



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission  
From: Associate Planner Lily Paul  
Date: December 1, 2023  
Re: Site Plan Review – Enterprise Electric

Enterprise Electric has submitted a site plan for a proposed building that would contain offices and work areas to conduct operations out of. Enterprise Electric is an electrical contractor that provides wiring, automation, programming and maintenance to commercial and industrial power systems.

### Site Plan Review

#### *Site/Architectural*

The site plan features a 9,600 square foot building, 24 feet tall, that adheres to all setbacks set forth in the Industrial Park Zoning Code and Industrial Park South Protective Covenants. There will be 16 parking stalls for clients and employees. This meets off-street parking requirements.

#### *Façade*

26 gauge metal wall panel in the color pearl gray is the exterior of the building. Masonry wainscoting is required in place of the black metal wainscoting panels. Trim and canopy will be an accent color of red.

#### *Landscape*

Site is required to have one canopy tree in the front yard. If a dumpster is proposed to be on a site it shall be screened on at least 3 sides.

#### *Lighting*

Adequate lighting will be installed on the north, east, and west side of building and one light pole installed at the north east corner of the paved lot. The maximum foot candle is 39.1 above the overhead doors. The average foot candle is 2.45. There is no concern of light infringing on public streets or adjacent properties.

*Stormwater/Erosion Control*

Add inlet protection to inlet 1 on of the west side of Driessen Dr.

**Recommendation:**

**Staff recommends to approve the site plan for Enterprise Electric with the following conditions:**

- **Prior to issuance of building permits, must obtain Stormwater and Erosion Control permits from Engineering Department**
  - o **Add inlet protection to Existing Inlet 1**
- **Update façade with a decorative masonry wainscot**
- **Landscape plan is submitted showing dumpster enclosure and one canopy tree**
- **Location is shown for snow removal/storage**

