



AGENDA  
City of Milton  
Plan Commission  
Tuesday, August 2, 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 – July 5, 2016.**

Documents:

[07-05-2016 Plan Commission Minutes.pdf](#)

- 4. Discussion and Possible Action Regarding Street Signage Near the Expanded Parking Lot at Schilberg Park.**
- 5. Discussion and Possible Action on the Potential Acquisition of Land Adjoining King Park as Part of the Rock County Tax Foreclosure Process.**

Documents:

[Memo - Purchase of Land Adjoining King Park from Rock County.pdf](#)  
[Resolution Purchasing Property From Rock County.pdf](#)

- 6. Discussion and Possible Action on an Amendment to the Current Site Plan for The Meat Market 329 S. John Paul Road.**

Documents:

[Memo - Site Plan Review for The Meat Market.pdf](#)  
[The Meat Market Site Plan.pdf](#)

- 7. Discussion and Possible Action on a Site Plan for an Expansion at Charter NEX Films located at 1264 E. High Street.**

Documents:

[Memo - Site Plan for NEX.pdf](#)  
[NEX - C1.0 SITE PLAN-R9.pdf](#)  
[NEX - Site 7-27-16.pdf](#)  
[NEX - Demo 7-20-16.pdf](#)  
[NEX - Exisit 7-20-16.pdf](#)  
[NEX - GECP 7-20-16.pdf](#)  
[NEX- Landscape 7-20-16.pdf](#)  
[NEX - A1.0 FLOOR PLAN-R9.pdf](#)

[NEX - A2.0 BUILDING ELEVATIONS-R9.pdf](#)  
[NEX - A3.0 BUILDING SECTIONS-R9.pdf](#)

**8. Discussion and Possible Action Regarding a CSM along Putman Parkway.**

Documents:

[Memo - Putman Parkway CSM.pdf](#)  
[Putman Parkway CSM.pdf](#)

**9. General Items**

**10. Next Meeting Date – September 6, 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.

Posted by Elena Hilby July 29, 2016 at Dave's Ace Hardware, Piggly Wiggly, Milton City Hall.

\*\*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**

7/5/2016 - Minutes

**1. Call to Order**

Mayor Welch called the July 5, 2016 meeting of the Plan Commission to order at 5:30 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. David Ostrowski.

Excused: Comm. Bob Seales.

Also Present: City Clerk/Deputy Treasurer Elena Hilby.

**2. Approval of Agenda**

Comm. Ostrowski moved to approve the agenda. Comm. Himmel seconded, and the motion carried.

**3. Approval of Plan Commission Minutes – June 7, 2016.**

Comm. Himmel moved to approve the minutes. Comm. Ostrowski seconded, and the motion carried.

**4. Discussion and Possible Action on a Site Plan for Expanded Parking at Schilberg Park.**

Lynda Clark of 1015 Brown Drive spoke in support.

Comm. Ostrowski moved to approve the site plan for expanded parking at Schilberg Park as presented with the contingency that a pedestrian crossing path be added going east and west across the wide part of the parking lot and a stormwater maintenance plan be recorded for the project. Comm. Himmel seconded, and the motion carried.

**5. Discussion and Possible Action on a Site Plan Review for a Change in Signage for Junction Station Located at 602 W. Madison Avenue.**

Comm. Himmel moved to approve the site plan for a change in signage for Junction Station located at 602 W. Madison Ave. Ald. Zajac seconded, and the motion carried.

**6. Discussion and Possible Action on a Site Plan Review for Sunset Apartments Expansion.**

Comm. Himmel moved to approve the site plan for Sunset Apartments expansion. Ald. Zajac seconded, and the motion carried.

**7. Next Meeting Date – August 2, 2016 at 5:00 p.m.**

**8. General Items**

Items for the next agenda:

- Discuss a No left turn/No right turn sign for the new parking lot at Schilberg Park.
- Discuss No parking signs on W. High Street.

**9. Motion to Adjourn**

DPW Director Robinson moved to adjourn the Plan Commission meeting at 5:54 pm. Comm. Himmel seconded, and the motion carried.

Respectfully submitted,  
Elena Hilby  
City Clerk



## Office of the City Administrator

**To:** Mayor Welch, Plan Commission Members  
**From:** Al Hulick, City Administrator  
**Date:** August 2, 2016  
**Subject:** Discussion and Possible Action on the Potential Acquisition of Land Adjoining King Park as Part of the Rock County Foreclosure Process.

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### **Background**

Under Wisconsin Statutes, if the County is going to foreclose on a property due to unpaid property taxes, the municipality in which the property lies has the first right to purchase the property for the price of the unpaid property taxes plus interest and the County's foreclosure expenses.

There is a parcel the City of Milton, which the City could purchase for \$1,006.40. The parcel is approximately 1 acre in size and is undeveloped and largely covered in tree growth. By purchasing this parcel, the City could utilize the property as an extension of King Park and ensure the trees and natural growth remain as a buffer for the adjoining residence. Below is an aerial diagram of the parcel (shown in red).



**RESOLUTION NO. 2016 - \_\_\_\_\_**  
**AUTHORIZING PURCHASE OF PROPERTY**  
**AND EXECUTION OF CLOSING DOCUMENTS**

**WHEREAS**, Rock County has notified the City of Milton that it is foreclosing on the below described property due to unpaid property taxes and, pursuant to statute, is offering to the City the opportunity to purchase said parcel; and

**WHEREAS**, the Common Council of the City of Milton, upon recommendation of the plan commission, having made a determination that the purchase of the property described below will serve a public purpose by preserving a woodlot within the City with all the aesthetic and other benefits that flow from such property; and

**WHEREAS**, the Common Council of the City of Milton having determined that it is an appropriate use of the funds of the City to acquire the below described property, which will be a substantial benefit to the citizenry of the City.

**BE IT HEREBY RESOLVED**, by the Common Council of the City of Milton, that Mayor Anissa Welch and/or City Administrator Al Hulick are authorized to submit to Rock County an offer to purchase the below described property for a sum not to exceed \$1,100.00:

Outlet 39 in the Assessor's Plat of the Village (now City) of Milton, County of Rock, State of Wisconsin.

Except that portion of said Outlet 39 included within the platted subdivision named First Addition to Green Hill; and

Except such portion of said Outlet 39 as may be used, laid out, dedicated or used in any manner whatsoever, for highway, street, alley or other public purposes; and

Except that parcel previously conveyed to Allen H. Viney and Doris E. Viney, by deed recorded May 3, 1963 in Volume 81 of Records on Page 499 as Document No. 658978; and

Except land conveyed to the Village of Milton by deed recorded in Volume 359 of Deeds on Page 74 as Document No. 483150; and

Except land conveyed to the Village of Milton by deed recorded in Volume 523 of Deeds on Page 479 as Document No. 599049; and

Except land conveyed to Sanford B. Webb and Pauline Webb by deed recorded in volume 473 of Records on Page 129 as Document No. 798717; and

Except land conveyed to Richard H.E. Forster and Sandra A. Forster, by deed recorded in Volume 729 of Records on Page 276 as Document No. 898294; and

Except Certified Survey Map recorded in Volume 8 of Certified Survey Maps on Page 201 as Document No. 898636.

**FURTHER**, that Al Hulick, City Administrator, along with Anissa Welch, Mayor of the City of Milton, are authorized to sign all documents on behalf of the City which are necessary to carry out the terms of the purchase of the property by the City from Rock County.

Adopted by a vote of the Common Council of the City of Milton, Rock County, Wisconsin this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

City of Milton

By: \_\_\_\_\_  
Anissa Welch  
Mayor

Attest:

By: \_\_\_\_\_  
Elena Hilby  
Clerk

**CERTIFICATION**

I, Elena Hilby, Clerk of the City of Milton, do hereby certify that the foregoing is a true and correct copy of the Resolution Authorizing Purchase of Property and Execution of Closing Documents approved by the Common Council of the City of Milton, Wisconsin the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Elena Hilby  
Clerk



## Department of Public Works

**To:** Milton Plan Commission  
**From:** Howard Robinson, Director of Public Works  
**Date:** August 2, 2016  
**Subject:** Discussion and Possible Action on an Amendment to the Current Site Plan for The Meat Market 329 S. John Paul Road.

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### Summary

Russ Grove had previously submitted a site plan for a storage shed at his property at 329 S. John Paul Rd. He is now requesting a site plan review to build a different size storage/work shed. The new shed is 16' x 24'. The previous shed would have been approximately 10' x 20'. Because this is a different size building, a new site plan is required. The building meets setback requirements. The property is zoned B-2 and 75 points of landscaping are required for the new building.

### Recommendation

I would recommend approval with the contingency that landscape plants be added equivalent to 75 points.

The Meat Market  
of Milton LLC.

