



AGENDA
City of Milton
Plan Commission
Tuesday, June 7, 2016
5:00 pm
MILTON CITY HALL
Council Chambers, 710 S. Janesville Street

1. Call to Order

2. Approval of Agenda

3. Approval of Plan Commission Minutes – May 17, 2016.

Documents: [05-17-2016 Plan Commission Minutes.pdf](#)

4. Discussion and Possible Action Regarding a Site Plan for Outdoor Seating at Fredricks Supper Club located at 118 Merchant Row.

Documents: [Memo - Site Plan Review - Fredricks Site Plan Review.pdf](#), [Fredericks Site Plan.pdf](#)

5. Discussion and Possible Action Regarding a Site Plan Review for a Sign at Rockies' Hometown Pizza and Subs Located at 301 Parkview Drive.

Documents: [Memo - Site Plan Review - Rockies Hometown Pizza and Subs.pdf](#), [Rockies Hometown Pizza and Subs Site Plan.pdf](#), [Rockies Hometown Pizza and Subs Sign Picture.pdf](#)

6. Discussion and Possible Action Regarding a Site Plan for Mini-Storage Warehouses at Pastorius Rentals, LLC, 1135 S. Janesville Street.

Documents: [Memo - Site Plan Review - Pastorius Memo.pdf](#), [Pastorius - Site Plan - 05-11-16.pdf](#), [Pastorius - Landscape Plan.pdf](#), [Pastorius - Light Layout Plan - Adjusted Chart Values.pdf](#), [Pastorius - Light Layout Plan - Adjusted Colors.pdf](#), [Pastorius - Wall Pack Specs.pdf](#), [Pastorius 1135 S Janesville Photo.pdf](#), [Pastorius Stormwater Memo - 05-11-16.pdf](#), [Pastorius Warehousing - Elevations.pdf](#)

7. Discussion and Possible Action Regarding a Site Plan Review for a Shed at the West Sunset Apartments Located at 787 W. Sunset Drive.

Documents: [Memo - West Sunset Apartments Site Plan Review.pdf](#), [West Sunset Apartments - 787 W Sunset Shed Plan.pdf](#), [West Sunset Apartments - 787 W Sunset Shed Site Plan.pdf](#)

8. Discussion and Possible Action on the Placement of the Splash Pad Signage.

Documents: [Memo - Site Plan Review - Splash Pad Signage.pdf](#), [Splash Pad - Alternative 1.pdf](#), [Splash Pad - Alternative 2 - South side.pdf](#), [Splash Pad - Alternatives 2 and 3 - East side.pdf](#), [Splash Pad - Alternatives 2 and 3 - West side.pdf](#), [Splash Pad - Alternative 3 - Gazebo southwest side.pdf](#)

9. Discussion and Possible Action on a Plat of Survey, Declaration of Surplus Land, and Authorization of Sale of Land Located at the Intersection of Sunnyside Drive and Gateway Drive.

Documents: [Memo - Plat of Survey and Land Sale - Sunnyside.pdf](#), [Plat of Survey - Location Map.pdf](#), [Plat of Survey - Sunnyside Drive.pdf](#)

10. Next Meeting Date – June 21, 2016 at 5:00 p.m.

11. Motion to Adjourn

**Please note that upon reasonable notice, at least 48 hours in advance, efforts will be made to accommodate the needs to disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's office at 868-6900, 710 S. Janesville Street, Milton, WI 53563.

**Notice is hereby given that a majority of the Common Council may be present at this meeting at the above mentioned date and time to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis. 2d 553, 494 N.W. 2d 408 (1993) and must be noticed as such, although the City Council will not take any formal action at this meeting.

City of Milton
Plan Commission Minutes

5/17/2016 - Minutes

1. Call to Order

Mayor Welch called the May 17, 2016 meeting of the Plan Commission to order at 5:00 PM. Clerk Hilby confirmed the appropriate meeting notices were posted.

Present: Mayor Anissa Welch, Director of Public Works Howard Robinson, Ald. Jeremy Zajac, Comm. Ethel Himmel, Comm. Frank Green, and Comm. Bob Seales.

Excused: Comm. David Ostrowski.

Also Present: City Administrator Al Hulick and City Clerk/Deputy Treasurer Elena Hilby.

2. Approval of Agenda

Comm. Himmel moved to approve the agenda. DPW Director Robinson seconded, and the motion carried.

3. Approval of Plan Commission Minutes – April 6, 2016.

Comm. Seales moved to approve the minutes. Ald. Zajac seconded, and the motion carried. Himmel abstained.

4. Public Hearing and Discussion and Possible Action to Consider a Request from Northleaf Winery for a Conditional Use Permit and Site Plan Review to Allow a Micro-Brewery and Restaurant at 302/304 S. Janesville Street.

Mayor Welch opened the public hearing at 5:04 PM.

City Administrator Hulick reviewed the application.

Kathy and Dennis Steele of 310 S. Janesville Street spoke in opposition.

Ronald Ambrose of 210 S. Janesville Street submitted a letter in opposition.

Rhoda Blumer of 309 Chicago Street spoke in opposition.

Larry Laehn representing St. John's Lutheran Church spoke requesting consideration of adequate fencing and landscaping that is also sound-proof.

Haily Steele of 310 S. Janesville Street spoke in opposition.

Jeff Derge of 316 S. Janesville Street spoke possibly in opposition of the location of this business.

Wayne Lubke of 949 Bowers Lake Road spoke in support. He stated that they have no present intention of using the upstairs as a residence.

Pete Weston, the architect working with the applicant, spoke in support.

Mayor Welch closed the public hearing at 5:32 PM.

Mayor Welch asked for verification that the Commission members have read the Findings of Fact, which

they had. Comm. Seales moved to approve the site plan and conditional use permit with the following conditions: 1. Venting must be to the north 2. There is to be a fence installed along the south and east sides of the property 3. Soundproofing is to be used for the south side of building, and 4. There are to be no windows or exits on the south side of the building. Comm. Green seconded, and the motion carried.

5. Discussion and Possible Action Regarding a Site Plan Approval for She's Crafty Sign.

Comm. Himmel moved to approve the site plan as presented for She's Crafty. Ald. Zajac seconded, and the motion carried.

6. Discussion and Possible Action Regarding Site Plan Approval for Booster Station.

Comm. Himmel moved to approve the site plan as presented for the City of Milton Water Utility. Ald. Zajac seconded, and the motion carried.

7. Discussion and Possible Action Regarding a Request from Linda Petroff to Temporarily Store Equipment and Materials While They Are Constructing a New Garage.

DPW Director Robinson moved to approve the temporary storage to allow the construction of the new building not to exceed one year. Comm. Himmel seconded, and the motion carried.

8. Discussion and Possible Action to Approve a New Easement for the Water Main Installation for the South Water Main Project.

Comm. Himmel moved to approve the easement contingent on School Board approval. Ald. Zajac seconded, and the motion carried.

9. AMENDED Discussion and Possible Action Regarding a Site Plan Approval for Rocky's Pizza and Subs.

Comm. Himmel moved to approve the site plan as presented for Rocky's Pizza and Subs. Ald. Zajac seconded, and the motion carried.

10. Next Meeting Date – June 14, 2016 at 5:00 p.m.

The next meeting will be June 7, 2016 at 5:00 PM.

11. Motion to Adjourn

Ald. Zajac moved to adjourn the May 17, 2016 meeting of the Plan Commission at 6:11 PM. DPW Director Robinson seconded, and the motion carried.

Respectfully submitted,
Elena Hilby
City Clerk

Office of the Director of Public Works

To: City of Milton Plan Commission, Mayor Anissa Welch, and Common Council Members
From: Howard Robinson, Director of Public Works
Date: 06/07/2016
Subject: Discussion and Possible Action Regarding a Site Plan for Outdoor Seating at Fredricks Supper Club located at 118 Merchant Row.

Discussion

A site plan review is being requested to allow a patio seating area be installed between Fredricks Supper Club located at 118 Merchant Row and the building located to the north of Fredricks located at 106/108 Merchant Row. A design is included in the packet. The patio will be fenced in. The rear (east) fence will be solid to shield the dumpsters and restaurant equipment from the patio area. Landscaping will be provided along the front fence. The building at 106/108 Merchant Row will receive a new front that matches the Fredericks Supper Club materials. The other sides of the building will receive new siding.

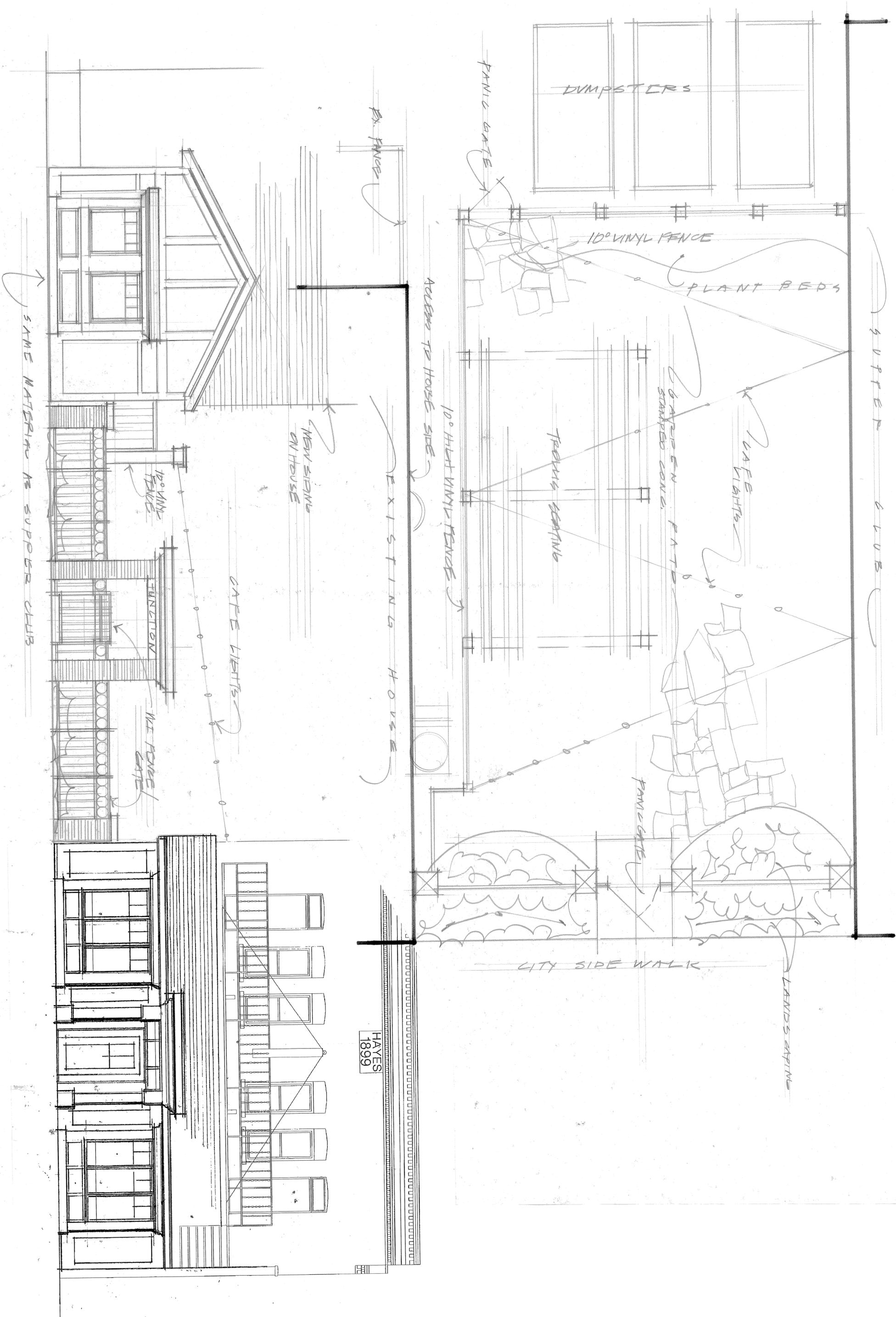
The patio site plan meets city requirements. Fences in the B-3 commercial area are part of a site plan approval.

Staff Recommendation

I would recommend to approve the site plan for outdoor seating at Fredricks Supper Club located at 118 Merchant Row.

Attachments

- Site Plan



HAYES
1899

→ SAME MATERIAL AS SUPPER CLUB

NEW SIGNING ON HOUSE

10\"/>

JUNCTION

WIRE FENCE / GATE

CAFE LIGHTS

EXISTING HOUSE
→ ACCESS TO HOUSE SIDE

10\"/>

TRAINS SCENIC

6\"/>

CAFE LIGHTS

FANIC GATE

CITY SIDE WALK

LANDS APPLIC

Office of the Director of Public Works

To: City of Milton Plan Commission
From: Howard Robinson, Director of Public Works
Date: June 7, 2016
cc: Mayor Anissa Welch, Common Council Members
Subject: Discussion and Possible Action Regarding a Site Plan Review for a Sign at Rockie's Hometown Pizza and Subs Located at 301 Parkview Drive.

Discussion

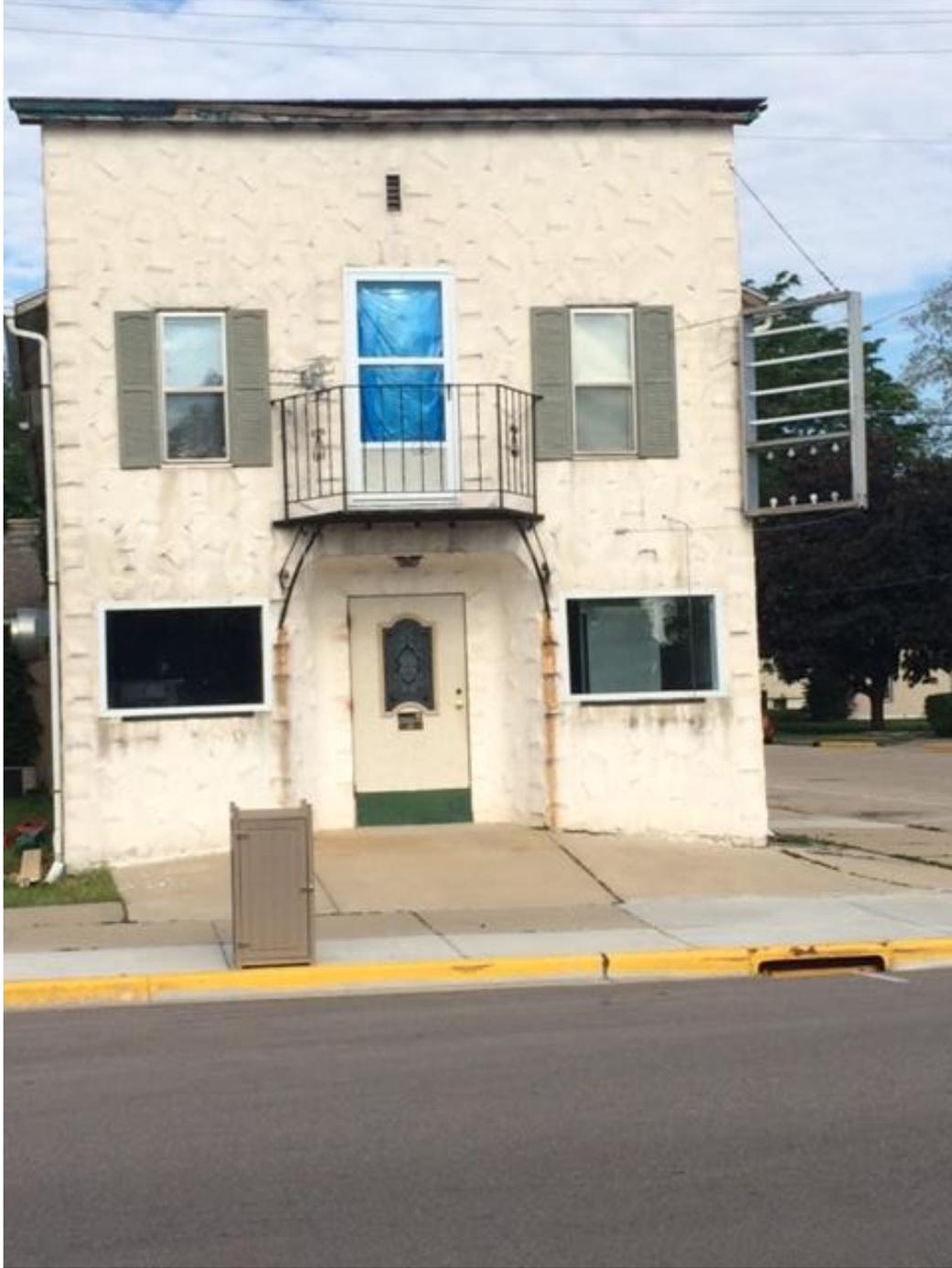
Rochelle Thippayoth has submitted a copy of a sign they are proposing to install at their pizza and sub restaurant located at 301 Parkview Drive. This is the former Georgio's Pizza. They are using the existing sign frame on the building.

