

STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting, October 4, 2017

Agenda Item 4

Applicant: Hank's Refrigeration and Electric (Jeff Ebensperger)

Request: Site plan review for a commercial use in a Commercial District.

Background:

Hank's Refrigeration and Electric provides offsite electrical and refrigeration services. The site is used for storage, there is no store or showroom for customers. The applicant is proposing to place a 26'x23' garage on the site.

Pierce County Code § 240-75 requires site plan review for buildings intended for Commercial Use, the purpose of which is to assure site designs that promote compatibility between land uses, create safe and attractive site layouts and structures, provide proper access to streets and transportation, protect property values and contribute to efficient land use in Pierce County.

Issues Pertaining to the Request:

- The property is located in the NW ¼ of the NE ¼, Section 28, T25N, R15W, Town of Union, Pierce County, WI. The property is in a Commercial zoning district and is located at W1476 County Rd S.
- Pierce County Zoning Code §240-15 Purpose and Intent of Zoning Districts:
Commercial: This district is established to provide for retail shopping and personal service uses to be developed either as a unit or in individual parcels to serve the needs of nearby residential neighborhoods as well as the entire county. The purpose of the district is to provide sufficient space in appropriate locations for certain commercial and other nonresidential uses while affording protection to surrounding properties from excessive noise, traffic, drainage, or other nuisance factors.
- The property is bordered by residential and commercial uses. Adjacent zoning districts include Agriculture-Residential to the north, south, and west; Commercial to the east. The Village of Plum City is nearby to the east.
- The proposed structure meets all applicable setbacks and will be placed in line with the existing buildings. The configuration will not impede parking or deliveries.
- Driveway access to the property is located off of County Rd S.
- There is an existing yard light located near the driveway. No additional exterior lighting is proposed at this time.
- A screening plan is not proposed.
- Typical hours of operation are 6:00 AM to 6:00 PM.
- There are currently no other employees for the business. Occasionally a subcontractor is hired.
- Pierce County Code § 240-54 establishes parking requirements; Manufacturing/trade or contractor establishments require 2 parking spaces. The plans submitted demonstrate sufficient parking area to fulfill this requirement.
- One delivery per day is average. Deliveries are by truck or semi.
- Upon completion of the site plan review the applicant shall obtain a Land Use Permit as outlined in Pierce County Code § 240-73(1)B.

Jeff Ebensperger
October 4, 2017
Site Plan Review

- The size of the structure does not require commercial plan approval from DSPS.

Recommendation:

