



VILLAGE ACTION REPORT

PROJECT: Atlantis Valley Foods Site Plan

APPLICANT: Mike Swanson – Atlantis Valley Foods

PROJECT LOCATION: Lot 3 of CSM 11263 on Commerce Parkway

REPORT DATE: MAY 14, 2021

PROJECT DESCRIPTION: The applicant, Atlantis Valley Foods, is seeking approval of a site plan for a 45,642 sq. ft. office/warehouse/garage/commercial kitchen to be located on the south side of Commerce Parkway immediately east of Stihl. The new building will replace the existing facility on the NW corner of Commerce Parkway and Erb Road. The facility will house up to 53 employees in the building and another 12 delivery drivers.

PLAN COMMISSION MEETING: MAY 12, 2021

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

MOTION: by Brinkmeier (1st), Schulze (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. The landscaping provided is sufficient to alleviate the requirement for masonry on the front of the building. Such landscaping shall remain in place and shall be replaced as needed to maintain this level of landscaping in the future.
3. The applicant shall provide details of the trash enclosures for staff review. At a minimum the enclosures should match the finish of the building.
4. The applicant shall work with the Village to establish a temporary easement for the paved cul-de-sac.

Engineering – Site Plan Comments

1. Verify the door locations as it appears there are additional doors on the floor plan (east side) compared to the renderings and site plan.
2. Recommended to extend the roadway curb and gutter through the easterly driveway to direct roadway drainage to the existing swale.

3. Include an ADA compliant sidewalk entrance at the east end of the sidewalk.
4. The westerly driveway is above an existing sanitary sewer easement and should be noted that the Village has the right for maintenance of the sanitary sewer without the cost of replacing the driveway.
5. Recommend using scour stop in lieu of the rip rap at the storm sewer outfall for long term maintenance for Village mowing.
6. Show the storm sewer piping grades to ensure the outfall is above the NWL elevation.
7. Will need a reducer at the water service to transition from 8" to 6".
8. Verify the water service location in the field as the previous plans show the end of the stub near the end of the sanitary stub.
9. Provide a cleanout at the branch of the 6" sanitary service and the 4" service to provide an access for cleaning.
10. Include the details referred to in Sheet C900.

Engineering – Stormwater Comments

1. As with all lots 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. I would ask for confirmation that the impervious calculation is fully built-out and require that (for stormwater management purposes) the calculation include the floor area of the proposed infiltration basin.
2. Post-construction infiltration (90% of predevelopment levels) will need to be provided on site. These calculations need to be supported by on-site soil investigations.
 - a. Soil borings may be used to establish an exemption (in whole or in part) but need to comprehensively cover the site.
 - b. Soil pit investigations are necessary to support the design of any infiltration practice.
3. The on-site stormwater collection/management system is required to convey 100-year flows to either the swale to the east or directly to the pond to the south (preferred). Calculations need to be provided indicating that the proposed system of on-site pipes, swales, and surface water collection systems have 100-year capacity. Of particular concern is any capacity limitation which may cause discharges to the east. The existing system of bioretention systems serving the lot to the west was not sized to accommodate runoff from this site.

4. A recorded long term maintenance agreement will be required for the site.

VOTE: 6 Aye, 0 Nay, 0 Abstain

APPLICANT COMMENTS:

- (Alan Theobald - Iconica) – provided an overview of the project.

PUBLIC COMMENTS:

- None

PLAN COMMISSION COMMENTS:

- (Williams) – stated he is happy the company is staying in the Village.

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. Add curb and gutter to parking lot and driveway where adjacent to the building.
2. East side trash enclosure to match higher quality metal panel from front façade and shall be screened with landscaping.

VOTE: 3 Aye, 0 Nay, 0 Abstain

APPLICANT COMMENTS:

- (Mike Swanson – Atlantis Valley Foods) – introduced project team.
- (Alan Theobald - Iconica) – provided an overview of the project.

PUBLIC COMMENTS:

- None

ARCHITECTURAL REVIEW COMMITTEE COMMENTS:

- (Williams) – stated he is happy the company is staying in the Village.

- (Hackel) – appreciates the higher quality panels and extra landscaping on the façade. Noted the applicant did a nice job maintaining the landscaping at the current facility so he has no concern about maintenance here.
- (Hackel) – make sure the roof top screening completely blocks the rooftop equipment.
- (Hackel) – he would like to see curb and gutter in parking lots near building and landscaping in front of trash enclosure on east side. Trash enclosure materials should match the higher quality metal panels on the front façade.

STAFF COMMENTS:

- See staff reports and as noted above.