



**Meeting Date:** 1/31/11

**Agenda Item:** 8, 9, & 10

**Mission Statement**

Provide quality services in a modern, courteous and cost-efficient manner.

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## VILLAGE BOARD & PLAN COMMISSION STAFF REPORT

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- REPORT TO:** President Burt McIntyre & Village Board
- REPORT FROM:** Dave Wiese, Executive Director of Community Development
- AGENDA ITEM:** **#8 – Review and take action on rezoning the north 10 acres of parcel VH-3161 from I-3 Industrial Park Light Industry to I-1 General Industrial.**
- #9 – Review and take action on site plan for Amerex to construct a 20,000-square-foot office and manufacturing building and a 6,500-square-foot test facility.**
- #10 – Review and take action on Preliminary and Final plat of Brookfield Business Park First Addition.**
- ACTION REQUESTED:** There are three separate action items on the agenda related to the proposed Amerex project. Those items are (1) a rezoning of the north 10 acres of Parcel VH-3161, (2) a site plan approval and (3) approval of a preliminary and final plat. Each item will need to be acted on independently.
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### **RECOMMENDED ACTION**

There are three separate action items on the meeting agenda related to the proposed development. The first item is a rezoning of the subject property from I-3 Industrial Park Light Industry to I-1 General Industrial. It is recommended that the Plan Commission open the public hearing and ask the applicant to explain his request in detail. Subsequently, the Plan Commission should invite comments from the public and then close the public hearing. After the public hearing is closed, the Plan Commission should review the applicant's request, including how the Findings of Fact will be met. Finally, if satisfied with the proposal, the Plan Commission should recommend approval to the Village Board. An appropriate motion would be **"MOTION TO APPROVE THE NORTH 341.9' OF FRONTAGE (DEPTH OF 1,275.86') OF PARCEL VH-3161 (BROOKFIELD AVENUE) APPROXIMATELY 10 ACRES FROM I-3 INDUSTRIAL PARK LIGHT INDUSTRY TO I-1 GENERAL INDUSTRIAL." (THIS WOULD BE A RECOMMENDATION TO THE VILLAGE BOARD FOR THE 6:30 MEETING.)**

The second action item is a site plan approval for Amerex in order to construct a 20,000-square-foot office and manufacturing building and a 6,500-square-foot test facility. If in favor of the site plan, a suggested motion would be **"Motion to approve the site plan for Amerex contingent upon the following:**

- 1. A stormwater management plan being approved by the Village of Howard Engineering Department as required by Section 42-56 of the Howard Municipal Code.**
- 2. A landscape buffer along the east property of sufficient quantity and spacing of native trees and shrubs to encompass the proposed 341 feet of the east property line. The buffer area will be approved by the Village Forester.**
- 3. A sign plan will need to be reviewed and approved by the Plan Commission in the future.**
- 4. Photometrics, lighting plan, and cut-off sheets for the lighting fixtures will need to be approved by staff."**

The third item is a subdivision plat approval. The applicant is seeking both preliminary and final plat approval of the Brookfield Business Park First Addition. If in favor of the Preliminary and Final Plat, an appropriate motion would be: **“Motion to approve the Preliminary and Final Plat of the Brookfield Business Park First Addition contingent upon the following:**

- 1. A stormwater management plan is approved by the Village of Howard Engineering Department.**
- 2. Any outstanding assessments are paid in full.”**

<b><u>BASIC INFORMATION</u></b>		<b><u>ADJACENT LAND/ZONING MATRIX</u></b>		
Project Name	Smet Construction Services	LAND USE		ZONING
Applicant	Greg Runnoe	North	Vacant Land & Agriculture	B-1
Contact info.	920-532-3828 grunnoe@smet.com	South	Strip Center and Office	B-1,
Consultant/ Engineer	Fisher and Assoc. LLC - Rick Fisher	East	Highway 29	B-2
Parcel Size	12 ac	West	Single Family Dwellings	R-1
Existing Zoning	I-3 Industrial Park Light Industry			
Proposed Zoning	I-1 General Industrial			
Land Map Designation	Industrial			

**BACKGROUND**

Amerex is recognized worldwide as a leader in the manufacture of hand portable and wheeled fire extinguishers and has recently taken this wealth of experience to new dimensions with pre-engineered automatic restaurant systems, vehicle fire suppression systems, gas detection, industrial systems and fire detection devices [www.amerex-fire.com](http://www.amerex-fire.com). Amerex is looking to compete with Ansul and become a major player in the foam products business. Currently, they are operating their offices out of NWTC and their laboratory out of Peshtigo. Amerex Foam Products Northeast Wisconsin is a division of Amerex Corporation. All current Amerex Foam Product employees were employees of Ansul at one time. Ansul is headquartered out of Marinette, WI [www.ansul.com](http://www.ansul.com).

