

Plan Commission Meeting Date: August 11, 2014

PLAN COMMISSION (Agenda Item 6.A. and 6.B.)

AGENDA ITEM:

Public Hearing and Action on request by Farrell Equipment and Supply for Approval of a 14'x80' Decorative Concrete Driveway and Additional Impervious Space at 6809 Mangrove Lane.

REQUESTED BY:

Jeff Witt, Branch Manager, Farrell Equipment & Supply

Case No.

2-013-2014

PERMIT/POLICY ANALYSIS STATEMENT:

Brief Description of Proposal:

Farrell Equipment and Supply is requesting approval of a 14'x80' decorative concrete driveway to their site at 6809 Mangrove Lane. The reasons for the request are described in the materials submitted, and are related to vehicle circulation for customers with trucks and trailers, and for safety reasons. The driveway is proposed to be installed in the green space area on the east side of their site along Mangrove Lane.

Current Policy or Practice

A zoning permit was approved for the construction of the Farrell Equipment & Supply building and site at 6809 Mangrove Lane in 2012. Appendix A of the Zoning Code states that "all sites will generally be required to cover up to thirty percent (30%) of the site in open green space." The zoning permit allowed for approval of the existing site plan with less than the required 30% green space. This proposal further reduces the amount of green space, and is therefore scheduled for consideration by the Plan Commission.

Adjustments to requirements can be made and are often negotiated in exchange for additional/other requirements. The Plan Commission could consider the reduction in green space in exchange for additional landscaping points, porous pavement, or other site improvements, for example. The Plan Commission should also consider impacts to stormwater infiltration and stormwater facilities.

Recommendation

Approval of an alteration to the approved site plan and zoning permit dated 4/23/14 for Farrell Equipment and Supply, 6809 Mangrove Lane, in order to allow a 14'x80' decorative concrete driveway and additional impervious surface is recommended, with the following conditions of approval:

1. The new driveway pavement is located over buried stormwater detention chambers and therefore, the applicants must verify that the chambers can accommodate the traffic and parking loads without damaging the stormwater facilities.

Item 6.A. and 6.B. Public Hearing and Action on request by Farrell Equipment and Supply for Approval of a 14'x80' Decorative Concrete Driveway and Additional Impervious Space at 6809 Mangrove Lane.

Plan Commission Meeting August 11, 2014

Background

A zoning permit was approved for the construction of the Farrell Equipment & Supply building and site at 6809 Mangrove Lane in 2012. In general, commercial sites are required to maintain up to 30% green space on the site. The Plan Commission approved the site plans for the construction of Farrell Equipment with less than 30%. The findings of fact in the approved zoning permit state:

- Although the total percentage of green space on the site is around 14% because the green space is mostly in the front of the site and between the building and the east and north lot lines and visible from the street, more points of landscaping than the minimum amount required have been proposed, and other site hardscape improvements have been made that enhance the site including decorative colored concrete sidewalk and decorative concrete fence, this amount of green space is acceptable.

Proposal

Farrell Equipment and Supply has submitted materials requesting approval for additional area of decorative stamped concrete. Reasons for requesting the driveway are explained in the 7/31/14 letter from Jeff Witt, Branch Manager.

This proposal is an alteration to the site plan zoning permit approved 4/23/14 and specifically to the amount of green space approved for the site. Because this proposal further reduces the already low amount of green space on the site, it is scheduled for Plan Commission consideration. Adjustments to requirements can be made and are often negotiated in exchange for additional/other requirements. The Plan Commission could consider the reduction in green space in exchange for additional landscaping points, porous pavement, or other site improvements, for example.

Public Hearing Scheduled for 8/11/14

A public hearing is scheduled on the agenda for 8/11/14 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 8/6/14.

