



Meeting Date: September 28, 2020

PLAN COMMISSION REPORT

Item No. 5b

Proposal: Building, Site & Operations Plan Review

Description: Review a request to approve a site plan for the construction of a two-lane drive-thru and parking lot expansion for the existing A&W development located at 13520 Northwestern Avenue.

Applicant(s): Philip Welch

Address(es): 13520 Northwestern Avenue

Suggested Motion: That the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of a two-lane drive-thru facility and expanded parking lot for the existing development located at 13520 Northwestern Avenue be approved with conditions in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. The proposed use will not adversely affect the surrounding property values.

Owner(s): Franklin Welch

Tax Key(s): 104-04-22—30-020-200

Lot Size(s): 2.0 acres

Current Zoning District(s): B-3, Commercial Service District

Overlay District(s): N/A

Wetlands: ☐ Yes ☒ No **Floodplain:** ☐ Yes ☒ No

Comprehensive Plan: Industrial/Business Park

Background: The applicant is requesting approval of a building, site, and operation plan for the construction of a two-lane drive-thru facility and additional parking stalls for the existing A&W development located at 15320 Northwestern Avenue. In 2013, the Village approved a conditional use and site plan for the construction of an A&W restaurant and a 13'x13' storage shed for this property. The proposed parking lot stalls were part of the original approved site plan in 2013.

Currently the development has a single stall drive-thru facility. The applicant is proposing to widen the access point, install a metal canopy, and install new menu board signs. Included with this report is a site plan illustrating the layout of the new drive-thru facility. In addition, the applicant is completing the original site plan for the parking lot and enhancing the future picnic area with a paved surface. The proposed expansion of both the drive-thru facility and parking lot are in compliance with zoning regulations for the zoning district. If approved, the applicant will need to obtain the necessary permits and pay fees for the canopy and menu boards as proposed on the site plan.

If the Plan Commission is comfortable with the proposed modification to the site plan, staff has drafted a suggested motion recommending approval of the two-lane drive-thru facility and expanded parking lot for the development located at 15320 Northwestern Avenue.

EXHIBIT A - CONDITIONS A&W Drive-Thru & Parking Lot Expansion

1. **Building Permit.** The applicant must obtain a building permit from the Village after paying all building and zoning fees. This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
3. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
4. **Plans.** The proposed addition (To construct a two-lane drive-thru facility and parking lot expansion) shall be located, constructed, and utilized in accordance with the plans and documents received by the Village Planning Department on September 4, 2020.
5. **Stormwater.** The property owner or designated agent must contact the Village of Caledonia Stormwater Utility District regarding Stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Village Engineer before permits are issued.

6. Caledonia Sewer and Water Utility Districts. The property owner or designated agent must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility Districts is required.
7. Engineering Department. The property owner or designated agent must contact the Village of Caledonia Engineering Department and must comply with all regulations and requirements of the Village of Caledonia Engineering Department.
8. Parking. Parking at the site must be in compliance with the submitted plans. Each parking space shall be a minimum of nine feet wide and 180 square feet in area exclusive of the space required for ingress and egress. Handicapped spaces shall be provided in accordance with State requirements. All parking spaces shall be clearly marked. The driveway and all parking areas must be maintained in an all-weather, dust-controlled condition.
9. Lighting. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.
10. No Accumulation of Refuse and Debris. Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.
11. Property Maintenance Required. A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade. All drives shall be paved with asphalt. Parking areas shall be paved or have placed upon them compacted recycled asphalt. All drives and parking areas shall be maintained in a dust free condition.
12. Performance Standards. The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as adopted by the Village of Caledonia.
13. Expiration. This approval will expire twelve (12) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur and will require the applicant to resubmit their plans for approval and incur all costs associated with the review.
14. Compliance with Law. The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 9, 14, 16 and 18 of the Village of Caledonia Code of Ordinances.