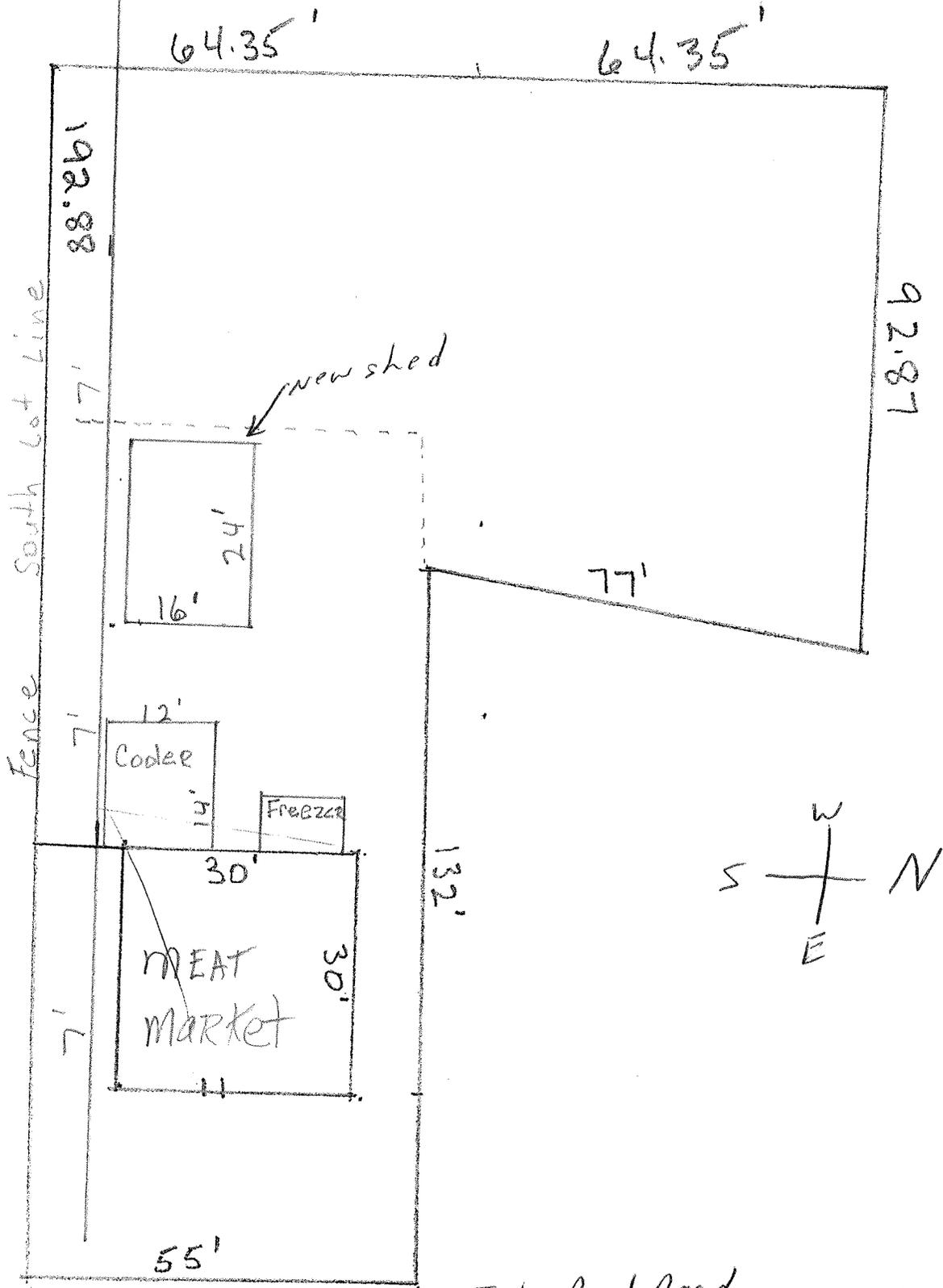
Russ Grover

329 S. John Paul Rd  
Milton, Wis  
608-290-2070

16' x 24' Building

10' From South Lot Line

UP TO Back Back Fence  
ON 20' x 30' Concrete Slab.



John Paul Road

Estimate From  
**MENARDS®**

Estimate # 99957  
 Page 1 of 5

ESTIMATE FOR:
Grover Properties 8201 N Oak Ridge Dr Milton, WI 53563-9355
Ph: (608) 290-2070
PROJECT DESCRIPTION: garage

STORE # 3252 JANE  
 2001 Morse Street  
 Janesville, WI 53545

PHONE: (608) 756-0535  
 FAX: (608) 756-1764

ESTIMATE BY ESTIMATE DATE	
spb	07/18/16

SKU NUMBER	DESCRIPTION	QTY TO ORDER	ADDITIONAL ITEM INFORMATION
102-1046	2X6-92 5/8" SPF WALL STUDS	77 EACH	STUD
102-1114	2X4-10' STUD/#2&BTR SPF GBL FLY RAFTER	4 EACH	CONSTR LUMBER
102-1127	2X4-12' #2&BTR SPF LATERAL BRACING	1 EACH	CONSTR LUMBER
102-1130	2X4-14' #2&BTR SPF LATERAL BRACING	1 EACH	CONSTR LUMBER
102-1761	2X6-10' STUD/#2&BTR SPF SPF FASCIA	4 EACH	CONSTR LUMBER
102-1787	2X6-14' #2&BTR SPF SPF FASCIA	2 EACH	CONSTR LUMBER
102-1790	2X6-16' #2&BTR SPF SPF FASCIA	2 EACH	CONSTR LUMBER
102-1790	2X6-16' #2&BTR SPF TOP PLATE	10 EACH	CONSTR LUMBER
102-2016	2X10-8' #2&BTR FIR SRV DOOR HEADER	2 EACH	CONSTR LUMBER
102-2155	2X12-10' #2&BTR FIR OH DOOR HEADER	2 EACH	CONSTR LUMBER
111-1024	2X6-8' AC2 GREEN TREATED ABOVE GROUND SILL PLATE	3 EACH	
111-1066	2X6-16' AC2 GREEN TREATED ABOVE GROUND SILL PLATE	3 EACH	
123-1085	1/2"-(15/32)4X8 RTD SHTG3-PLY 3-BLK STR HEADER SPACERS	1 EACH	
124-2728	7/16"-(14/32)-4'X8' OSB 3-WHITE STRIPES WALL SHEATHING	20 EACH	
124-2809	1/2"-(16/32)-4'X8' OSB 2WHT 1BLK STRPE ROOF SHEATHING	18 EACH	

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Estimate From  
**MENARDS®**

Estimate # 99957  
 Page 2 of 5

ESTIMATE FOR:
Grover Properties 8201 N Oak Ridge Dr Milton, WI 53563-9355
Ph: (608) 290-2070
PROJECT DESCRIPTION: garage

STORE # 3252 JANE  
 2001 Morse Street  
 Janesville, WI 53545

PHONE: (608) 756-0535  
 FAX: (608) 756-1764

ESTIMATE BY ESTIMATE DATE	
spb	07/18/16

SKU NUMBER	DESCRIPTION	QTY TO ORDER	ADDITIONAL ITEM INFORMATION
146-0001	SIDING REMOVAL TOOL SDNG REMOVAL TL	1 EACH	
146-0003	SNAPLOCK PUNCH TOOL SDNG SPUNCH TL	1 EACH	
146-1004	10' STARTER STRIP      VINYL LAP STARTER STRIP	8 EACH	
146-1693	D4" CEDAR CREEK .040      HERITAGE GRAY VINYL SIDING	80 EACH	** Special Order **
146-1936	10' TIMBERCREST OSC 3/4" HERITAGE GRAY OUTSIDE CORNER	4 EACH	
146-1952	12'6"TIMBRCRST JTRIM 3/4"HERITAGE GRAY J TRIM	11 EACH	
146-2003	12'6" DUAL UNDRSILL      HERITAGE GRAY FINISH TRIM	4 EACH	
147-0984	3/4" EZ-CORNER 8/PACK      HERITAGE GRAY EZ-CORNERS	1 EACH	
147-4949	OC VENTSURE RIDGE VENT      20' ROLL APPROX ROOF VENT	1 EACH	
151-1789	#15 UNDERLAY ASTM -4869 3'X144' (4 SQ) ROOFING FELT	1 EACH	
151-1830	1.95 SQ ICE&WATER BARRIERGRANULAR FACE GRAN ICE&WATER	2 EACH	
151-1909	SHINGLE STARTER STRIP      7.2"X33'4" ROLL SHINGLES	2 EACH	
151-2367	H&R PERFORATED OC 33.7'      DRIFTWOOD SHINGLES	1 BNDL	
151-3130	OAKRIDGE      DRIFTWOOD SHINGLES	17 BNDL	
153-1248	.9GL WET OR DRY PLASTIC      ROOF CEMENT ROOF CEMENT	1 EACH	

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Ph: (608) 290-2070
PROJECT DESCRIPTION: garage

