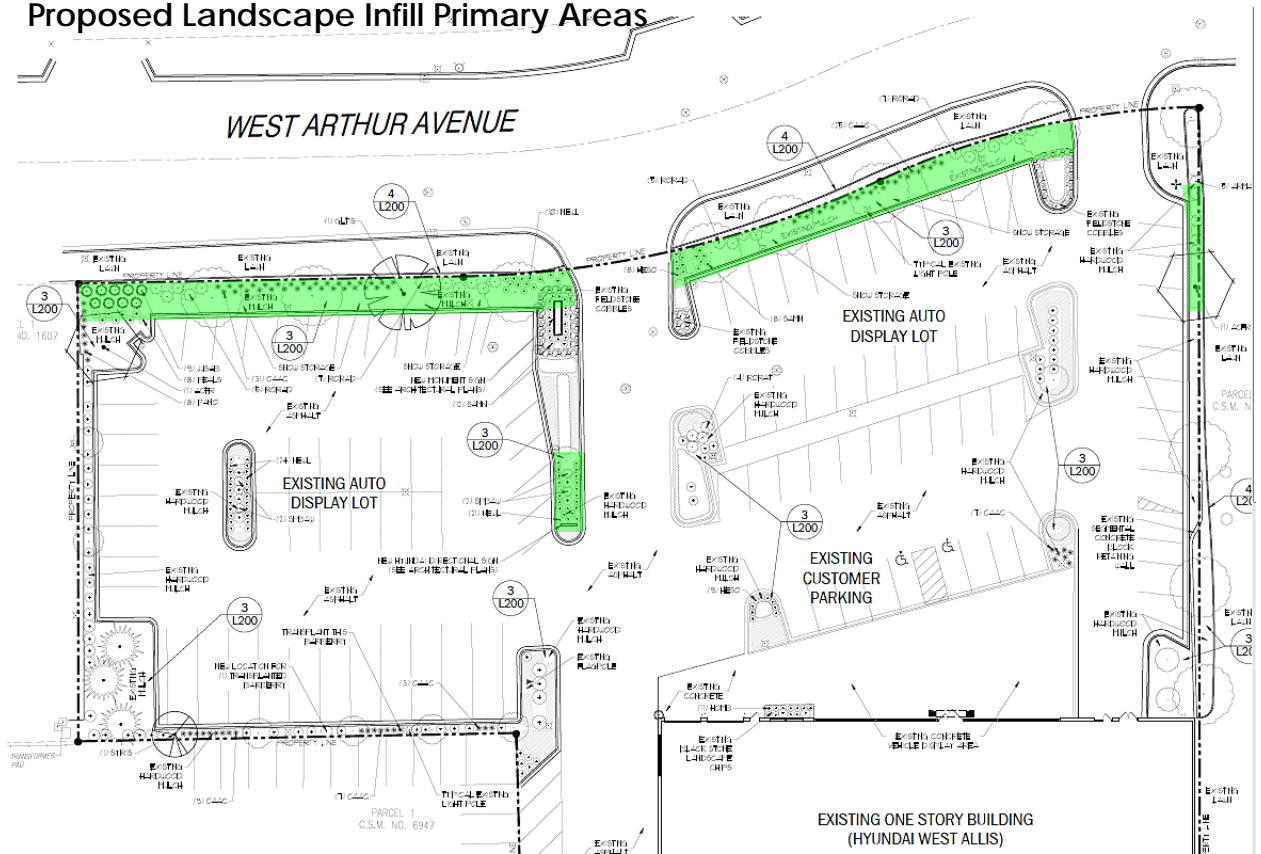
20% of site will be pervious/green

An existing site/landscaping inventory has been prepared and a plan for additional infill landscaping along with pervious pavement has been proposed. The site is under an approved Site and Landscaping Plan. Overall the majority of landscaping approved in 2010 and prior is in place and in good condition. However, there are areas on site (along W. Arthur Ave. and internally) that are proposed to be infilled with landscaping to balance the site with the approved plans. Pervious pavement is also proposed to the south of the building (about 8,500 sf in the service lot behind the building). Staff notes that the existing refuse area fence and gate should be repaired and/or replaced.

Proposed Overall Landscape Renovation Plan



Proposed Landscape Infill Primary Areas



Signage

A sign permit application and plans will be submitted for staff review and permitting. Updates will be compliant with the sign ordinance. As part of the upgrade signage updates include the following:

1. Modifying the existing monument sign by replacing existing sign faces/box on top of existing masonry base.
2. Providing new directional sign where indicated on Architectural Site Plan

Lighting

No change has been specified on plans.

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans for Hyundai West Allis, an existing automotive dealership, located at 10611 W. Arthur Ave., and submitted by Thomas Dexter, d/b/a International Autos. (Tax Key No. 485-9990-017)

(Items 1 through 3 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) delineate service, display and customer parking on the site plan; (b) the four sided refuse enclosure area being repaired and gates kept closed. Contact Steven Schaer at 414-302-8466 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, Manager of Planning and Zoning at (414) 302-8460 with any questions.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of refuse screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at (414) 302-8460 with any questions.

(Remaining condition of approval to be satisfied by the property owner within one year of Plan Commission approval).

4. Sign permits being applied for in accordance with the signage ordinance.