

STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting,

November 7, 2018

Agenda Item 4

Applicant: Geiger Family Trust, Eugene Geiger (owner), and Adam Adank (agent)

Request: Conditional use permit (CUP) for a Duplex

Background:

The owner and agent have an offer to purchase agreement on 9.74 acres that is contingent on a 2 Lot Certified Survey Map (CSM) and approval to build a duplex on the south lot (Lot 4). The 2 Lot CSM was approved and recorded on 10-16-2018. The agent proposes to build a 1-story, ±40' x ±140' duplex with two separate entrances and slab-on-grade construction. Each side will have separate 2-car garages, 3-bedrooms, bathrooms, kitchens, and utilities. The agent plans to live on one side of the duplex, while renting out the other half.

Issues Pertaining to the Request:

- The parcel is Lot 4 CSM Vol. 15 Pg. 12 being part of the SW ¼ of the NW ¼ of Sec 6, T27N, R15W, Town of Spring Lake.
- Lot 4 is 4.796-acres and is in the General Rural zoning district.
- PCC § 240-88 defines Duplex as, “Two attached building units on a single lot regardless of the form of ownership of the units.”
- PCC § 240-24D describes Lot Requirements as, “Only one single-family residence or one duplex shall be permitted on a lot, except as provided elsewhere in this chapter.”
- Pierce County Code (PCC) Table of Uses allows Duplexes in the General Rural zoning district with the issuance of a CUP and does not reference any code provisions.
- Existing land use is undeveloped and is currently leased out for crop farming. Adjacent land uses are residential, commercial, and agricultural.
- PCC Ch. 115 Numbering of Buildings and Roads states that all properties or parcels and principal buildings shall be assigned an address based on the uniform numbering system.
- The Spring Lake Town Board recommended approval of this request on 10-9-2018 without any concerns or recommended conditions.
- This CUP shall expire 12 months from the date of issuance if no action has commenced to establish the use.

Recommendation:

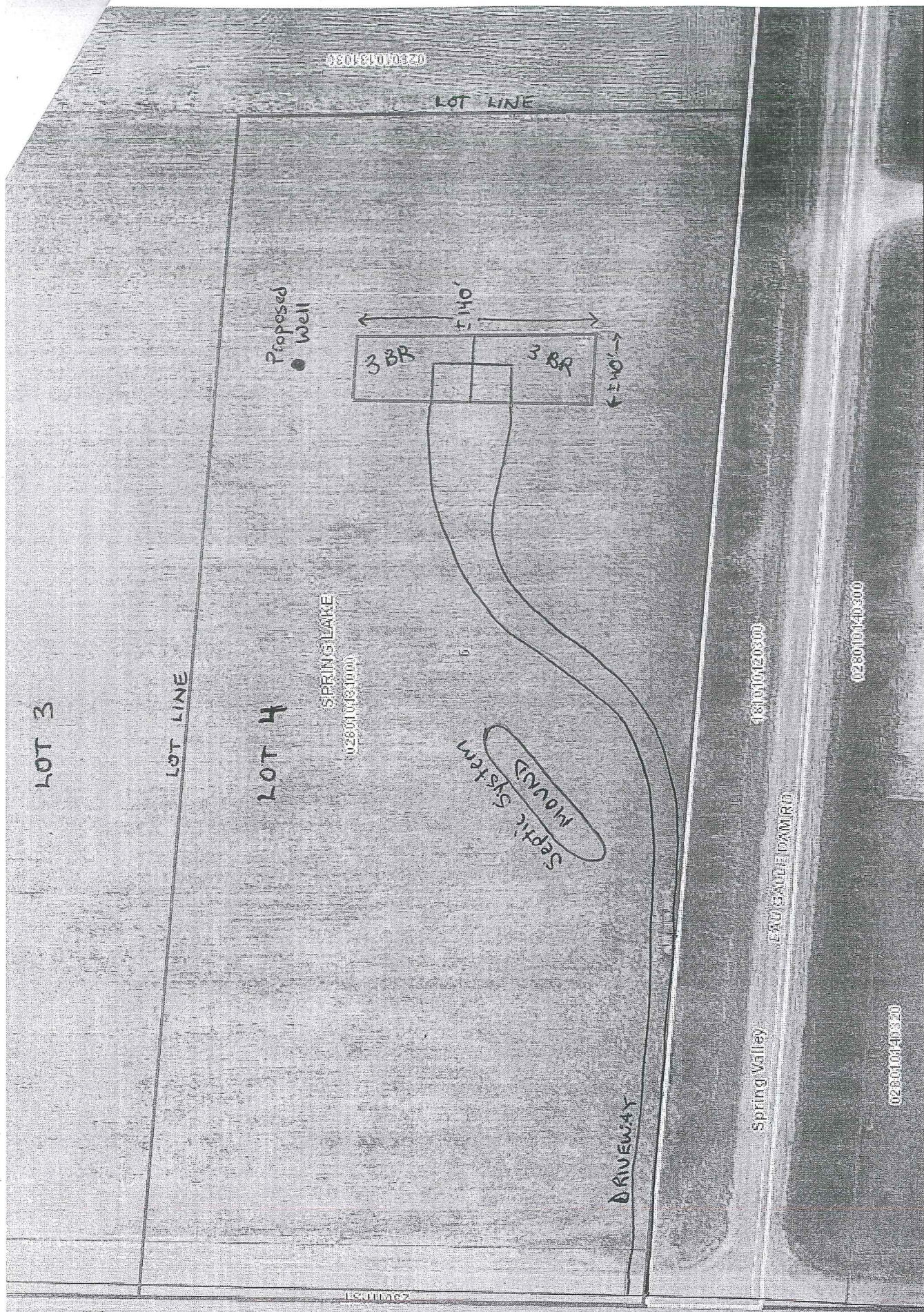
Staff recommends that the Land Management Committee determine whether the proposed use at the proposed location is contrary to the public interest and whether it would be detrimental or injurious to public health, public safety, or the character of the surrounding area. If found to be not contrary to the above, staff