STORE # 3252 JANE  
 2001 Morse Street  
 Janesville, WI 53545

PHONE: (608) 756-0535  
 FAX: (608) 756-1764

ESTIMATE BY ESTIMATE DATE	
spb	07/18/16

SKU NUMBER	DESCRIPTION	QTY TO ORDER	ADDITIONAL ITEM INFORMATION
157-1398	12' "ADE" ALUM DRIP EDGE WHITE ROOF EDGE	9 EACH	
157-1403	12' PRO FRIEZE ALUMINUM WHITE FRIEZE RUNNER	8 EACH	
157-1487	16"X12' PRO VENTED SOFFITWHITE ALUMINUM SOFFIT	7 EACH	ON SALE THRU 07/23/16
157-1554	1-1/4"X10' DRIPCAP WHITE WINDOW/DOOR DRIP CAP	2 EACH	
157-1567	6"X12' R/S FASCIA .019 WHITE ALUMINUM FASCIA	9 EACH	
157-1664	1-1/4" ALUM TRIM NAIL WHITE 1LB BOX SIDING NAILS	1 EACH	
161-1605	5-1/2" X 50' SILL SEALER FOAM SILL SEAL	2 EACH	
161-2995	9' X 100' TYPAR HOUSE WRAP HOUSE WRAP	1 EACH	
161-3222	1.88"X54.6 YARD RED SHEATHING TAPE HOUSE WRAP TAPE	1 EACH	
188-5541	16' STD 4/12 62# 2'OC2'OHPREBUILT COMMON "TRUSS" ItemNum=C11016	11 EACH	** Special Order **
188-5583	16' STD 4/12 END FRAME PREBUILT END "TRUSS" ItemNum=C11116	2 EACH	** Special Order **
191-7684	HOW TO BUILD GARAGE PLAN CAG5502 GARAGE PLAN	1 EACH	
221-3918	BB ENTRY GEORGIAN KNOB F51VGEO505 SRVDOOR LOCKSET	1 EACH	
227-1303	1/2"PLYWD CLIP STEEL 25/BPC12-BMC 10BGS/ H-CLIPS	3 EACH	

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Ph: (608) 290-2070
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PHONE: (608) 756-0535  
 FAX: (608) 756-1764

ESTIMATE BY ESTIMATE DATE	
spb	07/18/16

SKU NUMBER	DESCRIPTION	QTY TO ORDER	ADDITIONAL ITEM INFORMATION
227-1507	1-1/2 JOIST HANGER NAIL HDG 1LB BOX 1# Tie Nails	3 EACH	
227-1647	RAFTER TIE RT15-TZ RAFTER TIES	22 EACH	
229-3672	1-1/2" VINYL SIDING NAIL 2LB BOX SIDING NAILS	2 EACH	
229-5347	8D V.C. SINKER NAIL 5LB BOX SHEATHING NAILS	5 BOX	
229-5363	16D V.C. SINKER NAIL 5LB BOX FRAMING NAILS	4 BOX	
229-5457	6D HDG BOX NAIL 1LB BOX GALV BOX NAILS	1 BOX	
229-5570	16D HDG BOX NAIL 5LB BOX FRAMING NAILS	1 BOX	
229-5648	16D HDG CASING NAIL 1LB BOX CASING NAILS	1 BOX	
229-5703	2-1/2" EGALV ROOFING NAIL 1LB BOX RDGEVNT NAILS	1 EACH	
229-5790	1-1/4" EGALV ROOFING NAIL 5LB BOX ROOFING NAILS	2 BOX	
230-0001	3-3/8" TRUSSLOK 50 PC FMTSL338-50 HEADER SCREWS	1 EACH	
231-2194	5/16" STAPLES 5010-C 5M HS WRAP STAPLE	1 EACH	
414-1075	CP1 FLUSH STEEL DOOR PH 36X80 LH SB SERVICE DOOR	1 EACH	
417-1621	GARAGE DOOR STOP WHITE 7' VINYL OH DOOR STOP	2 EACH	
417-1634	GARAGE DOOR STOP WHITE 9' VINYL OH DOOR STOP	1 EACH	

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ESTIMATE BY ESTIMATE DATE	
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SKU NUMBER	DESCRIPTION	QTY TO ORDER	ADDITIONAL ITEM INFORMATION
417-1702	36X80X6-9/16 FRAME EXT KIT W/SILL EXT. SRVDOOR JAMBKIT	1 EACH	
417-9377	VINYL JAMB TRIM WHITE 7' 11/16X5-13/16 OH DOOR JAMB	2 EACH	
417-9380	VINYL JAMB TRIM WHITE 10' 11/16X5-13/16 OH DOOR JAMB	1 EACH	
417-9720	VINYL BRICK MLD WHITE 1-1/4"X2"X8' OHDR BRICKMOULD	2 EACH	
417-9733	VINYL BRICK MLD WHITE 1-1/4"X2"X10' OHDR BRICKMOULD	1 EACH	
425-1075	KEYED LOCK SET #1024050 OHDOOR LOCKSE	1 EACH	
425-1088	REAR TRACK HANGING KIT IDEAL REAR HANGER KIT	1 EACH	
425-1143	LOW HEADROOM KIT DOUBLE TRACK OVERHEAD DOOR	1 EACH	
425-1616	9X7 WHITE INSUL RAISEDPNLEZSETTORSN M4SV OVERHEAD DOOR	1 EACH	
433-4222	PINE TAPERED SHIMS 12 CT 3/8X1-1/4X8'' PACKS OF SHIMS	1 EACH	ON SALE THRU 07/23/16
563-4222	WL PAINTERS PREM WHITE 1.0 OZ WL0037700 CAULK	3 EACH	

\*\*\* If purchased today, you save \$19.06 \*\*\*

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TODAY'S SUB-TOTAL: 4,019.12  
 REGULAR SUB-TOTAL: 4,038.18

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 PAGE 5 OF 5**

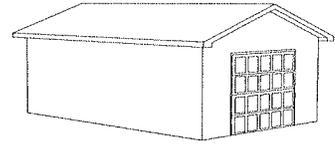
### Items Selected:

Gable roof w/ 4/12 pitch, Standard Trusses 2' O.C.  
Truss Design Location Zip Code: 53563  
2x6 Wall Framing Material  
16' Wide X 24' Deep X 8' High  
Vinyl Dbl 4" Lap Siding  
- H. Gray  
7/16" OSB Wall Sheathing  
Tygar Housewrap  
12" gable/12" eave overhangs  
1/2" OSB Roof Sheathing  
Oakridge, Driftwood Shingles  
O.C. Ventsure Ridge Vent  
White Aluminum Soffit & Fascia  
White Premium Roof Edge

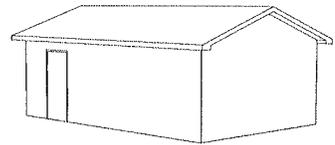
### Options Selected:

The options you have selected are:  
15 LB Roof Felt  
2 Rows Granular Ice & Water Barrier  
1 - 9x7 Overhead Door - Insulated RP White  
1 - 36x80 Service Door - CP1 Flush Steel LS

Front View



Back View



**Estimated base price: \$2,952.99\***

The base price includes: 0" Eave/0" Gable Overhangs, Framing Materials, 7/16 OSB Roof Sheathing, 20 yr. Fiberglass Classic - Onyx Black Shingles, Pine Fascia, Galv Regular Roof Edge, 8" Textured Vertical Hardboard Siding, All selected overhead, service and sliding doors are included. Windows and other options are NOT included.

**Estimated price: \$4,019.12\***

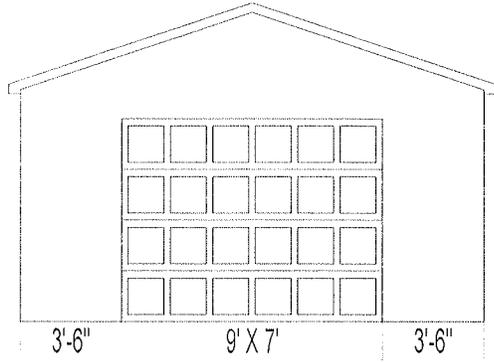
\*Today's estimated price, future pricing may go up or down.  
\*Tax, labor, and delivery not included.

**\*\*\* Take this sheet to the Building Materials counter to purchase your materials. \*\*\***

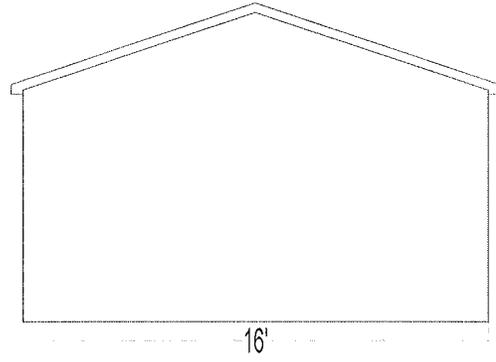
Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

\*\*\* Here are the wall configurations for your design.