Amerex Foam Products are firefighting agents and systems hardware used in high-hazard and risk markets such as Aviation, Chemical Manufacturing, Municipal, Urban Interface Fire Service (forest fires), Oil & Gas, and Petrochemical markets. Foam concentrates are a blend of hydrocarbon surfactant(s), fluorosurfactant(s), water, inorganic salts and complex carbohydrates. Concentrates are formulated to be used as 1%, 3%, or 6% products for extinguishing Class A and B fuels. The blending operation is a non-reactive process, and there are no discharges to air, ground or water during any part of the process.

In addition to manufacturing, R&D Laboratory, and office operations, the N.E.W site will have a technical product training facility to instruct authorized distributor companies and end-user customers in the best practices for applying foam agents and suppression systems hardware. The training classroom is designed to accommodate twenty (20) persons with instruction over a three (3) to four (4) day period.

Located on the site will be a fire test facility, a 60' x 60' x 60' fire-rated, noncombustible structure with a mechanically induced draft and scrubber to remove particulate emissions. The design of the air handling system is such that a transparent emission may be observed. This fire test building will be used to develop new products and technologies, evaluate fire suppression products, as well as demonstrate products during training schools and for special customer requirements.

The subject property is currently located on the east side of Brookfield Road on the north end of Lot 4 of Brookfield Business Park. No buildings currently exist on the subject property. The applicant is requesting site plan approval in order to construct a 20,000-square-foot office and manufacturing building and a 6,500-square-foot test facility. The property is currently zoned Light industrial (I-3.) The applicant has requested a rezoning of the property to General Industrial (I-1.) The building will be constructed of an earth tone split-face block (bottom accent), brick (primary material) and precast concrete tilt-up panel.

The majority of parking will be located on the west and south of the building as it faces Lineville Road. There will be one entrance onto Brookfield Road.

The property will be landscaped with a mixture of trees and shrubs. The applicant is proposing to add 18 new trees and 41 new shrubs and plants. The overall site will have approximately 81% green space.

The overall value of the first phase of the improvements is estimated to be approximately \$3.5-\$4 million. They are intending to hire 20-25 employees within the first year of operation. The average wage would be roughly \$75,000 to \$80,000.

Village staff will be working with the Department of Commerce on supporting any economic grants, loans, and incentives that are available through the State of Wisconsin. Village of Howard Fire Department staff is excited to partner with any future training facilities.

## **ANALYSIS**

1. **Zoning** – The property is zoned General industrial (I-3.) **A REZONING IS NEEDED.**
2. **Setbacks** – The minimum setbacks are: 35-foot front (Brookfield Rd), 10-foot side and 17-foot rear. The proposed site plan is in compliance.
3. **Parking** – 53 stalls have been provided.
4. **Floodplain, Shoreland Zoning & Stormwater Management** – A stormwater management plan needs to be approved by the Village of Howard Engineering Department.
5. **Land Division** – **A PRELIMINARY PLAT AND FINAL PLAT NEED TO BE APPROVED.**
6. **Lighting** – A detailed lighting plan shall be submitted for staff approval. Photometric plans will be included, and light fixtures shall be 90-degree cutoff fixtures.
7. **Fire Protection** – This property is currently served by the municipal water system and is located approximately 3 miles from the nearest fire station.
8. **Signage** – Prior to installation, the applicant will submit a detailed sign plan that complies with the I-1 sign regulations.

9. **Garbage/Recycling** – The proposed garbage/recycling area would be located on the south side of the building. It is screened with split-face block and brick. The gate will be constructed of steel covered with a synthetic material.

**ATTACHMENTS**

**I-VIII** Amerex Site plan.

# Brookfield Business Park First Addition

## - A County Plat -

All of Lot 4, of Brookfield Business Park, A County Plat, recorded in Volume 1, County Plats, page 240, Document Number 2893272, Brown County Records, being located in part of the Southeast 1/4 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 5, T24N-R20E, in the Village of Howard, Brown County, Wisconsin.

