



Department of Public Works

To: Mayor Welch, Milton Plan Commission
From: Howard Robinson, Director of Public Works
Date: June 18, 2019
Subject: Discussion and Possible Action Regarding a Site Plan for Gateway Properties
Located at 1115 East High Street

Summary

Badger State Maintenance has requested a site plan review for the next phase of development for their PUD Zoned property along East High Street. The proposed changes are considered to be a change to the specific implementation plan, therefore the new site plan requires Plan Commission approval.

Analysis

The proposed changes are intended to serve as “interim” improvements, until such time that the original plan to build a larger +/-15,000sf building at the northwest corner of the site materialize. Until such time, the owners intend to utilize the existing storage building on site. Additionally, the proposal includes the creation of an outdoor storage yard for landscaping materials and equipment.

Ordinances require the outdoor storage area be grated, surfaced, and located as to not impair ground water. Therefore, no fertilizer or pesticides could be stored within this area. The outdoor storage area would also need to be screened on the street side at the property line. The owners would like to install trees along the perimeter of the lot to provide a natural landscaping screening. The trees would need to be planted in such a manner to provide 80% opaque to meet this requirement. Additionally the trees would need to be a minimum of 5-feet tall at the time of planting. A fence is a typical method of screening, but because this property is zoned PUD, the Plan Commission is afforded greater flexibility when evaluating the site plan.

Recommendation

Therefore, staff is recommending approval of the proposed site plan with the following contingencies in place:

1. Some of the storm sewer areas on the west side of the original plan are not on the new plan. These should be installed per the first storm water plan.
2. A graded area can be proposed. But the area for the trailers and equipment is supposed to be paved. A partial area of pavement should be planned.



3. The outdoor screening is supposed to be 80% or better for opacity. This makes an evergreen planting necessary for the North and West sides of the property that are the storage area.
4. The trees would need to be 5 feet tall at installation time.
5. Dust control must be properly maintained for the gravel area.
6. No fertilizer or pesticides can be stored on the outside storage area.