



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, March 28, 2018**  
**6:00 PM**  
**ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.**

- 3A. Special Use Permit for Infiniti Milwaukee, to establish a vehicle dealership on undeveloped property located in the 10500 Block W. Arthur Ave.**
- 3B. Site, Landscaping and Architectural Plans for Infiniti Milwaukee, to establish a vehicle dealership on undeveloped property located in the 10500 Block W. Arthur Ave., submitted by Brannin Gries, architect and Jeff Lupient, Lupient Automotive Group (Tax Key No. 485-9990-006)**

Items 3A and 3B may be considered together.

**Overview and Zoning**

The Lupient Automotive Group is proposing to develop the nearly 3 acre grass lot on W. Arthur Ave for Infiniti, a luxury vehicle division of Japanese automaker Nissan. The property is zoned C-4, Regional Commercial and vehicle dealers are considered Special Uses, subject to the property being at least one acre in size and featuring at least 20% green space/landscaping area.

The property is 2.9 acres in area and consists of a grass lot. The applicant's proposal includes the construction of a 30,200-sf building (23,555-sf first floor and 6,626 sf second floor) for the Infiniti brand. The site plan delineates customer parking, inventory, service and employee parking.

Adjacent uses include International Autos Hyundai to the west, International Autos service/body shop to the east, an Audi and Chevrolet dealership to the north and Target shopping center to the south.



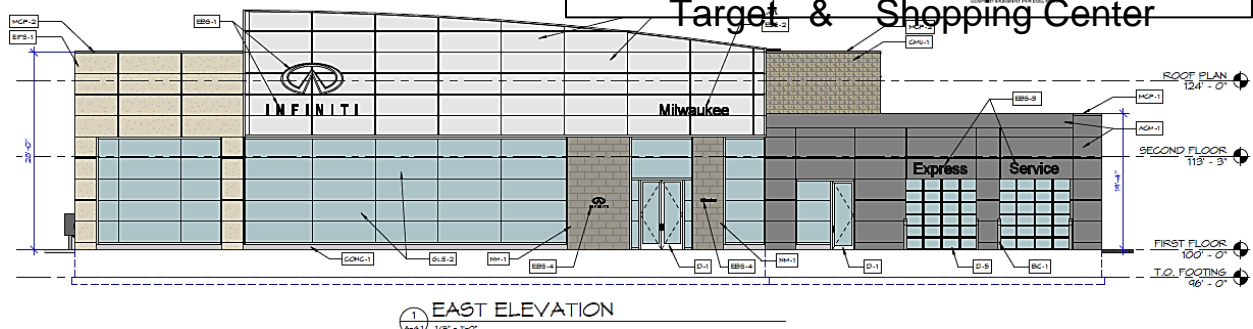
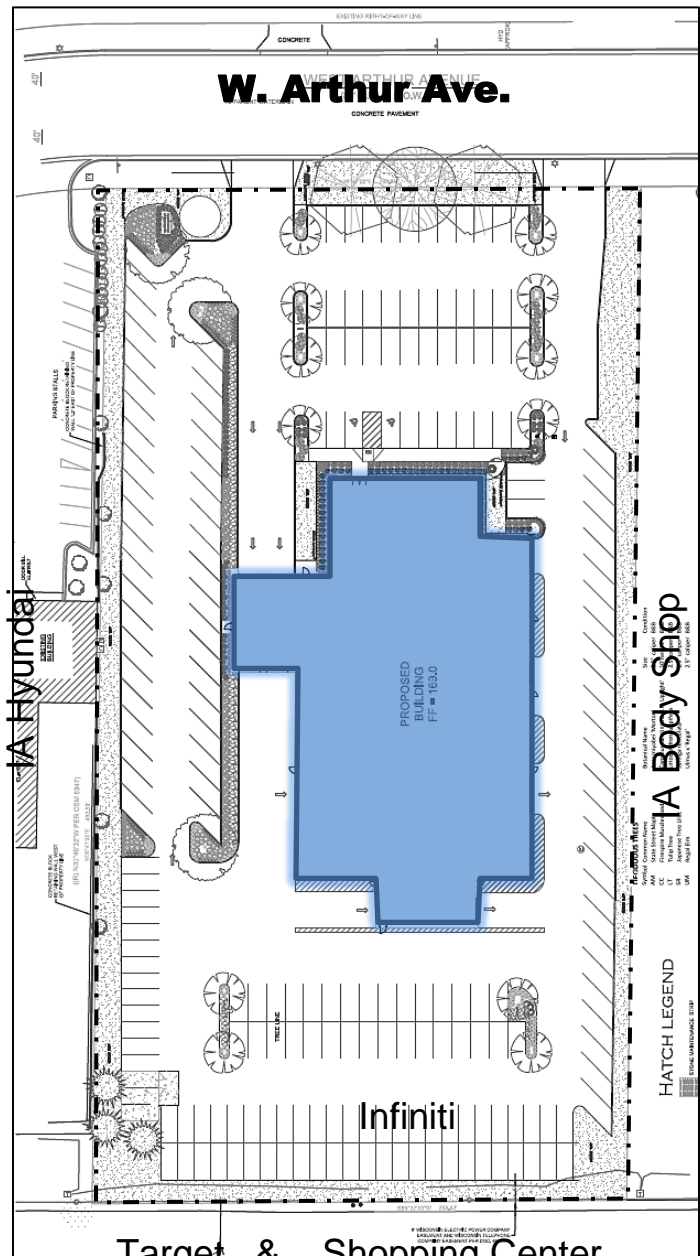
**Site/Landscaping**

