

SITE PLAN

5/9/22 Plan Commission Meeting

Chili's Restaurant / CDS Development

Village Planner Report

Germantown, Wisconsin

Summary

CDS Development, agent for Continental Properties (Chili's), property owner, has submitted plans for a façade update for the existing restaurant located at N96W18640 County Line Road.

Property Location: N96W18640 County Line Road

Applicant/

Property Owners:

CDS Development
19901 Quoum Drive, Ste 300
Dallas, TX 75248

Continental VI Fund LP
W134N8675 Executive Pkwy
Menomonee Falls, WI 53051

Current Zoning: B-1: Neighborhood Business

Adjacent Land Uses		Zoning
North	Commercial (Harbor Freight)	B-1
South	Commercial (Culver's in MF)	--
East	Commercial (Valvoline)	B-1
West	Commercial (Michaels)	B-1 PDD



Proposal

CDS Development, agent for Continental Properties (Chili's), property owner, has submitted plans for a façade update for the existing restaurant located at N96W18640 County Line Road.

The exterior improvements include:

- Painting the exterior façade with natural, earth-tones
- Replacement of the fabric awnings with black metal awnings (no changes to the frames)
- Addition of a red LED border along the roof line on the front and sides of the building

Lighting. The only modification to the site lighting will be the addition of a red LED border along the roof line.

Access & Parking. There will be no modification to the access or parking with this façade update. Access to County Line Road will continue to take place via the shared driveway directly to the west.

Storm Water Management. No change in existing impervious surfaces is proposed.

Landscaping & Buffering. No change in existing landscaping on the site is proposed.

Staff CommentsCommunity Development: Planning & Zoning

Pursuant to Section 17.49 of the Zoning Code, the PC serves as the Village's Architectural Review Board and responsible for enforcing the principles set forth under 17.49(3) concerning design and exterior appearance. County Line Road is NOT a "Germanic Theme" corridor as are portions of Mequon Road and Main Street. The contemporary design and exterior appearance can be approved or modified to satisfy the architectural and appearance requirements under 17.49 as deemed appropriate by the Plan Commission. The proposed exterior changes are minimal and intended to update the exterior appearance.

There are no updates to the signage proposed at this time. A separate sign permit application is required for any future modifications to the signage.

Community Development: Inspection Services

Electrical permits shall be obtained from Inspection Services prior to installation or modification of any/all electrical components. Please contact SafeBuilt at 262-346-4460 or by email at germantowninspections@safebuilt.com.

Village Planner Recommendation:
Site Development & Building Plans

APPROVE the site and building plans for the proposed façade update for the Chili's restaurant located at N96 W18640 County Line Road subject to the following (2) conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the architectural plans dated October 1, 2021, unless superseded by subsequent plan sheets approved by the Village Planner or pursuant to revisions required herein and/or by the Plan Commission.
2. Electrical permits shall be obtained from SafeBuilt prior to the installation or modification of any electrical components.



Village of Germantown
Attention: Planning – Lori Johnson
N112 W17001 Mequon Road
Germantown, WI 53022

Subject: Project Narrative – Site Plan Review

Lori,

The Chili's Restaurant located at N96 W18640 County Line Rd has been selected to be part of a national re-image of existing restaurants. The scope of work will include the following:

- Paint of the exterior facade with natural, earth-tones.
- Replacement of the fabric awnings to standing seam black metal awnings.
 - No frame change will occur.

CDS and Brinker are excited to implement the proposed changes and look forward to your cooperation.

Thank you,

A handwritten signature in black ink that reads "Brenna Shouse". The script is fluid and cursive, with the first name "Brenna" and last name "Shouse" clearly distinguishable.

Brenna Shouse
Property Development/Permit Coordinator
CONSOLIDATED DEVELOPMENT SERVICES
Mobile: 512.956.1856
bshouse@cdsdevelopment.com



Fee must accompany application

- ☒ \$700 Minor Addition
☐ \$1,240 Construction <10,000 SF
☐ \$2,095 Construction 10,000 SF to 50,000
☐ \$3,460 Industrial Construction >50,000 SF
☐ \$3,460 Commercial Construction >50,000
☐ \$200 Plan Commission Consultation
☐ \$125 Fire Department Plan Review

PAID _____ DATE _____

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1

APPLICANT OR AGENT

Brenna Shouse - CDS Development

14901 Quoum Drive Suite 300

Dallas, TX 75248

Phone (512) 956-1856

E-Mail bshouse@cdsdevelopment.com

PROPERTY OWNER

Continental VI Fund LP

c/o Continental Properties

W134 N8675 Executive Parkway

Menomonee Falls, WI 53051-3310

Phone (262) 502-5500

E-Mail _____

2

PROPERTY ADDRESS

N96 W18640, County Line Rd, Germantown, WI 53022

3

NEIGHBORING USES - Specify name and type of use, e.g. Enviro Tech - Industrial, Smith - Residential, etc.