### Surveyor's Certificate

I, David A. Smith, Registered Land Surveyor, No. 1170, under authority of the State of Wisconsin, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly Licensed Surveyor under the laws of the State of Wisconsin. I further certify that the plat was prepared in accordance with the laws of the State of Wisconsin and that the same is a true and correct copy of the original plat as recorded in the office of the Register of Deeds for the County of Brown, Wisconsin.

January 3, 2011

200 100 0 200 400 600  
Graphic Scale

### Village of Howard

Approved by the Board of Howard on \_\_\_\_\_ day of \_\_\_\_\_ 2011.

### Town of Howard

Approved by the Board of Howard on \_\_\_\_\_ day of \_\_\_\_\_ 2011.

### Brown County Planning Commission

Approved by the Board of Howard on \_\_\_\_\_ day of \_\_\_\_\_ 2011.

### FOR TITLE

\_\_\_\_\_

### Treasurer's Certificate

I, \_\_\_\_\_, Treasurer of the Village of Howard, do hereby certify that the above described plat was recorded in the office of the Register of Deeds for the County of Brown, Wisconsin, on \_\_\_\_\_ day of \_\_\_\_\_ 2011.

### FOR RECORD

\_\_\_\_\_

### Owner's Certificate

I, \_\_\_\_\_, owner of the above described land, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly Licensed Surveyor under the laws of the State of Wisconsin. I further certify that the plat was prepared in accordance with the laws of the State of Wisconsin and that the same is a true and correct copy of the original plat as recorded in the office of the Register of Deeds for the County of Brown, Wisconsin.

### FOR TITLE

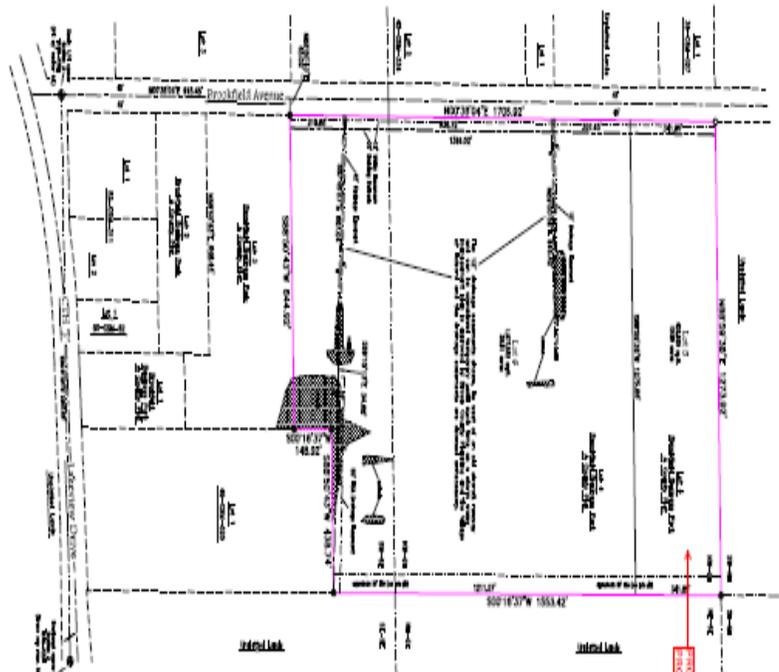
\_\_\_\_\_

### FOR RECORD

\_\_\_\_\_

### FOR TITLE

\_\_\_\_\_



**Legend**

- 1" for 100 feet
- 2" for 200 feet
- 3" for 300 feet
- 4" for 400 feet
- 5" for 500 feet
- 6" for 600 feet
- 7" for 700 feet
- 8" for 800 feet
- 9" for 900 feet
- 10" for 1000 feet
- 11" for 1100 feet
- 12" for 1200 feet
- 13" for 1300 feet
- 14" for 1400 feet
- 15" for 1500 feet
- 16" for 1600 feet
- 17" for 1700 feet
- 18" for 1800 feet
- 19" for 1900 feet
- 20" for 2000 feet



