



Department of Public Works

To: Mayor Welch, Milton Plan Commission
From: Howard Robinson, Director of Public Works
Date: October 4, 2016
Subject: Public Hearing, Discussion and Possible Action on the Rezoning of Land Located at 1115 E. High Street PUD.

Summary

A Public Hearing is scheduled this evening to discuss the potential rezoning of land located at 1115 E. High Street to PUD. This site is the location of the former Hammill Feed Mill and is now owned by Nate Rogers of Badger State Maintenance.

Mr. Rogers intends to redevelop the entire 5 acre site in two phases. The first phase would develop the south side of the site with a proposed 8,000sf facility which would be the headquarters Badger State Maintenance business operations. This facility would house the equipment, offices, and contain a retail component for Badger State Maintenance. The second phase of the development would redevelop the balance of the site with multiple warehouse type facilities that would be used as “contractor shops” and/or storage units. The proposed site plan for full development has been included.

In order to accomplish this type of large scale development with multiple structures and multiple uses, the site would need to be rezoned from its current B-2 zoning to PUD. The PUD zoning designation allows for varied setbacks, combined storm water and utility management, and varied uses within a single development site.

As part of the PUD rezoning, the Plan Commission would also be asked to review and approve the General Development Plan for the site.

Analysis

Rezoning the area to a P.U.D. zoning and acceptance of the General development plan is the first step in this application. If recommended approval of the request is granted by the Plan Commission it is forwarded to City Council for final approval.

The second part of approval process would be to review and approve the specific implementation plan. If Plan Commission feels there is enough detail presented in the plans that are submitted, the specific plan can be approved as part of the rezoning and General Plan Submittal.



The request for a P.U.D. zoning for this property would allow the owner to have both retail business, contractor business shops, and storage buildings on the property. These are mixed uses on a single entity property. Our Comprehensive Plan has this area designated as general business. Our current ordinance, which has three business zoning sections, would allow these types of business occupancies in one of the zoning categories. A P.U.D. would allow them all of these uses on one property.

The general development plan requirements for approval are a statement from the owner describing the plan, an accurate map of the area, a plan that shows the patterns of the proposed use, density and environmental character, the pattern for traffic, the open space, a utility plan, and the size of the development and staging of the development. A general outline of the organizational structure is needed. All of these items are included in your packet.

The areas that still need to be addressed include: a signage plan, a parking plan, and trash container screening. Parking stalls are required in front of the proposed storage units. Also, the contractor buildings require a stall for each employee, or outside vehicle. Company vehicles need a stall unless they are stored inside. Also, the driveways are 24 feet wide and the minimum is 26 feet. The trash containers will need screening. None is indicated on the plan. No architectural drawing of the future storage building included. The landscape plan can be accepted as part of the P.U.D. specific plan. They would be at points if this were considered just a regular business zoning due to the amount of building frontage or exterior walls, and pavement.

In regards to these deficiencies, the Plan Commission can allow for adjustments to these requirements due to the P.U.D. zoning designation. However, if the Plan Commission requires specific plan modifications, those plan will need to come back to another meeting before any building permits can be issued or site work can commence.

After all approvals the plans are to be recorded before building permits can be issued. Also state and DNR approvals must be obtained for construction permits and erosion control. Also, a maintenance plan for the storm water retainage areas will need to be accepted as part of the plan.

Recommendation

The Plan Commission may consider a few options when reviewing this plan:

- Approve the PUD Rezoning and accept the general development plan and site plan.
- Approve the PUD Rezoning, accept the general development plan, and require modifications to the site plan.
- Deny the PUD Rezoning, general development plan, and site plan.

City Staff recommends the Plan Commission approve the Rezoning, General Development Plan, and either approve the Site Plan and allow staff to work with the applicant to finalize the



remaining deficiencies, or request modifications to the site plan and have the site plan return to a separate meeting.