

Plan Commission Meeting Date: January 13, 2014

PLAN COMMISSION (Agenda Item 5.B. and 5.C.)

AGENDA ITEM:

Recommendation on Request by Jeff and Sarah Mullins for Approval of a Zoning Permit to Operate their Business, A la Crate Vintage Rentals, at 2619 Industrial Drive.

REQUESTED BY:

Jeff and Sarah Mullins

Case No.

2-025-2013

PERMIT/POLICY ANALYSIS STATEMENT:

Brief Description of Proposal:

The applicants are proposing to operate their business, A La Crate Vintage Rentals, at 2619 Industrial Drive. A La Crate rents various items for weddings, events, meetings, gatherings, photo shoots, trade show displays, and theater productions.

Current Policy or Practice

The property at 2619 Industrial Drive is zoned Commercial/Industrial. Section 13-1-180 states that when the use of a structure or building is discontinued for a period of six (6) months or more, and when there is a substantial change of use as determined by the Zoning Administrator a zoning permit is required. This building has been vacant for a period of six months and is a new use in the building with building improvements/alterations proposed which requires Plan Commission approval of a zoning permit.

Recommendation

Approval of a zoning permit to operate the business, A la Crate Vintage Rentals, at 2619 Industrial Drive, as proposed, according to Sec. 13-1-180 of the Monona Municipal Zoning Code, is recommended with the following conditions of approval:

- 1. The parking lot patching and paving, and exterior building painting shall be completed by April 1, 2014.**
- 2. Removal of outdoor storage from the site is required and shall occur according to the following schedule:**
 - April 1, 2014: Remove items on the loading dock of building and other miscellaneous items immediately around the perimeter.**
 - April 15, 2014: Remove of all Pontoon Porch items including large floating raft in parking lot, pallets, and materials on south side of the building.**

- **July 1, 2014: Remove plastic pipe and wood poles from north portion of site.**
- 3. The building shall be equipped with a monitored smoke and heat detection system and a Knox Box as required by Fire Chief Scott Sullivan.**

5.B. and 5.C. Recommendation on Request by Jeff and Sarah Mullins for Approval of a Zoning Permit to Operate their Business, A la Crate Vintage Rentals, at 2619 Industrial Drive.

Plan Commission Meeting January 13, 2014

Proposal

The building at 2619 Industrial Drive is owned by Mark Loeffelholz, Forward Electric, Inc. The building is currently not occupied.

Jeff and Sarah Mullins are proposing to operate their business, [A La Crate Vintage Rentals](#), at 2619 Industrial Drive. A La Crate rents various items for weddings, events, meetings, gatherings, photo shoots, trade show displays, and theater productions. The applicants have outgrown their current space at 4601 Monona Drive (in Redevelopment Area #7), and desire to operate in a larger space in Monona.

The proposed building use at 2619 Industrial Drive includes a 175 sf office space, 580 sf showroom, and 2,000 sf warehouse space for storage of inventory. The business will also use an existing loading dock to fill order mainly on Saturday mornings and Sunday afternoons. Hours of operations are proposed Monday through Friday from 10am-6pm by appointment only. The letter submitted for the 12/9/13 prehearing conference describes the proposal in further detail.

Public Hearing and Prehearing Conference held 12/9/13

A prehearing conference on this proposal was held at the Plan Commission 12/9/13. A copy of the draft minutes for this item is attached.

Public Hearing Scheduled 1/13/14

A public hearing has been scheduled on the agenda and a notice of the public hearing was mailed to all adjacent property owners on 1/6/14.

Consistency with Commercial Industrial Zoning District Standards and General Site Performance Standards

2619 Industrial Drive is zoned Commercial Industrial (C/I) which is characterized by “retail, service, commercial, office, recreational, warehouse and light industrial uses which are high-way oriented.” Sec. 13-1-85, Commercial Industrial District, of the Code is attached. The proposed use of the building is consistent with the C/I district.

Building Design and Exterior Improvements

A bullet-point list of interior and exterior building improvements is included in the letter submitted. Exterior improvements will include painting all exterior walls and foundation

(charcoal grey and light grey), replacement of front steps, removal of air conditioner on front of building, and other general cleaning and repair/replacement as needed. Painting of the building would not occur until spring.

The applicants are also proposing to patch/level any degraded areas throughout the south portion of the lot including the accesses from Industrial Drive and Mangrove Lane. The existing parking lot condition is poor. The Zoning Code requires that all parking area and surfaces be “maintained in good condition” (Appendix A (V.)(a)) and the Building Code states that all “parking and paved areas shall be properly maintained in safe condition.” At the prehearing conference 12/9/13, the Plan Commission consensus was that patching of the deteriorated parking lot areas and paving of the south portion of the lot would satisfy this requirement.