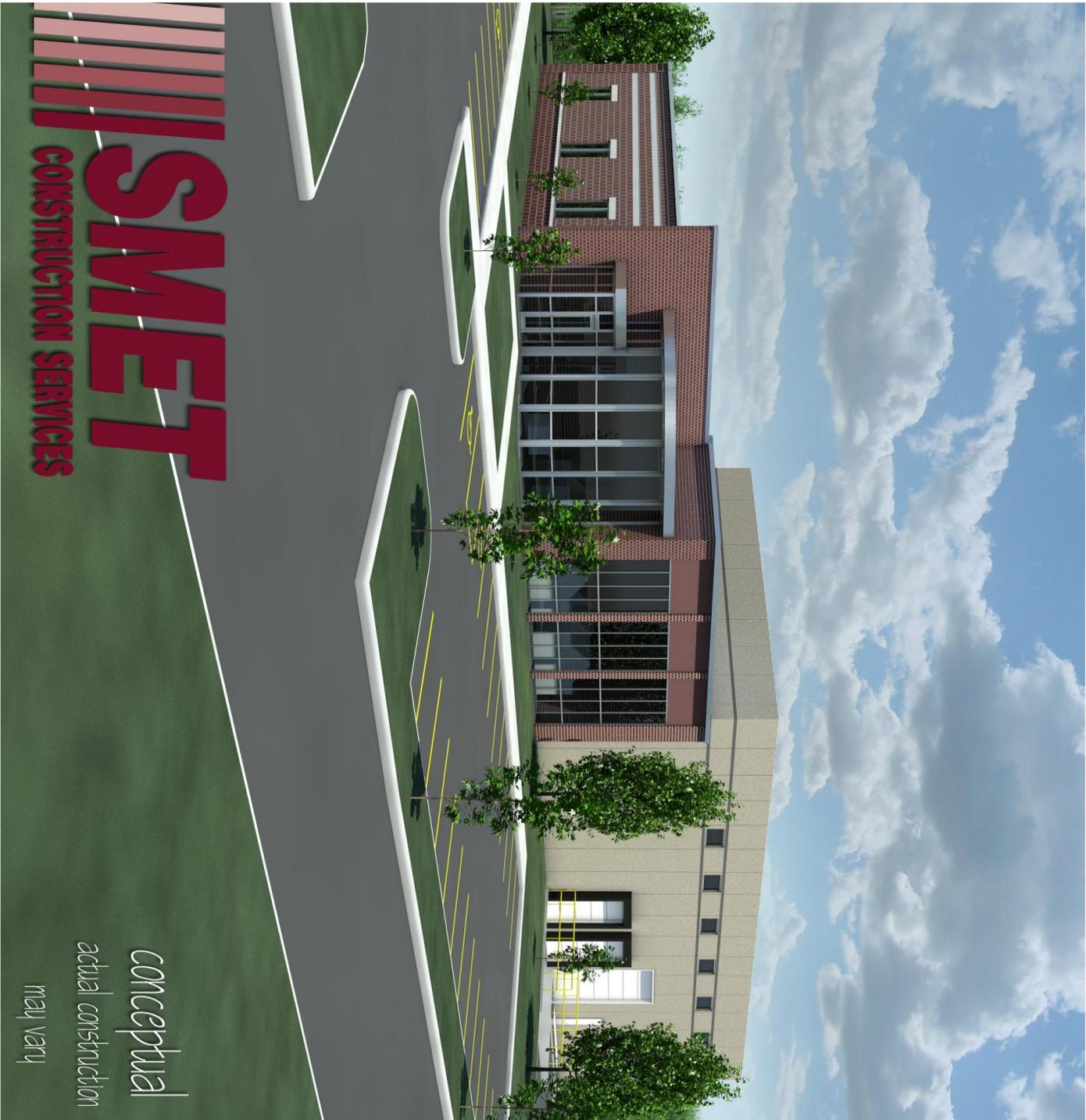
PROJECT NO. R-1408  
SHEET NO. 1 of 1  
DRAWING NO. P-2117

Brookfield Business Park  
KRAM Properties LLC

SCALE: 1" = 200'

DATE: 1/3/11  
DRAWN BY: [Name]  
CHECKED BY: [Name]

**Mau & Associates**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
4500 Wisconsin Avenue, Suite 100  
Madison, WI 53706  
Phone: 608-434-8800 Fax: 608-434-8872



