

Planning Report

City of Verona

Plan Commission 3-2-2020

KSW Construction

Initial Review

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

Property Location: Lots 9 and 10 at the corner of CTH M, Thousand Oaks Trl., and John P. Livesey Blvd.

Property Owner: Anorev LLC
2248 Deming Way, Suite 200
Middleton, WI 53562

Applicant: KSW Construction Corporation
807 Liberty Dr. #106
Verona, WI 53593

Existing Zoning: Suburban Industrial (SI)
Existing Land Use: Vacant lots
Proposed Land Use: Office and flexible industrial uses space

Figure 1 – Location Map



Site Description:

The Applicant is requesting an initial review (“Application”) to construct an 8,200 square foot office building located at the corner of Thousand Oaks Trail and County Highway M (CTH M) and a 41, 200 square foot flexible industrial use building with access from John P. Livesey Boulevard. The proposed buildings will be located on Lots 9 and 10 (“Property”) depicted in Figure 1 in red in the Verona Technology Park, which is zoned Suburban Industrial. The Property is currently vacant with a wetland located at the corner of Thousand Oaks Trail and John Livesey Boulevard. Land uses surrounding the Property include industrial, business, and restaurant uses.

As part of the project, the Applicant is requesting a certified survey map (CSM) to create one (1) lot.

Southeast Neighborhood Plan:

The Property is located in the Southeast Neighborhood Plan (“Plan”), which was adopted in 2010. The Property and others are discussed on page 20 of the Plan. The Application conforms to the recommendations of the Plan.

- “The City plans to utilize this area for creating jobs and employment opportunities for Verona residents with office, corporate headquarter, light manufacturing, warehousing, educational, and similar business park-type developments;”
- “The City will require a minimum of 25% landscaping areas/open space for developments within this Business Park sub-area – consistent with the City’s ‘Suburban Office’ and ‘Suburban Industrial’ zoning district requirements;”
- “Land-uses further east—farther away from Highway 18-151—are planned to include a mix of office, warehouse, distribution, educational and light industrial land-uses. Due to the large roof-areas typical of such developments, all of these land-uses present excellent opportunities for successfully treating storm water on-site and improving water-quality in the Badger Mill Creek and Sugar River as compared with the current unregulated agricultural land-uses;”
- “High-quality architecture and building design will be required for development within this area—but especially along Highway 18-151, given the higher visibility parcels will have along Highway 18-151. The Plan Commission will serve as the architectural review and approval board for any proposed development within this area;”

The Applicant is proposing to locate the KSW headquarters in one of the proposed buildings. The other building’s tenants are unknown at this time, but would be consider flexible industrial space such as light industrial. The Applicant understands that landscaping is important to the development of this Property. The Applicant is proposing landscaping to screen the parking areas and highlight the building. The parking areas are proposed to have canopy trees.

Planning Review:

The proposed buildings meet the minimum setback requirements for the SI 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 be from John Livesey Boulevard and all access points will be prohibited from Thousand Oaks Trail and CTH M. Staff recommends the Applicant have a cross-access easement agreement between the two buildings to ensure access is available to both buildings in the future from the private internal access roads. Staff recommends that the Applicant design the parking lot to have access to the east when that property becomes developed. The existing cul-de-sac bulb may need an agreement similar to the Attainment Company to ensure a temporary turnaround is available after the project is built.

The Applicant has provided approximately one hundred (100) surface parking spaces surrounding the buildings. The Applicant has included two (2) rows of parking between the building and CTH M.

In 2014, the Plan Commission approved plans for Liberty Business Park commercial building (currently where Sugar River Pizza is located) with the condition that the applicant “shall relocate one (1) row of parking from south of the building and shall shift the building to the south and west”. Staff is recommending the Applicant move the building to the north and shifts one row of parking to the south or disperses around the building.

Staff does not foresee a concern at this time with parking as it is difficult to know how much parking is needed as the tenants are unknown.

