



PROFESSIONAL CONSULTANTS, INC.

300 Cottonwood Avenue, Suite 7 · Hartland, Wisconsin 53029

Project Description

Boucher Hyundai Addition and Renovation
1537 East Moreland Blvd
Waukesha, WI

The Boucher Group currently operates a Hyundai Automobile Dealership at 1583 East Moreland Blvd. The current location does not easily allow for expansion. In addition, Hyundai Motor America has changed the corporate look of their dealerships. We propose to abandon and demolish this building.

The proposal is to relocate the Hyundai Dealership to 1537 East Moreland. The location currently is being used for Hyundai Pre-Owned Sales. The proposal includes two building additions. A Showroom addition of 3,750 sq. ft. and a Service Write-up, Service and Parts Department addition of 14,952 sq. ft. The exterior of the Additions will match Hyundai Corporation design. Hyundai Corporate design includes "Sky Scape" ACM, which provides a non-linear design. The size of the Boucher Group Hyundai operation will grow by 43%. The employee count will increase by 10 to 15.

The neighboring Property 1535 and 1531 East Moreland Blvd will also have extensive exterior renovation. The property is on a different lot, however, the Boucher Group is proposing to update the exterior to blend with the Hyundai look.

Quantities:

EXISTING HYUNDAI DEALERSHIP = 19,907 S.F. to be demolished.
1583 East Moreland Blvd.

Proposal – 1537 East Moreland Blvd.

Renovation of Existing Area	16,011 s.f.
Proposed service write-up and 21 bay - Service Addition	14,952 s.f.
Proposed Showroom addition	<u>3,750 s.f.</u>
Total Addition Area = 18,702 s.f.	
TOTAL AREA	34,713