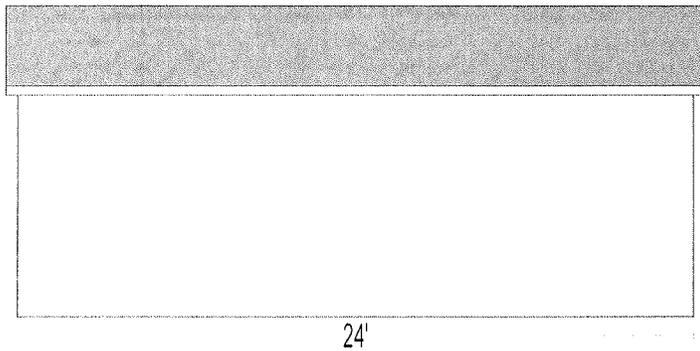
Illustration May Not Depict All Options Selected



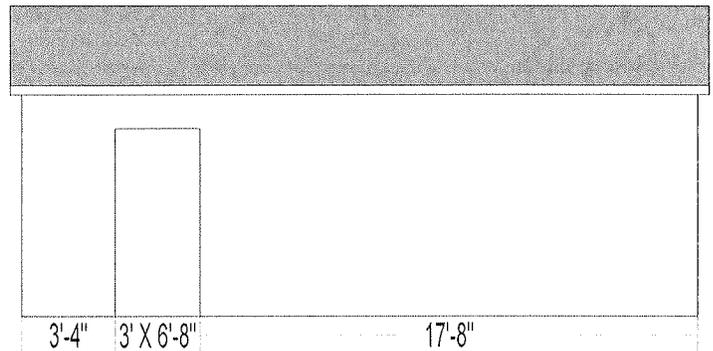
Gable Front View  
(1) -



Gable Back View



Eave Front View



Eave Back View  
(1) -

Building Size: 16 feet wide X 24 feet long X 8 feet high

Approximate Peak Height: 11 feet 0 inches (132 inches)

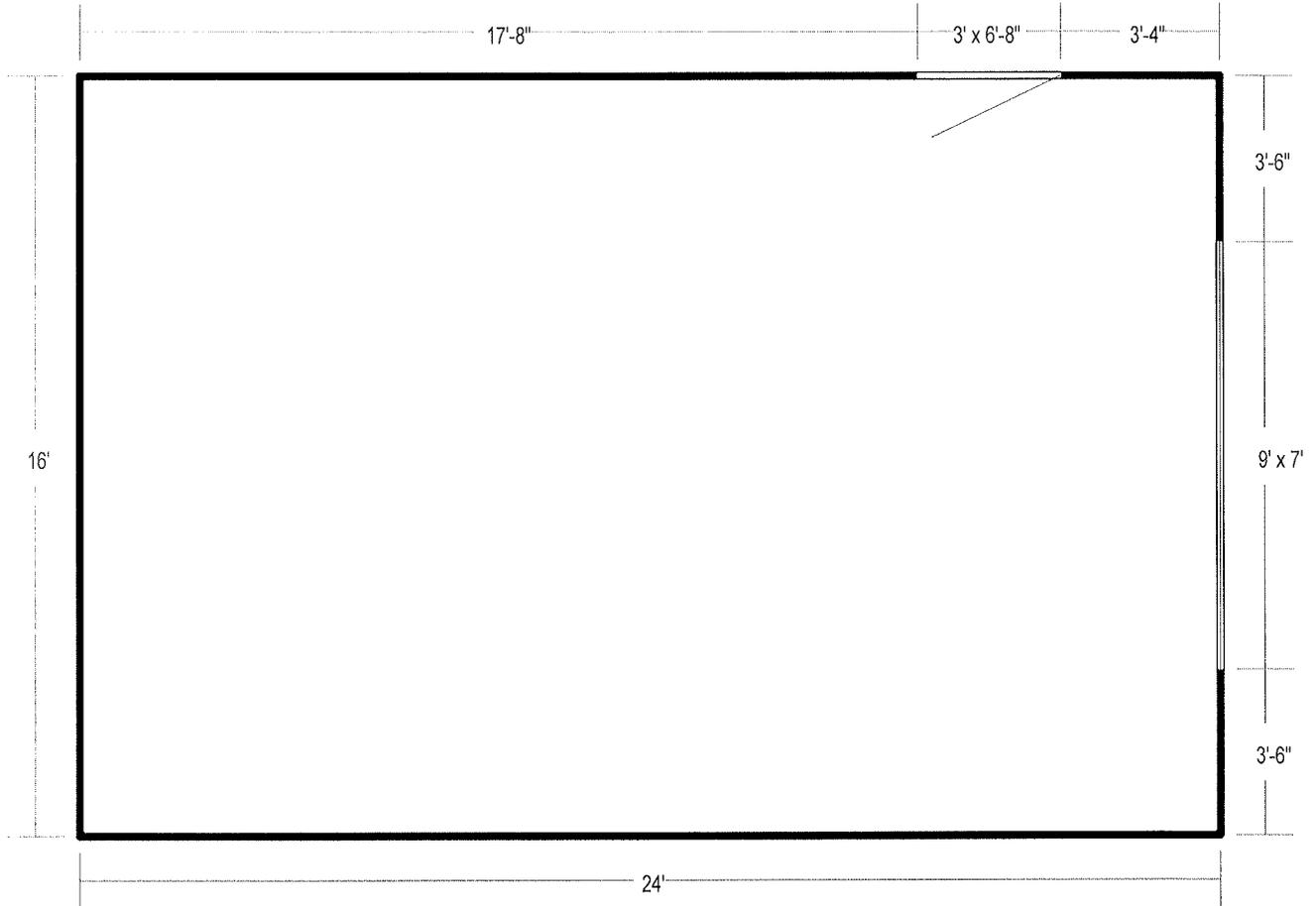
NOTE: Overhead doors may need to be "Wind Code Rated" depending on your building location.

Confirm the door requirements with your local zoning official before construction.

Menards-provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variability in codes and site restrictions, all final plans and material lists must be verified with your local zoning office. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

\*\*\* Garage Floor Plan.

Illustration May Not Depict All Options Selected



Building Size: 16 feet wide X 24 feet long X 8 feet high

Note: Wall construction is 2x6 @ 16" on center





## Department of Public Works

**To:** Milton Plan Commission  
**From:** Howard Robinson, Director of Public Works  
**Date:** August 2, 2016  
**Subject:** Discussion and Possible Action on a Site Plan for an Expansion at Charter NEX Films located at 1264 E. High Street.

---

### **Summary**

Charter NEX Films has submitted a site plan for an addition onto their existing building. The current building is zoned M-1 and the use and proposed expansion are permitted uses. The site plan shows the layout of the existing building and the proposed building. Off-street parking is indicated on the plan. The new remaining stalls will meet the ordinance requirements. Existing lighting, which meets ordinance requirements, will be used. No new off-street loading or trash areas are needed. Utility locations are indicated on the plans. Architectural drawings are included. The landscape plan has met the greenspace requirements. Existing landscape requirements have been approved and plants that are removed are being replaced.

### **Recommendation**

I would recommend approve of the site plan for an Expansion at Charter NEX Films located at 1264 E. High Street.

**SHEET INDEX**

- A3.0 BUILDING SECTIONS
- C1.0 SITE PLAN
- A1.0 FLOOR PLAN
- A2.0 ELEVATIONS
- A2.1 3D
- T2.0 SPECIFICATIONS

**PROJECT INFORMATION**

**APPLICABLE BUILDING CODE**

2009 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)  
ASHRE STANDARD 90.1-2007

**BUILDING CONTENT**

**BUILDING & FIRE AREA SQUARE FOOTAGES**

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	XXXXXX S.F.	XXXXXX S.F.	XXXXXX S.F.
FIRST FLOOR	XXXXXX S.F.	XXXXXX S.F.	XXXXXX S.F.
CANOPIES (COLUMN SUPPORTED)	XXXXXX S.F.	XXXXXX S.F.	XXXXXX S.F.
BASEMENT	XXXXXX S.F.	XXXXXX S.F.	XXXXXX S.F.
BUILDING AREA SUB-TOTALS	XXXXXX S.F.	XXXXXX S.F.	XXXXXX S.F.
MEZZANINES	XXXXXX S.F.	XXXXXX S.F.	XXXXXX S.F.
FIRE AREA TOTALS	XXXXXX S.F.	XXXXXX S.F.	XXXXXX S.F.

