

# City of Muskego

## Plan Commission Discussion & Guidance PC 049-2007

*For the meeting of: April 3, 2007*

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**REQUEST:** Conceptual Building, Site, and Operation Plan - Muskego Gateway Centre Commercial Development and Mini-Storage Facility

Tax Key No. 2180.994.002 / Racine Avenue, Tans Drive, & Hillendale Drive

SE ¼ of Section 5

**PETITIONER:** Sam Diamantopoulos

**INTRODUCED:** April 3, 2007

**LAST AGENDA:** N/A

**PREPARED BY:** Adam Trzebiatowski

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### BACKGROUND PC 049-2007

The former Muskego Movie Plex was renovated into the Muskego Gateway Centre Entertainment Complex last year. The owner of that property is now proposing a conceptual Building, Site, and Operation plan (BSO) for the vacant property surrounding the Muskego Gateway Centre. The conceptual plan includes buildings with office/retail space in the front of the units and warehouse areas at the rear of the units. They are also proposing some mini-storage units on the site.

The petitioner is requesting conceptual approval to get comments from the Planning Commission regarding the proposal. The petitioner will be present at the meeting to further explain the project and to answer any questions.

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### PLAN CONSISTENCY 049-2007

<b>Comprehensive Plan:</b>	The 2010 Plan depicts the parcel for commercial use. The proposal is consistent with the plan.
<b>Zoning:</b>	The property is zoned B-2 Local Service Center District requiring parcels of 20,000 square feet and 100 feet in width. The parcel meets these requirements. The proposed retail/office/warehouse use is allowed by right, while mini-storage units would require a Conditional Use Grant (CUG).
<b>Park and Open Space Plan:</b>	The Plan does not depict any acquisitions or improvements in this area. The proposal is consistent with the Plan.
<b>Conservation Plan:</b>	The Plan does depict an area of medium management priority on the parcel. The Conservation Commission may need to review this site before a final BSO could be approved.
<b>Street System Plan:</b>	Dedications are not required as part of BSO's. The proposal is consistent with the Plan.

<b>Adopted 208 Sanitary Sewer Service Area:</b>	The property is served by municipal sanitary sewer. The proposal is consistent with the Plan.
<b>Water Capacity Assessment District:</b>	The property is served by private well water. Any new development may require municipal water infrastructure improvements at the landowner's expense. This was previously noted in the BSO amendment Resolution for the Entertainment Centre. The Public Utilities Committee would need to review the project if a final BSO were to be submitted.
<b>Stormwater Management Plan:</b>	Stormwater Management may have already been accounted for within the existing detention areas on this site and on the adjoining site owned by the petitioner. Stormwater calculations will need to be submitted as part of the formal BSO to ensure that existing ponds can facilitate the proposed development.

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## DISCUSSION PC 049-2007

The conceptual plan includes buildings with office/retail space in the front of the units and warehouse areas at the rear of the units. They are also proposing some mini-storage units on the site. The petitioner is looking for comments and direction from the Planning Commission regarding the conceptual BSO.

### Use

The retail/office/warehouse use is allowed by right under the B-2 district with the approval of a BSO from the Planning Commission. The mini-storage use is not allowed by right, but rather with a CUG. A CUG would involve a Public Hearing.

Previously, the petitioner was considering condos for this site. After looking at the stigma of the former landfill on this site and how that could affect condo sales, the petitioner decided to move in a different direction. The petitioner has stated that they have done research and they have found that the proposed store/office front units with warehouse/storage in the rear is a desired type of commercial unit. That is why they have moved forward in this direction.

The Planning Commission should discuss any comments/concerns they may have relating to the proposed uses on the site, specifically relating to mini-storage units on this site.

### Architectural

Photos have been submitted by the petitioner showing an existing project that would be similar in design to what would be proposed on this site. The photos are attached for review. The photos show some type of block or brick on the facades in varying shades of brown/tan.

