

AGENDA
City of Monona Plan Commission
Monona Public Library - Municipal Room
1000 Nichols Road, Monona, WI
Monday June 13, 2016
7:00p.m.

1. Call to Order
2. Roll Call
3. Approval of Minutes of May 23, 2016
4. Appearances
5. Unfinished Business
 - A. Public Hearing on Façade Improvement Grant Project and Zoning Permit Request for Exterior Building Alterations for Rosy Cheeks and Co. at 6045 Monona Drive, Represented by Owner Mary Lou Reinwand. (Case No. 2-003-2016)
 - B. Consideration of Action on Façade Improvement Grant Project and Zoning Permit Request for Exterior Building Alterations for Rosy Cheeks and Co. at 6045 Monona Drive, Represented by Owner Mary Lou Reinwand. (Case No. 2-003-2016)
 - C. Public Hearing on a Zoning Permit Request for a New Restaurant, Breakwater, at the Former Location of Bourbon Street Grille, at 6308 Metropolitan Lane, Represented by Tim Trpkosh. (Case No. 2-004-2016)
 - D. Consideration of Action on a Zoning Permit Request for a New Restaurant, Breakwater, at the Former Location of Bourbon Street Grille, at 6308 Metropolitan Lane, Represented by Tim Trpkosh. (Case No. 2-004-2016)
 - E. Plan Commission Review and Recommendation to City Council on Recodification Summary by General Code Regarding Land Use Legislation Sections of the Monona Municipal Code of Ordinances.
6. New Business
 - A. Consideration of Action on Wall Sign and Landscape Ground Sign Permit Requests for Rosy Cheeks and Co. and Sassy Chic Salons at 6045 Monona Drive, as Proposed by LaCrosse Sign. Co. and Owner Mary Lou Reinwand. (Case No. S-015-2016)
 - B. Public Hearing on a Zoning Permit Request for a 15,000 SF Building Addition for Wiedenbeck Inc., at 2451 Kilgust Road, Represented by Dave Hamby, Tri-North Builders. (Case No. 2-005-2016)
 - C. Prehearing Conference on a Zoning Permit Request for a 15,000 SF Building Addition for Wiedenbeck Inc., at 2451 Kilgust Road, Represented by Dave Hamby, Tri-North Builders. (Case No. 2-005-2016)

- D. Consideration of Action on Wall Sign Permit Request for Wiedenbeck Inc. at 2451 Kilgust Road, Represented by Mary Beth Growney of Ryan Signs. (Case No. S-016-2016)
- E. Public Hearing on Zoning Permit Request for a New Garage to Replace an Existing Garage at 850 E Broadway, Hansen and Sons Chimney and Fireplace LLC, Represented by Property Owner Bill Noltner. (Case No. 2-006-2016)
- F. Consideration of Action on Zoning Permit Request for a New Garage to Replace an Existing Garage at 850 E Broadway, Hansen and Sons Chimney and Fireplace LLC, Represented by Property Owner Bill Noltner. (Case No. 2-006-2016)

7. Reports of Staff and Commission Members

A. Staff Report Regarding Status of Development Project Proposals.

- i. Upcoming Meetings: June 27, 2016 and July 11, 2016

B. Plan Commission Requests for Information Concerning Development Projects.

8. Adjournment

NOTE: Upon reasonable notice, the City of Monona will accommodate the needs of disabled individuals through auxiliary aids or services. For additional information or to request this service, contact Joan Andrusz at (608)222-2525, FAX: (608)222-9225, or through the City Police Department TDD telephone number 441-0399. The public is notified that any final action taken at a previous meeting may be reconsidered pursuant to the City of Monona ordinances. A suspension of the rules may allow for final action to be taken on an item of New Business.

It is possible that members of an a possible quorum of members of other governmental bodies of the municipality may be in attendance at the above state meeting to gather information or speak about a subject, over which they have decision-making responsibility. Any governmental body at the above state meeting will take no action other than the governmental body specifically referred to above in this notice.

Agenda posted 6/7/16 on the City Hall, Library, and Community Center bulletin boards and on the City of Monona's website, www.mymonona.com.

**Minutes
Plan Commission Meeting
May 23, 2016
7:00pm**

Chair Busse called the meeting of the City of Monona Plan Commission to order at 7:00pm.

Present: Chair Aldm. Jim Busse, Mr. Grif Dorschel, Mr. Robert Stein, Mr. Dale Ganser, Mr. Chris Homburg, Ms. Thomas
Excused: Aldm. Holmquist
Also present: City Planner & Economic Development Director Sonja Reichertz

Approval of Minutes

A motion by Mr. Dorschel, seconded by Mr. Ganser, to approve the minutes of April 25, 2016 carried with no corrections.

Appearances

There were no appearances.

Unfinished Business

A. Consideration of Action on Sign Permit Requests for Gordon Flesch at 2501 Kilgust Road.

Mr. Homburg abstained from this item.

Chair Busse explained that this item was reviewed on 4/25/16 and there was a lack of a quorum to vote on the item. This is rescheduled on tonight's agenda in order to have a valid vote on record.

A motion was made by Ms. Thomas, seconded by Mr. Ganser to approve three signs for Gordon Flesch at 2501 Kilgust Road, as proposed, according to Section 13-1-220 of the Monona Municipal Code of Ordinances with the following findings of fact and conditions of approval:

Findings of Fact:

1. Two wall signs are allowed because the building fronts on more than one street.

Conditions of Approval:

1. The existing landscape ground sign shall be removed.
2. All required electrical permits shall be obtained.

The motion carried.

New Business

B. Public Hearing on Façade Improvement Grant Project for Rosy Cheeks and Co., 6045 Monona Drive, Represented by Owner Mary Lou Reinwand.

Owner Mary Lou Reinwand presented her plans for improvements to the building at 6045 Monona Drive and her grant request from the Monona Façade Improvement Grant Program. She said she wishes to paint the building a lighter combination of gray colors, replace the existing industrial style overhead door with a decorative carriage style door that is 2 feet shorter in height, remove the

shutters around the windows, install a decorative wooden pergola as an entranceway feature over the garage door, and install decorative lighting. She handed out examples of hook style lighting. There were no other appearances and the public hearing was declared closed.

C. Prehearing Conference on Façade Improvement Grant Project for Rosy Cheeks and Co., 6045 Monona Drive, Represented by Owner Mary Lou Reinwand.

Planner Reichertz reported that this is a request for a grant from the City's Façade Improvement Grant Program. The purpose of the prehearing conference is to hear the applicant's proposal and to determine if the proposed projects are eligible under the grant program. The grant is a 50% matching grant with a maximum amount of \$10,000 and it is funded by a Tax Increment Financing district. The process for review of this application is: (1) tonight's prehearing conference to determine if the projects are eligible, (2) review/approval of the grant amount by Finance and Personnel Committee, and (3) final approval by the Plan Commission of a zoning permit, building elevations, and façade grant application.

Mr. Dorschel referred to the renderings provided and asked if the parking lot is going to be expanded. Ms. Reinwand replied it is possible in the future but is not requested at this time.

Mr. Ganser said he is pleased that the new businesses are coming to Monona. However, the program states the improvements must result in a substantial impact on the overall appeal and aesthetic quality of the building façade. He questioned whether painting the building is eligible, or enough of an improvement.

Mr. Stein said the proposal is a good use of the grant program and the impact will be a substantial upgrade. The decorative lighting adds a lot to the application overall. He added that reducing the height of the garage door by two feet will create a better scale to an otherwise industrial feeling door.

Ms. Thomas said she thinks this is a substantial improvement over the existing building and that is the intent of the program.

Mr. Homburg said the painting issue was discussed when the program was created. The intent of the program is not necessarily to pay property owners to paint their buildings. However, the Plan Commission has to consider all of the improvements together and whether they substantially alter the building in a positive way. He said that together with the decorative lighting and garage door improvements, painting is not the main or only project. Overall he considers it to be an eligible component of a larger set of improvements.

There was no further discussion.

D. Public Hearing on a Zoning Permit Request for a New Restaurant, Breakwater, at the Former Location of Bourbon Street Grille, at 6308 Metropolitan Lane, Represented by Tim Trpkosh of Breakwater.

Tim Trpkosh, Breakwater, presented plans to open a new restaurant in the space at 6308 Metropolitan Ln. along with representatives from the Four Lakes Yacht Club, Commodore Ken Clark and Former Commodore Tom Thompson. The building and property is owned by the Four Lakes Yacht Club.

Mr. Trpkosh explained the existing parking situation. There are 10 stalls in front of the tenant space, 24 stalls on rest of the Yacht Club property, and 20 stalls under lease at the 802 W Broadway site totaling 54 off-street parking stalls. Mr. Trpkosh showed images of 8 street stalls on Metropolitan Ln., and 20 street stalls on Bridge Rd. He also showed an image of 45 stalls in the lot at 6406

Bridge Road, owned by the City of Monona, and said he would like to discuss potential for a shared parking arrangement in order to meet City parking requirements.

Mr. Trpkosh handed out a draft seating layout for the interior of the restaurant. The seating diagram shows 159 seats inside the building and 104 on the outdoor patios for a total of 263 seats.

Mr. Trpkosh described use of the outdoor patio. They plan to turn off music at 9:00pm and have people inside the building by 9:30pm or 10:00pm. He said there will be adequate staff to monitor and enforce this policy. They intend to play music through existing speakers and staff will monitor decibel levels to comply with city ordinances and they have no plans for loud outdoor music. They do not plan to add any new outdoor lighting.

There were no other appearances and the public hearing was declared closed.

E. Prehearing Conference on a Zoning Permit Request for a New Restaurant, Breakwater, at the Former Location of Bourbon Street Grille, at 6308 Metropolitan Lane, Represented by Tim Tropkosh of Breakwater.

Planner Reichertz reported that this is a prehearing conference on a zoning permit for a new restaurant. It is unclear how many seats are available in the new restaurant, and therefore the Plan Commission must review and approve a zoning permit to determine if the new restaurant can comply with the zoning regulations for parking, as well as other applicable sections such as noise and lighting. She said most of the discussion in the staff report is in regards to parking. The Code requires adequate off-street parking to serve the use. The applicants have provided information showing 54 off-street parking stalls. She said the Code requires 1 stall per each three seats, and therefore 54 parking stalls supports a capacity of 162 patron seats within the building (including any seating on the outdoor patio).

Ms. Thomas asked what the previous time limitations were for outdoor patio use. Planner Reichertz said she will look that up for the next meeting.

Chair Busse asked if there are boat slips available to the public and how many there are. He said the patio is closed in the winter, so there will be less parking demand during the winter months. The summer usage of the patio will be higher. He said boat parking could provide adequate coverage for those additional patrons that may be arriving by boat and using the outdoor patio in summer months. He explained that there could be two different occupancy levels approved for the seasonal change. He added that the Plan Commission does not have authority to consider a request for shared parking on City property would need to be approved by City Council. He suggested the applicants contact the residential property across Bridge Road in the City of Madison, as there had been an agreement between the two property owners for parking in the past.

Mr. Homburg said he feels that using boat slips as an equivalent to a parking stall would be reasonable here because it is a unique location where more people may arrive by boat in the summer than by car, and that summer usage is when the patron capacity would be higher. He said a boater going to a restaurant in the summer will often carry 4-8 people while a car will rarely have 4 people in it. He requested a better representation of the interior seating and said it should be a reasonable amount of people based on functionality and flow of how the restaurant will actually operate; he noted that the draft layout seemed overcrowded. He said it appears that including the boat slips during the summer would allow for a seating capacity of 201 patrons. The draft seating plan shows 159 patrons inside, so there should be adequate parking coverage during the winter months without the boat slip parking, because the available off-street parking allows for 162 patrons. He said regarding potential shared parking agreements, we have to plan for the restaurant capacity based on current conditions and be comfortable with that regardless of what happens with the

Riverfront development. He said the old tenant zoning permit had limitations on amplified noise; if the applicant wants speakers we have to discuss possibly facing speakers back to the building and we have to make sure it does not reflect back off the building.

Yacht Club Commodore Ken Clark said the interior fire capacity is listed at 261.

Mr. Stein said he would like to see another viable waterfront restaurant here. He thinks it is possible for both the inside and outside to be full at one time. He does not consider a boat slip to be a parking stall under zoning considerations.

Mr. Dorschel said he would certainly like to see another restaurant here assuming the new tenant can show that their parking needs are comparable to past use.

There was no further discussion.

F. Review of Recodification Summary by General Code Regarding Land Use Legislation Sections.

Planner Reichertz explained the city's current process of updating and reformatting the entire Monona Municipal Code of Ordinances. A company called General Code is assisting with this process. General Code provided the "legal and editorial analysis" included in Plan Commission packets. Recommendations were made by Reichertz as noted in the analysis. Mr. Homburg requested additional information on sections 480-22A, 480-49E(2)(a), and references to Appendix B – Monona Drive Access Management Guidelines. The Plan Commission also requested additional research on zoning fees for area communities and on the appropriate allowances for earth station dish antenna diameters.

G. Discussion of Process for Review of Monona Municipal Sign Code and Possible Sub-Committee Designation.

Planner Reichertz said the Commission had previously provided some direction on desired sign code revisions. While these revisions are underway, she suggests revising the code for compliance with the 2015 U.S. Supreme Court Decision *Reed v. Gilbert* pertaining to regulation of signage content.

Mr. Homburg said it would be better to perhaps wait until other communities update their code for *Reed v. Gilbert* compliance before we work on Monona's. Mr. Dorschel expressed similar concerns. Reichertz discussed this with the City Attorney and still recommends proceeding with the updates for the following reasons:

- The impact and extent of the *Reed* case is going to be litigated for years in the courts and waiting for the case law to clarify details would delay an update for many years.
- There are parts of our code that are not *Reed* compliant. Until we amend our code we have to follow it and we would risk litigation based on *Reed* and incur the legal cost of that litigation.
- Every community is going to regulate differently and so waiting for other communities may not give us the best answer for how Monona should regulate signage. There are some examples available such as the Village of Oregon. There have also been numerous trainings on the subject and resources are available. There will likely be some ambiguity when the update is completed, but we can still amend those items as needed just like we do any other section of the code.
- Finally, staff will have a difficult time administering the code as it is today. Updating the code will save staff time overall.

The Commission agreed to have a sub-committee begin the process with a few meetings outside of normal Plan Commission review. Ms. Thomas, Mr. Dorschel, and Mr. Homburg volunteered as sign-code revision sub-committee members.

Reports of Staff and Commission Members

A. Staff Report Regarding Status of Development Project Proposals.

The next meeting is June 13, 2016. Potential applications include the second review of the recodification sections, the façade application for 6045 Monona Drive, and Breakwater at 6308 Metropolitan Lane. New applications include a building addition at Wiedenbeck at 2451 Kilgust Road and a proposed 105' wireless communications tower in the South Towne Industrial Park at 2108 Industrial Drive.

B. Plan Commission Requests for Information Concerning Development Projects.

There were no questions.

Adjournment

A motion by Mr. Dorschel, seconded by Mr. Stein, to adjourn was carried. (8:30 pm)

Respectfully submitted by:
Sonja Reichertz, City Planner

**PLAN COMMISSION STAFF REPORT
CITY OF MONONA**

**MEETING DATE: June 13,
2016 AGENDA ITEM 5A & 5B
CASE NO. 2-003-2016**

Project: Recommendation on Request by Mary Lou Reinwand, Rosy Cheeks & Co. for Approval of a Façade Improvement Grant Project at 6045 Monona Drive.
Project Address: 6045 Monona Drive
Applicants: Mary Lou Reinwand, Rosy Cheeks & Co.

Proposal Summary:

Mary Lou Reinwand, owner of business Rosy Cheeks & Co., has submitted an application for funding from Monona's Façade Improvement Program to make improvements to the building exterior at 6045 Monona Drive. The proposed improvements include a new garage door, pergola, exterior paint, and possibly decorative lighting.

Applicable Regulations, Policy, or Practice:

The Plan Commission determined the plans were consistent with applicable zoning regulations, the Façade Improvement Program guide and the Monona Drive Urban Design Guidelines at their 5/23/16 meeting. The Finance & Personnel Committee approved the grant funding on 6/6/16.

Recommendation:

Approval of a façade improvement grant project and zoning permit for the proposed exterior alterations to the building at 6045 Monona Drive, as proposed, and according to the Façade Improvement Program guide, the Monona Drive Urban Design Guidelines, and the Monona Municipal Zoning Code is recommended with the following findings of fact and conditions of approval:

Findings of Fact:

1. The property at 6045 Monona Drive is an eligible property to receive funding under the Façade Improvement Program.
2. The Plan Commission determined that the proposed plans and designs conform to the Urban Design Guidelines for Monona Drive and that the proposed improvements are eligible projects as listed in the Façade Improvement Program guide.
3. The Finance and Personnel Committee reviewed the grant request on 6/6/16 and approved funding from Tax Increment Financing District #4 in the amount of \$8,593.00.

Conditions of Approval:

1. The project shall be completed within 12 months of Plan Commission approval.
2. Upon project completion, the applicant shall notify the City Planner to inspect the project for full compliance with the documents and approvals granted, and the City Planner and applicant will sign a Close-Out Form acknowledging successful completion and that the applicant has complied with all terms of the agreement with the City.
3. Upon receipt of the Close-Out Form, the applicant may submit the Reimbursement Request Form to the City Planner along with necessary documentation such as paid invoices and if found to be in compliance, the City will issue a reimbursement check to the applicant for the grant amount approved.

Proposal

Mary Lou Reinwand, owner of business Rosy Cheeks & Co., has purchased the building at 6045 Monona Drive, the current site of GT Mobility. She will open two new businesses in the building this summer - a salon and dancewear clothing store. Ms. Reinwand has submitted an application for funding from Monona's Façade Improvement Grant Program to make improvements to the building exterior. The proposed improvements include a new carriage-style garage door, wooden pergola, exterior paint, and decorative lighting. The submitted rendering and photographs illustrate the proposed improvements.

Process

1. Public Hearing and Prehearing Conference Held 5/23/2016: The Plan Commission consensus was that the proposed improvements were, as a package, aligned with the goals of the Façade Improvement Program and Monona Drive Urban Design Guidelines and were therefore eligible for funding from the façade improvement grant program.
2. Finance and Personnel Committee: Review of grant amount on 6/6/16: Finance Committee approved the grant amount of \$8,593.00 (50% of the total project cost of \$17,186) to be submitted upon project completion as a reimbursement, after inspection for consistency with approved plans.
3. Plan Commission Public Hearing and Consideration of Action on 6/13/16: This proposal is scheduled for a public hearing to allow nearby property owners the opportunity to comment on the plans and to notify them of the proposal. A notice was mailed to surrounding properties within a 250' radius.
 - Plans are substantially the same as the 5/23/16 submittal except for the addition of decorative lighting and clarification of the painting scope of work to include the front and sides of the building.

Building Design Elements

The Plan Commission shall determine if the proposed improvements are eligible program costs and if they are consistent with the Monona Drive Urban Design Guidelines (MDUDG).

- The Plan Commission confirmed the improvements are eligible at the 5/23/16 meeting.

Grant Amount

The applicant may receive a 50% match reimbursement not to exceed \$10,000. Ms. Reinwand is requesting a grant of \$8,593 (50% of total project costs of \$17,186 supported by contractor estimates).

- The grant amount has been approved by Finance and Personnel Committee on 6/6/16 with funding from Tax Increment Financing District #4.
- The applicant must notify the City Planner upon project completion for inspection of the improvements for consistency with approved plans. If all improvements were completed according to the approved plans, the applicant completes the City's Close-Out Form, and the grant award may be submitted as a reimbursement.

shutters around the windows, install a decorative wooden pergola as an entranceway feature over the garage door, and install decorative lighting. She handed out examples of hook style lighting. There were no other appearances and the public hearing was declared closed.

C. Prehearing Conference on Façade Improvement Grant Project for Rosy Cheeks and Co., 6045 Monona Drive, Represented by Owner Mary Lou Reinwand.

