

Plan Commission Report

Agenda Item: Discussion and Possible Action Regarding a Site Plan for Clasen Quality Chocolates (Trucking Facility)
Meeting Date: July 19, 2022
Presenter: Al Hulick, City Administrator
Department: City Administration

Conformance with Strategic Plan:

- Affordability & Financial Stability
- Safe, Inclusive, Welcoming Community
- Diverse Opportunities for Fun and Life-Long Learning
- High Performing Organization with Professional Staff
- Environment for Business Success with Thoughtful Growth and Development

Summary

Clasen Quality Chocolates has submitted a Site Plan to construct a trucking facility on the southern portion of their existing 169 acre site.

Analysis and Key Issues

The proposed trucking facility will consist of two buildings: a 38,058sf truck storage building and a 32,460sf truck wash building. The subject development will also include a large paved parking and truck circulation surface. The development of this portion of the overall 169 acre site is in addition to their previously approved first phase of development (440,000sf).

The proposed buildings meet ordinance requirements for parking, greenspace, lighting, screening, and building materials. The building façade will match that of the existing main building which is currently under construction on their main campus.

The proposed development does not include landscaping, as this development represents a small portion of the overall 169 acre development site. CQC will be bringing forth a master landscaping plan for the entirety of their site and some point in the near future that will satisfy landscaping requirements for all phases of development.

Fiscal Impact

There is no fiscal impact to the City of Milton for the approval of this site plan. However, the development of this site will increase the taxable property for the City of Milton.

Recommended Motion

The City Administration recommends approval of the site plan as approved, contingent upon a master landscaping plan being submitted by the developer and the satisfaction of the Stormwater contingencies as outlined in the Baxter and Woodman report.



Attachments

- Civil Plans
- Elevations
- Floor Plans
- DNR Plans
- Engineering Reviews