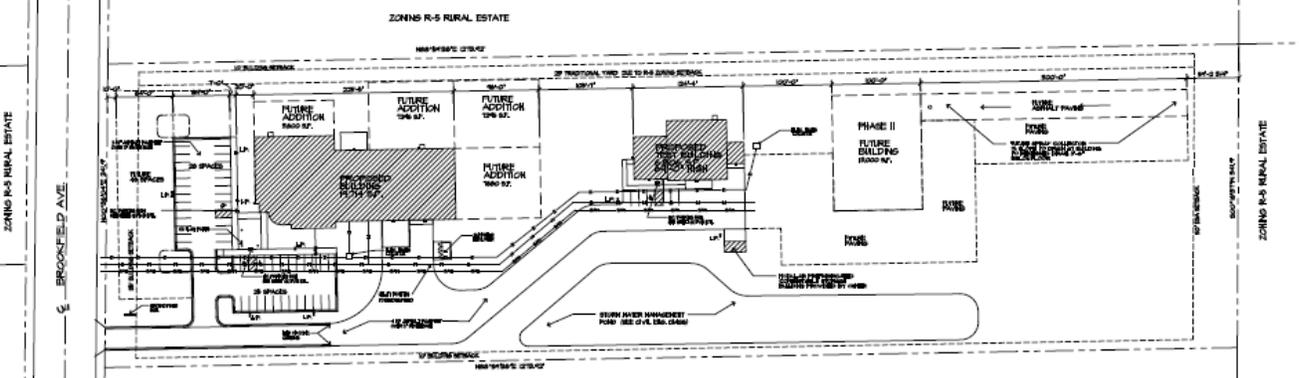
# SMET

CONSTRUCTION SERVICES

*conceptual*

*actual construction*

*may vary*



ZONING IS LIGHT INDUSTRIAL

**PARKING CALCULATION**

1.0 SPACE PER EVERY 200 BLDG EMPLOYEE  
 0.5 SPACE PER AVERAGE VEHICLE

WATERS: 30  
 EMPLOYEES: 200 = 10  
 REQUIRED PARKING SPACES: 30 STALLS  
 PROVIDED PARKING SPACES: 30 STALLS

USE AREA	TOTAL AREA	MIN.
BLDG FOOTPRINT	18000 SF.	10000 SF.
TRUCK STORAGE AREA	1200 SF.	1000 SF.
OFFICE USE	1000 SF.	1000 SF.