Planner Reichertz reported that this is a request for a grant from the City's Façade Improvement Grant Program. The purpose of the prehearing conference is to hear the applicant's proposal and to determine if the proposed projects are eligible under the grant program. The grant is a 50% matching grant with a maximum amount of \$10,000 and it is funded by a Tax Increment Financing district. The process for review of this application is: (1) tonight's prehearing conference to determine if the projects are eligible, (2) review/approval of the grant amount by Finance and Personnel Committee, and (3) final approval by the Plan Commission of a zoning permit, building elevations, and façade grant application.

Mr. Dorschel referred to the renderings provided and asked if the parking lot is going to be expanded. Ms. Reinwand replied it is possible in the future but is not requested at this time.

Mr. Ganser said he is pleased that the new businesses are coming to Monona. However, the program states the improvements must result in a substantial impact on the overall appeal and aesthetic quality of the building façade. He questioned whether painting the building is eligible, or enough of an improvement.

Mr. Stein said the proposal is a good use of the grant program and the impact will be a substantial upgrade. The decorative lighting adds a lot to the application overall. He added that reducing the height of the garage door by two feet will create a better scale to an otherwise industrial feeling door.

Ms. Thomas said she thinks this is a substantial improvement over the existing building and that is the intent of the program.

Mr. Homburg said the painting issue was discussed when the program was created. The intent of the program is not necessarily to pay property owners to paint their buildings. However, the Plan Commission has to consider all of the improvements together and whether they substantially alter the building in a positive way. He said that together with the decorative lighting and garage door improvements, painting is not the main or only project. Overall he considers it to be an eligible component of a larger set of improvements.

There was no further discussion.

D. Public Hearing on a Zoning Permit Request for a New Restaurant, Breakwater, at the Former Location of Bourbon Street Grille, at 6308 Metropolitan Lane, Represented by Tim Trpkosh of Breakwater.

Tim Trpkosh, Breakwater, presented plans to open a new restaurant in the space at 6308 Metropolitan Ln. along with representatives from the Four Lakes Yacht Club, Commodore Ken Clark and Former Commodore Tom Thompson. The building and property is owned by the Four Lakes Yacht Club.

Mr. Trpkosh explained the existing parking situation. There are 10 stalls in front of the tenant space, 24 stalls on rest of the Yacht Club property, and 20 stalls under lease at the 802 W Broadway site totaling 54 off-street parking stalls. Mr. Trpkosh showed images of 8 street stalls on Metropolitan Ln., and 20 street stalls on Bridge Rd. He also showed an image of 45 stalls in the lot at 6406

Rosy Cheeks & Co.
6045 Monona Drive
Monona, WI 53716

May 13, 2016

This letter describes a request for a grant from the City of Monona Façade Improvement Grant Program. The property is located at 6045 Monona Drive and will be occupied by Rosy Cheeks & Co. salons and a dancewear clothing store. The proposed improvements are described below. Corresponding budget costs and grant request are included in the application form.

Proposed Exterior Improvements:

- **New Garage Door:** Installation of a new "carriage design" garage door (2 feet shorter than existing door) to be installed by Madison Overhead Doors.
- **Pergola:** Surrounding the new door will be an 8'x16' pergola designed to match the façade of the building. Pergola will provide space for hanging baskets.
- **Painting:** Existing planter will be painted white. Existing brick will be painted white. The exterior of the building will be painted two shades of gray, darker on the metal façade, and lighter on the stucco part of the building.
- **Decorative Lighting:** We will be installing carriage style lights on the building that will add lighting to the parking lot.
- **Landscaping:** We will be landscaping with flowering plants in the existing planter in front of the building and also in the front of the parking lot near the street where the signage is located and also the matching space on the other side of the parking lot.

Sincerely,



Mary Lou Reinwand
Building Owner
Applicant



City of Monona Façade Improvement Program
City of Monona Department of Planning and Community Development
Attn: Sonja Reichertz
5211 Schluter Road
Monona, WI 53716
Phone: (608) 222-2525
sreichertz@ci.monona.wi.us

APPLICATION FORM
City of Monona, Wisconsin

Façade Improvement Program

Please review the Monona Drive Façade Improvement Program Application Guide for terms and conditions of the grant program before completing this application.

Building owner: Mary Lou Reinwand
Contact: Mary Lou
Mailing address: 2665 Bluebird Lane
Email address: marylou@rosycheeksandco.com
Phone number: 608-206-4166 Fax number: 608-839-4915

Building Information:

Building name: Rosy Cheeks and Co. / Sassy Chic Salons
Building existing use: Retail / Salons
Building/project address: 6045 Monona Drive

For Administrative Use Only:
Date of Plan Commission approval: _____
Date of Finance and Personnel Committee Approval: _____
Date of execution of Improvement Agreement: _____
Date of construction start: _____
Any design amendments to date? Yes _____ No _____
Date of amendment approval: _____ type of amendment: _____

Design Consultant Information:

Company name: Bouril Design Studio

Project contact person: _____

Business address: _____

Phone number: _____

Email address: _____

Contractor Information:

Company name: Ken Kosciak Construction / Genesis's Painting / Faith Electric

Project contact person: Ken Kosciak or Mary Lou

Business address: 4812 McKenna Rd, Monona, WI 53716

Phone number: 608-334-9181

Email address: _____

Project Information:

Please describe the proposed improvements:

New garage door, decorative to replace existing

Pergola to surround overhead door

Remove Shutters

Paint building and bricks

Architectural drawings

HOOK-Style Decorative Lighting

Proposed start date: ASAP

Proposed completion date: _____

Project Budget

Please use the table below to describe the budget for the improvements being proposed in this application. Please list all project tasks (e.g. design services, signage, painting, masonry, lighting, labor, etc.) and include a description and the total cost of that task. Please be as specific as possible when listing project tasks. Please continue on the back side of this form if you need more space.

Task/Item	Description/Comments	Total Cost
① Garage / Overhead Door	Decorative Door	\$ 3,600.31
② Painting	Front & Sides	\$ 5,985.00
③ Wood Pergola	around Garage Door	\$ 3,300.00
④ Pro. Design Fee	Bouni Studio	\$ 1,950.00
⑤ Lighting	"Progress" Hook style wall lights	\$ 2,350.00
TOTAL COST OF IMPROVEMENTS		\$ 17,185.31
AMOUNT OF FUNDING REQUESTED		\$ 8,592.65

Please Attach:

- Applicable information for the improvements that are proposed, including any photographs, plans, drawings, and contractor bid documents:
 - Photographs of the existing site and building conditions where improvements are proposed
 - Fee schedule and background information about consultant/firm qualifications to provide architectural design services, if proposed as part of activities to be covered with grant funding
 - Copy of contractor estimates for all services to be performed and covered with grant funding
 - Façade elevations of all proposed improvements to scale
 - Site plan identifying location of proposed changes

Certification:

I hereby certify that to the best of my knowledge and belief, the content of the application is true and correct.

Signature of Building Owner: Mary Ann Reinwald

Date Signed: 6-3-16.

Koscik Construction, Inc.

KOSCIK CONSTRUCTION, INC
4812 MCKENNA RD
MONONA, WI 53716

Estimate

Date

5/13/2016

Name / Address

Rosy Cheeks & Co
6045 Monona Dr
Monona, WI 53716

Description	Total
6045 Monona Dr	
Supply and install materials to build a pergola around an existing 8' x16' over head door	3,300.00
Supply colored rendering by Bouril Design Studio	1,950.00
Thank you for your business.	Total \$5,250.00

Phone #

608-334-9181



Customer Info:

Job #: N/A
 Marylou Reinwand - And Co., Rosy Cheeks
 6045 Monona Drive,
 Monona, WI, 53716
 (608) 206-4166-mobile

Genesis Painting

4401 Femrite Dr. Unit C Madison WI 53716
 Phone: (608) 221-4225
 Fax: (608) 221-3525
Company Representative:
 Jeff Lennberg
 (608) 310-7686
 jeff@genesispainting.com

Painting-Exterior Commercial

Description	Painting-Exterior Commercial total: \$0.00
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POWER WASHING THE FRONT OF THE BUILDING

Description	POWER WASHING THE FRONT OF THE BUILDING total: \$217.00
<ul style="list-style-type: none"> - -Use caution to protect clients landscaping and outdoor decor - -Spray surfaces to be painted or stained with mildicide to kill any mildew growth - -Scrub surfaces to be painted or stained where necessary due to heavy mildew, heavy product break down & dirt build up - -Rinse/Wash surfaces to be painted or stained thoroughly with a high pressure washer to remove dead mildew, dirt & chalk - Materials: Mildicide 	

PAINTING OF THE ALUMINUM FASCIA, SOFFITS & FRONT DOOR OVERHANG, ALONG WITH ALUMINUM GABLE

Description	PAINTING OF THE ALUMINUM FASCIA, SOFFITS & FRONT DOOR OVERHANG, ALONG WITH ALUMINUM
<ul style="list-style-type: none"> - -Using Metal Epoxy, repair dings & holes where present, brushing texture if aluminum has texture, sanding smooth if siding is smooth (3-4 hour allowance included in proposal) - -Mask off areas not being painted to prevent from paint transfer - -Apply one coat of client chosen paint color with the additive Emulsabond for maximum adherence. Apply using a spray technique - -Apply a second finish coat without the additive Emulsabond. Apply using a spray technique - Pull masking, sharpen lines & clean up site properly - Materials: Easy-Mix Emulsa Bond Aluminum Siding Paint Additive - Materials: Hallman Lindsay #174 Weatherguard Lo Sheen Enamel 	

GABLE total: \$1,356.00

PAINTING OF THE STUCCO ON THE FRONT OF THE BUILDING

Description

- Paint the stucco on the front of the building TWO coats new chosen color with Elastomeric Masonry Coating
- Materials: Hallman Lindsay #180 Elastaguard Elastomeric Masonry Coating

PAINTING OF THE STUCCO ON THE FRONT OF THE BUILDING total: \$676.00

RUST PROOFING THE ROOF FLASHING, PAINT THE METAL SERVICE DOOR & PAINT THE GARAGE OVERHEAD DOOR JAMB

Description

- Prep & paint the wood garage overhead door jamb
- Prep & paint the metal service door
- Apply rust reformer & rust inhibitive primer to the roof flashing & top coat with DTM enamel
- Hallman Lindsay #330 Metalguard Rust Inhibitive Primer
- Hallman Lindsay #318 Duratech Satin Enamel DTM

RUST PROOFING THE ROOF FLASHING, PAINT THE METAL SERVICE DOOR & PAINT THE GARAGE OVERHEAD DOOR JAMB total: \$161.00

CAULKING

Description

- On stucco, prior to painting, caulk cracks where present along with holes left from shutter removal
- Hallman Lindsay 50 year Warranty Siliconized Paintable Caulk

CAULKING total: \$77.00

OPTIONAL WORK

Description

- The work outlined below is optional and IS NOT included in the bottom line price. If the customer would like the work completed, the listed price can be added to the bottom line price and the work will be completed. The pricing listed is only good if the work is completed at the same time as the work outlined in the original proposal above.

OPTIONAL WORK total: \$0.00

OPTION FOR PAINTING THE LEFT SIDE OF THE BUILDING

Description

- If the customer would like the Genesis to clean, prep, & paint the left side the building to match the front, the additional cost will be \$1,538.00, labor & materials are included.

OPTION FOR PAINTING THE LEFT SIDE OF THE BUILDING total: \$0.00

OPTION FOR PAINTING THE RIGHT SIDE OF THE BUILDING

Description

- If the customer would like the right side of the building cleaned, prepared & painting to match the front, the additional cost will be \$1,241.00 labor & materials are included.

OPTION FOR PAINTING THE RIGHT SIDE OF THE BUILDING total: \$0.00

PREPARATION & PAINTING THE BRICK ON THE FRONT OF THE BUILDING

Description

- Apply one coat of Block Filler to the brick surfaces, tinted towards chosen top coat color to act as a first coat

- Top coat brick surfaces with one coat of Elastomeric Masonry Coating
- Materials: Hallman Lindsay Block Filler
- Hallman Lindsay #180 Elastaguard Elastomeric Masonry Coating

PREPARATION & PAINTING THE BRICK ON THE FRONT OF THE BUILDING total: \$719.00

Total for all sections: \$3,206.00

Total: \$3,206.00

PAYMENT TERMS

Upon Substantial Completion, the full contract price will be due in full. Payment will be collected by the job supervisor. If the homeowner is not

available to meet with the job supervisor upon substantial completion, payment can be made by calling the painting supervisor or accounts

receivable at 608-310-7690.

Substantial completion is the stage in the progress of the work when the work or designated portion thereof is sufficiently complete in accordance with

the contract so that the owner can occupy or use the work or a portion thereof for its intended use. Minor defects or touch up work would fall under

service or warranty work and do not constitute a reason to withhold final payment. A late fee of 2% of the unpaid balance and 1% per month interest

will apply if payment is not made within 5 days of reaching substantial completion. After 60 Days of nonpayment, the lien process will begin

BREACH OF CONTRACT

If the homeowner breaks the contract after five (5) days of signing, a penalty of 10% or \$200 whichever is great plus any materials will be imposed.

ADDITIONS AND REVISIONS

Additions involving extra costs may require prior written approval, and will become an extra charge over and above the original Contract.

SCHEDULING

Jobs are scheduled upon receipt of the signed Contract. You will be notified of an approximate time frame to begin your job. Occasionally, our

schedule gets adjusted due to unforeseen circumstances. In any event, the homeowner will be notified of the change.

COLOR CHOICES

Color choices are made by owners. In the case a homeowner uses our color consultant; the ultimate decision still rests with the homeowner.

PAINT COVERAGE

Due to color selection and absorbency, it is difficult to determine the number of coats needed. If additional coats are needed, we will get your

approval prior to proceeding. Any additional coats needed beyond the original coats outlined in the proposal will be completed at time and

Rosy Cheeks Electrical Proposal

To Mary Lou Reinwand
6045 Monona Dr
Monona, WI 53716
Phone (608)-206-4166

Date June 2, 2016
Project Rosy cheeks store front

Scope of Work:

- **Add 3 new lights on store front.**
 - add (3) new lights to store front (\$300 allowance per fixture)
 - Install photo eye and time clock with switch override to control new store front lights
 - Run 200' of 12/2 NM cable from back electrical room to new light fixtures in front of building
 - Cut in three boxes on store front (location per owner)
 - Seal all penetrations on outside of building.
 - Verify voltage and lights are working properly.

Total Estimated Cost for Work.....\$2,350

- 16hr @ \$75/hr
- \$1,150.00 for material

If you have any questions or concerns please feel free to contact Justin Reiser at (608)-219-3936.

Thank you for your business,

Justin Reiser

Justin Reiser
Master Electrician
(608)-219-3936

Progress
Lighting
P5722





**PLAN COMMISSION STAFF REPORT
CITY OF MONONA**

**MEETING DATE: June 13, 2016
AGENDA ITEM 5C & 5D
CASE NO. 2-004-2016**

Project: Recommendation on a Zoning Permit Request for a New Restaurant, Breakwater, at the Former Location of Bourbon Street Grille, at 6308 Metropolitan Lane.

Project Address: 6308 Metropolitan Lane

Applicants: Tim Trpkosh, Breakwater (Representing Tenant)
Tom Thompson, Yacht Club (Representing Building Owner)

Proposal Summary:

Tim Trpkosh has submitted an application on behalf of Breakwater, a tenant seeking approval to open a new restaurant at the former location of Bourbon Street Grille at 6308 Metropolitan Lane. The tenant space is within the Four Lakes Yacht Club (FLYC) building, owned by the FLYC.

Applicable Regulations, Policy, or Practice:

The Plan Commission must review the plans for consistency with applicable zoning regulations, including determining if the new restaurant's proposed seating diagram/patron capacity is consistent with parking regulations in Appendix A of the zoning code, and other applicable regulations including but not limited to the lighting and noise ordinance of the code.

Recommendation:

Approval of a zoning permit for Breakwater, a new restaurant located at 6308 Metropolitan Lane, as proposed, according to Section 13-1-180 of the Monona Municipal Zoning Code is recommended with the following findings of fact and conditions of approval:

Findings of Fact:

1. The applicants have provided a site plan showing 34 parking stalls on the property 6308/6312 Metropolitan Lane, and an additional 20 leased parking stalls on the property at 802 W Broadway for a total of 54 off-street parking stalls which supports a seating capacity of 162 patrons per Appendix A of the Monona Municipal Zoning Code.
2. A capacity credit has been granted for additional restaurant occupancy of 52 patrons during summer months, between April 15th and October 15th, for restaurant patrons arriving via boat at the thirteen available boat slips for a total allowable restaurant capacity of 214 patrons.

Conditions of Approval:

1. Approval of all required building permits shall be obtained.
2. The restaurant occupancy shall be limited to 214 patrons during the summer months between April 15th and October 15th, and 162 patrons during winter months.
3. Any amplified noise emitted from the patio shall comply with the decibel levels of Section 13-1-42(a) of the Zoning Code – Operational Use Performance Standards: Noise.
4. Outdoor live music is permitted from 4:00pm to 8:00pm on weeknights and from 12:00pm to 9:00pm on weekends.
5. Future signage shall be submitted for review and approval by the Plan Commission.

Proposal

The former tenant of the space at 6308 Metropolitan Lane, Bourbon Street Grill, closed in January 2016. The property is owned by the Four Lakes Yacht Club. Breakwater has submitted materials requesting approval to open a new restaurant at this location. The Plan Commission must review a zoning permit for the proposed new restaurant to determine if the proposed seating capacity is consistent with zoning regulations for parking. Additionally, the applicant must provide details on outdoor patio use for zoning impacts such as noise and lighting so the Plan Commission can determine if the uses are consistent with surrounding properties and applicable zoning regulations.

Plans Submitted

The following plans were submitted for the 5/23/16 meeting:

- Letter of Application – Provides overview of the new restaurant, hours of operation, number of employees, approximate number of patrons, and parking.
- Google images showing parking stalls available.
- A supplemental letter was submitted dated 6/9/16 to follow-up on information requested at the prehearing conference.

Public Hearing

A public hearing is scheduled for the 6/13/16 Plan Commission meeting and a notice was mailed to surrounding properties within 250' to allow nearby property owners the opportunity to comment on the plans and to notify them of the proposal.

Zoning Requirements

Code Sec. 13-1-180 defines when a zoning permit is required. A zoning permit is required for any construction, substantial relocation, or substantial enlargement of any structure or building. A zoning permit is also required for any use or substantial change in use of any land, water, structure or building as determined by the zoning administrator. A zoning permit is not required for a change of ownership. However, if a change in ownership is accompanied by another action which requires a zoning permit, a zoning permit is required for such other action.

The applicants are proposing a new restaurant and did not initially define the seating capacity of the restaurant as required by Appendix A of the Code. Therefore, staff was unable to determine if there is enough parking on site to satisfy the zoning requirements for the proposed use. The Plan Commission must review the application for all applicable regulations of the Monona Municipal Zoning Code including the general use, and site performance standards of the code (Sec. 13-1-41, and 13-1-61), parking and lighting standards in Appendix A, and the operational use standards of Sec 13-1-42 including noise.

Parking Requirements

Appendix A of the zoning code regulates parking including the requirements listed below.

- All construction shall be provided with sufficient **off-street parking** to accommodate all vehicles which are expected to use the premises in the normal course of events. The number of required parking spaces shall be determined by the Plan Commission. The Plan Commission shall base their determination on the City of Monona standards for parking in Appendix A of the Code. Restaurants, cafes, bars, taverns, and night clubs shall provide

at least 1 parking space for each 3 seats based on capacity design, or where there is no design layout, one space for each 25 square feet for gross floor area.

- Adjustments to the minimum number of parking spaces may be authorized by the Plan Commission where the applicant can document shared facilities arrangements with neighboring uses or where there are documented shared-ride or carpooling programs. The documentation for joint use of shared facilities must be in the form of an easement or contract between property owners specifying the number of shared spaces and terms and conditions. **At this time, there are no additional shared facility arrangements between Four Lakes Yacht Club/Breakwater and neighboring uses/properties.**

The applicants provided three Google images with numbered parking stalls available to serve the property at 6308 Metropolitan. These stalls are outlined below.