15. Agreement. Your accepting the site plan approval and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Franklin Welch, Philip Welch, A&W Restaurant, and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
 16. Subsequent Owners. It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.
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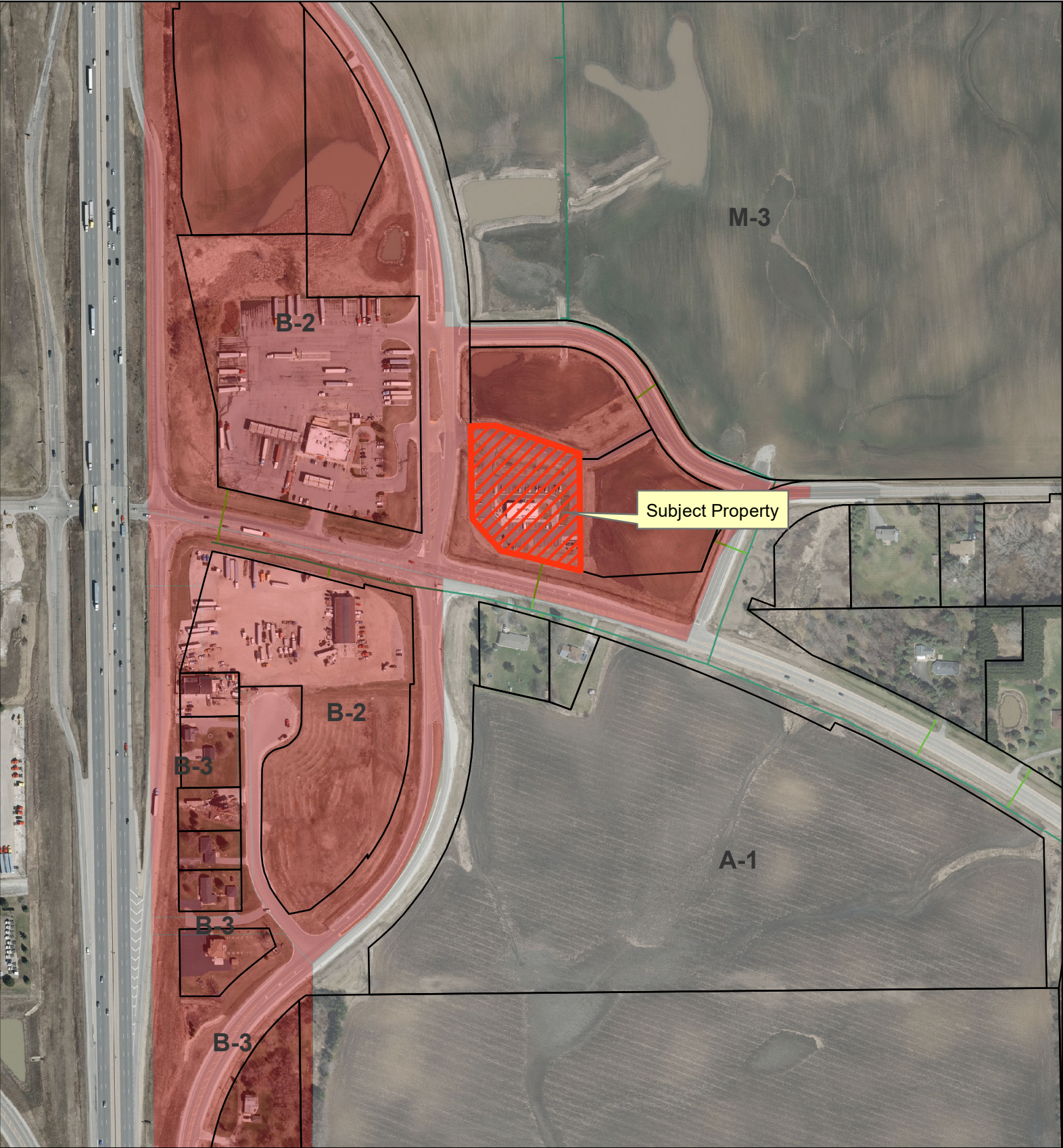
Respectfully submitted:

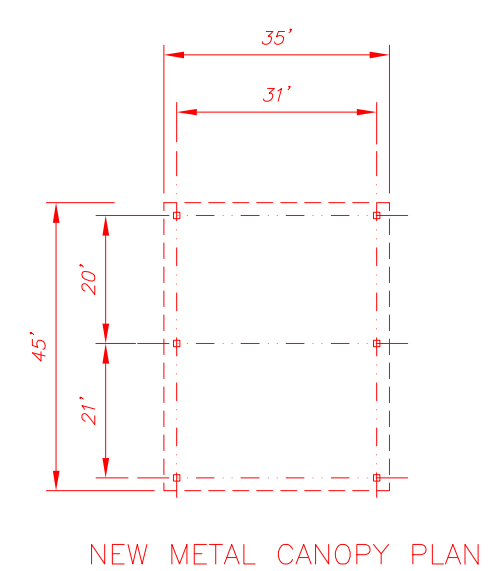
A handwritten signature in cursive script, appearing to read "Peter Wagner".

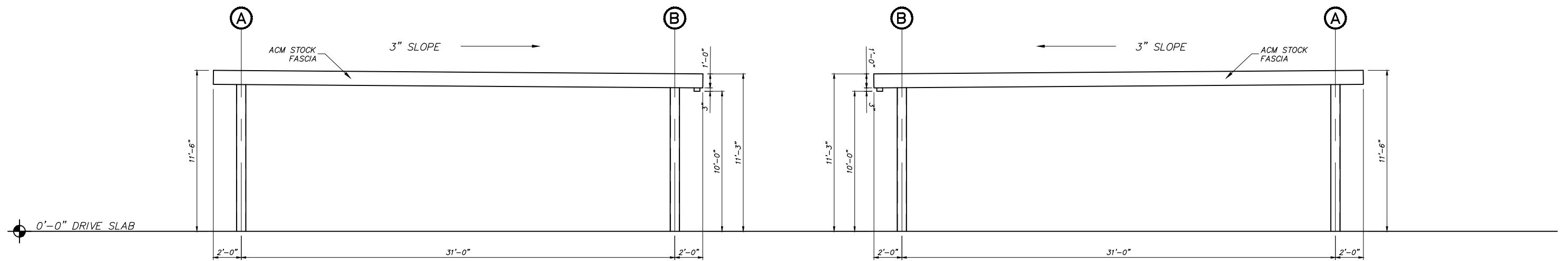
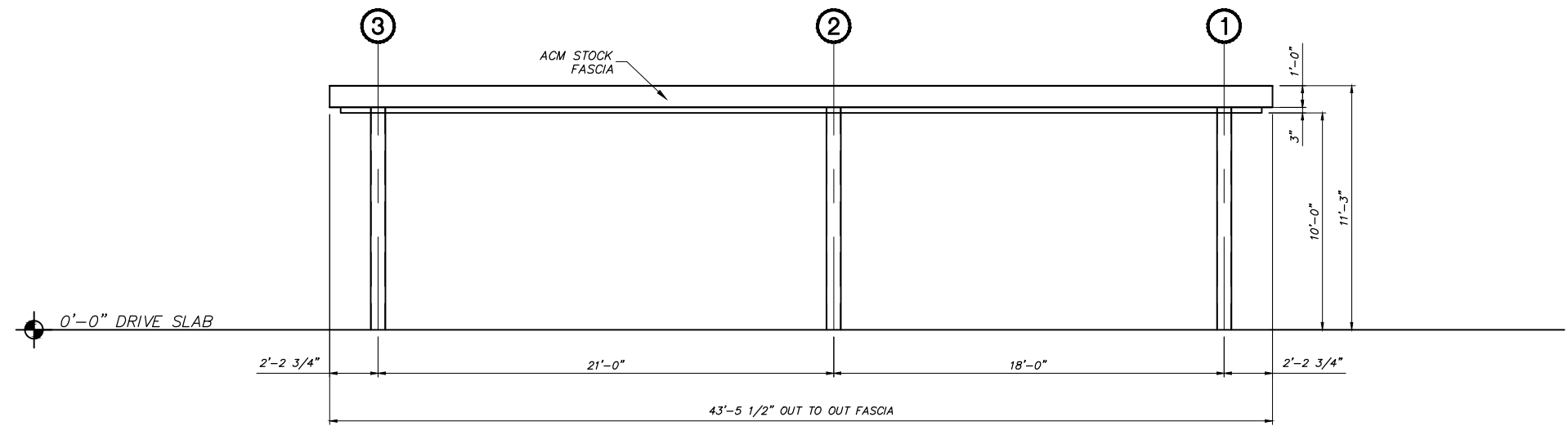
Peter Wagner, AICP
Development Director

