

AMENDED

RESOLUTION #P.C. 065-2009

APPROVAL OF A BUILDING SITE AND OPERATION PLAN AMENDMENT FOR RAS APPLIANCE LOCATED IN THE NE ¼ OF SECTION 17 (S82 W18848 GEMINI DRIVE / TAX KEY NO. 2221.020.002)

WHEREAS, On October 21, 2009 a submittal was received for RAS Appliance located at S82 W18848 Gemini Drive (Tax Key No. 2221.020.002), and

WHEREAS, The petitioner requests approvals to add a second story to the office structure that exists on the southwest corner of the structure, to add some new asphalt paving, to refinish some of the existing siding on the south facade, and to add an enclosure to the outdoor trash receptacle, and

WHEREAS, Some of the updates are due to complying with the property maintenance letters the Community Development Authority has recently sent out to all owners of the Industrial Park in line with the new Redevelopment District #3 Plan, and

WHEREAS, Currently, a one story of offices exists in the southwest corner of the structure and it is proposed that a second story be added for needed space with complimentary materials (stone veneer, hardi-plank, metal coping, and cement panel with all natural colors (tan/grey)) to the rest of the building, and

WHEREAS, The current office has a gabled roof and it is petitioned to now have a flat roof to more closely match the rest of the industrial building, and

WHEREAS, New asphalt is proposed to be added along the northern and eastern boundaries of the site which should provide better tracking for the large trucks that use this area while allowing more parking areas for said trucks, and

WHEREAS, The south façade had been falling in disrepair and as part of the petition they propose to refinish and repaint a majority of this area. Cement panels and some base metal panels will be replaced and the colors will continue to match the other facades, and

WHEREAS, A large outdoor trash receptacle is currently found along the northwest façade of the structure, which is in plain view of the Mercury Drive right-of-way, and

WHEREAS, As part of the property maintenance implementation of the RD #3 Plan, this area has to be screened from public view and the petitioners are proposing to screen the large receptacle with cement panel siding, which matches the siding on the south façade.

THEREFORE BE IT RESOLVED, That the Plan Commission approves of a Building, Site and Operation Plan for RAS Appliance located at S82 W18848 Gemini Drive (Tax Key No. 2221.020.002).

BE IT FURTHER RESOLVED, That all employee vehicles should only be found in the approved parking stalls per the site plan.

BE IT FURTHER RESOLVED, That any commercial trucks should only be lined up in the truck docks or in the "small truck storage area" at all times.

BE IT FURTHER RESOLVED, That all grass and miscellaneous landscaping is kept up at all times.

BE IT FURTHER RESOLVED, That chain link fence shown on the site plan shall include slatting to match the color of the main structure, should it be installed.

BE IT FURTHER RESOLVED, That all trucks must remain on the property when parked, and the southern boundary line will be established with a painted line.

BE IT FURTHER RESOLVED, That a copy of said plans be kept on file in the Building Department and that all aspects of this plan shall be maintained in perpetuity unless otherwise

authorized by the Plan Commission.

BE IT FURTHER RESOLVED, That failure to comply with the approval contained in this resolution shall result in the imposition of fines of \$100 per day, the initiation of legal action, or both.

Plan Commission
City of Muskego

Adopted: November 3, 2009

Denied:

Deferred:

Introduced: November 3, 2009

ATTEST: Kellie McMullen, Recording Secretary