- Google image with numbered parking stalls on-site: 34 parking stalls.
- Note regarding long-term lease between Yacht Club and 802 W Broadway (Chase Bank) giving Yacht Club rights to 20 parking stalls.
- Google image showing 45 parking stalls at 6406 Bridge Road (City Property). An agreement has not been made for shared use of this parking facility, and these parking stalls are therefore not counted toward the overall permitted restaurant capacity.
- Google image showing nearby street parking - 8 on Metropolitan and 24 on Bridge Road: 32 parking stalls

The parking required by the code needs to be off-street parking. Therefore, based on the requirement of 1 parking stall for each 3 seats in a restaurant, the 34 parking stalls on-site allows for a total seating capacity for 102 patrons. When the 20 off-street stalls at the Chase Bank property are included for a total of 54 parking stalls, the total seating capacity allowed is 162.

- The applicant has submitted a capacity design showing the maximum amount of seating that could be fit into the space. The total numbers shown on this capacity design are 263, with 159 inside and 104 outside.
- **The capacity recommended by staff has been adjusted downward to a maximum of 214 patrons during summer months and 162 patrons during winter months. This is based on Plan Commission discussion during the prehearing conference, indicating that a capacity credit could be provided for any patrons arriving by boat during summer months. The number of boat slips available is identified as 13 (4 persons per boat) by the applicant in the letter dated 6/9/16.**

Lighting

Illumination of off-street parking areas shall be established and directed so as not to be cast directly upon public right-of-ways, occupied structures, or neighboring properties or to be illuminated in intensity, color, or character in a manner that is likely to be seriously disturbing to neighboring properties.

Noise

No use shall regularly emit noise beyond the premises of the source in excess of 65 decibels between 7:00am and 9:00pm and 55 decibels between 9:00pm and 7:00am in any octave band of frequency above 300 cycles per second as measured by a standard sound level meter. Noise shall

be so muffled or otherwise controlled as not to become objectionable, due to intermittence, duration, beat, frequency, impulse character, periodic character or shrillness.

Future Signage

Per Sec. 13-1-220 of the Monona Zoning Code: Sign permit applications that accompany requests for a zoning permit require Plan Commission approval. Future signage requests shall be submitted for review by the Plan Commission.



5211 SCHLUTER ROAD ■ MONONA, WI 53716-2598
CITY HALL (608) 222-2525
FAX (608) 222-9225
http://www.mymonona.com

ZONING PERMIT

NEW STRUCTURE
 NEW CONSTRUCTION

ENLARGEMENT/ADDITION/ALTERATION
 NEW USE

PERMIT NO.: 2-001-2014

PROPERTY OWNER: Four Lakes Yacht Club

PROJECT/BUSINESS: Outdoor Deck Addition to Building

DESCRIPTION OF USE APPROVED: Zoning Permit for a New Structure/Expansion of Building, for a new outdoor deck on the Four Lakes Yacht Club Building

LOCATION: 6312 Metropolitan Lane

THE APPROVAL OF THIS ZONING PERMIT IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. In accordance with Sec. 13-1-183(e) of the Monona Municipal Code, all permits are subject to review and appeal within thirty (30) days after issuance.
2. This approval does not preclude the applicant from obtaining any and all other permits not under the purview of this Permit.
3. The conditions of approval shall also be met as attached but are subject to approval of the minutes of the Plan Commission meeting of January 27, 2014.
4. In accordance with Sec. 13-1-183(e) of the Monona Municipal Code, this Approval may be revoked if the Conditions of Approval of the permit have not been satisfied, or the holder of the Permit cited under Sec. 13-1-163 of the Monona Municipal Code.
5. In accordance with Sec. 13-1-181(a) of the Monona Municipal Code a performance bond or irrevocable letter of credit for any of the improvements shown on the approved site plan which have not been completed at the time of request for an occupancy permit, with the amount to be determined by the Plan Commission, may be required before an occupancy permit is granted.

This Zoning Permit is issued for the use, construction, or structure described above, at the above location, and as depicted in plans and statements on file with the City of Monona according to Sec. 13-1-180 of the Monona Municipal Code. Having determined that the proposal complies with the standards, procedures, and applicable provisions of the Municipal Code of the City of Monona, I hereby issue this Zoning Permit, effective January 27, 2014.

Sonja Ruchert
(Zoning Administrator)

1-28-14
(Date)

DATE OF APPROVAL BY PLAN COMMISSION: January 27, 2014

The applicant should notify the Zoning Administrator upon beginning construction. If construction or occupancy has not commenced by July 27, 2014 this zoning permit is void. The Zoning Administrator may extend this date for just cause.

POLICE DEPARTMENT
5211 Schluter Road
222-0463

COMMUNITY CENTER
1011 Nichols Road
222-4167

MONONA SENIOR CENTER
1011 Nichols Road
222-3415

FIRE DEPARTMENT
5211 Schluter Road
222-2528

**Four Lakes Yacht Club
6312 Metropolitan Lane
Zoning Permit
Deck Addition**

Approved by Plan Commission January 27, 2014

CONDITIONS OF APPROVAL

A motion carried for approval of a Zoning Permit for a Deck Addition to the Four Lakes Yacht Club Building at 6312 Metropolitan Lane, as proposed, according to Section 13-1-180 of the Monona Municipal Code of Ordinances, with the following findings of fact and conditions of approval:

Findings of Fact:

1. The proposal is compliant with the City of Monona's Shoreland-Wetland Zoning Ordinance development standards in Section 13-2-3(c)(2) of the City of Monona Code of Ordinances.
2. An erosion control permit is not required because the area of land disturbance is less than 3,000sf and is not required by the Director of Public Works.
3. Additional parking stalls are not required on the site because the deck addition is an expansion of the building and not an expansion of the restaurant business, the Bourbon Street Grille, and existing capacity of the restaurant is expected to be reallocated in the space rather than expanded.

Conditions of Approval:

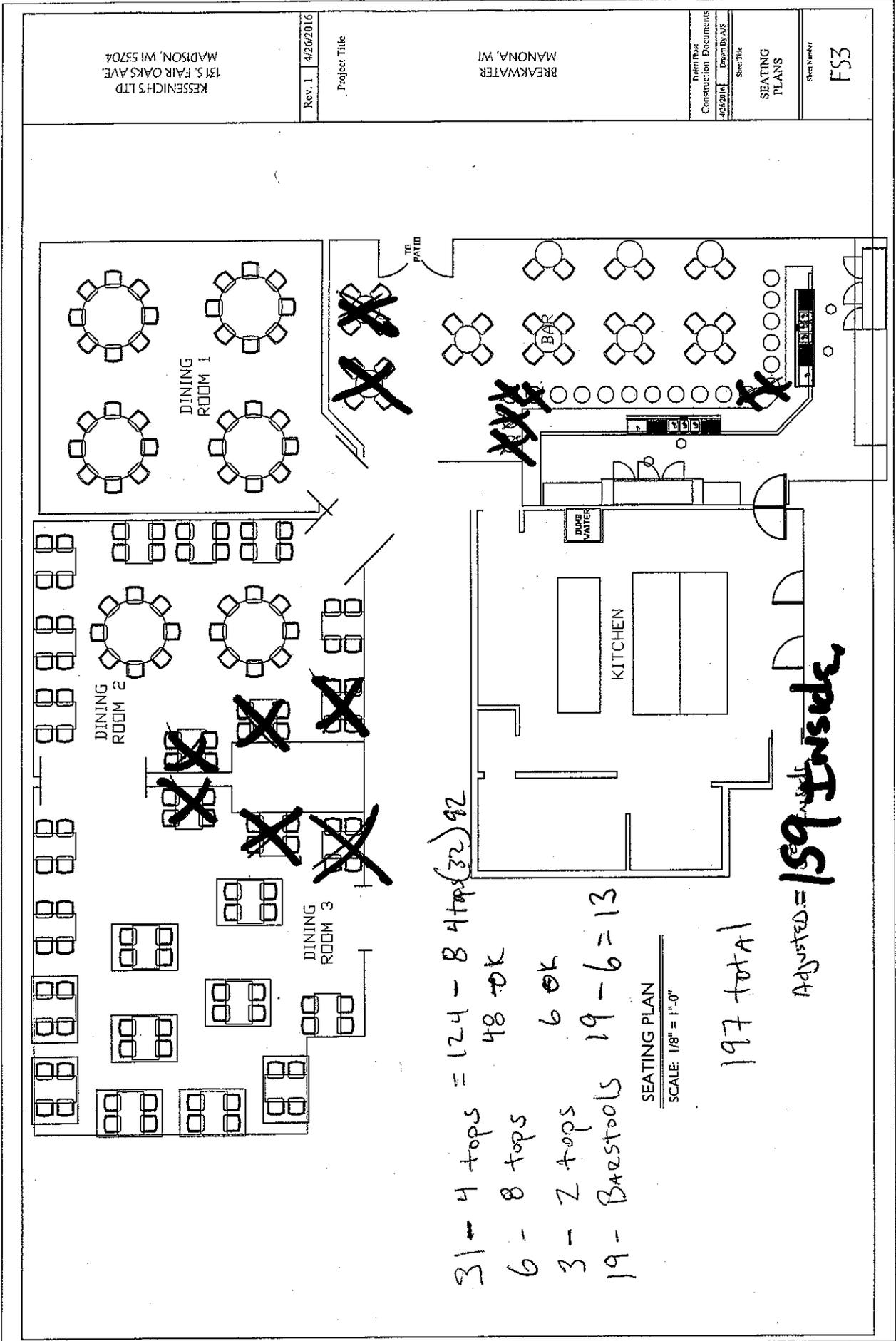
1. Approval of all building permits required by State and local agencies shall be obtained.
2. Seating shall not be added to the restaurant above and beyond the number of seats that currently exists in the restaurant and no additional outside seating shall be added.
3. Alcohol consumption on the new deck will require an extension of the licensed premises and an application must be filed with the City Clerk.
4. The temporary stairway shown on the site plan submitted 1/2/14 on page S1.2 is allowed only during construction and must be removed upon completion of the project's construction.
5. Because the Four Lakes Yacht Club is proposing to use the property at 6300 Metropolitan Lane, owned by Madison Metropolitan Sewerage District (MMSD), for a portion of the temporary stairway to be used during construction, an agreement between the Yacht Club and MMSD shall be documented prior to the beginning of construction.

- 6. Because the Four Lakes Yacht Club is proposing to use the property at 6300 Metropolitan Lane, owned by Madison Metropolitan Sewerage District (MMSD), for siting of construction equipment during construction activities for this project, an agreement between the Four Lakes Yacht Club and MMSD for this purpose shall be documented prior to the beginning of construction.**
- 7. Any existing landscaping on the north side of the building including approximately five large arbor vitae and one large evergreen tree is required to remain and shall be returned to its existing condition if it is disturbed during construction activity.**
- 8. Exterior lighting and/or speakers shall not be added to the new deck.**
- 9. The new deck shall be subject to the previously approved zoning permit and conditions for outdoor live music as approved by the Plan Commission 5/27/08 except that condition number nine from the 5/27/08 permit shall state: "If no complaints about the outdoor live music are received by the City of Monona through September 30th of any year, the Zoning Permit may be renewed by City Staff for the following year."**

**Temporary Zoning Permit for Outdoor Live Music
Bourbon Street Grille
6312 Metropolitan Lane
Approved by Plan Commission May 27, 2008
Effective from May 27, 2008 to September 30, 2008**

A motion was approved for an extension of the Temporary Zoning Permit for Outdoor Live Music for the Bourbon Street Grille at 6312 Metropolitan Lane by the Plan Commission on May 27, 2008. This extension is valid until September 30, 2008 with the following twelve (12) conditions:

1. The outdoor live music is limited to a five person group or quintet.
2. The outdoor live music shall be limited to any two (2) days of the week or two (2) occurrences.
3. The outdoor live music shall be limited to a maximum of 4 hours per occurrence including breaks.
4. The outdoor live music is allowed from 4 p.m. to 8 p.m. on weeknights and from 12 p.m. to 9 p.m. on weekends.
5. The outdoor live music shall be limited to live un-amplified music, except for light amplification of vocals and acoustic instruments and drums with brushes only (no drum sticks).
6. The type of music shall be limited to easy listening as proposed by the applicant.
7. The applicant shall provide the dates of the performances to the Plan Commission.
8. This permit may be revoked if the Plan Commission or the City of Monona Police determine there is a violation of this Zoning Permit or of City Noise Ordinances.
9. If no complaints about the outdoor live music are received by the City of Monona through September 30, 2008, the Zoning Permit may be renewed by city staff in 2009.
10. Light trespass from the balcony shall be controlled per city ordinance.
11. Signage shall be installed, as needed, to control dockage hours of operation.
12. Outdoor speakers shall point away from residential properties.



KESSENICH'S LTD
131 S. FAIR OAKS AVE
MADISON, WI 53704

Rev. 1 | 4/26/2016

Project Title

BREAKWATER
MANOMA, WI

Insert Title
Construction Documents
4/25/2016
Drawn By JLS
Sheet Title

SEATING
PLANS

Sheet Number

FS3

31 - 4 tops = 124 - 8 4top (32) 82
 6 - 8 tops 48 OK
 3 - 2 tops 6 OK
 19 - Barstools 19 - 6 = 13

SEATING PLAN

SCALE: 1/8" = 1'-0"

197 total

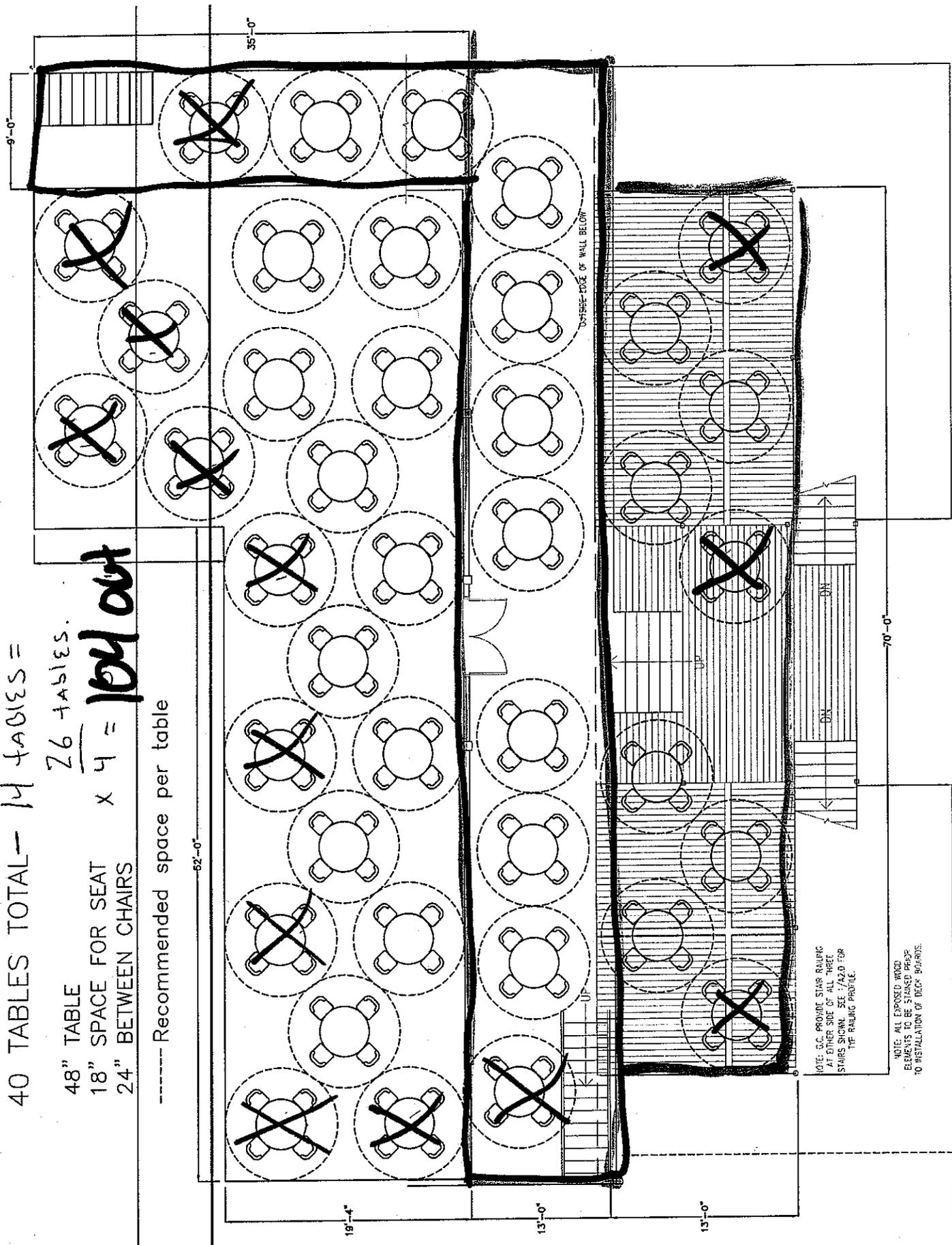
Adjusted = 159 Inside

159 In 104 out = 263 total

40 TABLES TOTAL - 14 TABLES =

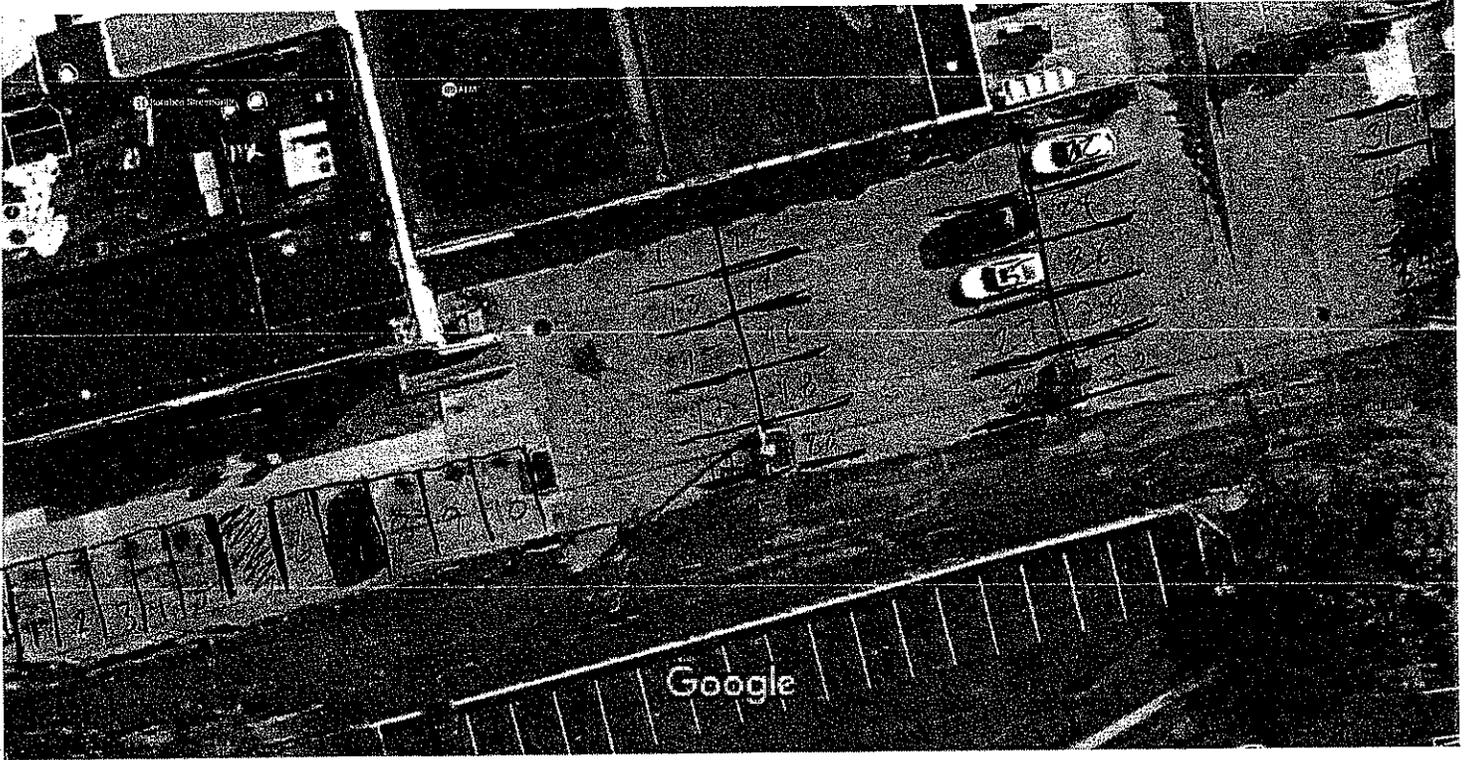
48" TABLE
 26 TABLES.
 18" SPACE FOR SEAT
 X 4 = 104 out
 24" BETWEEN CHAIRS

----- Recommended space per table



159 IN 104 out = 263 total

Google Maps



Imagery ©2016 Google, Map data ©2016 Google 10 ft

Google Maps

⊛ 34 stalls on site
⊛ 20 stalls leased at 802
W Broadway

June 9, 2016

Sonja/Plan Commission:

Based upon the last meeting and the items we left up for discussion for the meeting on June 13th, 2016, the following is an attempt to bring clarity to the proposed plan for Breakwater Monona.