HIGH FILE STORAGE YES/NO  
FIRE ALARM SYSTEM YES/NO  
OCCUPANCY

1-1  
NON SEPARATED

**CONSTRUCTION CLASSIFICATION**

TYPE 1B CONSTRUCTION  
SPRINKLED YES/NO  
FIREWALL YES/NO

**ALLOWABLE AREA**

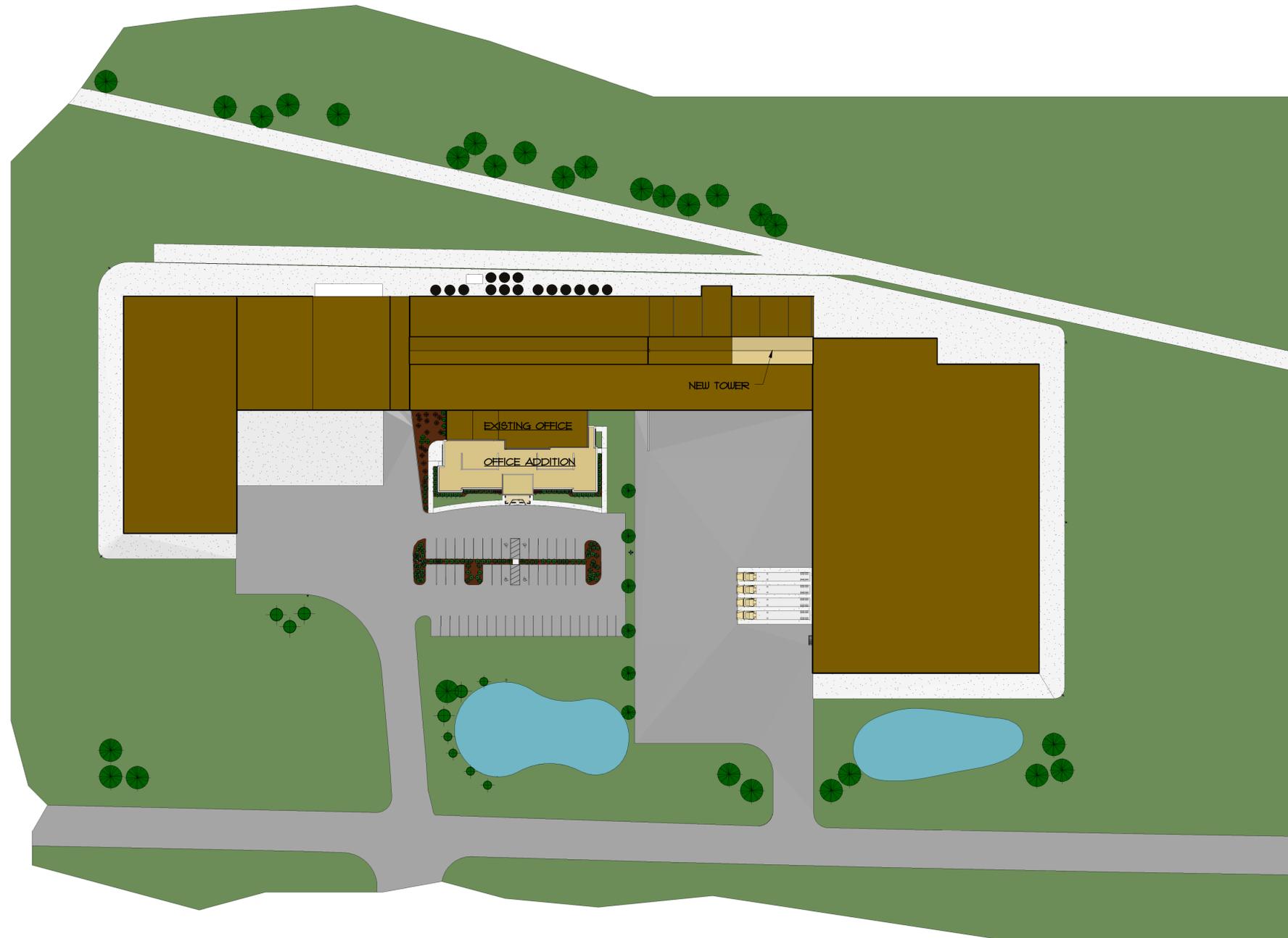
TABULAR FLOOR AREA: XXXXXX S.F.  
FRONTAGE INCREASE: XXXXXX S.F.  
SPRINKLER INCREASE: XXXXXX S.F.  
TOTAL ALLOWABLE AREA: XXXXXX S.F.  
ALLOWABLE FIRE AREA: XXXXX S.F.

**BUILDING/SITE CONTENT**

BUILDING SIZE XXXXXX S.F. XX.X%  
HARD SURFACE XXXXXX S.F. XX.X%  
GREEN SPACE XXXXXX S.F. XX.X%  
PARCEL SIZE (APPROX.) XXXXXX S.F. X.XX ACRES  
PARKING PROVIDED XX STALLS (1 STALL/XXX.X S.F.)

**ZONING INFORMATION**

ZONING: X  
FRONT YARD SETBACK: XX'-X"  
SIDE YARD SETBACK: XX'-X"  
REAR YARD SETBACK: XX'-X"



**CONCEPTUAL SITE PLAN**  
1" = 60'-0"

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

**PROPOSED OFFICE ADDITION FOR:**

**CHARTER NEX**

**MILTON,**

**WISCONSIN**



**Keller**  
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES  
N216 State Road 55  
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**PROPOSED OFFICE ADDITION FOR:**  
**CHARTER NEX**  
MILTON,  
WISCONSIN

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REVISIONS  
R5 05.11.2016 TDP  
R6 06.15.2016 TDP  
R9 07.12.2016 ACM

PROJECT MANAGER:  
C. VANDE WETERING

DESIGNER: J. STUKE

DRAWN BY: TDP

EXPEDITOR: \_\_\_\_\_

SUPERVISOR: \_\_\_\_\_

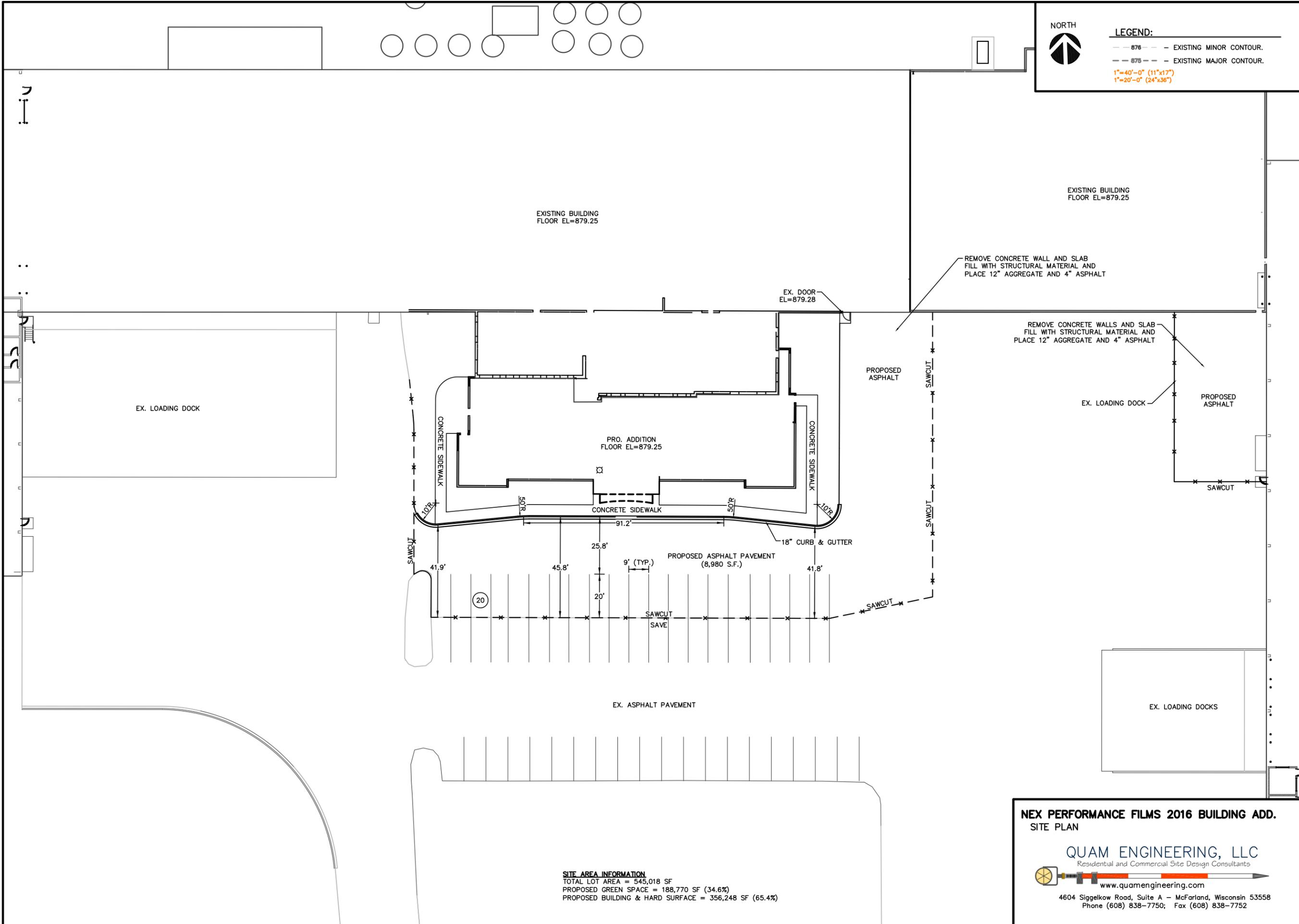
PRELIMINARY NO: P16031

CONTRACT NO: \_\_\_\_\_

DATE: 02.02.2016

SHEET: **C1.0**

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750 \KE-06-13\KE06BASE.DWG



**SITE AREA INFORMATION**  
 TOTAL LOT AREA = 545,018 SF  
 PROPOSED GREEN SPACE = 188,770 SF (34.6%)  
 PROPOSED BUILDING & HARD SURFACE = 356,248 SF (65.4%)