Location Map

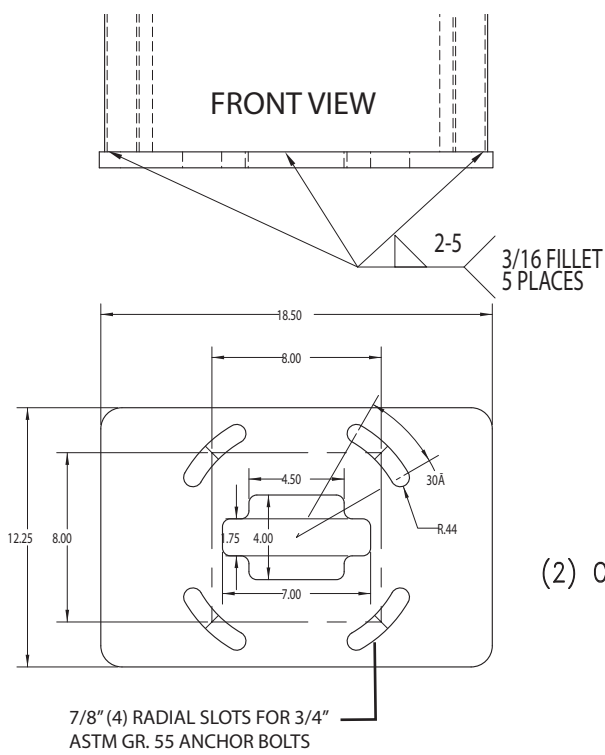
15320 Northwestern Avenue



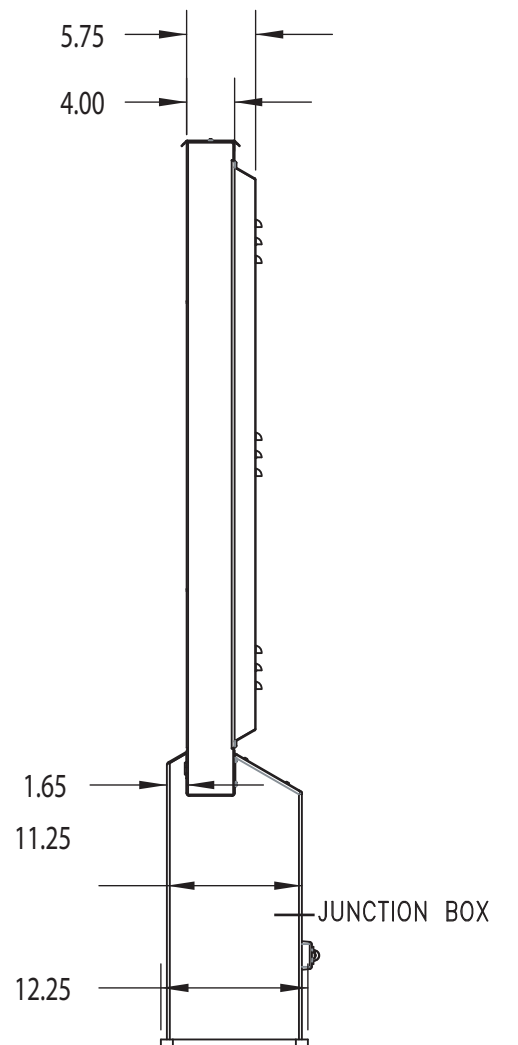
