



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: City Plan Commission
From: Adrienne Nelson, Associate Planner
Date: February 27, 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:

The site plan has received approval from the Industrial Park Commission.

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**

