

Planning Report

City of Verona

Plan Commission 2-3-2020

Zander Solutions

Initial Review

Summary: The Applicant has submitted a request for an initial review to create a certified survey map and two (2) new buildings. This request will require a certified survey map, site plan review, and a group development conditional use permit.

Property Location: 421 S. Nine Mound Rd. and 408 Venture Court

Property Owner: A to Z Real Estate, LLC
421 S. Nine Mound Rd.
Verona, WI 53593

Applicant: Zander Solutions
Frank Acker
421 S. Nine Mound Rd.
Verona, WI 53593

Existing Zoning: Urban Industrial (UI)
Existing Land Use: Office, storage, parking, and vacant lot
Proposed Land Use: Office, storage, and parking

Figure 1 – Location Map



Site Description:

The Applicant is requesting an initial review (“Application”) to construct a 6,600 square foot building fronting onto Venture Court and a 1,800 square foot storage building located at 421 South Nine Mound Road (“Property”), which is zoned Urban Industrial (UI). The Property contains two (2) existing buildings and an outdoor storage building, which will all remain. Land uses surrounding the Property include industrial and business uses.

Background:

In November of 2015, a conditional use permit and site plan were approved for outdoor storage and to construct a parking lot for employee and company vehicles. Approximately 7,600 square feet of area outside was designated for outdoor storage of construction materials. As part of the conditions of approval, gas and diesel tanks shall be double walled tanks as they are within the Well Head Protection Area.

Planning Review:

The proposed buildings exceed the minimum setback requirements for the UI zoning district. The Applicant will submit a landscaping plan, photometric plan, and greater details for the building in their formal site plan submittal.

Access/Parking:

Access to the site will continue from South Nine Mound Road and Venture Court.

The Applicant has provided approximately ten (10) new surface parking spaces in front of the building on Venture Court. The existing parking spaces will remain on the Property as will the parallel parking spaces from Venture Court. The Applicant’s narrative states, “... we will draft cross-access easements and cross-access drainage easements to preserve access and drainage between the created lots”. The proposed building is approximately 6,600 square feet and will have the same use. In 2015, there were forty (40) existing parking spaces and the Applicant was approved to add thirty-two (32) parking spaces for a total of seventy-two (72). The UI zoning district requires one (1) parking space for the largest work shift, which is met.

Staff does not foresee any parking issues for the proposed two (2) properties pending the shared cross-access easement agreements are completed.

Drainage/Stormwater:

Stormwater management details are under review and Staff will be providing feedback to the Applicant in the near future.

Design:

Conceptual architectural renderings were included in the Application as depicted in Figure 2. The Applicant is proposing a nineteen (19)-foot tall metal building with faux brick accent columns and windows for the façade facing Venture Court. The north facing side of the building will have three garage doors and does not include accent

Zander Solutions
Initial Review

columns due to spacing. Staff appreciates the faux brick columns that break up the metal building into smaller spaces. At this time, the color of the metal and brick is unknown. Staff looks forward to reviewing details of the building design and landscaping in their next application. Staff encourages the Plan Commission to review the conceptual building designs and provide feedback to the Applicant.