The project is requesting a light motor vehicle/passenger vehicle sales and service facility to be constructed on undeveloped property. Per the zoning requirement a total of 20% landscaping is shown on the site/landscaping plan. The majority of landscaping has been front loaded along the frontage of W. Arthur Ave. and within the front yard area of the building (includes landscaping islands, foundation plantings). The remaining perimeter of the site is simply a greenspace/turf. Staff is recommending that the landscaping plan include a landscaping locational reference key and that additional landscaping be included around the perimeter of the site (east, west and south).

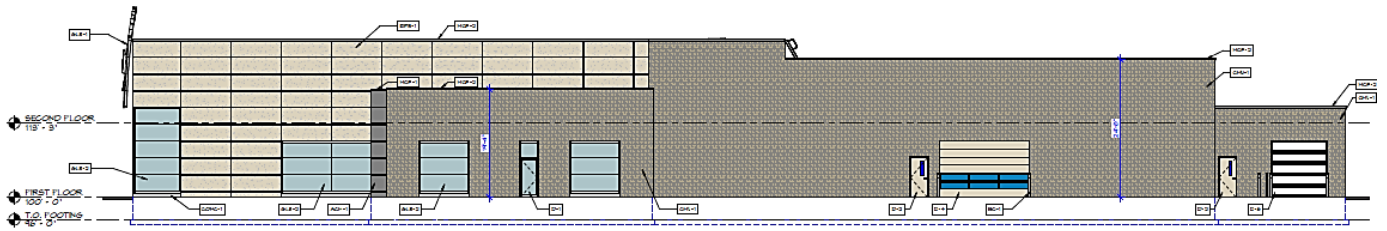
A storm water management plan has been submitted for review with this proposal. The proposed method of storm water management will be to divert run off to catch basins on site which will transport water to a series of underground holding tanks, whereby water may be slowly release back into the system.

**Architecture**

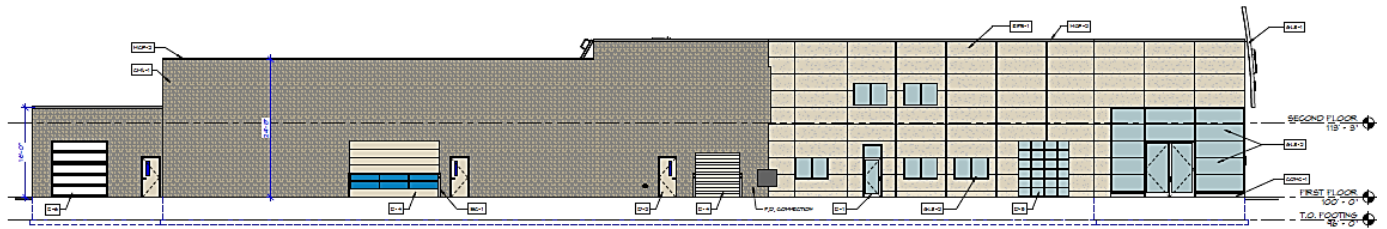
The project consists of a 2 story structure of about 30,200-sf and will contain office, showroom, parts and



