

Plan Commission Meeting Date: July 14, 2014

PLAN COMMISSION (Agenda Item 6.D. and 6.E.)

AGENDA ITEM:

Public Hearing and Prehearing Conference on Request by Vogel Wood Products, 1210 Femrite Drive, for a Zoning Permit to Construct a 14,500 SF Building Addition at this Location.

REQUESTED BY:

**William Vogel, Owner
Steve Kalscheuer, Advanced Building Corporation**

Case No.

2-010-2014

PERMIT/POLICY ANALYSIS STATEMENT:

Brief Description of Proposal:

Vogel Wood Products is proposing

Current Policy or Practice

1210 Femrite Drive is zoned Community Design District (CDD). A zoning permit for a new use, substantial addition or alteration, or new construction is required according to Section 13-1-180 of the Monona Municipal Zoning Code. The Plan Commission reviews all zoning permit requests in the CDD zoning district. Plans submitted are reviewed for compliance with the Use and Site Performance Standards of the Zoning Code, standards in the Retail Business Zoning District Section of the Code, Appendix A of the Code, and all other applicable sections of the Monona Municipal Zoning Ordinance.

Recommendation

No action is recommended at this Prehearing Conference. The Plan Commission should discuss the following and may request additional plans and information:

- **Use and associated parking requirements of the building addition.**
- **Building materials and their consistency with the existing building materials and massing.**
- **Proposed reduction in green space.**
- **Loading and turn-around for semi-trucks.**

Note: This staff review is not meant to be all inclusive of any other comments and recommendations from staff or the Plan Commission. Additional information may still be requested, and recommendations made by City staff, and the Plan Commission.

Item 6.D. and 6.E. Public Hearing and Prehearing Conference on Request by Vogel Wood Products, 1210 Femrite Drive, for a Zoning Permit to Construct a 14,500 SF Building Addition at this Location.

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Proposal

Vogel Wood Products, represented by ABC Builders., has submitted plans for a 14,500 SF Building Addition at 1210 Femrite Drive, described as follows:

- The business is growing and needs more space. The new space would be used to accommodate machinery. Use of the space would be mostly warehouse use (80%), with 10% devoted to dock & staging, and 10% to added production.
- The addition would be located at the rear of the building (north side) and located all the way up to the east lot line (which is consistent with the existing building's east elevation).
- The proposed addition will be about 6' taller than the existing building.

The building materials include a white membrane roof to match the existing building, beige metal vertical siding with dark bronze trim and bronze windows. Nine parking stalls are added along the west building elevation of the addition.

Public Hearing Scheduled for 7/14/14

A public hearing is scheduled on the agenda for 7/14/14 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 on 7/3/14.

Consistency with Zoning Ordinance, Comprehensive Plan, and Surrounding Uses

1210 Femrite Drive is zoned Community Design District (CDD). A zoning permit is required for a new use, substantial addition or alteration, or new construction according to Section 13-1-180 of the Monona Municipal Zoning Code. The Plan Commission reviews all zoning permit requests in the CDD zoning district.

Plans submitted are reviewed for compliance with the Use and Site Performance Standards of the Zoning Code, standards in the Retail Business Zoning District Section of the Code, Appendix A of the Code, and all other applicable sections of the Monona Municipal Zoning Ordinance.

The proposal a building addition, parking lot alterations, and landscaping alterations for the existing manufacturing/office use, is consistent with the CDD District, but must be reviewed according to the Use and Site Performance Standards of the Zoning Code, and the Quantitative Standards of Appendix A to determine if the standards and requirements can be met.

Architectural Design

The building materials include a white membrane roof to match the existing building, beige metal vertical siding with dark bronze trim and bronze windows.

Parking

Nine stalls are added to the site. The Plan Commission should discuss if the added warehouse space will require more than the nine stalls added to the site.

Landscaping

New landscaping is not shown on the plans submitted. The letter describes changes to the lot coverage calculations. The proposed green space coverage of 27.5% is less than the goal of 30% coverage for commercial sites.

Stormwater and Erosion Control

Since there will be greater than 3,000 sf of land disturbance an erosion control permit will be required. Also, over 3,000 sf of land disturbance meets the definition of "redevelopment" per 15-2-4a(4) of the Monona Municipal Code of Ordinances. Therefore, per 15-2-8(4), a stormwater permit is required, and the plans should include stormwater management measures for the proposed impervious areas meeting the stormwater management performance standards of 15-2-13(a)(2). The applicants have not prepared stormwater/erosion control plans for this prehearing conference, but will submit plans to the City's consulting engineer at Vierbicher Associates for the next Plan Commission review.

Lighting

There will be no additional lighting.



VOGEL

WOOD PRODUCTS

www.vogelwoodproducts.com

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June 30th 2014

To Whom It May Concern:

Vogel Wood Products Corporation manufacturer's high quality, modular and customizable office systems and store fixtures. We incorporate the latest products and colors to allow flexibility in design. Our product line serves residential and commercial market segments nationally in a variety of applications that include: home/commercial offices and storage systems, franchise store fixtures, and bedroom furniture solutions.

Vogel Wood Products has experienced significant growth in the last three years. I am looking to expand our facility to accommodate machinery. This will allow us to improve lead times and capture additional business that could increase our sales, conservatively by 100%.

I enjoy having my company in the Monona community, and look forward to the continued growth and opportunities that lie ahead.

We are proposing to build a 14,500 sq.ft. addition to the rear (North) side of existing bldg. along East lot line. Wall & roof materials will match the 2008 front addition, including re-sheet walls of original bldg..

Average ht. of existing bldg. is 22', with the max. ht of the addition to be 30'.

Roof drainage to be collected w/ roof storm drains & discharged to a rain garden in green space similar to front system.

The new space will be approx.. 10% dock & staging,
10% added production,
80% warehouse.

Proposed addition is 90% on existing paved & gravel surface.

Paved area would increase from 19,000 sq.ft to 26,000 sq.ft, -or 34% of lot.

Graveled area of 11,000 sq.ft. would be eliminated.

Current green space of 23,000 sq.ft.would reduce to 21,000 sq.ft – or 27.5%

We are not developing any plan requiring an easement w/ neighbor.

Sincerely,


William J. Vogel







