



N64W23760 Main Street
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Architectural Review Board Agenda
Wednesday, April 22, 2020
10:00 a.m.
<https://zoom.us/j/96313947791>

Pursuant to the requirements of Section 19.84, Wis. Stats., notice is hereby given of a meeting of the Village of Sussex Plan Commission, at which a quorum of the Village Board may attend virtually. Notice of Village Board Quorum, (Chairperson to announce the following if a quorum of the Village Board is in attendance at the meeting: Please let the minutes reflect that a quorum of the Village Board is present and that the Village Board members may be making comments during the Public Hearing or if the rules are suspended to allow them to do so.)

- I. Consideration and possible action on the minutes of March 11, 2020.

- II. Consideration and possible action on the site, architectural, lighting and landscape for Prestwick Group-Stirling building (W248N5565 Executive Drive).

- III. Adjournment.

Chairperson
Appoint Pro Tem

Jeremy Smith
Village Administrator

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Jeremy Smith at 246-5200.



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MEMORANDUM

TO: Architectural Review Board
FROM: Kasey Fluet, Assistant Development Director
RE: ARB meeting for April 22, 2020
DATE: April 20, 2020

The following is background information for the ARB agenda items. Please refer to the Design Standards dated March 25, 2014.

I. Consideration and possible action on the ARB minutes from the March 11, 2020 meeting.

II. Consideration and possible action on the site, architectural, lighting and landscape for Prestwick Group Stirling building(W248N5565 Executive Drive).

This site is zoned BP-1. The manufacturing and assembling of product is a permitted use in accordance with Section 17.0420 (A)(6) in the BP-1 Business Park District. Prestwick Group is moving a division of their company from Hartland to the vacant lot just north of their headquarters. Prestwick will build a 41,200 square foot building for the Stirling Furnishings operations to locate to. With Prestwick's expansion and the new Stirling building a shared parking lot will be added creating 199 stalls and a cross access agreement is recorded on CSM #11978. Stirling has 35 employees and hours of operation will be Monday through Thursday 5:00 a.m. to 9:00 p.m.

In accordance with Section 17.0603 F. 6. a waiver must be made for a shared parking lot:

6. Waivers. The Plan Commission may:
- a. Waive the five (5) foot setback along the side lot line of adjacent businesses and industries when cross-easements are provided to share parking.

The Plan Commission will need to make a determination if a waiver should be granted to allow a less than 5 foot setback along the side lot for the shared business uses.

In addition the following are comments for the plans:

Site

- Shows good pedestrian orientation
- Shared parking access agreement recorded on CSM #11978
- Site needs to have a dumpster enclosure

Architecture

- Building meets height and required setbacks.
- Material to be used meets the Design Standards.

Lighting

- Lighting must not spill out onto neighboring properties.
- Pole height not to exceed 25 feet, bases are to be buried or if exposed they shall be painted to blend in with the surroundings or have a decorative base.

Landscape

- Stirling site to have 44 trees/evergreens and 113 shrubs/flowers. Should add two more evergreen trees at the dock door location.

Policy Question:

1. Where is the dumpster enclosure?

Staff Recommendation: Staff recommends the ARB recommend approval of the site, architectural, lighting and landscape plans for Prestwick Group-Stirling building subject to any following conditions.

- Add a dumpster enclosure to match the building.