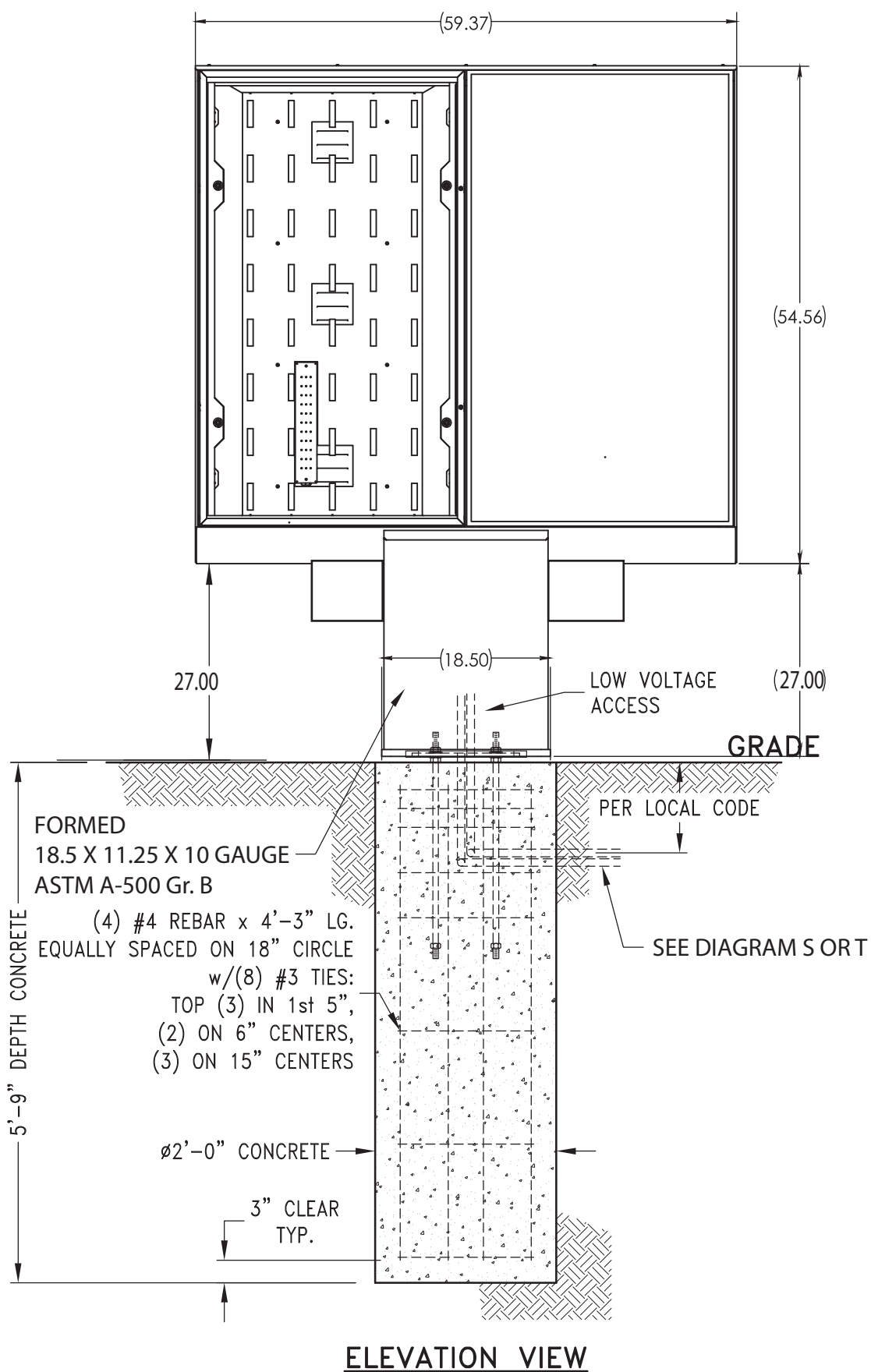
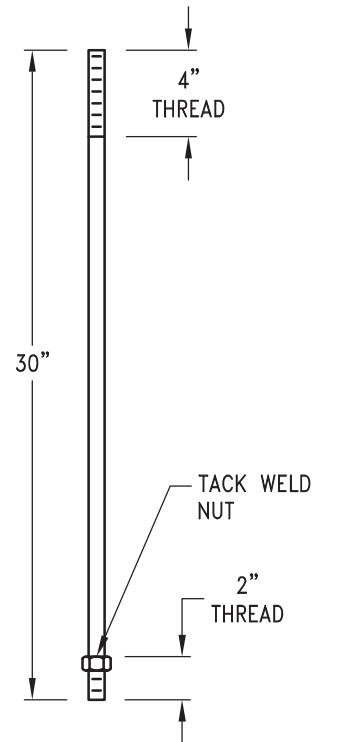
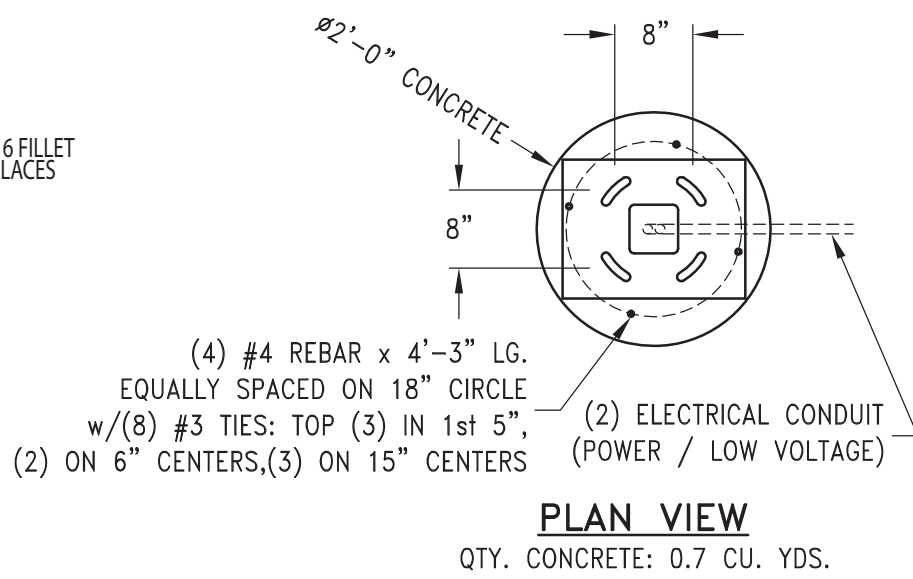