Landscaping

Landscaping improvements are described in the letter submitted. All brush will be cleaned, trimmed, or removed. Planters will be added to south building elevation. The applicants are not proposing to add any new canopy trees. At the prehearing conference 12/9/13, the consensus of the Plan Commission was that the revised landscaping plan should show the specific proposed plantings, their locations, and note the species. The revised plan shows six Karl Forester Reed Grass, two Hydrangea, and additional annuals/perennials.

Parking

The applicants intend to use the south portion of the lot’s surface parking. The letter states six parking stalls will be striped plus a loading/unloading zone at the loading dock for one 12’ trailer and one 12’ box truck. The letter also states a 26’ box truck may also utilize the lot during rental season.

Appendix A of the Zoning Code outlines parking requirements. For commercial retail and service uses, one parking space shall be provided for each three hundred (300) square feet of gross floor area. The gross floor area of the building is 2,755 and therefore the parking requirement would be about 9.2 stalls. The letter submitted explains that customers shop by appointment only and drive-up traffic is extremely rare. The six stalls proposed will adequately account for employee and customer vehicles.

Traffic impacts are also described in the letter submitted. May through October is the busier season with regard to loading/unloading traffic while November through April generates less traffic with customers primarily visiting for appointments.

There were no concerns with parking or traffic at the 12/9/13 prehearing conference.

Outdoor Storage

Sec. 13-1-42(f) *Outside Storage* states that “all materials, equipment, receptacles and containers for refuse and recyclables shall be stored within a building or be fully screened so as not to be visible from adjoining properties, except for clotheslines, and construction and landscaping materials and equipment currently being used, or intended for use within a period of twelve (12) months, on the premises. No exterior storage shall be permitted which has a depreciating effect on nearby property values, impairs scenic views, and constitutes a threat to living amenities or which is a hazard to public health, safety or morals.”

Currently, the site is being used for outdoor storage that is not screened per the ordinance requirements. In the letter dated 1/2/14 from A la Crate, the applicants state that A la Crate is responsible for the zoning application process, the occupancy application process, and all site improvements desired or required as part of permitting as a condition of their lease with building owner Mark Loeffelholz. Mr. Loeffelholz received a letter from Staff on 12/18/13 stating that the outdoor storage must be screened. On 12/19/13, Mr. Loeffelholz, Mr. Mullins, and Staff met on site to discuss screening options. It was determined that the items will be completely removed rather than screened. Removal dates and details are outlined in the 1/2/14 letter from A la Crate as well as the 1/1/14 letter from Mr. Loeffelholz. Outdoor storage is addressed in the recommended conditions of approval of the zoning permit.

Department Head Review

Plans and information submitted were provided to City Department Heads and their comments are as follows:

- Building Inspector Marty Pilger recommended that previously discussed building repairs be made, required local building permits be obtained, and the removal of the party barges from the property.
- Fire Chief Scott Sullivan recommended that the building be required to be equipped with a monitored smoke and heat detection system, and that a knox box be required to be installed.
- There were no other concerns, requirements, or recommendations from department heads.

Signage

Sign permit requests have been submitted and are scheduled for Plan Commission review 1/13/14.

Section 13-1-220 of the Monona Municipal Code of Ordinances, with the following conditions of approval:

1. If the glare from the sign becomes a distraction to drivers on Monona Drive the illumination shall be reduced as determined by Plan Commission.
2. The sign shall be aligned in the tenant space signage area so it is horizontally in-line with existing building signage.

The motion carried.

6.B. Consideration of Action on Request by Complete Family Dentistry for Approval of a Landscape Ground Sign Permit at 4925 Monona Drive.

Scott Pietrzykowski, Grant Signs, presented plans for a new landscape ground sign for Complete Family Dentistry at 4925 Monona Drive.

City Planner Sonja Reichertz stated that Staff's recommendation is for approval of the permit.

A motion was made by Mr. Kugle, seconded by Ms. Posekany, to approve a landscape ground sign permit for Complete Family Dentistry at 4925 Monona Drive, as proposed, according to Section 13-1-220 of the Monona Municipal Code of Ordinances, with the following conditions of approval:

1. If glare from the sign becomes a distraction to drivers on Monona Drive the illumination shall be reduced as determined by Plan Commission.

Mr. Kugle asked if the landscaping of the sign will be coordinated with landscaping being installed for the Monona Drive reconstruction. Mr. Pietrzykowski said that the sign will be installed in the next month, and landscaping will be installed in the spring.

The motion carried.

→ 6.C. Public Hearing on Request by Jeff and Sarah Mullins for a Zoning Permit to Operate Their Business, A La Crate Vintage Rentals, at 2619 Industrial Drive.

Chair Busse opened the public hearing.

Jeff Mullins, owner of A La Crate Vintage Rentals, presented plans for operating his business at 2619 Industrial Drive. He stated that the business he and his wife own is an event rental service for uncommon and unique goods. The business has outgrown their current space on Monona Drive. Mr. Mullins said they like the character of the building at 2619 Industrial Drive which fits the type of business they own. They intend to utilize the building's storage space, loading dock, and showroom and office space.

