



Office of the City Administrator

To: Mayor Welch, Milton Plan Commission
From: Al Hulick, City Administrator
Howard Robinson, Public Works Director
Mark Langer, City Engineer
Date: October 15, 2019
Subject: Discussion and Possible Action Regarding a Site Plan for Red Hawk Apartments of Milton, LLC Located Along Parkview Drive

Summary

Red Hawk Apartments of Milton, LLC has submitted a site plan for their proposed multi-family residential project along Parkview Drive. The project consists of three apartment buildings totaling 108 units, a “community building,” and a large open space to the north of the subject site. The site plan also calls for an extension of Blanche Drive and Woodcrest Lane through the site. The site plan is commensurate with the P.U.D. zoning designation that was granted to the site on April 3, 2019.

Analysis

The site plan submitted complies with all zoning ordinances in terms of parking, architecture, green space, landscaping, and lighting. Because the site is zoned P.U.D. the site plan does allow for variances for certain aspects of the site layout, setbacks, and architectural components. However, as submitted, the site plan complies with nearly all aspects of the zoning ordinance that would be required if the site were to be zoned as a traditional residential development. The site plan does show slight variations for setbacks and building height, but complies with all other aspects of a traditional development.

In addition to these aspects, the P.U.D. zoning designation requires a general development plan, specific development plan, and economic feasibility analysis for the site. The developer has provided all of required information regarding the building arrangement, parking, management structure, and economic analysis.

Additionally included are the developers proposed utility and storm water management plans. The City Engineer has reviewed these plans and provided feedback. However, the ultimate responsibility for the approval of these plans lies with the Wisconsin Department of Natural Resources. This requirement is included as a contingency below.

In addition to the zoning ordinances and P.U.D. requirements, the developer has also entered into a TIF Development Agreement with the City of Milton which was approved by the Common



Council on August 20, 2019. The TIF Development Agreement further outlines roles and responsibilities of the developer in terms of development timeline, parkland, public improvements, and financial aspects related to said public improvements.

Attachments include the civil engineering designs, architectural drawings, landscaping, parking, and lighting plans.

Recommendation

The City Administration recommends approval of the Site Plan for Red Hawk Apartments with the following contingencies:

1. Approval of State Building Plans prior to construction.
2. Approved WisDNR storm water management and maintenance plans.
3. Approved WisDNR water main and sanitary sewer extension permits.
4. Complete minor adjustments to street profiles and utilities plans as indicated by the City Engineer in the attached October 7, 2019 correspondence.
5. The right of way extensions of Blanch Drive and Woodcrest Lane must be dedicated to the public through a future separate action.