



MEETING DATE: April, 9, 2019

PREPARED BY: Philip L. Gritzmacher, Jr., AICP
Planner

FROM: Technical Review Committee

REQUEST: CHASE BANK: requesting approval of a Planned Development General Development Plan and Planned Implementation Plan to develop a Chase Bank branch at 620 Spring Street (PC19-2686)

APPLICANT: Timothy Meseck
The Architects Partnership
200 S. Michigan Avenue, Suite 1020
Chicago, IL 60604

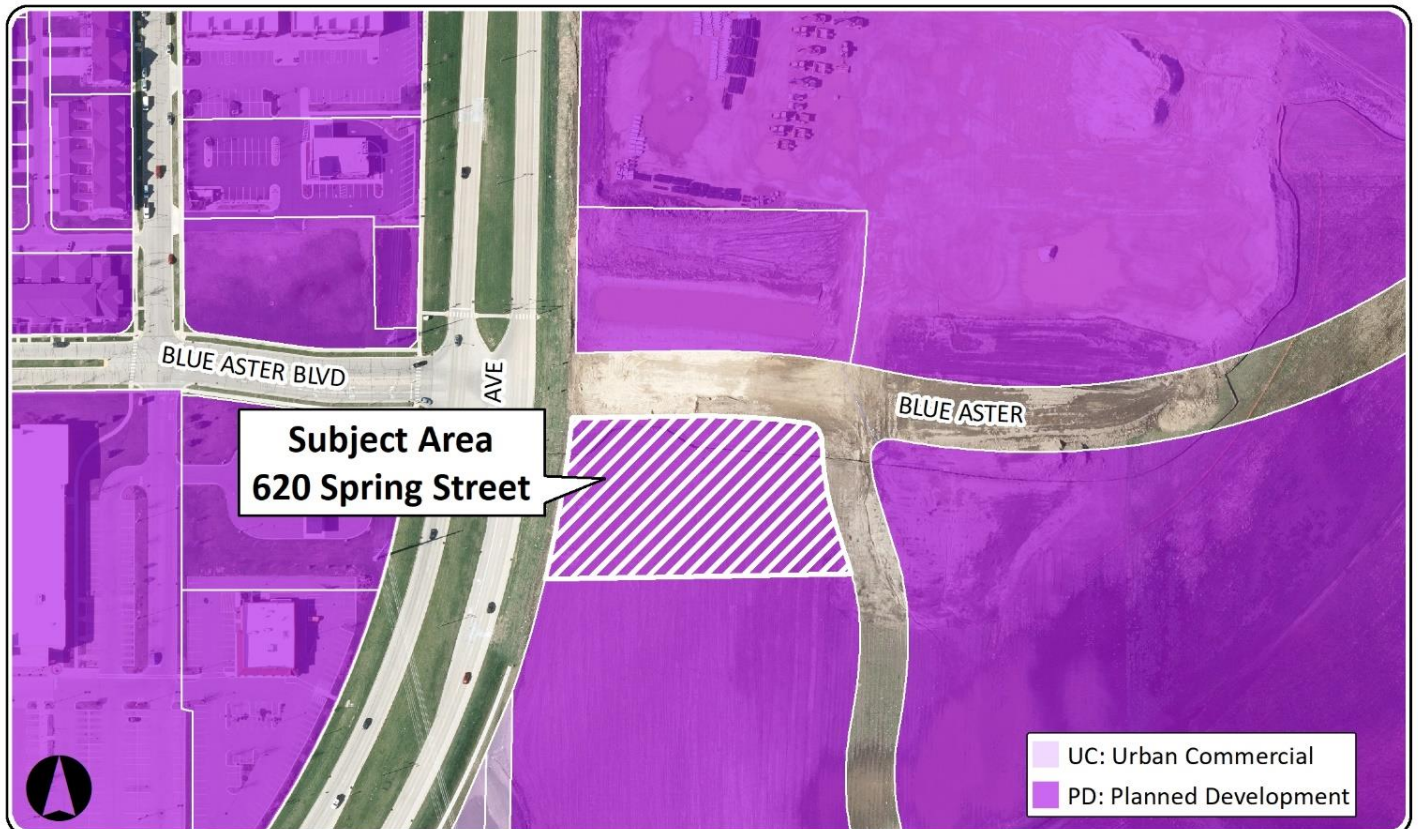
OWNER: Brooks, Inc.
1900 W. Main Street
Sun Prairie, WI 53590