Consistency with Zoning Ordinance, Comprehensive Plan, and Surrounding Uses

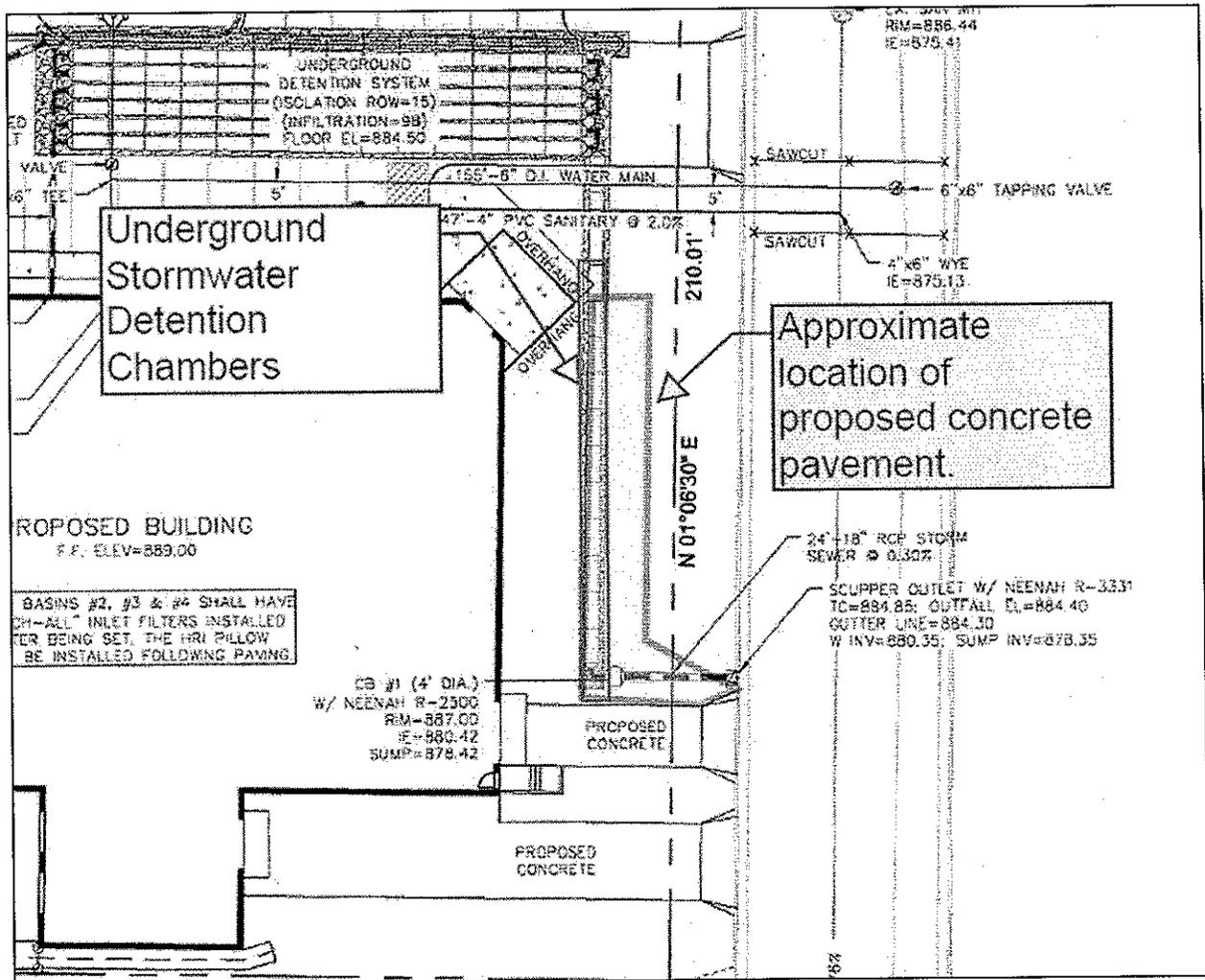
Appendix A of the Zoning Code states that "all sites will generally be required to cover up to thirty percent (30%) of the site in open green space." The zoning permit allowed for approval of the existing site plan with less than the required 30% green space. This proposal further reduces the amount of green space, and is therefore scheduled for consideration by the Plan Commission.

Landscaping

The approved site plan associated with the 4/23/12 zoning permit is attached. It shows the green space on the site, and also labels it as infiltration area for stormwater. The approved landscaping plan is also attached.