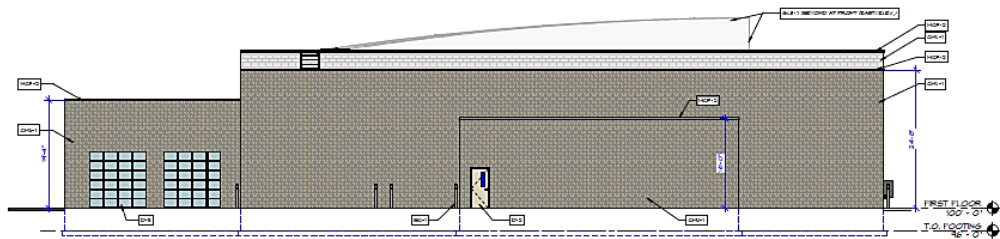
service uses for Infiniti passenger vehicle sales and service. The building will consist of a storefront showroom featuring a curtain wall of glass window systems on the north elevation, with a backlit suspended glazing system off-set/overhanging the front entrance area. Other exterior building materials include split faced block, metal wall panels, porcelain "daltile" exterior wall tiles, metal coping and EIFS. The sides and the back of the building are primarily split faced block with some EIFS.



**East Elevation**

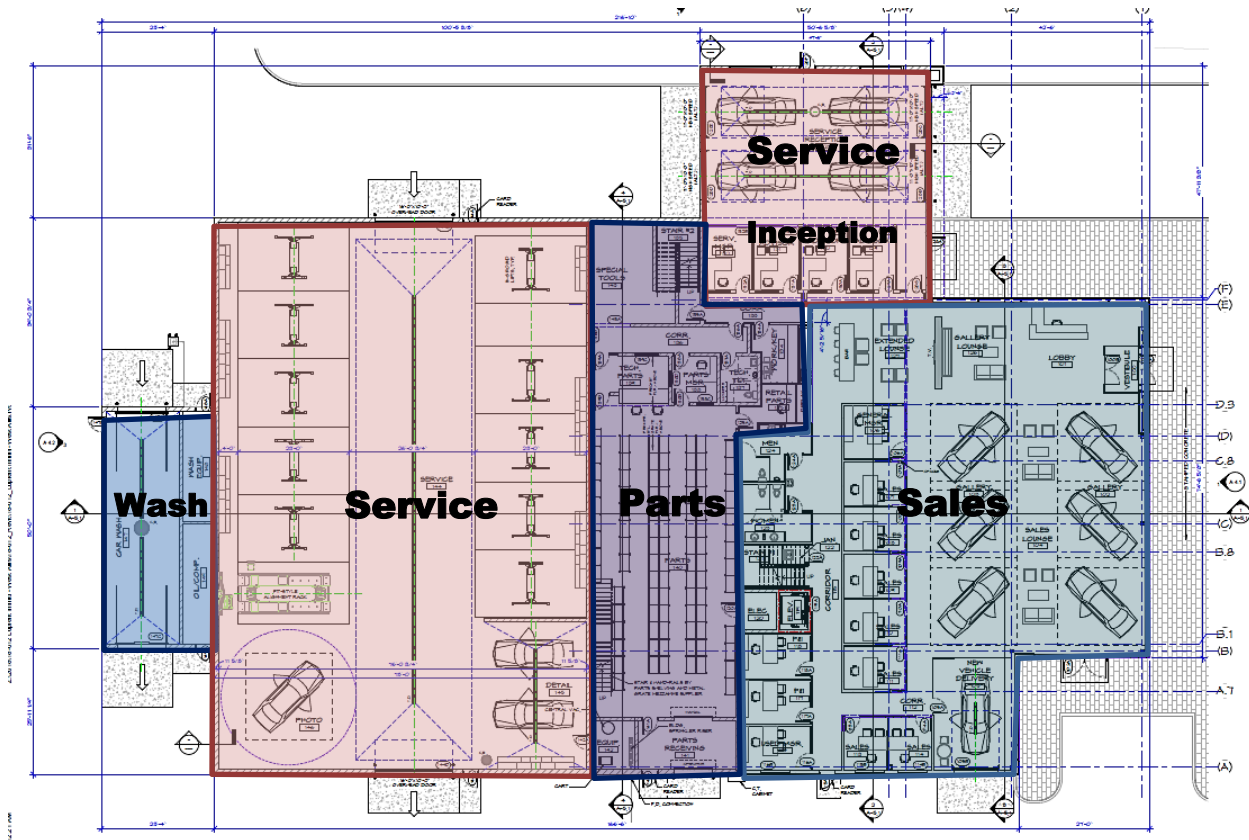


**West Elevation**

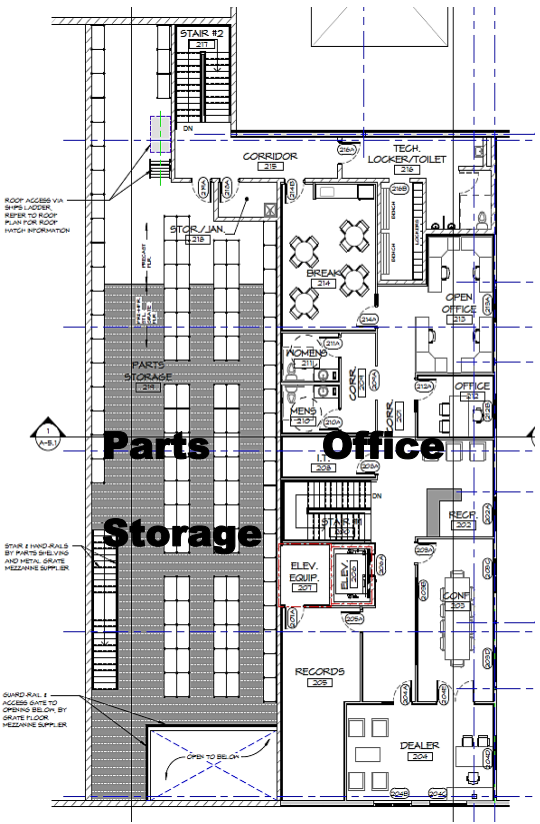


**South Elevation**

Staff had considered recommending an alternate to the proposed EIFS finish on the building, but notes that a very small percentage faces W. Arthur Ave. and wraps around the east and west sides of the building. The majority of the exterior will be masonry, glass and architectural metal panels. As a means of reducing the effect of non-articulated/blank split faced walls on the east, west and south ends of the building, staff is recommending clearstory windows to contribute to a 4-sided desirable look beyond strict utility.



1 FIRST FLOOR PLAN  
 A-1 1/8" = 1'-0"



1 SECOND FLOOR  
 A-12 1/8" = 1'-0"

### Lighting

The submitted lighting plan proposes about 25 new light pole locations with LED fixtures throughout the site. Pole height is varies on location between 15-25-ft tall.

### Signage

A monument, directional and wall signage will be proposed at a later date for staff review. As typical, a signage permit will be required.