**GREEN SPACE CALCULATION**

LOT SQUARE FOOTAGE: 48800 SQ. FT.  
 10000 ACRES

TOTAL GREEN SPACE PROVIDED: 18000 SQ. FT.  
 PERCENTAGE OF GREEN SPACE PROVIDED: 36.9%

**ZONING REQUIREMENTS**

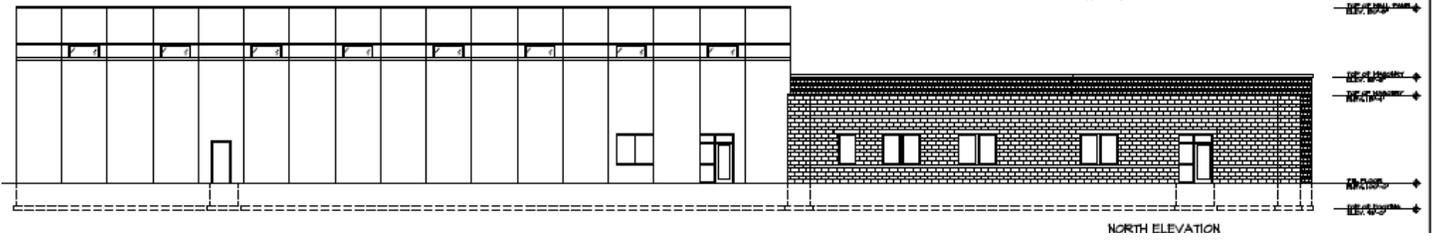
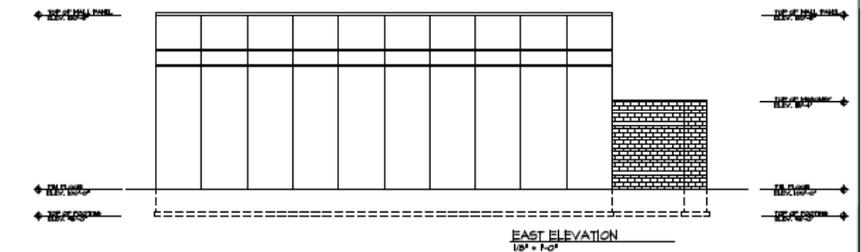
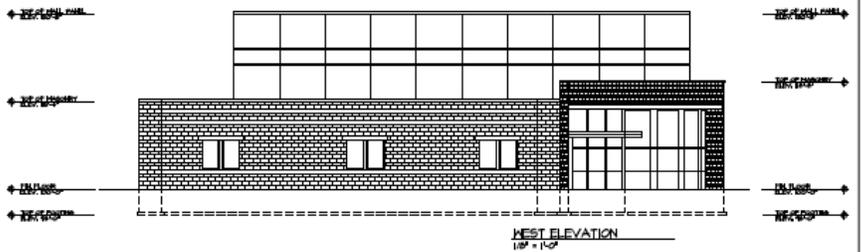
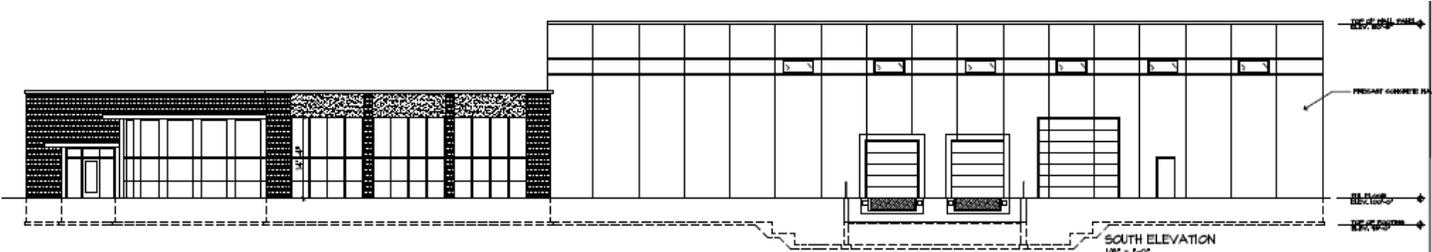
PERMITTED USE: MANUFACTURING AND TRADE OF FIRE RETARDANT MATERIALS  
 ZONING MAP REFERENCE: 10-10  
 MINIMUM LOT AREA: 10,000 SQ. FT.