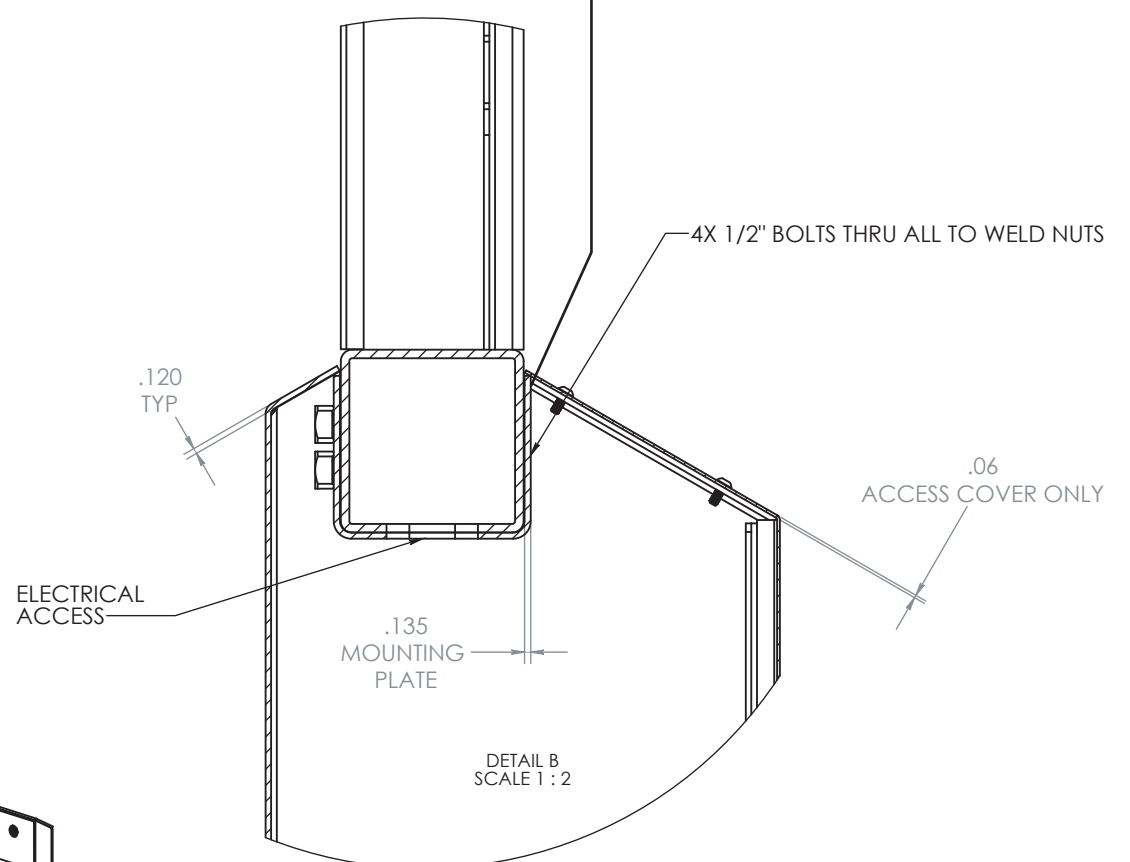
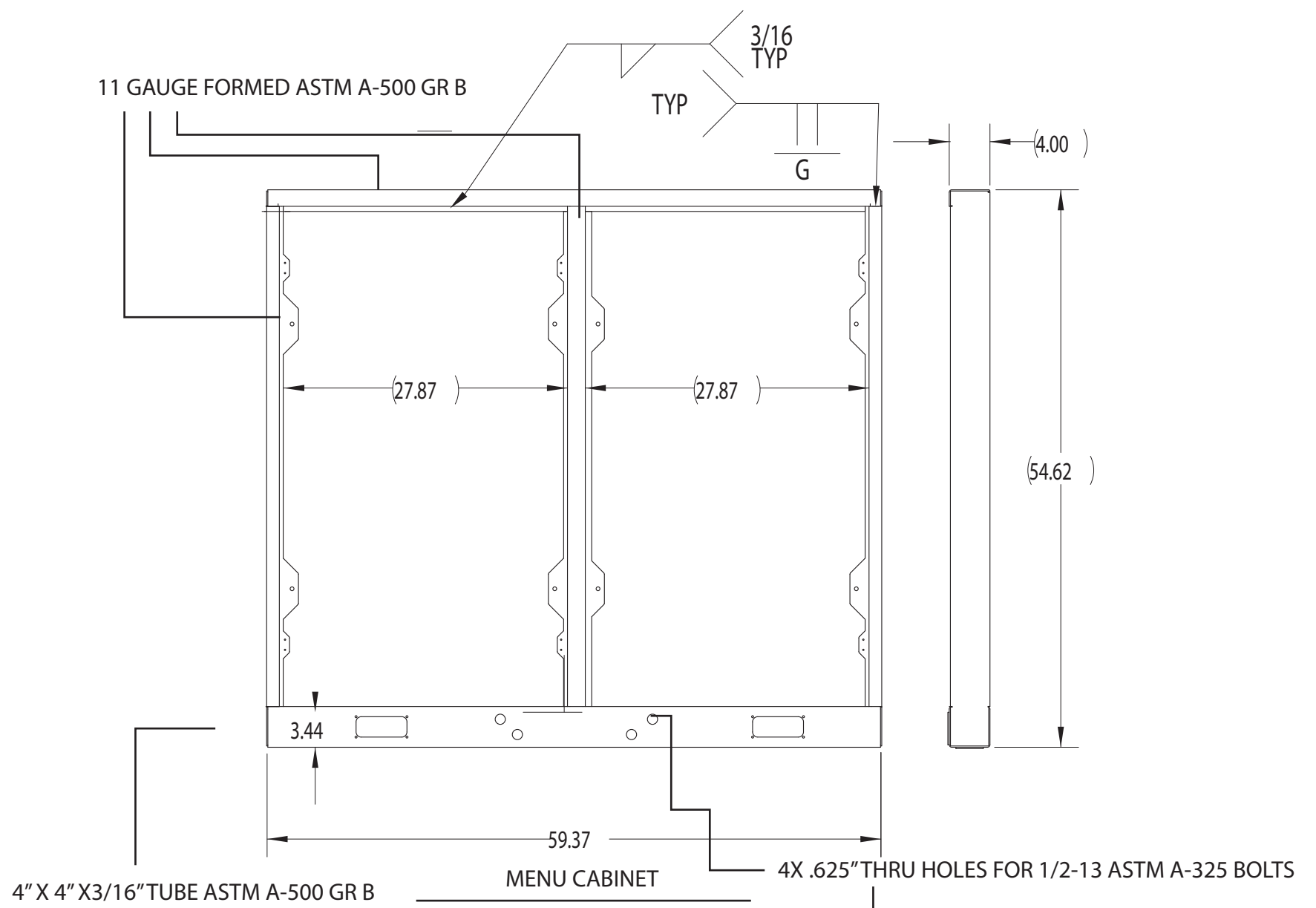