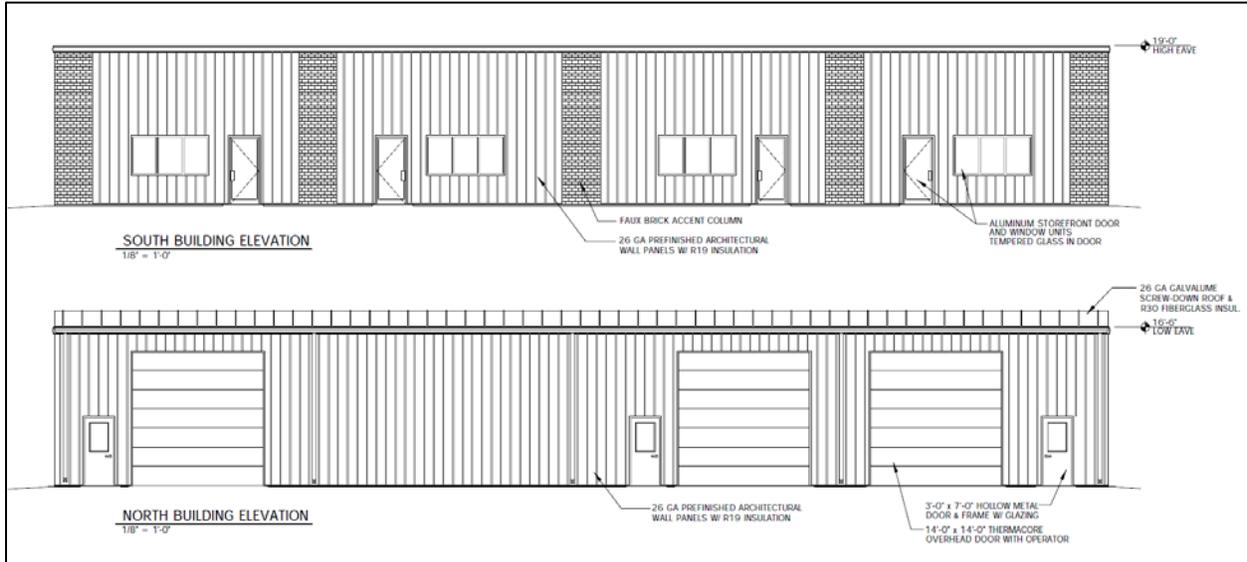


Figure 2 - Building rendering

Staff Comments:

In general, Staff is supportive of a second building on its own parcel and a storage building. The proposed building will fill an existing void along Venture Court.

Recommendation:

Staff recommends the Plan Commission review the submitted materials and provide feedback to the Applicant.

Prepared by: Katherine Holt *KH*
Community Development Specialist

Submitted by: Adam Sayre, AICP *AS*
City Administrator



January 15, 2020

City of Verona
Attn: Mr. Adam Sayre, City Administrator
111 Lincoln Street
Verona, WI 53593

Re: Zander Solutions – Site Expansion
Preliminary Plan Commission Review

Dear Mr. Sayre,

On behalf of the property owner, A to Z Real Estate, LLC, we are submitting preliminary plans for a potential building expansion for Zander Solutions. Enclosed with this letter are the following items:

- One "Plan Commission Application"
- 6 copies of preliminary Site, Grading and Utility plans
- 6 copies of an overall property map depicting a potential CSM configuration

The property owner intends to construct a new building to house additional business enterprises and activities related to Zander Solutions. The proposed building would front Venture Court and be accessed using the existing driveway that is constructed on Venture Court. Asphalt parking areas would be installed in front and in back of the building. As part of this project an additional open storage building is proposed for inventory storage. Specific aspects of the project are further discussed below.

Certified Survey Map: The existing property is composed of three separate land parcels. We are proposing a two lot CSM over the existing properties to consolidate the parcels. One parcel would front Nine Mound Road and include the existing Zander Solutions office building, the existing open storage building, a new open storage building, and the existing enclosed storage building along the east side of the property. The second parcel would front on Venture Court and contain the new building and expanded stormwater facility. As part of this work we will draft cross-access easements and cross-drainage easements to preserve access and drainage between the created lots.

Stormwater Management In 2015 the existing parking lot was expanded and the open storage building was added to the site. As part of that work we installed a bioretention basin to address the increased amount of impervious surface. With this project we will evaluate the stormwater management plan and expand the bioretention area as required to meet current stormwater regulations.

We are requesting your initial review and comments for the proposed site expansion prior to our formal submittal. At this time we have not included details on landscaping, screening, but will provide additional information on those items with our formal submittal.

January 15, 2020
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Should you have any questions please feel free to contact me.