Stormwater

The proposed driveway plans were sent to the city's consulting engineer at Vierbicher Associates for input related to impacts on any stormwater facilities and overall stormwater infiltration for the site. The proposed pavement is over the buried stormwater detention chambers as shown on the utility plan below. The applicants engineer should verify that the chambers can accommodate the traffic/parking loads.





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.: 2-021-2011

PROPERTY OWNER: John Saxe

PROJECT/BUSINESS: Zoning permit, site plans, and building elevations for the development of a new 16,000 square foot contractors supply center, office, showroom and warehouse building, and storage yard

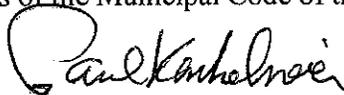
DESCRIPTION OF USE APPROVED: New Business, Construction Equipment & Supply Company

LOCATION: 6807-6809 Mangrove 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 April 23, 2012.
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 April 23, 2012.



(Zoning Administrator)

4/27/12

(Date)

DATE OF APPROVAL BY PLAN COMMISSION: April 23, 2012

The applicant should notify the Zoning Administrator upon beginning construction. If construction or occupancy has not commenced by October 23, 2012 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

Zoning Permit
Farrell Equipment & Supply
6807-6809 Mangrove Lane
Approved by the Plan Commission on April 23, 2012
Conditions of Approval

A motion was approved for a Zoning Permit, site plans, and building elevations for the development of a 16,000 square foot contractor's supply center and office, showroom, and warehouse building, and storage yard at 6807-6809 Mangrove Lane as proposed, according to Section 13-1-180 of the Monona Municipal Zoning Code with findings of fact and conditions as follows:

Findings of Fact:

1. Although the total percentage of greenspace on the site is around 14% because the greenspace is mostly in the front of the site and between the building and the east and north lot lines and visible from the street, more points of landscaping than the minimum amount required have been proposed, and other site hardscape improvements have been made that enhance the site including decorative colored concrete sidewalk and decorative concrete fence, this amount of greenspace is acceptable.

Conditions of Approval:

1. Approval of all building permits required by the City of Monona and the State of Wisconsin Department of Commerce is required.
2. Use of the type of firewall required in the State of Wisconsin building Code for the south wall of the building that is less than ten (10) feet from the property line is required.
3. The setback of the decorative concrete fence is not shown on the site plans and because of the underground footings it is recommended that it shall be placed a minimum of 12' off of the property line.
4. The applicants shall submit revised plans and information for Site Layout and Grading, Utilities, Erosion Control, and Stormwater Management as requested and recommended in the letter from the City's consulting engineer Vierbicher Associates dated 4/18/12 for review and approval of City Staff and the city's consulting Engineer from Vierbicher Associates, prior to the granting of building permits.
5. Erosion control and Stormwater Management Permit applications should be submitted to the City Director of Public Works for approval, and the City's standard stormwater maintenance agreement modified specifically for this site should be submitted, as recommended in the letter from the City's consulting engineer Darrin pope dated 4/18/12.
6. Compliance with all City of Monona Fire Codes is required, and a private fire hydrant shall be placed on the site by the owner, and the location shall be approved by the Fire Chief, prior to the approval of building permits

7. The missing lilac tree shall be shown on the final landscape plan.
8. Materials stored in the storage yard shall be stacked at a height no taller than the height of the screening wall so that the stored materials are not visible.
9. If glare from the lights becomes a distraction to drivers, the illumination shall be reduced as required by the Plan Commission.

**Zoning Permit Revision
Farrell Equipment & Supply
6809 Mangrove Lane
Approved by the Plan Commission on September 10, 2012
Conditions of Approval**

A motion was approved for a revision to the Zoning Permit, site plans and plans for screening of the storage yard for Farrell Equipment & Supply, Inc. approved on April 23, 2012, to use an 8 foot high chain link fence with slats on just the south and part of the west side of the storage yard instead of the masonry fence, as shown on the Site Plan submitted by Quam Engineering dated September 5, 2012 with the following conditions of approval:

1. The chain link fence shall not have any barbed wire on it and shall be maintained in good condition.
2. The changes noted at the meeting by the owner John Saxe to the entrance area to the storage yard, specifically including the addition masonry fence to the east side of the storage yard and to the north of the building, are required and plans shall be revised and resubmitted to Staff showing these changes prior to construction of the screening wall.