SITE AREA: 1.62 Acres (70,567 square feet)

CURRENT LAND USE: Vacant Lot

ADJACENT LAND USE: North: Retail, South: Multifamily Residential, East: Retail, West: Vacant

COMPREHENSIVE PLAN: Commercial



Overview

The applicant is requesting approval of a Planned Development General Development Plan (GDP) and Planned Implementation Plan (PIP) to develop a 3,500 sf single-story Chase Bank branch with drive-up ATM at 620 Spring Street. The site, which is located south of the Menards outlet, east of Associated Bank, and north of the Springs at Sun Prairie apartments, is currently vacant. The applicant has planning to construct a Chase Bank branch at the corner of Blue Aster Blvd and S. Grand Avenue. Additionally, they have indicated their intent to further divide the property at a later date.

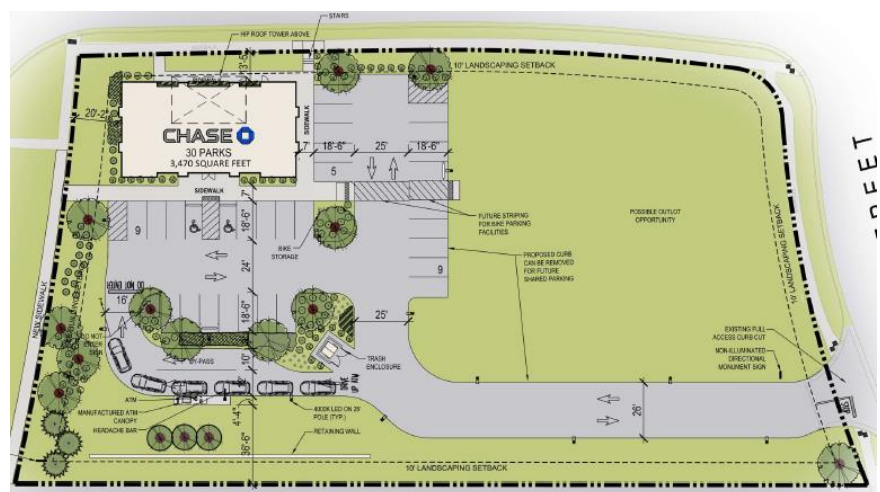
Access to the site is not allowed on both Blue Aster Boulevard and South Grand Avenue. Primary access to the site will be through a driveway on Spring Street, west of the structure. In the future, if a property is developed east the proposed Chase Bank, access will be shared from this driveway. The applicant has ensured pedestrian connections to South Grand Avenue, Blue Aster Boulevard, and reserved space for future access to the abutting site.

The building is clad primarily with red masonry, with EFIS parapets and a white concrete base. Glazing is present on all building facades. The building would be accessed from the south side of the building, facing the parking area.

The building would be open Monday-Friday from 9Am-6PM and on Saturdays from 9Am-2PM. The applicant has indicated that the branch will house up to eight employees at any one time. Additionally, the site will have a drive-through service land for use of an ATM.

Staff Comments

The proposed use is generally consistent with planned land use for the site as identified in the City's Comprehensive Plan. Further, the proposed use is consistent with surrounding land uses and the building architecture, in staff's judgement, complements surrounding structures well. The site meets landscaping and parking requirements. The applicant has agreed to stub-in utilities for potential users east of the proposed Chase Bank, alleviating the need for a cut into Spring Street if or when the site develops. Staff feels that the applicant has provided good buffering of the parking lot as see from South Grand Avenue.