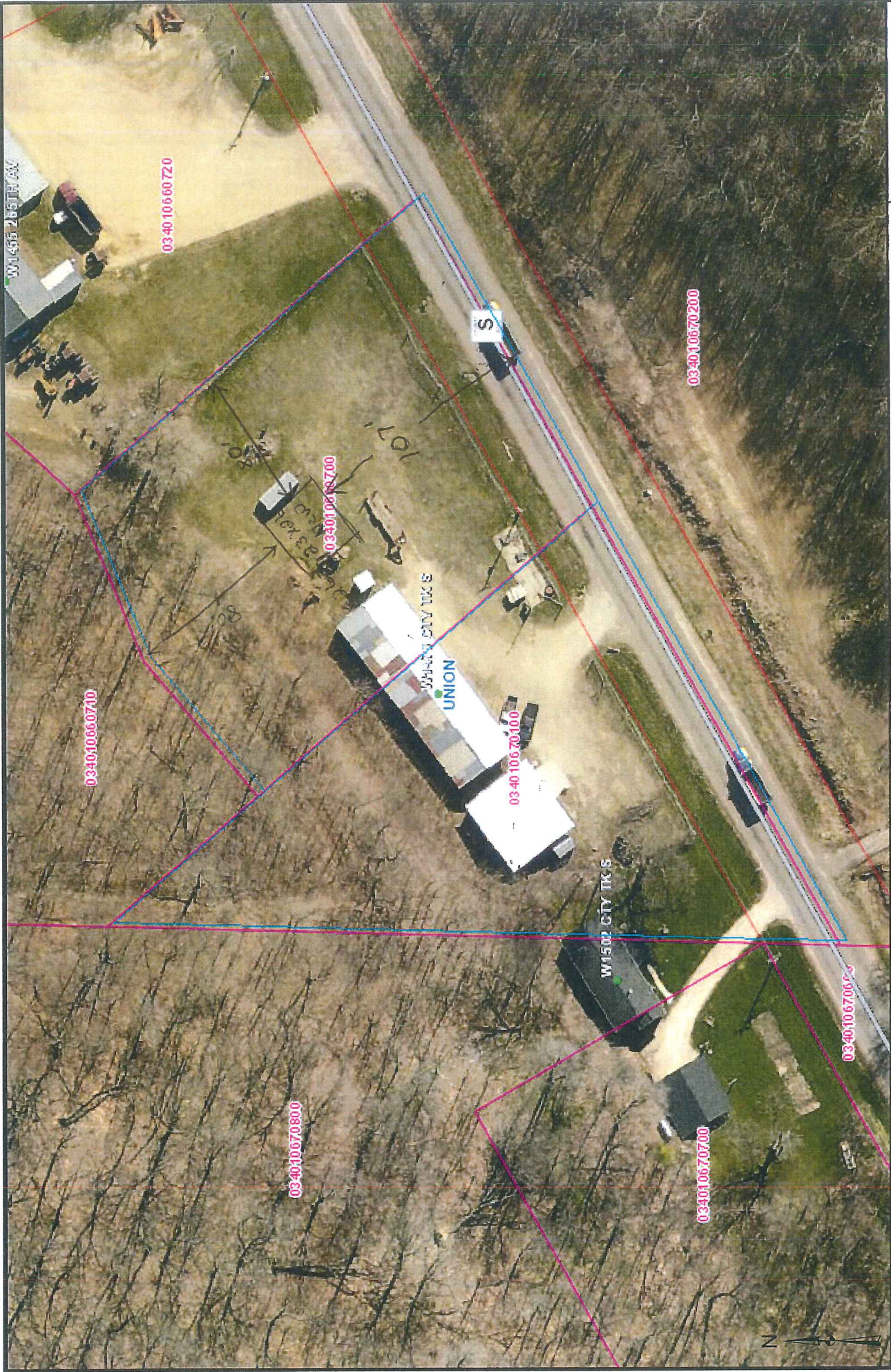
Staff recommends the Land Management Committee review the proposed site plan and determine if any changes or modifications are necessary. The LMC should consider proposed structures, architectural plans, neighboring uses, use of landscaping and open space, parking areas, driveway location, loading and unloading areas, highway access, traffic generation and circulation, lighting, drainage, water and sewer systems, as well as proposed operations.

The LMC may impose time schedules for completion of buildings, parking areas, open space uses, drainage and erosion control systems and landscaping and may require appropriate sureties to guarantee that requirements will be completed on schedule.

Staff recommends the LMC place any condition(s) that it deems necessary, as well as the following:

1. The applicant shall obtain a Land Use Permit from the Land Management Department.

Submitted By: Brad Roy
Zoning Administrator



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Zoned Commercial

Pierce County, WI



1:749

Date: 9/11/2017





This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Land Management Committee

JEFFREY P EBENSBERGER
(October 4, 2017)

Site Plan Review

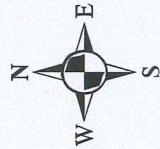
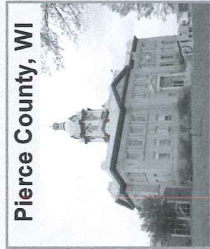
Legend

-  Dwellings
-  Site
-  Parcels
-  Contours (10ft)

