



Department of Public Works

To: Mayor Welch, Milton Plan Commission
From: Howard Robinson, Director of Public Works
Date: January 15, 2019
Subject: Discussion and Possible Action on a Site Plan Review and Conditional Use Permit Review for Badgerland Disposal

Summary

Badgerland Disposal /Hughes Reynolds Group has applied for a Conditional Use Permit and submitted a site plan for review. They are proposing to construct and operate their business at the property located on the south east corner of the intersection of Highway 59 and County M. The property is zoned M-2. They propose to construct a 12,300sf Office Building (Building A) and a 49,350sf Materials Recovery Facility (MRF) / Transfer Building (Building B) on 9+ acres of land.

Analysis

Site Plan Requirements:

The proposed buildings and structures are indicated on the plans with architectural drawings (attached). Setbacks are met. A fenced outdoor storage area is included with the plans. The fence is planned to be 8-foot tall and have charcoal colored slats (attached). This is for storage of dumpsters. A landscape plan has been submitted (attached). They meet the green space percentage requirements and the point requirements for planting (attached). Off-street parking is provided. They currently have 25 employees and anticipate 24 more for future hiring. They have provided 82 employee stalls. This meets ordinance parking requirements. They have provided 16 stalls for company vehicles.

The driveway will access Putman Parkway. They have indicated a traffic flow pattern for their internal traffic. Loading areas are indicated on the site plan. The loading dock numbers meet ordinance requirement. No outside trash containers are planned. Dumpsters will be stored inside the secured, fenced storage area. The parking lot and outside lighting plan meet ordinance requirements (attached). An erosion control plan is included. A utility plan is included that shows locations and sizes of waste, sanitary sewer mains, storm sewer mains, and drainage areas (attached). A snow storage area is indicated. The landscape plan has screening included for the electrical transformers and HVAC condensers that will be on the ground. A storm water management/maintenance agreement has been submitted (attached).

The Fire Department has been copied for site plan review.

At this time, the submittal will still require the following items:



- City engineering review will be required for the storm water drainage plan and for connection and sizing of utilities to city mains to determine adequacy for the site.
- Storm water plans are being submitted to the DNR for approval.
- A detail of the pre-treatment process will be required.
- Plan Commission can review the landscape plan and make changes or additions to the rear, side and front yards along with additional screening from adjacent properties if desired.

Conditional Use Permit Requirements:

The Developer has requested a number of conditional use permits for the M-2 Zone District as part of their development proposal. Those requests include:

- Warehousing, storage, wholesaling of flammable gases, liquids, or toxic materials
- Terminal facilities for flammable liquids and gases,
- Outdoor storage,
- Garages for repair and service of motor vehicles, body repair shops, painting, engine rebuilding, service and repair of machinery and equipment,
- Truck, bus, or rail terminals,
- Storage of petroleum products.

The Developer has submitted a finding of fact form for the Conditional Use Permit request. Most items have been referred to the site plan for review. Some items such as traffic generation, liquid and solid waste situations, noise, odors, etc. should receive a better written explanation or answer.

Additionally, staff would recommend that the Conditional Use Permit Request for “Outdoor Storage” be limited to *not* allow the storage, at any time, of any waste, recycling, construction, or residual material used in, or produced by the sorting or handling of post-consumer products/items. In short, no trash or recyclables will be allowed to be dumped, pushed, or stored outdoors for any length of time.

Recommendation

Staff recommends opening the Public Hearing, taking public comment, and continuing the Public Hearing and discussion until the site plan has been reviewed by the City’s engineer regarding storm water, erosion, and utility appropriateness and the waste pretreatment proposal.

Attachments

- Site Plan
- Aerial Parcel Map
- Finding of Fact
- Condition Use Permit Application