



# VILLAGE ACTION REPORT

**PROJECT: AVID Real Estate Site Plan**

**APPLICANT: Brock Ryan – AVID Real Estate**

**PROJECT LOCATION: Lot 1 of CSM 15197, SE Corner of Landmark Dr. and Commerce Parkway**

**REPORT DATE: MAY 1, 2021**

**PROJECT DESCRIPTION:** The applicant, AVID Real Estate, is seeking approval of a site plan for a 19,610 sq. ft. office/warehouse building located on the SE corner of Commerce Parkway and Landmark Drive. AVID oversees a number of companies including Biodome (a distributor of disinfectant) and Laser Link Golf (laser range finders) among others. The facility will house 20 to 25 employees upon opening with plans of up to 40 within 18 months.

**PLAN COMMISSION MEETING: MAY 12, 2021**

**STAFF REPORT PROVIDED BY:**  X  Planner,  X  Engineer,      Public Works

**MOTION:** by Brinkmeier (1st), Jushchyshyn (2nd)

The site plan was **APPROVED WITH CONDITIONS**, with the conditions as follows:

## Planning

1. Sign permits are granted via a separate review process.
2. If in the process of further design and construction, mechanical units are placed on the roof instead of the ground a diagram shall be provided to staff to demonstrate compliance with screening requirements.
3. Provide a photometric diagram and lighting cutsheets for staff approval.
4. The submittal does not provide elevations, landscaping, or other necessary details for Phase 2. These shall be submitted for approval prior to construction.

## Engineering – Site Plan Comments

1. An existing sanitary stub was installed next to the existing water service off of Landmark Drive. Recommend using existing sanitary stub in lieu of any connections directly into manholes.
2. Roof drain outfalls should be shown to verify drainage.

3. An on-site drainage system should be provided. Water is currently shown to sheet drain across the lot and to the streets and adjacent property. Water should be collected within the site and connected to the existing public storm sewer.
4. Lighting plan should be provided.

Engineering – Stormwater Comments

1. As with all sites in the Commerce Park, peak discharge rate control and water quality treatment are provided via the existing regional stormwater management ponds.
  - a. Planning for the Commerce Park included full development of commercial lots at 85% impervious coverage. The calculations provided show the entire site with Phase 1 and 2 within the impervious limits. The infiltration pond should show the floor area of the proposed basin and verify if this is for the fully developed site or just Phase 1.
2. Unless fully exempted, post-construction infiltration (90% of predevelopment levels) will need to be provided on site. This site has been investigated by MSA on behalf of the Village for suitability and our findings were passed on to the DNR. MSA's conclusion from that investigation was that most of the site would be exempt from infiltration requirements, except for the northeast corner; which, if corrected could potentially be suitable. The WDNR's response to MSA's investigation was, "a developer should plan on a couple soil pits along the northern edge of this site to make better determination on an infiltration design or potential exemption."
  - a. The developer should conduct a series of soil pits along the north property boundary to verify if suitable soils are located in this area that can achieve on-site infiltration. Investigations need to be conducted in accordance with WDNR CPS1002 and observations of suitability of soils shall be relative to proposed final grades – assuming an infiltration facility will be integrated into the site plan on the north side.
  - b. The location of the proposed rain garden is likely in a location of unsuitable soils. Depending on the findings of the on-site investigation the location of this rain garden may need to be relocated.
3. An on-site stormwater collection system should be provided that will direct flows to the street and/or existing storm sewer within the ROW and not allow flows to adjacent developed properties. Of particular concern is runoff that would be directed to the property to the east.
4. A recorded long term maintenance agreement will be required for the infiltration devices as necessary.

**VOTE:** 6 Aye, 0 Nay, 0 Abstain

**APPLICANT COMMENTS:**

- (Blake Herbert – Supreme Structures) – provided an overview of the project.

**PUBLIC COMMENTS:**

- None

**PLAN COMMISSION COMMENTS:**

- (Ratcliff) – project looks nice and is a great addition at that corner.

**STAFF COMMENTS:**

- See staff reports and as noted above.

**ARCHITECTURAL REVIEW COMMITTEE MEETING: MAY 14, 2021**

**STAFF REPORT PROVIDED BY:**  X  Planner,  X  Engineer,      Public Works

**MOTION:** by Hackel (1st), Vander Velde (2nd)

The site plan was **APPROVED WITH CONDITIONS**, with the conditions from the staff reports as listed above, and the following:

Architectural Review Committee

1. Colors and materials shall be as shown in the proposed elevations.
2. Provide curb and gutter around parking lot in front of the building.

**VOTE:**  3  Aye,  0  Nay,  0  Abstain

**APPLICANT COMMENTS:**

- (Blake Hebert – Supreme Structures) – provided an overview of the project.

**PUBLIC COMMENTS:**

- None

**ARCHITECTURAL REVIEW COMMITTEE COMMENTS:**

- (Williams) – asked for more details about the proposed wood material. Hebert replied it's a low maintenance aluminum product with a wood grain finish.
- (Hackel) – it's a fantastic project that exceeds expectations for that location. Agrees the aluminum product is a good substitute for wood. Noted he would like to see curb and gutter on the parking lot in front of the building.
- (Hackel) – asked about the stone on the façade. Hebert stated he wants to use natural stone as opposed to a man-made product. The specific material has not been selected.

- (Hackel) – asked about blue and green colors near the entrance. Hebert explained those were corporate colors for AVID, and if they don't use those colors, they will use something more neutral. Hackel and Williams indicated they don't mind the colors.

**STAFF COMMENTS:**

- See staff reports and as noted above.