There were no other appearances.

6.D. Prehearing Conference on Request by Jeff and Sarah Mullins for a Zoning Permit to Operate Their Business, A La Crate Vintage Rentals, at 2619 Industrial Drive.

City Planner Sonja Reichertz reported that the new use proposed for this building requires a zoning permit approved by the Plan Commission. She outlined some items for discussion including the need to screen or remove items currently being stored outdoors on the site.

Chair Busse asked if the applicant can explain the parking and landscaping proposals in greater detail.

Mr. Mullins said that the property owner plans to continue using the north end of the site and parking lot and that this section is not a part of the Mullins' lease agreement. Mr. Mullins said he does not plan on repaving the entire parking lot and will instead patch and repair the existing surface where needed. He said the parking lot repairs will not be able to be addressed until the ground thaws in Spring. Regarding landscaping, Mr. Mullins said they intend to clean up existing shrubbery on the site and add ornamental plantings to the south side of the building in a planter box.

Chair Busse said the applicants stated in their letter that trees could be added if desired by the Commission. He said the landscaping can be much improved with shrubbery and ornamental grasses as proposed and additional trees would not be necessary. He said the applicants should clearly state what they intend to plant and where in their revised plan submittal.

Ms. Devenish asked if the sketched plants on the building elevations were being proposed. Mr. Mullins said that they will likely use ornamental grasses and possibly a hydrangea shrub in planter boxes next to the building. Ms. Devenish said the revised plans need to specify the exact proposed plantings and their locations.

Mr. Kugle said that the proposed exterior work is a huge and welcome improvement to the site. He added that the existing landscaping needs significant clean-up.

Mr. Dorschel said the landscaping will enhance the whole site, and the building will look modernized with the exterior changes.

Ms. Devenish said that the proposal is a great use of the building. She asked about the use of the rest of the property and the current owner. Mr. Mullins said that Forward Electric (Mark Loeffelholz) owns the property. He said Mr. Loeffelholz would like to retain the north end of the site for storage. He added that the pontoon porch currently located on the site will not remain. Ms. Devenish said that the concerns with the outdoor storage on the property should be communicated with the property owner, as it would be their responsibility.

Mr. Kugle said that the materials stored on the property will need to be properly screened or removed from the site and the owner should be notified to ensure this.

Plan Commission Meeting
December 9, 2013
Draft Minutes Subject to Approval

Ms. Devenish asked about the signage shown on the building drawings. Mr. Mullins said they are considering a projecting sign on the building's south elevation and a wall sign on the west elevation. City Planner Sonja Reichertz said any signage will require review and approval of permits by the Plan Commission.

Mr. Kugle asked about lighting. Mr. Mullins said they intend to use the existing lighting on the property and are not proposing new or additional lighting.

Chair Busse asked how refuse and recyclables will be handled. Mr. Mullins said their business will not generate much refuse and they have not yet determined the details of containers they will use. City Planner Sonja Reichertz said refuse and recyclable containers will need to be screened.

Mr. Mullins asked about any incentives the City provides for solar panel installation. City Planner Sonja Reichertz said the Plan Commission reviews zoning permits for solar panels, and the applicant can consult with Project Manager Janine Glaeser regarding any incentives.

There was no further discussion.

end.

6.E. Public Hearing for Terma, LLC, Proposing the Development of a Three Story 43 Unit Residential Apartment Building at 4035 and 4037 Monona Drive.

Chair Busse opened the public hearing.

Cari Fuss, Managing Broker, Encore Real Estate Services, presented plans for a proposed apartment development at the intersection of Monona Drive and Buckeye Road. She said she is representing the property owner, Terma LLC and they are proposing to redevelop the existing 22 unit multi-family structure and the adjacent single-family home rental property for a new 42 unit multi-family structure called Monona Lake Edge. The development includes 65 underground parking stalls and 11 surface stalls. The unit mix proposed includes one, two, and three bedroom units with an average size of 1,100 square feet and high-end finishes appealing to the luxury rental market. She said the proposal meets City goals in the Strategic Housing Plan and the Multi-Family Zoning District. She said the increased density is a better use of the property and will increase the tax base in the community.

Josh Wilcox, Architect, Gary Brink and Associates, described the site plan including:

- The site currently has two accesses onto Monona Drive and the applicants plan to remove the southernmost access for a potential rain garden or other stormwater control elements, as well as to control access at a busy intersection.
- The building layout aims to bring the outdoors inside by maximizing lake views.
- The proposed courtyard is on top of a structured deck with underground parking beneath. The courtyard includes a seven foot wide walkway paved with stone, raised planting beds with native plantings, and low level lighting.
- On the lake side, the applicants are proposing retaining walls and patios that will address the slope toward the lake. These structures will be outside of the 100-year floodplain.
- The building setbacks match averages for properties in the area.
- Storage lockers for residents and refuse containers are located in the underground garage.