**Recommendation:** Common Council approval of the Special Use Permit for Infiniti Milwaukee, to establish a vehicle dealership on undeveloped property located in the 10500 Block W. Arthur Ave. and approval of the Site, Landscaping and Architectural Plans for Infiniti Milwaukee, to establish a vehicle dealership in the 10500 Block W. Arthur Ave., submitted by Brannin Gries, architect and Jeff Lupient, Lupient Automotive Group (Tax Key No. 485-9990-006), subject to the following conditions:

(Items 1-6 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the 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) landscaping reference key being shown on plans; (b) additional landscaping around the perimeter of the site (east, west and south); (c) clearstory windows/architectural articulation on other 3 sides of the building (east west and south). Contact Steven Schaer, Manager of City Planning at (414) 302-8466 with further questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
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 landscaping and Screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at 414-302-8466.
4. Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. Contact Ed Lisinski, Building Inspector, at 414-302-8414.
5. Permit application and approved plans being submitted by applicant to the Engineering Dept. for necessary driveway permit to be granted by the Board of Public Works. Contact Greg Bartelme, Engineering Department at 414-302-8367.
6. Common Council approval of the special use (scheduled for April 4, 2018). Applicant's acknowledgement signature on the Special Use Permit Resolution.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval ;)

7. A signage plan being submitted for permit review and approved by the Department of Development.