Staff Recommendation

Recommend approval of the site plan as presented for the proposed sign for Rockie's Hometown Pizza and Subs.

Attachments

- Site Plan
- Sign Picture



1

30



**CARRYOUT
& DELIVERY**

(608) 580-1130

Office of the Director of Public Works

To: City of Milton Plan Commission, Mayor Anissa Welch, and Common Council Members
From: Howard Robinson, Director of Public Works
Date: 06/07/2016
Subject: Discussion and Possible Action Regarding a Site Plan for Mini-Storage Warehouses at Pastorius Rentals, LLC located at 1135 S. Janesville Street.

Discussion

Lonnie Pastorius has submitted a site plan for review for the construction of warehouses at his property located at 1135 S. Janesville Street. A previous conditional use permit was granted for warehousing for this property. The property is zoned B-2. A site plan review is required for commercial construction.

A site plan of the existing and proposed building layouts are included. The building setbacks meet city ordinance requirements. A landscape plan is provided; 30% greenspace is the minimum requirement and they have 35.1% so they have provided enough landscape. No outside storage is planned. An existing tree buffer line is on the side which meets the buffer requirement between them and the residential property to the west. No new points of ingress are needed. They share an existing driveway with Freedom Graphics. No outside trash containers are planned. Signs on the current building meet the sign ordinance. These are allowed to be on the front of the planned buildings if the owner desires to move them. A lighting plan has been submitted. The lights meet ordinance requirements. A grading and drainage plan is included. Our engineers from Baxter and Woodman have reviewed this. A maintenance plan is included for the storm water area. The maintenance plan needs to be recorded. Architectural drawings are included. The colors will match the current buildings as close as possible. The size of the buildings meet ordinance requirements. The state of Wisconsin also reviews the building plans for approval.

Staff Recommendation

I would recommend to approve the site plan for mini-storage warehouses located at 1135 S. Janesville St. as they have met all ordinance requirements.

Attachments

- Site Plan
- Picture
- Landscape Plan
- Light Plan
- Wall Pack Specs
- Stormwater memo
- Elevations

PASTORIUS MINI-WAREHOUSES

CITY OF MILTON ROCK COUNTY, WISCONSIN

SHEET INDEX

G - GENERAL SHEETS

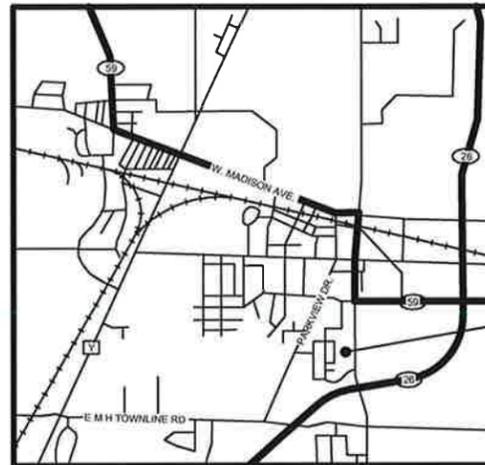
G 1	TITLE SHEET
G 2	DETAILS
G 3	DETAILS

ST - SITE PLANS

ST 1	EXISTING SITE PLAN
ST 2	PROPOSED SITE LAYOUT
ST 3	GRADING PLAN



PROJECT LOCATION



PROJECT LOCATION:
1135 S. JANESVILLE STREET
MILTON, WI

LOCATION MAP
NOT TO SCALE



LEGEND

	EXISTING WATER MAIN
	EXISTING GATE VALVE & HYDRANT
	WATER SERVICE & CURB STOP
	PROPOSED WATERMAIN, VALVE, & HYDRANT
	PROPOSED WATER SERVICE & CURB STOP
	EXISTING SANITARY SEWER & MANHOLE
	EXISTING FORCEMAIN
	EXISTING STORM SEWER & INLET
	PROPOSED STORM SEWER & INLET
	PROPOSED MANHOLE & SEWER MAIN
	BURIED ELECTRIC
	BURIED GAS & VALVE
	BURIED CABLE TELEVISION
	BURIED TELEPHONE
	BURIED FIBER OPTICS
	OVERHEAD UTILITY
	RAILROAD TRACKS
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	EXISTING CULVERT PIPE
	PROPOSED CULVERT PIPE
	FENCE LINE
	DRAINAGE ARROW
	SILT FENCE
	RIGHT-OF-WAY
	BASELINE
	PROPERTY LINE
	TREE LINE
	BENCHMARK
	IRON PIPE
	IRON ROD
	CONTROL POINT
	UTILITY POLE & GUY
	SOIL BORING
	LIGHT POLE
	PEDESTAL
	STREET SIGN
	MAILBOX
	FLAGPOLE
	TREE - DECIDUOUS
	TREE - CONIFEROUS
	TREE TO BE REMOVED



NOTE:
UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND CONTRACTOR SHALL HAVE APPROPRIATE UTILITY MARK EXACT LOCATIONS PRIOR TO CONSTRUCTION.

PROJECT NO:	06577024	SCALE: AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE:	05/10/16	DRAWN BY:	KNN			
F.B.		CHECKED BY:	KCL			
PLOT DATE: 5/10/16, P:\6500\6570\657706577024\CADD\C3D\06577024_Design.dwg						

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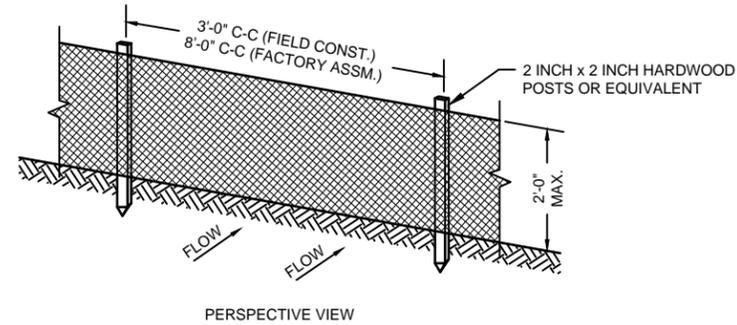
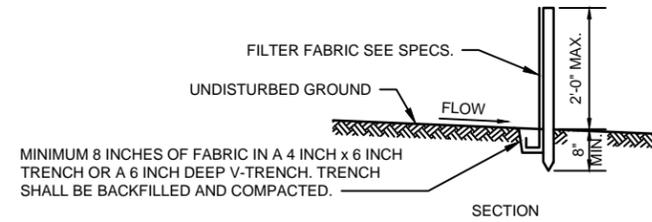
PASTORIUS WAREHOUSES
BOS DESIGN BUILDERS
ROCK COUNTY, WISCONSIN

TITLE SHEET

FILE NO: 06577024
SHEET G 1

**CONSTRUCTION SITE
EROSION CONTROL REQUIREMENTS**

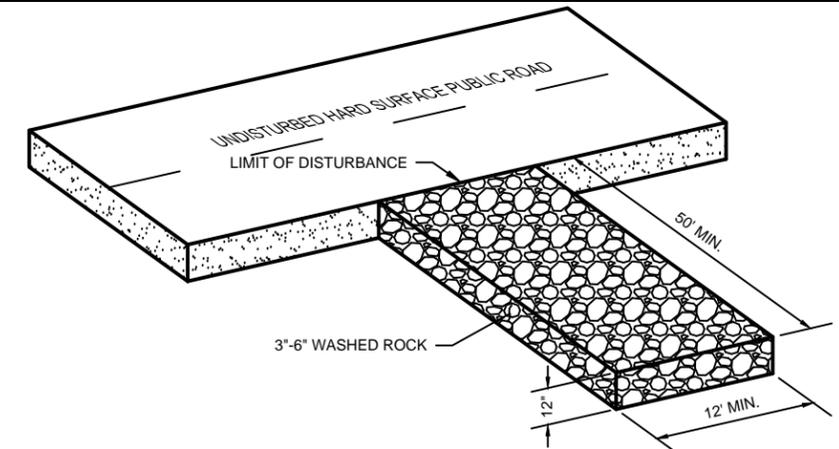
- 1.) SECTION NR216.46 OF WISCONSIN STATE ADMINISTRATIVE CODE IDENTIFIES REQUIREMENTS FOR CONSTRUCTION SITE AND POST-CONSTRUCTION EROSION CONTROL. IT IS THE INTENT OF THESE PLANS TO SATISFY THESE REQUIREMENTS. THE METHODS AND STRUCTURES USED TO CONTROL EROSION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL IMPLEMENT AN APPROPRIATE MEANS OF CONTROLLING EROSION DURING SITE OPERATION AND UNTIL THE VEGETATION IS RE-ESTABLISHED. ADJUSTMENTS TO THE CONTROL SYSTEM SHALL BE MADE AS REQUIRED.
- 2.) ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WISCONSIN DNR'S CONSERVATION PRACTICE STANDARDS. THESE STANDARDS ARE PERIODICALLY UPDATED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND REFERENCE THE MOST RECENTLY RELEASED STANDARD.
- 3.) THIS INFORMATION IS ONLY ONE PART OF THE OVERALL EROSION CONTROL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY ALSO BE SHOWN ON THE CONTRACT DRAWINGS AND IN THE ACCOMPANYING SPECIFICATIONS.
- 4.) ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE OWNER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- 5.) THE AREA OF EROSION LAND EXPOSED TO THE ELEMENTS BY GRUBBING, EXCAVATION, TRENCHING, BORROW AND FILL OPERATIONS AT ANY ONE TIME SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING. ALL DISTURBED AREAS SHALL BE TREATED WITH PERMANENT STABILIZATION MEASURES WITHIN 3 WORKING DAYS OF FINAL GRADING.
- 6.) ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN HAS OCCURRED. ALL NECESSARY REPAIR AND MAINTENANCE WILL BE DONE AT THIS INSPECTION TIME.
- 7.) ALL EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE PROPERLY INSTALLED PRIOR TO CLEARING AND GRUBBING OPERATIONS WITHIN THEIR RESPECTIVE DRAINAGE AREAS. THESE SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.
- 8.) ALL EROSION CONTROL DEVICES SHALL BE PROPERLY INSTALLED PRIOR TO ANY SOIL DISTURBANCE.
- 9.) ANY SLOPES STEEPER THAN 3H:1V SHALL BE STAKED WITH EROSION CONTROL FABRIC UNLESS INDICATED ON THE PLAN.
- 10.) ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
- 11.) WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH, OR A TACKING AGENT MAY BE REQUIRED TO PROTECT NEARBY RESIDENCES AND WATER RESOURCES.
- 12.) CHANNELIZED RUNOFF ENTERING THE PROJECT SITE FROM ADJOINING LANDS SHALL BE DIVERTED THROUGH NATURALLY OR ARTIFICIALLY EROSION-RESISTANT CONVEYANCES. IF CHANNELIZED RUNOFF CANNOT BE DIVERTED, SITE BEST MANAGEMENT PRACTICES MUST ACCOUNT FOR THE ADDITIONAL FLOW RATES AND EROSION POTENTIAL THAT SUCH RUNOFF PRESENTS.
- 13.) THE CONTRACTOR SHALL TAKE ALL POSSIBLE PRECAUTIONS TO PREVENT SOILS FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCRAPPED (NOT FLUSHED) PERIODICALLY TO REMOVE SOIL, DIRT, AND/OR DUST.
- 14.) EROSION CONTROLS SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF TEMPORARY STOCKPILES. ANY SOIL STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING. ALL STOCK PILES SHALL BE PLACED AT LEAST 75 FEET FROM STREAMS OR WETLANDS.
- 15.) ADDITIONAL EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) SHALL INCLUDE THE FOLLOWING:
 - a. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - b. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - c. DISCHARGE OF TRENCH WATER OR DEWATERING EFFLUENT MUST BE PROPERLY TREATED TO REMOVE SEDIMENT IN ACCORDANCE WITH THE WDNR CONSERVATION PRACTICE STANDARD 1061 - DEWATERING OR A SUBSEQUENT WDNR DEWATERING STANDARD PRIOR TO DISCHARGE INTO A STORM SEWER, DITCH, DRAINAGEWAY, OR WETLAND OR LAKE.
- 16.) ALL DRAINAGE CULVERTS, STORM DRAIN INLETS, MANHOLES, OR ANY OTHER EXISTING STRUCTURES THAT COULD BE DAMAGED BY SEDIMENTATION SHALL BE PROTECTED ACCORDING TO THE VARIOUS METHODS PROVIDED IN THE PRINTED CONSERVATION PRACTICE STANDARDS.
- 17.) ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
- 18.) DURING THE FIRST SIX WEEKS AFTER INITIAL STABILIZATION OF A DISTURBED WATERING OF ALL NEWLY SEEDDED AND MULCHED AREAS SHALL BE PROVIDED WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- 19.) WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BMP'S SUCH AS SILT FENCES, STRAW BALES, AND SEDIMENT TRAPS SHALL BE REMOVED AND THESE AREAS STABILIZED.
- 20.) ALL TEMPORARY BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED.
- 21.) ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITH SEED AND MULCH UNLESS OTHERWISE SPECIFIED. A MINIMUM OF FOUR INCHES OF TOPSOIL SHALL BE APPLIED TO ALL AREAS TO BE SEEDDED OR SODDED.



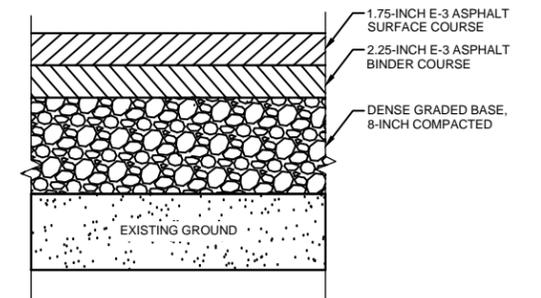
GENERAL NOTES:

1. ENDS OF FENCE SHALL BE TURNED UPSLOPE 1 TO 2 FEET IN ELEVATION TO PREVENT FLANKING.
2. STAPLE FABRIC WITH 1/2 INCH (MINIMUM) STAPLES TO THE UPSLOPE SIDE OF THE POSTS.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.

