



Office of the City Administrator

To: Mayor Welch, Milton Public Works Committee
From: Al Hulick, City Administrator
Date: November 5, 2019
Subject: Discussion and Possible Action Regarding a Preliminary Residential Subdivision Plat by Bonson Construction, LLC. Along North Janesville Street.

Summary

Bonson Construction, LLC has submitted a preliminary residential subdivision plat for the landed owned by the developer along North Janesville Street.

The plat, as submitted, calls for the 15+ acres of land to be subdivided into 31 lots and 3 outlots, to be developed in 3 phases. The first phase calls for 4.5 acres of land to be subdivided into 9 lots. The subsequent phases will require additional reviews and approvals at future dates, and are subject to change from the preliminary plat as submitted on November 5, 2019.

The plat also calls for the construction of a new public street extending east from North Janesville Street. This street segment is proposed to end in two cul-de-sacs along its alignment.

Analysis

On June 18, 2019, the Milton Plan Commission and Common Council approved a rezoning request for a portion of the property located at 260 North Janesville Street from R-4 to R-3. This rezoning allowed the developer to subdivide the parcels without having to worry about split zoning throughout the plat.

The plat calls for the subdivision of land for single family development. If the owner wishes to designate lots for two-family development, those lots must be designated as such for the final plat review.

The overall plat calls for the creation of 3 total outlots. Those outlots will be utilized for stormwater retention and detention. The overall stormwater management plan for the entirety of the site will be submitted and reviewed by the Wisconsin Department of Natural Resources.

As submitted, the subdivision plat meets all zoning ordinance requirements in terms of lot sizes, street frontage, and right-of-way widths. Within the first phase of the development, the developer has not designated any land to be dedicated to the public as parkland. Therefore, unless such lands are dedicated in future phases of the development, the developer would be responsible for a payment in lieu of parkland dedication.



In addition to this subdivision plat, the City Administration will also be bringing forth a developers agreement between the City and developer. This agreement is on the Common Council agenda for review at their November 5th Common Council meeting.

Recommendation

The City Administration recommends approval of the preliminary residential subdivision plat for Bonson Construction, LLC. along North Janesville Street.