Plan Commission Meeting
April 9, 2012
Approved April 23, 2012

1. If glare from the sign becomes a distraction to drivers on Monona Drive, the illumination of the signs shall be reduced as required by the Plan Commission.
2. All channel letters on the two entryway towers which front on Monona Drive and the upper level entryway tower which fronts on Frost Woods Road shall be approved to be installed with similar or complimentary colors such as white or green to be approved by staff. Any other color proposed will need approval of the Plan Commission.
3. The four raceways included in the signage areas for Sign #1, Sign #2, Sign #3 and Sign #4 on the entryway towers shall be painted to match the EFIS color of each tower it is installed on.
4. The wall signs on the Monona Drive elevation shall be installed centered in the signage areas on the entryway towers.
5. The sign for the tenant space that fronts on Frost Woods Road shall be individual channel lit letters.

The motion carried.

5.E. Public Hearing for Farrell Equipment & Supply Proposing the Development of a 16,000 Square Foot Contractor's Supply Center and Office, Showroom, and Warehouse Building and Storage Yard at 6807 and 6809 Mangrove Lane.

A public hearing for Farrell Equipment and Supply proposing the development of a 16,000 square foot contractor's supply center and office, showroom, and warehouse building and storage yard at 6807 and 6809 Mangrove Lane was declared open by Chair Busse.

John Saxe, President of Farrell Equipment and Supply, and Jim Webb of Jim Webb Engineering and Construction, LLC, appeared and presented plans for the site.

Mr. Webb described the site plans, and said that they will have the driveway access off of Mangrove Lane into their parking lot. He described the general layout of the site, and the building design.

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

5.F. Prehearing Conference for Farrell Equipment & Supply Proposing the Development of a 16,000 Square Foot Contractor's Supply Center and Office, Showroom, and Warehouse Building and Storage Yard at 6807 and 6809 Mangrove Lane.

Planning and Community Development Coordinator Paul Kachelmeier said that the Plan Commission reviewed this item at a prehearing conference last year on October 10, 2011, and

Plan Commission Meeting
April 9, 2012
Approved April 23, 2012

since then, the owners John and Gwen Saxe have closed on the purchase of the site. He said that the plans submitted by Jim Webb Engineering and Construction have been provided to the City Departments for review and also to the City's consulting engineer Darrin Pope of Vierbicher Associates. He said that copies of a letter and the agenda were also mailed to all of the adjacent property owners and tenants to notify them about the submittal of these plans, and the public hearing.

Mr. Pope said that comments he provided are from the first plans submitted, and that new plans had been submitted since then late last week on Thursday. He said he has started reviewing the plans that were just received and the plans show that the applicants are trying to infiltrate 100% of stormwater that comes onto the site. The applicants are proposing infiltration basins based on the soil types shown on soils maps for this site. He said that the maps show a silt loam which has a low infiltration rate. He said that they did some models and found that the ponding would remain there for 16 days. In Dane County infiltration ponds are required to be drained within 48 hours. He said that he does not think that the soils will allow the stormwater to infiltrate at the rate that is required in the stormwater ordinance. He said that he does not think that the 100% infiltration they are proposing is realistic. He recommended that they do soil borings and determine what kind of soil they have there. He said that 100% infiltration of the runoff is not necessary and that they just need to reach requirements for the 2 and 10 year storm events. For the yard in the rear of the site, the areas would also have to be treated for oil and grease runoff. Roof drains or anything from impervious areas must go to pervious areas so it has a chance to infiltrate.

Mr. Pope described his concerns regarding grading and said that directing the stormwater through the parking lot through the handicap accessible parking space into the infiltration area is something they should avoid because of freezing and cold weather in the area. In the drive aisle, the steep grades should be reduced a little bit to make it more uniform. He said that in the southeast corner of the lot, in a low point, they are proposing a concrete wall which will block the corner and this will cause ponding. On the west side of the lot there is a ridge or berm that also directs water to that corner and this should be eliminated.