TYPICAL SILT FENCE INSTALLATION AT SITE PERIMETER DETAIL
NO SCALE



VEHICLE TRACKING PAD
NO SCALE



- NOTES:
1. ASPHALT BINDER SHALL BE TYPE PG 64-22, 12.5 MM NOMINAL AGGREGATE SIZE, E-3 MIX.
 2. ASPHALT SURFACE SHALL BE TYPE PG 64-22, 12.5 MM NOMINAL AGGREGATE SIZE, E-3 MIX.

TYPICAL ASPHALT PAVEMENT SECTION
NO SCALE

PROJECT NO.:	06577024	SCALE: AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE:	05/11/16	DRAWN BY:	KNN			
F.B.:		CHECKED BY:	KCL			
PLOT DATE:	5/11/16	P:\65008\65708\657706577024\CADD\C3D\06577024 Design.dwg				

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PASTORIUS WAREHOUSES
BOS DESIGN BUILDERS
ROCK COUNTY, WISCONSIN

DETAILS

FILE NO.
06577024
SHEET
G 2

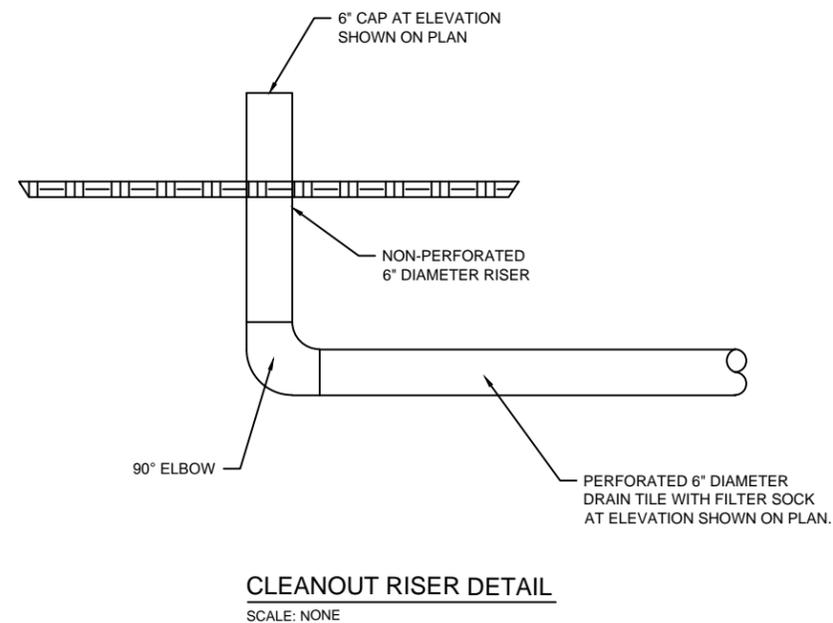
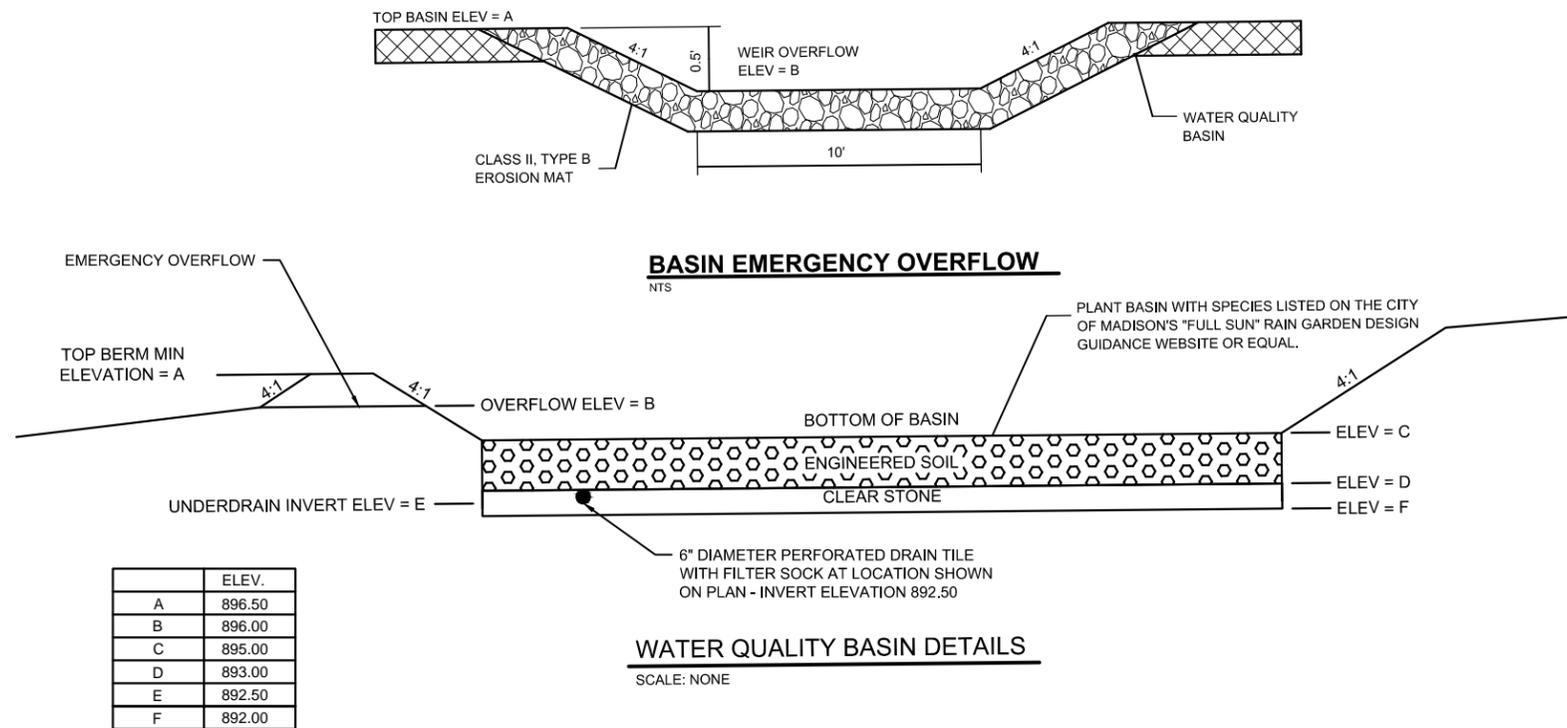
ENGINEERED SOIL REQUIREMENTS

- 1) ENGINEERED SOIL SHALL CONSIST OF A MIXTURE OF 70% SAND AND 30% COMPOST
 - 2) THE SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS
 - USDA COURSE SAND (0.2 - 0.4 INCHES)
 - ASTM C33 (FINE AGGREGATE CONCRETE SAND)
 - WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4, (FINE AGGREGATE CONCRETE SAND) 2005 EDITION, OR AN EQUIVALENT AS APPROVED BY THE ENGINEER.

THE PREFERRED SAND COMPONENT CONSISTS OF MOSTLY SiO₂. BUT SAND CONSISTING OF DOLOMITE OR CALCIUM CARBONATE MAY ALSO BE USED. MANUFACTURED SAND OR STONE DUST IS NOT ALLOWED. THE SAND SHALL BE WASHED AND DRAINED TO REMOVE CLAY AND SILT PARTICLES PRIOR TO MIXING.
 - 3) THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATION S100, COMPOST.
 - 4) THE ENGINEERED SOIL MIX SHALL BE FREE OF ROCKS, STUMPS, ROOTS, BRUSH OR OTHER MATERIAL OVER 1 INCH IN DIAMETER. NO OTHER MATERIALS SHALL BE MIXED WITH THE PLANTING SOIL THAT MAY BE HARMFUL TO PLANT GROWTH OR PROVE A HINDRANCE TO PLANTING OR MAINTENANCE.
- THE ENGINEERED SOIL MIX SHALL HAVE A pH BETWEEN 5.5 AND 6.5.

CONSTRUCTION NOTES

- 1) THE BASIN SHALL BE EXCAVATED AT THE BEGINNING OF THE PROJECT TO SERVE AS A SEDIMENTATION BASIN DURING CONSTRUCTION
- 2) THE BASIN SHALL BE EXCAVATED TO 12" ABOVE ELEVATION "E" AND ALLOWED TO COLLECT SEDIMENT DURING CONSTRUCTION.
- 3) AFTER UPLAND SOILS HAVE STABILIZED, THE BASIN SHALL BE PUT INTO OPERATION WITH THE REMOVAL OF CONSTRUCTION SEDIMENTS AND THE INSTALLATION OF THE DRAINAGE LAYER AND ENGINEERED SOIL
- 4) WHILE CONSTRUCTING THE BASIN, USE ONLY TRACKED EARTH-MOVING EQUIPMENT OR EXCAVATE FROM THE SIDE SO THAT ALL EQUIPMENT STAYS OFF THE BASIN FLOOR.



PROJECT NO.:	06577024	SCALE:	AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE:	05/11/16	DRAWN BY:	KNN	-	-	-	-
F.B.:	-	CHECKED BY:	KCL	-	-	-	-
PLOT DATE:	5/11/16	P:	650086570865770657706577024CADD\C3D\06577024	-	-	-	Design.dwg

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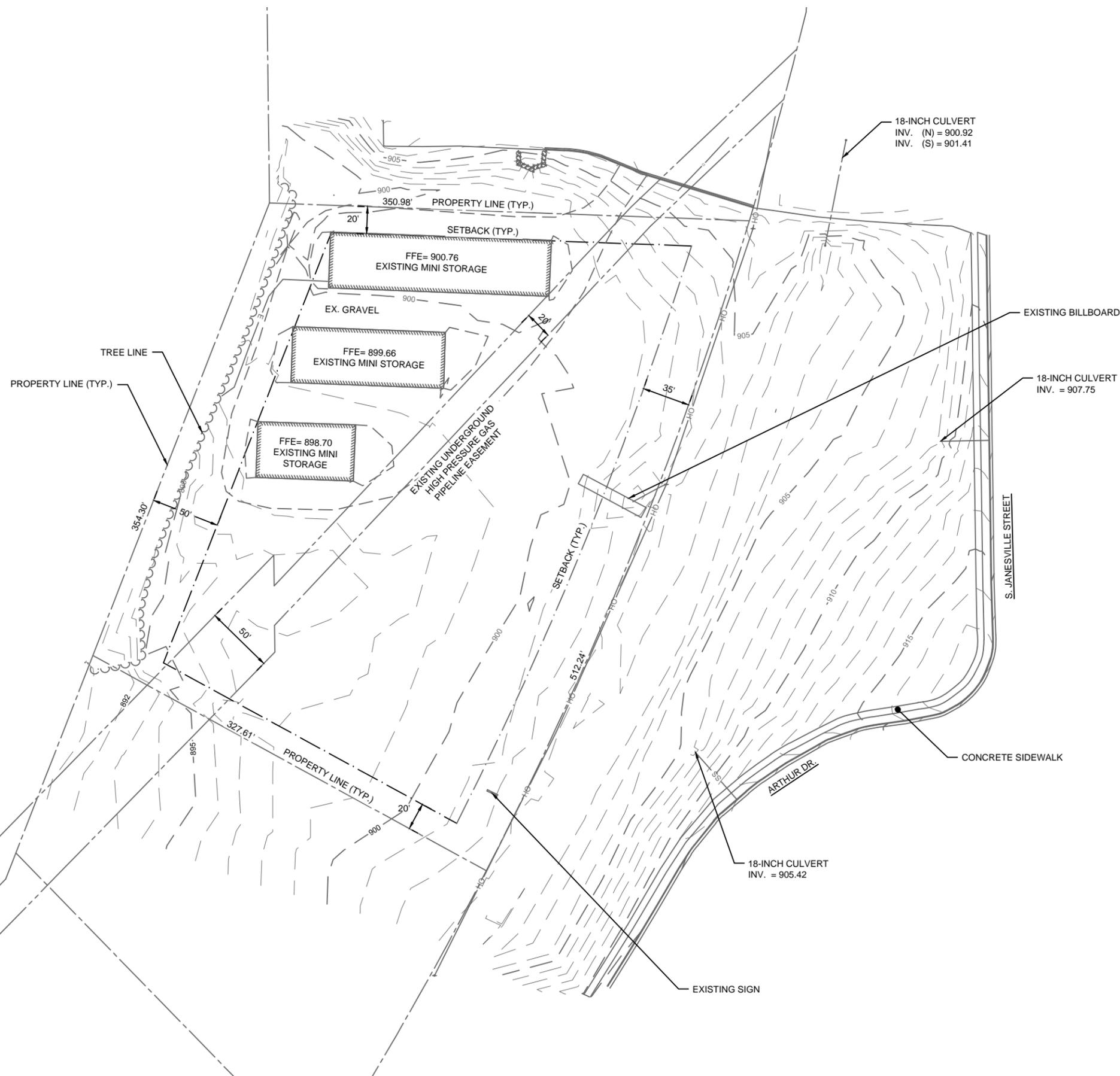
PASTORIUS WAREHOUSES
BOS DESIGN BUILDERS
ROCK COUNTY, WISCONSIN

DETAILS
FILE NO. 06577024
SHEET G 3



NOTES:

PARCEL AREA: 3.35 ACRES
ZONING DISTRICT: LARGE SCALE COMMERCIAL (B-2)



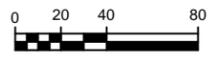
PROJECT NO.	SCALE	NO.	DATE	REVISION	BY
06577024	AS SHOWN				
PROJECT DATE:	05/11/16	DRAWN BY:	KNN		
F.B.:		CHECKED BY:	KCL		
PLOT DATE:	5/11/16	P:\65008\65708\657706577024\CADD\C3D\06577024 Design.dwg			

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PASTORIUS WAREHOUSES
 BOS DESIGN BUILDERS
 ROCK COUNTY, WISCONSIN

EXISTING SITE PLAN

FILE NO.
06577024
SHEET
ST 1



NOTES:

- 1. CONTRACTOR TO REMOVE APPROXIMATELY TOP 4-INCHES OF CABC ON EXISTING GRAVEL DRIVE AND GRADE TO DRAIN.
- 2. EXISTING GRAVEL APPROVED BY OWNER TO BE USED AS BASE MATERIAL PRIOR TO HAULING MATERIAL TO THE SITE (ADDITIONAL CABC WILL BE NECESSARY)
- 3. ENTIRE AREA SHOULD BE PROOF ROLLED IN PRESENCE OF OWNER PRIOR TO APPROVAL OF PAVING.

NOTES:

- PARKING REQUIREMENTS FOR MINI WAREHOUSES:
1 PARKING STALL PER 10 STORAGE UNITS
APPROX. 68 STORAGE UNITS = APPROX. 7 STALLS
- ALL PARKING STALLS ARE TO BE MARKED.
- ALL DRIVEWAY AND PARKING AREAS EXISTING AND PROPOSED ARE TO BE ASPHALT.

