



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission  
From: Adrienne Nelson, Associate Planner  
Date: February 24, 2025  
Re: Site Plan Review – Precision Scraping & Alignment; 2103 Badger Road

Precision Scraping & Alignment is a machine-tool rebuilding and alignment business. This project will add an additional 5,987 square feet to their existing building.

### Site Plan Review:

*Site/Architectural: [17.32 \(10\) Supplementary District Regulations & applicable zoning](#)*

The Precision Scraping & Alignment building is one story. There are currently 45 off-street parking spaces. All set back requirements are met and all applicable ordinances are being complied with to include zoning requirements.

*Landscape: [17.52 Landscaping Requirements](#)*

There are five trees located on the property. There are no plans to remove these during the construction process. Landscaping requirements are being met.

### *Lighting:*

This addition is not adding any lighting.

*Stormwater: [22 Stormwater Management](#)*

The developer will work with Engineering Department to complete Erosion Control and Stormwater Management permitting. With the last addition, Precision Scraping & Alignment sized everything to handle the additional stormwater for this addition.

### *Ingress/Egress:*

No concerns with traffic at this time.

### *Public Safety:*

No concerns noted from Fire/Police at this time.

*Façade: [17.53 Façade Standards](#)*

The proposed site elevations meet façade requirements.

**Staff Recommendation:**

**Staff recommend approval of the development with the following conditions:**

- **Prior to issuance of building permits, must obtain Stormwater and Erosion Control permits from the Engineering Department**