City of Monona

Planning and Community Development

Sonja Reichertz
City Planner
Assistant Economic Development Director

5211 Schluter Road
Monona, Wisconsin 53716
Phone: 608-222-2525
sreichertz@ci.monona.wi.us
www.mymonona.com

December 18, 2013

Mark Loeffelholz, Owner
Forward Electric, Inc.
6909 Raywood Road
Madison, WI 53713

RE: Non-compliance at 2619 Industrial Drive

Mr. Loeffelholz:

To maintain minimum standards in the City, an emphasis on enforcement of property maintenance codes is an ongoing effort. We have observed the following non-compliance issues at your property, 2619 Industrial Drive:

- The existing outdoor storage of materials as shown in the attached photographs is in violation of ordinance Sec. 13-1-42(f) Outside Storage. These materials must be stored within a building or be fully screened so as not to be visible from adjoining properties. No exterior storage shall be permitted which has a depreciating effect on nearby property values, impairs scenic views, constitutes a threat to living amenities, or which is a hazard to public health, safety or morals.

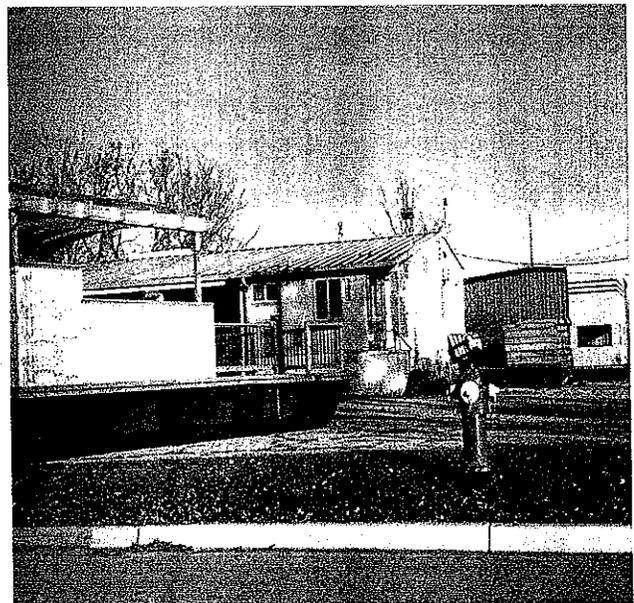
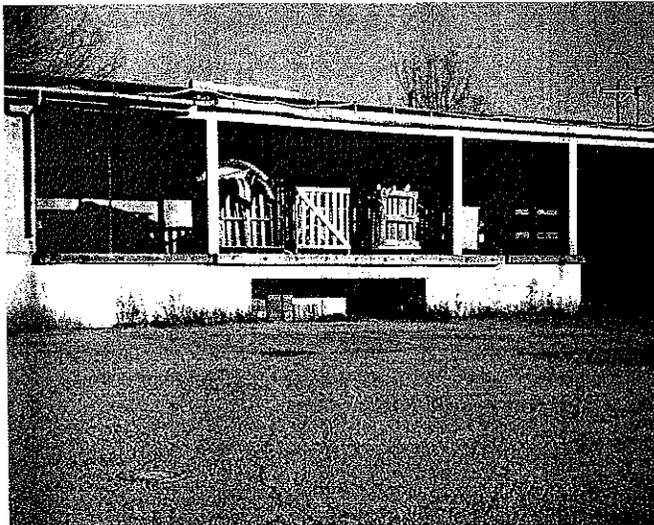
Please submit plans to bring these issues into compliance as soon as possible. Possible screening options include decorative fencing or landscaping. While I am sure you will take care of this matter efficiently, non-compliance with any of the requirements or standards of the Code of Ordinances can result in fines and penalties per Section 1-1-7. If you have any questions or concerns regarding this matter, feel free to contact me at City Hall, (608)222-2525. I appreciate your attention to this matter.

Sincerely,

Sonja Reichertz
City Planner & Assistant Economic Development Director



Outdoor Storage 2619 Industrial Drive





City of Monona

Planning and Community Development

Sonja Reichertz
City Planner
Assistant Economic Development Director

5211 Schluter Road
Monona, Wisconsin 53716
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January 6, 2014

Dear Monona Resident or Business Owner:

You are receiving this public hearing notice because you own or occupy a building that is close to another property for which a request is coming before the Monona Plan Commission. The following items are scheduled on the agenda for a Plan Commission meeting on Monday, January 13, 2014 at 7:00 p.m. at the Monona Public Library, 1000 Nichols Rd (Community Media Room):

Public Hearing on Request by Jeff and Sarah Mullins for a Zoning Permit to Operate Their Business, A La Crate Vintage Rentals, at 2619 Industrial Drive.

Consideration of Action on Request by Jeff and Sarah Mullins for Approval of a Zoning Permit to Operate Their Business, A La Crate Vintage Rentals, at 2619 Industrial Drive.