The CAD drawing was requested at the last meeting that showed more of a detailed seating plan. The purpose of the submitted drawing was to show a max number of seating capacity which exceeded 260 people. Under the current ordinances, the available seating is being deemed 162 patrons and an exception is being considered for the summer months with the use of the boat slips. There are 13 boat slips that each carry a 4 person value for calculating capacity. That would take the total during the "summer months" to 214 people.

That leads to the next item, which is the defined time of those "summer months." In Wisconsin the weather can greatly vary from year to year and there should a six month period from April 15th thru October 15th. This would allow for that variance in weather conditions from year to year.

There was outdoor speaker from the previous owner. Breakwater will remove those speakers and if new speakers are installed we will follow the decibel levels that are identified in the code. It is understood that that reading is to be done at the edge of the property. As for live music, the times that the old establishment had would be accommodating for Breakwater. The issue was the use of amplified music and the same decibel levels will apply to live music.

Tim Trpkosh



5211 SCHLUTER ROAD

MONONA, WI 53716-2598
CITY HALL (608) 222-2525
1FAX (608) 222-9225
<http://www.mymonona.com>

MEMO

TO: Plan Commission
FROM: Sonja Reichertz, City Planner & Economic Development Director
DATE: June 13, 2016
RE: Agenda Item 5E – Recodification

I did not have time to complete the items discussed for the recodification project in time for Plan Commission packet delivery. This will be postponed until our next meeting.

**PLAN COMMISSION STAFF REPORT
CITY OF MONONA**

**MEETING DATE: June 13, 2016
AGENDA ITEM 6A
CASE NO. S-015-2016**

Project: Recommendation on Wall Sign and Landscape Ground Sign Requests for Rosy Cheeks and Co., and Sassy Chic Salons
Project Address: 6045 Monona Drive
Applicants: Mary Lou Reinwand, Owner
LaCrosse Sign Company

Proposal Summary:

A zoning permit was recently approved for a change of use at 6045 Monona Drive to allow for salons and a retail clothing store. LaCrosse Sign Company, on behalf property owner Mary Lou Reinwand, has also submitted permit requests for a wall sign and landscape ground sign at this location. Both signs are non-illuminated. The wall sign is made out of formed aluminum with digital prints on the face. The ground sign uses the existing sign structure and replaces the faces with a polycarb material with digital prints.

Applicable Regulations, Policy, or Practice:

According to Sec. 13-1-220(b) of the Zoning Code, all signs accompanying a zoning permit for a change in use shall be reviewed by the Plan Commission. All signs shall be reviewed according to the standards in the Sign Code and according to the following evaluation factors:

- 1) Conformance to the Zoning and Sign Code.
- 2) Minimization of conflict with vehicular or pedestrian circulation.
- 3) Compatibility with the building characteristics, adjacent uses and adjacent signs.
- 4) Compatibility with specific physical site conditions which warrant approval of the sign.
- 5) Materials and maintenance aspects.
- 6) Legibility and visual clarity.

Sign Standards & Staff Comments:

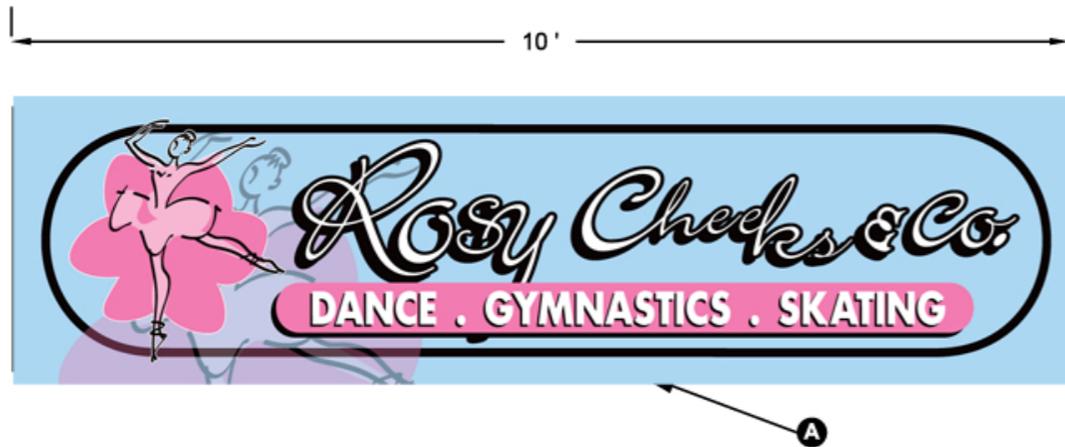
- The proposed wall sign is an existing sign that the owner intends to move from her previous store location on the west side of Madison to this building. This sign is an aluminum face with a 1" return and digital print on the face.
- The proposed signs comply with size requirements for wall signs and landscape ground signs. The various letter sizes are listed on the submitted drawings. There may be legibility concerns with some of the text sizes. The smallest letters are in "Hair Artist Suites" at 2 ½".
- There may be legibility and visual clarity concerns with the gradation color background and the script style text.
- After discussion, the Plan Commission may consider amending the staff recommendation to address any issues of legibility and visual clarity.

Recommendation:

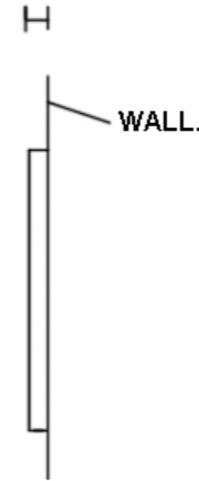
Approval of a wall sign and re-faced landscape ground sign for Rosy Cheeks and Co. and Sassy Chic Salons, at 6045 Monona Drive, as proposed, according to Section 13-1-220 of the Monona Municipal Code of Ordinances is recommended.

Rosy Cheeks Project 6045 MONONA DR MONONA, WI 53716

Scope of work: Remove existing wall sign from old location and install flush to wall above main entrance. (See drawing for specs.) Apply new prints to existing plastic faces and re-install into existing ground sign frame. (See drawing for specs).



1" DEEP FORMED SIGN
FLUSH MOUNTED TO THE WALL.



SPECIFICATION NOTES

A MOVE NON-ILLUMINATED WALL SIGN FROM INTERIOR OF BUSINESS AND RELOCATE TO EXTERIOR OF NEW BUSINESS. MOUNT OVER THE ENTRANCE DOOR. SIGN IS A FORMED ALUMINUM FACE WITH A 1" RETURN AND A DIGITAL PRINT ON THE FACE.



Approved by: _____ Date: _____ Landlord: _____ Date: _____

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MAKE A STATEMENT!

1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450
2242 Mustang Way • Madison, WI 53718 • 608-222-5353
2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

DESIGN

SALES

FILE

COLOR KEY

*COLORS ON SKETCH ARE ONLY A REPRESENTATION, ACTUAL COLOR OF FINISHED PRODUCT MAY DIFFER

Drawing by: **MICHAEL V JOLIN**

Sign Type: **VARIOUS SIGNS.**

Date Created: **4/14/2016**

Last Modified: **4/14/2016**

Scale:

Job Name: **RosCheMonDri**

Job Address: **6045 MONONA DRIVE
MONONA
WI, 53716**

Salesperson: **BILL RUPP**

Job Number: **#89874**

Revision Number: **REVISION 1**

Job File Location:

DESCRIPTIVE TITLE VARIOUS SIGNS.



SPECIFICATION NOTES

- A** REPLACE OLD FACES WITH NEW. WHITE POLYCARB FACES WITH PURE COLOR DIGITAL PRINTS ON THE FACE. SIGN IS DOUBLE FACED.



EXISTING SIGN.



NEW SIGN FACES.

Approved by: _____ Date: _____ Landlord: _____ Date: _____

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2242 Mustang Way • Madison, WI 53718 • 608-222-5353
2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

DESIGN

Drawing by: MICHAEL V JOLIN
Sign Type: VARIOUS SIGNS.
Date Created: 5/10/2016
Last Modified: 5/10/2016
Scale:

SALES

Job Name: RosCheMonDri
Job Address: 6045 MONONA DRIVE
WI, 53716
Salesperson: BILL RUPP
Job Number: #89874

FILE

Revision Number: REVISION 5
Job File Location:

COLOR KEY

*COLORS ON SKETCH ARE ONLY A REPRESENTATION. ACTUAL COLOR OF FINISHED PRODUCT MAY DIFFER

**PLAN COMMISSION STAFF REPORT
CITY OF MONONA**

**MEETING DATE: June 13, 2016
AGENDA ITEM 6B & 6C
CASE NO. 2-005-2016**

Project: Public Hearing and Prehearing Conference on Zoning Permit Request for a 15,000 SF Building Addition for Wiedenbeck, Inc.
Project Address: 2451 Kilgust Road
Applicants: Jane Young and Jim Wiedenbeck, Wiedenbeck, Inc. Owners
Dave Hamby, Tri-North Builders, General Contractor
Boyd Coleman, Architect
Ryan Quam, Engineer

Proposal Summary:

Plans have been submitted describing the requested building additions for the Wiedenbeck site at 2451 Kilgust Road and are summarized below as follows:

- Add 11, 301 SF addition for metal storage, distribution and fabrication. This will extend from the existing building west, towards South Towne Drive.
- Add 4,890 SF for a storage garage which is planned to be attached to the first addition listed above.

Applicable Regulations, Policy, or Practice:

The property is zoned Community Design District. A zoning permit approved by the Plan Commission is required for any new construction, substantial relocation, substantial enlargement of any building, or for any new use or change of use. All zoning permit requests in the Community Design District (CDD) are forwarded to the Plan Commission for review and approval.

The Plan Commission must also review the plans for consistency with Appendix A of the Zoning Code for parking lot, landscaping, and lighting standards, building and signage design elements, and other sections that apply including the Stormwater and Erosion Control Ordinance.

Recommendation:

No action is recommended at this prehearing conference. The Plan Commission should review the information submitted, discuss the following, and may request additional information as needed.

- **Building Materials:** Proposed materials are consistent with existing and neighboring buildings.
- **Landscaping:** Substantial amount of wooded area to be removed. Plans show addition of 442 new landscaping points.
- **Lighting:** Complies with code.
- **Parking:** Materials submitted from Quam describe the addition of 5 parking stalls. These 5 new stalls are not shown on the site plan.
- **Civil Engineer Review:** See attached letter from Vierbicher for comments on site layout and grading, utilities, erosion control, stormwater management, and vehicle circulation.
- **Fire Dept. Review:** Addition of private hydrant needed. Shall add to the existing fire suppression system and the monitored alarm system, both of which will need state approval. Add Knox Box if not already present.

Proposal

Wiedenbeck, Inc., a distributor of metals and industrial supplies, which also provided metal fabrication services, is an existing business located in the South Towne Industrial Park (since 1986) at 2451 Kilgust Road. Wiedenbeck's tonnage of metal sold has increased by over 80% in the last 5 years. Wiedenbeck needs additional space to continue operating the same business and accommodate their recent growth.

Plans have been submitted describing the requested building additions and summarized below as follows:

- Add 11, 301 SF addition for metal storage, distribution and fabrication. This will extend from the existing building west, towards South Towne Drive.

- Add 4,890 SF for a storage garage which is planned to be attached to the first addition listed above.

Plan Submitted

The following plans were submitted for the 6/13/16 meeting:

- Narrative description of project
- Aerial photo and photos of wooded area on property
- Lighting fixture specifications
- Landscaping summary from McKay Nursery
- Stormwater management report and erosion control calculations dated June 1, 2016 from Quam Engineering.
- Plan set dated May 24, 2016
 - o Cover Sheet
 - o C1 – Architectural Site Plan
 - o C1 – Existing Site Plan (Quam)
 - o C2 – Civil Site Plan (Quam)
 - o C3 – Grading and Erosion Control Plan
 - o A1.0 – Overall Floor Plan
 - o A1.1 – Main Level Plan
 - o A2.0 – Exterior Elevations
 - o A3.0 – Building Cross Section
 - o A5.0 – Standard Details
 - o A6.1 – Door Schedule
 - o S1.0 – Foundation Plan
 - o S1.1 – Foundation Details
 - o S1.2 – Foundation Details
 - o Photometric Plan (Schultz Electric)
 - o L1 – Landscaping Plan (McKay)

Public Hearing

A public hearing is scheduled on the agenda for 6/13/16 to allow nearby property owners the opportunity to comment on the plans and to notify them of the proposal. A notice was mailed to surrounding properties within 250'.

Consistency with Zoning Code, Comprehensive Plan, and Surrounding Uses

The property is zoned Community Design District. A zoning permit approved by the Plan Commission is required for any new construction, substantial relocation, substantial enlargement of any building, or for any new use or change of use. All zoning permit requests in the Community Design District (CDD) are forwarded to the Plan Commission for review and approval.

The Plan Commission must also review the plans for consistency with Appendix A of the Zoning Code for parking lot, landscaping, and lighting standards, building and signage design elements, and other sections that apply including the Stormwater and Erosion Control Ordinance.

Lighting

A photometric lighting plan has been submitted showing the locations of 5 wall pack fixtures. Fixture specifications have also been submitted. The lighting plan shall adhere to the standards of Appendix A, which require that lights at the property line not exceed an intensity of 3 foot candles. The photometric plan shows that this requirement has been met.

Landscaping

A landscaping plan has been submitted on Sheet L1. With the new building additions, the existing substantial wooded area to the west of the existing building will need to be removed. The plans and photos submitted show this wooded area. Sheet L1 shows locations of new plantings, while the supplemental table from McKay nursery outlines species and quantities.

Landscaping requirements are on a points based system, depending on how many parking stalls there are, and are listed in Appendix A of the Code. Wiedenbeck has 19 parking spaces on site requiring 2 canopy trees and 15 points per stall or 285 points. The applicants are providing 442 new landscaping points, meeting this requirement.

Building Design

Section 13-1-63 Architectural Compatibility states: No building shall be permitted if any exposed façade is not constructed or faced with a finished material, which is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties.

The building additions will both be metal buildings matching the exterior of the existing building. This type of building is consistent with the existing property and surrounding properties.

Department Head Review

Plans were distributed to City Department Heads for their review, requirements, comments or concerns.

Fire Chief Scott Sullivan returned the following comments:

- "I spoke with Darrin about the addition of a private fire hydrant for this building that will be needed, they do not need to do anything special with the fire lanes, the access we have should be sufficient. They will need to add to the existing fire suppression system and the monitored alarm system, both of which will need state approval. I believe they already have a Knox Box on this building but if they do not they will need to add one. All other fire codes will need to be complied with."

Engineering Review

A letter from Vierbicher Associates dated 6/7/2016 is attached, which reviews the site layout and grading, utilities, erosion control, stormwater management, erosion control, and vehicle circulation. A brief summary is below. Please refer to the Vierbicher letter for details.

Site Layout and Grading:

- Add details to the plans.
- Areas where additional grading is required or where slopes should be revised are noted.
- The storm sewer should be located on the owner's parcel and not in the city's right-of-way.

Utilities:

- Addition of a private hydrant is required.
- Other details noted about materials standards.

Erosion Control:

- Permit required due to amount of land disturbance.
- Add details to plans as requested.

Stormwater Management:

- Permit is required due to amount of land disturbance.
- Sediment control accounted for in the regional off-site stormwater management basin for the City's South Towne business park.
- Oil & Grease Control measures not required.
- Runoff rate control accounted for in the regional basin.
- Outlet detail needs to be added as requested.
- Infiltration is directed to pervious surfaces (okay).
- Dane County Recorded Stormwater Maintenance Agreement required prior to building permits.

Vehicle Circulation:

- No issues.



June 7, 2016

Ms. Sonja Reichertz – City Planner & Assistant Economic Development Director
City of Monona
5211 Schluter Road **VIA EMAIL**
Monona, WI 53716

Re: Building Addition – Wiedenbeck, Inc. - 6/1/16 Submittal
2451 Kilgust Road, Monona, Wisconsin
Site Plan Review

Dear Sonja:

We have received the following documents:

1. Existing Site Plan
2. Civil Site Plan
3. Grading and Erosion Control Plan
4. City of Monona Erosion Control and Stormwater Management Permit Application
5. Stormwater Management Plan Report
 - a. Universal Soil Loss Calculations
 - b. Storm Sewer Design Worksheet
 - c. Erosion Control Cost Estimate

The Plans and stormwater management plan report listed above were prepared by Quam Engineering and are dated May 24, 2016 and June 1, 2016 respectively.

The site is currently developed with a building and asphalt pavement. The site plans show additions to the building and pavement.

Previously, we provided a listing of applicable stormwater ordinance requirements in an email message to Dave Hamby at The Renschler Company on 10/26/15.

As requested, we have reviewed the above mentioned site plans and documents for general conformity to the City of Monona Code of Ordinances and acceptable engineering practices in regard to layout, grading, utilities, erosion control, stormwater management and on-site vehicle circulation. We understand that city staff will review the proposed site plan for lighting, landscaping, parking, signage and building design elements.

Please note that we have included citation of the City's ordinance and quotation of the ordinance text to provide a contextual background for our comments. Although this lengthens the review letter it eliminates cross-referencing the City's ordinance to confirm the reason for our comments.

Our comments on the currently submitted plans are as follows:

1. Site Layout and Grading:

- a. Per Section V.(b), Appendix A of Title 13 of the City of Monona Code of Ordinances, all parking areas shall be graded for drainage according to acceptable engineering practices.
- b. Review Comments:
 - i. The existing conditions pervious and impervious areas as well as the percent impervious area should be indicated on the "Existing Site Plan".
 - ii. The proposed conditions pervious and impervious areas as well as the percent impervious area should be indicated on the "Grading & Erosion Control Plan".
 - iii. The submitted erosion control and stormwater management permit application mentions that five new parking spaces are proposed. However, the plans do not show the proposed parking stalls. The plans should be revised to show the locations and dimensions of the proposed parking stalls.
 - iv. The proposed pavement structure should comply with the requirements of Section V.(a) of Appendix A - Site Design Standards for Parking, Landscaping and Lighting, Title 13 of the City's Code of Ordinances. The plans should be revised to show the proposed pavement structure.
 - v. There are two spot elevations (864.65 & 863.45) just north of the proposed north overhead door that do not seem to fit with the proposed 864 & 865 contours. These spot elevations and contours should be coordinated.
 - vi. The 867 contour crosses the 866 & 865 contours just west of the north overhead door of the proposed addition. The grading plan should be revised to eliminate these contours from crossing.
 - vii. There is a drainage swale just north of the proposed addition that has segments with 1.5%, 0.86% and 1% slopes. It is recommended that the spot elevations and contours along this swale be changed to provide a uniform slope equal to at least 1%.
 - viii. The plans show a proposed spot elevation of 860.00 at the southwest end of the proposed 12" HDPE storm sewer. This elevation is two feet lower than the existing elevation at this location. Additional grading will be required to facilitate drainage from this proposed storm sewer. Also, the end of this storm sewer appears to be proposed in the South Towne Drive right-of-way. It is recommended that proposed private storm sewer and grading be located on the owner's parcel and not in the city's right-of-way.
 - ix. There is a proposed drainage swale south of the south proposed building addition with a slope of 0.86%. It is recommended that the slope of this swale be revised to at least 1% to provide adequate drainage.
 - x. Downspout discharge locations should be added to the plans.
 - xi. A maximum slope of 3:1 is recommended, 4:1 is preferred for grassed areas. There appear to be slopes steeper than 3:1 at the following locations:
 - a. Southwest corner of the proposed south building addition.
 - b. Southeast corner of the proposed south building addition.