Mr. Pope described his concerns regarding utilities. He said the Fire Code requires that private fire hydrants need to be installed so they have enough coverage. He said the applicants should coordinate this with the Fire Chief, Scott Sullivan.

Mr. Homburg said to clarify, the ordinance says that where it is can be reasonably accommodated, runoff from impervious surfaces should lead to pervious surface. He said that it is not strict if it is a huge inconvenience and that it might be a matter of slowing the stream speed of the water. He said that in a redevelopment area they require 40% TSS cleaning and 80% infiltration of runoff and that the soil borings are for testing and verification of what the soil types are.

Mr. Pope said they should have a certified technician do the soil borings and classification. He said that in Dane County, a plan for removal of oil and grease on Commercial/Industrial sites is required.

Plan Commission Meeting
April 9, 2012
Approved April 23, 2012

Aldm. Kugle asked if the stormwater requirements can be addressed with the applicant.

Mr. Pope said yes there are options for dealing with the stormwater runoff.

Mr. Homburg asked about the Auto CAD turns and analyzing them and said that the area in the rear of the site should be able to accommodate a semi, but that that is the applicant's business for their own traffic access to the back. He said that getting into the site is what is of concern and that the City's largest fire truck is able to access the site.

Mr. Pope said it was not indicated how materials will be stored in the back of the site.

Mr. Homburg said that is not our business unless it is accessible to the public. He also said that the applicants noted that they will have to back into the docks and that this usually is not preferred, but Mangrove Lane is a low-volume street so it is not a problem in this situation.

Planning and Community Development Coordinator Paul Kachelmeier said one of his concerns was about the amount of greenspace on the site.

Aldm. Kugle said that the staff report lists the standard or goal to be 30%. He asked if it is actually a standard or if it is actually a goal.

Mr. Homburg said that the City of Monona uses performance zoning standards and therefore the numbers are not always standards and are more of goals. He also said that the greenspace is probably close to 30% from the building forward at the site and that the decorative walkway also counts toward greenspace. He also said one deficiency in the site plan for greenspace is canopy trees, and he would recommend adding more trees, but not planting any more ash trees because of the ash borer beetle.

Chair Busse asked what the requirements are for lighting and parking.

Planning and Community Development Coordinator Paul Kachelmeier said that in an office/warehouse district, there is a formula to be used to determine the number of parking stalls required. They would need 19-20 stalls and that they have met this requirement.

Planning and Community Development Coordinator Paul Kachelmeier said they still need to submit a photometric plan and a cut sheet of the fixture/lamp design to meet the lighting requirements.

Mr. Homburg said there is parking on Mangrove Lane but the sign says no parking between the two driveways and asked why this is the case.

Mr. Homburg clarified that a complete auto turn analysis for the back of the site is not necessary, but just for the driveways on Mangrove Lane. He said that the firewall looks good and that plans for the screening wall including side detail of the height, materials, setbacks, and footings

Plan Commission Meeting
April 9, 2012
Approved April 23, 2012

needs to be submitted. He said that a conceptual wall sign plan needs to be submitted and signs applied for.

Aldm. Kugle asked if anything in the list of items included in the staff report is going to be a problem for them.

Mr. Webb says he wants to make sure they only need a one hour rated firewall.

Planning and Community Development Coordinator Paul Kachelmeier asked if they will be coordinating with Mr. Pope to respond to his comments and concerns.

Mr. Webb said yes.

Mr. Saxe asked if they need to have plans for oil/grease separation since their trucks don't leak.

Mr. Homburg said it cannot be waived but there are ways to do it other than bio-basins such as a limestone rock trench.

The Plan Commission discussed the setback of the building from the south lot line that is shown at five (5) feet. The consensus was that the five (5) foot setback was OK as long as fire wall standards are complied with, and especially since the site has good access along the north side where the parking lot is proposed.

New Business

There was no new business and this section was declared closed.