If you have any comments or questions on this proposal, you are welcome to attend this meeting and express them during the public hearing. An electronic copy of the materials submitted, a staff report, and a finalized agenda will be posted on the City of Monona website at <http://www.mymonona.com> under the Plan Commission meeting date on the City of Monona's Public Meeting Calendar. A hard copy of the materials submitted is also available for review at City Hall. Please contact me at (608) 222-2525 or at sreichertz@ci.monona.wi.us if you have any questions regarding the proposed development plans.

Sincerely,

Sonja Reichertz

12/19/13 Prehearing
Conference: Plan
COMMISSION.

PROPOSAL FOR BUILDING USE

USE OF SITE.

Traffic. A LA CRATE is a seasonal business with two distinct seasons in the year that alter traffic. May through October is busy with rentals - customer pick-ups/drop-offs, deliveries/retrievals. November through April is busy with appointments - client visits to the building. During rental season traffic is heaviest to the site on Thursdays and Sundays (customer pick-up and drop off), 15-20 orders/week on average. Deliveries generally leave and return to the building Fridays and Mondays, 5 orders/week on average. During off-season, appointments are scheduled M-F in 2-hr increments, with no more than two appointments happening at one time. Rarely will traffic within the building exceed 10 people. Weekend traffic varies and is kept to a minimum.

Parking. The south portion of the site at 2619 Industrial Dr. has more than enough parking space for the daily needs of A LA CRATE. Lines will be painted for 6 parking spots next to the building (see site plan) plus a loading/unloading zone and spots for A LA CRATE delivery vehicles (currently one 12ft. trailer and one 12ft. box truck). A third party delivery crew may also utilize that space during rental season for their 26ft. box truck. Any overflow parking beyond the six spaces can be accommodated within the lot area.

Storage. The site in and around the building is currently being used to store miscellaneous items that will be cleared away before occupancy. The portion of the site north of the building being retained by the owner may still be used for storage unrelated to A LA CRATE.

BUILDING IMPROVEMENTS.

Interior. Improvements to the interior of the building will include:

1. General cleaning and repair of entire building
2. Painting walls/ceiling of office, showroom and bathroom
3. Sealing and polishing concrete floors in office, showroom and bathroom
4. Inspect furnace and baseboard heating, update as needed.
Screen off furnace if used.
5. Inspect plumbing and fixtures, update as needed/desired
6. Inspect electrical, update outlets and fixtures as needed/desired
7. Possibly install security/fire alarm system
8. Install exit lights where needed
9. Install shelving, furnishings, etc. for business use

* No interior walls will be removed/added throughout building. Warehouse section will remain largely as is.



PROPOSAL FOR BUILDING USE

BUILDING IMPROVEMENTS CONT.

Exterior. Improvements to the exterior of the building will include:

1. General cleaning and repair of entire building
2. Painting all exterior walls and foundation
3. Inspecting metal roof, repair/seal/paint as needed
4. Inspecting gutters and downspouts, repair/replace as needed
5. Replace front steps
6. Remove door on front of building no longer in use (east side of south face)
7. Remove air conditioner on front of building (upper portion of south face)
8. Install knox box

Lighting. Improvements to lighting of the building will include:

1. Painting existing light poles
2. Inspect and update lighting on porch and loading dock as needed

SITE IMPROVEMENTS.

Parking Lot. Improvements to the parking lot will include:

1. Patching/leveling any degraded areas throughout south portion of lot, including both entrances/exits to road
2. Painting lines for parking spots and loading zones (see site plan)

Landscaping. Improvements to landscaping will include:

1. Adding a wood retaining wall/raised planter along the front of building (south face, see elevations). Planting ornamental grasses, perennials and hydrangeas.

Greenspace. Improvements to greenspace will include:

1. General cleaning and removal of all overgrown brush/weeds surrounding building
2. Removal of tree(s) growing too close to foundation (SE corner, N face)
3. Wooded section of lot NE of building will remain as is
4. Replanting trees near building as needed/desired
5. Maintaining cut grass around site as is



REVISED LETTER OF INTENT

A LA CRATE VINTAGE RENTALS

ZONING PERMIT APPLICATION: 2619 INDUSTRIAL DR., MONONA, WI 53713

JANUARY 2, 2014

Following the public hearing and prehearing conference on December 9, 2013, revisions to our initial proposal were requested for topics including: conditions of lease, parking lot improvements, outdoor storage, landscaping details, lighting, waste removal, and signage. Information addressing revisions for each of these topics can be found below.

1. CONDITIONS OF LEASE

When approached in the fall of 2013, the owner of the property at 2619 Industrial Dr. had no intentions of renting or renovating the site. After brief negotiations it was agreed upon that the owner would rent the building and south portion of the site to A LA CRATE Vintage Rentals under the condition that A LA CRATE assumes all responsibility for the zoning application process, occupancy application process, and site improvements desired or required as part of permitting. In return A LA CRATE will receive a reduced rental rate as part of the lease agreement. Feedback on the above topics should therefore be directed to A LA CRATE Vintage Rentals whenever possible.