AREAS CONTRIBUTING TO THE BASIN:

- PROPOSED ROOF: 25,650 SF
- PROPOSED ASPHALT: 30,730 SF
- PROPOSED LANDSCAPE AREAS: 4,996 SF

- EXISTING ROOF: 3,649 SF
- EXISTING GRAVEL TO ASPHALT: 12,652 SF
- EXISTING LANDSCAPE: 2,005 SF

OPEN SPACE: 42,981 SF

SITE AREAS:

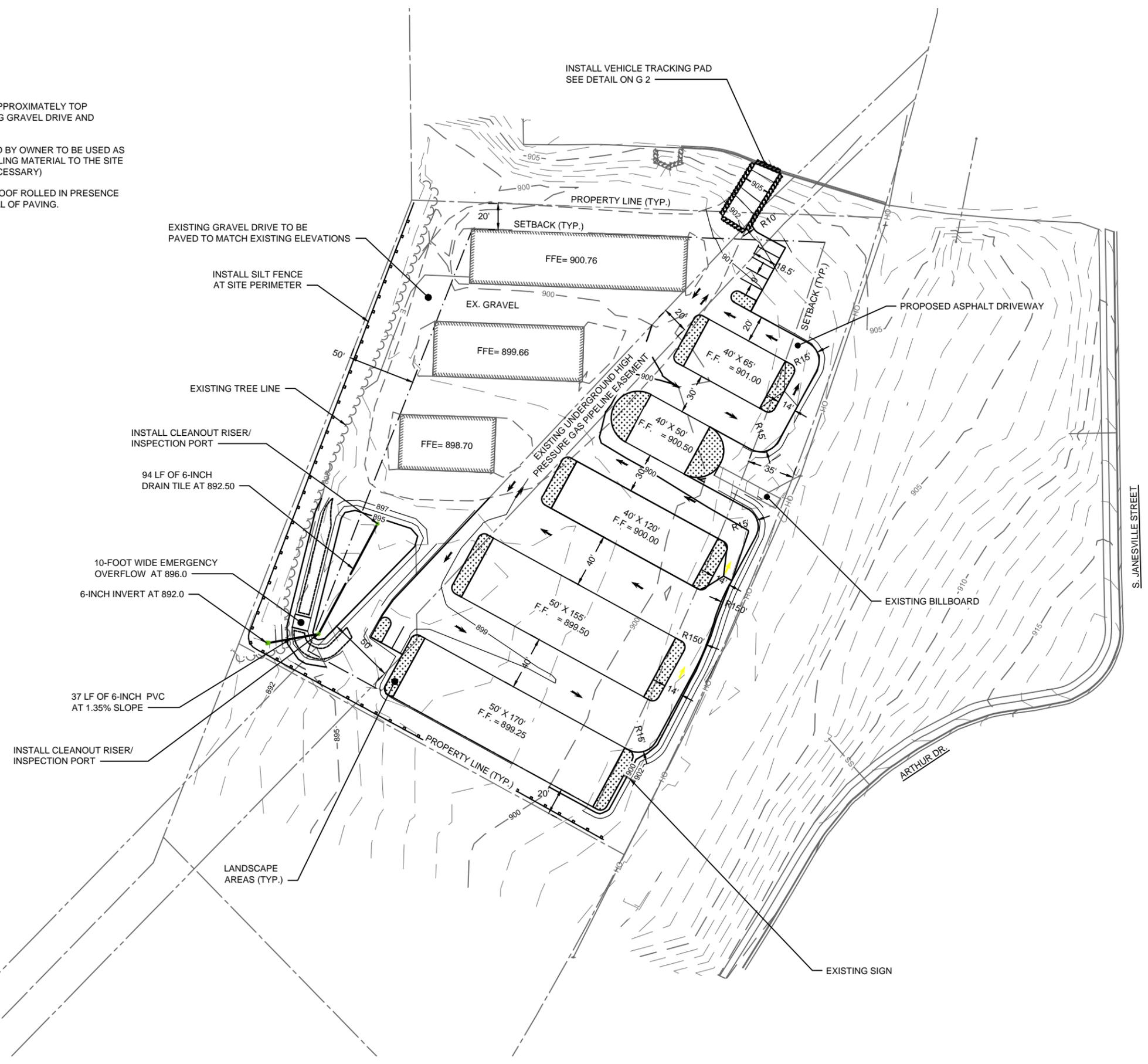
- PROPOSED ROOF: 25,650 SF
- PROPOSED ASPHALT: 30,730 SF
- PROPOSED LANDSCAPE: 4,996 SF

- EXISTING ROOF: 14,078 SF
- EXISTING GRAVEL TO ASPHALT: 25,089 SF
- EXISTING LANDSCAPE: 3,578 SF
- DRIVEWAY OUTSIDE OF PROPERTY BNDY: 900 SF

OPEN SPACE (EXCLUDING LANDSCAPE AREAS): 42,685 SF

TOTAL LOT AREA: 145,906 SF

PERCENT OPEN SPACE: 35.1%

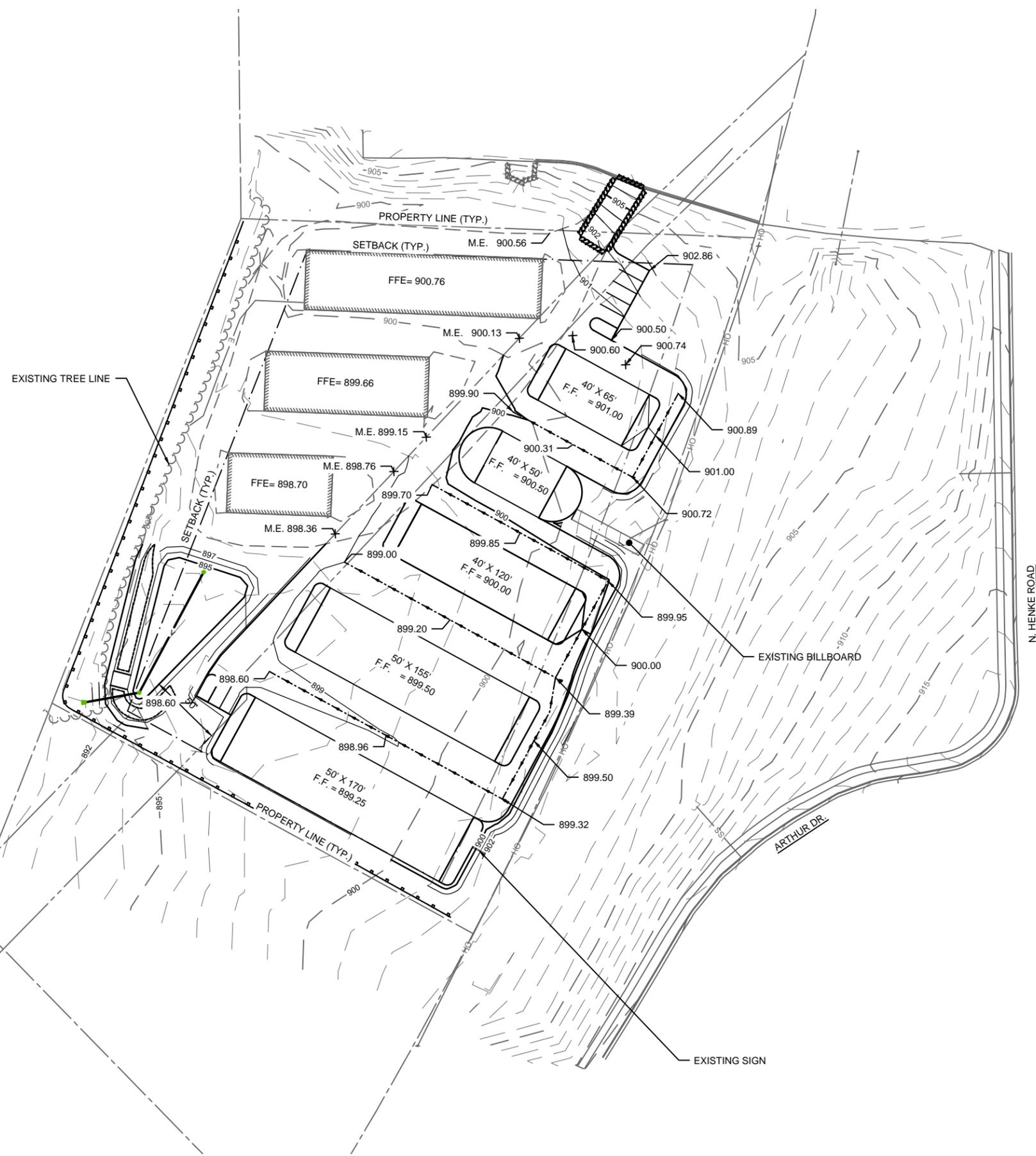


PROJECT NO.	SCALE	NO.	DATE	REVISION	BY
06577024	AS SHOWN				
PROJECT DATE:	05/11/16	DRAWN BY:	KNN		
F.B.:		CHECKED BY:	KCL		
PLOT DATE:	5/11/16	P:\65008\65708\657706577024\CADD\C3D\06577024 Design.dwg			

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 BOS DESIGN BUILDERS
 ROCK COUNTY, WISCONSIN

FILE NO.
06577024
 SHEET
ST 2



PROJECT NO.	SCALE	AS SHOWN	NO.	DATE	REVISION	BY
06577024						
PROJECT DATE:	05/11/16	DRAWN BY:	KNN			
F.B.:		CHECKED BY:	KCL			
PLOT DATE:	5/11/16	P:\65008\65708\657706577024\CADD\C3D\06577024	Design.dwg			

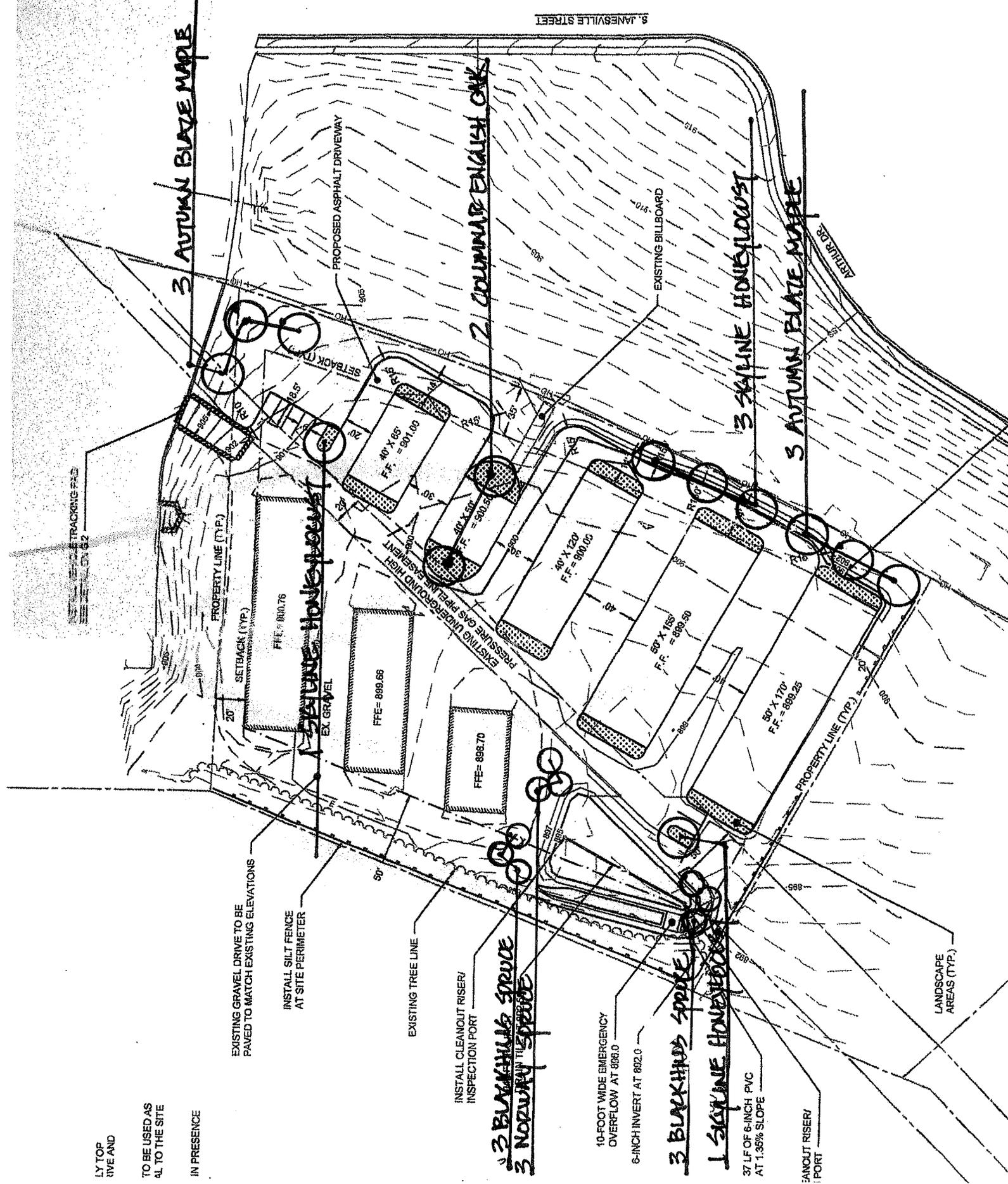
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 BOS DESIGN BUILDERS
 ROCK COUNTY, WISCONSIN

GRADING PLAN

FILE NO.
06577024
 SHEET
ST 3

NOTE
 PARK
 1 PAR
 APPR
 ALL P
 ALL D
 PROP
 AREA
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LY TOP
 VE AND
 TO BE USED AS
 AL TO THE SITE
 IN PRESENCE

EXISTING GRAVEL DRIVE TO BE
 PAVED TO MATCH EXISTING ELEVATIONS
 INSTALL SILT FENCE
 AT SITE PERIMETER

EXISTING TREE LINE
 INSTALL CLEANOUT RISER/
 INSPECTION PORT

10-FOOT WIDE EMERGENCY
 OVERFLOW AT 888.0
 6-INCH INVERT AT 882.0

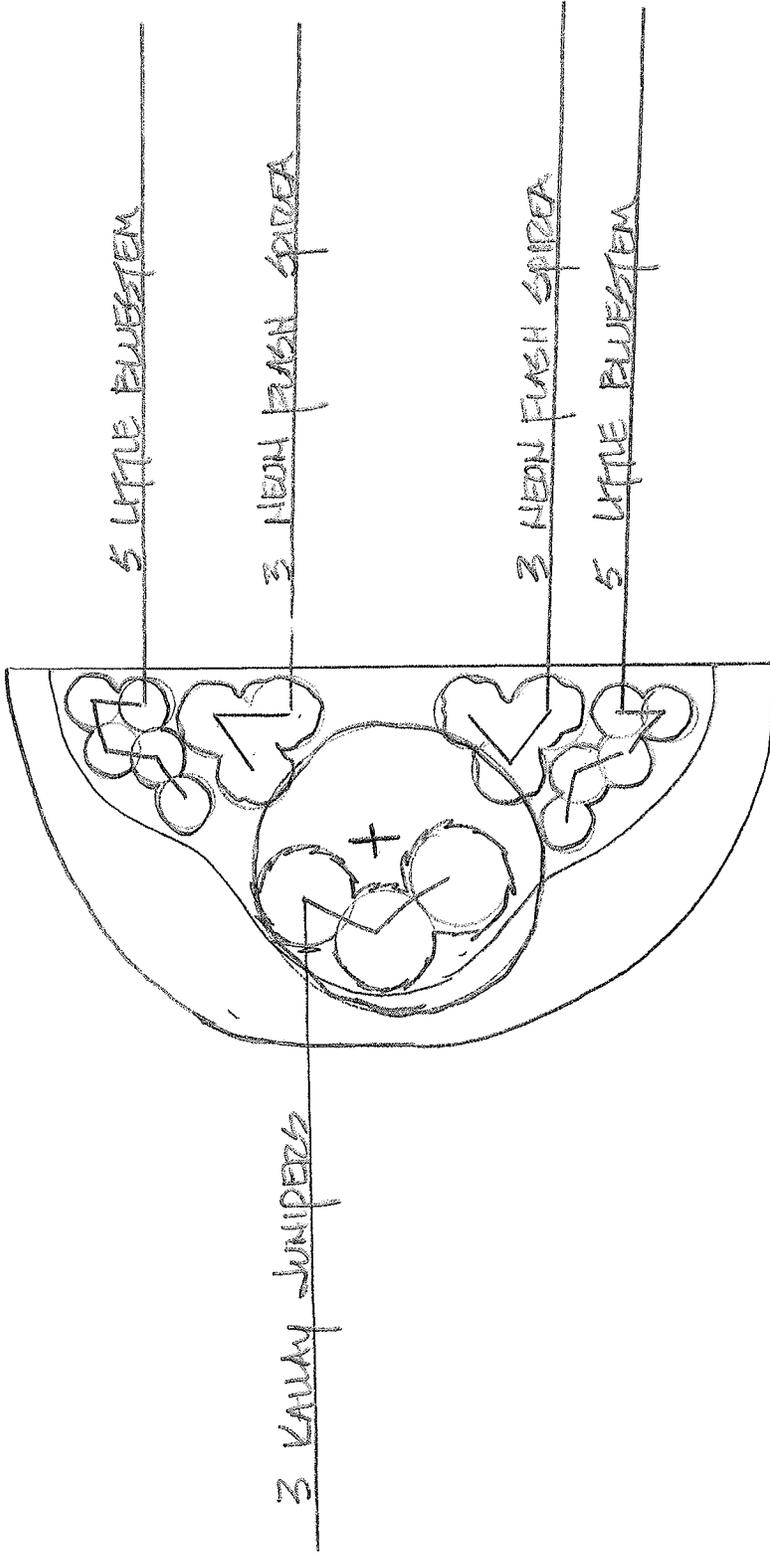
3 BLACKHILLS SPRUCE
 3 NORWAY SPRUCE
 1 SAGELINE HOUSEFLOWER
 3 SAGELINE HOUSEFLOWER

CLEANOUT RISER/
 PORT

LANDSCAPE
 AREAS (TYP.)