2. Utilities:

- a. Per Article D, Section 13-1-61(i) of the City of Monona Code of Ordinances, adequate water supply, drainage, sewage facilities and other utilities necessary for essential services shall be provided.
- b. Review Comments:
 - i. Existing and/or proposed private hydrants on the site should be shown on the plan.
 - ii. Per Section 15-4-11 of the City of Monona Code of Ordinances: If any portion of the proposed building is greater than three hundred (300) feet from the municipal hydrants, the owner shall install at his or her own expense approved fire hydrants. One (1) hydrant shall be provided around the perimeter of the building so that no hydrant is more than four hundred (400) feet from any other approved hydrant measured by normal access routes. There is an existing municipal hydrant in front of the property, but it does not appear to be within 300' of all areas of the proposed building addition. The addition of a site hydrant will be needed to meet these ordinance requirements.
 - iii. A minimum of four (4) feet of clear space must be provided around the fire hydrants, and the hydrants should be protected from vehicles by concrete filled bollards or similar protective devices.
 - iv. Section 15-4-11 requires private water mains between private hydrants and the municipal water main to be no less than eight (8) inches.
 - v. Hydrant and gate valve details should be added to the plans to show the use of valve box adaptors, valve boxes, concrete blocking, joint restraint, etc., to ensure compliance with the "City of Monona Material Standards". The hydrant detail should include a note that requires the drain ports to be plugged if groundwater is expected to be above the drain ports.
 - vi. The storm sewer manhole and curb inlet notes should be revised to include sumps with an 18" minimum depth per the "City of Monona Material Standards".
 - vii. The plans should be revised to show an endwall at the proposed storm sewer discharge.

3. Erosion Control:

- a. The stormwater management and erosion control permit application indicates that the total disturbed area will be 50,000 sf. Land disturbance greater than 3,000 sf requires and Erosion Control Permit from the City of Monona per Section 15-2-7 of the City of Monona Code of Ordinances.
- b. Erosion control requirements shall follow Title 15, Chapter 2 of the City of Monona Code of Ordinances. Erosion control plan requirements and performance standards are listed in Section 15-2-12 of the City of Monona Code of Ordinances.
- c. Review Comments:
 - i. The Stone Construction Entrance detail should be changed to show a minimum width of 24 feet (the full width of the egress point), and WisDOT Type R geotextile fabric underling the stone tracking pad per the "Stone Tracking Pad" requirements of the Dane County Erosion Control and Stormwater Management Manual.

- ii. There is a gap in the silt fence/silt sock along the west side of the property. The plans should be revised to show a continuous span of silt fence or silt sock along the west property line.
- iii. A silt sock installation details should be added to the plans.
- iv. The erosion control plan should include inlet protection for on-site and nearby off site inlets.
- v. An inlet protection detail should be added to the plans for each type of inlet protection to be installed.
- vi. The length, width and depth of the rip-rap pads, as well as the rip-rap stone size, should be indicated on the Plans for all storm sewer outfall.
- vii. A storm sewer outfall rip-rap detail should be added to the plans.
- viii. The "Rock Check Dam" detail should be revised to show geotextile fabric Type R beneath the rock check to protect it from being undercut.
- ix. If proposed grading in areas with slopes steeper than 3:1, as mentioned in 1. above, cannot be revised to reduce these slopes then erosion mat, sod, rip-rap, grouted rip-rap or pavement should be added to these areas in compliance with the WDOT FDM Slope Erosion Control Matrix.

4. Stormwater Management:

- a. Stormwater management requirements shall follow Title 15, Chapter 2 of the City of Monona Code of Ordinances. Stormwater management plan requirements are listed in Section 15-2-13.
- b. The construction of the building addition and new pavement will disturb more than 3,000 sf on the site which is developed for commercial use. Per s. 15-2-4a(40) of the City of Monona Code of Ordinances, "*Redevelopment*" means any construction, alteration or improvement exceeding three thousand square feet of land disturbance performed on sites where the entire site is predominately developed to commercial, industrial, institutional, or multifamily residential uses." Therefore, these proposed site alteration activities meet the definition of "*Redevelopment*". Per Section 15-2-8(4) of the City of Monona Code of Ordinances, "*Redevelopment*" activities as defined in s. 15-2-4a(40) shall meet the stormwater management performance standards in s. 15-2-13(a)(2) of the City of Monona Code of Ordinances as follows:
 - i. Sediment Control: Section 15-2-13(a)(2)(a): "For *redevelopment* resulting in exposed surface parking lots and associated traffic areas, design practices to retain soil particles greater than 20 microns on the entire site (40% reduction) resulting from a one-year 24-hour event, according to approved procedures, and assuming no sediment resuspension. Under no circumstances shall the site's existing sediment control level or trapping efficiency be reduced as a result of the redevelopment."

Review Comments:

This property is located in the City's South Towne business park which has a regional off-site stormwater management basin. Per documents provided by the City from their files, the regional basin provides the ordinance required sediment (TSS) control for all properties in the South Towne business park.

- ii. Oil & Grease Control: Section 15-2-13(a)(2)(b): "For all stormwater plans for commercial or industrial developments and all other uses where the potential for pollution by oil or grease or both, exists, the first 0.5 inches of stormwater runoff must be treated using the best oil and grease removal technology .

Review Comments: The potential for pollution by oil or grease or both is currently interpreted by Dane County Land Conservation Staff to exist when 40 or more parking spaces are to be added. The submitted plans indicate that five new parking stalls will be added. Therefore, oil and grease control would not be required considering the "addition of 40 parking spaces" criteria.

- iii. Runoff Rate Control: Sections 15-2-13(a)(2)(c) & (cm). All runoff calculations shall be according to the methodology described in Section 15-2-13(a)(2)(c) of the City of Monona Code of Ordinances. These runoff rate control design standards also apply to redevelopment sites per Section 15-2-8(4) of the City of Monona Code of Ordinances. "Predevelopment" is interpreted as the existing site conditions.

Review Comments: This property is located in the City's South Towne business park which has a regional off-site stormwater management basin. Per documents provided by the City from their files, the regional basin provides the ordinance required runoff rate control for all properties in the South Towne business park.

- iv. Outlets: Section 15-2-13(a)(2)(d). Discharges from new construction sites must have a stable outlet capable of carrying designed flow, as required in iii above, at a non-erosive velocity. Outlet design must consider flow capacity and flow duration. This requirement applies to both the site outlet and the ultimate outlet to stormwater conveyance or waterbody. These outlet standards also apply to redevelopment sites per Section 15-2-8(4) of the City of Monona Code of Ordinances.

Review Comments:

1. Calculations showing the outlet velocity for the 10-year, 24-hour storm event (4.2 inches over 24 hour duration) need to be submitted.
2. Calculations for the length, width and depth of the rip-rap pads, and rip-rap stone size per the Stone Outlet Protection chapter of the Dane County Erosion Control & Stormwater Management Manual should be submitted for review.

- v. Infiltration: Section 15-2-13(a)(2)(e). All downspouts, driveways and other impervious areas shall be directed to pervious surfaces, **where feasible**, or unless the applicant can demonstrate that the practice is likely to result in groundwater contamination. These infiltration standards also apply to redevelopment sites per Section 15-2-8(4) of the City of Monona Code of Ordinances.

Review Comments:

The plans should indicate where roof run-off is to be directed so that it is infiltrated.

5. Erosion Control and Stormwater Management Permit

- a. An application should be submitted to the City Director of Public Works for approval. Fees for these permits are listed in Section 15-2-19. Permits are valid for a period of six (6) months from the date of issuance (Section 15-2-17).

b. Review Comments:

- i. The application should be revised to include an exhibit delineating the storm sewer drainage areas.
- ii. A stormwater maintenance agreement including provisions for maintenance of the on-site storm sewer pipe, inlet and catch basin needs to be submitted.
- iii. See "Stormwater Management Application Checklist" for additional comments.

6. Vehicle Circulation:

- a. Per Article D, Section 13-1-61(b) of the City of Monona Code of Ordinances, safe and efficient vehicular circulation, parking and loading shall be assured.

b. Review Comments:

It does not appear that the proposed parking and drive areas present any potential problems with vehicle circulation.

7. Additional Information Required:

- a. A letter that addresses comments found above.
- b. Revised plans addressing comments found above.
- c. Revised stormwater management plan addressing comments found above.
- d. Revised Stormwater Management Application Checklist per comments on the attached checklist.
- e. A Dane County Register of Deeds Office recorded copy of the "Declaration Of Conditions, Covenants And Restrictions For Maintenance Of Stormwater Management Measures" (stormwater maintenance agreement). This agreement should include provisions for maintenance of the on-site storm sewer pipe, inlet and catch basin.
Please note that per the City's ordinance, a recorded copy of the stormwater maintenance agreement needs to be provided to the City by the Applicant before an Erosion Control and Stormwater Management Permit can be issued by the City.
- f. A revised City of Monona Erosion Control and Stormwater Management Permit Application signed by the Landowner or Applicant, and accompanied by a check in the amount of the review fee, submitted to the City's Public Works Director, Dan Stephany.

If you have any questions, please contact me at 821-3956 in our Madison office.

Sincerely,
VIERBICHER ASSOCIATES, INC.



Darrin R. Pope, PE

DRP/

cc: Mr. Daniel Stephany – City of Monona Director of Public Works
Mr. Adam Ryan, EIT – Quam Engineering





June 1, 2016

Vierbicher & Associates

Attn: Darrin Pope
999 Fourier Drive, Suite 201
Madison, WI 53717

Re: 2451 Kilgust Drive Building Addition - City of Monona

Enclosed are the following documents for the above referenced project:

- 1.) Erosion Control and Stormwater Application & \$200 Fee;
- 2.) City of Monona Erosion Control and Stormwater Management Checklists;
- 3.) Ordinance Requirements (Email sent from Darrin Pope);
- 4.) Existing Site Plan;
- 5.) Grading and Erosion Control Plan;
- 6.) Universal Soil Loss Equation (USLE) worksheets;
- 7.) Storm Sewer Rational Method;
- 8.) Cost Estimate

Please note, the signed Erosion Control and Stormwater Application & \$200 Fee will be sent separately to the City of Monona, from the client. The documents are being submitted to address erosion control and storm water management requirements for the proposed redevelopment and will meet the following performance standards as defined in the City on Monona Ordinance and NR151 as follows:

Erosion Control

The proposed construction shall include erosion control measures to prevent gully and bank erosion and limit total off-site erosion to less than 7.5 tons per acre per year.

All runoff during construction shall be directed to flow through erosion control measures as shown on the Grading and Erosion Control Plan. The USLE calculation worksheets are included as Exhibit #6 and indicate soil loss will be less than 7.5 tons per acre per year.

Sediment Control

The proposed development shall include design practices to retain soil particles greater than twenty microns (40% reduction) on the entire site resulting from the one-year 24-hour storm event.

Sediment control is provided by the regional basin as described in Exhibit #3.

Runoff Rate Control

All stormwater facilities shall be designed, installed and maintained to effectively maintain pre-development peak runoff rates for the 2 and 10 year, 24-hour storm event. The 100-year, 24-hour storm event shall safely pass through the system.

Rate runoff is provided by the regional basin as described in Exhibit #3.

Oil and Grease Control

The first 1/2" runoff shall be treated using oil and grease removal technology.

The parking lot addition consists of 5 parking stalls, which is insufficient to require oil and grease treatment practices.

Outlets

Discharges from the site must have a stable outlet capable of carrying the designed flow at a non-erosive velocity.

The proposed storm sewer and swale will provide a stable outlet for the site.

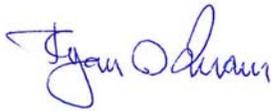
Infiltration

All downspouts, driveways, and other impervious areas shall be directed to pervious areas, where feasible.

Infiltration will be managed by insuring all downspouts, driveways and other impervious areas will be directed to pervious surfaces where feasible, as described in Exhibit #3

If the documents are satisfactory, please approve the project for an erosion control and stormwater management permit. If you have any questions or comments, please feel free to contact me.

Sincerely,



Ryan Quam, P.E.

CC: Sonja Reichertz, City of Monona w/ enc. via email
Jane Young, Wiedenbeck, Inc. w/ enc. via email
Dave Hamby, Tri-North w/ enc. via email
Adam Ryan, Quam Engineering

FN: SR-14-16

City of Monona
Erosion Control and Stormwater Management
Application (Standard Version)



Date: May 26, 2016

Project Name: 2451 Kilgust Drive Building Addition

Project Address: 2451 Kilgust Road

Landowner Name: Wiedenbeck, Inc.

Landowner Address: 2451 Kilgust Road

Landowner Phone #: (608) 221-5454

Landowner Fax #: _____

Emergency Contact / Phone #: _____
(reachable 24 hours a day, 7 days a week)

Permit #: _____

Reference #: _____
(For Office Use ONLY)

Applicant Name: Jim Wiedenbeck

Applicant Address: 2451 Kilgust Road
Monona, WI 53713

Applicant Phone #: (608) 221-5454

Applicant Fax #: _____

Site Contact / Phone #: _____

Type of Permit (check one):

Erosion Control Only
(Disturbed areas of 3,000+ sf or 125+ lf)

Erosion Control and Stormwater Control
(Sites over 20,000 sf or redevelopment over 3,000 sf)

Permit Fee Calculation

Application Fee \$ 50.00

Total Disturbed Area (square feet): 50,000

(a) Site Review Fee (see table 1) 200.00
(fee based on how much area is being disturbed (sq. ft.))

(b) Impervious Area Adjustment % (see table 2) 25%
(reduction percentage based on percentage of hard surface area (concrete, asphalt, gravel, etc.) on entire site)

(c) Impervious Area Adjustment 50.00
*(c = a * b)*

Net Site Review Fee (a - c) 150.00

Total Permit Fee \$200.00
(application fee + net site review fee)

table 1

Site Review Fee Classifications				
Disturbed Area				Fee
3000	to	19999	sq ft	\$ 50.00
20000	to	99999	sq ft	\$ 200.00
100000	to	199999	sq ft	\$ 450.00
200000	to	+++	sq ft	\$ 700.00

table 2

Impervious Area Adjustment Factor				
% of Hard Surface Area on Entire Site				Reduction
100%	to	85%		0%
84%	to	60%		15%
59%	to	45%		25%
44%	to	30%		35%
29%	to	0%		40%

Conditions:

- Be sure to indicate the limits of disturbed and impervious area on your plan.
- All requirements on this checklist correspond to the requirements set forth in Chapter 15-2 of the City of Monona Code of Ordinances.
- By submitting this application, permittee and landowner permit the Monona City Engineer and his designees to enter project property for inspection or curative action (Section 15-2-11(d)(3), Code of Ordinances).
- The contractor shall perform erosion control inspections weekly and after every rainfall event exceeding .5" during the construction process and then repair or replace any/all erosion control items that are found to be damaged or missing within 4 hours of inspection(s).
- The contractor shall sweep and remove all mud and tracked material off public streets and sidewalks each working day and as needed to cleanup any erosion or spilled materials.
- Erosion control practices shall include permanent seeding within ten (10) working days after grading operations have been completed. Wood mulch must be applied to all disturbed areas within 24 hours of grading operations and within 4 hours of grading operations if weather forecast calls for any rainfall.
- The contractor shall pay the City of Monona for re-inspections for any permit violations (this charge to include re-inspections, documentations, meetings and all related paperwork plus related fines).

Landowner or Applicant Signature: _____ Date: _____
(If applicant is not the landowner, attach a notarized statement authorizing applicant to act as landowner's agent)

Zoning Reviewed by: _____ Date: _____

Permit Issued by: _____ Date: _____
(For Office Use ONLY)

Erosion Control Application Checklist

Project Name:

2451 Kilgust Drive Building Addition

Permit #: _____

Date: 5/27/2016

Please check the appropriate box:

I = Included; NA = Non-Applicable

(If "NA" is checked, an explanation must be entered.)

Plan Requirement	Applicant			Zoning		Engr	
	I	NA	Explanation / Location in Plan	I	NA	I	NA
1. Cross sections and profiles of road ditches.		X	No road ditches				✓
2. Culvert sizes.		X	No Culverts				✓
3. Direction of runoff flow (contours or runoff arrows).	X		See Grading and Erosion Control Plan			✓	
4. Watershed size for each contributing drainage area.	X		Map showing delineated watersheds needed.				
5. Design discharge for ditches and structural measures (flow calculations).	X		Exhibit 7			✓	
6. Runoff velocities in channels (feet/second, meters/second).		X	No Channels				✓
7. Fertilizer and seeding rates (seed, fertilizer, and mulch).	X		Exhibit 5			✓	
8. Time schedule for stabilizing exposed soil.	X		Exhibit 5			✓	
9. Prevent gully and bank erosion and apply minimum standards for sheet and rill erosion: 7.5 ton/acre/yr. (soil loss).	X		Exhibit 6			✓	
10. Description of how the site is to be developed (written description).	X		Cover Letter & Exhibit 5			✓	
11. Provisions for sequential steps mitigating the erosive effect of land disturbing activities (list of erosion control devices).	X		Exhibit 5			✓	
12. Provisions to prevent mud-tracking off-site onto public thoroughfares during construction (stone tracking pad).	X		Exhibit 5			✓	
13. Any other information necessary to reasonably determine the location, nature, and condition of any physical or	X					✓	
14. Any proposed changes to the erosion control plan must be submitted and approved.		X	None				

Application Requirement	I	NA	Explanation / Location in Plan	I	NA	I	NA
1. Copy of Preliminary Review Letter, if applicable.		X	None				✓
2. Copies of permits or approvals by other agencies.		X	None				✓
3. Proposed schedule for completion and installation of all elements of the erosion control plan.	X		Exhibit 5			✓	
4. Estimated cost of completion and installation of all elements of the erosion control plan.	X		Exhibit 8			✓	

If stormwater management requirements are applicable, the stormwater checklist must be attached.

Stormwater Management Application Checklist

Permit #: _____

Project Name:

2451 Kilgust Drive Building Addition

Date: **5/27/2016**

Please check the appropriate box:

I = Included; NA = Non-Applicable

(If "NA" is checked, an explanation must be entered.)

Plan Requirement	Applicant			Zoning		Engr	
	I	NA	Explanation / Location in Plan	I	NA	I	NA
1. Narrative describing the proposed project, including implementation schedule of designed practices.	X		Cover Letter & Exhibit 5			✓	
2. Identification of the entity responsible for long-term maintenance of the project.		X	Storm sewer needs to be maintained.				
3. Map showing drainage areas for each watershed area.	X		Drainage areas need to be delineated.				
4. No increase in peak discharge for 2 and 10-year 24-hour storm events and safely pass the 100-year 24-hour storm, including		X	Provided at the regional level				✓
5. Complete site plan (to scale and maximum size of 11" x 17") and specifications.*	X		Exhibit 5				✓
6. Engineered designs for all structural management practices.	X		Need rip-rap sizing calculations.				
7. For new development, trap 5 micron soil particle (80% reduction in TSS) for the 1-year, 24-hour storm event.		X	Redevelopment				✓
8. For redevelopment, trap 20 micron soil particle (40% reduction in TSS) for the 1-year, 24-hour storm event.		X	Provided at the regional level				✓
9. Treat first 0.5 inches of runoff for control of oil and grease from commercial or industrial areas. (see ordinance)		X	Not Required, only 5 additional parking stalls				✓
10. Proof of stable outlet capable of carrying the design flow at a non-erosive velocity.	X		Need rip-rap sizing calculations.				
11. All downspouts, driveways, and other impervious areas shall be directed to pervious surfaces, where feasible.	X		Need to show locations on plans.				
12. Maintenance plan and schedule for all permanent stormwater management practices.		X	Storm sewer needs to be maintained.				