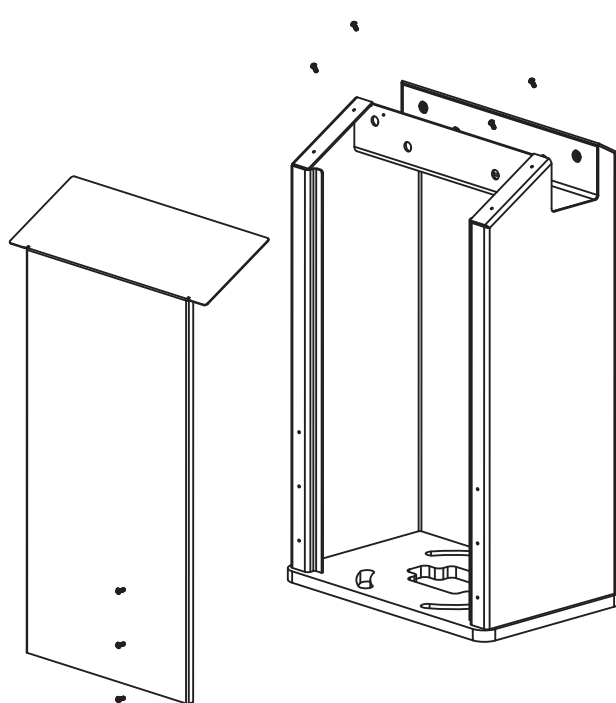
BASE PLATE DETAIL
3/4" ASTM A-36 STEEL



SEE DETAIL VIEWS – SHEET 2



CUT AWAY VIEW PEDESTAL TO CABINET CONNECTION



FRANKLIN & SHARON WELCH
A & W RESTAURANT
APPROVAL CONDITIONS
JUNE 3, 2013

13. Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.
14. A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade.
15. The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances (copy attached), as adopted by the Village of Caledonia.
16. This approval will expire six (6) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur unless the Village of Caledonia Plan Commission and the Village Board grant a written extension. Written extension requests must be submitted to the Racine County Public Works and Development Services Department within thirty (30) days before permit/approval expiration.
17. The applicant must allow any Village or Racine County employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
18. The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state and federal regulations, including Titles 14 and 16 of the Village of Caledonia Code of Ordinances.
19. **No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval.** All addition, deletion, and/or change requests must be submitted to the Caledonia Zoning Administrator in writing.
20. Your accepting this approval/permit and beginning the project means that you have read, understand, and agree to follow all conditions. Therefore, Franklin and Sharon Welch and their heirs, successors, and assigns are responsible for full compliance with these conditions.
21. It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.



RACINE COUNTY

PUBLIC WORKS & DEVELOPMENT SERVICES DEPARTMENT

14200 Washington Avenue, Sturtevant, WI 53177-1253

Phone: (262) 886-8440 Fax: (262) 886-8480

James A. Ladwig
County Executive

Julie A. Anderson
Director of Public Works & Development Services

June 4, 2013

Franklin & Sharon Welch
3043 92nd Street
Sturtevant, WI 53177

SUBJECT: B-3 Conditional Use to construct an A & W restaurant, with a drive-through and a 13' x 13' storage shed & to obtain approval for a master sign plan; 13520 Northwestern Avenue; Parcel Id. No. 104042230020200, Village of Caledonia

Dear Mr. & Mrs. Welch:

The Caledonia Village Board approved the subject conditional use at their June 3, 2013 meeting. The Board granted approval as this use is permitted by underlying zoning through the conditional use process; based on other things going on in the area, the proposed use appears to fit with the uses in the zoning district; and the proposal complies with all other provisions of the zoning ordinance such as lot width and area, yards, height, and parking. You will be allowed to proceed with the subject project, which will be located at 13520 Northwestern Avenue; Section 30, Town 4 North, Range 22 East, Village of Caledonia.

Attached to this letter is Exhibit A, which lists the conditions of approval, established by the Village of Caledonia. You must comply with all of the conditions listed in Exhibit A. **PLEASE BE SURE TO READ EXHIBIT A.**

Failure to comply with the terms and conditions of this approval as listed in Exhibit A or as established by the Village of Caledonia could result in the issuance of citation(s) and permit revocation. If you have any comments or questions, please contact this office at (262) 886-8440 or via e-mail: Jarmen.Czuta@GORacine.org.