9. JANEVILLE STREET

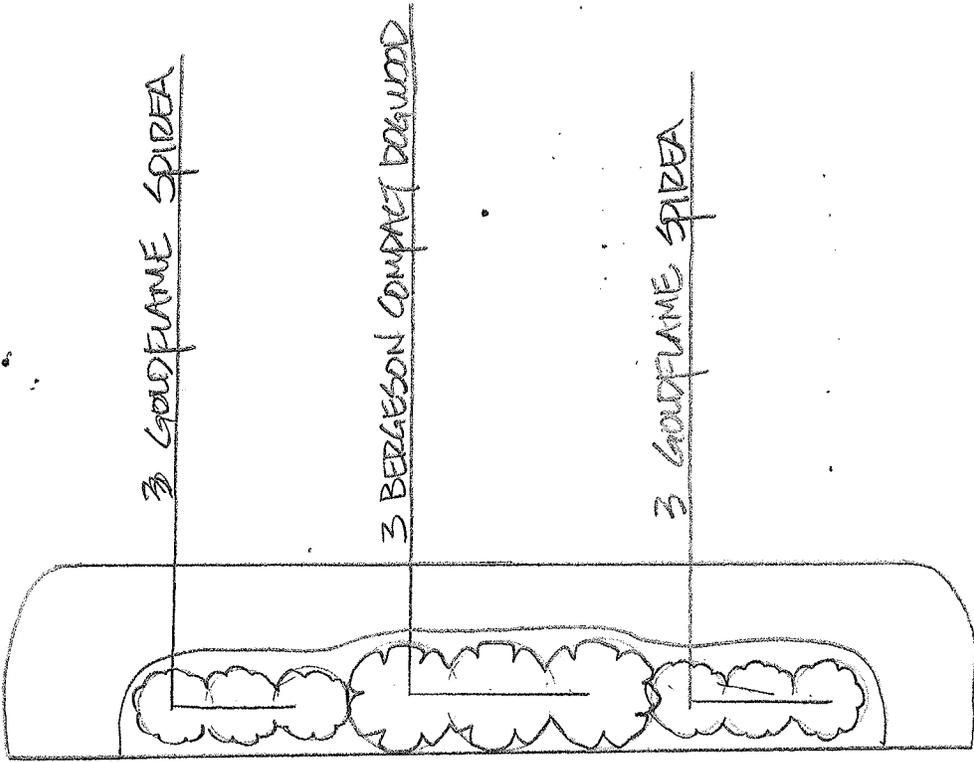
ACTURE DR



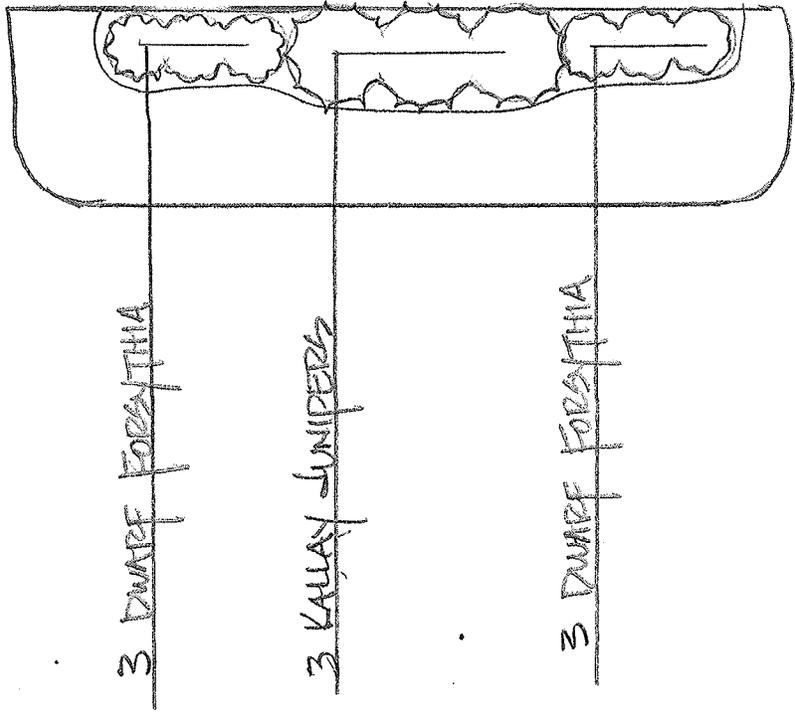
TYPICAL 40' BED (2 BEDS)

220 POINTS EACH = 440 TOTAL

SCALE: 1" = 10'-0"



TYPICAL 50' BED (4 BEDS)
 80 POINTS EACH = 320 POINTS



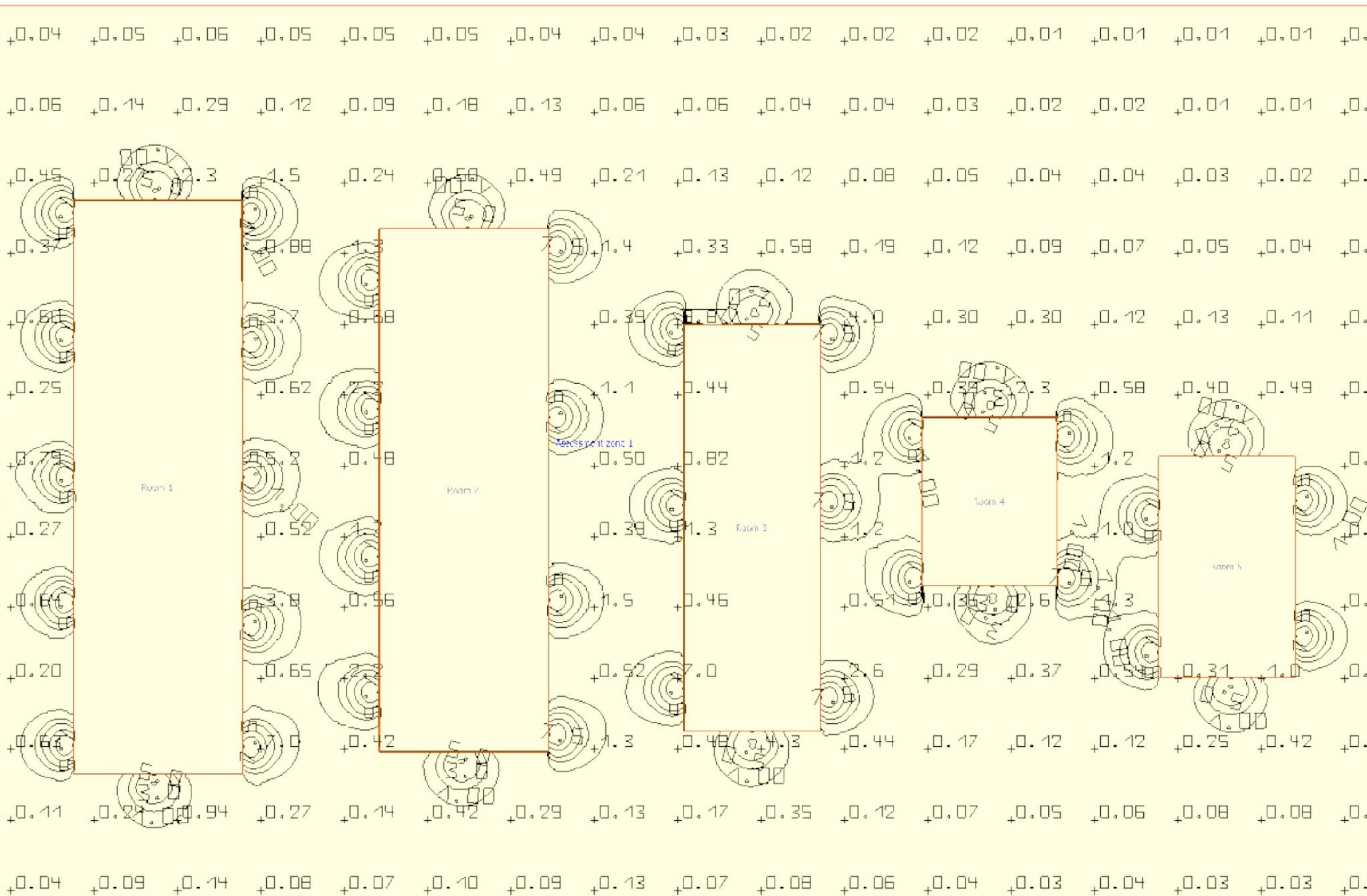
TYPICAL 40' BED (4 BEDS)
 80 POINTS EACH = 320 POINTS

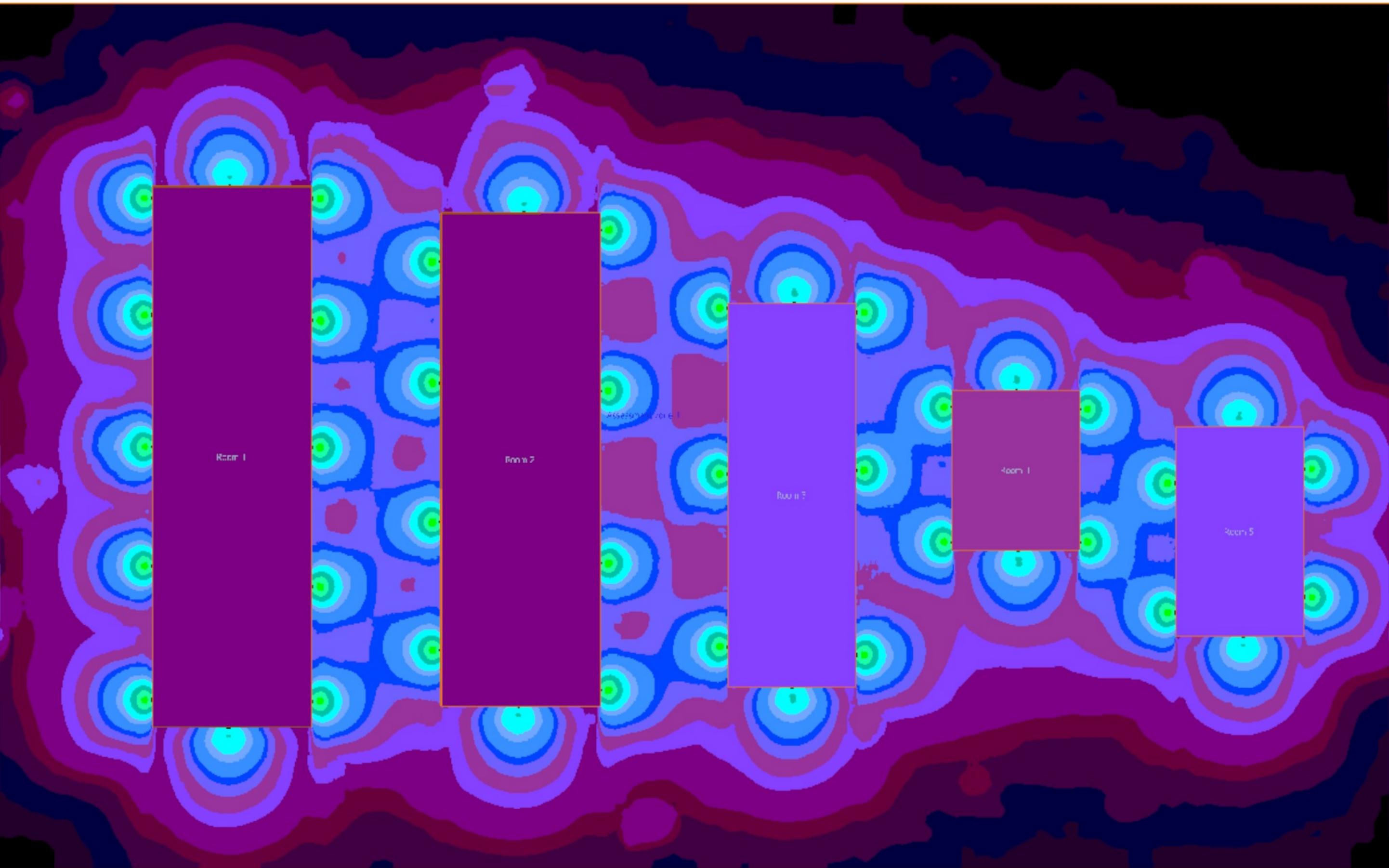
SCALE: 1" = 10'-0"

TYPICAL 50' BEDS	320 POINTS
TYPICAL 40' BEDS	320 POINTS
TYPICAL 40' BEDS	440 POINTS
9 EVERGREENS	540 POINTS
13 TREES	1950 POINTS
14 TREES IN TREE LINE	2100 POINTS

5670 POINTS

5699 POINTS REQUIRED





Room 1

Room 2

Passage 1

Room 3

Room 4

Room 5

E-WP8 Series

LED Traditional Style Wall Pack - Small
Replaces 100W PSMH

Average Customer Rating



A new twist on an old classic!

Efficient

- Uses 45% less energy than comparable HID fixtures
- Quick, easy installation

Durable

- Lens is heat and shock resistant
- Powder-coat finish withstands the test of time

Recommended Use

- Security
- Pathways
- Perimeter lighting

Input Voltage

- Universal (120V through 277V Operation)
-

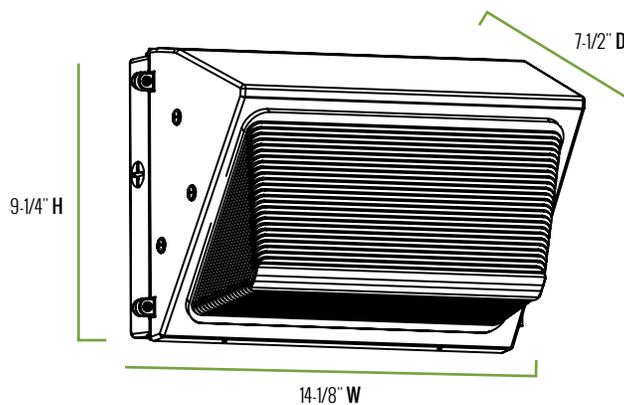
Certifications



e-cono**light**[®]

Making LED easy.