Application Requirement	I	NA	Explanation / Location in Plan	I	NA	I	NA
1. Copy of Preliminary Review Letter, if applicable.		X	None				✓
2. Proposed schedule for completion and installation of all elements of the stormwater management plan.	X		Exhibit 5			✓	
3. Estimated cost of completion and installation of all elements of the stormwater management plan.	X		Exhibit 8			✓	
4. Evidence of financial responsibility to complete work proposed in plan.		X	Cost Estimate < \$5,000				
5. Copy of affidavit required by s. 15-2-11(c)(4) for privately owned stormwater practices.		X	Storm sewer needs to be maintained.				

* See notes on next page.

Stormwater Management Plan Notes

The summary table in plan requirement (4) must include the following:

- A) pre-existing peak flow rates
- B) post construction peak flow rates with no detention
- C) post construction peak flow rates with detention
- D) assumed runoff curve numbers
- E) time of concentration used in calculations

Complete site plan and specifications in plan requirement (5) must include the following:

** Note: Plan must be to scale with a maximum size of 11" x 17"

- A) property lines and lot dimensions
- B) all buildings and outdoor uses, existing and proposed, including all dimensions and setbacks
- C) all public and private roads, interior roads, driveways and parking lots, showing traffic patterns and type of paving and surfacing material
- D) all natural and artificial water features
- E) depth to bedrock
- F) depth to seasonal high water table
- G) the extent and location of all soil types as described in the Dane County Soil Survey, slopes exceeding 12%, and areas of natural woodland or
- H) existing and proposed elevations
- I) elevations, sections, profiles, and details as needed to describe all natural and artificial features of the project
- J) soil erosion control and overland runoff control measures, including runoff calculations as appropriate
- K) detailed construction schedule
- L) copies of permits or permit applications required by any other governmental entities or agencies
- M) any other information necessary to reasonably determine the location, nature and condition of any physical or environmental features
- N) all existing and proposed drainage features
- O) the location and area of all proposed impervious surfaces
- P) the limits and area of the disturbed area

City of Monona / NR 151 Standards

Permit #: _____

Project Name:

Date: 5/27/16

2451 Kilgust Drive Building Addition

Please check or circle the appropriate box:

I = Included; NA = Non-Applicable

(If "NA" is checked, an explanation must be entered.)

	NR 151 Standards	Applicant			Zoning		Engr	
		I	NA	Explanation / Location in Plan	I	NA	I	NA
1	NR 151.11 Construction site performance standard							
a.	Disturbed site area less than 1 acre (NR 151.11(2)3.(b))		N	Over 1 acre				<input checked="" type="checkbox"/>
b.	BMP controls 80% of soil loss during construction (written plan required including USLE evaluation)	<input checked="" type="checkbox"/>		Exhibit 6			<input checked="" type="checkbox"/>	
2	NR 151.12 Post-construction performance standard							
a.	Disturbed site area less than 1 acre (NR 151.11(2)3.(b))		N	Over 1 acre				<input checked="" type="checkbox"/>
b.	Redevelopment site with no increase in net impervious area (NR 151.12(2)(c))		N					
c.	Regional treatment facility serves this development Documentation on excess treatment capacity used by this project is required (NR 151.003)	Y		Yes - Exempt from NR 151.12			<input checked="" type="checkbox"/>	
d.	40% reduction in TSS based on WinSLAMM or P8		<input checked="" type="checkbox"/>	Controlled by regional basin, Exhibit 3				<input checked="" type="checkbox"/>
e.	Peak discharge limited to predevelopment peak discharge rate for 2-yr, 24-hr storm		<input checked="" type="checkbox"/>	Provided at the regional level				<input checked="" type="checkbox"/>
f.	Project qualifies for infiltration exclusion per NR 151.12(5)(c)5. Explanation required		N	Yes - Exempt from NR 151.12(5)(c) infiltration reqmnt				
g.	Project qualifies for infiltration exemption per NR 151.12(5)(c)6. Explanation required	Y		Yes - Exempt from NR 151.12(5)(c) infiltration reqmnt			<input checked="" type="checkbox"/>	
h.	Infiltration pretreatment system for parking lots and roadways prior to infiltration		<input checked="" type="checkbox"/>	Infiltration not required				
i.	Residential - Infiltrate 90% of predevelopment infiltration volume (1% of site area for infiltration system)		<input checked="" type="checkbox"/>	Not Residential				<input checked="" type="checkbox"/>
j.	Residential - Infiltrate 25% of post development runoff volume from 2-year, 24-hr storm (1% of site area for infiltration system)		<input checked="" type="checkbox"/>	Not Residential				<input checked="" type="checkbox"/>
k.	Commercial - Infiltrate 60% of predevelopment infiltration volume (2% of site area for infiltration system)		<input checked="" type="checkbox"/>	Not Required				<input checked="" type="checkbox"/>
l.	Commercial - Infiltrate 10% of post development runoff volume from 2-year, 24-hr storm (2% of site area for infiltration system)		<input checked="" type="checkbox"/>	Not Required				<input checked="" type="checkbox"/>



Darrin Pope <dpop@vierbicher.com>

2451 Kilgust Drive, Monona

Darrin Pope <dpop@vierbicher.com>

Mon, Oct 26, 2015 at 1:59 PM

To: Dave Hamby <daveh@renschler.com>

Cc: Sonja Reichertz <sreichertz@ci.monona.wi.us>

Dave:

I finally got a chance to reviewed the plans you provided for the building expansion at 2451 Kilgust Road. This property is located in the City's South Towne business park which has a regional off-site stormwater management basin. Per documents provided by the City from their files, the regional basin provides the ordinance required runoff rate and sediment (TSS) control for all properties in the South Towne business park.

The city's ordinance requirement for infiltration on redevelopment sites would require that all downspouts, driveways and other impervious areas be directed to pervious surfaces where feasible, or unless the applicant can demonstrate that the practice is likely to result in groundwater contamination.

One other stormwater ordinance requirement that may apply is oil and grease control. The plans show the addition of five new parking spaces. The potential for pollution by oil and grease from these few parking spaces is not considered significant and oil and grease control would not be required for the proposed parking lot expansion. However, it appears that the expansion plans show a loading dock on the south side with a new paved access drive. Could you tell me what the anticipated truck traffic (number of trips per day) would be?

Thank you,

Darrin R. Pope, PE, EP

Vierbicher
999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
Direct: (608) 821-3956
Office: (608) 826-0532
Fax: (608) 826-0530
Cell: (608) 220-9363
www.vierbicher.com

Visit our blog People::Places at blog.vierbicher.com

On Fri, Oct 16, 2015 at 11:08 AM, Dave Hamby <daveh@renschler.com> wrote:

Darrin,

Attached are the drawings we have for the Wiedenbeck building/addition. Looking for information regarding the storm water management requirements that will be needed if the addition is constructed.

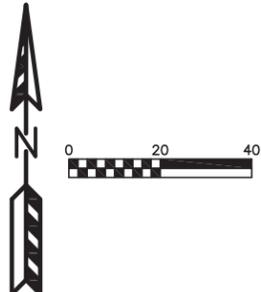
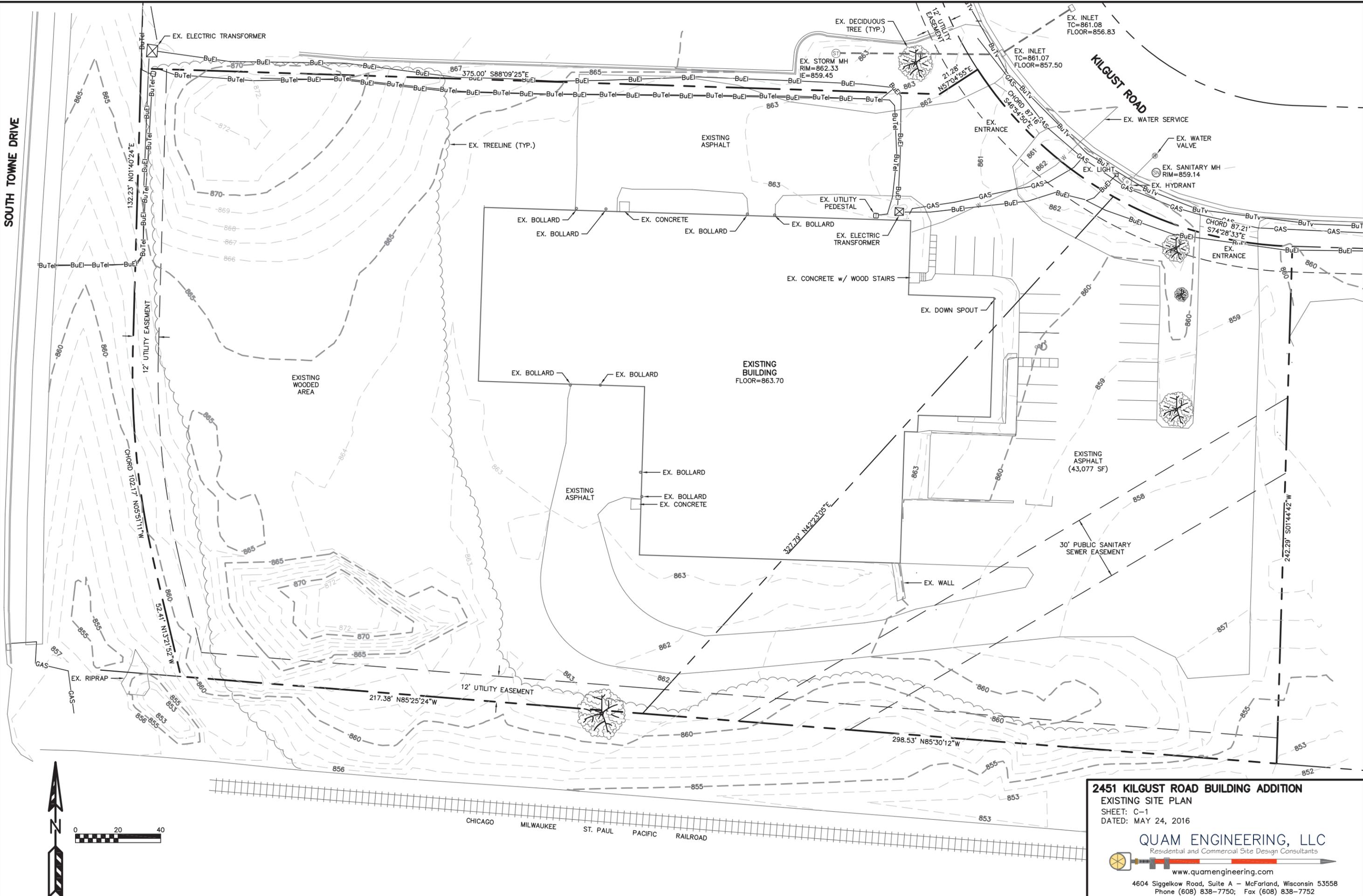
Please feel free to contact me with any further questions.....

Regards,

Dave Hamby
Business Development

The Renschler Company, Inc.
555 D'Onofrio Drive, Suite 275 Madison, WI 53719
T: 608.827.1162 | F: 608.833.7964 | C: 608.334.0333 www.renschler.com

SOUTH TOWNE DRIVE

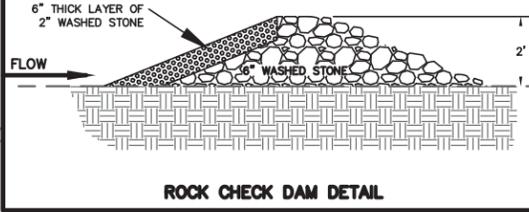
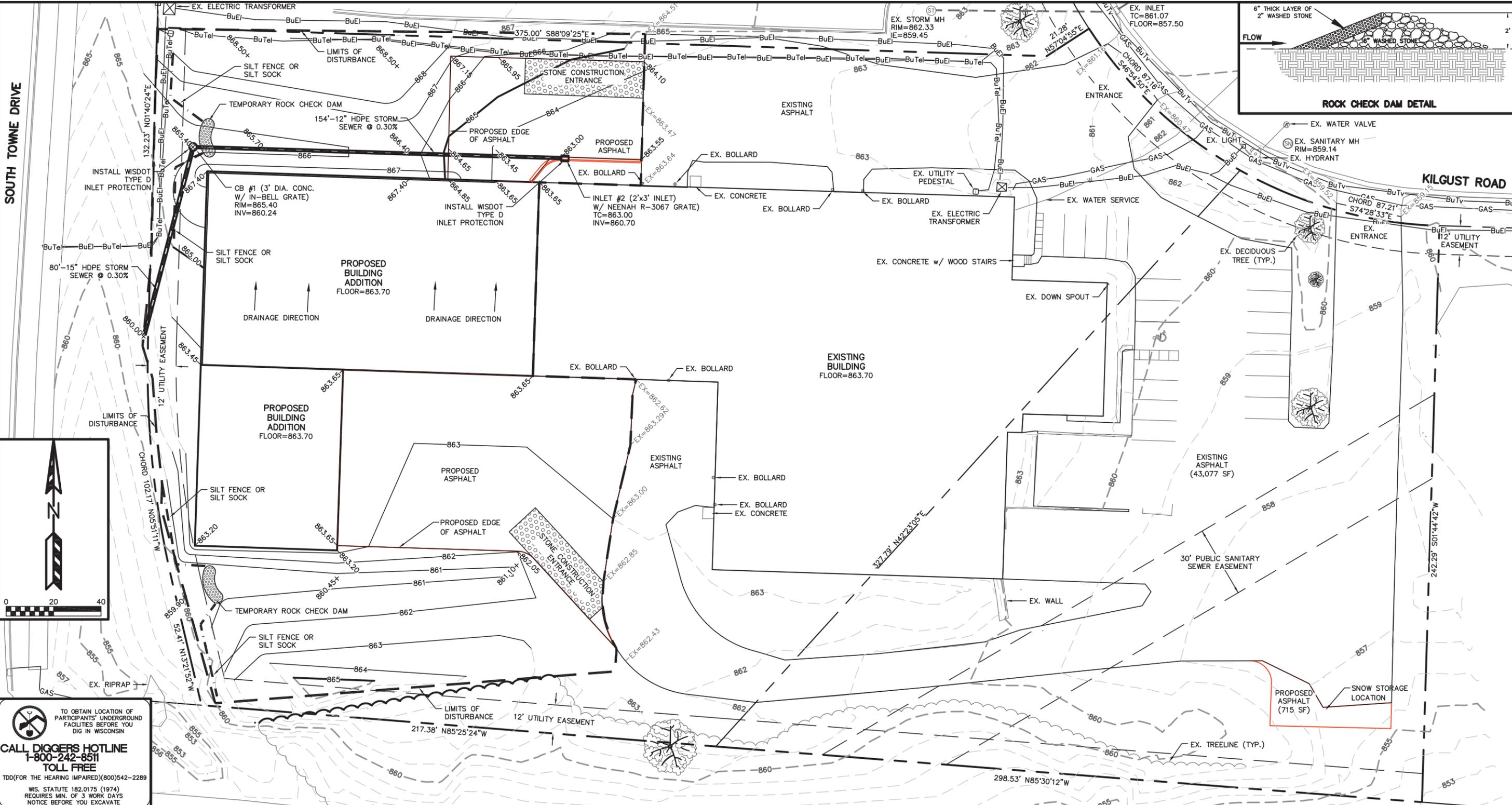


2451 KILGUST ROAD BUILDING ADDITION
 EXISTING SITE PLAN
 SHEET: C-1
 DATED: MAY 24, 2016

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

SOUTH TOWNE DRIVE

KILGUST ROAD



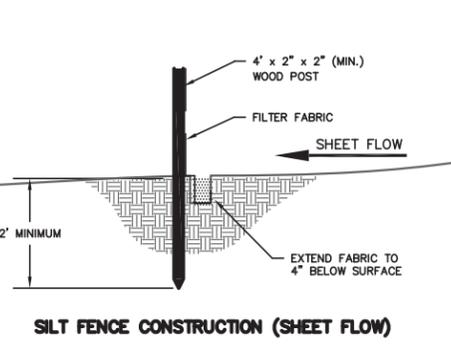
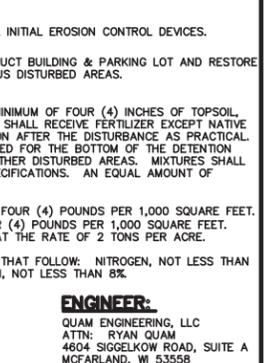
CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289
 WIS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE

EROSION NOTES:
 THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 DISTURBED SLOPES GREATER THAN 10% SHALL BE MULCHED WITHIN 26 DAYS AND PERMANENTLY RESTORED BY NOVEMBER 15, 2016.
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:
 AUGUST 1, 2016
 AUGUST 1, 2016 - NOVEMBER 15, 2016
RESTORATION NOTES:
 ALL PEROUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PEROUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. WET DETENTION NATIVE SEED MIXTURES SHALL BE USED FOR THE BOTTOM OF THE DETENTION POND. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.
 FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:
 WEIDENBECK, INC.
 ATTN: JIM WEIDENBECK AND JANE YOUNG
 2451 KILGUST ROAD
 MONONA, WI 53713

ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4604 SIGGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558



2451 KILGUST ROAD BUILDING ADDITION
 GRADING AND EROSION CONTROL PLAN
 SHEET: C-2
 DATED: MAY 24, 2016

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggeikow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



Universal Soil Loss Equation for Construction Sites

Dane County Land Conservation Division



Developer: Wiedenbeck, Inc.
 Project: 2451 Kilgust Road Building Addition-North End
 Date: 6/1/2016

Version 2.2

Land Disturbing Activity	Begin Date	End Date	Period % R	Annual R Factor	Soil Map Unit	Soil Erodibility K Factor	Slope (%)	Slope Length (feet)	LS Factor	Land Cover C Factor	Soil loss A=%R×R×K×LS×C (tons/acre)	Percent Reduction Required
												(7.5 tons/acre)
disturb ground	8/1/2016	11/15/2016	34.4%	150	Sob	0.37	10.0%	20	0.62	1.00	11.8	<div style="display: flex; align-items: center; justify-content: center;"> <div style="border-left: 1px solid black; border-right: 1px solid black; height: 100%;"></div> </div>
seed and mulch	11/15/2016	-----	15.9%	150	Sob	0.37	10.0%	20	0.62	0.12	0.7	
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TOTAL											12.4	40%

Land Disturbing Activities:	input	definition
	disturb ground	activity which leaves the ground devoid of vegetation
	apply mulch	application of straw mulch at 1.5 tons/acre
	seed and mulch	seeding and application of straw mulch at 1.5 tons/acre
	seeding	temporary or permanent seeding without the use of mulching materials
	sod	installation of sod
	paving	providing 100% cover to disturbed ground with paving materials or stone

Notes: Disturbed area shall be permanently restored by November 15, 2016.
Silt fence or sock will reduce soil loss by 42%

Designed By:	AWR
Date	6/1/2016
Checked By:	AFF
Date	5/26/2016



Universal Soil Loss Equation for Construction Sites

Dane County Land Conservation Division



Developer: Wiedenbeck, Inc.
 Project: 2451 Kilgust Road Building Addition-South End
 Date: 6/1/2016

Version 2.2

Land Disturbing Activity	Begin Date	End Date	Period % R	Annual R Factor	Soil Map Unit	Soil Erodibility K Factor	Slope (%)	Slope Length (feet)	LS Factor	Land Cover C Factor	Soil loss A=%R×R×K×LS×C (tons/acre)	Percent Reduction Required
												(7.5 tons/acre)
disturb ground	8/1/2016	8/26/2016	14.0%	150	Sob	0.37	19.0%	10	1.22	1.00	9.5	
apply mulch	8/26/2016	11/15/2016	20.4%	150	Sob	0.37	19.0%	10	1.22	0.12	1.7	
seed and mulch	11/15/2016	----	15.9%	150	Sob	0.37	19.0%	10	1.22	0.12	1.3	
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		----	----	----		----			----	----	----	
		----	----	----		----			----	----	----	
TOTAL											12.5	40%

Land Disturbing Activities:	input disturb ground apply mulch seed and mulch seeding sod paving	definition activity which leaves the ground devoid of vegetation application of straw mulch at 1.5 tons/acre seeding and application of straw mulch at 1.5 tons/acre temporary or permanent seeding without the use of mulching materials installation of sod providing 100% cover to disturbed ground with paving materials or stone
------------------------------------	---	--

Notes: Disturbed slopes greater than 10% shall be mulched within 26 days and permanently restored by Nov 15, 2016.
 Silt fence or sock will reduce soil loss by 42%

Designed By:	AWR
Date	6/1/2016
Checked By:	AFF
Date	5/26/2016

COST ESTIMATE

The following table summarizes the estimated cost of installation for all elements of erosion control and storm water management for the proposed development.