**NEX PERFORMANCE FILMS 2016 BUILDING ADD. SITE PLAN**

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 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
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<p><b>MILWAUKEE</b>                  W177 N856 Rivercrest Dr.                  Suite 104                  Germantown, WI 53022                  PHONE (262) 250-9710                  1-800-236-2834                  FAX (262) 250-9740</p>	<p><b>WAUSAU</b>                  3600 Stewart Avenue                  Suite B                  Wausau, WI 54401                  PHONE (715) 849-3141                  FAX (715) 849-3181                  1-800-236-2834                  FAX (715) 849-3181</p>

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PROPOSED FOR:

CharterNEX Films

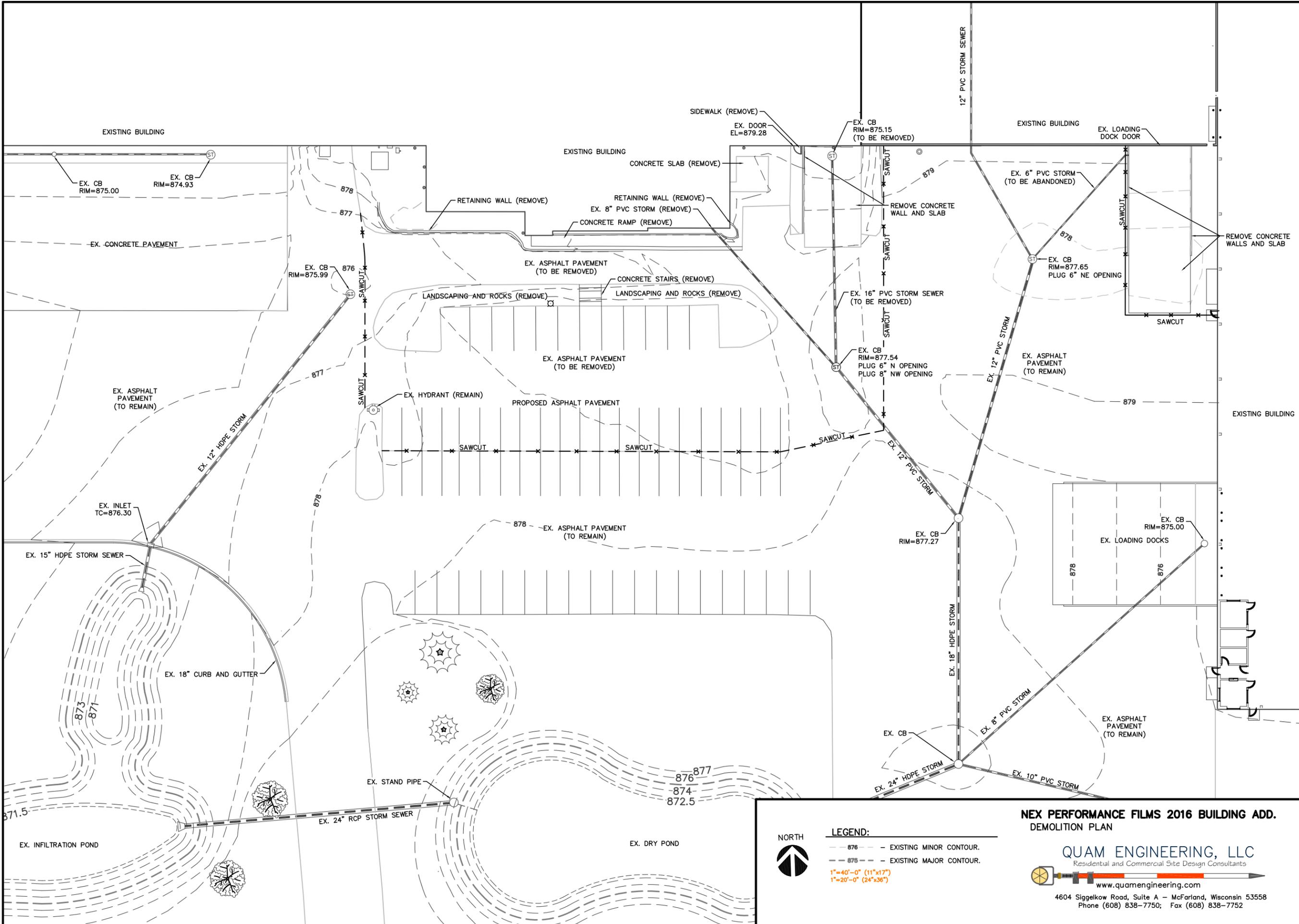
MILTON WISCONSIN

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REVISIONS	

<b>PROJECT MANAGER:</b>	C. VANDE WETTERING
<b>DESIGNER:</b>	R. QUAM
<b>DRAWN BY:</b>	R. QUAM
<b>EXPEDITOR:</b>	T. BROCHTRUP
<b>SUPERVISOR:</b>	D. CRAKER
<b>PRELIMINARY NO.:</b>	-----
<b>CONTRACT NO.:</b>	56039
<b>DATE:</b>	JULY 20, 2016
<b>SHEET:</b>	C1.3

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PROPOSED FOR: CharterNEX Films MILTON WISCONSIN

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**PROJECT MANAGER:** C. VANDE WETTERING  
**DESIGNER:** R. QUAM  
**DRAWN BY:** R. QUAM  
**EXPEDITOR:** T. BROCHTRUP  
**SUPERVISOR:** D. CRAKER  
**PRELIMINARY NO.:** -----  
**CONTRACT NO.:** 56039  
**DATE:** JULY 20, 2016  
**SHEET:** C1.2

NORTH



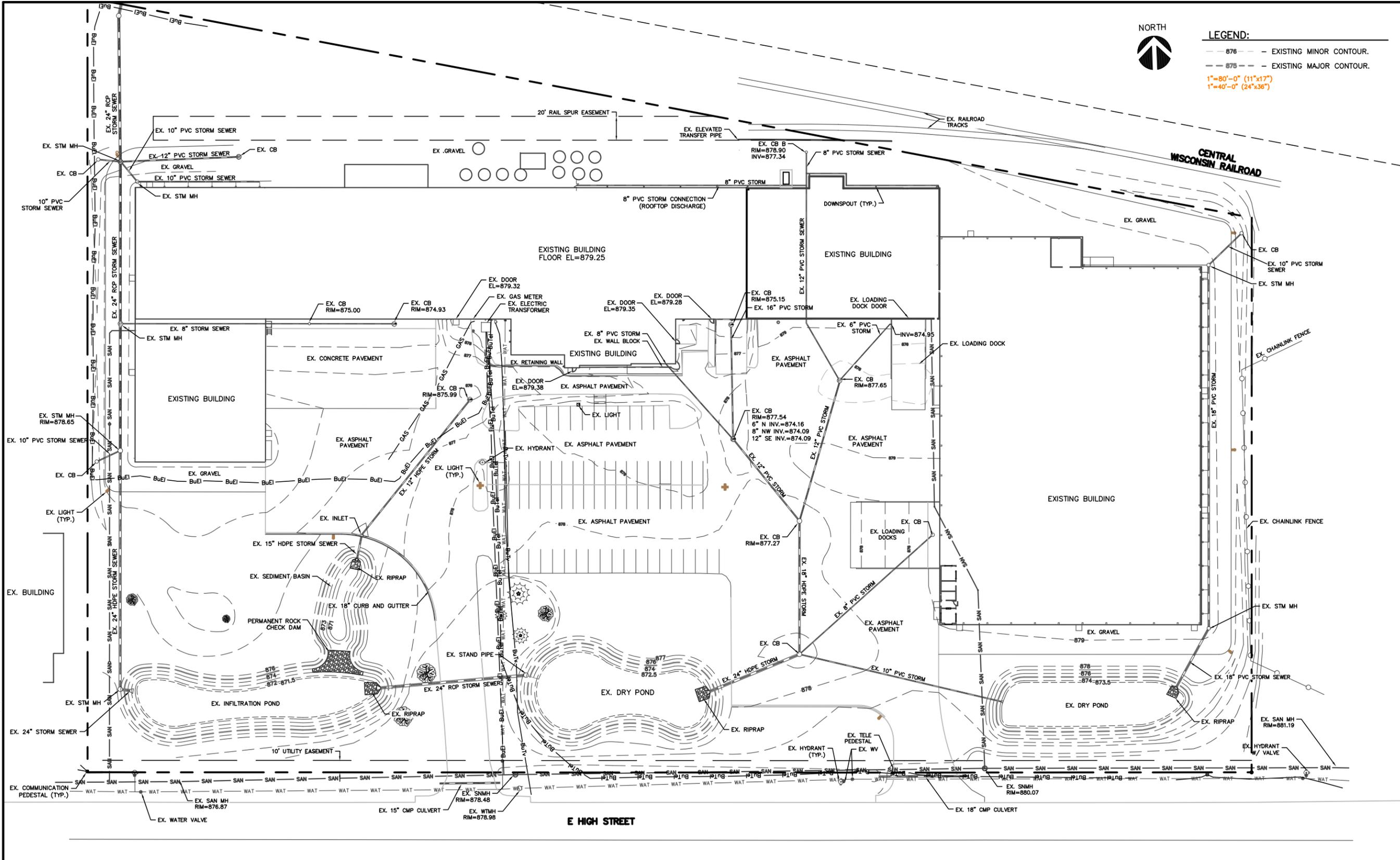
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- 876 --- EXISTING MINOR CONTOUR.
- 878 --- EXISTING MAJOR CONTOUR.
- 1"=40'-0" (11"x17")
- 1"=20'-0" (24"x36")