SOUTH WEST PERSPECTIVE



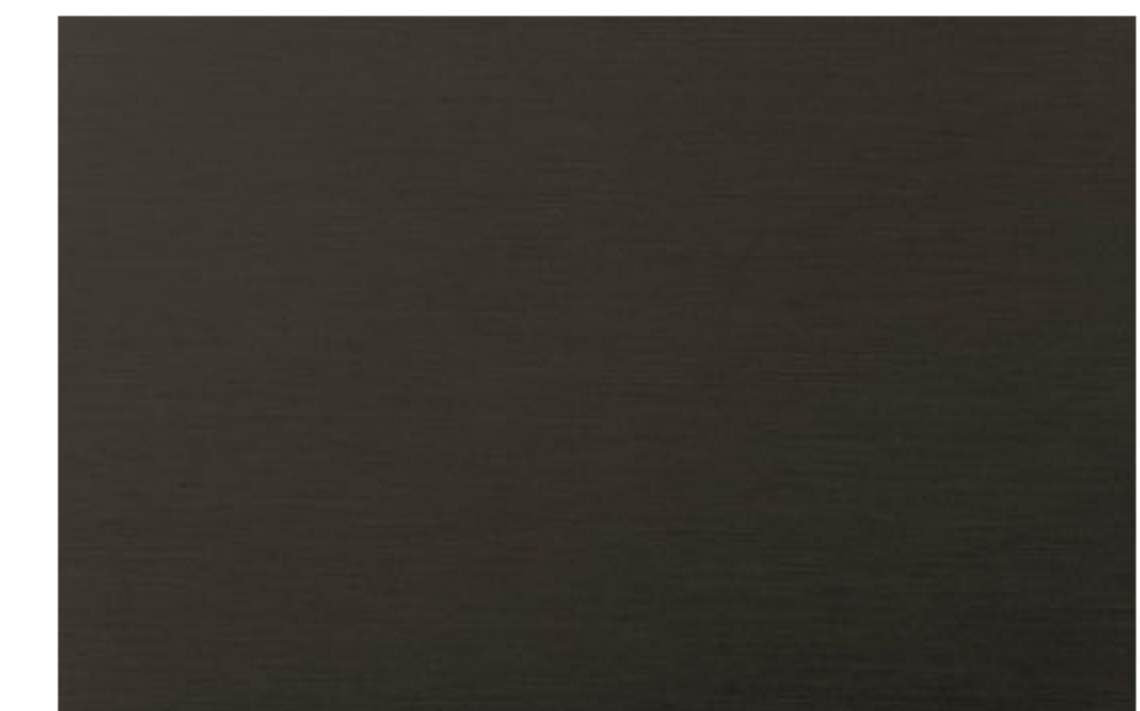
PRECAST PANEL UPPER COLOR



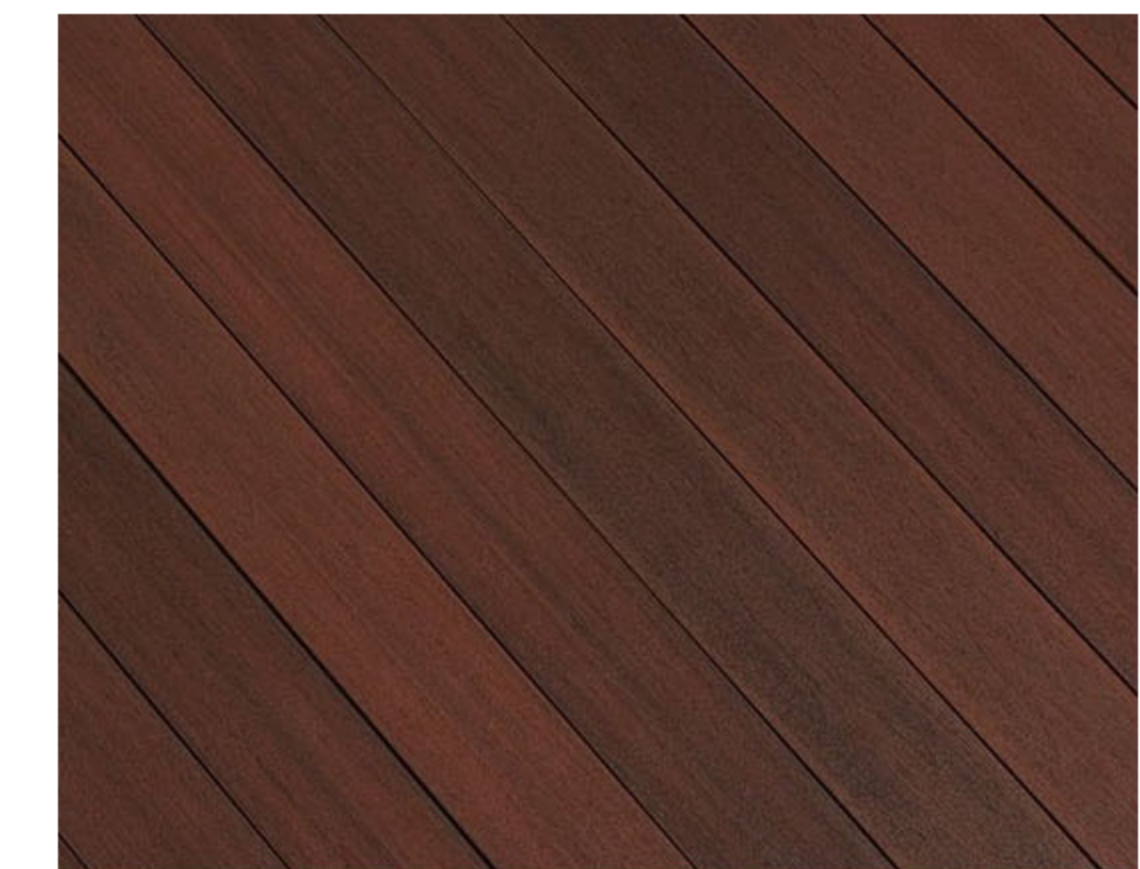
PRECAST PANEL LOWER COLOR



SOUTH EAST PERSPECTIVE



STOREFRONT FRAME ANODIZED ALUMINUM,
COLOR: DARK BRONZE



ACCENT WOOD AT ENTRY: FI BERON, COLOR
CINNABAR