Yours truly,

Jarmen Czuta
Caledonia Zoning Administrator

JC/ni

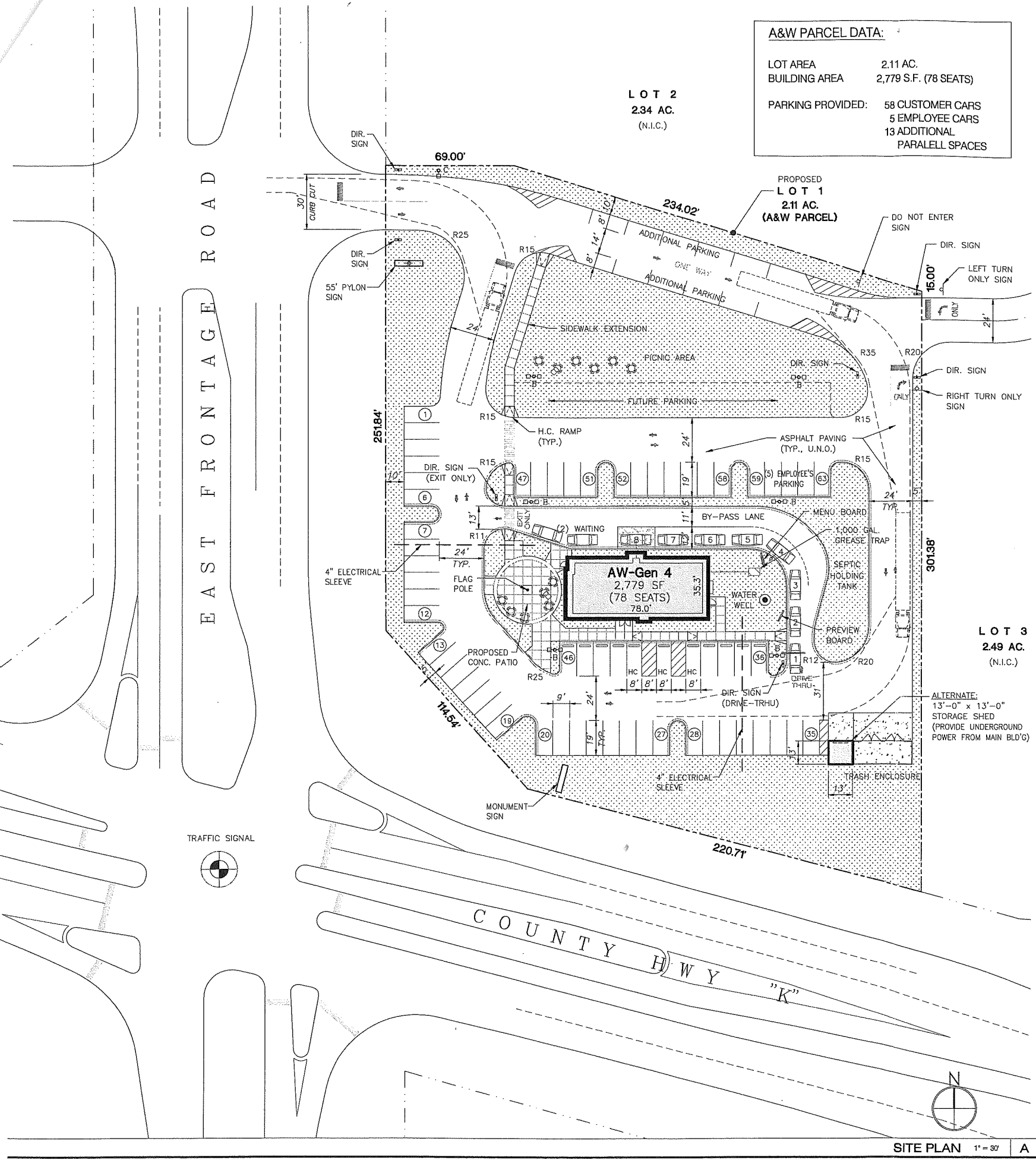
attachment

JC/ni

c: Elaine Sutton Ekes, Bob Bradley, Mark Janiuk } e-mailed on 06-04-2013
Mike Hayek, Jim Keeker, Karie Torkilsen
Philip Welch
File

FRANKLIN & SHARON WELCH
A & W RESTAURANT
APPROVAL CONDITIONS
JUNE 3, 2013

1. The applicant must obtain zoning permit cards from the office of the Village Zoning Administrator after paying a zoning permit fee of \$1070.00 for the A & W restaurant building, \$120.00 for the shed, and \$1500 for the advertising signs (\$2690.00 total). These cards must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
3. The proposed operation must be located, constructed, and utilized in accordance with the plans and documents received by the Racine county Development Services Office on April 24, 2013.
4. The hours of operation shall be 10:00 a.m. to 10:00 p.m. for the dining room and 10:00 a.m. to 1:00 a.m. for the drive-through.
5. Parking at the site must be in compliance with the submitted plan.
6. Landscaping at the site must be in compliance with the submitted plan. The landscaping plan must be fully implemented by September 15, 2014.
7. Lighting at the site must be in compliance with the submitted Site Lighting and Photometrics Plan. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.
8. The advertising signs at the site must be in compliance with the submitted Master Sign Plan. Each individual advertising sign at the site will require a separate zoning permit.
9. The property owner or designated agent must contact the Village of Caledonia Stormwater Utility District regarding stormwater regulations for the site. Comply with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District.
10. The property owner or designated agent must contact the Village of Caledonia Engineering Department and must comply with all regulations and requirements of the Village of Caledonia Engineering Department.
11. The property owner or designated agent must contact the WI Department of Transportation and must comply with all regulations and requirements of the WI Department of Transportation.
12. Prior to the issuance of the zoning permits, the applicant must obtain a sanitary permit for the installation of a Private Onsite Wastewater Treatment System (POWTS) to serve the proposed A & W restaurant.



A&W PARCEL DATA:

LOT AREA 2.11 AC.
BUILDING AREA 2,779 S.F. (78 SEATS)

PARKING PROVIDED: 58 CUSTOMER CARS
5 EMPLOYEE CARS
13 ADDITIONAL PARALLEL SPACES

SITE PLAN NOTES

- PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS ETC...
- DEMOLITION/SITE CLEARING: SEE CIVIL DWG'S AND GEOTECHNICAL REPORT FOR EXTENT OF SITE DEMOLITION. THIS WORK SHALL INCLUDE REMOVAL OF ALL EXISTING PAVEMENTS, CURBS (U.O.N.), LIGHT POLES (INCLUDING FTG'S.) VEGETATION (INCLUDING STUMPS), UTILITIES (NOT OTHERWISE REUSED), ETC. AS REQUIRED FOR NEW CONSTRUCTION.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS & SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING & REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AND MOISTURE CONDITIONED AS SPECIFIED IN THE SOILS REPORT. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS, AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- THE A.L.T.A. SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS. THE G.C. IS RESPONSIBLE FOR LOCATING IMPROVEMENTS PER THESE PLANS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANY. NO COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- SEE CIVIL PLANS FOR ALL WORK IN STREET RIGHT OF WAY. HIGHWAY (IF APPLICABLE) AND CITY ENCROACHMENT PERMITS TO BE OBTAINED AND PAID FOR BY THE GENERAL CONTRACTOR.