**NEX PERFORMANCE FILMS 2016 BUILDING ADD.**  
**DEMOLITION PLAN**

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**LEGEND:**  
 - - 876 - - EXISTING MINOR CONTOUR.  
 - - 875 - - EXISTING MAJOR CONTOUR.  
 1"=80'-0" (11"x17")  
 1"=40'-0" (24"x36")

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PROPOSED FOR:  
**CharterNEX Films**  
 WISCONSIN MILTON

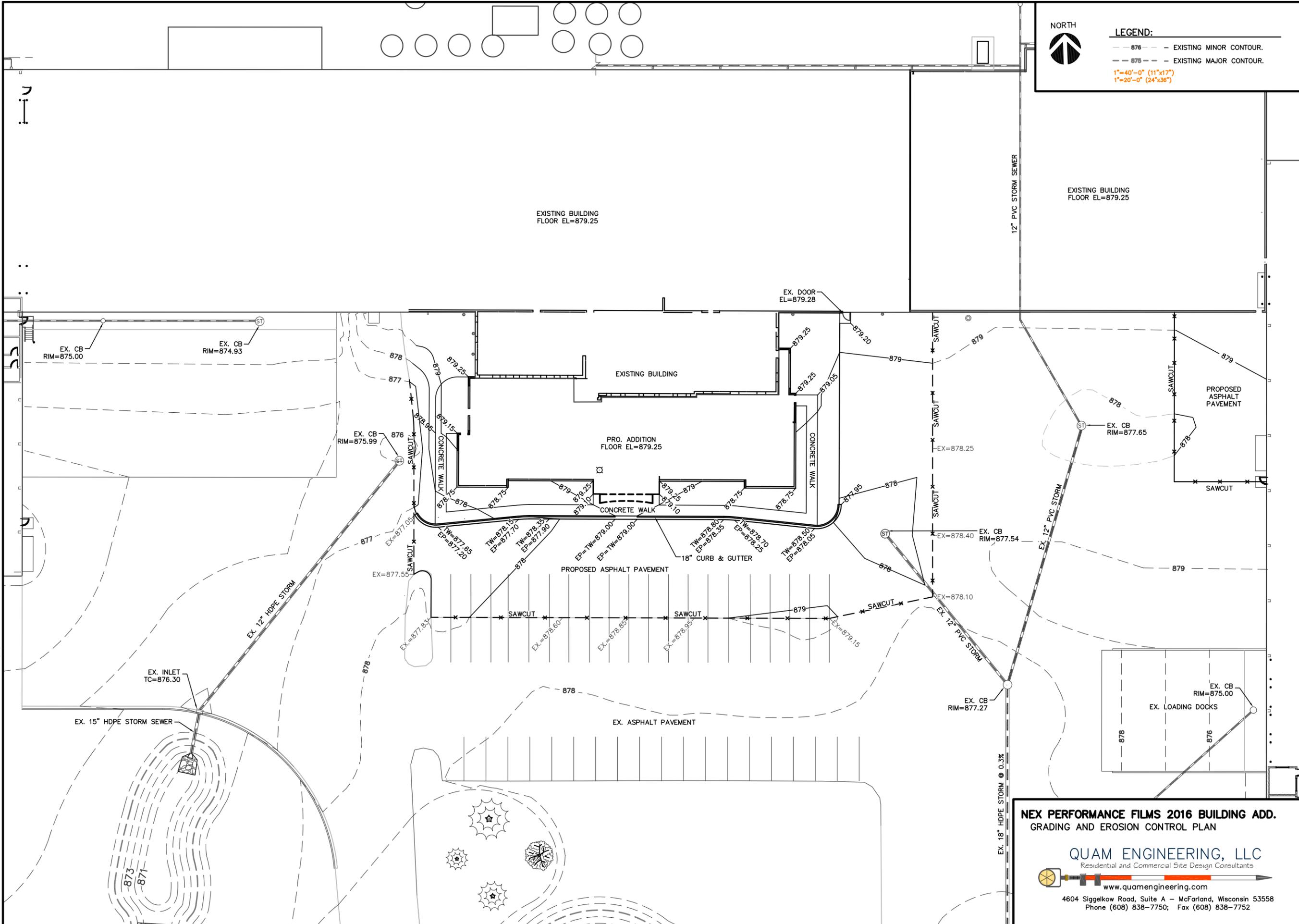
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**REVISIONS**


**PROJECT MANAGER:** C. VANDE WETTERING  
**DESIGNER:** R. QUAM  
**DRAWN BY:** R. QUAM  
**EXPEDITOR:** T. BROCHTRUP  
**SUPERVISOR:** D. CRAKER  
**PRELIMINARY NO.:** -----  
**CONTRACT NO.:** 56039  
**DATE:** JULY 20, 2016  
**SHEET:** C1.1

**NEX PERFORMANCE FILMS 2016 BUILDING ADD.**  
 EXISTING SITE PLAN

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 www.quamengineering.com  
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752



**NORTH**

**LEGEND:**

- - 876 - - EXISTING MINOR CONTOUR.
- - 875 - - EXISTING MAJOR CONTOUR.
- 1"=40'-0" (11"x17")
- 1"=20'-0" (24"x36")

