

Old World Creamery

Building Addition

The use of the new 15,000 sf. building addition is for dry storage to house our packaging materials. The building exterior materials would match our recent building expansion to consist of tip up concrete panels. The building height would be approximately 2-3 feet higher than the existing building to accommodate the change in floor height. No additional employees would be added for this expansion.

Parking and Employee Count

There is a total employee count of 18 during the day shift and 12 for the night shift. We have a total of 8 parking stalls on the corner of 16th Street and St Clair Ave and 10 parking stalls on the west side of N 17th in our truck shop lot. This gives us a total of 18 parking stalls with the use also of on street parking if needed.

Zoning Setback Variance Request and Description

The zoning code requires building setbacks of 25'-0" from N 17th and St Clair Ave. The building addition along St Clair Ave would be in line with the existing building that was granted a variance back in 2022 with a setback of 21.93' and with this addition the NW corner would be 21.91'. The building wall facing N 17th would encroach to 10.00' from the property line

Utility Work

Consist of relocating the existing catch basin along with electrical and storm sewer service. All other utilities would come from the existing building.

Lighting Plan

Exterior lighting plan would consist of new wall packs to match the existing ones on the 2022 building addition and will be provided by the electrical subcontractor.

Landscaping

The landscaping designer will prepare the landscaping plan per code requirements and submit for approval.

Signage

No signage anticipated for this project.

Architectural Features

New building addition will be constructed of prefinished tip up concrete wall panels that will match the existing 2022 building addition.

Stormwater Management

Building addition will not increase the impervious surface area therefore storm water management is not required for this site. Roof water will be collected by internal downspouts and collected into the storm sewer.