Drainage/Stormwater:

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

Layout:

Staff recommends the Applicant consider move the flexible industrial building to the north and to the east. It is difficult to configure this building to have the best layout without knowing the users and the precise door locations. Future submittals will provide clarity to this comment. The private internal road into the site should be visually pleasing with landscaping along the road and the industrial building should be built of high quality. The Applicant is proposing canopy trees throughout the parking areas as previously discussed. The landscaping plans will be submitted in subsequent applicants.

Lots 9 and 10 Verona Technology Park
Initial Review

The Applicant has added two (2) screening walls to shield views of the loading docks and truck areas. Staff recommends the Applicant use the walls to display art such as murals or use them as a palette for something creative other than fencing that is heavily landscaped. These could be unique features for the Property.

Certified Survey Map (CSM):

Staff and the Applicant have discussed the option to consolidate Lots 9 and 10 into one (1) lot through a CSM. The advantage is that Lot 9 will not be landlocked if two (2) lots become one (1) lot as access is prohibited for Lot 9 from CTH M and Thousand Oaks Trail. The wetland area and storm water infiltration puts a constraint on the Property, which forces access to occur on Lot 10. There may not be a need to have an access agreement if the two (2) lots are one (1) lot. If the lots are combined, the Applicant will have to apply for a conditional use permit for a group development to have two (2) buildings on one (1) lot.

Staff Comments:

In general, Staff is supportive of the proposed buildings on these lots. Staff looks forward to reviewing greater details about the function, relationship, and design of the buildings.

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 31, 2020

Mr. Adam Sayre
Director of Planning and Development
City of Verona
111 Lincoln Street
Verona, Wisconsin 53593

RE: Proposed Commercial Buildings
Lot 9 & 10
John P. Livesey Blvd
Dimension IV Madison Project No. 20013

Dear Mr. Sayre:

KSW Construction is proposing a commercial building development on Lot 9 & 10 on John P. Livesey Blvd. Enclosed is a preliminary site plan and building elevation for a preliminary review of the project at the March 2 planning commission meeting.

Please review and let us know if you have any questions or concerns.

Thank you.

Sincerely,

DIMENSION IV MADISON DESIGN GROUP



Jerry Bourquin, AIA
Principal

Enclosures: Project Description
Application Form
Site Plan

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719

p 608.829.4444

f 608.829.4445

dimensionivmadison.com

PROJECT DESCRIPTION

Site: Verona Technology Park
Lots 9 & 10
John P. Livesey Blvd
Verona, Wisconsin

Area:
6.6 acres

Proposed Project/Building:

The proposed buildings will be the new home of KSW Construction and a commercial tenant.

The Phase I building will be an 8,000 – 10,000 sf office/warehouse building for KSW Construction office. It will include parking for approximately 30 vehicles and a delivery/employee vehicle area.

The Phase II building will be a 40,000 sf building. It will be 1 story with parking for 70+ vehicles.

Building Area:

Phase I – KSW office 8,000 – 10,000 square feet
Phase II – Commercial Building 40,000 square feet
Total – 48,000 – 50,000 square feet

Parking:

Phase I – 30+
Phase II – 70+
Total – 100+

Landscaping:

Landscaping will be designed to screen the parking area use around the building and highlight the building.

The parking will have canopy trees throughout the parking area.

Stormwater:

The drainage from the project will be routed to the technology park stormwater access. Infiltration areas will be incorporated into the site and 75' wetland buffer area on site.