Recommendation

Staff recommendations conditional approval of a Planned Development General Development Plan and Planned Implementation Plan to develop a Chase Bank branch 620 Spring Street pending conditions:

1. Statement of Purpose: This GDP/PIP is established to allow the construction of a 3,500 square foot Chase Bank branch at the corner of South Grand Avenue and Blue Astor Boulevard. This Precise Implementation Plan shall govern construction and use of all facilities within this site.
2. The approval of the GDP/PIP is based on the letter of intent dated February 22, 2019 and accompanying plans, and subsequent revisions, submitted in association with file PC19-2686, as may be revised based on the conditions noted below. All of the construction on the site shall be done in accordance with the aforementioned plans and details.
3. Prior to the issuance of a building permit, an approved photometric plan shall be submitted.
4. Prior to the issuance of a building permit, a utility easement along the northern property line of the site shall be recorded, subject to revision and approval from Sun Prairie Utilities.
5. Prior to the issuance of a building permit, an approved landscaping shall be submitted.
6. Prior to the installation of any signs, the application shall obtain a sign permit from the Building Inspection and Code Enforcement Department.
7. An Erosion Control/Stormwater Management Permit must be obtained from the Engineering Department prior to the start of any land disturbance activities.
8. Enforcement: This GDP/PIP shall be binding upon the owner of the real estate within the district and its successors and assigns and enforceable by the City of Sun Prairie in conformity with its ordinance, and may be amended only in conformity with the ordinance of the City of Sun Prairie. City Representatives shall be provided access at any reasonable time for the purposes of inspection to determine compliance with the approved plan.

Cc: Applicant and Owner
Building Inspection

File: PC19-2686

PARCEL ID# 0810-123-8727-2

City of Sun Prairie, Wisconsin

**A RESOLUTION APPROVING A PLANNED DEVELOPMENT
GENERAL DEVELOPMENT PLAN AND PLANNED
IMPLEMENTATION PLAN TO DEVELOP A CHASE BANK
BRANCH AT 620 SPRING STREET IN THE CITY OF SUN
PRAIRIE, DANE COUNTY, WISCONSIN.**

**CHASE BANK – PLANNED DEVELOPMENT GENERAL
DEVELOPMENT PLAN AND PRECISE IMPLEMENTATION PLAN**

Presented: April 16, 2019

Adopted: April 16, 2019

Resolution No.:

RESOLUTION

WHEREAS, there has been submitted a request by Chase Bank for approval of a Planned Development General Development Plan (GDP) and Precise Implementation Plan (PIP) to allow the construction of a Chase Bank Branch at 620 Spring Street; and,

WHEREAS, the Plan Commission has determined that the proposed GDP and PIP are in compliance with all requirements of the City of Sun Prairie's Zoning Ordinance, provided the regulations and conditions of approval listed below have been met in full by the applicant; and,

WHEREAS, on Tuesday, April 9, 2019 the Plan Commission held a public meeting to consider the request for approval of the GDP and PIP; and,

WHEREAS, the City Council has carefully reviewed the petition, binding submittal documents, staff's report and recommendations for Case No: PC19-2686, dated April 9, 2019 and the Plan Commission's report to the City Council dated April 10, 2019 and has determined that the proposal is in the best interests of the City and should therefore be approved, with regulations and conditions.

NOW, THEREFORE, BE IT RESOLVED that the request by Chase Bank requesting approval of GDP and PIP to allow the construction of a Chase Bank Branch at 620 Spring Street is hereby approved with the following regulations and conditions of approval:

1. Statement of Purpose: This GDP/PIP is established to allow the construction of a 3,500 square foot Chase Bank branch at the corner of South Grand Avenue and Blue Astor Boulevard. This Precise Implementation Plan shall govern construction and use of all facilities within this site.
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APPROVED: _____
Paul T. Esser, Mayor

Date Approved: April 16, 2019

Date Signed: April ____, 2019

This is to certify that the foregoing resolution was approved by the Common Council of the City of Sun Prairie at a meeting held on the 16th day of April 2019, and was submitted for signatures on the _____ day of April 2019.

Elena Hilby, City Clerk