



FORWARD CREATIVE SERVICES SITE PLAN APPLICATION

STAFF REPORT FOR PLAN COMMISSION

**PUBLIC HEARINGS/
MEETINGS:**

Plan Commission Public Meeting: 6:00 pm. August 19, 2024

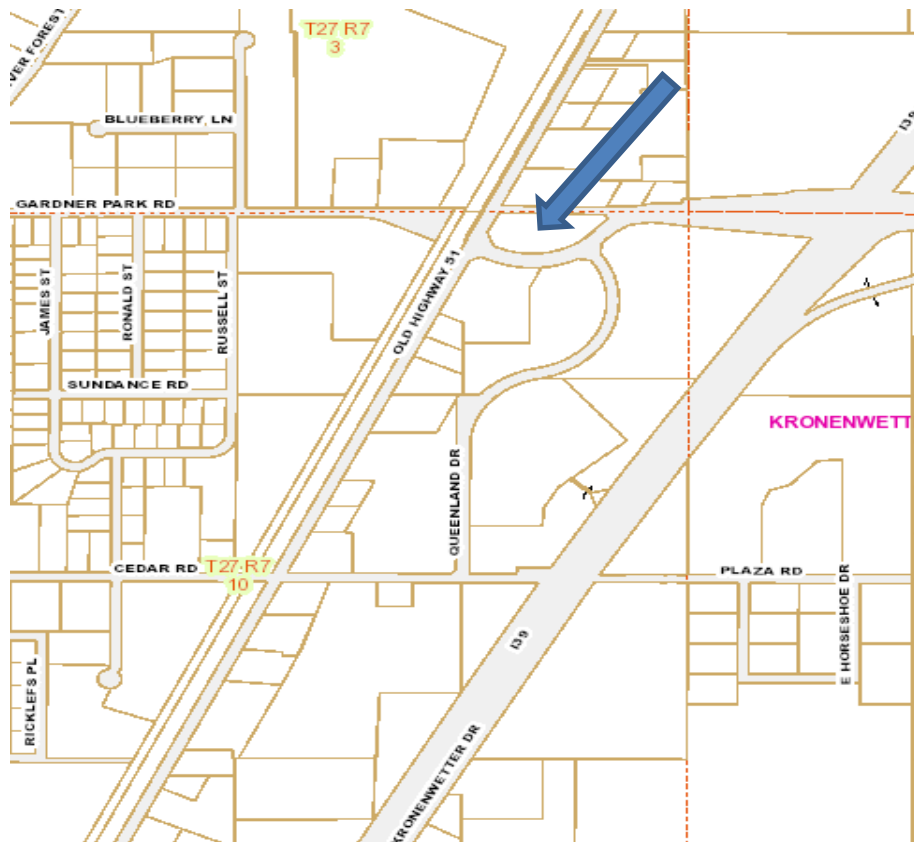
APPLICANT:

Michael Tourville
955 Holly Tree Lane
Fond Du Lac, WI 54935

PROPERTY OWNER:

RMCM PARTNERSHIP LLC
7120 BAXTER RD
PO BOX 133
ARENA, WI 53503

LOCATION OF REQUEST: 1260 Kowalski Road, Kronenwetter, Wisconsin, 54455



Map 1: Site Location

(Source Data: Village of Kronenwetter)



ACREAGE: 3.312 Acres

Legal DESCRIPTION: SEC 10-27-07 PT OF NE 1/4 NE 1/4 - LOT 2 CSM VOL 64 PG 16 (#14379) (DOC #1449149) EX DOC #1499366-RD [FIPO: PLAT OF SURVEY 8/1/2024]

LEGAL NOTIFICATION: Notice of the project was sent to adjacent property owners within 500 feet of the subject property on August 6, 2024.

DEVELOPMENT PATTERN (AND ZONING): Subject Property: General Industrial (M2)
North: General Commercial (B3) and Single-Family Residential (SF)
South: General Industrial (M2) and Rural Residential (RR5)
East: General Industrial (M2)
West: General Industrial (M2)

INTRODUCTION

Forward Creative Services LLC is in the process of purchasing 1260 Kowalski Road. They propose to construct four self-storage buildings with associated driveways on the subject parcel. This project is considered new development.

The current land use is a vacant parcel. The proposed land use is self-storage, which fits within the current industrial zoning. The project is proposed to be completed in phases. The full build-out of the site will contain 129 storage units and 1 office.

The total floor area of all buildings is 25,582 square feet. The total driveway area for the site is 36,267 square feet. The landscape surface area is 82,436 square feet. The floor area ratio is 0.177. The impervious surface area ratio is 0.429. The landscape surface area ratio is 0.571.