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719

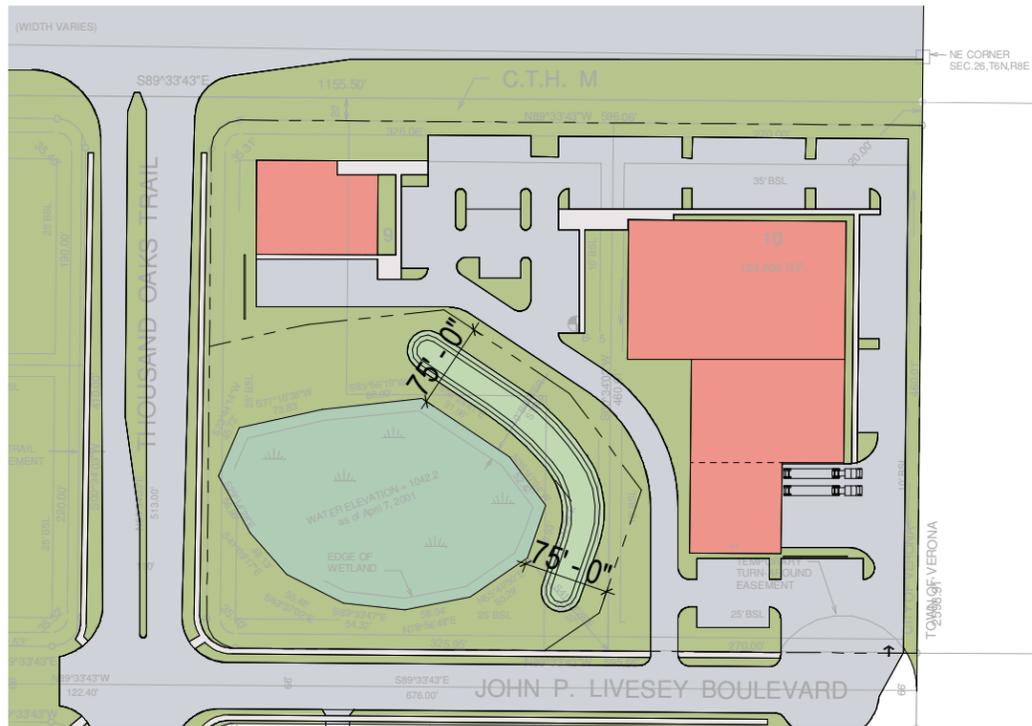
p 608.829.4444

f 608.829.4445

dimensionivmadison.com

KSW OFFICE DEVELOPMENT

Verona Technology Park, Lots 9& 10, John P. Livesey Blvd., Verona, WI

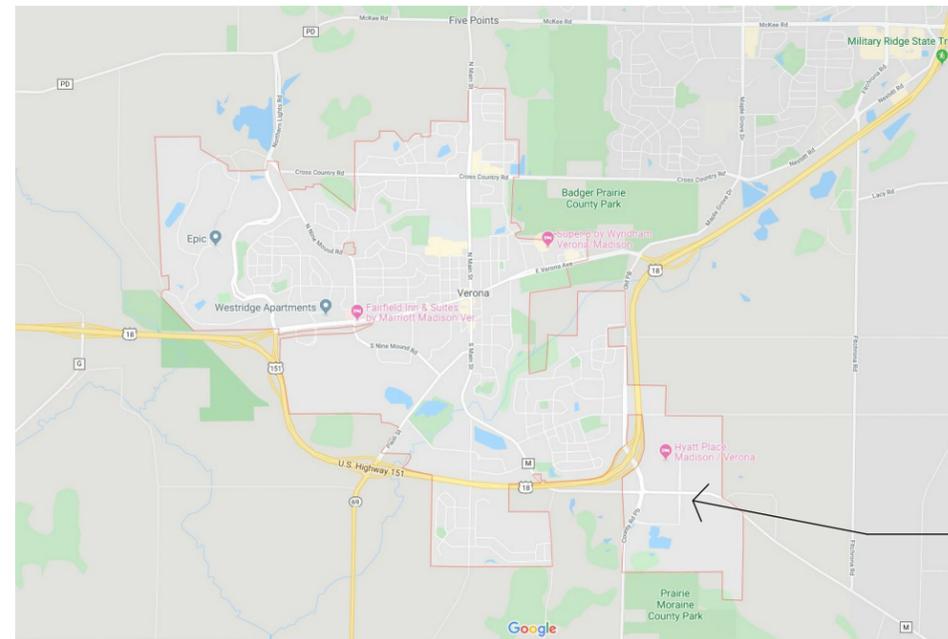


Architecture :