North	South	East	West
Harbor Freight Tools-Commercial	Culvers-Commercial	Valvoline Oil Change-Commercial	Michaels-Commercial

4

READ AND INITIAL THE FOLLOWING:

- [Signature]* I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- [Signature]* I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
- [Signature]* I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5

SIGNATURES - ALL APPLICATION MUST BE SIGNED BY OWNER!

[Signature: Brenna Shouse]

02/17/22

Applicant

Date

Continental VI Fund LP

Continental Properties Company, Inc, its general partner

By: *[Signature]*

2/17/2022

Owner

Date



FRONT ELEVATION



LEFT ELEVATION

NOTE:
EXISTING SIGNAGE TO BE REPLACED WITH NEW UNLESS NOTED OTHERWISE.
SIGNAGE IS NOT PART OF THIS APPLICATION. SIGNAGE PERMIT APPLICATION
TO BE SUBMITTED BY SIGNAGE CONTRACTOR.

chili's

S. GERMANTOWN, WI - EXTERIOR ELEVATIONS
PROTOTYPE 10.9

0 2 4 8 16

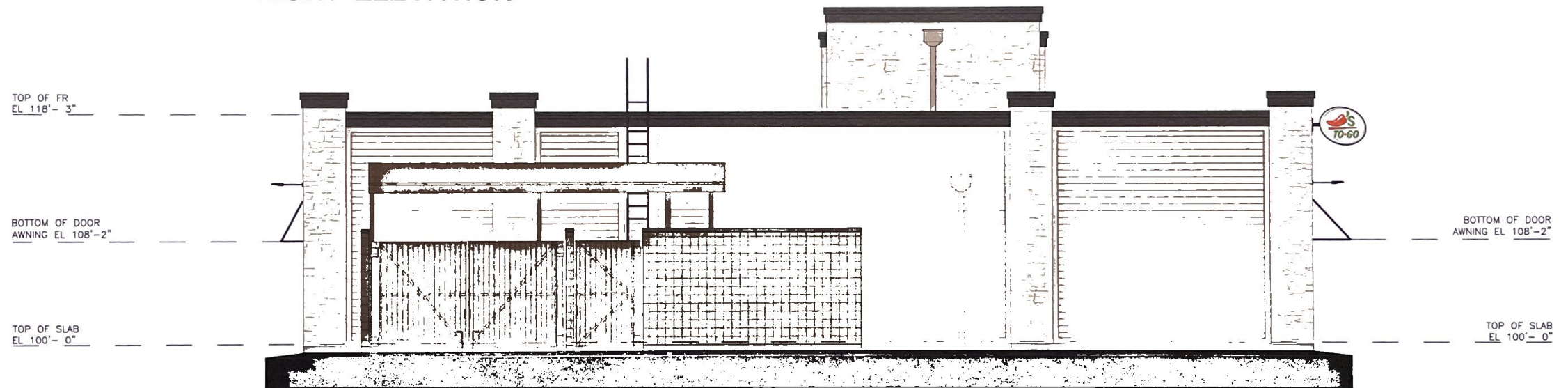
200743 GIIA

DATE	DESCRIPTION
10.01.21	COLOR ELEVATIONS





RIGHT ELEVATION



REAR ELEVATION

NOTE:
- EXISTING BOLLARDS NOT SHOWN FOR CLARITY. PAINT BOLLARDS "IRON ORE".

NOTE:
EXISTING SIGNAGE TO BE REPLACED WITH NEW UNLESS NOTED OTHERWISE. SIGNAGE IS NOT PART OF THIS APPLICATION. SIGNAGE PERMIT APPLICATION TO BE SUBMITTED BY SIGNAGE CONTRACTOR.

chili's

S. GERMANTOWN, WI - EXTERIOR ELEVATIONS
PROTOTYPE 10.9

0 2 4 8 16

DATE	DESCRIPTION
10.01.21	COLOR ELEVATIONS