Applicant: Geiger Family Trust/A. Adank
November 7, 2018
CUP – Duplex

recommends the Land Management Committee approve this conditional use permit for a duplex with the following conditions:

1. The applicant shall work with the Town building inspector, All Croix Inspections Corporation, to determine whether a permit from the town is needed and to ensure compliance with the Uniform Dwelling Code (UDC) requirements.
2. The applicant shall obtain two separate Uniform Address Numbers for both units of the duplex.

Submitted By: Emily Lund,
Assistant Zoning Administrator



Adank

Adank

Date: 10/15/2018




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.

Land Management Committee




Geiger Family Trust (Eugene Geiger) & Adam Adank (agent) (November 7, 2018)

CUP - Duplex

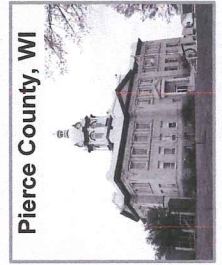
Legend

-  Dwellings
-  CUP
-  Parcels

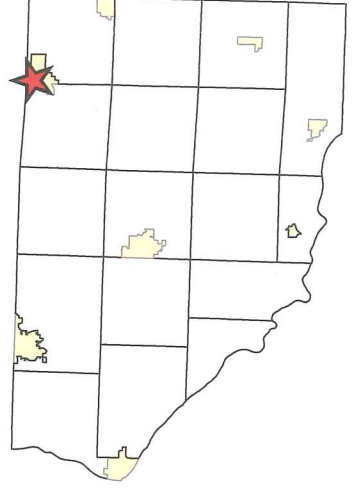
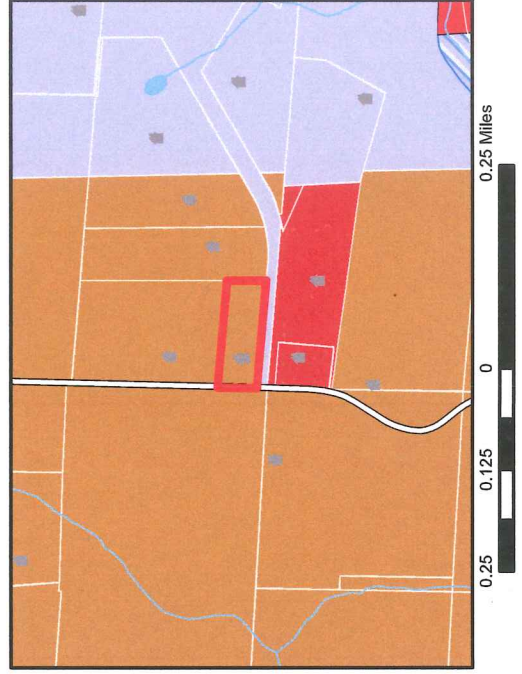
Zoning