Dimension IV - Madison Design Group
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com

General Contractor:

KSW Construction
807 Liberty Dr. #106, Verona, WI 53593
p: (608) 845-2290 kswconstruction.com



LIST OF DRAWINGS:

- G0.1 - Cover Sheet
- Context Images
- Site Survey
- Verona Technology Park Overall Aerial
- Site Zoning Map
- Wetland Areas - Overall Aerial
- Schematic Site Plan

SITE LOCATION



View from Hwy M to East toward Thousand Oaks Trail



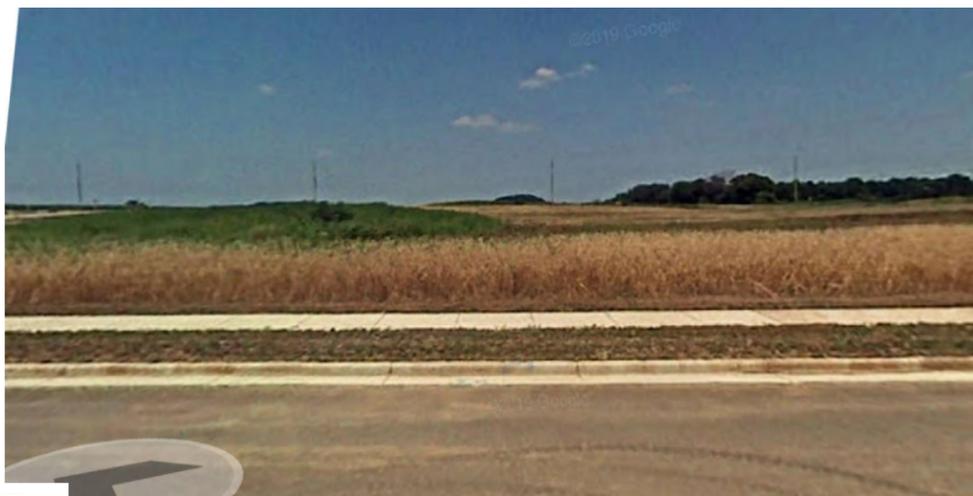
View from Hwy M to SE at Thousand Oaks Trail