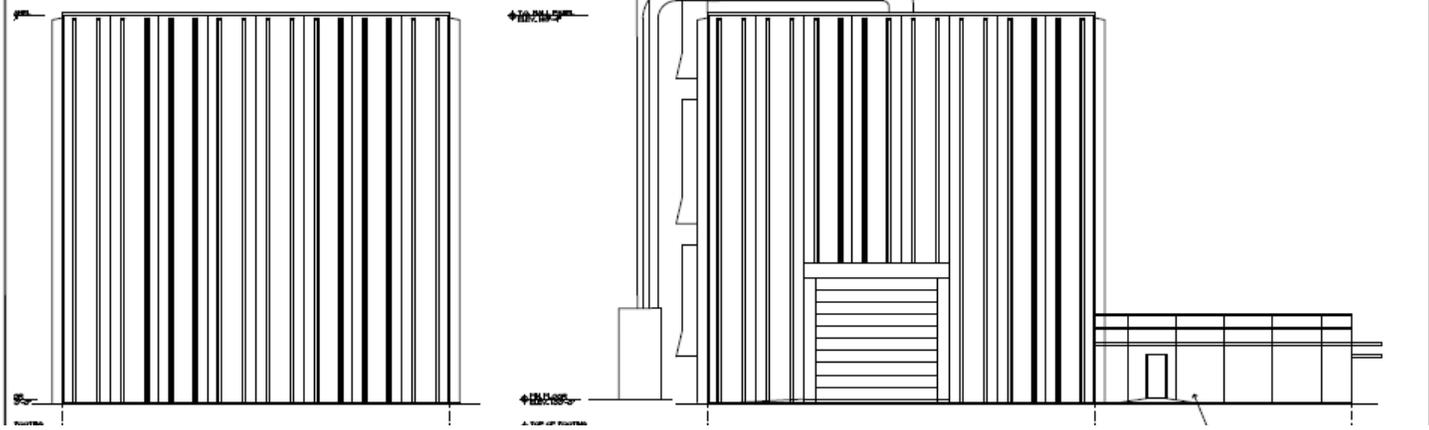
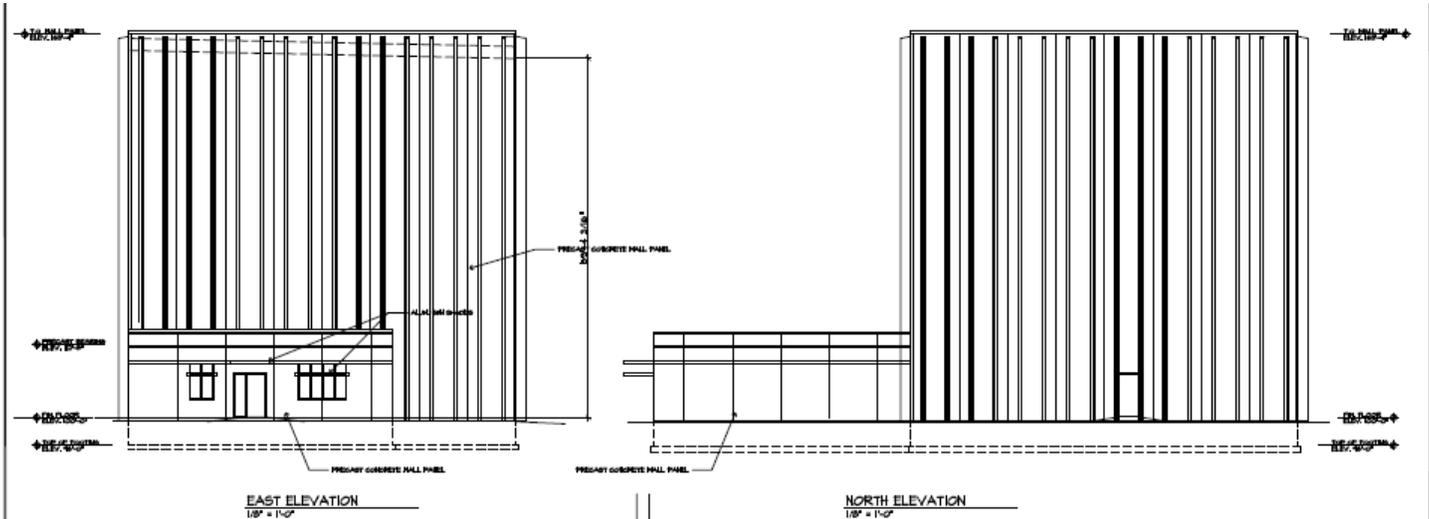
**SETBACKS**