Item No.	Description	Estimated Quantity	Unit	Unit Price	Amount
1.	Stone Construction Entrance	2	EA	\$500.00	\$1,000.00
2.	Silt Fence	168	LF	\$3.00	\$504.00
3.	Temporary Rock Check Dam	2	EA	\$200.00	\$400.00
4.	Type D - Inlet Protection	2	EA	\$50.00	\$100.00
5.	Restoration	2,400	SY	\$0.50	\$1,200.00
Total					\$3,204.00

**PLAN COMMISSION STAFF REPORT
CITY OF MONONA**

**MEETING DATE: June 13, 2016
AGENDA ITEM 6D
CASE NO. S-016-2016**

Project: Recommendation on Sign Permit Request for Wiedenbeck Inc. at 2451 Kilgust Road.
Project Address: 2451 Kilgust Road
Applicants: Mary Beth Growney Selene, Ryan Signs

Proposal Summary:

Plans have been submitted for a 15,000 SF building addition at Wiedenbeck, Inc., a distributor of metals and industrial supplies located in the South Towne Industrial Park. Ryan Signs, on behalf of Wiedenbeck, Inc., has also submitted permit requests for two new wall signs. One sign is located on the north building elevation near Kilgust Road. The second sign is located on the west elevation, visible from South Towne Drive. Both signs are non-illuminated, individual acrylic cut letters. Sign Code regulations limit this building to a total of 150 SF of wall signage. The submitted letter explains that the applicants are requesting an exception from the maximum square footage limitations for a total of 275 SF.

Applicable Regulations, Policy, or Practice:

According to Sec. 13-1-220(b) of the Zoning Code, all signs accompanying a zoning permit, or all proposed signs which would require approval of a special exception to the sign district requirements shall be reviewed by the Plan Commission. All signs shall be reviewed according to the standards in the Sign Code and according to the following evaluation factors:

- 1) Conformance to the Zoning and Sign Code.
- 2) Minimization of conflict with vehicular or pedestrian circulation.
- 3) Compatibility with the building characteristics, adjacent uses and adjacent signs.
- 4) Compatibility with specific physical site conditions which warrant approval of the sign.
- 5) Materials and maintenance aspects.
- 6) Legibility and visual clarity.

Sign Standards & Staff Comments:

- According to the Code's sign district standards, the Wiedenbeck property is in the "Commercial Signage District." Wall signs in this district are allowed to cover a maximum 10% of the front façade, but not to exceed 150 SF of all signs on the building.
- One wall sign per use on the front of a building is allowed. Where the building fronts on more than one street, and is designed with more than one front, additional wall signs may be approved.
- In terms of past policy or practice, Gordon Flesch Inc., located just north of Wiedenbeck Inc., recently received approval of a similar signage package. The area of the Gordon Flesch Sign approved for the South Towne Drive elevation was 280 SF. The proposed area of the Wiedenbeck sign on the South Towne Drive elevation is 225 SF.

Recommendation:

Approval of two wall signs for Wiedenbeck, Inc. at 2451 Kilgust Road, as proposed, according to Section 13-1-220 of the Monona Municipal Code of Ordinances is recommended with the following findings of fact and conditions of approval:

Findings of Fact:

1. Two wall signs are allowed because the building fronts on more than one street.
2. An exception to the size requirements of Wall Signs in the Commercial Signage District, to exceed the allowance by 125 SF, is approved due to the large scale of the west building elevation; a larger sign is more compatible with the evaluation factors of the Code including compatibility with building characteristics and adjacent signs, and legibility and visual clarity.

Conditions of Approval:

1. The west building elevation wall sign is conditioned upon final Plan Commission approval of the new building addition to which the sign would be affixed.

Ryan Signs, Inc.

3007 Perry Street
Madison, WI 53713
608-271-7979 Phone
608-271-7853 Fax
mbgrowneyselene@ryansigns.net

June 6, 2016

TO: City of Monona
Plan Commission

FROM: Mary Beth Growney Selene
Serving as Agent to Wiedenbeck, Inc.

RE: **Wiedenbeck, Inc.**
2451 Kilgust Road
Signage Plan and Request for Variance

Dear Plan Commission Members;

On behalf of Wiedenbeck, Inc., Ryan Signs, Inc. submits the following signage plan and request for variance to include their existing building and their 2016 addition.

BACKGROUND

- a. The property is considered commercial for purposes on Sign Ordinance interpretation.
- b. The City of Monona Sign Ordinance allows for up to two wall signs, not to exceed 150 sf2.
- c. There is one existing sign on the north elevation of the property.

PROPOSED SIGNAGE PLAN

- a. To update the existing north elevation sign to reflect the Wiedenbeck, Inc. brand (Design 1 attached). The letters will be non-illuminated, flat cut acrylic.
 - i. The square footage of this sign is 49.175 sf2.
- b. To provide a second sign to be located on the South Towne Road elevation. The letters will be non-illuminated, flat cut acrylic.
- c. In approving Design 2C (attached):
 - i. This sign is designed to fit the scale of the building.
 - ii. To allow for separate rectangles to be drawn around the (a) logo icon and (b) the "Wiedenbeck, Inc." and "Metals - Custom Metal Fabrication" letters.
- d. Request to approve sign variance as follows:
 - i. North Elevation letters = 50 sf2
 - ii. West Elevation letters = 225 sf2
 - iii. Total Square footage = 275 sf2
 - iv. Variance = 125 sf2

We appreciate your consideration and will be available to answer any questions you might have.

Respectfully Submitted,



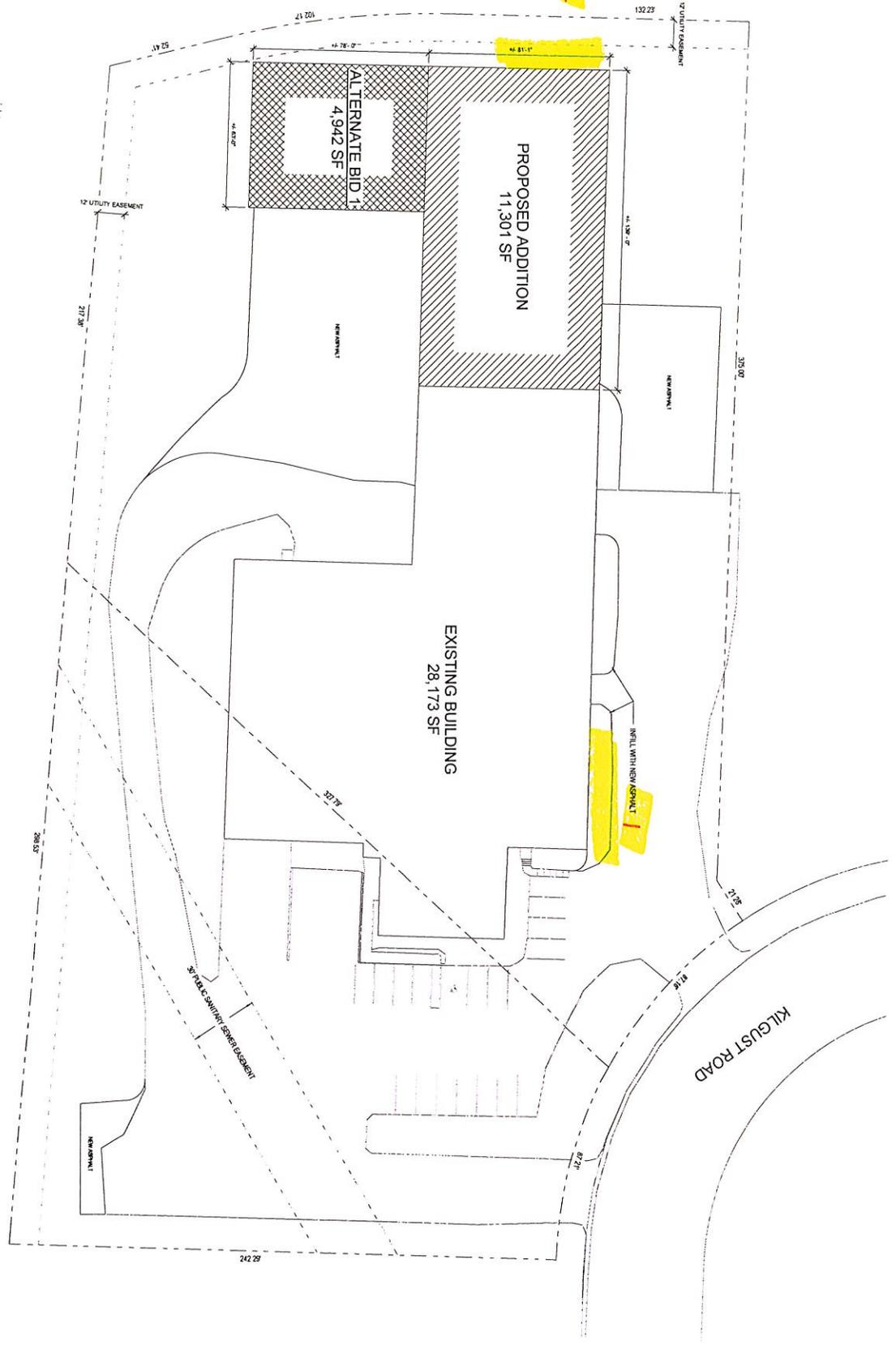
Mary Beth Growney Selene
President
Ryan Signs, Inc.
Serving as Agent to Wiedenbeck, Inc.

6-6-16

Date

ARCHITECTURAL SITE PLAN
 1" = 20'-0"

CHICAGO
 MILWAUKEE
 ST. PAUL
 PACIFIC RAILROAD



2c

WIEDENBECK INC.
 BUILDING ADDITION
 2451 KILGUST RD
 MONONA, WI 53713

STRUC RITE
 DESIGN, INC

805 Clinton Street
 Milwaukee, WI 53186
 262.949.8222
 www.strucrite.com

SHEET TITLE	ARCHITECTURAL SITE PLAN
Project Status	05.24.2016
PROJECT DATA	
DATE	15.10.08
DESIGNER	K.L.L.
CHECKER	
DATE	
PROJECT NO.	
PROJECT NAME	
PROJECT ADDRESS	
PROJECT CITY	
PROJECT STATE	
PROJECT ZIP	
PROJECT PHONE	
PROJECT FAX	
PROJECT EMAIL	
PROJECT WEBSITE	
PROJECT CONTACT	
PROJECT NOTES	
PROJECT COMMENTS	
PROJECT DESCRIPTION	
PROJECT SCOPE	
PROJECT BOUNDARIES	
PROJECT ADJACENTS	
PROJECT UTILITIES	
PROJECT EASEMENTS	
PROJECT ENCUMBRANCES	
PROJECT CONSTRAINTS	
PROJECT RISKS	
PROJECT OPPORTUNITIES	
PROJECT CHALLENGES	
PROJECT SOLUTIONS	
PROJECT OUTCOMES	
PROJECT LESSONS LEARNED	
PROJECT BEST PRACTICES	
PROJECT INNOVATIONS	
PROJECT SUSTAINABILITY	
PROJECT COMMUNITY ENGAGEMENT	
PROJECT TRANSPARENCY	
PROJECT ACCOUNTABILITY	
PROJECT INTEGRITY	
PROJECT ETHICS	
PROJECT RESPECT	
PROJECT RESPONSIBILITY	
PROJECT COMMITMENT	
PROJECT DEDICATION	
PROJECT PASSION	
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PROJECT COURAGE	
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PROJECT ADAPTABILITY	
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PROJECT CREATIVITY	
PROJECT IMAGINATION	
PROJECT INSPIRATION	
PROJECT MOTIVATION	
PROJECT ENTHUSIASM	
PROJECT OPTIMISM	
PROJECT POSITIVITY	
PROJECT HAPPINESS	
PROJECT PEACE	
PROJECT LOVE	
PROJECT KINDNESS	
PROJECT COMPASSION	
PROJECT EMPATHY	
PROJECT UNDERSTANDING	
PROJECT RESPECT	
PROJECT TOLERANCE	
PROJECT PATIENCE	
PROJECT HUMILITY	
PROJECT SINCERITY	
PROJECT HONESTY	
PROJECT INTEGRITY	
PROJECT ETHICS	
PROJECT RESPECT	
PROJECT RESPONSIBILITY	
PROJECT COMMITMENT	
PROJECT DEDICATION	
PROJECT PASSION	
PROJECT PERSEVERANCE	
PROJECT COURAGE	
PROJECT DETERMINATION	
PROJECT RESILIENCE	
PROJECT FLEXIBILITY	
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PROJECT ENTHUSIASM	
PROJECT OPTIMISM	
PROJECT POSITIVITY	
PROJECT HAPPINESS	
PROJECT PEACE	
PROJECT LOVE	
PROJECT KINDNESS	
PROJECT COMPASSION	
PROJECT EMPATHY	
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235 15/16"

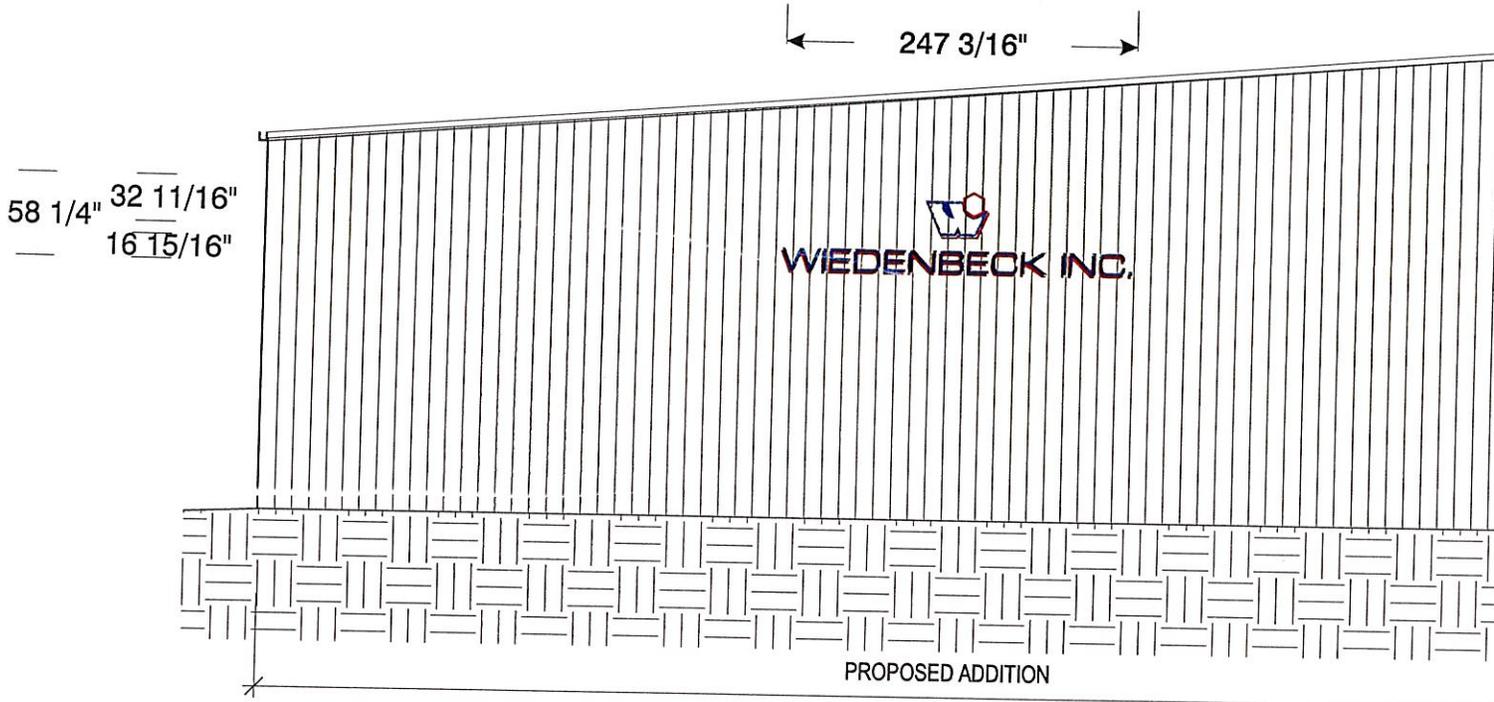


30"

12"

Ryan Signs, Inc. <small>3007 Spang Street, P.O. Box 1088, 271-2979, Fax: (609) 271-2989</small>		<small>SCALE: 3/16" = 1'-0"</small>		<small>APPROVED:</small>	
WIEDENBECK INC		<small>DATE: 06/02/16</small>		<small>© Copyright 2016 by Ryan Signs, Inc.</small>	
<small>These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you for your review and approval only. No part of these plans may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Ryan Signs, Inc. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one indicated herein is expressly prohibited. In the event that such use, distribution or exhibition occurs, the undersigned shall be held liable for all damages, including reasonable attorneys' fees, that may be incurred by you. The amount of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.</small>		<small>DRAWING NUMBER:</small>		<small>6181A</small>	
<small>client signature</small>		<small>DRAWN BY: SW</small>			

2A West Elevation

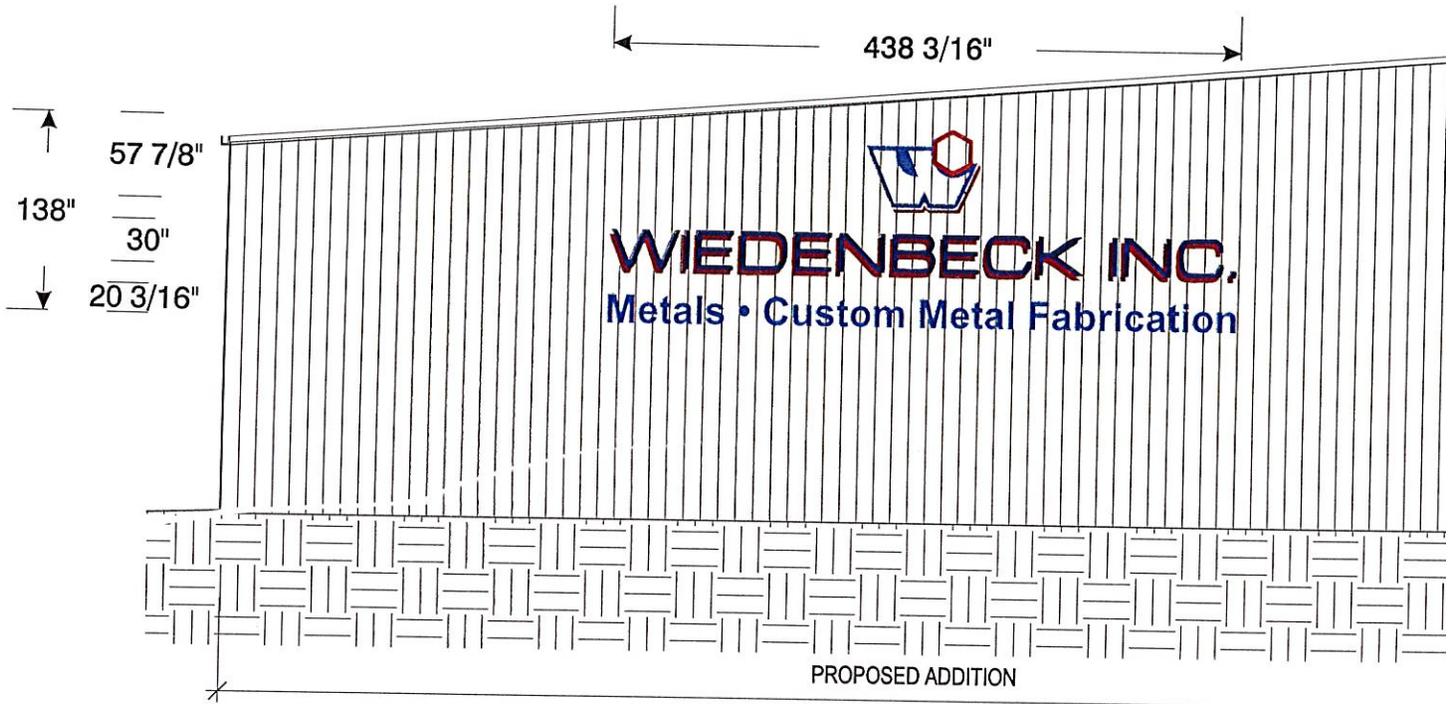


4 WEST ELEVATION
3/32" = 1'-0"

Ryan Signs, Inc.
3007 Perry Street
Madison, WI 53713

Layout design 2A represents the sizing of the letters on the West elevation to comply with 150 total square feet for the site.