E-WP8 Series



Series Overview

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
7-1/2" D x 14-1/8" W x 9-1/4" H	8.6 lbs.	8 to 18 feet	2 to 3 times the mounting height

Fixture Specifications

HOUSING	Heavy duty, die-cast aluminum housing with hinged door frame Dark bronze polyester powder-coat finish
LENS ASSEMBLY	Heat and shock-resistant borosilicate glass prismatic lens
MOUNTING	1/2" NPT tapped knockouts for conduit entrances (one on top, one on each side, one on back)

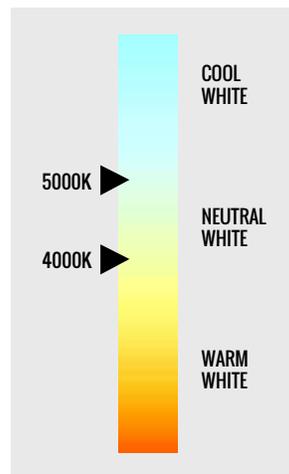
Electrical Performance

OPERATING MINIMUM	LIFESPAN <small>L₇₀ AT 25°C (77°F)</small>	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F)	Estimated 76,000 Hours	> 0.9	< 20%	No
INPUT VOLTAGE	120V	208V	240V	277V
Current Draw (Amps)	0.41A	0.24A	0.21A	0.19A

Warranty & Certifications

WARRANTY	UL LISTED	DLC	ENERGY STAR
5-Year Limited	Wet Locations	---	---

CORRELATED COLOR TEMPERATURE (CCT)



Output Specifications

SKU	LIGHT OUTPUT	COLOR TEMP <small>(See chart)</small>	POWER CONSUMPTION	COLOR ACCURACY	REPLACES
E-WP8L05CZ	3200 Lumens	Cool White (5000K)	47W	≥ 70 CRI	100W PSMH
E-WP8L05NZ	2900 Lumens	Neutral White (4000K)	47W	≥ 70 CRI	100W PSMH

Due to continuous product improvement, information in this document is subject to change.

Revision Date: 05/03/16

1501 96th Street, Sturtevant, WI 53177 | Phone (888) 243-9445 | Fax (262) 504-5409 | www.e-conolight.com



E-WP8 Series

Accessories



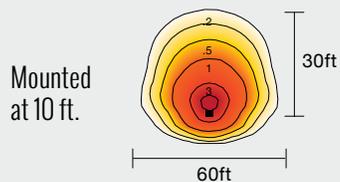
Photocell - Button, 120V/208V/240V/277V

SKU: E-ACP1 (120V)

E-ACP2 (208V/240V/277V)

USE: Photocell is field installed.
Drilling of the back box in the field is required.

Photometric Diagrams



All published photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. Fixture photometry was completed on a single representative fixture.

1135 S Janesville - Pastorius Rentals LLC





MEMO

PROFESSIONAL SERVICES

TRANSPORTATION • MUNICIPAL
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To: City of Milton / Wisconsin DNR
From: Uriah Monday, PE, CFM, MSA Professional Services
Subject: Pastorius Mini-Warehouse Development – Storm Water Management
Date: May 10, 2016

The project site located westerly of the intersection of N. Henke Road and Arthur Drive is proposed to be developed into mini-warehouses and associated driving/loading areas. A total of 1.77 acres is proposed to be disturbed. As this is greater than one (1) acre, storm water runoff from the site must be controlled to meet the City's storm water management ordinance and Wisconsin Administrative Code Chapter 151.

This site can be considered "in-fill" development of less than 5 acres. In-fill is defined in NR 151 as "an undeveloped area of land located within an existing urban sewer service area surrounded by development or development and natural or man-made features where development cannot occur." The proposed development parcel is 3.36 acres and contains approximately 1.0 acres of existing development, leaving 2.36 acres undeveloped. A 1.44-acre vacant parcel is immediately to the south. Surrounding these two undeveloped parcel areas, there is an existing industrial development to the north, existing residential development to the west, existing roads to the east, an existing commercial development to the south. All of these features meet the criteria in the definition.

For in-fill development, NR 151 and the City ordinance exempt developments from meeting the following storm water management requirements:

- Rate control (detention) is not required (NR 151.123(2)(c) and Ordinance 10-417(c)(2)b3)
- Infiltration is not required (NR 151.124(3)(b)4 and Ordinance 10-417(c)(3)f4)
- Protective area standards are not required (NR 151.125(4)(b) and Ordinance 10-417(c)(4)d2)

Infill development is required to meet an 80% total suspended solids (TSS) reduction to meet Wisconsin DNR standards per NR 151.122(1) Table 1 and City Ordinance 10-

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417(c)(1)d. This site has been designed to achieve greater than 80% TSS reduction by use of a bioretention basin conforming to the design practices outlined in WDNR Conservation Practice Standard 1004.

A WinSLAMM model was constructed to calculate TSS removal from the bioretention basin as shown on the plan. The proposed development area consists of sloped roofs directly running onto asphalt driveway pavement and graded lawn areas and is located on areas currently undeveloped. Some existing development on the site contributes runoff to the basin; these areas consist of sloped roofs directly running onto gravel areas (note these areas will be paved – total area currently graveled and to be converted to pavement is approximately 0.582 acres), plus some small landscaped areas. An area of off-site roadway right-of-way to the east of the site contributes runoff to the basin as well. All of the above-described areas are accounted for and routed to the basin, and a copy of the site plan with a summary of area measurements that contribute runoff to the basin is attached to this memo.

The basin itself consists of a two-foot-thick layer of engineered soil, underlain with a one-foot-thick layer of clear stone. The stone layer has a 6" diameter underdrain within it. At an elevation 12" above the engineered soil, there is an overflow section which would allow large flows to pass through the system. The WinSLAMM model was set to allocate an 80% removal to all runoff filtering through the engineered soil layer.

Model results indicate TSS is reduced by **83.5%** as compared to no controls. This meets the requirements of NR 151 and City ordinance. A copy of the model input and output is attached to this memo.

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Data file name: P:\6500s\6570s\6577\06577024\Calculations\SLAMM\Pastorius_SLAMM_051016.mdb
WinSLAMM Version 10.0.1

Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN

Particulate Solids Concentration file name: C:\WinSLAMM Files\WI_AVG01.pscx

Runoff Coefficient file name: C:\WinSLAMM Files\v10 WI_SL06 Dec06.rsv

Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std

Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False

Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO02.ppdx

Cost Data file name:

Seed for random number generator: -42

Study period starting date: 01/01/81 Study period ending date: 12/31/81

Start of Winter Season: 12/02 End of Winter Season: 03/12

Date: 05-10-2016 Time: 10:57:37

Site information:

LU# 1 - Commercial: Commercial 1 Total area (ac): 2.780

- 1 - Roofs 1: 0.589 ac. Pitched Connected
- 2 - Roofs 2: 0.084 ac. Pitched Connected
- 13 - Paved Parking 1: 0.870 ac. Connected
- 14 - Paved Parking 2: 0.126 ac. Connected
- 45 - Large Landscaped Areas 1: 0.987 ac. Silty
- 51 - Small Landscaped Areas 1: 0.103 ac. Silty
- 52 - Small Landscaped Areas 2: 0.021 ac. Silty

Control Practice 1: Biofilter CP# 1 (DS) - DS Biofilters # 1

1. Top area (square feet) = 5347
 2. Bottom area (square feet) = 3615
 3. Depth (ft): 4.5
 4. Biofilter width (ft) - for Cost Purposes Only: 10
 5. Infiltration rate (in/hr) = 0.13
 6. Random infiltration rate generation? No
 7. Infiltration rate fraction (side): 0
 8. Infiltration rate fraction (bottom): 1
 9. Depth of biofilter that is rock filled (ft) 1
 10. Fraction of rock filled volume as voids = 0.33
 11. Engineered soil infiltration rate: 3.94
 12. Engineered soil depth (ft) = 2
 13. Engineered soil void ratio = 0.27
 14. Percent solids reduction due to flow through engineered soil = 80
 15. Biofilter peak to average flow ratio = 3.8
 16. Number of biofiltration control devices = 1
 17. Particle size distribution file: C:\WinSLAMM Files\NURP.CPZ
 18. Initial water surface elevation (ft): 0
- Soil Data Soil Type Fraction in Eng. Soil
User-Defined Soil Type 1.000

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Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 10
2. Weir crest width (ft): 12
3. Height of datum to bottom of weir opening: 4

Outlet type: Drain Tile/Underdrain

1. Underdrain outlet diameter (ft): 0.5
2. Invert elevation above datum (ft): 0.5
3. Number of underdrain outlets: 1

WinSLAMM v 10 Data File: [P:\6500s\6570s\6577\06577024\Calculations\SLAMM\Pastorius_SLAMM_051016.mdb] - [Land Use Model]

File Current File Data Pollutants Tools Run Utilities Help

RES INS COP IND OU FRE GS CB WWP BF MF HD OD FS

Land Use:

Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
33	Sidewalks 3				
34	Sidewalks 4				
35	Sidewalks 5				
36	Sidewalks 6				
Streets		0.000			
37	Streets 1				
38	Streets 2				
39	Streets 3				
40	Streets 4				
41	Streets 5				
42	Streets 6				
43	Streets 7				
44	Streets 8				
Landscaped Areas		1.111			
45	Large Landscaped Areas 1	0.987	Entered	--	--
46	Large Landscaped Areas 2				
47	Large Landscaped Areas 3				
48	Large Landscaped Areas 4				
49	Large Landscaped Areas 5				
50	Large Landscaped Areas 6				
51	Small Landscaped Areas 1	0.103	Entered	--	--
52	Small Landscaped Areas 2	0.021	Entered	--	--
53	Small Landscaped Areas 3				
54	Small Landscaped Areas 4				
55	Small Landscaped Areas 5				
56	Small Landscaped Areas 6				
57	Undeveloped Areas 1				

Land Use #	Land Use Type	Land Use Label	Land Use Area (acres)
1	Commercial	Commercial 1	2.780

CP #	Control Practice Type	Control Practice Name or Location
1	Biofilter	DS Biofilters # 1

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Biofiltration Control Device

Drainage System Control Practice

Device Properties

Top Area (sf)	5347
Bottom Area (sf)	3615
Total Depth (ft)	4.50
Typical Width (ft) (Cost est. only)	10.00
Native Soil Infiltration Rate (in/hr)	0.130
Native Soil Infiltration Rate COV	N/A
Infil. Rate Fraction-Bottom (0-1)	1.00
Infil. Rate Fraction-Sides (0-1)	1.00
Rock Filled Depth (ft)	1.00
Rock Fill Porosity (0-1)	0.33
Engineered Media Type	Media Data
Engineered Media Infiltration Rate	3.94
Engineered Media Infiltration Rate COV	N/A
Engineered Media Depth (ft)	2.00
Engineered Media Porosity (0-1)	0.27
Percent solids reduction due to Engineered Media (0 -100)	80.00
Inflow Hydrograph Peak to Average Flow Ratio	3.80
Number of Devices in Source Area or Upstream Drainage System	1

Activate Pipe or Box Storage Pipe Box

Diameter (ft)

Length (ft)

Within Biofilter (check if Yes)

Perforated (check if Yes)

Bottom Elevation (ft above datum)

Discharge Orifice Diameter (ft)

Select Native Soil Infiltration Rate

<input type="radio"/> Sand - 8 in/hr	<input type="radio"/> Clay loam - 0.1 in/hr
<input type="radio"/> Loamy sand - 2.5 in/hr	<input type="radio"/> Silty clay loam - 0.05 in/hr
<input type="radio"/> Sandy loam - 1.0 in/hr	<input type="radio"/> Sandy clay - 0.05 in/hr
<input type="radio"/> Loam - 0.5 in/hr	<input type="radio"/> Silty clay - 0.04 in/hr
<input type="radio"/> Silt loam - 0.3 in/hr	<input type="radio"/> Clay - 0.02 in/hr
<input type="radio"/> Sandy silt loam - 0.2 in/hr	<input type="radio"/> Rain Barrel/Cistern - 0.00 in/hr

Change Geometry

Copy Biofilter Data

Paste Biofilter Data

Select Particle Size File: C:\WinSLAMM Files\NURP.CPZ

Control Practice #: 1 CP Index #: 1

Add Sharp Crested Weir

Weir Length (ft)

Height from datum to bottom of weir opening (ft)

Remove Broad Crested Weir

Weir crest length (ft) 10.00

Weir crest width (ft) 12.00

Height from datum to bottom of weir opening (ft) 4.00

Add Vertical Stand Pipe

Pipe diameter (ft)

Height above datum (ft)

Add Surface Discharge Pipe

Pipe Diameter (ft)

Invert elevation above datum (ft)

Number of pipes at invert elev.

Remove Drain Tile/Underdrain

Pipe Diameter (ft) 0.50

Invert elevation above datum (ft) 0.50

Number of pipes at invert elev. 1

Add Other Outlet

Stage Number	Stage (ft)	Other Outflow Rate (cfs)
1		
2		
3		
4		
5		

Add Evapotranspiration

Soil porosity (saturation moisture content, 0-1)

Soil field moisture capacity (0-1)

Permanent wilting point (0-1)

Supplemental irrigation used?

Fraction of available capacity when irrigation starts (0-1)

Fraction of available capacity when irrigation stops (0-1)

Fraction of biofilter that is vegetated

Plant type

Root depth (ft)

ET Crop Adjustment Factor

Evaporation

Month	Evapotranspiration (in/day)	Evaporation (in/day)
Jan		
Feb		
Mar		
Apr		
May		
Jun		
Jul		
Aug		
Sep		
Oct		
Nov		
Dec		

Plant Types

1	2	3	4

Biofilter Geometry Schematic Refresh Schematic

Delete Cancel Continue

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File Name:

P:\6500s\6570s\6577\06577024\Calculations\SLAMM\Pastorius_SLAMM_051016.mdb

Outfall Output Summary

	Runoff Volume (cu. ft.)	Percent Runoff Reduction	Runoff Coefficient (Rv)	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	147086		0.45	92.06	845.3	
Outfall Total with Controls	105834	28.05 %	0.33	21.08	139.3	83.52 %
<hr/>						
Current File Output: Annualized Total After Outfall Controls	106125	Years in Model Run:	1.00		139.6	

Print Output
Summary to Text
File

Print Output
Summary to .csv
File

Total Area Modeled (ac)

2.780

Total Control Practice Costs

Capital Cost	N/A
Land Cost	N/A
Annual Maintenance Cost	N/A
Present Value of All Costs	N/A
Annualized Value of All Costs	N/A

Perform Outfall
Flow Duration
Curve Calculations

Receiving Water Impacts Due To Stormwater Runoff (CWP Impervious Cover Model)

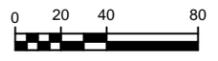
	Calculated Rv	Approximate Urban Stream Classification
Without Controls	0.45	Poor
With Controls	0.33	Poor