2. PARKING LOT IMPROVEMENTS

As indicated in the original proposal, degraded areas of the existing parking lot will be leveled and patched with asphalt to a condition meeting building code requirements for a "properly maintained and safe" parking lot.

A quote for this work from Tri County Paving, Inc. is ready to be accepted, commencing on the first available date in 2014. (The asphalt plant may not begin work until MAY depending on spring weather). Painting of parking stall lines will occur immediately after patching.

3. OUTDOOR STORAGE

Action dates to remove items currently being stored outdoors are as follows (also see attached letter):

APRIL 1, 2014 - removal of items on the loading dock of building, and any other miscellaneous items immediately around the perimeter. (To be moved into storage by owner)

APRIL 15, 2014 - removal of all Pontoon Porch items, including large floating raft in parking lot, pallets and materials on south side of building. (This date will coincide with open water on Lake Monona where the raft will be moved)

JULY 1, 2014 - removal of plastic pipe and wood poles from north portion of site. (This date coincides with a summer project where the materials will be used)

4. LANDSCAPING

As indicated on the original plan landscaping improvements will include the trimming and removal of weeds and scrub immediately surrounding the building and the addition of a wood planter box along the south side of the building. Plantings will consist of ornamental grasses and shrubs (see revised site plan for details). Canopy trees will not be removed or planted.

5. LIGHTING

Exterior lighting for the building currently consists of a fully lit loading dock and front entry porch, and two large overhead light posts on the northwest and southwest corners of the building. The combination of these light sources will illuminate all parking stalls intended for the site (see revised site plan for details).

6. WASTE REMOVAL

Refuse pick-up will be provided through a private contractor, effective at the start of occupancy.

7. SIGNAGE

Signage will include a 2' x 3' hanging sign off the south face of the building, near the front entrance, and a large 6' graphic on the sliding loading dock door. Plans for signage are attached in separate application.

*CONDITIONAL DATES TO NOTE

APRIL 1, 2014 - desired occupancy date for A LA CRATE Vintage Rentals

APRIL 1, 2014 - removal of outdoor storage, loading dock

APRIL 15, 2014 - removal of outdoor storage, Pontoon Porch

APRIL/MAY, 2014 - exterior painting, weather permitting

APRIL/MAY, 2014 - parking lot patching and line painting, weather permitting

JULY 1, 2014 - removal of outdoor storage, north lot

A. EXTERIOR PAINT:

A1 Charcoal Grey

A2 Light Grey

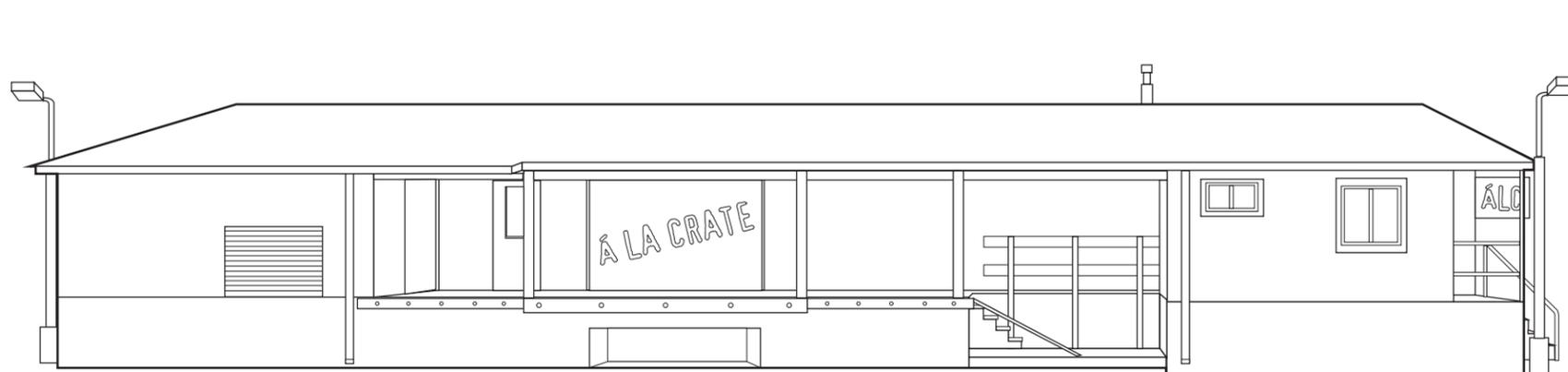
B. LANDSCAPING:

B1 - *6 Feather Reed Grass 'Karl Forester'
(Calamagrostis acutiflora)
B2 - *2 Hydrangea
B3 - *Additional annuals/perennials (hosta,
tulip)