-  Commercial
-  General Rural
-  Spring Valley

Orthophotography - 2015 Pierce County



Site Location
250TH ST & EAU GALLE DAM RD
TOWN OF SPRING LAKE



STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting, January, 18 2017

Agenda Item 5

Applicant: MC Storage LLC, Jay McGrath (Agent)

Request: Site plan review for commercial mini-storage units.

Background:

The applicant is proposing to construct three structures to be used for mini-storage in the Commercial District.

Pierce County Code § 240-75 requires site plan review for commercial structures; 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 parcel is located in the SW ¼ of the SE ¼, Section 35, T25N, R18W, Town of Trenton, Pierce County, WI. The property is in zoned Commercial.
- Mini-Storage is defined in Pierce County Code § 240-88 as “Indoor storage of customer's items within partitioned buildings with individual access to each partitioned area.”
- PCC 240-36 K. has the following regulations for Mini-storage.
 - (1) Except in industrial districts, all buildings shall be located a minimum of 50 feet from all lot lines.
 - (2) Commercial storage facilities shall not be used as workshops or retail shops.
 - (3) Outside storage shall be prohibited.
 - (4) Screening with vegetation and/or fencing as approved by the Land Management Committee shall be provided along property lines bordering residential districts.
 - (5) Lighting shall be shielded to prevent direct illumination of adjacent properties not in industrial and commercial districts or public rights-of-way.
- The property is bordered by a Commercial zoning district to the north, west and south, and a Rural Residential 20 district to south. An Industrial district is located to the east. That land is currently used for agriculture.
- Access to the site is off of 170th Avenue.
- The applicant has proposed to construct three structures. The structure closest to Hwy. 63 will be 380' x 50'. This structure will have approximately 57 units sized 20'x20', 20'x30' and 10'x20'. This will be the first structure constructed. The middle structure will be 420' x 40'. It will have 82 units sized 10'x20'. The final structure will be 480' x 50'. Unit number and size will depend on demand. All structures will have a peak height of 26 feet and will have a metal exterior with a neutral color.
- The west structure is proposed to be 47' from the Hwy 63 right-of-way. PCC 240-27 requires a 77' setback from state highways. The neighboring structure to the south is located 17' from the right-of-way. Setback averaging was used to allow the structure to be 47' from the right-of-way. All structures will be greater than 75' from 170th Avenue. The proposal will comply with the 50' lot line requirement of 240-36K.

- An access easement and gravel driveway to the property to the north extends along the east edge of the property. The proposed construction will not encroach into the easement.
- An engineered stormwater pond has been designed along the west and southern portion of the property. The proposed development will increase the total impervious area for the site by approximately 2.75 acres. With the designed ponds, the total stormwater runoff for the site will decrease. The stormwater will exit the pond through a culvert into the ditch along 170th Avenue.
- A gravel driveway of at least 26' will extend around and in between the structures.
- No vegetation is proposed. PCC 240-31 requires a landscape buffer in cases where a commercial use abuts a residential district. The buffer is to be located in a manner to ensure that principal buildings and outdoor storage areas associated with the proposed use are screened as viewed from the vantage point of the principal structures on affected adjoining lots.

The Rural Residential 20 District borders the eastern portion of the south lot line. The stormwater pond and access easement are located in the area of the lot which adjoins the RR 20 District.

The adjoining lot in the RR 20 District is currently in agricultural use and no principal structures are located near the applicant's property. Due to this, staff does not believe that vegetative screening is warranted.

- All lighting will be placed on the structures. LED lighting which is directed straight down will be placed on the ends of each structure as well as the highway side to keep the light onsite. The applicant has not indicated if this lighting will be placed on the east side of the final building. More typical lighting will be placed between the structures. This light will shine out.

The Department Lighting Policy states: Power and orientation of light fixture: No exterior light fixture may be placed or orientated so that the lighting element or associated convex lens is visible from an adjacent lot line, ordinary high water mark line or public road right-of-way easement line.

- The applicant is proposing a free standing sign along Hwy 63. Any sign along the highway will require DOT approval as well as permits from the Zoning Office.

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.

If no changes or modifications are determined to be necessary, staff recommends that the LMC approve the Site Plan with the following conditions:




1. All signage shall be permitted by the Zoning Office and WisDOT when applicable.
2. All lighting shall comply with the Department Lighting Policy.

Submitted By: Brad Roy
Zoning Administrator





Land Management Committee

MC Storage LLC
(November 7, 2018)
Site Plan Review

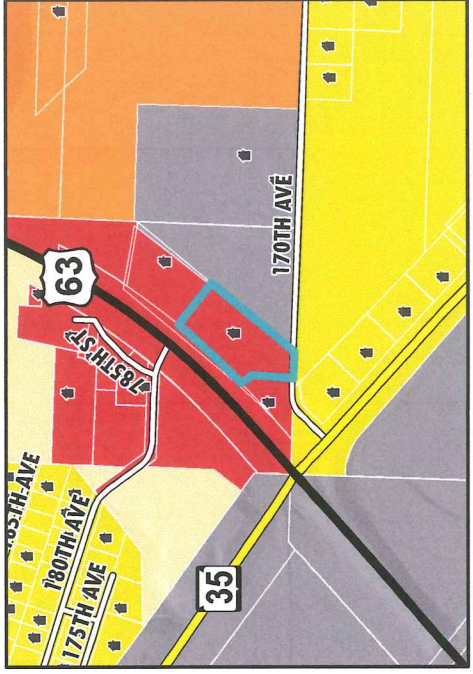
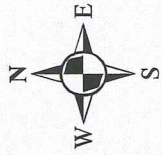
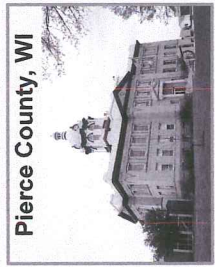
Legend

- Address Points
-  Review Site
-  Parcels
-  Contours (10ft)

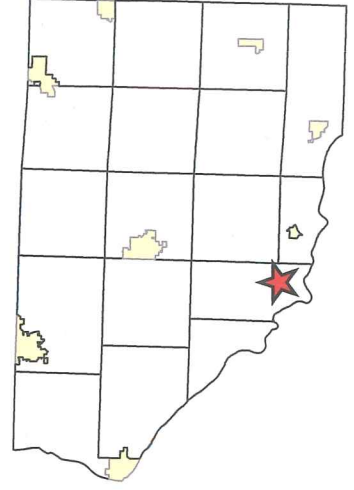
Zoning

-  Commercial
-  General Rural Flexible
-  Industrial
-  Rural Residential - 20
-  Rural Residential - 8

Orthophotography - 2015 Pierce County



Site Location
W7858 170TH AVE
TOWN OF TRENTON



LEGEND

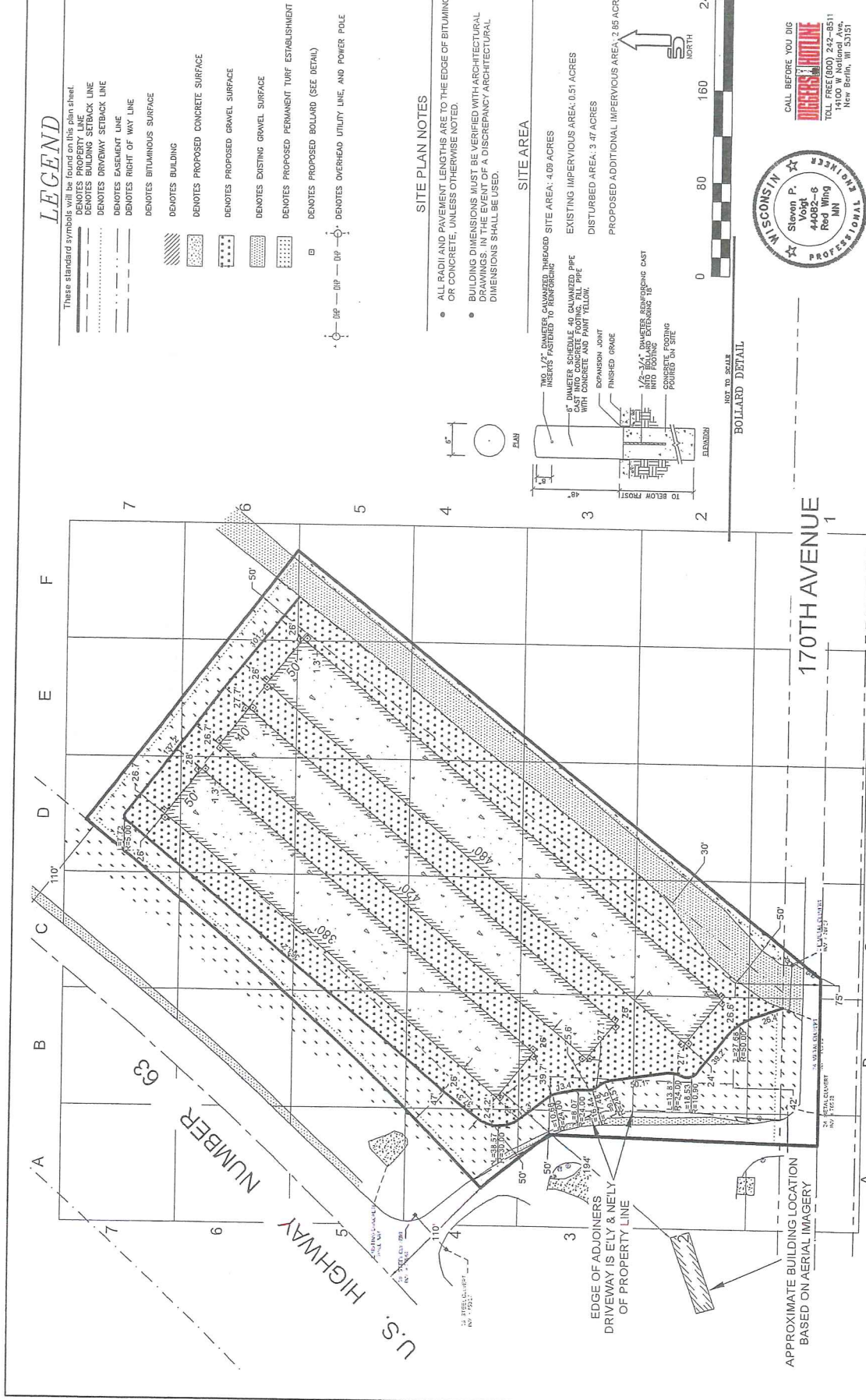
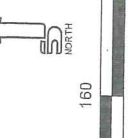
- These standard symbols will be found on this plan sheet.
- DENOTES PROPERTY LINE
 - DENOTES BUILDING SETBACK LINE
 - DENOTES DRIVEWAY SETBACK LINE
 - DENOTES EASEMENT LINE
 - DENOTES RIGHT OF WAY LINE
 - DENOTES BITUMINOUS SURFACE
 - DENOTES BUILDING
 - DENOTES PROPOSED CONCRETE SURFACE
 - DENOTES PROPOSED GRAVEL SURFACE
 - DENOTES EXISTING GRAVEL SURFACE
 - DENOTES PROPOSED PERMANENT TURF ESTABLISHMENT
 - DENOTES PROPOSED BOLLARD (SEE DETAIL)
 - DENOTES OVERHEAD UTILITY LINE, AND POWER POLE

SITE PLAN NOTES

- ALL RADI AND PAVEMENT LENGTHS ARE TO THE EDGE OF BITUMINOUS OR CONCRETE, UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS MUST BE VERIFIED WITH ARCHITECTURAL DRAWINGS. IN THE EVENT OF A DISCREPANCY ARCHITECTURAL DIMENSIONS SHALL BE USED.

SITE AREA

- EXISTING IMPERVIOUS AREA: 0.51 ACRES
- DISTURBED AREA: 3.47 ACRES
- PROPOSED ADDITIONAL IMPERVIOUS AREA: 2.85 ACRES



JOHNSON & SCOFIELD INC.
Surveying & Engineering

1500 W. WISCONSIN ST. SUITE 100
MILWAUKEE, WI 53233

DATE: 07/20/18 BY: J.A. WELLS

PROJECT: STORAGE UNITS
HAGER CITY, WISCONSIN

DATE: 07/17/18 BY: J.A. WELLS

PROJECT: STORAGE UNITS
HAGER CITY, WISCONSIN

WISCONSIN PROFESSIONAL ENGINEER

Steven P. Voigt
44082-6
Red Wing
MN

CALL BEFORE YOU DIG
MISSISSIPPI TOLL FREE (800) 242-8511
14100 W National Ave.
New Berlin, WI 53151

FILE PATH: S:\StorageUnits\95-18\35\JLV_MCSB\HAGER_CITY_STORAGE_UNITS_SITELANDSCAPE.DWG

SITE PLAN

SHEET 4 OF 8 SHEETS

LEGEND

These standard symbols will be found on this plan sheet.

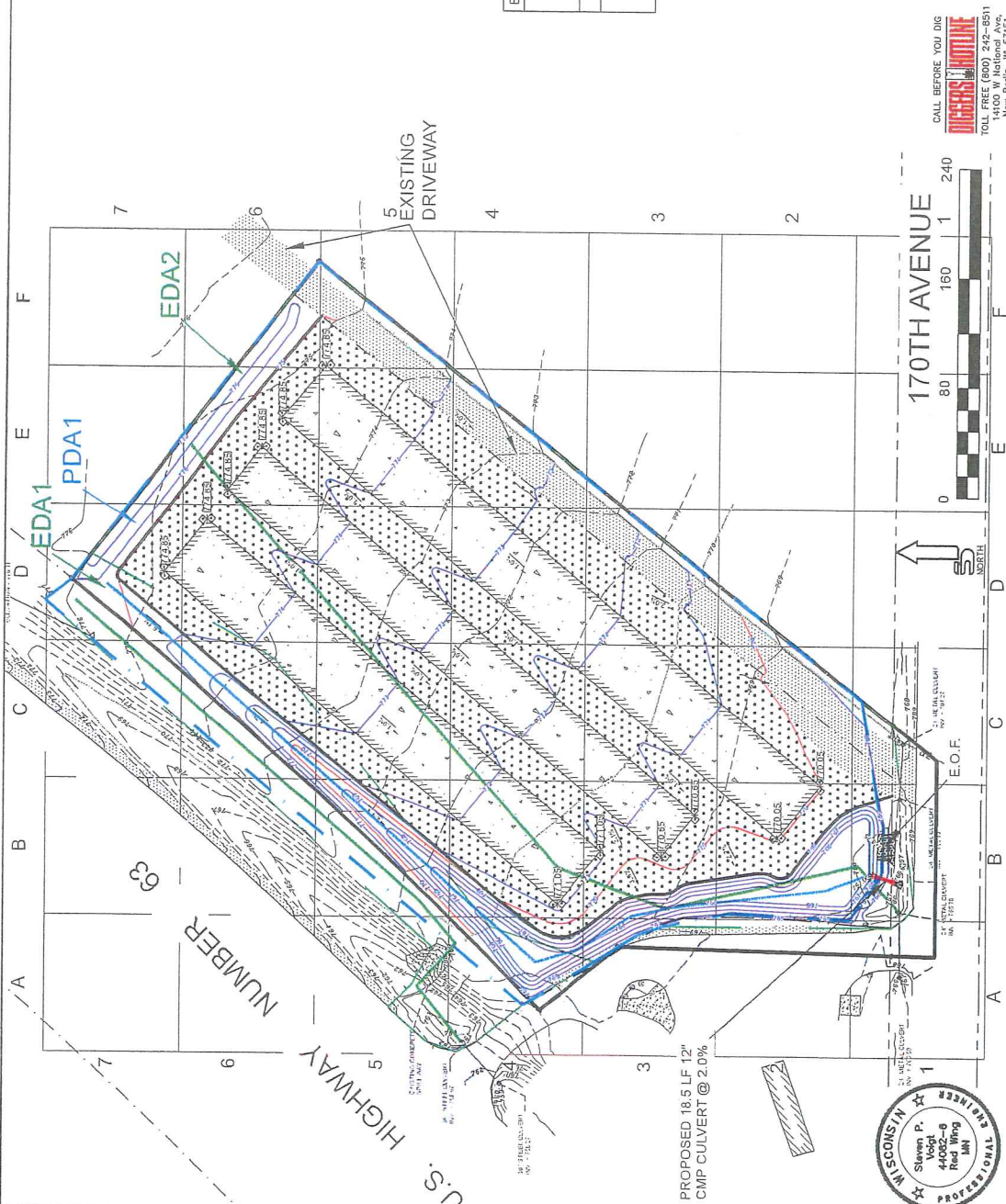
- DENOTES PROPERTY LINE
- DENOTES RIGHT OF WAY LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES BUILDING
- DENOTES PROPOSED CONCRETE SURFACE
- DENOTES PROPOSED GRAVEL SURFACE
- DENOTES EXISTING INDEX CONTOUR
- DENOTES EXISTING CONTOUR
- DENOTES PROPOSED INDEX CONTOUR AND ELEVATION LABEL
- DENOTES PROPOSED CONTOUR AND ELEVATION LABEL
- DENOTES PROPOSED SLOPE ARROW AND SLOPE PERCENTAGE
- DENOTES PROPOSED SPOT ELEVATION
- DENOTES SURFACE WATER FLOW DIRECTION
- DENOTES PROPOSED CULVERT WITH APRON
- DENOTES EXISTING DRAINAGE AREA
- DENOTES PROPOSED DRAINAGE AREA
- DENOTES EXISTING DRAINAGE AREA FLOW PATH
- DENOTES PROPOSED DRAINAGE AREA FLOW PATH
- PROPOSED CLASS IV RIP RAP