KEY NOTES

- CONSTRUCT 6" P.C.C. CURB AND GUTTER
- 12" CONCRETE CURB (ENTIRE BUILDING LENGTH)
- CURB TO MEET EXISTING CURB ELEVATION.
- HEAVY DUTY PAVEMENT
- CONSTRUCT P.C.C. SIDEWALK
- CONSTRUCT P.C.C. DEPRESSED CURB RAMP - MAX. SLOPE 1:12
- NEW CURB, GUTTER, AND/OR SIDEWALK AND DRIVEWAYS PER CITY STANDARDS.
- CONSTRUCT 6" THK. P.C.C. PAD W/ #3's @ 18" O.C. OVER 6" CRUSHED AGG. OR GRAVEL BASE.
- CONSTRUCT TRASH ENCLOSURE. ON 6" PCC PAD
- CONCRETE PAVING BEHIND ORDER POST
- DOUBLE FACED ILLUMINATED DIRECTIONAL SIGN (SIGN FACE AS NOTED) BY SIGN SUPPLIER. ROUGH ELECTRICAL BY G.C. (1.2 AMPS). UNDER SEPARATE PERMIT, IF REQUIRED BY TRAFFIC FLOW. ONE (1) DIRECTIONAL SIGN IS STANDARD.
- MENU BOARD, SENSOR LOOP & SPEAKER PEDESTAL BY SIGN SUPPLIER. FOUNDATION AND ROUGH ELECTRICAL BY G.C. (4.0 AMPS). INSTALL 80' FROM DRIVE-THRU WINDOW.
- 1000 WATT (208) VOLT YARDLIGHT. PROVIDE CUT-OFF SHIELDS WHERE NOTED ON PLAN. LIGHT FIXTURES SUPPLIED BY OWNER, INSTALLED BY G.C. MAX. OVERALL STANDARD HEIGHT = 22'-0". SEE PHOTOMETRIC PLAN.
- INSTALL GUARD POST PER DETAILS (TYP.)
- PAINT CROSSWALK-WHITE
- PAINT 24" HIGH LETTERS - WHITE
- PAINT TRAFFIC ARROWS - WHITE
- PAINT HANDICAP SYMBOL - WHITE ON BLUE BACKGROUND.
- PAINT 4" WIDE SOLID STRIPE - YELLOW. (BLUE @ DIAGONAL DISABLED STRIPING)
- LANDSCAPE AREA. REFER TO LANDSCAPE DRAWINGS.
- NEW CONCRETE PAVEMENT FOR DRIVE THRU
- GREASE TRAP LOCATION.
- ACCESSIBLE PARKING SIGN
- INTERNAL ROOF DRAIN
- CATCH BASIN LOCATIONS.
- PROPOSED NEW MSB, CT & METER LOCATION
- GAS METER PER P.G.&E. REQUIREMENTS.
- NEW CONCRETE WHEEL STOPS (TYPICAL)
- 1-1/2" WATER POINT OF ENTRY. (BRING UP IN STUD WALL). PROVIDE SHUT OFF VALVE AT POINT OF ENTRY. COTG FOR BUILDING SEWERS.
- NEW TRANSFORMER LOCATION
- NEW CONCRETE OUTDOOR PATIO
- EXISTING STRUCTURE TO BE DEMOLISHED
- BIKE RACK AREA 6' X 6 (2 BIKE PARKING RACK)
- 20' TALL PYLON SIGN. ELEC. ROUGH IN BY G.C.
- REMOVE EXISTING SEPTIC TANK
- NEW E.O.S. STATION (TYPICAL)
- NOT USED.
- HANDICAP "SWING-SIDE" MANEUVERING SPACE AT ALL EXTERIOR DOORS. 2% MAX. SIDEWALK SLOPE, 2' TO STRIKE SIDE OF DOOR, 5' OUT FROM DOOR.
- PEDESTRIAN SAFETY RAIL
- NOT USED.
- NOT USED.
- NOT USED.
- NOT USED.
- IRRIGATION CONTROLLER REFER TO SHEET LANDSCAPE DRAWINGS.
- SOFFIT CLEARANCE SIGN SUPPLIED BY OWNER.
- PREVIEW BOARD, INSTALL 30'-0" FROM SPEAKER

EOS = ELECTRONIC ORDER STATIONS

RECEIVED
APR 24 2013
RACINE COUNTY



2803 BUTTERFIELD RD
SUITE 340
OAK BROOK, IL. 60523
TEL: (312) 795-1245
FAX: (312) 795-6123

A DATE	DESCRIPTION
03-11-13	FOR REVIEW
03-14-13	TENANTS COMMENTS
03-22-13	TENANTS COMMENTS
04-01-13	TENANTS COMMENTS

CONTRACT DATE: xx-xx-xx
BUILDING TYPE: AW-Gen 4
PLAN VERSION: OCT 09
SITE NUMBER: xx-xxxx
STORE NUMBER: xx-xxxx

A&W
County Hwy "K" & East Frontage Rd
Caledonia, WI 53108



"AW-GENERATION 4"

SITE PLAN
SP1

PFDA JOB NO.: XXXXX
PLOT DATE: