

STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting,

May 15, 2019

Agenda Item 4

Applicant: Dairyland Power Cooperative

Request: Conditional Use Permit (CUP) for a Utility Facility >1,000 sq. ft.

Background: The applicant applied for a CUP for an electrical substation that was approved on 9-12-1977. The applicants have owned the substation and have been supplying power to Pierce Pepin Cooperative since 1977. Due to the population growth in the Prescott area, the power load continues to increase. The expansion is not only necessary for reliable electrical service, but also for safer working conditions. The expansion will remain within the existing 1.15 acre parcel. The applicants propose to purchase a separate parcel (± 0.5 acre) adjoining south of the existing parcel for intermittent parking and to add an additional driveway.

Issues Pertaining to the Request:

- The property is located in part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ in Section 7, T26N, R19W in the Town of Oak Grove.
- This and the surrounding property are zoned General Rural Flexible 8.
- The property is bordered by agricultural and institutional (cemetery) uses.
- PCC Ch. 240, Attachment 1, Table of Uses lists Utility Facilities (>1,000 sq.ft.) as being allowed in General Rural Flexible Zoning Districts with an approved Conditional Use Permit.
- PCC Section 240-41(E) states Utility Facilities (*Amended by Ord. No. 99-11; 9-27-2016 by Ord. No. 16-03*) are subject to the following:
 1. No land use permit shall be required for any installation that is at or below grade elevation nor for electrical distribution poles, towers and wires.
 2. Those structures which are four feet or less above grade elevation need not meet setback requirements nor need they be placed on conforming lots.
 3. Electrical substations shall be enclosed by a chain link fence at least 10 feet high. Such structures shall additionally be located at least 75 feet from a dwelling unit and 50 feet from any residential lot line.
 4. Utility facilities where the land area bounded by the location of such structure or equipment is less than 1,000 square feet shall be exempt from the permit requirements of this chapter and shall not require a land use permit.
 5. Utility facilities in the Exclusive Agriculture District shall be consistent with agriculture use per 91.01(10)Wis. Stats.
- They have an existing 75'x77' secured area and the expansion is an additional 31'x77' (overall 106'x77'). Within the new secured area, they propose to install fence, have a future feeder circuit, move an existing feeder circuit, and add an 8'x12' control building. The security fence shall be 10 ft high and located within the property lines and out of the 1170th Street right-of-way.
- Pierce County Code §240-76G discusses expiration of Conditional Use Permits and states, "All conditional use permits shall expire 12 months from the date of issuance where no action has

Applicant: Dairyland Power Cooperative
CUP Utility Facility > 1,000 sq ft
May 15, 2019

commenced to establish the authorized use. If a time limit has been imposed as a condition for the permit, the permit shall expire at the end of the time limit.”

- The Town of Oak Grove recommended approval of this request on 4/15/2019 without any comments or recommended conditions.

Recommendation:

Staff recommends the Land Management Committee consider the above and determine whether the proposed use at the proposed location would be contrary to the public interest, or detrimental or injurious to public health, safety or character of the area.

If found to be not contrary to the above, and no modifications to the site layout are necessary to achieve efficient traffic flow and circulation, or to mitigate off site impacts, staff recommends that the LMC approve this conditional use permit, including the proposed site plan, with the following conditions:

1. Activities shall be conducted as submitted in the application and as presented to the LMC. If plans are modified, the applicant shall go back to the Town for review and back to the LMC for reconsideration.
2. The security fence be installed to a height of 10 feet above the grade elevation.
3. The applicants shall not encroach on 1170th Street right-of-way.
4. The applicants shall follow Pierce County Solid Waste Code Ch. 201 and Wisconsin Administrative Code NR 447 for disposal of used and unusable building materials.
5. Best management practices shall be implemented to prevent off site impacts from ground disturbance activities.
6. The proposed project shall be completed within 12 months of CUP approval.
7. Applicant shall contact the Town Building Inspector, All Croix Inspections, to determine if a building permit is required and shall secure any permits determined to be necessary.

Submitted By: Emily Lund
Assistant Zoning Administrator

Land Management Committee

Dairyland Power Coop
(May 15, 2019)
CUP-Utility Facility >1000 sq ft

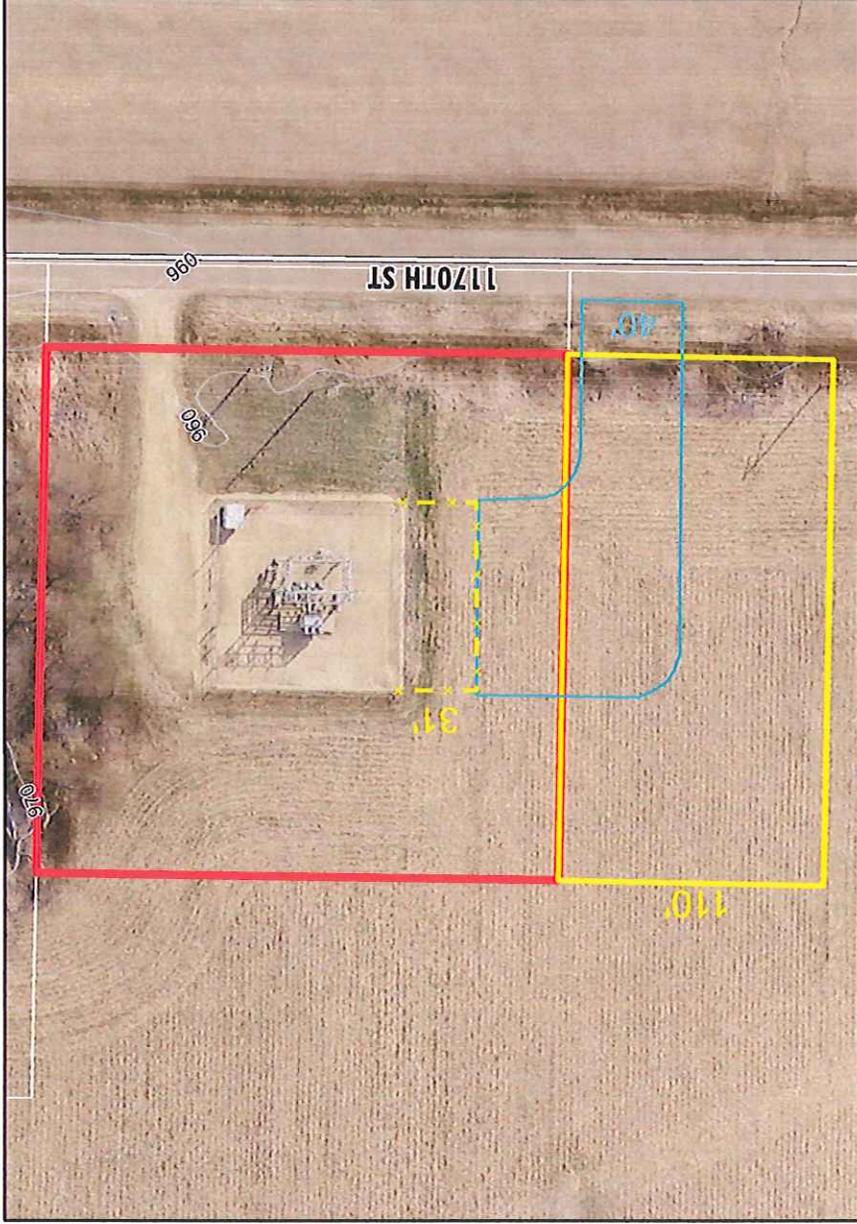
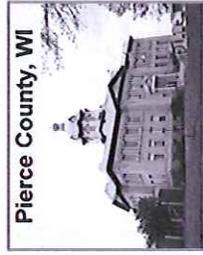
Legend

-  Dwellings
-  Current Site
-  New Driveway
-  Proposed Parcel
-  New Fence Area

Zoning

-  General Rural Flexible - 8

Orthophotography - 2015 Pierce County



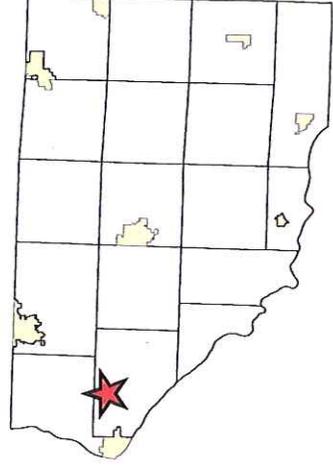
100 50 0 100 Feet

Zoning



0.25 0.125 0 0.25 Miles

Site Location
N6081 1170TH ST
Town of Oak Grove



STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting, May 15, 2019

Agenda Item 5

Applicant: Tommy and Michelle Heath

Request: Conditional Use Permit for Non-metallic Mining.

Background:

The applicants are requesting a permit to operate a sand mine of approximately 4 acres. It is estimated that 90,000-95,000 cubic yards of material will be removed. The applicant has previously mined the area for personal/agricultural use which did not require a permit. A Reclamation Plan was also submitted for the proposed mine. The post-mining land use is proposed to be agriculture and natural area.

Issues Pertaining to the Request:

- The legal description for this property is in the SW ¼ of the SE ¼ in Section 27, T25N, R15W in the Town of Union. The property is zoned Agriculture-Residential.
- Neighboring properties are zoned Agriculture-Residential. Surrounding land uses are agricultural, woodlands, and residential.
- The total extent of the mine would be approximately 4.2 acres. Access to the mine is to be off County Road U.
- The applicant is proposing to remove the material from a hillside. The site has moderately steep slopes with approximately 40 feet of relief.
- The site will be internally drained. No more than one acre is proposed to be open at any one time.
- Sand would be extracted utilizing excavating equipment and trucks. Sand screening equipment is to be placed on the site when necessary. No other processing would take place onsite. No structures are proposed. There will be no blasting on site.
- Hours of operation are proposed to be daylight hours, with an occasional Saturday. (The application does not provide any additional details regarding hours. The LMC may wish to establish hours for weekdays or Saturdays in condition #6.)
- Mining is proposed to occur approximately 450 feet from the nearest property line. Pierce County Nonmetallic Mining Policy requires a 100 foot setback will be maintained from property lines and 200 feet from all existing residences.
- Floodplain is present on the property. No mining will take place in the floodplain.

Applicant: Heath
Conditional Use Permit for Nonmetallic Mining
May 15, 2019

- A Reclamation plan for the mining area was submitted and satisfies the requirements of PCC §241. The post mining land use is to be agriculture and natural area. All overburden and topsoil will be stored on site and used for final reclamation. All slopes will be reclaimed to 3:1. Topsoil will be replaced at depth of 3" – 6".
- The area not returned to agricultural use will be seeded using DOT seed mixtures. Silt fence or other erosion control measure will be used as needed.
- A driveway permit from the Pierce County Highway Department will be needed to enable access to County Road U.
- The Pierce County Highway Commissioner has expressed concerns about a new mining operation accessing onto County Road U and the condition of the road.
- The Town of Union recommended approval of this request on April 16, 2019. No concerns or recommended conditions were listed.

Recommendation:

Staff recommends the Land Management Committee determine whether the proposed use at the proposed location would be contrary to the public interest or would be detrimental or injurious to public health, public safety or the character of the surrounding area.

If not contrary to the above, staff recommends the LMC grant this conditional use permit with the following conditions, as well as any additional conditions deemed appropriate:

1. Operations shall be consistent with the submitted plans, including the designated mining area, unless modified by another condition of this permit.
2. Applicant shall comply with all requirements of Pierce County Code Chapter 241, Nonmetallic Mining Reclamation.
3. Applicant shall follow all recommendations and receive all necessary permits from WI DNR, Department of Safety and Professional Services, MSHA and other agencies if required.
4. Applicant shall submit to the Zoning Office a copy of the Storm Water Pollution Prevention Plan and a Spill Prevention, Control and Countermeasures Plan if these plans are required by other agencies.
5. A fugitive Dust Plan shall be developed and implemented for the mining site and haul roads.
6. Hours of operation shall remain consistent with daylight hours Monday through Saturday.
7. A map displaying the proposed final reclaimed contours for the Reclamation Plan shall be submitted to the Zoning Office.
8. Applicant agrees that any unforeseen erosion issues shall be addressed to the satisfaction of the county.
9. The reclamation financial assurance information shall be reviewed and approved by Corporation Counsel.
10. A 100-ft setback shall be maintained from all property lines for all mining activities, which includes stockpiling and equipment placement.
11. Reclamation shall be according to submitted plans and shall be completed within one year of ceasing mining operations.
12. Applicant shall pay the \$1,000 Non-metallic Mineral Extraction initial fee.
13. Any expansion or intensification shall require a new conditional use permit.
14. This CUP renewal shall expire in two years.

Applicant: Heath
Conditional Use Permit for Nonmetallic Mining
May 15, 2019

15. A driveway permit shall be acquired to enable access to County Road U. A Uniform Address Number (UAN) and sign shall be obtained and placed.
16. The applicant shall enter into a road agreement with the Pierce County Highway Department if deemed necessary by the Highway Commissioner.

Submitted By: Brad Roy, Zoning Administrator

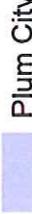
Land Management Committee

Heath
(May 15, 2019)
CUP-Nonmetallic Mining

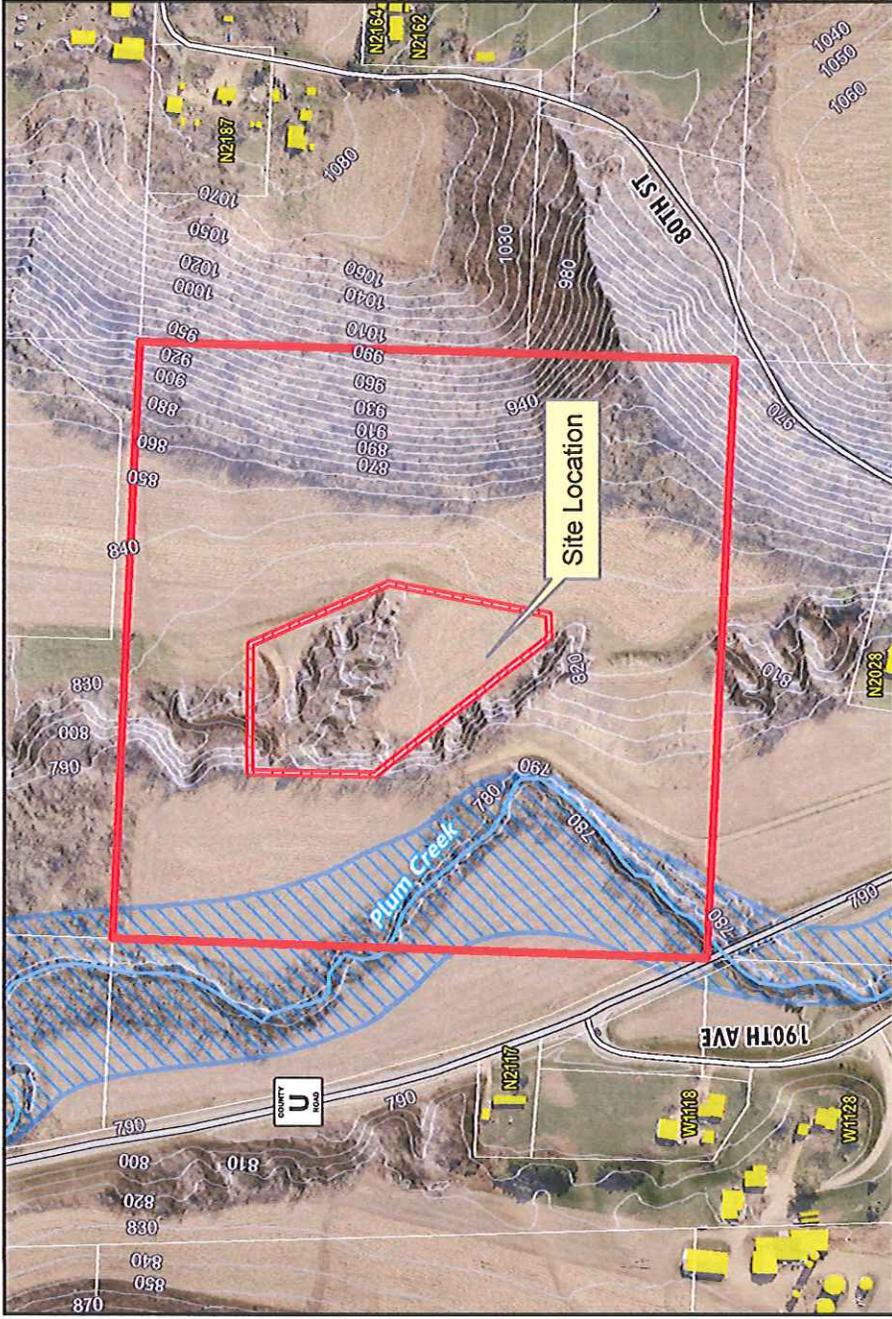
Legend

-  Dwellings
-  Building Footprints
-  CUP
-  Site Location
-  Contours (10ft)
-  100 Yr Floodway/
No Base Elev. Det

Zoning

-  Agriculture - Residential
-  Plum City

Orthophotography - 2015 Pierce County

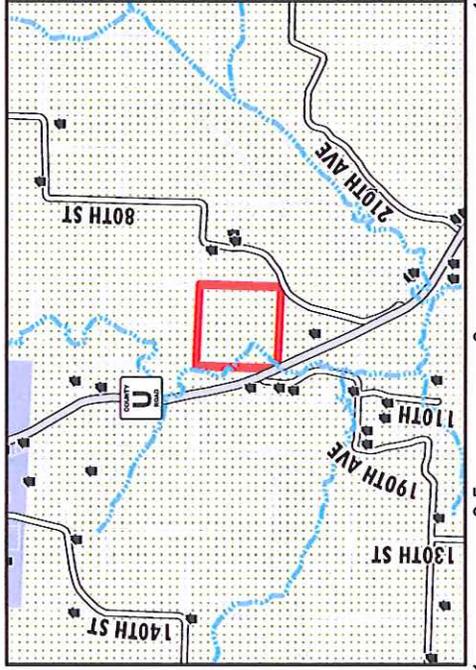


1,000 Feet

0

500

1,000



1 Miles

0

0.5

1

Site Location

SEC. 27 TWN. 25 RNG. 15
TOWN OF UNION

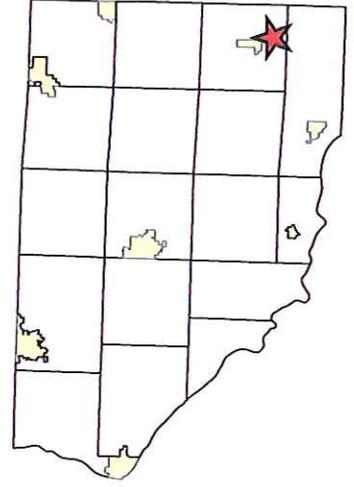
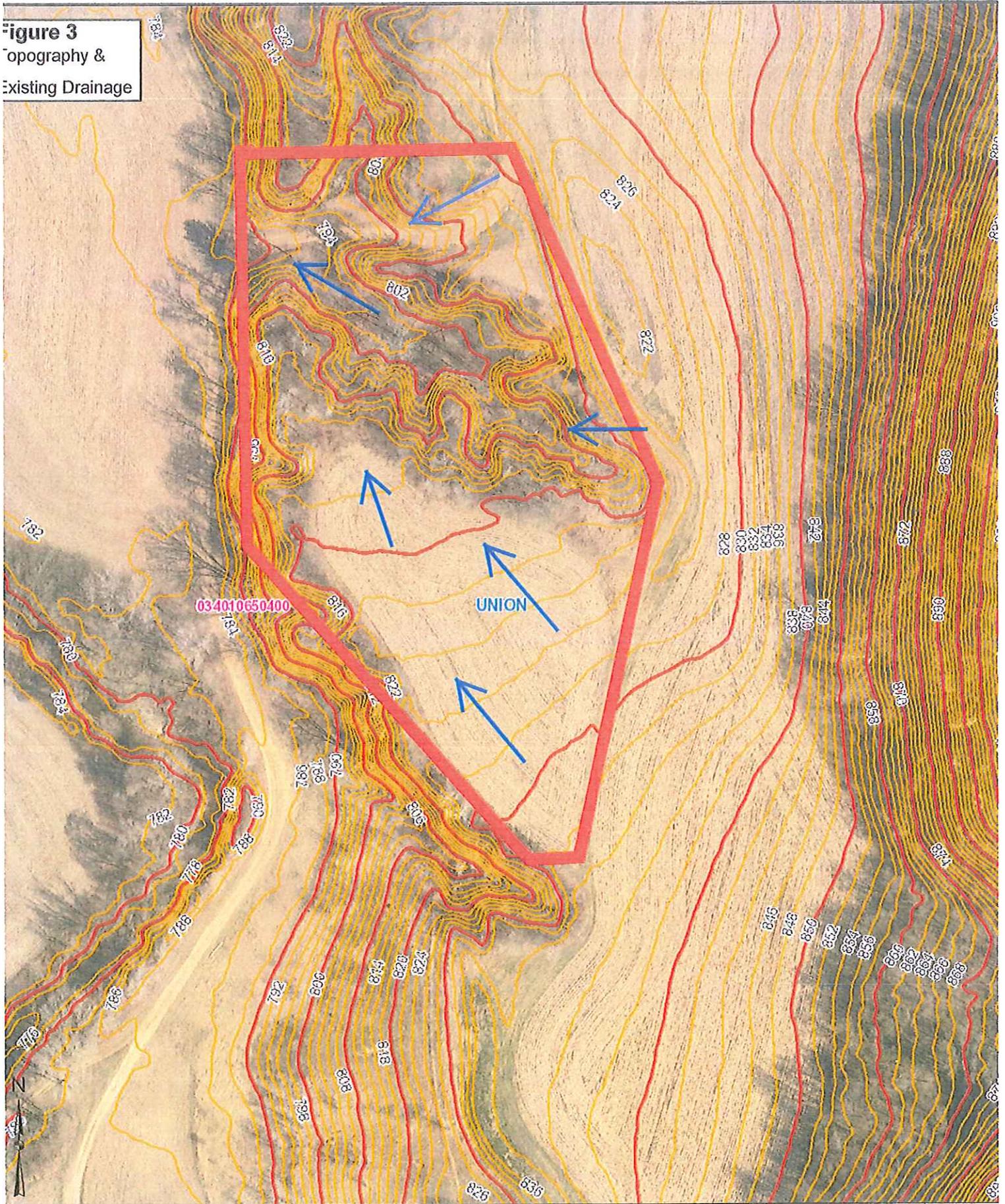


Figure 3
Topography &
Existing Drainage



- Site Boundary
- 2" Contour
- Existing Drainage

Figure 3
Topography & Existing
Drainage

Heath Pit

STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting,

May 15, 2019

Agenda Item 6

Applicant: Verizon Wireless (Chris Barton, Agent)

Request: Height Exemption for a Proposed Wireless Communication Service Facility.

Background:

Wireless Communication Service Facilities are permitted with a Land Use Permit. However, PCC §240-29 requires towers to comply with the height requirements of other commercial structures.

Verizon Wireless is seeking a height exemption pursuant to Pierce County Code §240-29D to construct a new Wireless Communication Service Facility (WCSF) exceeding 35' in height in the town of Trimbelle. The complete project proposal includes erecting a self-support wireless communication tower with a total height of 259 feet, constructing an equipment platform, and installing supporting equipment to improve broadband and wireless services in the county.

Issues Pertaining to the Request:

- The proposed WCSF is located in Section 17, T26N, R18W in the Town of Trimbelle. The property is zoned agriculture residential. PCC §240-23 requires 10 foot side and rear yard setbacks in this zoning district.
- Adjacent property is zoned agriculture residential and primary agriculture. Adjacent land uses are residential, agricultural, and industrial (nonmetallic mining).
- Access to the site is off of County Road O. The site is currently agricultural and wooded land owned by Ronald and Marlys Johnson.
- The proposed structure is a freestanding lattice with a height of 250 feet. A nine (9) foot antenna is to be placed on top of the tower which makes the overall height of the structure 259 feet.
- PCC§240-41C.(3)(d) states, "WCSF Support Structures shall comply with the height requirements of §240-29D."
- PCC §240-29D states, Industrial and commercial structure heights may be granted exemptions by the Land Management Committee, provided that all required setback and yards are increased by not less than one foot for each foot the structure exceeds 35 feet.
- PCC §240-27B addresses county road setbacks and states, "Except as provided in Subsection E, the required setback for all structures fronting on county highways shall be 100 feet from the centerline of the road or 67 feet from the edge of the right-of-way, whichever is greater."
- The 259 foot structure has a right-of-way setback of 324 feet from center line of County Road O. Side and rear yard setbacks are 234 feet.

In the proposed location, the tower is 789 from the center line of County Road O and 495' 10" from the nearest side or rear property line.

- Staff will verify appropriate setbacks prior to issuing a Land Use Permit for the structures.
- PCC §240-88 defines:

FALL ZONE – the area over which a support structure is designed to collapse.

Applicant: Verizon Wireless
Height Exemptions for Wireless Communications Service Facilities
May 15, 2019

SUPPORT STRUCTURE – an existing or new structure that supports or can support a mobile service facility, including a mobile service support structure, utility pole, water tower, building or other structure.

YARD - A required area on a lot, unoccupied by buildings and open to the sky, extending along a lot line to a specified depth or width.

YARD, REAR - A yard extending along an entire rear lot line from the rear lot line to the depth or width as specified in the yard requirements for the applicable district.

YARD, SIDE - A yard extending along an entire side lot line from the side lot line to the depth or width specified in the yard requirements for the applicable district.

- The applicant is located in Chicago and was unable to attend this meeting. If the LMC has any issues or concerns the applicant requests that the item be deferred to a future meeting so he can be present.

Recommendation:

Staff recommends the LMC review the proposed WCSF height exemption and determine if any changes or modifications are necessary. If none, staff recommends the LMC grant approval of the height exemption.

Submitted By: Adam Adank
Zoning Specialist

Land Management Committee

Verizon Wireless (May 15, 2019) Height Exemption for WCSF

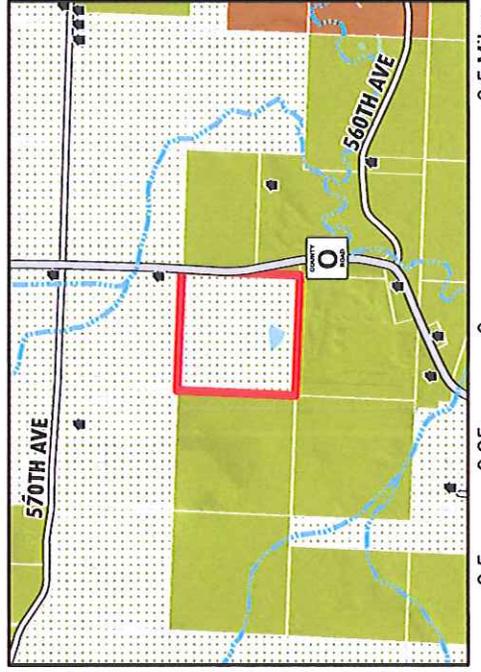
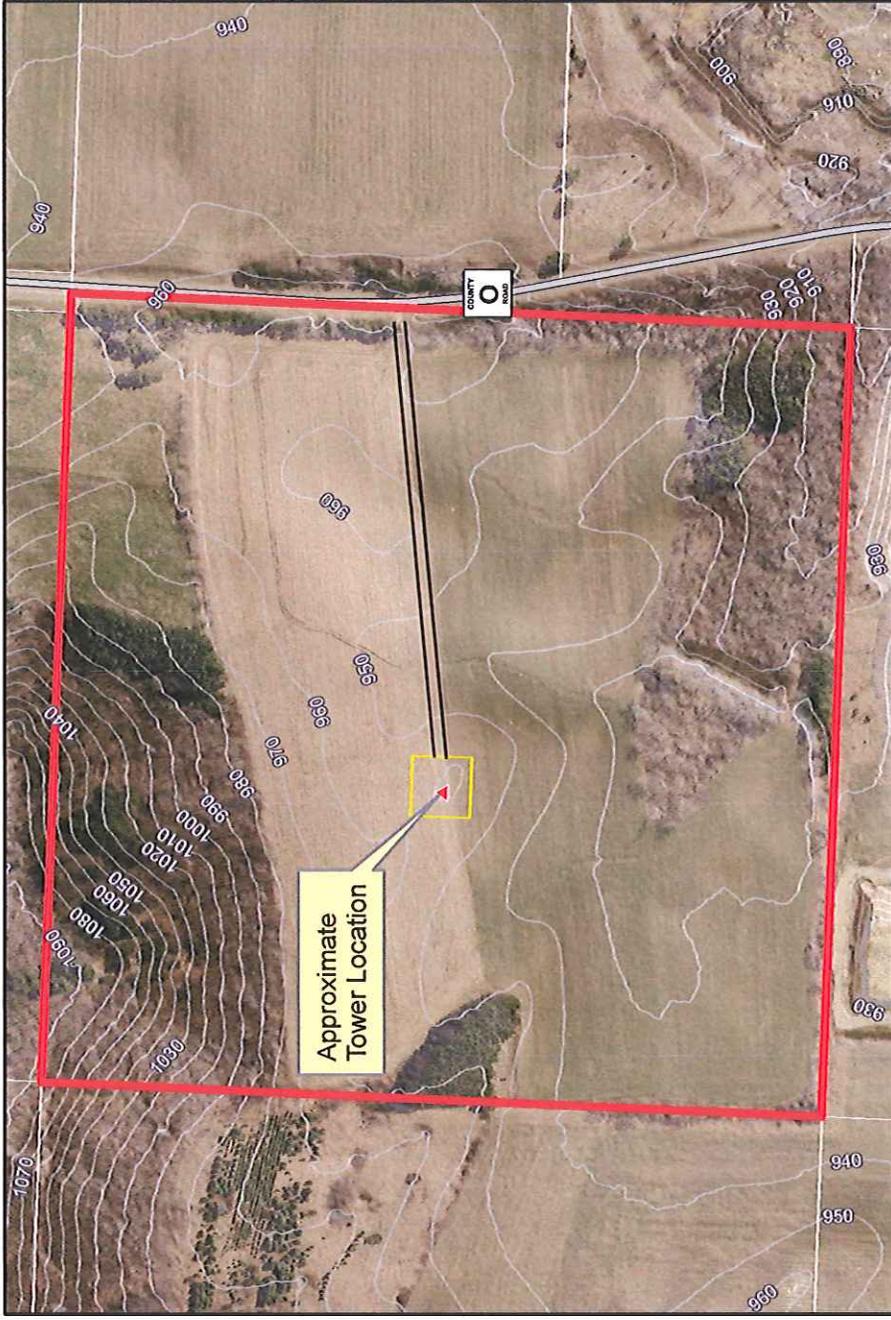
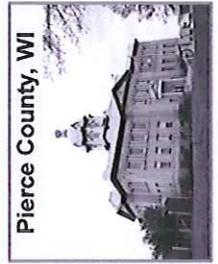
Legend

-  Dwellings
-  Tower
-  Parcel
-  Site Location
-  Contours (10ft)
-  Driveway Access

Zoning

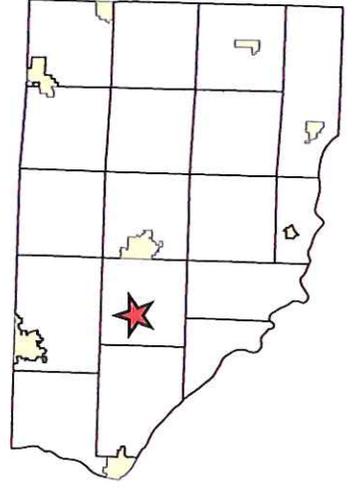
-  Agriculture - Residential
-  General Rural
-  Primary Agriculture

Orthophotography - 2015 Pierce County



Site Location

SEC. 17 TWN. 26 RNG. 18
TOWN OF TRIMBELLE



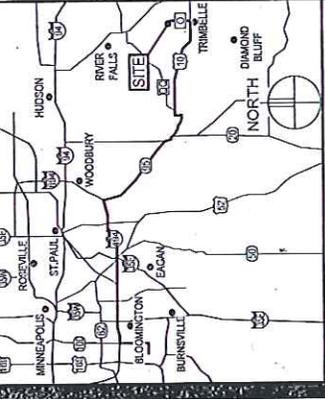


WI05 TRIMBELLE NEW BUILD

PROJECT INFORMATION

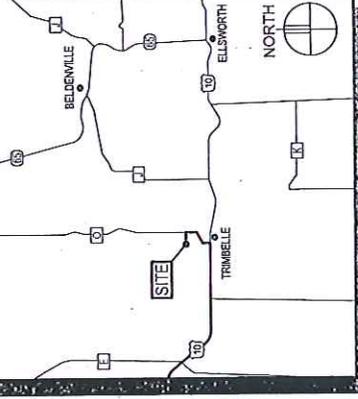
SITE NAME: WI05 TRIMBELLE
 COUNTY: PIERCE
 COUNTY ADDRESS: COUNTY ROAD O ELLSWORTH, WI 54011
 LATITUDE: N 44° 44' 27.57" (NAD83)
 LONGITUDE: W 92° 34' 52.38" (NAD83)
 DRAWING BASED ON: 07-02-15
 SITE DATA FORM DATED: 07-02-15
 BUILDING TYPE: 110
 SITE AREA: 100' X 100' = 10,000 S.F.

AREA MAP



DIRECTIONS FROM BLOOMINGTON RNC:
 HEAD NORTH ON BUSH LAKE ROAD. TAKE A RIGHT ONTO OLD SHAKOPEE ROAD. TURN LEFT ONTO NORMANDELE BLVD. TAKE THE EXIT ON I-494 E. CONTINUE ON I-494 E TO US-16 E / US-61 TOWARDS HASTINGS. TURN LEFT ONTO US-16 E. TAKE US-61 EAST TOWARDS HASTINGS. TAKE ONE (1) MI TO SITE ACCESS ROAD ON THE LEFT HAND SIDE.

VICINITY MAP



ISSUE SUMMARY

REV.	DESCRIPTION	SHEET OR DETAIL
A	ISSUED FOR REVIEW 07-23-15	ALL
B	ISSUED FOR OWNER APPROVAL 12-17-15	ALL
C	ISSUED FOR REVIEW 02-01-16	ALL
D	ISSUED FOR SETBACK PLAN 05-03-16	ALL

SHEET INDEX

SHEET	SHEET DESCRIPTION
T-1	PROJECT INFORMATION, TOWER ELEVATION, & SHEET INDEX
A-1	SETBACK PLAN
A-1.1	SITE PLAN & STANDARD DETAIL INDEX
A-2	ENLARGED SITE PLAN
A-3	ANTENNA & EQUIPMENT CABLE KEY, CABLE BRIDGE PLAN, & NOTES
A-4	OUTLINE SPECIFICATIONS
G-1	GROUNDING NOTES
G-2	GROUNDING PLAN & GROUNDING DETAIL INDEX
U-1	SITE UTILITY PLAN, HAND HOLE DETAIL, & NOTES
	SURVEY

DEPARTMENTAL APPROVALS

NAME	DATE
JUSTIN GARTNER	08-10-15
MICHAEL STUDDTMANN	08-19-15
CHRIS LANGARATNE	08-19-15

LESSOR / LICENSOR APPROVAL

SIGNATURE	PRINTED NAME	DATE

LESSOR / LICENSOR: PLEASE CHECK THE APPROPRIATE BOX BELOW
 NO CHANGES. CHANGES NEEDED. SEE COMMENTS.

CONTACTS

LESSOR / LICENSOR: RONALD & MARLYN JOHNSON, COUNTY ROAD O, ELLSWORTH, WI 54011 (715) 273-4418

LESSEE: VERIZON WIRELESS, 10861 BUSH LAKE ROAD, BLOOMINGTON, MN 55438, RON REITER (612) 720-0052

POWER UTILITY COMPANY CONTACT: PIERCE PEPIN COOP, W7725 US HWY 10, PO BOX 240, ELLSWORTH, WI 54011, RICK SWEG (715) 273-5428

T.B.D.

ARCHITECT: DESIGN 1 OF EDEN PRAIRIE, L.L.C., 9253 VALLEY VIEW ROAD, EDEN PRAIRIE, MN 55344 (952) 903-3209

SURVEYOR: WILBERT SMITH SURVEYING, 610 FILLMORE STREET - PO BOX 1003, ALEXANDRIA, MN 56008-1028 (507) 702-8149

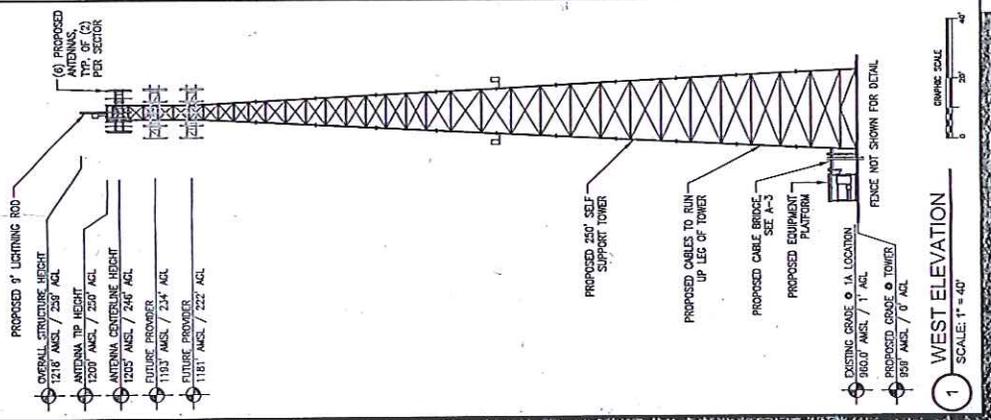
STRUCTURAL ENGINEER: TERRACON CONSULTANTS, 3535 HOFFMAN ROAD EAST, WHITE BEAR LAKE, MN 55110, SCOTT STELTER (651) 770-1000

TOWER ELEVATION

NOTE: 1) TOWER TO BE ERRECTED AND INSTALLED IN ACCORDANCE WITH TOWER MANUFACTURER'S DRAWINGS AND ARCHITECTURAL DRAWINGS TO BE REPORTED TO VERIZON WIRELESS AND THE ARCHITECT IMMEDIATELY.

2) TOWER FOUNDATION, PLATFORM FOUNDATION, GENERATOR FOUNDATION, AND THE ACCESS ROADS AND STAIRS AND SCHEDULING OF THE GEOTECHNICAL REPORT WHICH IS NOT INCLUDED IN THIS PACKAGE. DISCREPANCIES BETWEEN THE REPORT AND THE OTHER DOCUMENTS TO BE IMMEDIATELY REPORTED TO VERIZON WIRELESS AND THE ARCHITECT.

3) CONTRACTOR TO ENSURE TIP OF ANTENNAS DO NOT EXCEED TOWER HEIGHT.



WEST ELEVATION

SCALE: 1" = 40'

ROBERT J. DAVIS
 A-8412
 EDEN PRAIRIE, MN

ARCHITECT

I hereby certify that the contents of this document were prepared by me or under my direct supervision and that I am a duly registered Architect under the laws of the State of Minnesota. ROBERT J. DAVIS, Reg. No. A-8412

DESIGN 1

9253 VALLEY VIEW ROAD, EDEN PRAIRIE, MN 55344 (952) 903-3209 WWW.DESIGN1P.COM

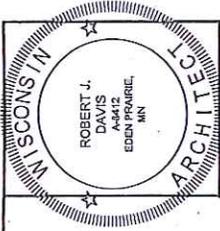
PROJECT: 20141061920
 LOC. CODE: 296851

WI05 TRIMBELLE

COUNTY ROAD O ELLSWORTH, WI 54011

SHEET CONTENTS:
 CONTRACTS
 ISSUE SUMMARY
 DEPARTMENTAL APPROVALS
 LESSOR APPROVAL
 PROJECT INFORMATION
 AREA & VICINITY MAPS
 GENERAL NOTES

DRAWN BY: DJS
 DATE: 12-15-15
 CHECKED BY: BMS
 REV. A: 07-27-15
 REV. B: 12-27-15
 REV. C: 02-01-16
 REV. D: 05-03-16



ROBERT J. DAVIS
A-3442
EDEN PRAIRIE, MN

I hereby certify that the preparation of this technical submission, including but not limited to the preparation by me or under my direct supervision, is in accordance with the laws and regulations of the State of Minnesota, and that I am a duly registered Architect under the laws of the State of Minnesota.

ROBERT J. DAVIS, Reg. No. A-3442

DESIGN

9973 VALLEY VIEW RD.
EDEN PRAIRIE, MN 55344
(952) 945-9209
WWW.DESIGNTEP.COM

verizon

11801 BUSH LAKE ROAD
BLOOMINGTON, MN 55425
(612) 726-0402

PROJECT
2014.016.1920
LOC. CODE: 298851

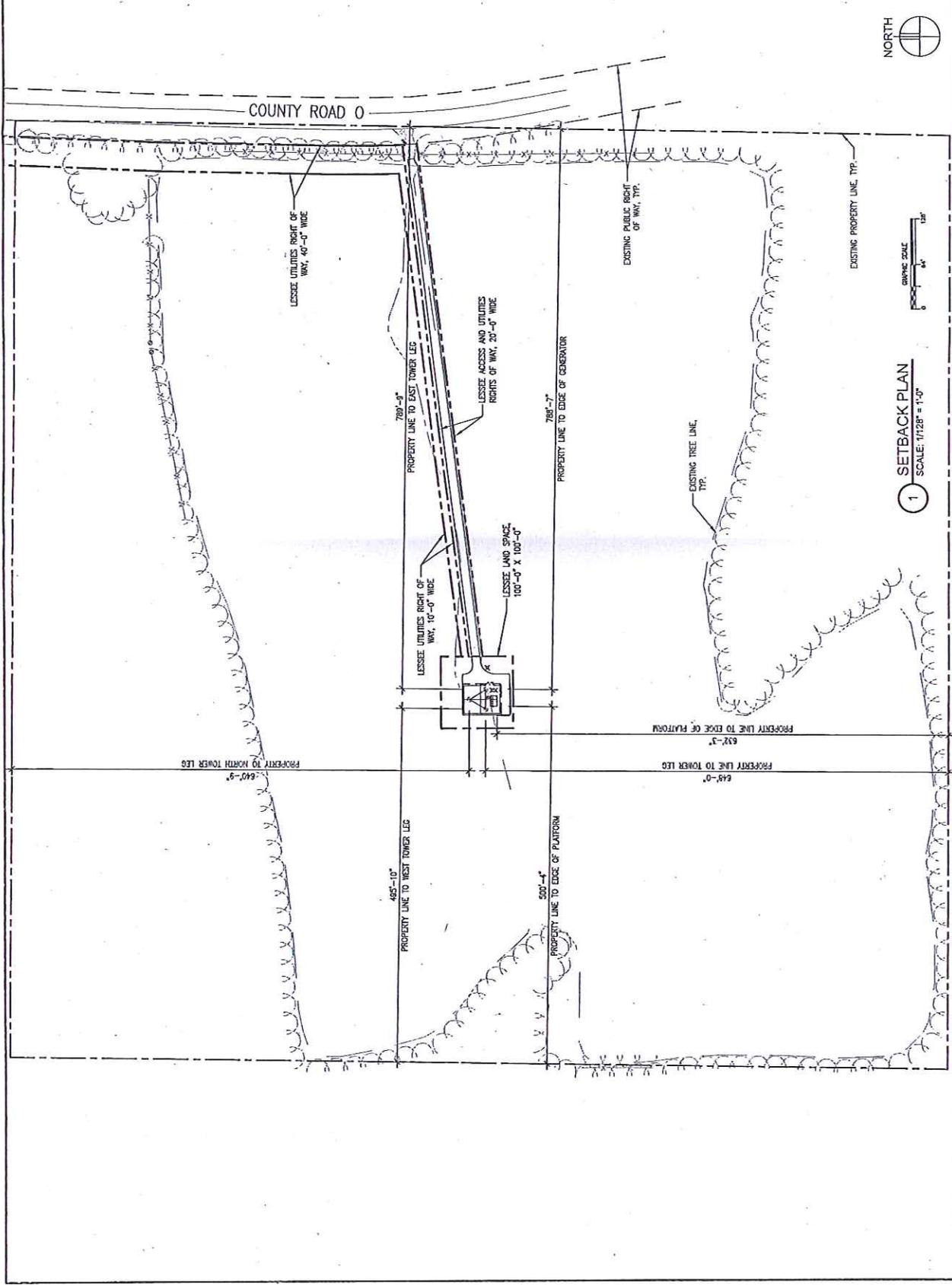
WI05
TRIMBELLE

COUNTY ROAD O
ELLSWORTH, WI 54011

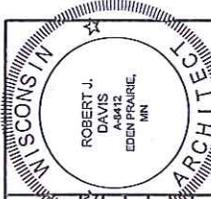
SHEET CONTENTS:
SETBACK PLAN

DRAWN BY:	DJS
DATE:	12-15-15
CHECKED BY:	BMS
REV. A:	07-27-15
REV. B:	12-17-15
REV. C:	02-01-16
REV. D:	05-05-16

A-1



1 SETBACK PLAN
SCALE: 1/128" = 1'-0"



ROBERT J. DAVIS
A-0412
EDGEN PRAIRIE, MN

I hereby certify that the portion of this plan prepared by me or under my direct supervision is a true and correct copy of the original as submitted and that I am a duly registered Architect under the laws of the State of Wisconsin.
ROBERT J. DAVIS, Reg. No. A-0412

Robert J. Davis
Date: 12-17-15

DESIGN
9773 VALLEY VIEW RD.
EDGEN PRAIRIE, MN 55344
WWW.DESIGN1UP.COM

verizon
1880 BUSH LAKE ROAD
BLOOMINGTON, MN 55408
(612) 730-9025

PROJECT
20141081920
LOC. CODE: 296851

WI05
TRIMBELLE

COUNTY ROAD O
ELLSWORTH, WI 54011

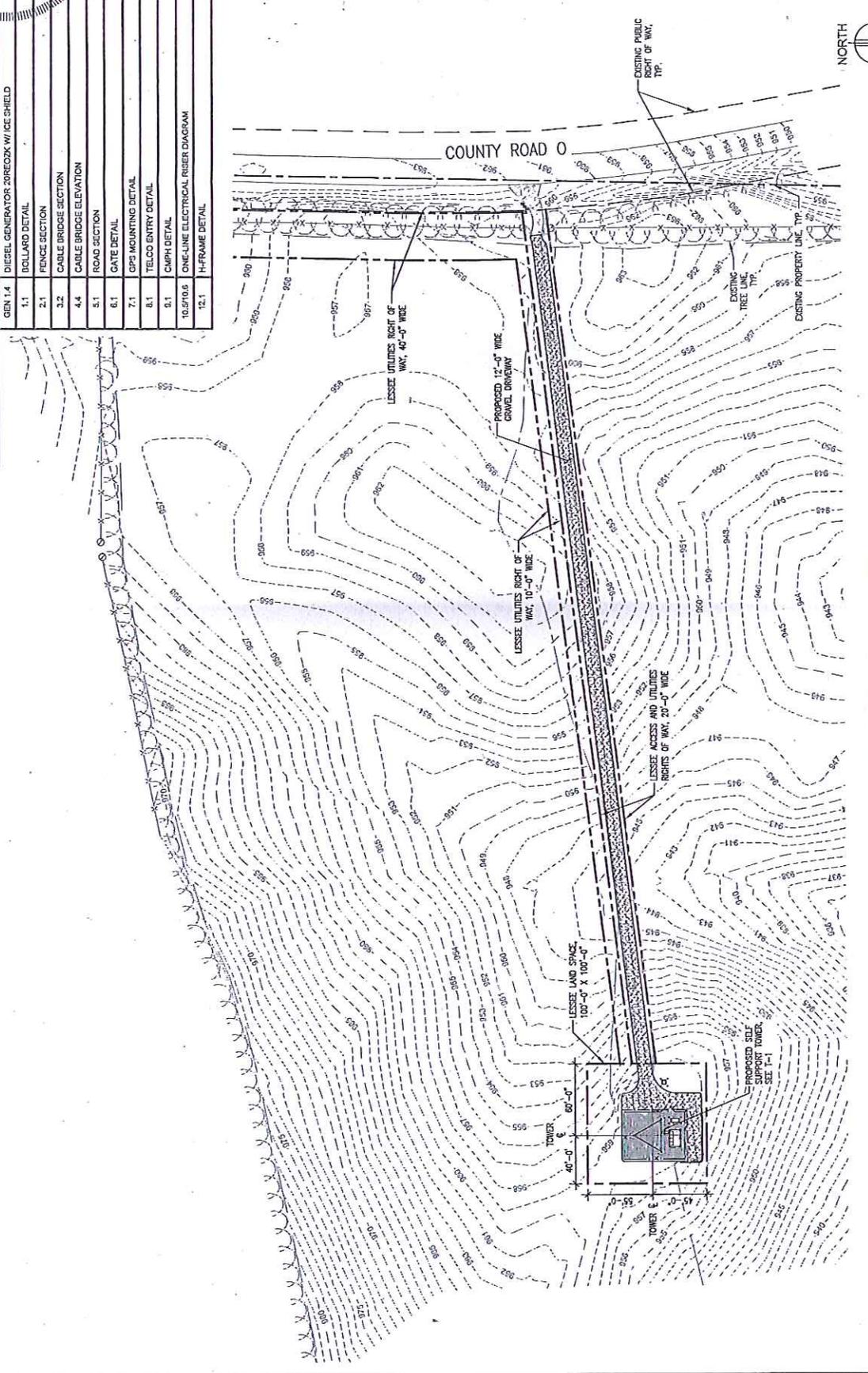
SHEET CONTENTS:
SITE PLAN
DETAIL INDEX

A-1.1

DETAIL INDEX	
DETAIL	DETAIL DESCRIPTION
PLATFORM	V2WB-A14-GLSP-4; 9'-4"x14'-0" PLATFORM W/ CANOPY
GEN 1.4	DIESEL GENERATOR 20KCOXK W/ ICE SHIELD
1.1	BOLLARD DETAIL
2.1	FENCE SECTION
3.2	CABLE BRIDGE SECTION
4.4	CABLE BRIDGE ELEVATION
5.1	ROAD SECTION
6.1	GATE DETAIL
7.1	GPS MOUNTING DETAIL
8.1	TELCO ENTRY DETAIL
9.1	CMPH DETAIL
10.0/10.6	ONE-LINE ELECTRICAL RISER DIAGRAM
12.1	H-FRAME DETAIL

GENERATOR TYPE:
DIESEL

FROST DEPTH
DESIGN = 4'-0"



1 SITE PLAN
SCALE: 1" = 80'-0"

WISCONSIN ARCHITECTS

ROBERT J. DAVIS
EDEN PRARIE, MN

I hereby certify that the portion of this plan which is indicated by the shaded area was prepared by me or under my direct supervision and responsible charge. I am a duly Licensed Professional Engineer in the State of Wisconsin. ROBERT J. DAVIS, Reg. No. A-4412

12-17-15 DATE

DESIGN

973 VALLEY VIEW RD.
EDEN PRARIE, MN 55444
WWW.DESIGNTEP.COM

verizon

1800 EIGHT LAKE ROAD
BLOOMINGTON, MN 55426
(612) 735-0622

PROJECT
20141061920
LOC. CODE: 296851

WI05
TRIMBELLE

COUNTY ROAD O
ELLSWORTH, WI 54011

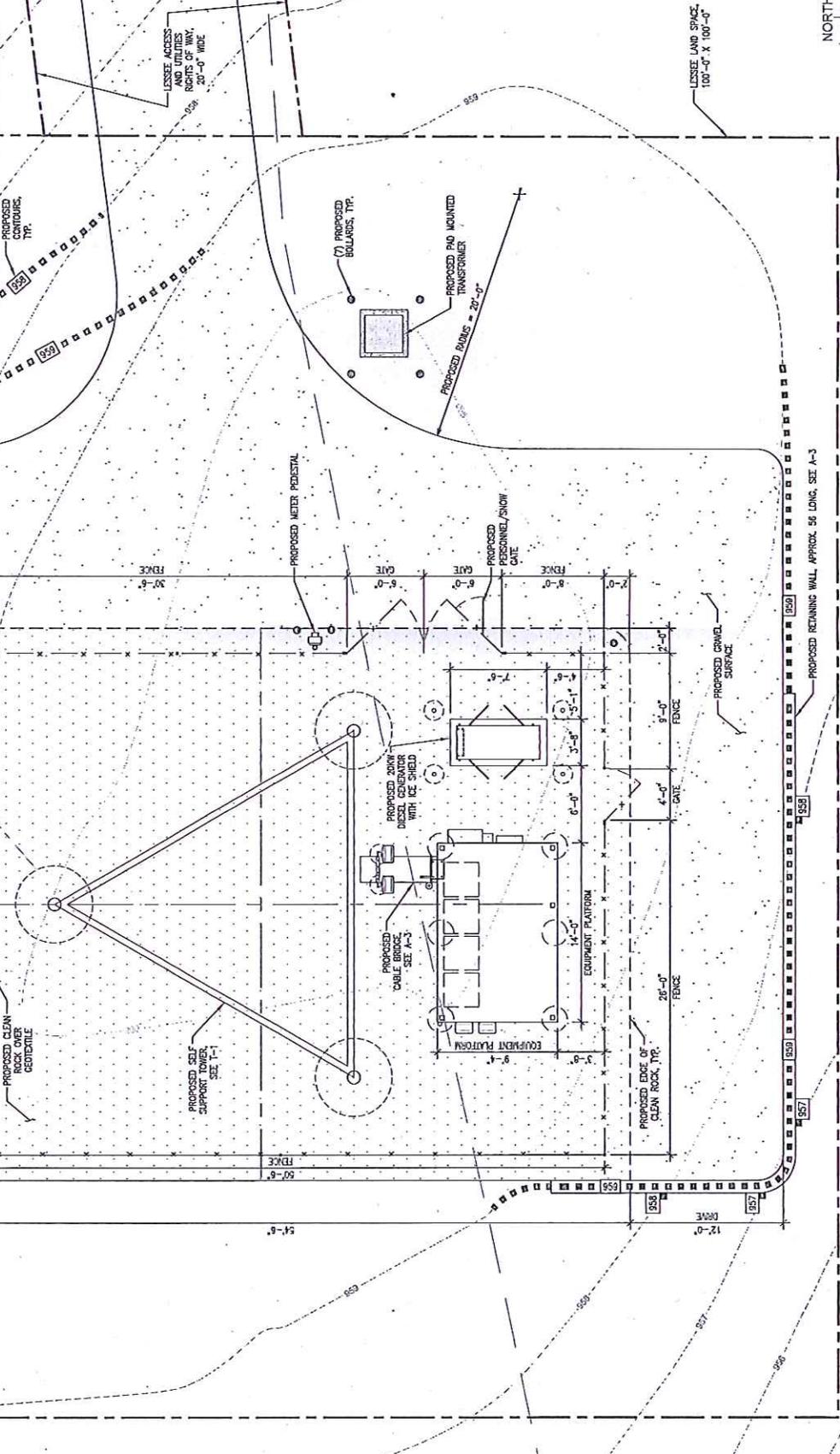
SHEET CONTENTS:
ENLARGED SITE PLAN

DRAWN BY:	D.J.S.
DATE:	12-15-15
CHECKED BY:	B.M.C.
REV. A:	07-27-15
REV. B:	12-17-15
REV. C:	02-20-16
REV. D:	09-03-16

A-2

NOTE: CONTRACTOR TO COORDINATE PUBLIC AND PRIVATE UTILITY LOCATIONS PRIOR TO CONSTRUCTION START. NOTIFY ALL UTILITIES AND OBTAIN PERMISSIONS IMMEDIATELY OF ANY UTILITY LINE ISSUES.

NOTE: CONCRETE PLATFORM PROVIDED ASSOCIATED WITH CURED BALLS (INTEGRATED LONG FIBER) CANOPY AND LIGHT FIXTURE. CONTRACTOR TO PROVIDE ADEQUATE LIFTING EQUIPMENT FOR PICKING AND SETTING ON FOUNDATION.



1 ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"

STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting, May 15, 2019

Agenda Item 7

Applicant: MC Storage LLC, Jay McGrath (Agent)

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

Background:

On November 7, 2018 the applicant received Site Plan Approval for Mini-storage in the Commercial district. At the meeting, the neighboring land owner (Hager Heights Drive In) presented concerns to the LMC regarding the safety of a stormwater pond near the property line and his customers. He wanted a fence or barrier to keep people out of the pond.

The LMC placed Condition #3 on the approval which states, "Applicant shall work with Department of Land Management staff on a fencing plan."

Initially, staff directed the two property owners to work together to determine what type of fencing would be best. Discussions between the property owners broke down and no agreement was made. At that time staff informed the applicant that chain-link fence 3-4 feet tall would be needed on the south-west property line which wraps around the north and south sides a short distance.

The applicant informed staff that, because of an easement along the southwest property line, the fence would need to be placed into the downslope of the pond which could impact the ponds effectiveness. He is also questioning the need for a fence due to the total depth of the pond being 3 feet and the pond outlet being 1 foot above the pond bottom.

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.
- 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 and is currently used for agriculture.
- Access to the site is off of 170th Avenue.
- The engineered stormwater pond will decrease the total stormwater runoff for the site. The stormwater will exit the pond through a culvert into the ditch along 170th Avenue.
- The Site Plan was approved 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.
 3. Applicant shall work with Department of Land Management staff on a fencing plan.

Recommendation:

Staff recommends the Land Management Committee determine if any changes or modifications to the previous Site Plan Approval are warranted.

Submitted By: Brad Roy
Zoning Administrator

Land Management Committee

MC Storage LLC
(May 15, 2019)

Site Plan Review

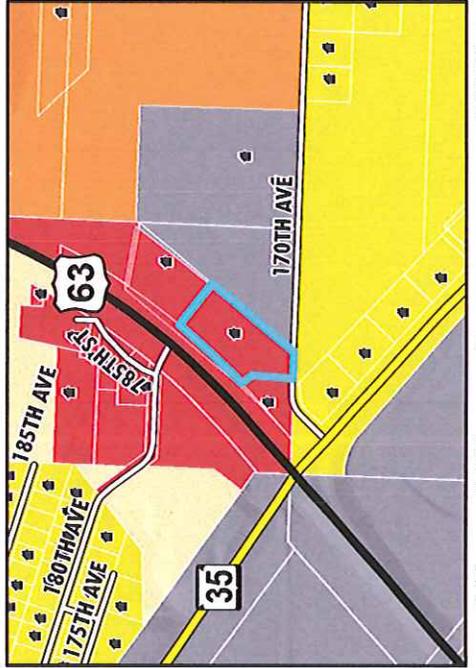
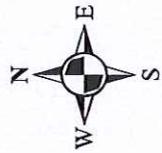
Legend

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

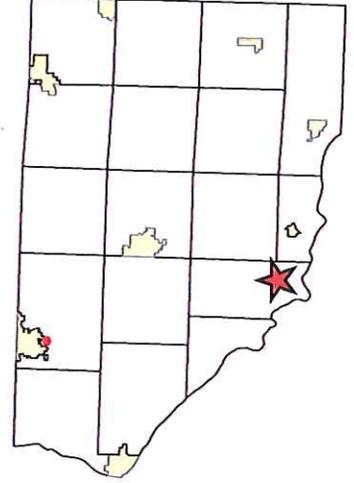
Zoning

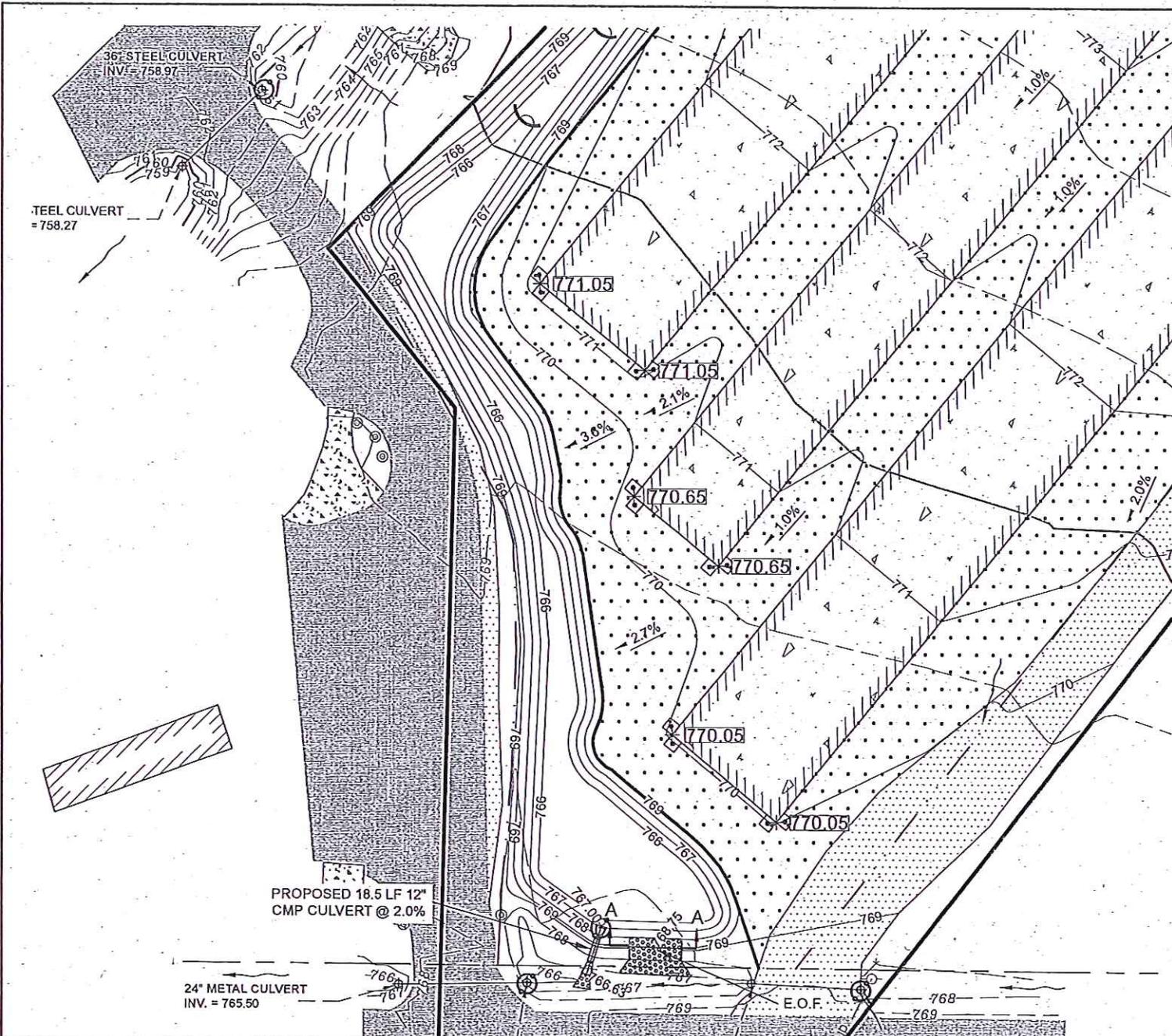
-  Commercial
-  General Rural Flexible
-  Industrial
-  Rural Residential - 20
-  Rural Residential - 8

Orthophotography - 2015 Pierce County



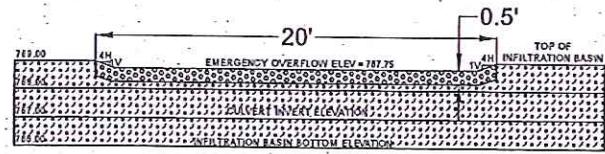
Site Location
W7858 170TH AVE
TOWN OF TRENTON





LEGEND

- These standard symbols will be found on this plan sheet.
- DENOTES PROPERTY LINE
 - DENOTES EASEMENT LINE
 - DENOTES RIGHT OF WAY LINE
 - DENOTES BITUMINOUS SURFACE
 - DENOTES BUILDING
 - DENOTES PROPOSED CONCRETE SURFACE
 - DENOTES PROPOSED GRAVEL SURFACE
 - OHP DENOTES OVERHEAD UTILITY LINE, AND POWER POLE
 - 770 DENOTES EXISTING INDEX CONTOUR
 - 771 DENOTES EXISTING CONTOUR
 - 770 DENOTES PROPOSED INDEX CONTOUR AND ELEVATION LABEL
 - 771 DENOTES PROPOSED CONTOUR AND ELEVATION LABEL
 - 2.0% DENOTES PROPOSED SLOPE ARROW AND SLOPE PERCENTAGE
 - + 770.70 DENOTES PROPOSED SPOT ELEVATION
 - DENOTES SURFACE WATER FLOW DIRECTION
 - DENOTES CULVERT INLET PROTECTION (SEE DETAIL SHEET)
 - DENOTES DITCH CHECK (SEE DETAIL SHEET)
 - DENOTES PROPOSED CULVERT WITH APRON
 - DENOTES PROPOSED BOLLARD (SEE DETAIL ON SITE PLAN SHEET)
 - DENOTES PROPOSED CLASS IV RIP RAP



NOT TO SCALE
INFILTRATION BASIN EMERGENCY OVERFLOW SECTION A-A

0 40 80 120

↑ NORTH

WISCONSIN PROFESSIONAL ENGINEER
Steven P. Voigt
44082-8 Red Wing MN

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

JOHNSON & SCOFIELD INC.
Surveying & Engineering,
1203 Main Street, Red Wing, MN 55068
PH: 651.388.1150 FAX: 651.388.1158

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

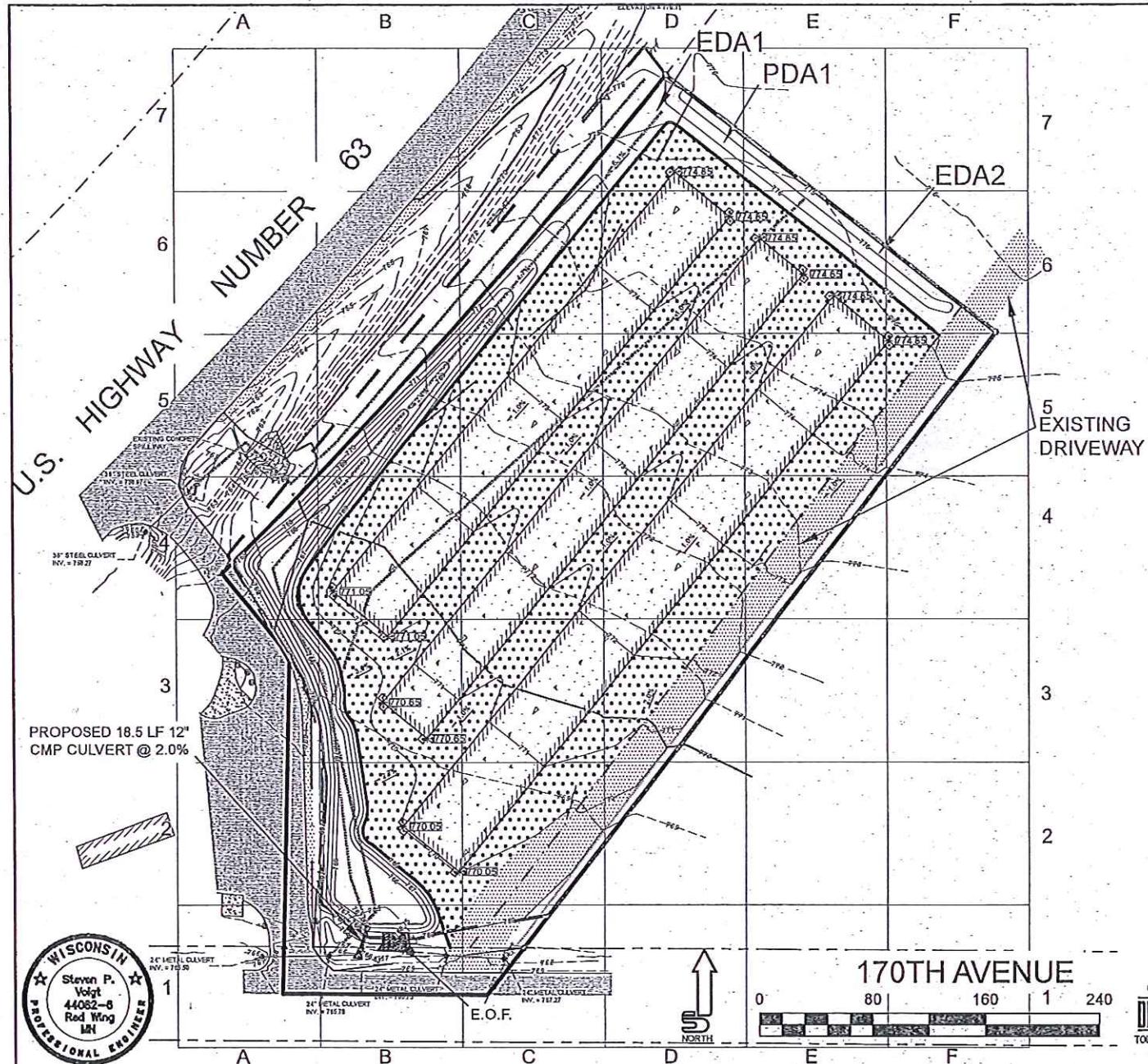
Steven P. Voigt, P.E.
CHECKED: SPV

REVISED	BY	DATE	REVISION
PLAN REVISION TO ADDRESS MAJOR STORM WATER REVIEW COMMENTS	SP	06/14/18	Prepared For: MOORATH PROPERTIES C/O JAY MOORATH 14305 740TH STREET BUSHVILLE, WI 53003 PHONE: 651-497-2204

STORAGE UNITS HAGER CITY, WISCONSIN

INFILTRATION BASIN DETAILS

SCANNED



LEGEND

These standard symbols will be found on this plan sheet.

- DENOTES PROPERTY LINE
- - - DENOTES RIGHT OF WAY LINE
- [Hatched Box] DENOTES BITUMINOUS SURFACE
- [Diagonal Lines Box] DENOTES BUILDING
- [Dotted Box] DENOTES PROPOSED CONCRETE SURFACE
- [Stippled Box] DENOTES PROPOSED GRAVEL SURFACE
- DENOTES EXISTING INDEX CONTOUR
- - - DENOTES EXISTING CONTOUR
- 1130— DENOTES PROPOSED INDEX CONTOUR AND ELEVATION LABEL
- 1131— DENOTES PROPOSED CONTOUR AND ELEVATION LABEL
- 2.0% DENOTES PROPOSED SLOPE ARROW AND SLOPE PERCENTAGE
- +77.0 DENOTES PROPOSED SPOT ELEVATION
- DENOTES SURFACE WATER FLOW DIRECTION
- [Culvert Symbol] DENOTES PROPOSED CULVERT WITH APRON
- - - DENOTES EXISTING DRAINAGE AREA
- [Dotted Area] DENOTES PROPOSED DRAINAGE AREA
- [Dotted Area with Arrow] DENOTES EXISTING DRAINAGE AREA FLOW PATH
- [Dotted Area with Arrow] DENOTES PROPOSED DRAINAGE AREA FLOW PATH
- [Rip Rap Symbol] PROPOSED CLASS IV RIP RAP

EXISTING CONDITIONS CONTRIBUTING DRAINAGE AREAS	
EDA1 0.728 ACRES 0.000 ACRES IMPERVIOUS LFP = 472 TC = 10.9 MIN	EDA2 3.900 ACRES 0.354 ACRES IMPERVIOUS LFP = 691 TC = 23.0 MIN
PROPOSED CONTRIBUTING DRAINAGE AREAS	
PDA1 4.022 ACRES 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

*NOTE: NULL MODE WAS USED IN HYDROCAD TO SUM TOTAL FLOW FROM SITE

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)



JOHNSON & SCOFIELD INC.
Surveying & Engineering
1523 Main Street, Red Wing, MN 55068
PH: 612.382.1558 FAX: 612.382.1559

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.
DESIGNED: [Signature]
CHECKED: [Signature]
DATE: 07/20/18, PROJ. NO. 18022-18

REVISED	BY	DATE	LATEST REVISION: 05/15/18
PLAN REVISION TO ADDRESS NORTH STREET WATER REMOVAL COMMENTS	EP	06/14/18	PREPARED FOR: MCGRAH PROPERTIES 670 JAY MCGRAH 16305 740TH STREET BELLEVILLE, WI 53003 8262431-472-2204



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STORAGE UNITS
HAGER CITY, WISCONSIN

HYDROLOGY PLAN
SHEET 6 OF 8 SHEETS

SCANNED