View at Thousand Oaks Trail to South



View at Thousand Oaks Trail & John Livesey Blvd to East



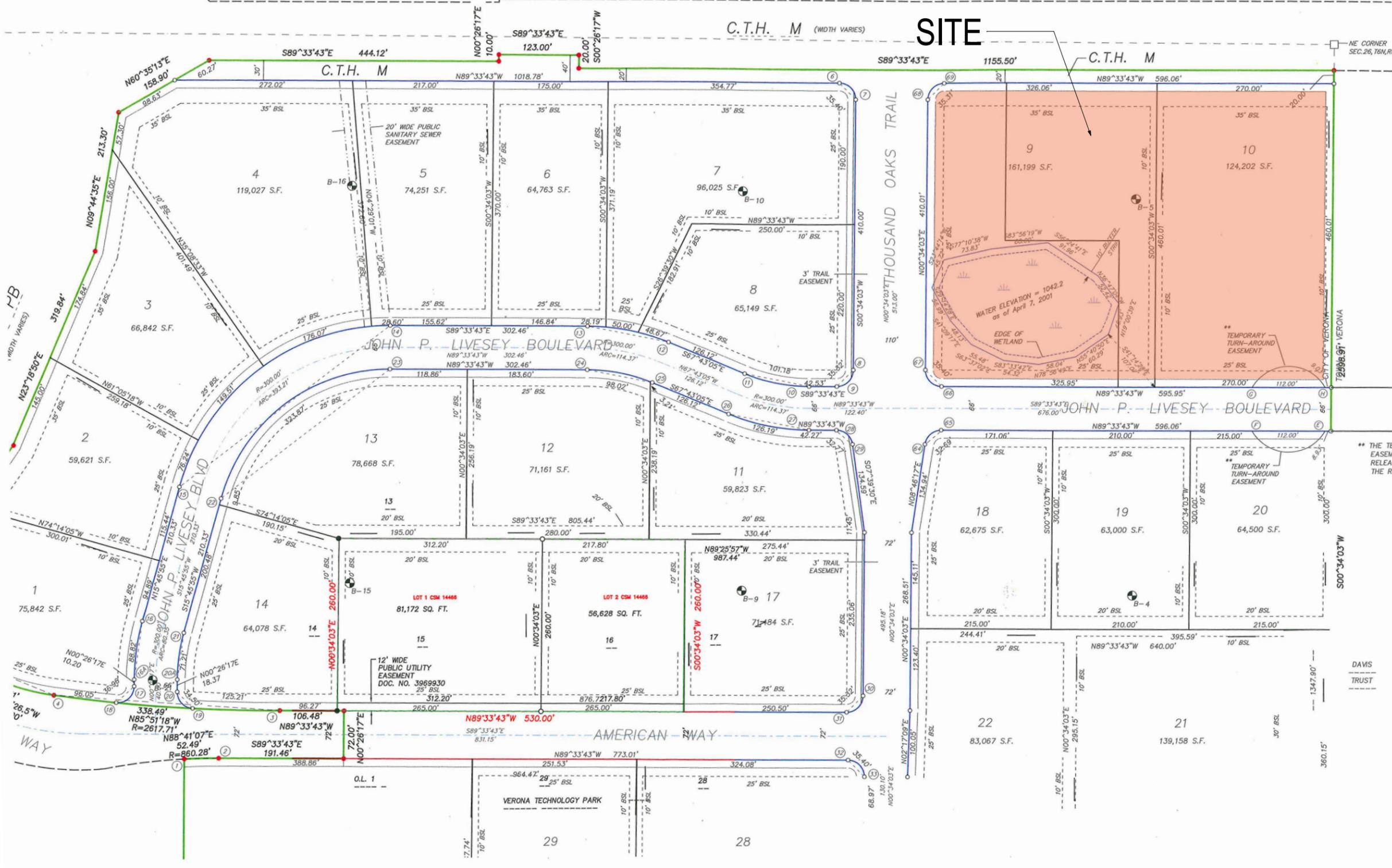
View from John Livesey Blvd to North



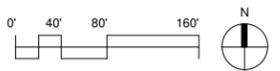
View from Hwy M to West toward Thousand Oaks Trail