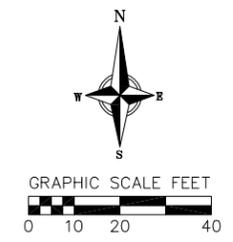
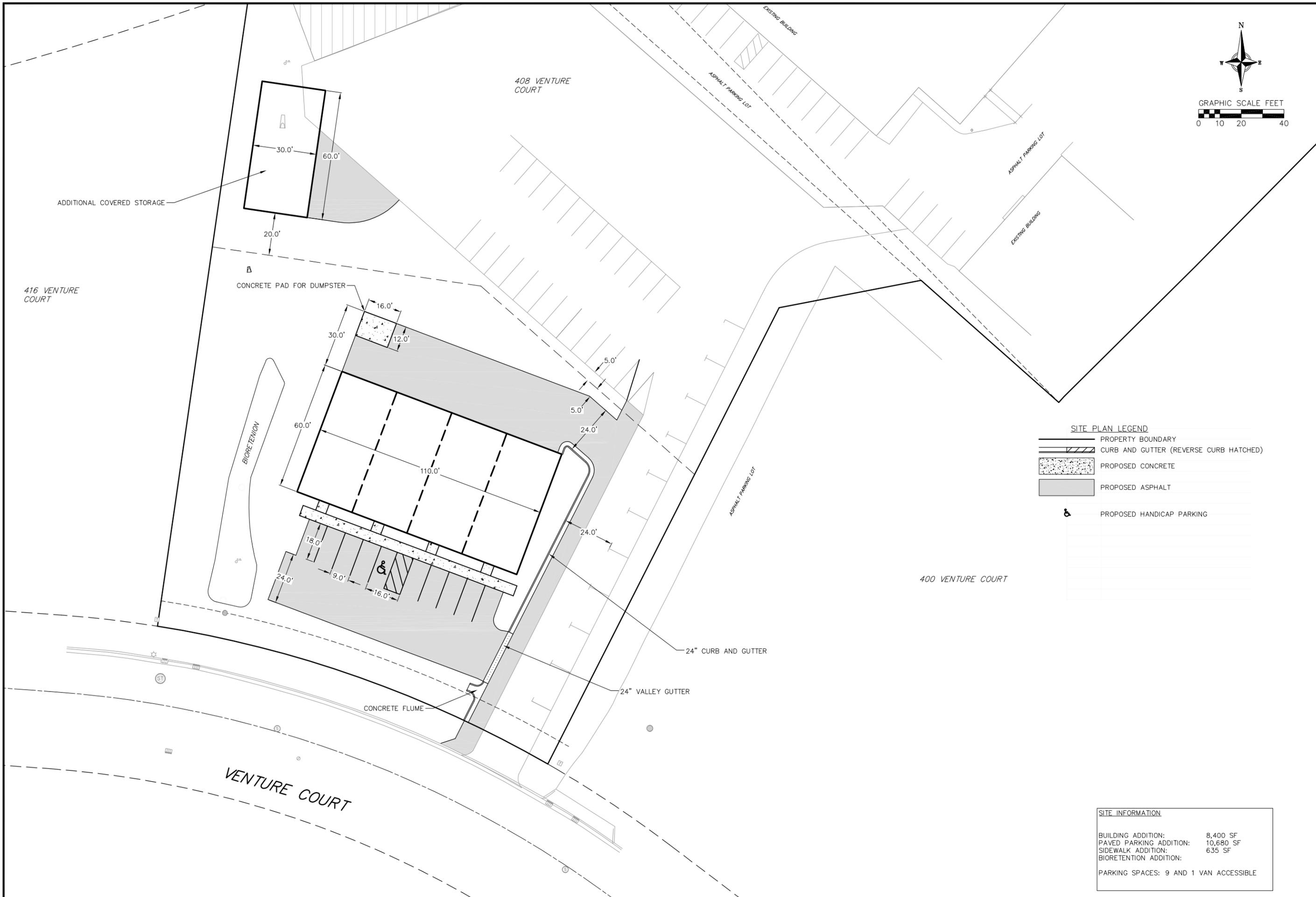
Sincerely,


Timothy L. Schleeper, PE

Enclosure: Map, Application, Preliminary Plans

cc: Frank Acker, A to Z Real Estate, LLC

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SITE PLAN LEGEND

	PROPERTY BOUNDARY
	CURB AND GUTTER (REVERSE CURB HATCHED)
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED HANDICAP PARKING

SITE INFORMATION

BUILDING ADDITION:	8,400 SF
PAVED PARKING ADDITION:	10,680 SF
SIDEWALK ADDITION:	635 SF
BIORETENTION ADDITION:	
PARKING SPACES: 9 AND 1 VAN ACCESSIBLE	