2C West Elevation



4 WEST ELEVATION
3/32" = 1'-0"

**PLAN COMMISSION STAFF REPORT
CITY OF MONONA**

**MEETING DATE: June 13, 2016
AGENDA ITEM 6E & 6F
CASE NO. 2-006-2016**

Project: Recommendation on a Zoning Permit Request for a New Garage to Replace an Existing Garage for Hansen and Sons Chimney and Fireplace LLC, Represented by Property Owner Bill Noltner.

Project Address: 850 E Broadway

Applicants: Property Owner Bill Noltner

Proposal Summary:

Bill Noltner owns the property at 850 E Broadway. The property is just under a half acre and is currently developed with two buildings and paved driveway areas. The main building is occupied by the business Hansen & Sons Chimney and Fireplace. The second building is an existing garage in poor condition. Mr. Noltner's application is a request for a zoning permit to remove the existing garage and replace it with a new 850 SF garage that would also be relocated to a different area on the property. The proposed garage is a Cleary metal pole building; its proposed purpose is for storage of trucks and other equipment and materials to be used by the business.

Applicable Regulations, Policy, or Practice:

A zoning permit is required for any new construction, substantial relocation, substantial enlargement of any building, or for any new use or change of use. All zoning permit requests in the Community Design District (CDD) are forwarded to the Plan Commission for review and approval.

The Plan Commission must review the application for all applicable regulations of the Monona Municipal Zoning Code including the general use, operational, and site performance standards of the code, architectural compatibility, parking, landscaping and lighting standards in Appendix A, and all other applicable sections including erosion and stormwater runoff control.

Recommendation:

Approval of an 850 SF metal pole building/garage for the property at 850 E Broadway, as proposed, and according to Section 13-1-180 of the Monona Municipal Zoning Code is recommended with the following findings of fact and conditions of approval:

Findings of Fact:

1. The architectural materials are approved because it is an accessory building that has adequate screening from the public view on E Broadway.
2. The proposed structure is not located in the regulatory floodplain as shown on the submitted survey dated May 18, 2016.

Conditions of Approval:

1. The applicant shall obtain any other required state and local permits including building and electrical permits.
2. A monitored alarm system and Knox Box are required per the Fire Chief.
3. The existing garage shall be removed prior to granting of final occupancy permits.

Proposal

Bill Noltner owns the property at 850 E Broadway. The property is just under a half acre and is currently developed with two buildings and paved driveway areas. The main building is occupied by the business Hansen & Sons Chimney and Fireplace. The second building is an existing garage in poor condition. Mr. Noltner's application is a request for a zoning permit to remove the existing garage and replace it with a new 850 SF garage that would also be relocated to a different area on the property. The proposed garage is a Cleary metal pole building; its proposed purpose is for storage of trucks and other equipment and materials to be used by the business.

The property is zoned Community Design District. A zoning permit approved by the Plan Commission is required for any new construction, substantial relocation, substantial enlargement of any building, or for any new use or change of use. All zoning permit requests in the Community Design District (CDD) are forwarded to the Plan Commission for review and approval.

Plans Submitted

The following plans were submitted for the 6/13/16 meeting.

- Letter of application briefly describing the applicant's request.
- Specifications for the Cleary pre-engineered structure. The proposed color is a "charcoal gray." The total square footage of the building is 850 square feet.
- The submitted site plans (aerial imagery) show the property dimensions, the location of the existing garage, and the location of the proposed new garage. The setbacks shown are 7 feet from the east property line and 8 feet from the rear (south) property line.

Public Hearing and Recommendation for Action

A public hearing and prehearing conference are scheduled for the Plan Commission meeting on 6/13/16. A notice was mailed to surrounding properties within 250' to allow nearby property owners the opportunity to comment on the plans and to notify them of the proposal.

The proposal is scheduled for consideration of action rather than a prehearing conference due to the limited scope of the project; however, the Plan Commission may table the item if it is apparent after discussion that additional or revised materials are needed in order to make a decision.

Zoning Requirements

Code Sec. 13-1-180 defines when a zoning permit is required. A zoning permit is required for any construction, substantial relocation, or substantial enlargement of any structure or building. A zoning permit is also required for any use or substantial change in use of any land, water, structure or building as determined by the zoning administrator. A zoning permit is not required for a change of ownership. However, if a change in ownership is accompanied by another action which requires a zoning permit, a zoning permit is required for such other action. The applicants are proposing a new structure / relocated structure in the Community Design District which requires Plan Commission approval.

The Plan Commission must review the application for all applicable regulations of the Monona Municipal Zoning Code including the general use, operational, and site performance standards of the code, architectural compatibility, parking, landscaping and lighting standards in Appendix A, and all other applicable sections including erosion and stormwater runoff control.

Surrounding Zoning and Uses

Surrounding Land	Existing Land Use	Zoning Designation	Future Land Use Plan
North	Broadway / Cty Hwy BW and Multi-Tenant Commercial	CDD	Commercial
South	Floodplain / Wetland (Owned by WisDot)	CDD / Potential Shoreland-Wetland Zone	Open Space
East	Commercial (Joe's Fire Station)	CDD	Commercial
West	Commercial (Beltline Animal Hospital)	CDD	Commercial

Department Head Review

Plans were distributed to City Department Heads for their review, requirements, comments or concerns. The comments received from Department Heads were shared with the applicant.

Fire Chief Scott Sullivan returned the following comments:

- This building will need to have a monitored alarm system.
- A Knox Box is required for the new building.
- It is unknown whether the existing office building has a monitored alarm system and at this time is not required to be added, but they will want to take that into consideration if they do any remodeling or additions to the building.

Architectural Compatibility

Typically, the Plan Commission has required a standard for building materials for new construction that is higher than a metal pole frame building. Some accessory structures, however, that are generally more screened from view have been approved. Examples include a metal storage shed at Aldo Leopold Nature Center, a Cold Storage Garage at the Public Works Garage. Landscape screening was also taken into consideration when approving these other metal buildings. The following is copied from the Zoning Code:

Sec. 13-1-63 Architectural Compatibility.

- (a) **Purpose.** Development of the City to provide for aesthetic quality, architectural and natural beauty and harmony will enhance the well-being and contentment of its residents and encourage economic stability through the preservation and enhancement of property values. Therefore, standards are needed to ensure that architectural design is harmonious and compatible with nearby development and with nature. This Section is not intended to impose regimented conformity to any specific architectural style or taste, but is intended solely to prevent development which would have a substantially adverse effect on the existing or potential beauty and character of a neighborhood, would reduce its desirability or would depreciate its property values.
- (b) **Standards.** The following standards are adopted to establish criteria for the purposes described in Subsection (a) above:
 - (1) No building shall be permitted if its design or exterior appearance is of such unorthodox or abnormal character in relation to the surroundings as to be unsightly or offensive to generally accepted taste.

- (2) No building shall be permitted if its design or exterior appearance is so identical with those adjoining as to create excessive monotony and drabness.
- (3) No building shall be permitted if any exposed façade is not constructed or faced with a finished material, which is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties.
- (4) No building shall be permitted to be so situated on a lot as to unnecessarily destroy or substantially damage the natural beauty of the area, particularly if it would adversely affect property values in the area, or if it would adversely affect the beauty and general enjoyment of existing buildings on adjoining properties.

Landscaping

There is existing landscaping on the south and east lot lines of the garage (see attached Google Image). The Plan Commission should discuss if this provides adequate screening for the metal building.

Parking

There are no parking impacts with the new/relocated structure.

Lighting

Illumination of off-street parking areas shall be established and directed so as not to be cast directly upon public right-of-ways, occupied structures, or neighboring properties or to be illuminated in intensity, color, or character in a manner that is likely to be seriously disturbing to neighboring properties. Lighting of parking areas shall not exceed 3 footcandles at the property line. The materials submitted do not discuss any plans for lighting.

Floodplain

The attached survey (dated May 2016) shows that the 100-year Base Flood Elevation (848') is south of the 850 E Broadway rear property line, and therefore there are no applicable floodplain regulations for the new garage.

Additionally, the survey shows that the existing garage encroaches into the property to the south. Removal of the existing garage would address a current non-conforming structure.

Erosion & Stormwater Control

A land disturbance of greater than 3,000 SF triggers the requirement for erosion and stormwater control permits is not required. The land disturbance is less than 3,000 SF and therefore these permits are not required.

Electrical & Utilities

The proposed garage is a cold storage building. The applicants do plan on running an electrical line to the building and are required to obtain approval of all required electrical permits.

PREPARED BY:
BILL MILLER
48E VINCENNA RD.
MORNING, VT 55716

PARCEL # C
ACQUISITION PER WARRANT DEED, DOC. # 8834000
This acquisition deed of the Northern 1/2 of the East 300 Feet of the southerly line of former U.S. Highway 12 & 18 of the Township of Morning Grove, in the City of Morone, Vermont, is hereby acknowledged as correct.

NOTES:
1) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ALIENS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENT.
2) METERS, IF PRESENT, HAVE NOT BEEN DECLINATED OR SHOWN.
3) ALL ELEVATIONS ARE REFERENCED TO NAVD 88 GRID DATUM.

LEGEND

- = SET 3/4" x 1/2" BEAM BY 25 PER LIN FT
- = FOUND 1" PIPE
- = FOUND 3/4" REBAR
- = RECORDED AS
- = FINISHED FLOOR ELEVATION WITH ELEVATION NOTED
- = STORM CATCH BASIN
- = STORM CULVERT DUCTILE
- = STORM MANHOLE
- = UTILITY POLE

LINE LEGEND

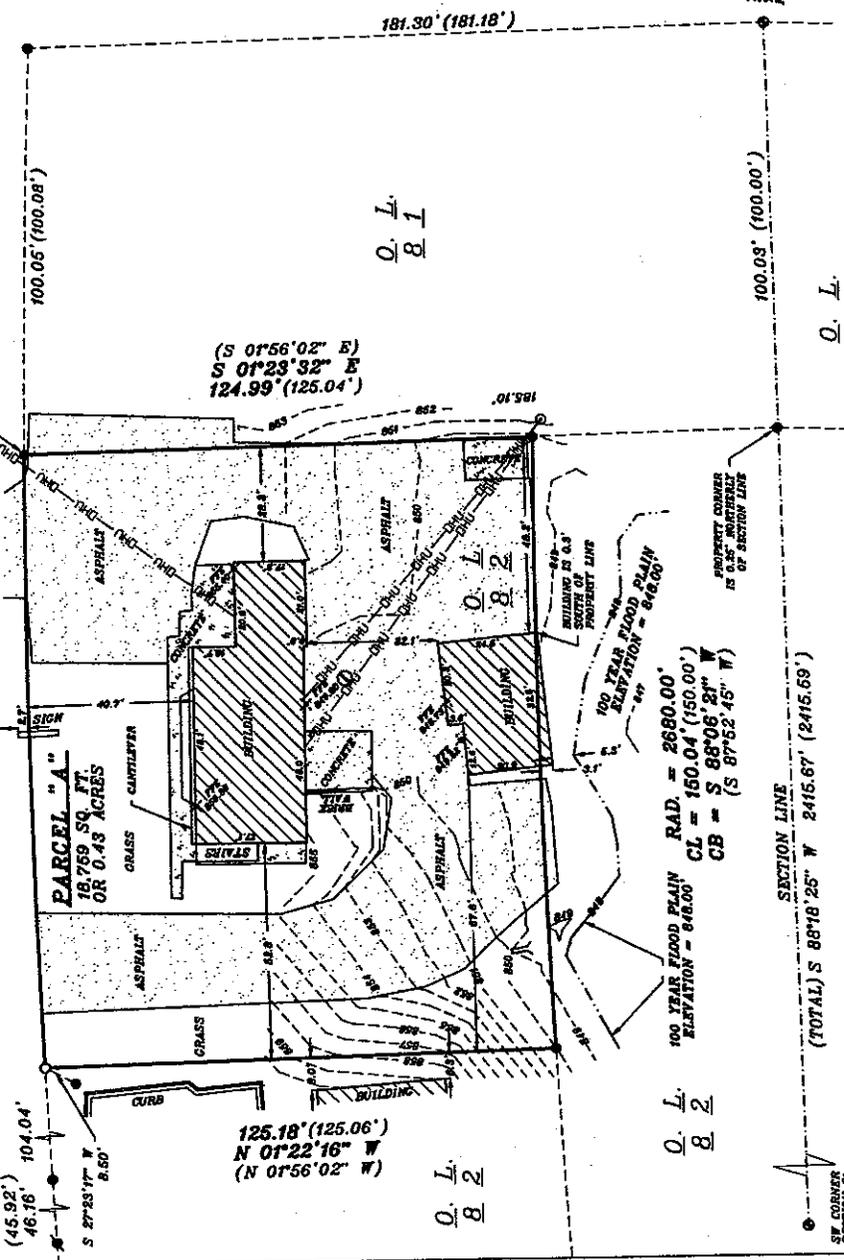
- DHU— = OVERHEAD UTILITY LINE

ALL BEARINGS ARE REFERENCED FROM COUNTY COORDINATE SYSTEM
SCALE 1" = 20'

EAST BROADWAY

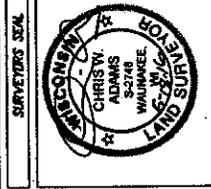
RADIUS = 2805.00'
CHORD BEARING = N 88°10'47" E
CHORD LENGTH = 149.99' (150.00')

PARCEL "A"
16,759 SQ. FT.
OR 0.43 ACRES



SURVEYOR'S CERTIFICATE.
This plot and survey were performed under my supervision, and was surveyed, divided, and mapped according to the official records of the property described and pictured hereon. This plot is a true scaled and dimensioned representation of the boundaries, buildings, improvements and all visible encroachments if any.

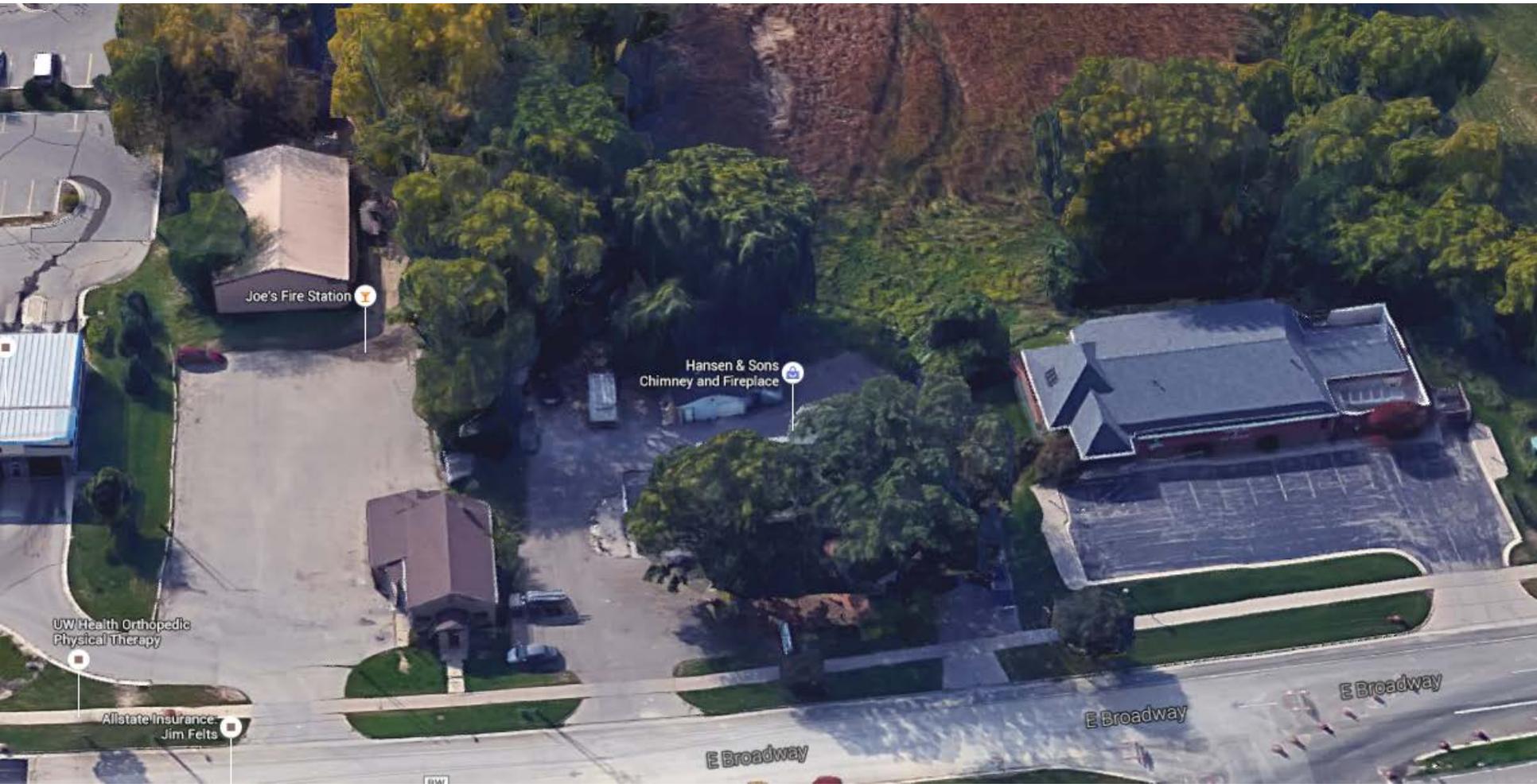
Date: May 18, 2016
Chris V. Adams S-2748
Professional Land Surveyor - Dover



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, VERMONT CROSSINGS, VERMONT 05659
CHRIS V. ADAMS
REGISTERED LAND SURVEYOR
PHONE: 802-255-5765 FAX: 802-995-9750 WEB: WILLIAMSONSURVEYING.COM

PLAT OF SURVEY/TOPOGRAPHIC MAP
PART OF THE 1/4 OF THE 1/4 OF SECTION 21, TOWNSHIP 12 N., RANGE 10 W. AND PART OF SECTION 20, TOWNSHIP 12 N., RANGE 10 W., THOMPSON OF BLENDED OWNED CITY OF MORONE, VERMONT.

DATE	MAY 18, 2016	SECTION	21	TOWNSHIP	12 N.	RANGE	10 W.
SHEET	1	TOTAL SHEETS	1				



Joe's Fire Station

Hansen & Sons
Chimney and Fireplace

UW Health Orthopedic
Physical Therapy

Allstate Insurance
Jim Felts

E Broadway

E Broadway

E Broadway