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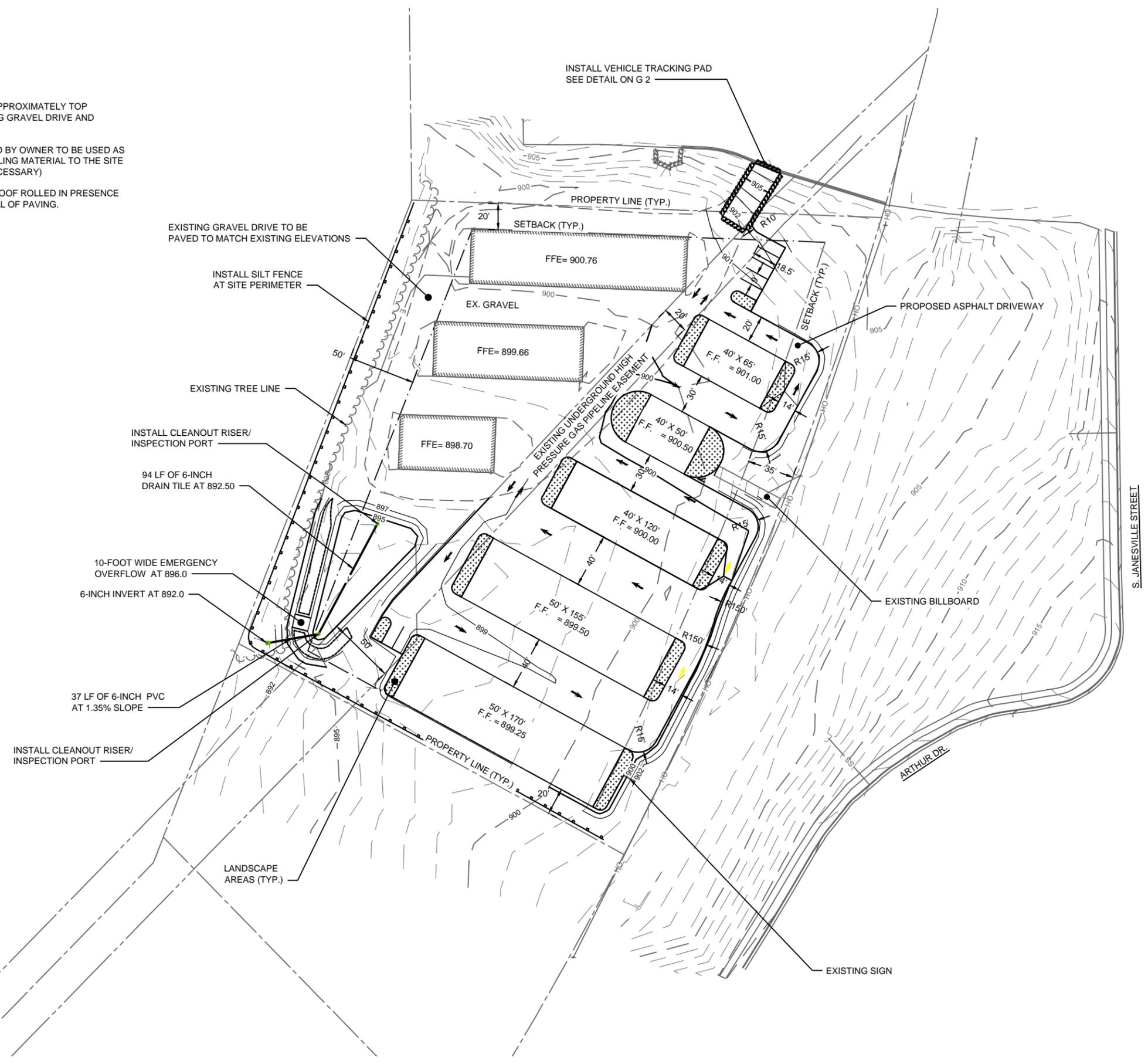


NOTES:

- 1. CONTRACTOR TO REMOVE APPROXIMATELY TOP 4-INCHES OF CABC ON EXISTING GRAVEL DRIVE AND GRADE TO DRAIN.
- 2. EXISTING GRAVEL APPROVED BY OWNER TO BE USED AS BASE MATERIAL PRIOR TO HAULING MATERIAL TO THE SITE (ADDITIONAL CABC WILL BE NECESSARY)
- 3. ENTIRE AREA SHOULD BE PROOF ROLLED IN PRESENCE OF OWNER PRIOR TO APPROVAL OF PAVING.

NOTES:

- PARKING REQUIREMENTS FOR MINI WAREHOUSES:
1 PARKING STALL PER 10 STORAGE UNITS
APPROX. 68 STORAGE UNITS = APPROX. 7 STALLS
- ALL PARKING STALLS ARE TO BE MARKED.
- ALL DRIVEWAY AND PARKING AREAS EXISTING AND PROPOSED ARE TO BE ASPHALT.
- AREAS CONTRIBUTING TO THE BASIN:
PROPOSED ROOF: 25,650 SF
PROPOSED ASPHALT: 30,730 SF
PROPOSED LANDSCAPE AREAS: 4,996 SF
- EXISTING ROOF: 3,649 SF
EXISTING GRAVEL TO ASPHALT: 12,652 SF
EXISTING LANDSCAPE: 2,005 SF
- OPEN SPACE: 42,981 SF
- SITE AREAS:
PROPOSED ROOF: 25,650 SF
PROPOSED ASPHALT: 30,730 SF
PROPOSED LANDSCAPE: 4,996 SF
- EXISTING ROOF: 14,078 SF
EXISTING GRAVEL TO ASPHALT: 25,089 SF
EXISTING LANDSCAPE: 3,578 SF
DRIVEWAY OUTSIDE OF PROPERTY BNDY: 900 SF
- OPEN SPACE (EXCLUDING LANDSCAPE AREAS): 42,685 SF
- TOTAL LOT AREA: 145,906 SF
- PERCENT OPEN SPACE: 35.1%



EXISTING GRAVEL DRIVE TO BE PAVED TO MATCH EXISTING ELEVATIONS

INSTALL SILT FENCE AT SITE PERIMETER

EXISTING TREE LINE

INSTALL CLEANOUT RISER/ INSPECTION PORT

94 LF OF 6-INCH DRAIN TILE AT 892.50

10-FOOT WIDE EMERGENCY OVERFLOW AT 896.0

6-INCH INVERT AT 892.0

37 LF OF 6-INCH PVC AT 1.35% SLOPE

INSTALL CLEANOUT RISER/ INSPECTION PORT

LANDSCAPE AREAS (TYP.)

INSTALL VEHICLE TRACKING PAD SEE DETAIL ON G 2

PROPOSED ASPHALT DRIVEWAY

EXISTING BILLBOARD

EXISTING SIGN

S. JANESVILLE STREET

ARTHUR DR.

PROJECT NO.	SCALE	AS SHOWN	NO.	DATE	REVISION	BY
06577024	AS SHOWN					
PROJECT DATE:	05/11/16	DRAWN BY:	KNN			
F.B.:		CHECKED BY:	KCL			
PLOT DATE:	5/11/16	P:\65008\65708\657706577024\CADD\C3D\06577024 Design.dwg				

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PASTORIUS WAREHOUSES
 BOS DESIGN BUILDERS
 ROCK COUNTY, WISCONSIN

PROPOSED SITE LAYOUT

FILE NO.	06577024
SHEET	ST 2

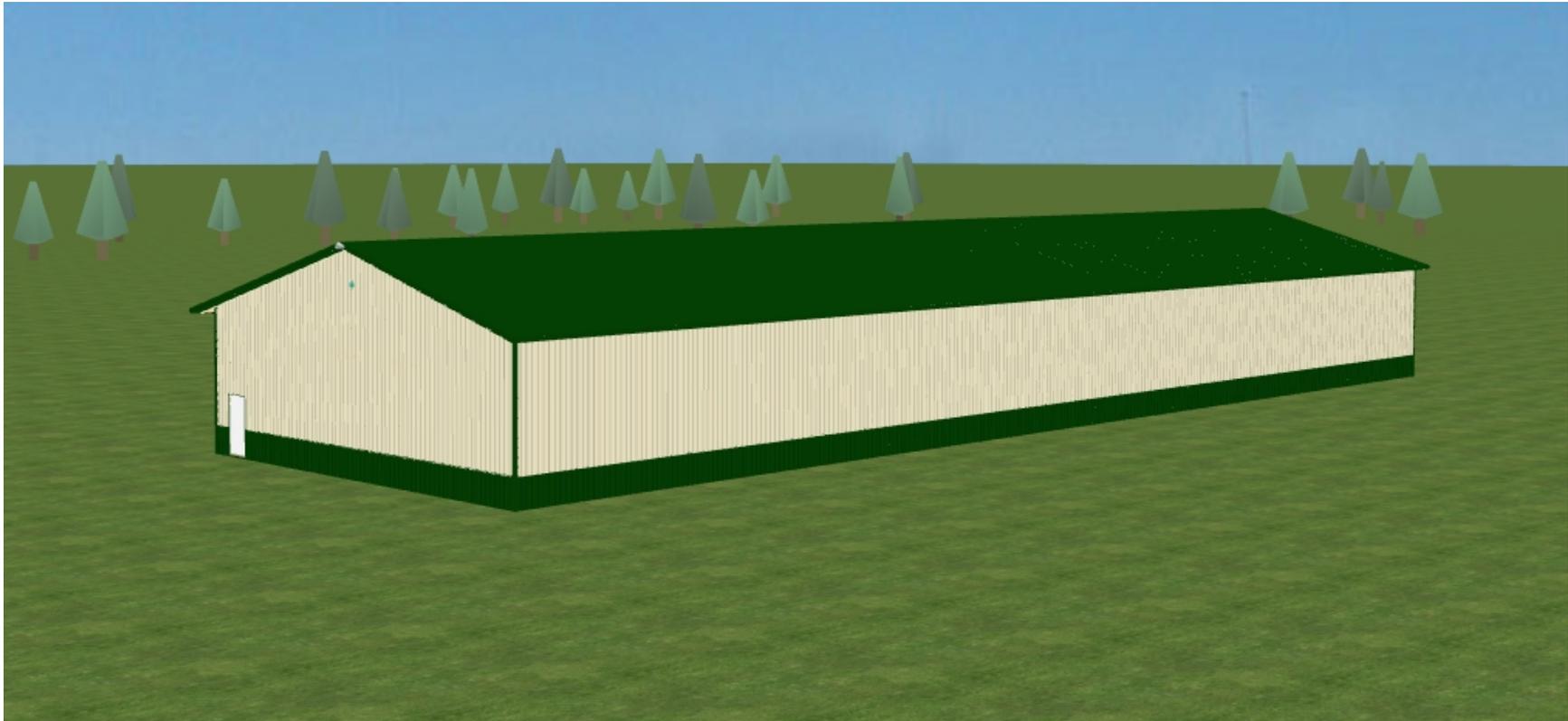
Southern 2 warehouses shown on site plan will be similar to the first two images below with doors on one side only.

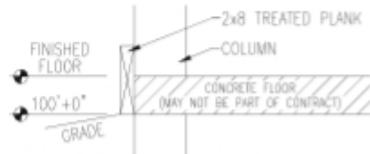
The three northern warehouses will be similar to the third image (and similar to the 3 existing warehouses) and will have doors on both sides of the building.

All buildings are different lengths so door sizes and spacing will be adjusted accordingly.

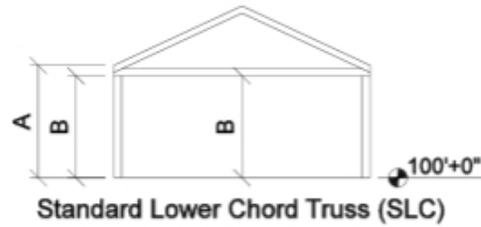
Wall and peak height are shown on diagrams below each building type.







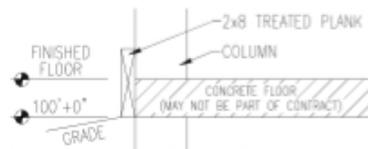
Note: Clearance may be reduced by finished floor height.



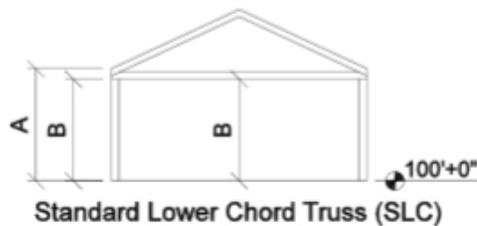
Standard Lower Chord Truss (SLC)

Roof Pitch:	3.5/12
Roof Peak Height:	25' 6 1/2"
"A" = Actual Eave Height:	17' 8"
"B" = Truss clearance at heel and center:	16' 0"
(Truss clearance = 1'-0" less than nominal eave height, in most cases. If nested purlins are used, truss clearance will be increased by 4".)	

3 northern warehouses (Mini-warehouse) - These will essentially be identical to the warehouses currently on site.



Note: Clearance may be reduced by finished floor height.



- Roof Pitch: **4/12**
 - Roof Peak Height: **17' 0"**
 - "A" = Actual Eave Height: **10' 4"**
 - "B" = Truss clearance at heel and center: **9' 0"**
- (Truss clearance = 1'-0" less than nominal eave height, in most cases.
If nested purlins are used, truss clearance will be increased by 4".)

Office of the Director of Public Works

To: City of Milton Plan Commission
From: Howard Robinson, Director of Public Works
Date: 6/7/2016
cc: Mayor Anissa Welch, Common Council Members
Subject: Discussion and Possible Action Regarding a Site Plan Review for a Shed at the West Sunset Apartments Located at 787 W. Sunset Drive.

Discussion

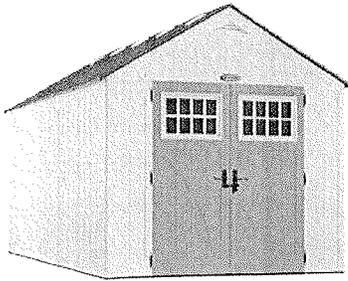
The apartment at 787 W. Sunset Drive has requested a site plan review for the construction of a shed behind the apartments. A shed of this type meets ordinance requirements. The apartment is larger than a 2 unit (duplex) so it is considered a commercial building. All commercial buildings require a site plan review. The shed is being constructed to store maintenance items such as a mower, etc. for care of the apartment grounds. The shed meets ordinance requirements. They received a site plan approval on December 1, 2015 for locating the shed near a different building. The shed is being moved to the west apartment due to utility concerns. Since it is on a different lot, a new site plan is being presented.

Staff Recommendation

Recommendation is to approve the site plan request for the construction of a shed behind the apartments.

Attachments

- Site Plan
- Shed Plan



Suncast Tremont® 8' x 16' Storage Building

Product Specifications:

Dimensions: 8' 4-1/2" W x 16' 3-1/4" D x 8' 7" H

Model Number: BMS8160

Menard SKU: 1932659

Width: 8 ft. - 9 ft.

Depth: 16 ft. - 17 ft.

Height: 8 ft. - 9 ft.

Floor Space Sq. Ft.: 122

Storage Capacity Cu. Ft.: 883

Material: Resin

Sidewall Height In.: 72

Interior Peak Height In.: 100.5

Door Opening Height In.: 72

Door Opening Width In.: 60

Door Type: Double

Floor Included: Yes

Single or Double Wall: Double

Lockable: Yes

Assembly Required: Yes

Siding Color: Vanilla

Roof Color: Slate

Door Color: Stony

Everyday Low Price:

\$1,547.71

11% Mail-In Rebate:

\$191.29

Your Final Price:

\$1,547.71

You Save: **\$191.29** After Mail-In Rebate

*The displayed final price is your price today after mail-in rebate and is subject to the terms and time frame of the rebate. Rebate is in the form of a merchandise credit check which may only be redeemed in store.

Online Availability

- Ship to Home
 Not eligible for Ship to Home

Ship to Store - Free!

Estimated arrival date 11/29/2015

Store Availability

Special Order at JANESVILLE

Product Description

This Tremont®™ Storage Building is made of durable, double-wall construction with metal truss and ridge beam to provide better roof support. It has a steep roof pitch for easy snow removal and rain run-off. It comes with robust, double doors that have windows and lockable metal handles and hinges for additional security. It has a sturdy, reinforced resin floor and functional vent for superior air circulation. For added style and functionality this building has ten skylights and includes four corner shelves with 8 optional locations.