REVISIONS		NO.	DATE	REMARKS

SCALE: AS SHOWN

DATE: 01/15/2020

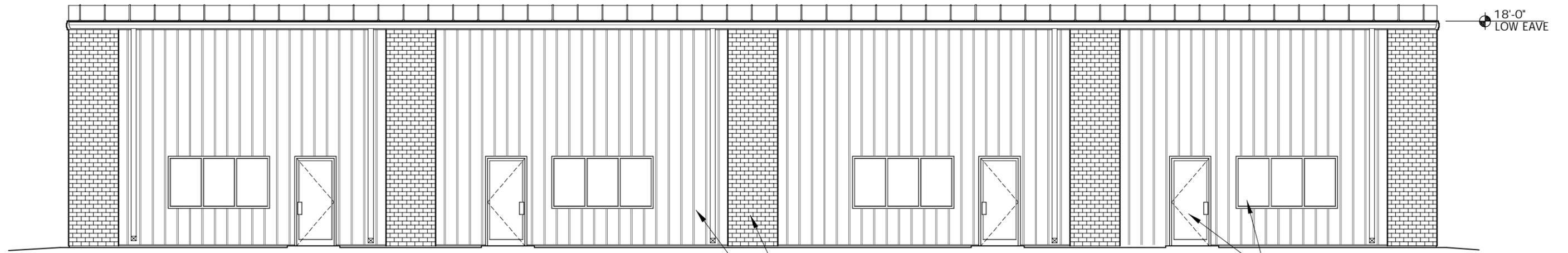
DRAFTER: DPER

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PROJECT NO.: 190338

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2.0



SOUTH BUILDING ELEVATION

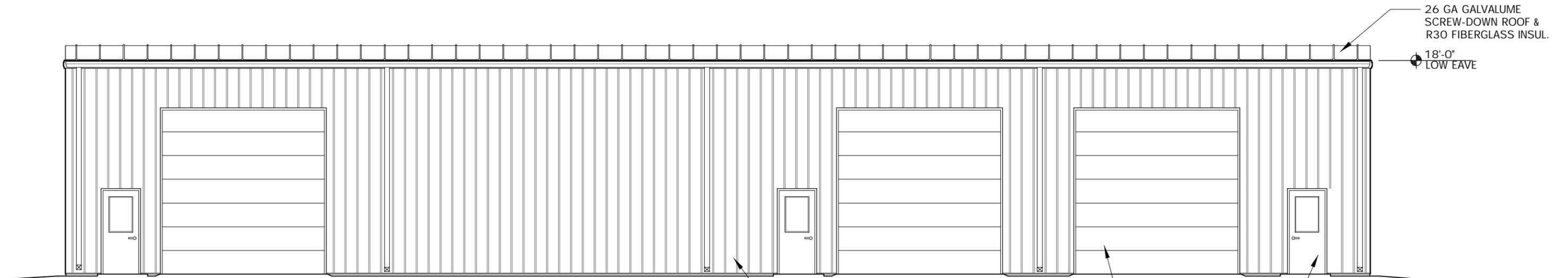
1/8" = 1'-0"

FAUX BRICK ACCENT COLUMN

26 GA PREFINISHED ARCHITECTURAL WALL PANELS W/ R19 INSULATION

ALUMINUM STOREFRONT DOOR AND WINDOW UNITS TEMPERED GLASS IN DOOR

18'-0" LOW EAVE



NORTH BUILDING ELEVATION

1/8" = 1'-0"

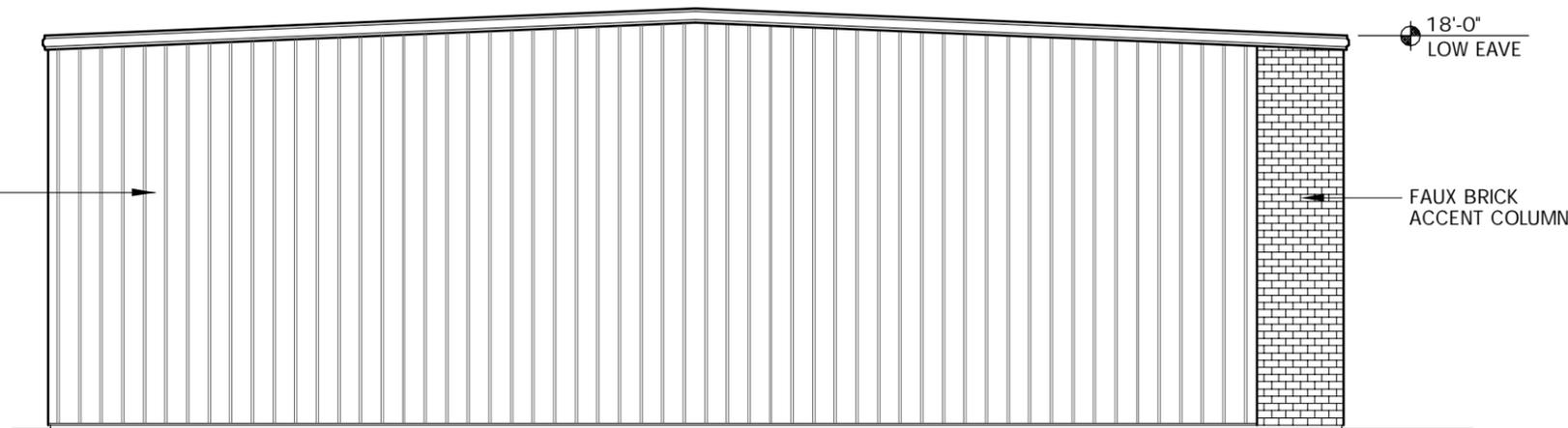
26 GA PREFINISHED ARCHITECTURAL WALL PANELS W/ R19 INSULATION

3'-0" x 7'-0" HOLLOW METAL DOOR & FRAME W/ GLAZING
14'-0" x 14'-0" THERMACORE OVERHEAD DOOR WITH OPERATOR

26 GA GALVALUME SCREW-DOWN ROOF & R30 FIBERGLASS INSUL.

18'-0" LOW EAVE

26 GA PREFINISHED ARCHITECTURAL WALL PANELS W/ R19 INSULATION



ENDWALL ELEVATION

1/8" = 1'-0"

18'-0" LOW EAVE

FAUX BRICK ACCENT COLUMN