The site will be open for renters 24 hours a day. Traffic will be variable, but light due to the nature of the business. The office is the only portion of the site with domestic water and sanitary sewer fixtures. Use of the office will be light and not contribute significantly to the water and septic loading.

Staff recommends conditional approval of the site plan.



Map 2: Aerial Photo
(Source Data: Marathon County GIS)



VILLAGE OF KRONENWETTER PLAN COMMISSION
AUGUST 19, 2024

FORWARD CREATIVE SERVICES
1260 Kowalski Road
Site Plan Review

RECOMMENDED MOTION

To conditionally approve the Site Plan for Forward Creative Services, subject to the conditions contained with the Staff's Report and to accept the findings of fact set forth in the Staff's Report.

Condition: Enter into a Development Agreement with the Village of Kronenwetter.

FINDINGS OF FACT AND RECOMMENDATION OF THE VILLAGE PLAN COMMISSION

Section 520-29(C)(5) of the Village of Kronenwetter General Code states the Plan Commission may approve a site plan only after considering the following:

(a) The proposed use(s) conform(s) to the uses permitted in that zoning district.

Yes. A Personal Storage Facility is a permitted use in the General Industrial (M2) Zoning District.

(b) The dimensional arrangement of buildings and structures conform to the required area, yard, setback and height restrictions of this chapter.

Yes. The dimensional arrangement of the building and hard surfaced areas conform to all requirements of setback and height restrictions of Chapter 520 of the Village General Code.

(c) The proposed use conforms to all use and design provisions and requirements (if any) as found in this chapter for the specified uses.

Yes. The proposed use meets all use and design provisions as found in Chapter 520 of the Village General Code.

(d) There is a proper relationship between the existing and proposed streets and highways within the vicinity of the project in order to assure the safety and convenience of pedestrian and vehicular traffic.

Yes. No new public streets are proposed for this development. An existing trail access point from Kowalski Road will be removed and replaced with a new driveway access.

(e) The proposed on-site buildings, structures and entryways are situated and designed to minimize adverse effects upon owners and occupants of adjacent and surrounding properties by providing for adequate design of ingress/egress, interior/exterior traffic flow, storm water drainage, erosion, grading, lighting and parking, as specified by this chapter or any other codes or laws.

Yes. The proposed site plan is situated to minimize adverse effect upon owners and occupants of adjacent and surrounding properties by providing for adequate design of ingress/egress, interior/exterior traffic flow, storm water drainage, lighting, erosion, grading, and parking, as specified by Chapter 520 of the Village General Code and all other codes or laws. Infiltration basins will be constructed to manage storm water for impervious surfaces. Erosion control measures will be taken during construction. A lighting plan was provided showing proposed lighting and showing no impact on the residential neighbors to the north.



(f) Natural features of the landscape are retained where they can enhance the development of the site, or where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes or where they assist in preserving the general safety, health, welfare and appearance of the neighborhood.

Yes. The landscape plan identifies a combination of large deciduous/coniferous trees, shrubs and herbaceous plants strategically placed on the property.

(g) Adverse effects of the proposed development and activities upon adjoining residents or owners are minimized by appropriate screening, fencing or landscaping, as provided or required.

Yes. The applicant has submitted a landscaping plan that meets Village requirements.

(h) Land, buildings and structures are readily accessible to emergency vehicles and disabled persons.

Yes. Emergency vehicles will have adequate access to the site and buildings. Emergency vehicles can access the property through the roadway access off Kowalski Road. Both the Fire and Police Chief have reviewed and approved the site plan.

(i) The site plan is consistent with the intent and purpose of this chapter, which is to promote the public health, safety and general welfare, to encourage the use of lands in accordance with their character and adaptability, to avoid the overcrowding of population, to lessen congestion on the public roads and streets, to reduce hazards of life and property and to facilitate existing community development plans.

Yes. The site plan is consistent with the intent and purpose of Chapter 520 of the Village General Code. The site plan promotes the public health, safety and general welfare, to encourage the use of lands in accordance with their character and adaptability, to avoid the overcrowding of population, to lessen congestion on the public roads and streets, to reduce hazards of life and property and to facilitate existing community development plans. The lot is zoned General Industrial. A Personal Storage Facility is a permitted use in the General Industrial (M2) Zoning District.

(j) The site plan is consistent with the public goals, objectives, principles, standards, policies and urban design criteria set forth in the Village's Master Plan or components thereof.

Yes. The site plan is consistent with and furthers the goals, objectives, principles, and policies established in the Village's Comprehensive Plan. The Future Land Use Map shows the subject properties as Industrial. As part of the Comprehensive Plan, the Village will seek to guide development to areas in the Village already established and well positioned to appropriate locations.