

May 1, 2023

To: Village of Cottage Grove Planning Commission
From: Joe Hickey - Branch Director Midwest STIHL & Newcomb Construction
Subject: MWS Warehouse Expansion

Below is a written description of Midwest STIHL's building expansion project. I am going to follow the format provided in document 325-112(C):

- a) Existing zoning district
 - The usage of the expansion will be the same as the existing building.
- b) Land use plan map designation.
 - Not required per Erin Ruth
- c) Description of existing environmental features
 - The expansion will be built on a field behind the present MWS structure. There is a retention pond adjacent to the property. It is relatively flat but will require minor grading.
- d) Current land uses present on the subject property.
 - Open field with no present uses
- e) Proposed land uses for the subject property.
 - Warehouse structure like the present warehouse. Storage and shipping of handheld power equipment and lawn mowers.
- f) Projected number of residents, employees and daily customers.
 - MWS presently has 30 employees who work at the facility and we anticipate only hiring a couple more employees with the expansion. The expansion will make us more efficient in our warehouse operations and therefore require minimal additional employees. We typically have 10 – 15 trucks per day visiting the facility with inbound and outbound freight. The expansion will not significantly change the amount of truck traffic. We have training events at the facility about 10 weeks a year. The participants range from 5 to 25 people. We have sufficient parking for the participants. We do not have any retail traffic as we only sell directly to our STIHL dealers.
- g) Proposed amount of dwellings units, floor area.....
 - Please see the civil drawings for ratio of impervious area and green areas relative to the site.
- h) Operational considerations relating to hours of operation....

- Hours: 7 am to 6 pm Monday – Friday. At times we do have employees come in on Saturday. We have no retail hours. No change from present operation.
 - Peak water usage – no change from present operation
 - Sanitary and sewage – There will be one bathroom added but we anticipate minimal usage. Sanitary and sewage for the entire building will be like present usage.
 - Traffic generation – minimal increase. As the business grows, we could have a few more trucks a day.
- i) Operational Considerations relating to hours....
- Street access – no change from present building. We will have one entrance for the delivery trucks and two entrances for employees and guests.
 - Traffic visibility – no significant change. We will have 6 to 8 dock doors on the east side of the expansion which only faces one business.
 - Parking – There will be additional paving to support the additional dock doors on the expansion. There will not be additional parking for employees as we have sufficient capacity at this time.
 - Loading – 6 to 8 additional dock doors on the east side of the expansion.
 - Exterior storage – no planned exterior storage
 - Exterior lighting – lighting along the east side of the expansion like present lighting along the dock area. Additional security cameras will be added for the dock area.
 - Vibration, noise, air pollution, electromagnetic, glare, heat, fire, explosion, toxic materials, waste materials and hazardous materials – nothing additional from present operation
 - Drainage – All Village and State drainage requirements will be met for the project.
- j) Exterior Building and fencing material
- Exterior walls will be tilt-up concrete which will match the existing structure. The roof height of the proposed addition will be approximately 5' higher than the existing roof. Please see elevations for clarity.
 - The fence on the east side of the building, enclosing the dock, will be extended to the end of the proposed dock extension. We will match the present fence.
- k) Possible future expansion
- No plans at this time
- l) Any other information pertinent to adequate....
- none