This parcel is on the south end of the Racine Avenue Gateway Design Guide area. The guidelines within said design guide will need to apply to any new development on this site. Attached are three pages from the design guide that apply to design and development of buildings and sites within this area.

Below are architectural elements defined in the Design Guide that would apply to new buildings in this area:

- *Building designs shall utilize materials which reflect a residential character. Brick exterior treatment is required. Materials such as decorative masonry and/or natural materials (i.e. cedar siding, stone work) may comprise up to 30% of the exterior treatment; an exterior synthetic plaster system may be used as an accent material. The coloring of all brick, decorative masonry or stone shall be expressed as integral to the product and not painted on the surface of said product.*
- *A quality design which maximizes the value of the proposed project, while protecting or enhancing neighboring values is required. Four sided architecture which utilizes similar building materials and design for all sides of a proposed structure is required.*
- *Pitched roofs such as hip, gambrel, gable, etc. utilizing cedar or architectural asphalt shingles, raised steel seamed panels, or other similar materials shall be required. In the case of strip malls and*

*shopping centers, they shall provide elevations which reflect these standards through facade or parapet wall presentations.*

- *Roof top mechanical installations shall be appropriately screened so as to block the view from adjacent streets and properties. Such screening shall match or compliment the overall theme of the building.*

Based upon these design guide requirements, the elevations of the buildings will need to be altered to fit within the design guide requirements. Some main changes may include roof line changes, varying dimensions within the building facades, varied materials, etc. The Planning Commission has the ability to choose which (some, all, or none) of the design guide items will apply to this property.

### **Parking and Site Traffic**

The proposal includes parking in front of the proposed retail/office buildings. Exact parking requirements would need to be examined in further detail if this would move to the formal BSO stage. There also is a large amount of existing parking on the adjoining site, owned by the petitioner.

In regards to site access, there are two (2) existing access points to the site. One is off of Racine Avenue and the other is off of Tans Drive. These access points will remain the same. These access points are shared with the Gateway Entertainment Centre and there are Ingress/Egress easements already in place between the two properties.

### **Outdoor Storage**

Outdoor storage is typically not allowed on commercial properties. If there is any potential outdoor storage proposed, including overnight or long-term parking of business/commercial vehicles on site, this may be a concern of the Planning Commission. Any outdoor storage (including, but not limited to RVs, trailers, equipment, overnight and/or long-term parking of business/commercial vehicles, etc.) should be within a defined screened area. This area would need to be specifically identified on any future BSO. If an area were not identified, then the outdoor storage would not be allowed. This is something that really needs to be examined and designed appropriately for, if applicable.

### **Landscaping**

The site plan shows some landscape details. Given the location of this site in relation to the surrounding residential properties to the south and east, landscaping will need to be a very large part of a formal BSO. The residential properties would need to be completely screened from the uses of this property. This could be achieved with dense landscaping, berming, and/or residential quality fencing. If a formal BSO is submitted, special attention must be made in regards to the residential neighbors.

### **Stormwater Management**

The petitioner believes that the existing stormwater detention areas on this site and on the Gateway Entertainment Centre site have been sized for both developments. To verify this, stormwater calculations will have to be submitted to the City as part of a new BSO.

### **Garbage Enclosure**

No special considerations have been shown yet regarding garbage containers. On any new developments garbage containers must be screened. Given the layout and the number of potential units, the garbage containers/dumpster will be a concern. The final BSO should incorporate the garbage containers/dumpsters as an integral part of the building design and/or within sufficient screening.

### **Miscellaneous**

Here are some additional items that would need to be considered before a formal Building, Site, and Operation plan could be approved:

- Lighting – Type, size, location, height, etc.
- Signage – Location, size, sign covenants, etc.

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As stated before, the petitioner will be present at the meeting to further explain the project and to answer any questions. No formal approval or denial will be given at this meeting and no guarantees can be made. This conceptual approval is intended to solicit comments, suggestions, and ideas. If the petitioner would like to take the next step and eventually apply for a formal Building, Site, and Operation plan, the comments received at this meeting must be addressed as part of the formal BSO submittal.