EXISTING CONDITIONS CONTRIBUTING DRAINAGE AREAS	
EDA1	3,980 ACRES IMPERVIOUS
EDA2	0,000 ACRES IMPERVIOUS
	LFP = 472'
	TC = 39.0 MIN
PROPOSED CONTRIBUTING DRAINAGE AREAS	
PDA1	3,102 ACRES IMPERVIOUS
	LFP = 684'
	TC = 8.5 MIN

PRE DEVELOPMENT RUNOFF		
DRAINAGE AREA	Q1 CFS	Q2 CFS
1	0.33	0.52
2	1.94	2.72
TOTAL PRE DEVELOPMENT RUNOFF	2.15	3.04
POST DEVELOPMENT RUNOFF		
DRAINAGE AREA	Q1 CFS	Q2 CFS
1 (INFILTRATION BASIN OUTLET)	1.37	1.94
TOTAL POST DEVELOPMENT RUNOFF	1.37	1.94
TOTAL CHANGE (DECREASE)	0.78	1.10

HYDROLOGY NOTES

- HYDROLOGY CALCULATIONS ONLY INCLUDE THE DRAINAGE AREAS SHOWN.
- TOTAL EXISTING IMPERVIOUS AREA = 0.354 ACRES
- TOTAL PROPOSED IMPERVIOUS AREA = 3.102 ACRES
- TOTAL INCREASE OF IMPERVIOUS AREA = 2.748 ACRES
- (GRAVEL SURFACE IS INCLUDED IN ALL IMPERVIOUS AREA CALCULATIONS)



CALL BEFORE YOU DIG
MISSISSIPPI
 TOLL FREE (800) 242-8511
 1000 W. WISCONSIN ST.
 NEW BERLIN, WI 53151

REVISION	DATE	LATEST REVISION
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100	09/11/18	09/11/18

JOHNSON & SCOFIELD INC.
 Surveying & Engineering

1000 West Street
 PO BOX 1000
 NEW BERLIN, WI 53151

DATE: 09/11/18
 TIME: 10:00 AM
 PROJECT: 18.5 LF 12" CMP CULVERT @ 2.0%
 SHEET: 6 OF 8

PROJECT: 18.5 LF 12" CMP CULVERT @ 2.0%
 SHEET: 6 OF 8

DATE: 09/11/18
 TIME: 10:00 AM
 PROJECT: 18.5 LF 12" CMP CULVERT @ 2.0%
 SHEET: 6 OF 8

DATE: 09/11/18
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DATE: 09/11/18
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 SHEET: 6 OF 8

HYDROLOGY PLAN

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 SHEET: 6 OF 8

PROJECT: 18.5 LF 12" CMP CULVERT @ 2.0%
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 SHEET: 6 OF 8

DATE: 09/11/18
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 SHEET: 6 OF 8

LED Lights



Lighting Between Structures