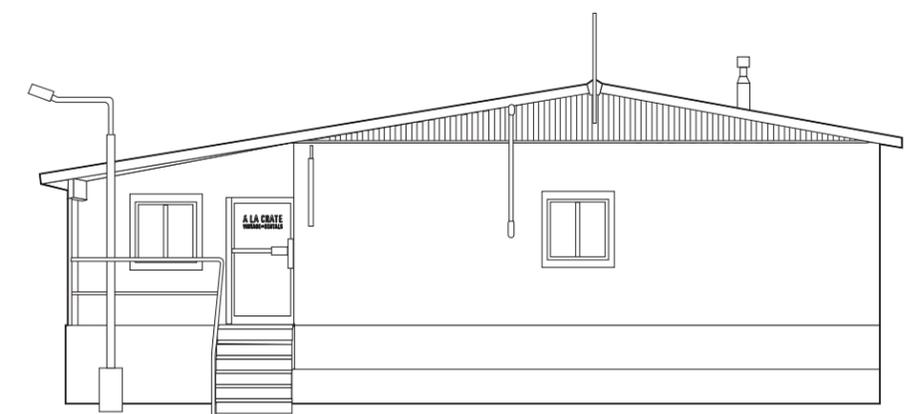
*All plantings in south face raised bed

C. LIGHTING:

C1 - Overhead light posts
C2 - Loading dock lights
C3 - Front entry lights



Side View - loading dock



Front View - main entrance

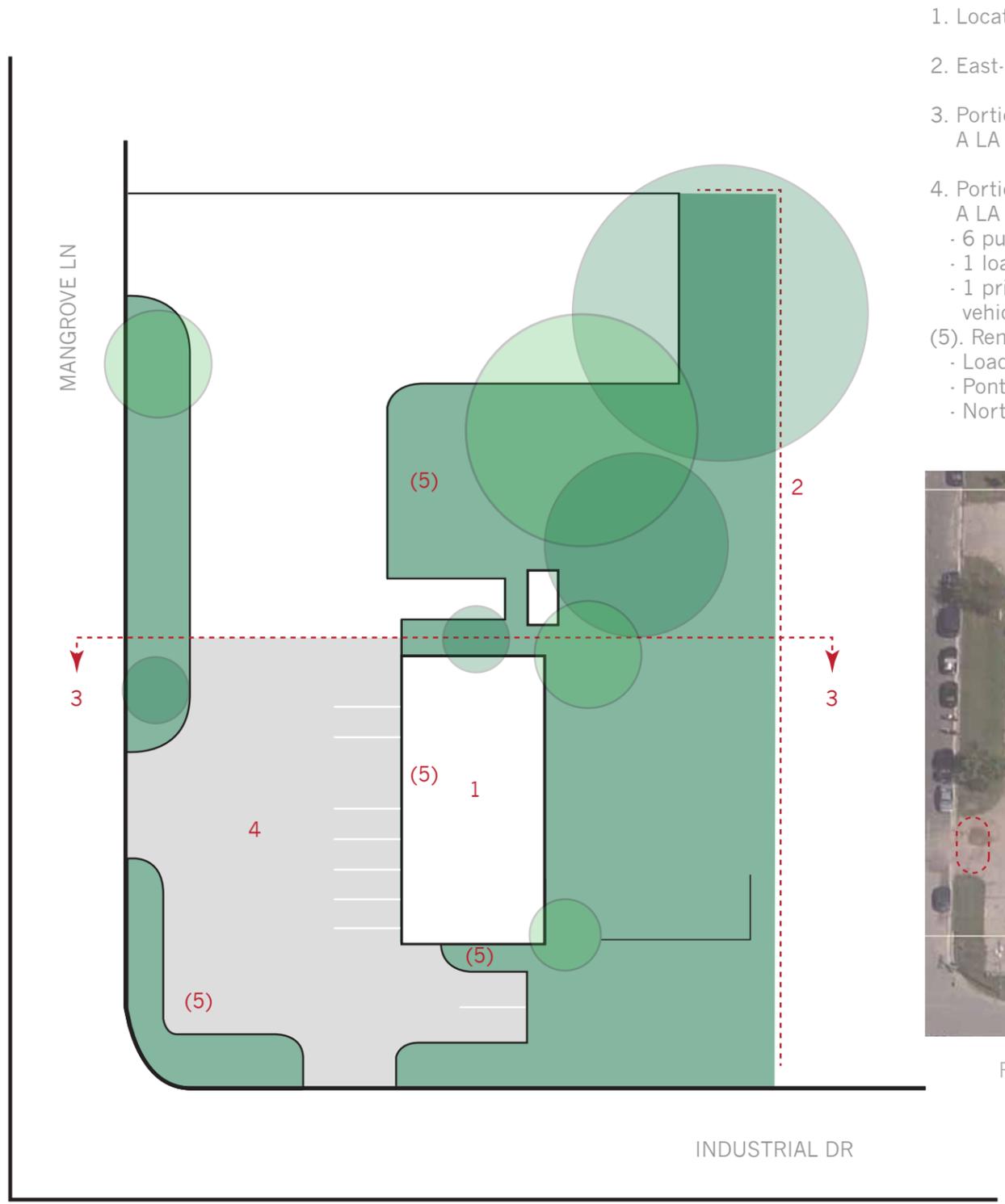
À LA CRATE
VINTAGE * RENTALS

2619 INDUSTRIAL DR.
MONONA, WI 53713

Plan Commission Review - Zoning Permit Application

Revised: Jan. 2, 2014

Sarah & Jeff Mullins - A LA CRATE Vintage Rentals