- Durable, steel reinforced double-wall resin construction
- Robust double doors with windows
- Metal reinforced shingle-style roof panels
- Reinforced floor for tractor support
- Pad-lockable metal handles (lock not included)
- 10-year limited warranty
- Includes 6 corner shelves with 8 optional locations
- Includes 10 skylights
- Additional shelving options, loft kits, and hook and basket accessories available
- 883 cu ft of storage
- Door opening is 60" W x 72" H

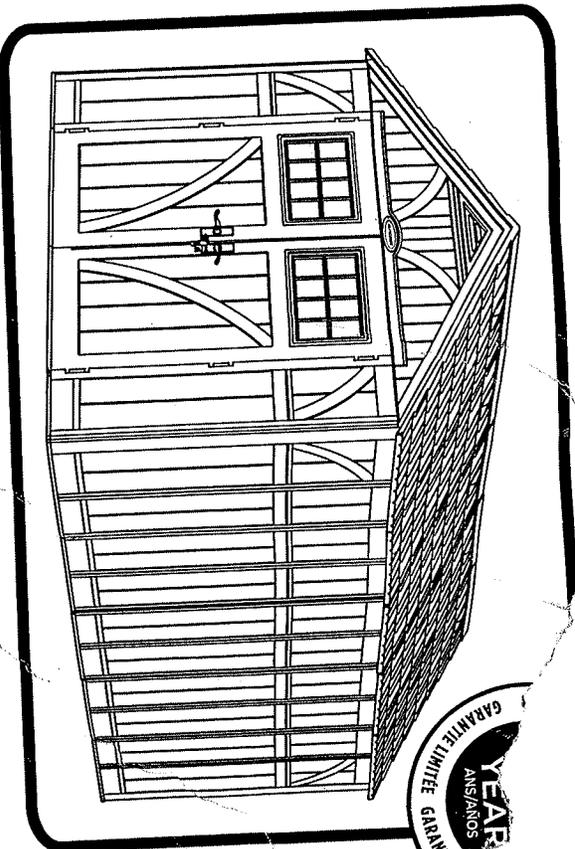
Brand Name: Suncast

Please Note: Prices, promotions, styles and availability may vary by store and online. While we do our best to provide accurate item availability information, we cannot guarantee in-stock status and availability as inventory is sold and received continuously throughout the day. Inventory last updated 11/13/2015 at 5:00am EST. Online orders and products purchased in-store qualify for rebate redemption. Rebates are provided in the form of a merchandise credit check which can only be used in a Menards® store.

Menards®
5106 Menard Drive
Eau Claire, WI, 54703, USA
customerservice@menardsoc.com

TREMONT™ STORAGE SI

REMISE
CASETA DE ALMACENAMIENTO



YEAR
ANS/ANOS
GARANTIE LIMITEE
GARANTIA LIM

BMS8160

Assembled Size:

Width: 8 ft. 4-1/2 in.

Depth: 16 ft. 3-1/4 in.

Height: 8 ft. 7 in.

Dimensions après assemblage : 2,62 m de haut

2,55 m de long 4,96 m de large

Tamaño armado: 2,62 m de alto

2,55 m de largo 4,96 m de ancho

Interior Dimensions:

Width: 7 ft. 9 in.

Depth: 15 ft.

Height: 8 ft. 4-1/2 in.

Dimensions intérieures : 2,55 m de haut

2,36 m de long 4,57 m de large

Dimensiones interiores: 2,55 m de alto

2,36 m de largo 4,57 m de ancho

Door Opening:

Width: 60 in.

Height: 72 in.

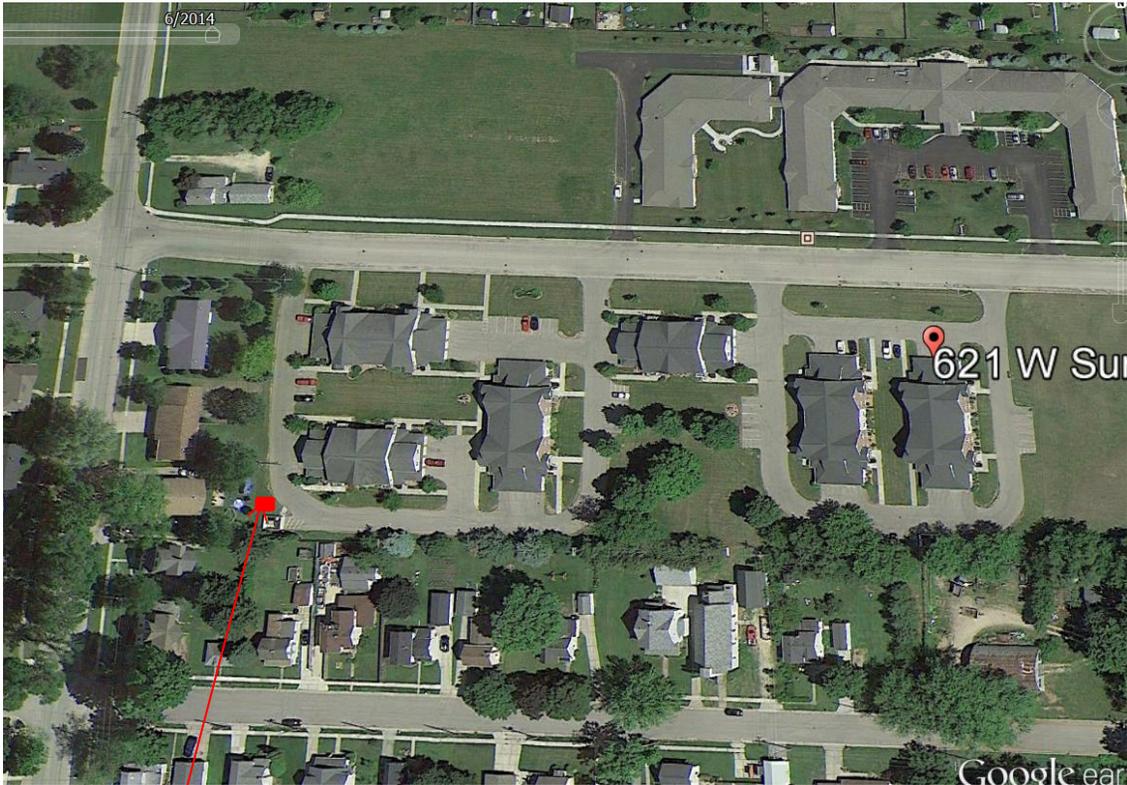
Ouverture de porte :

152 cm de long 183 cm de haut

Abertura de puerta:

152 cm de largo 183 cm de alto

787 W Sunset - Shed Location



Shed Location



Office of the City Administrator

To: Mayor Welch, Plan Commission Members
From: Al Hulick, City Administrator
Date: June 7, 2016
Subject: Discussion and Possible Action on the Placement of the Splash Pad Signage

Summary

As part of the well reconstruction along Parkview Drive, the City will be relocating the Splash Pad and Sponsorship Signage. This item was previously discussed with the Plan Commission in the Fall of 2015. Attached are photos of the proposed areas and alternate sites where the Splash Pad sign could be relocated.

Analysis

Alternate Location #1: The Splash Pad Sign as it exists now. The sign could remain in this location and landscaped to provide additional ground cover and aesthetics.

Alternate Location #2: The signs could be separated with the Sponsorship Sign being placed on the east wall of the new concession stand and the Splash Pad entrance sign being relocated to the south side of the new concession stand. The Splash Pad entrance sign would also be landscaped as well.

Alternate Location #3: The Sponsorship Sign can be put on the east side of the new concession stand, the entrance sign could be placed on the west side of the existing gazebo, and the “rules” sign could be placed on the west side of the new concession stand to face the splash pad. This alternate would not require any new or additional landscaping.

Recommendation

The Administration has no formal recommendation and asks for the Plan Commissions guidance on this issue.

Splash Pad

PLASTER SPONSORS	SALES SPONSORS	SEWER SPONSORS
<p>AL PRODUCTS</p> <p>SALES SPONSORS</p>	<p>SALES SPONSORS</p>	<p>SEWER SPONSORS</p>











CONCESSIONS
BEVERAGES & SNACKS

Splash Pad
RULES

- 1. No running or roughhousing.
- 2. No throwing objects.
- 3. No climbing on equipment.
- 4. No swimming in the splash pad.
- 5. No eating or drinking in the splash pad.
- 6. No use of spray nozzles.
- 7. No use of water cannons.
- 8. No use of water cannons.
- 9. No use of water cannons.
- 10. No use of water cannons.



Office of the City Administrator

To: Mayor Welch, Plan Commission Members
From: Al Hulick, City Administrator
Date: June 7, 2016
Subject: Discussion and Possible Action on a Plat of Survey, Declaration of Surplus Land, and Authorization of Sale of Land located at the intersection of Sunnyside Drive and Gateway Drive.

Summary

As part of the Highway 26 and Highway 59 realignment projects in 2013, Sunnyside Drive was also partially realigned. As a result of this realignment, a portion of the former right-of-way was vacated and left as a remnant parcel (0.33 acres) at the northeast corner of Sunnyside Drive and Gateway Drive. Right now the property holds no public utility and is undeveloped.

Since that time, the owners of the adjoining property (Hammil Feed Center - 1115 E. High Street) have contacted the City to see if they could acquire this small parcel of land in order to “square off” their site for potential future development.

Because the City has no interest in this property, a Plat-of-Survey (attached) was prepared to allow for a transfer of land amongst adjoining owners. The adjoining owner (Chuck Hammil) has agreed to pay for the cost of the survey work and recording fees as consideration for the transfer of land.

Recommendation

Therefore, the City Administration recommends the Plan Commission approve the Plat of Survey, declare the subject site as surplus property, and approve the sale of land to the adjoining owner.

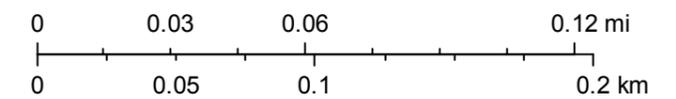
Plat of Survey - Sunnyside



June 1, 2016

Parcels

1:2,540



PLAT OF SURVEY

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 35, T.4N., R.13E. OF THE 4TH P.M., CITY OF MILTON, ROCK COUNTY, WISCONSIN.

Described As Follows: Commencing at an aluminum monument at the North 1/4 Corner of said Section; thence S.61°21'24"W. 1314.56 feet to an iron pin at the most Southerly Southwest Corner of a Certified Survey Map recorded in Volume 30, Pages 236 thru 239, as Document No. 1767299, also being at the place of beginning for the land to be herein described; thence N.87°58'42" W. along the North Line of Gateway Drive, 164.51 feet to an iron pin on the East Line of Sunnyside Drive; thence N.0°37'56"W. 180.35 feet to an iron pin on the West Line of said Certified Survey Map; thence S.41°47'42"E. along said West Line (also being the centerline of vacated Chicago Street) 249.67 feet to the place of beginning.

STATE OF WISCONSIN
COUNTY OF ROCK SS.

I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY OF THE PROPERTY DESCRIBED ABOVE FOR THE EXCLUSIVE USE OF THE CITY OF MILTON AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND ITS LOCATION.

GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF MAY, 2016, AT JANESVILLE, WISCONSIN.

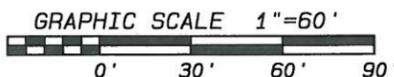
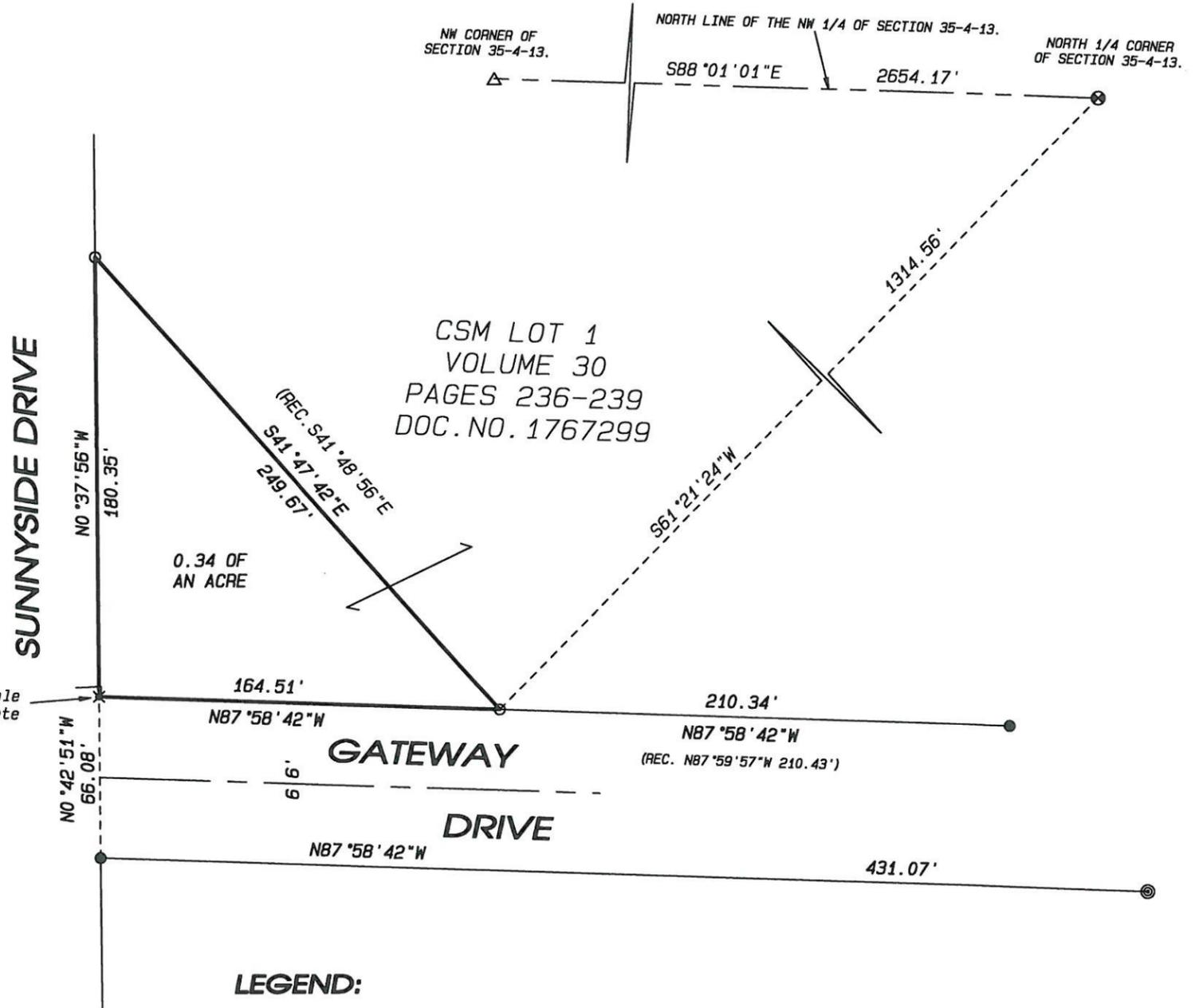
RONALD J. COMBS, PLS NO.1330

If the surveyor's signature is not red in color, the map is a copy and may contain unauthorized alterations. The certification contained hereon shall not apply to any copies.

NOTES:

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

ASSUMED S88°01'01"E ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 35-4-13.



LEGEND:

- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
- FOUND IRON PIN
- ⊙ FOUND IRON PIPE
- ⊗ FOUND ALUMINUM MONUMENT
- △ FOUND DURA-NAIL