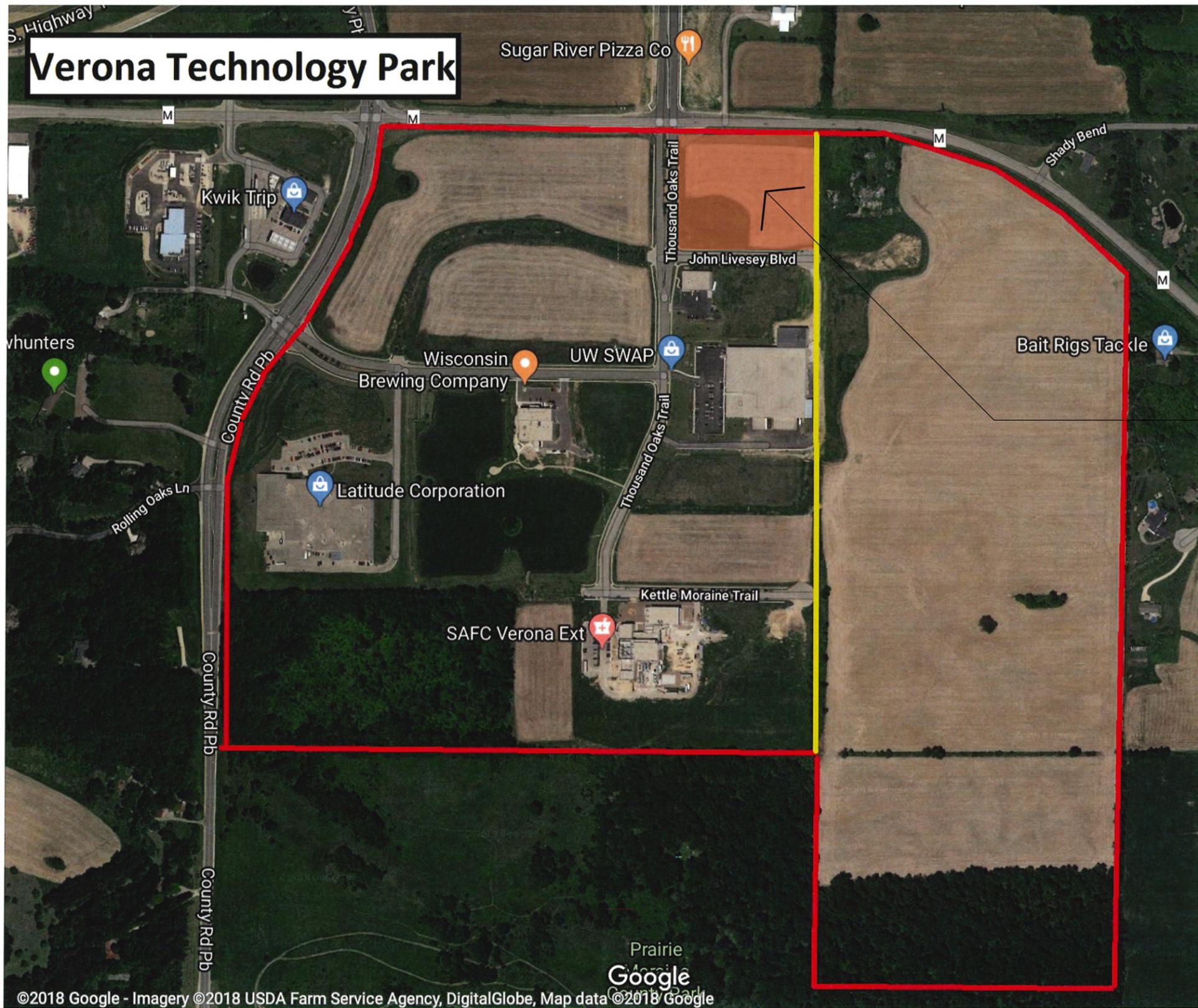
Context Images

KSW OFFICE DEVELOPMENT



1 Site Survey
1" = 80.0'





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SITE

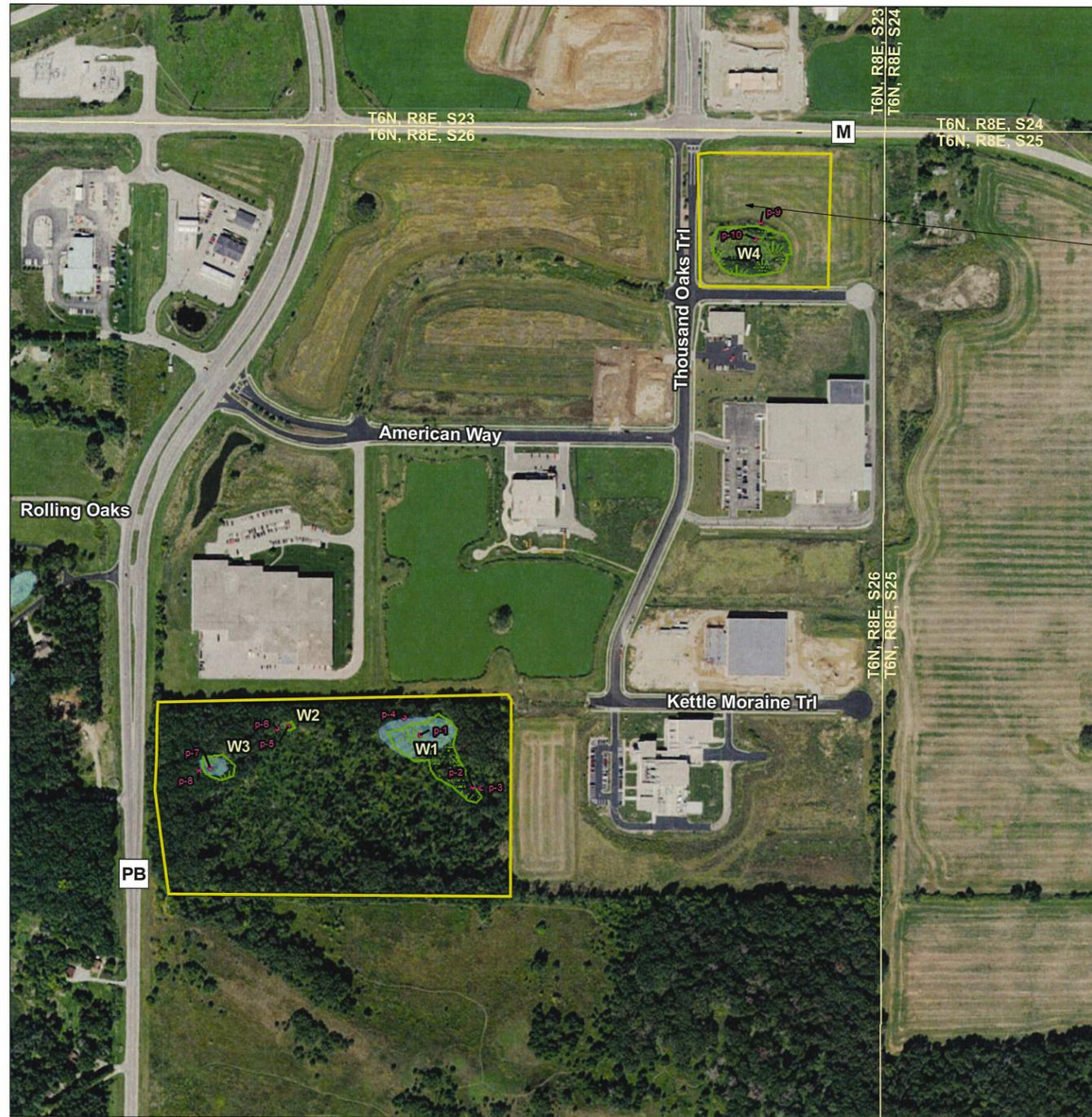
Verona Technology Park - Overall Aerial

Not to Scale 

KSW OFFICE DEVELOPMENT



Site Zoning Map



Site



Legend

- Approximate Project Boundary
- Sample Point
- Field Delineated Wetland
- ~ DNR 24k Hydrography
- ~ Perennial Stream
- ~ Intermittent Stream
- ~ Waterbody

Notes
 1. Coordinate System: NAD 1983 StatePlane Wisconsin South FFS 4803 Feet
 2. Data Sources Include: WDNR, WDOT, Stantec
 3. Orthophotography: NAP 2015

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Site Wetland Areas

Figure No. **5** **DRAFT**

Title
Field Collected Data

Client/Project
Livesey Company
Verona Tech Park

Project Location: T6N, R8E, S26
 Prepared by CP on 2016-08-12
 T. of Verona, WI
 Technical Review by JD on 2016-08-12
 Dane Co., WI
 Independent Review by XXX on 2016-XX-XX



Not to Scale



SCHMATIC SITE PLAN

KSW OFFICE DEVELOPMENT

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 architecture · interior design · planning
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 p608.829.4444 f608.829.4445 dimensionmadison.com

KSW
 CONSTRUCTION CORPORATION

Verona Technology Park, Lots 9 & 10, John P. Livesey Blvd., Verona, WI