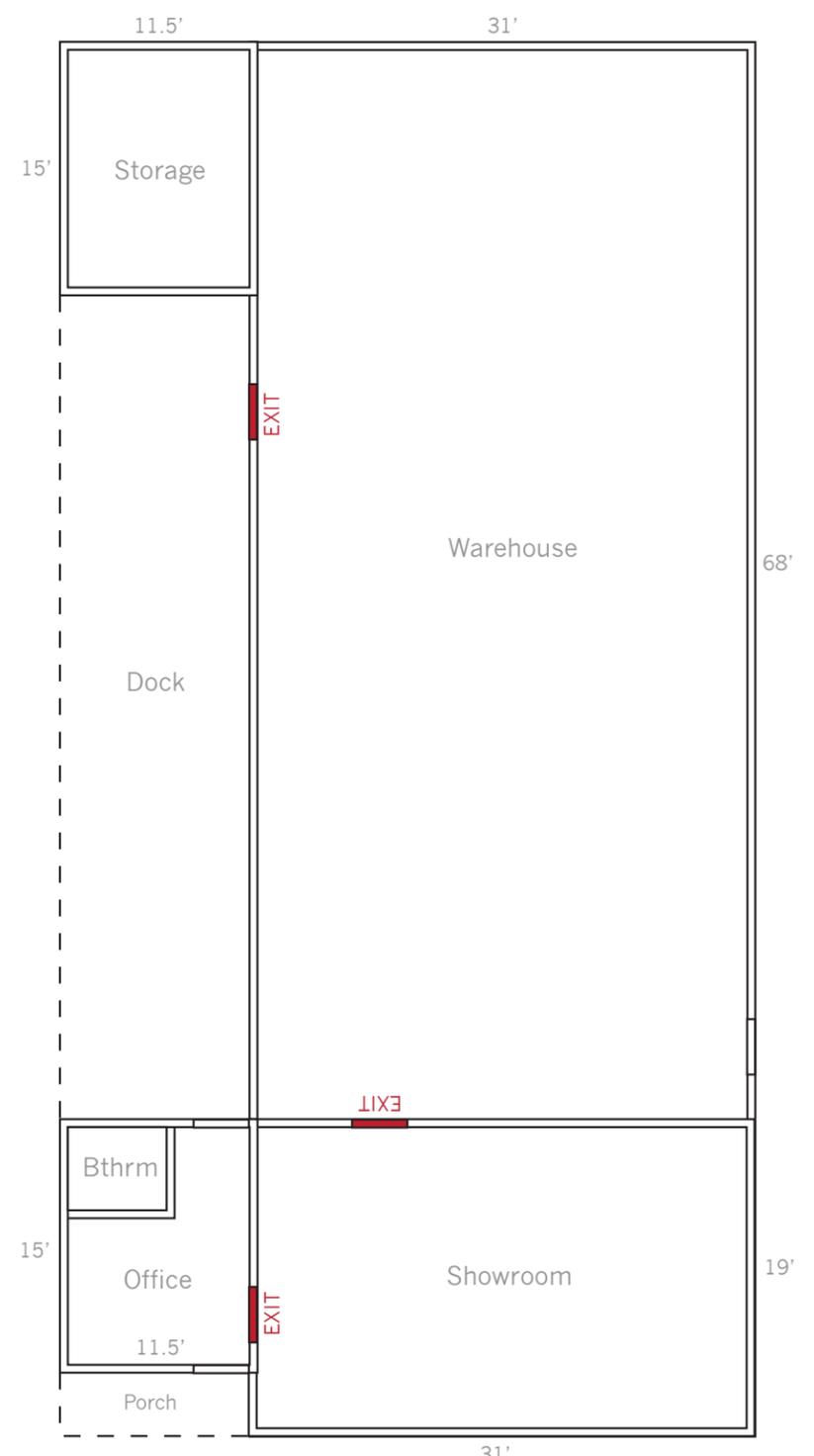


1. Location of 2619 Industrial Dr.
2. East-side lot line (approximate)
3. Portion of lot being rented by A LA CRATE: South of dotted line
4. Portion of parking lot being used by A LA CRATE:
 - 6 public parking spots to be painted
 - 1 loading zone
 - 1 private parking spot for company vehicles
- (5). Removal of outdoor storage:
 - Loading dock
 - Pontoon Porch
 - North site



Portions of lot to be patched

Site View



Plan View