Miscellaneous Business

7.A. Staff Report Regarding Status of Commercial Development Project Proposals

Planning and Community Development Coordinator Paul Kachelmeier listed the following items as potential upcoming agenda items for the next Plan Commission meeting on April 23, 2012:

- Consideration of Action for Farrell Equipment
- Consideration of Action for wall sign for Rossi's Vintage Arcade
- Consideration of Action for WI Nurses Association

Planning and Community Development Coordinator Paul Kachelmeier asked if a zoning permit would be necessary for the WI Nurses Association in their Façade Improvements because of the significant amount of landscaping and sidewalk and retaining wall improvements proposed.

Mr. Homburg said he thought yes, since we are approving a façade improvements grant for extensive improvements to the site, and we expect those improvements to remain and be

Plan Commission Meeting

April 9, 2012

Approved April 23, 2012

maintained, and with approval of a zoning permit there is more control by the City to require the improvements be permanent, and so that the grant funding is not misused.

7.B. Plan Commission Questions and Requests for Information Concerning Commercial Development Projects.

Mr. Homburg said there is a two year warranty on all plantings on Monona Drive. He asked Planning and Community Development Coordinator Paul Kachelmeier if the rain garden on Monona Drive and Broadway can be inspected. He said that the plants in the rain garden are mostly dead and that if they are under warranty they need to be replanted.

Planning and Community Development Coordinator Paul Kachelmeier said he will send an email to the Public Works Director and the City Administrator about the landscaping for the Phase I of Monona Drive.

Chair Busse asked staff to compare the standards in our ordinance to other municipalities to see what their allowable noise emissions are in their ordinances.

Ms. Thomas said that in looking for a Plan Commission member to fill the vacant seat, a business person would be a good choice. She said that the business person can own a business and property in Monona but does not have to be a resident. She said that if anyone has a suggestion it should be given to the Mayor.

Adjournment

A motion was made by Mr. Dorschel, second by Ms. Thomas to adjourn.

The motion carried.

8:30pm.



0412-17.1

**Ordinance No. 7-14-662
Monona Common Council**

**AN ORDINANCE AMENDING THE OFFICIAL TRAFFIC MAP OF THE CITY OF
MONONA FOR ESTABLISHMENT OF "NO PARKING BETWEEN ARROWS" ON
MANGROVE LANE**

WHEREAS, it is the intent of the City of Monona to protect the public health, safety, and welfare; and,

WHEREAS, pursuant to that intent, Section 10-1-5 of the City of Monona Code establishes an official traffic map; and,

WHEREAS, after review and discussion by City staff and the Public Works Committee, a revision to the official traffic map to establish a "No Parking Between Arrows" zone is being recommended; and,

WHEREAS, the recommended zone is in the southbound lane of Mangrove Lane, for a distance of not more than 186' along property frontage at 6809 Mangrove Lane. Installation of appropriate "No Parking Between Arrows" signs shall be in a manner consistent with practices as specified in the Manual of Uniform Traffic Control Devices (MUTCD).

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Monona, Dane County, Wisconsin do ordain as follows:

1. The Official Traffic Map shall be amended as follows: "No Parking Between Arrows" to be established for the south bound lane of Mangrove Lane, for a distance of not more than 186' along property frontage at 6809 Mangrove Lane.
2. City staff is directed to take any and all action necessary to implement the aforementioned.
3. This Ordinance shall take effect upon passage and publication as provided by law.

Adopted this 4th day of August, 2014.

BY ORDER OF THE CITY COUNCIL
CITY OF MONONA, WISCONSIN



Robert E. Miller
Mayor

ATTEST: Joan Andrusz

Joan Andrusz
City Clerk

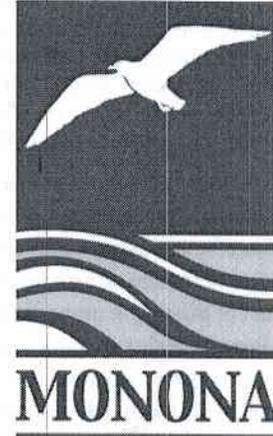
Approval Recommended By: Public Works Committee - 6/4/14

CITY OF MONONA: APPLICATION FOR PLAN COMMISSION REVIEW

It is the responsibility of the applicant to contact the City Planner at (608)222-2525 prior to submittal of application materials to discuss the process and any questions or concerns you might have, and how to be included on a Plan Commission Agenda. Please note that your application will not be put on the agenda until all materials are received at the City Planning office.