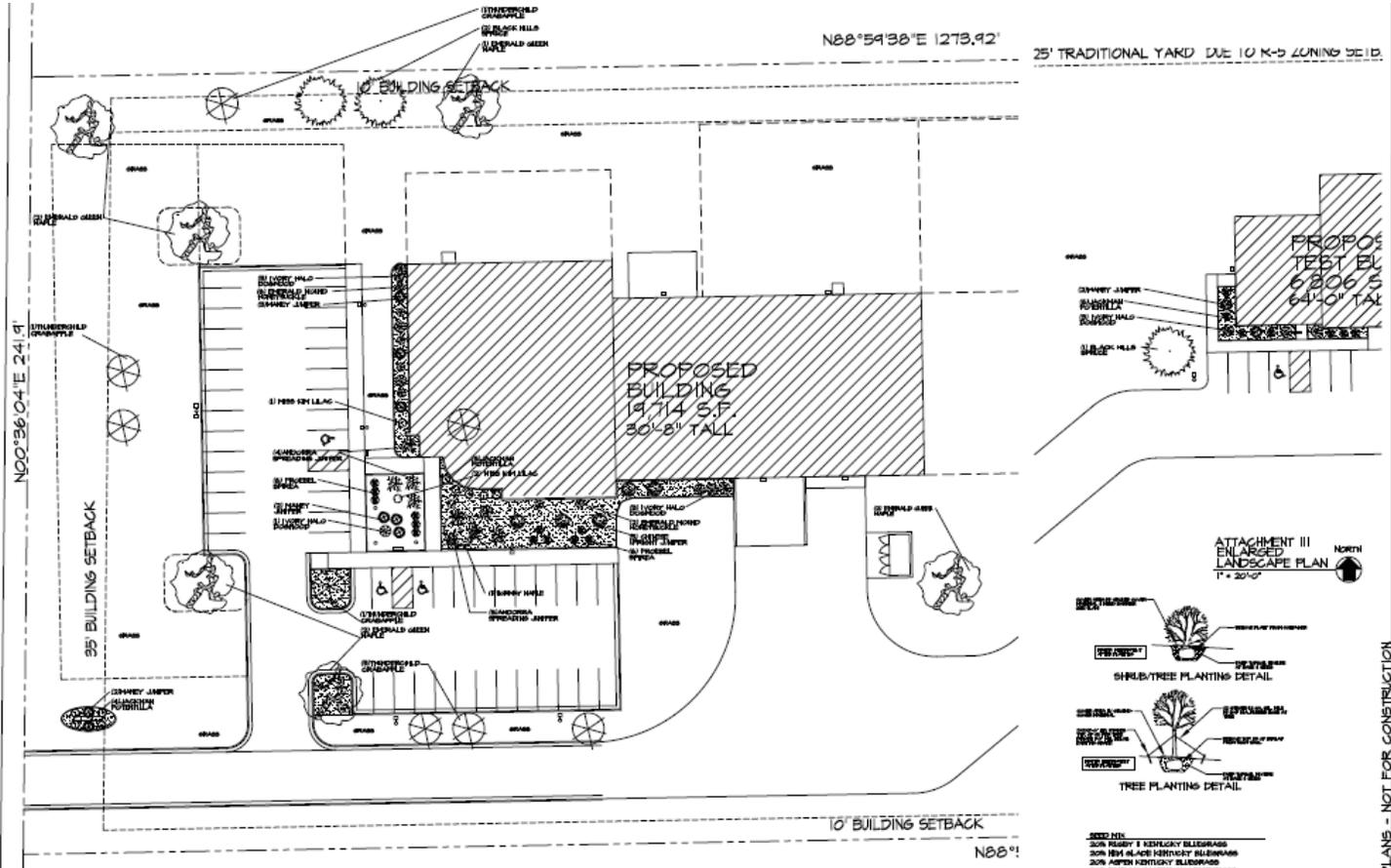
FRONT: 30'-0"  
 SIDE: 10'-0"  
 REAR: 10'-0"  
 MAX BLDG HEIGHT: 30'-0"

ATTACHMENT II  
 SITE PLAN  
 1" = 50'-0"

PRELIMINARY PLANS - NOT FOR CONSTRUCTION







25' TRADITIONAL YARD DUE TO M-5 ZONING BE ID.

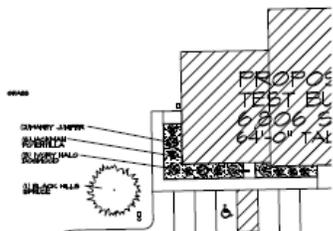
N00°36'04"E 241.9'

N88°59'38"E 1273.92'

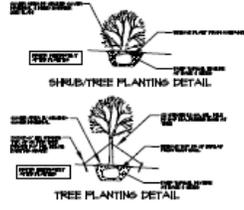
35' BUILDING SETBACK

10' BUILDING SETBACK

N88°01'



ATTACHMENT III  
ENLARGED  
LANDSCAPE PLAN  
1" = 20'-0"



- 3000 HIL
- 30% RUSBY 1 KEYLUCKY BLUEGRASS
- 30% H34 PLACE KEYLUCKY BLUEGRASS
- 30% H375 KEYLUCKY BLUEGRASS
- 30% BLUE 1400N KEYLUCKY BLUEGRASS
- 8% BLUE 04P KEYLUCKY BLUEGRASS
- 3% STATISSH44 PERENNIAL RIVE GRASS

ALL PLANTING AREAS TO HAVE PLANTS ESSENTIALLY NEEDED AND ARE COVERED BY 8000 P' COVERED DATE.

ATTACHMENT III  
ENLARGED  
LANDSCAPE PLAN  
1" = 20'-0"

PRELIMINARY PLANS - NOT FOR CONSTRUCTION