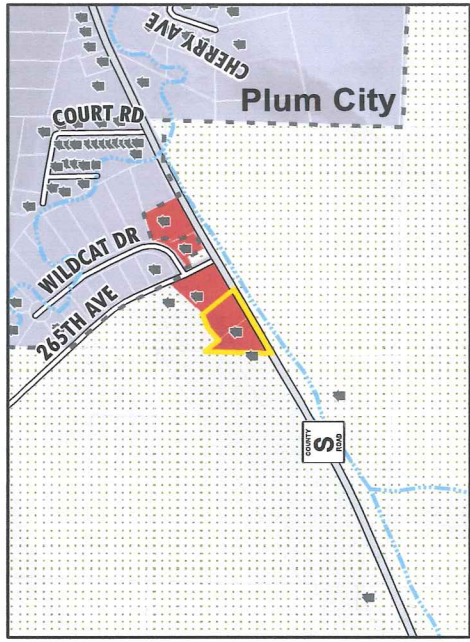
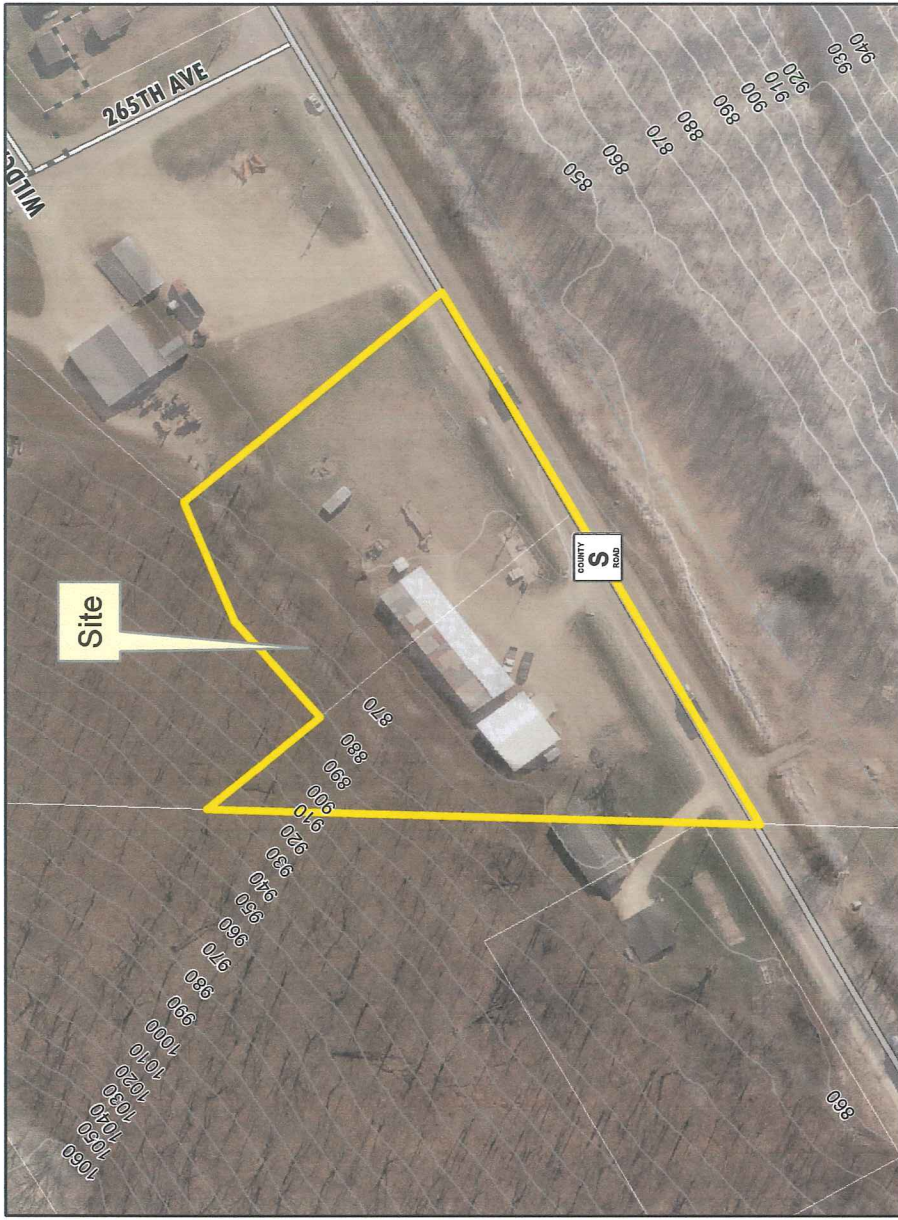
Zoning

-  Agriculture - Residential
-  Commercial
-  Village

Orthophotography - 2015 Pierce County



Prepared by the Department of Land Management



Site Location
W1476 COUNTY RD S
TOWN OF UNION

