



COMMISSION MEMBERS PRESENT: D. Driver, J. Hewitt, J. Kis, F. Leonard, R. Underhill, J. Maier, & J. Hansen

COMMISSION MEMBERS ABSENT:

VILLAGE BOARD MEMBERS PRESENT:

Staff: L. Martin, S. Shultz, S. Houte

1. Call to Order

The meeting was called to order at 1:00 pm by D. Driver.

2. Public Comment – None

3. Site Plan Request for Blaze Pizza located at 5423 Washington Avenue

Tax Parcel # 151-03-22-13-170-000 | B&K Enterprises Owner/Koscielniak Applicant

This item was previously tabled at the May 18, 2016 Plan Commission meeting. The applicant has resubmitted revised plans for the development of a two tenant, 3,500 SF building at the SE corner of STH 20 (Washington Avenue) and STH 31 (Green Bay Road). The applicant has prepared two versions of a cross access/traffic control plan for the shopping center (titled Exhibit A and Exhibit B). Exhibit A shows traffic routing without the added connection to the Racine Centre, with Exhibit B including the new connection. After meeting on site with representatives of Chick-fil-A and RAMAC, it was determined that a connection to the Racine Centre between Chick-fil-A and the Chick-fil-A dumpster enclosure poses several safety and traffic control concerns involving drive thru turning movements and safe pedestrian access. Therefore, this connection is no longer recommended with the option of Exhibit A better serving the center (no connection). Either option, however, will require a subsequent submittal for staff review of additional landscape islands, striping, and stop sign locations.

Village staff has also made progress regarding the signalization of Sycamore, with a joint meeting of the County, WisDOT, and affected property owners/tenants in the process of being scheduled. As previously outlined, the Wisconsin DOT plans to close additional median openings in Washington Avenue, which will increase the traffic load on the left-in entrances at the Racine Centre to the east and limit all entrances to the B&K/Panda properties to right in/right out only.

Village Staff recommends approval of the proposed Blaze Pizza site plan, elevations, landscape plan, photometric plan and “cross access plan” Exhibit A (*Site Plan by Nielsen Madsen & Barber SC – dated 04.15.2016, revised submitted 05.31.2016 (no revision date), Elevations by Kozitecture – dated 05.31.2016, Landscape Plan by Kozitecture – dated 05.31.2016, Photometric Plan by Enterprise Lighting LTD – dated 04.19.2016, & Exhibit A Cross Access Plan by Nielsen Madsen & Barber, SC – dated 05.25.2016*) with the following conditions:



1. The cross access (Exhibit A) drive lanes shall be striped and further defined with landscape islands to better separate and control traffic through the shopping center. The applicant shall work with staff to create a final parking, landscape, and traffic control plan. These final plans shall be reviewed and approved by staff prior to the issuance of any building permits. Construction of medians and striping shall be completed prior to the issuance of a certificate of occupancy for the Blaze Pizza tenant.
2. The applicant shall draft a shared parking agreement between the Blaze Pizza parcel and the shopping center property owned by B&K Enterprises. This document shall be approved by Village staff prior to recording, and shall be recorded prior to the issuance of a certificate of occupancy for the Blaze Pizza tenant.
3. A continuous five (5) foot wide concrete sidewalk shall be constructed along the project's entire Washington Avenue/Green Bay Road frontage no later than December 31, 2017. The final sidewalk plan shall be approved by Village staff and the Wisconsin Department of Transportation.
4. All trash receptacles shall be contained within the proposed dumpster enclosure. The enclosure (including gate) shall match the building materials and building colors of the principle structure. The enclosure shall be surrounded by landscaping to screen viewing from the street and adjacent properties where possible.
5. The three (3) sub-standard parking stalls along the southern property line shall be signed as "compact parking only."
6. The handicap parking stalls shall be relocated further south towards the entrance to the site and comply with ADA standards. The applicant shall work with Village staff to amend the site plan to include additional handicap ramps from the parking lot to the patio area.
7. The curbed island at the proposed hydrant location shall be modified to tie directly with the Panda Express curb line and also be modified to include an acceptable radius for turning movements in and out of the adjacent parking stall to the north.
8. The applicant shall draft a letter of intent relating to the removal of the existing Big Lots pylon sign. The letter shall convey the applicants intent to have the sign removed as soon as possible, or at the termination of the Big Lots tenant lease.
9. The applicant shall work with Village staff to modify the proposed building elevations to:
 - a. Include additional stone or brick materials and colors to break up facades both vertically and horizontally (See Mt. Pleasant Corners project)
 - b. Modify the proposed spandrel glass to include vision glass where possible.
 - c. Include wall pack lighting locations on the elevations.



