

RESOLUTION #P.C. 081-2010  
APPROVAL OF A BUILDING SITE AND OPERATION PLAN AMENDMENT FOR BLACK TIE  
AUTO SERVICES LOCATED IN THE SE ¼ OF SECTION 18 (JANESVILLE ROAD / TAX KEY  
NO. 2229.989.003)

WHEREAS, On November 23, 2010 a submittal was received from Daniel Parr for Black Tie Auto Service located along Janesville Road (Tax Key No. 2229.989.003), and

WHEREAS, The property is zoned M-2 General Industrial and allows an auto service facility by right, and

WHEREAS, The 2020 Comprehensive Plan shows this property as industrial uses and the proposal is consistent with the plan, and

WHEREAS, The proposal is to build two buildings totaling 8,640 square feet for an auto service facility, and

WHEREAS, The two buildings are shown to be constructed with Kynar metal siding/roofs and cedar creek stackstone cultured stone, and

WHEREAS, The colors of the structure are a maroon trim/roof, grayish siding, and multi-colored masonry base with overhead doors and maintenance doors a grayish color to match the main color of the siding, and

WHEREAS, This area of the city would be governed by the General Design Guide and the guide calls for 50% masonry product unless the Planning Commission finds reasons not to apply the full extent of the guide, and

WHEREAS, The facades of the structures have the following masonry percentages (Note: Calculated with windows and doors removed):

West Building

East Façade: 25%  
West Façade: 0% (Built into hill anyway: will not see)  
North Façade: 23%  
South Façade: 56%

East Building

East Façade: 0%  
West Façade: 23%  
North Façade: 0% (Only faces landfill: will not see)  
South Façade: 23%, and

WHEREAS, Parking is shown as seven (7) parking stalls in the internal portion of the site plan, which meets code requirements (Zoning code requires a parking stall for every 150 SF of customer floor area and customer floor area is limited to a front office of one structure totaling approximately 600 SF resulting in the need for 4 parking stalls; the extra three parking stalls would be enough for employee use), and

WHEREAS, Parking stalls are shown as 9'x18' and the resolution states that the site plan at building permit approvals must reflect the city code standard of 10'x20', and

WHEREAS, Access to and around the site is shown to come off of Janesville Road, between the two structures and then branch out to each structure to the north and west, and

WHEREAS, The site plan is subject to Fire Department approvals for Fire Street and sprinkler determinations, and

WHEREAS, The pattern for this access is appropriate, however, the dimensions of the access need to be adjusted between the buildings and the parking areas to reflect 24 foot drive aisles, and

WHEREAS, There is no location for a dumpster at this time and the petitioner isn't sure if one will be required, and

WHEREAS, The development is served by City sewer/water and no storm pond is required as they are not including impervious surfaces over 20,000 SF per code, and

WHEREAS, No specific landscape details have been provided at this time, but a formal landscape plan, with staff recommendations outline below, is required at building permit time, and

WHEREAS, No signage or lighting proposals are proposed at this time.

THEREFORE BE IT RESOLVED, That the Plan Commission approves of a Building, Site and Operation Plan for Black Tie Auto Services located along Janesville Road (Tax Key No. 2229.989.003).

BE IT FURTHER RESOLVED, That metal siding and roofs are allowed in this instance due to the location, vegetation, and topography on the site, however, the building elevations must be modified at building permit time to reflect 50% masonry on all sides of the structures (as calculated by staff) with the exception of the west façade of the western structure and the northern façade of the eastern structure.

BE IT FURTHER RESOLVED, That a second row of windows be applied to the overhead doors.

BE IT FURTHER RESOLVED, That overhead doors facing the Janesville Road right-of-way (east façade of western building and south façade of eastern building) are kept closed when not in use.

BE IT FURTHER RESOLVED, The site plan, at building permit approvals, must reflect the city code standard of 10'x20' parking stalls.

BE IT FURTHER RESOLVED, Twenty-four (24) foot drive aisles must be shown, at building permit approvals, between any parking stalls and structures onsite.

BE IT FURTHER RESOLVED, Any new lighting will need Planning Division approvals, at building permit time, to be sure that all of the City's lighting requirements are being met.

BE IT FURTHER RESOLVED, The site plan is still subject to Fire Department approvals at the time of building permits and possible changes to the site plan for the Fire Department may include adding larger drive aisles for Fire Street requirements.

BE IT FURTHER RESOLVED, The need for sprinkling of the buildings is still pending from the Fire Department.

BE IT FURTHER RESOLVED, Design and location approval is required if a refuse container and enclosure is desired onsite, subject to the approval of the Community Development Department.

BE IT FURTHER RESOLVED, A formal landscape plan will need to be submitted and approved by the City prior to the issuance of building permits. The landscape plan should include lining the entryway to the site with trees/bushes along with some possible foundation plantings around the southeast portions of the west building and the southern portion of the east building. If the treeline

is removed along the eastern portion of the site after grading needs, some trees will need to be installed along this area as well.

BE IT FURTHER RESOLVED, Approvals from the Engineering Division of grading plans are required before the issuance of building permits.

BE IT FURTHER RESOLVED, Any proposed signage would require formal permits from the Planning and Building Divisions.

BE IT FURTHER RESOLVED, That any bollards must be painted to match the colors of the principal structure.

BE IT FURTHER RESOLVED, That any new handicap signs be incorporated into bored bollards.

BE IT FURTHER RESOLVED, That no outdoor storage/display (including storage of junked vehicles) of any type is allowed on the site. All storage should be found within the storage building being proposed on site.

BE IT FURTHER RESOLVED, That any new roof top and ground mechanicals (including HVAC devices, electrical transformers, etc.) shall be screened from view and/or incorporated into the design of the site/structure (screening, etc.) and should be approved by the Planning Division.

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: December 7, 2010

Denied:

Deferred:

Introduced: December 7, 2010

ATTEST: Kellie McMullen, Recording Secretary