



December 7, 2017

Fred Winchowky, Village President
Village of Mukwonago
440 River Crest Court
Mukwonago, WI 53149

Re: Site Plan and Architectural Review
McDonalds/1020 N. Rochester Street (STH 83)

Dear President Winchowky and Members of the Plan Commission:

Dion Conn of DP & K, Inc. has submitted application to add a front (south) addition to the existing McDonalds restaurant, upgrade restrooms and upgrade the exterior design of the existing building. Because the upgrades do not make any substantial changes to the drive-through lane (a Conditional Use), the applicant has been advised to submit for site plan and architectural review. For your information, DP & K, Inc. is the owner/operator of the restaurant, while the property owner is Greenwald Family Partnership. The applicant has submitted information indicating their lease with the partnership allows site improvements.

BACKGROUND

The proposed addition will extend the building about 10 feet across the full width of the building to the south, along with a 9 foot vestibule extension. While the existing service counter will remain, the addition will provide more customer waiting space and allow installation of two order kiosks. The kiosks will be used to order food, (like a large iPad), with the order delivered directly to the customer at their selected table (receipt with a computer chip in the table will allow employees to track location of customer). According to the applicant, the kiosks are in use at the I-43/Highway 164 McDonalds restaurant, with 20% customer usage. Additionally, applicant indicates about 70% of customers use the drive-thru.

Site Design

Several matters Village staff would like to highlight regarding site design are as follows:

- The new vestibule will have a window that the applicant calls a 3rd window design. The 3rd window, after the drive-thru payment and main pick-up window, will be the auxiliary pick-up window. Village staff has a mild concern about having an employee handing out food within the same enclosed area in which customers are entering and exiting the building. A solution could be to make the vestibule wider than the approximate nine foot width shown on the building floor plan, or place the doors on the east and west sides of the vestibule, nearer the interior of the building. I desire the applicant to address this matter at the meeting, unless a solution can be worked out prior to the meeting.
- Also with the 3rd window, vehicles waiting for food delivery at the window will be exiting the window and attempting to make a right turn parallel with other vehicles turning right to exit the site. While the plan shows a stop line, we need more information of how pavement markings and signage will assist traffic flow and try to prevent fender bender accidents.



- The proposed site plan reduces the amount of handicapped parking spaces from three to two, and moves the handicapped spaces across from the rear east door to the front door (moves spaces southward). This will move the marked handicapped cross walk to cross the lanes of traffic from the middle of drive-thru queuing, just before the menu boards, to the start of the drive-thru lane, which is good. However, the new location of the cross walk ends with a handicapped ramp to a 4.5 foot wide sidewalk along the building. Since there is no door to the building at this location, it is impossible to turn a wheel chair 90 degrees within a 4.5 foot space with an incline (the ramp). Representatives of the applicant have been asked to consider alternatives to resolve this matter.
- The redesign of the site reduces existing parking spaces from 51 to 50. At 50 parking spaces, only two handicapped spaces are required, but for restaurants in my experience, the more handicapped parking spaces the better. With a designed building capacity of 149, the 50 spaces are compliant.

Architectural Design

Similar to a pending new development proposal near this site, Village staff has expressed concern to the applicant about the proposed design of the addition and upgrade to the building's exterior. A pitched roof was suggested.

Representatives of the applicant stated the proposed design matches a nation-wide McDonalds rebranding with either a modern design (the I-43 and Highway 164 restaurant) or a craftsman design for this restaurant. Please see attached information about the designs. Basically, the exiting mansard roof will be removed and replaced with EFIS. The brick along the lower portion of the wall will remain and continue along the addition. After receiving the additional information, Village staff now concurs with the proposed architectural design. However, we understand McDonalds corporate desires the existing brick to be painted. Staff recommends not painting the brick.

Building mechanical equipment will remain on the roof.

Other Considerations

For your information, several other considerations are as follows:

- As an older development site, there are no storm water management facilities on the site. The addition will not require any new storm water management facilities; however, erosion control standards must be met.
- Pursuant to minimum landscape requirements of the zoning ordinance, the site needs 12 trees. With nine trees currently on the site, and two which will be removed for the addition, five trees must be added.
- The Fire Chief recently informed me that based on maximum building occupancy of over 99 persons, the entire building must be improved to State requirements for fire suppression.
- Exterior parking lot lighting will not be changed.
- Village staff and representatives of the applicant are discussing proposed wall signage. Applicant is proposing only the McDonalds logo. While staff agrees the logo is universally recognizable, the Village sign code does not allow a stand-alone logo as a wall sign. Staff is considering alternatives to allow the logo. Expect another agenda item to discuss the signage for this site in the near future.



Recommendation

If applicant can adequately address and/or make revisions regarding the concerns listed under the Site Design portion of this report (mostly public safety matters), I recommend approval subject to the conditions listed below.

1. The approval of Site Plan and Architectural Review for an addition and associated alterations to the existing restaurant at 1020 N. Rochester Street shall be subject to all plans and information submitted for the application Haag Müller, Inc. on file in the office of the Zoning Administrator. The plans may be further modified to conform to other conditions of approval; the building and floor plans may be modified with the approval of the Zoning Administrator and Supervisor of Inspections to conform to Building and Fire Safety Codes and all plans may be further modified to conform to Village design standards. However, the basic layout of the site as depicted the site plan shall remain unchanged.
2. Exterior design and other plan improvements to address concerns in the Village Planners report dated December 7, 2017 shall be submitted for approval of the Zoning Administrator. The landscape plan shall show a total of 12 trees, including existing trees.
3. The property shall be maintained in a clean condition, free of debris at all times. Prior to occupancy, McDonalds shall install new exterior refuse containers near property exit points. The containers shall be aesthetically pleasing and shall be subject to the approval of the Zoning Administrator.
4. For any new signs, only signs allowed by the Village Sign Code, and approved by either the Zoning Administrator or Plan Commission, shall be allowed on the property. On-site directional signs shall be subject to the approval of the Zoning Administrator in accordance with the Sign Code.
5. Prior to the start of any site construction or issuance of a building permit, whichever occurs first, the following shall occur:
 - a. The Village Engineer, the Superintendent of Utilities and the Public Works Director shall approve all site engineering and utility plans and documents, including a complete Erosion Control Plan.
 - b. All final site development plans shall be consistent with the plans noted in Condition No. 1 or as modified.
 - c. Submittal of information and approvals as noted in Condition No. 2.
 - d. Approval of the plans by the Fire Chief, which may include, but are not limited to, the internal fire suppression system, external fire department connection location and hydrant locations.
 - e. Approval of building plans by the Building Inspector after receipt of approval of building plans by the State of Wisconsin.
 - f. Approval of building plans shall include appropriate locations of the external mechanical equipment to be placed hidden from view from neighboring properties, as approved by the Zoning Administrator.
6. Prior to temporary occupancy issuance for any part of the existing building or addition, or if needed, prior to final occupancy permit, the following shall occur:
 - a. Completion of all site grading, including hard surface walkway to building ingress/egress.
 - b. Completion of the addition in accordance with approved plans and all applicable codes.
 - c. Completion of all pavement markings and traffic control signs as required by the Zoning Administrator, Police Chief or Fire Chief.
 - d. Completion of installation of handicapped ramps, relocated handicapped parking spaces with required handicapped signs.