Final elevations shall be reviewed and approved by Village Community Development staff prior to issuance of any fill or building permits.

10. The site plan and landscape plan shall be modified to include the proposed outdoor seating and fence/gate layout.
11. The private paved patio shall include a 5' wide concrete pedestrian connection to the existing public sidewalk along Washington Avenue at the northeast corner of the patio area.
12. The landscape plan shall be modified to:
 - a. Include additional trees and landscaping within the B&K cross access medians/islands as appropriate (see condition #1). All final parking lot medians/islands shall include one (1) deciduous tree – min. 3" caliper as well as ground plantings.
 - b. Remove the proposed street yard arborvitae and replace with an additional deciduous street tree. All street trees shall be a minimum 3" caliper at time of planting.
 - c. Add additional plantings around the proposed dumpster enclosure.
 - d. Add foundation plantings or raised planters within the concrete patio area (see also condition #9).

The final landscape plan for the Blaze Pizza site and overall parking islands shall be submitted to Village staff for review and approval prior to the issuance of any fill or building permits.

13. The applicant shall submit a material board, outlining all final materials and colors for façades, dumpster enclosure/gates and outdoor seating fence enclosure specifications. Final materials shall be reviewed and approved by Village staff prior to the issuance of any fill or building permits.
14. The rear face of any parapet walls shall be painted to match the color of the front-side material or wrapped with façade material to match.
15. Any rooftop mechanical units shall be architecturally screened to minimize the visual appearance from any public roads or from within the site.
16. All freestanding lights shall not exceed 20' in total height from ground to top of luminaire. All freestanding and wall pack luminaires shall include cut-off provisions to preclude off-site lighting impacts. The concrete bases of freestanding lights shall remain as an unpainted, natural concrete finish.
17. Any on-site guard rails or hand rails shall be colored or painted to compliment the building façade materials and color.
18. Compliance with State/local building and fire code(s). Please contact South Shore Fire Department Division Chief Mark Pierce regarding fire hydrant and fire sprinkler system plan requirements. Mount Pleasant Village fire code requires the submission and approval of



fire sprinkler system plans prior to submission of state approved building plans/village building permit. An early start permit may be issued to facilitate site work and grading prior to full plan submittal.

19. Submission/approval of final civil engineering, grading and storm water drainage plans prepared by a professional engineer prior to issuance of any fill or building permits.
20. All rooftop drainage and downspouts shall be connected to an underground storm water system. No sheet flow of rooftop drainage across pavement shall be allowed.
21. All utilities shall be constructed underground.
22. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.
23. Any signage for the facility shall require a future sign permit submittal for staff review/approval. Any new monument signage for the shopping center and outbuilding (as discussed) shall require modification to the landscape plan to include plantings around the sign foundation.

J. Kis motioned, R. Underhill seconded to approve the Site Plan for Blaze Pizza located at 5423 Washington Avenue subject to the 23 listed conditions. Motion carried 7-0.

4. Commissioner & Staff Reports – None

5. Adjournment – J. Maier motioned, J. Kis seconded to adjourn at 1:58 p.m. Motion carried unanimously.

*Next meeting is scheduled for **Wednesday, July 20, 2016 at 1:00 p.m.**

Cc: L. Martin M. Pierce L. Hannula S. Schultz
T. Beyer D. McHugh S. Houe