APPLICANT:

Name Jeff Witt, Branch Manager
Company Farrell Equipment
Address 6809 Mangrove Ln
City Monona
State/Zip WI 53713
Telephone 608-222-5372
Fax 608-222-5405
Email jwitt@farrellequipment.com



THE APPLICANT WILL BE REPRESENTED BY:

The owner's representative (if any) will receive all official correspondence.

Name Same as Above
Company _____
Address _____
City _____
State/Zip _____
Telephone _____
Fax _____
Email _____

PROPERTY INFORMATION:

Address 6809 Mangrove Ln.
Current Zoning _____
Owner Farrell Investments
Owner's Address 1510 N. Hastings Way Eau Claire, WI
Existing Use of the property _____

DESCRIPTION OF YOUR POROPSAI:

Please attach a letter explaining your proposal in detail.

Include a description of items including; the current and proposed business, hours of operation, number of employees, number of anticipated visitors per day, number of parking stalls, how and where deliveries are made, the modifications or additions to be made to the property, etc.

Signature: [Signature]
Date: 7/31/14

For use by City Planner:

Date received _____
Amount paid _____
Permit Number _____
Date scheduled for review _____



Farrell Equipment & Supply Co., Inc.

1510 N. Hastings Way
Eau Claire, WI 54703
715-835-4334 • 800-533-0909 • Fax: 715-835-4356

July 31, 2014

City of Monona Planning Commission,

This letter is to request approval for an additional area of decorative stamped concrete at Farrell Equipment & Supply, which is located at 6809 Mangrove Ln. The purpose of this additional decorative concrete is to provide a safer alternative for our customers that have trucks and trailers. This area would consist of colored and stamped concrete similar to our existing sidewalk, entrance, parking stalls and loading dock areas. It would be used to showcase our various stamp patterns that our company offers for purchase and rental. The area would be approximately 14' wide and connect our two existing entrances (a length of approximately 80'). It would allow customers with a truck and trailer to pull into this new area from our main entrance and continue through to exit out our loading dock area.

There are a few different reasons why we would like to add this area. The main reason is for safety. Our business has grown tremendously in just the short time we have been at our new location, and therefore our customer traffic has seen a large increase as well. A large percentage of our customers drive pick-up trucks with trailers. Our plan when designing our original layout was to have these types of vehicles pull into our yard and turn around. Currently customers with these types of vehicles have to either back onto Mangrove Ln. into traffic "blind," or stay parked on Mangrove. Either way poses a potential safety risk, because the customer backs into traffic or we have to load them with their products while parked on the street. Customers are unable to pull into our yard and turn around due to the fact that our yard area has become much fuller than expected due to our growth.

Secondly, we have been informed that WPS across the street has requested (and has been granted) no parking to be enforced on Mangrove Ln. across from their warehouse entrance. This is directly in front of our store, which is where our customers park when they have a trailer (if they don't pull into our parking lot). This proposed area would give our customers with trailers a place to park that's not on Mangrove Ln. and would prevent requiring them to back onto Mangrove Ln. We understand WPS' need for no parking to allow semis bringing their deliveries in to have un-obstructed access while backing into their loading dock area, so we feel this is a good alternative to accommodate both situations.

We look forward to your cooperation in helping resolve these safety concerns and parking conflict on Mangrove Ln.

Sincerely,

Jeff Witt
Branch Manager

"The Professional Contractor Supplier"

EAU CLAIRE 1510 N. Hastings Way Eau Claire, WI 54703 715-835-4334 800-533-0909	LA CROSSE 508 Monitor Street La Crosse, WI 54603 608-796-9300 888-533-0909	MADISON 6809 Mangrove Lane Monona, WI 53713 608-222-5372 888-533-7909	ROCHESTER 1635 3rd Avenue S.E. Rochester, MN 55904 507-252-0234 888-533-8909	WAUSAU 7405 Commerce Drive Weston, WI 54476 715-355-8300 800-933-5939
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Proposed New Stamped Concrete
Approx. 80LF x 14LF

Existing Trees (8 ea.)