**Keller**  
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PROPOSED FOR:

CharterNEX Films

WISCONSIN MILTON

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**REVISIONS**

NO.	DESCRIPTION

**PROJECT MANAGER:** C. VANDE WETTERING

**DESIGNER:** R. QUAM

**DRAWN BY:** R. QUAM

**EXPEDITOR:** T. BROCHTRUP

**SUPERVISOR:** D. CRAKER

**PRELIMINARY NO.:** -----

**CONTRACT NO.:** 56039

**DATE:** JULY 20, 2016

**SHEET:** C1.4

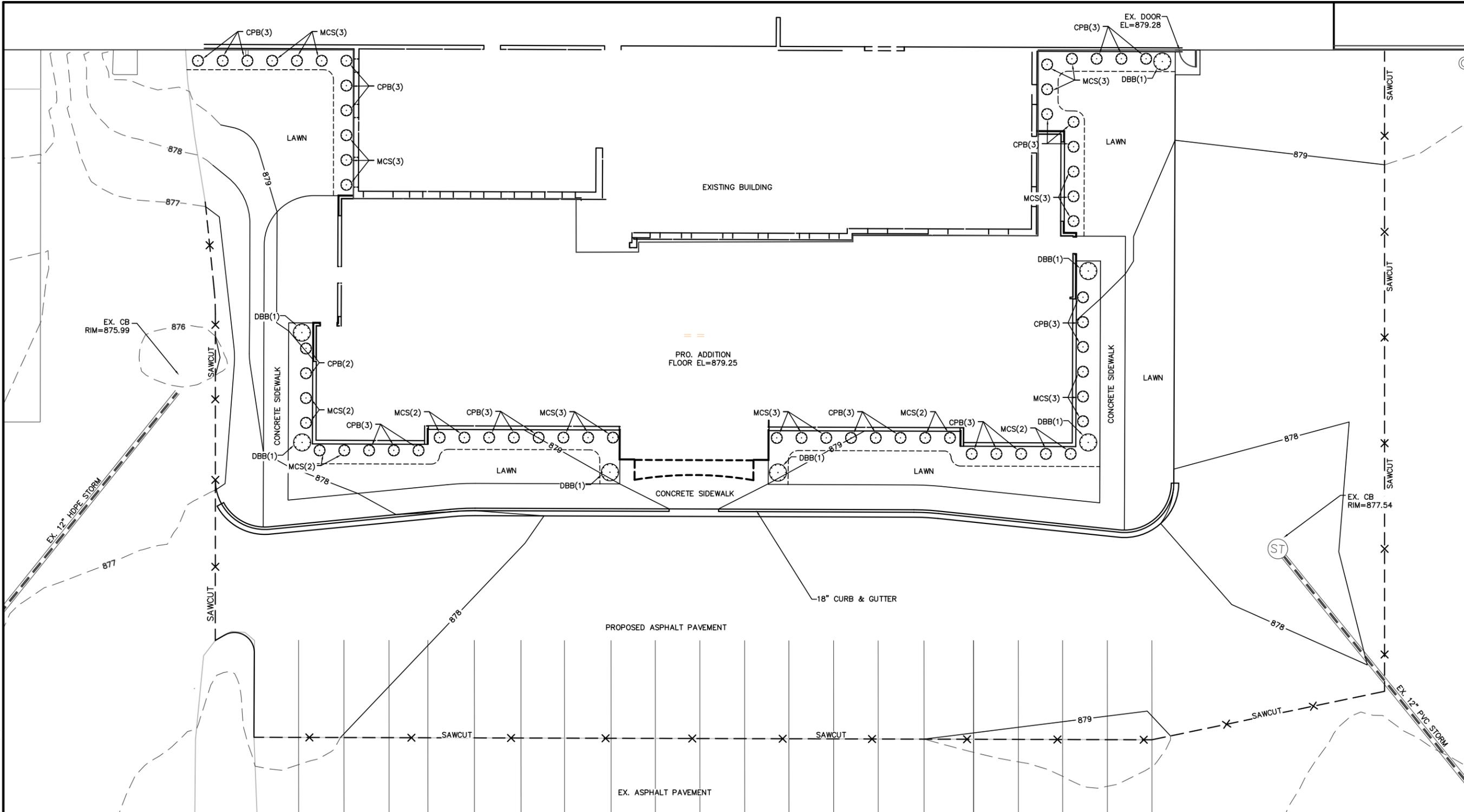
**NEX PERFORMANCE FILMS 2016 BUILDING ADD.**  
GRADING AND EROSION CONTROL PLAN

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Residential and Commercial Site Design Consultants

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Phone (608) 838-7750; Fax (608) 838-7752

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**PLANT LIST**

KEY	SIZE	COMMON NAME	ROOT	QUAN:
<u>Medium Deciduous Shrubs</u>				
DBB	24"	Dwarf Burning Bush	Pot	7
<u>Low Deciduous Shrubs</u>				
CPB	15"	Crimson Pygmy Barberry	Pot	29
MCS	18"	Magic Carpet Spirea	Pot	31

**NOTES:**

- 1) Lawn areas around building and parking lot to be seeded (Madison Parks seed mix), fertilized, and mulched with straw.
- 2) Planting beds to be mulched with #2 washed stone to a depth of 3" over weed barrier fabric.
- 3) Designated planting beds to be separated from lawn areas with 5" black vinyl edge.



**LEGEND:**  
 1"=20'-0" (11"x17")  
 1"=10'-0" (24"x36")

**NEX PERFORMANCE FILMS 2016 BUILDING ADD.**  
 LANDSCAPING PLAN

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PROPOSED FOR:

**CharterNEX Films**

MILTON WISCONSIN

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**REVISIONS**


**PROJECT MANAGER:**  
C. VANDE WETTERING

**DESIGNER:**  
R. QUAM

**DRAWN BY:**  
R. QUAM

**EXPEDITOR:**  
T. BROCHTRUP

**SUPERVISOR:**  
D. CRAKER

**PRELIMINARY NO.:**  
-----

**CONTRACT NO.:**  
56039

**DATE:**  
JULY 20, 2016

**SHEET:**  
C1.5



# Keller

PLANNERS | ARCHITECTS | BUILDERS

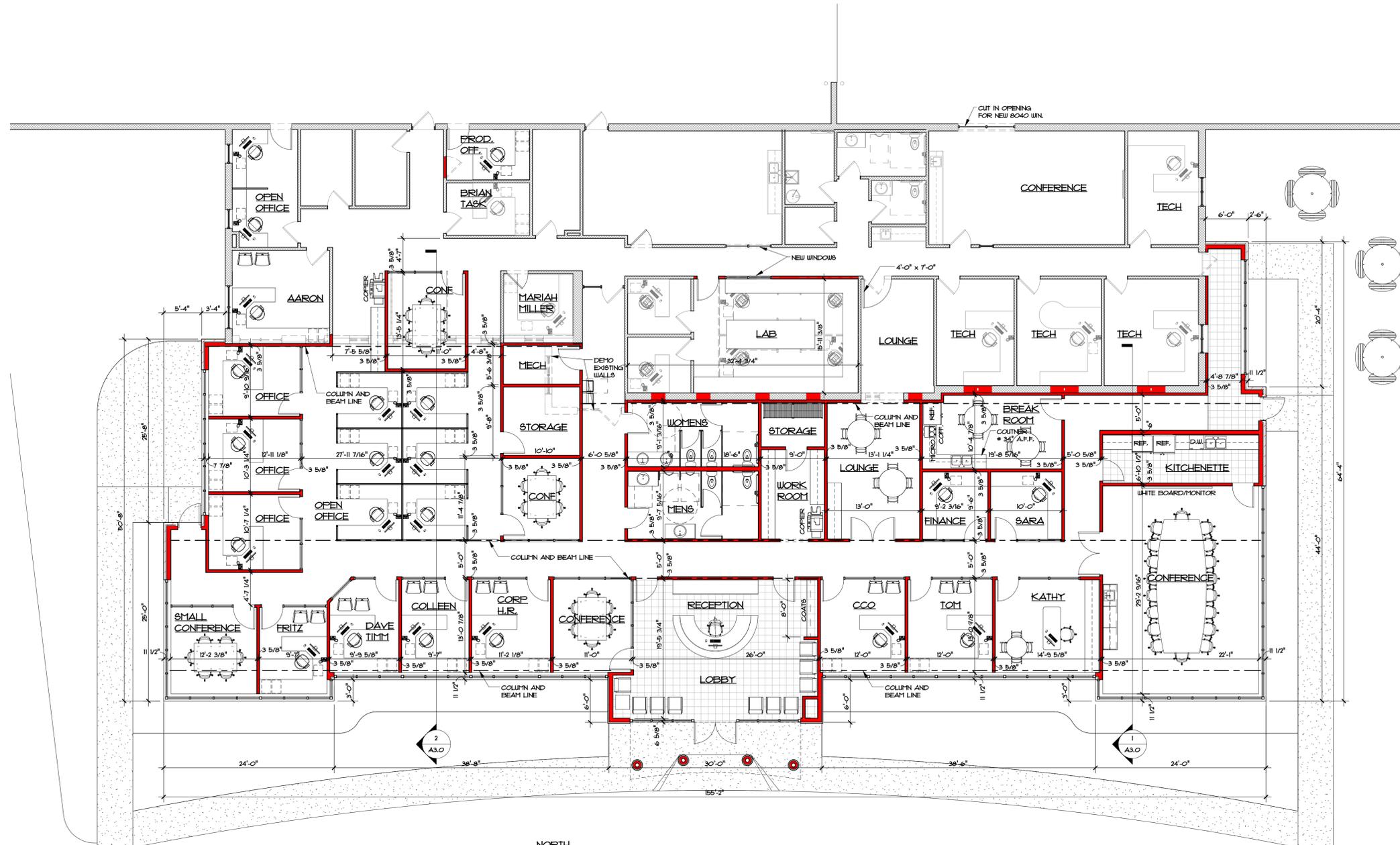
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 PHONE (715) 849-3141  
 FAX (715) 849-3181

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### ADDITION FINISH FLOOR

1/8" = 1'-0"

WALL KEY	
	NEW WALL/FURRING
	NEW MASONRY/ VENEER WALL
	NEW COOLERS/ FREEZER WALLS
	NEW FOUNDATION WALL
	TYPICAL EXISTING WALL
	DEMO WALLS
	FIRE WALL OR FIRE BARRIER

PRELIMINARY - NOT FOR CONSTRUCTION

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REVISIONS	
R5	05.11.2016 TDP
R6	06.15.2016 TDP
R9	07.12.2016 ACM

PROJECT MANAGER:  
C. VANDE WETTERING

DESIGNER:  
J. STUKE

DRAWN BY:  
TDP

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:  
P16031

CONTRACT NO:

DATE:  
02.02.2016

SHEET:  
**A1.0**

PROPOSED OFFICE ADDITION FOR:  
**CHARTER NEX**  
 MILTON,  
 WISCONSIN



**Keller**  
PLANNERS | ARCHITECTS | BUILDERS

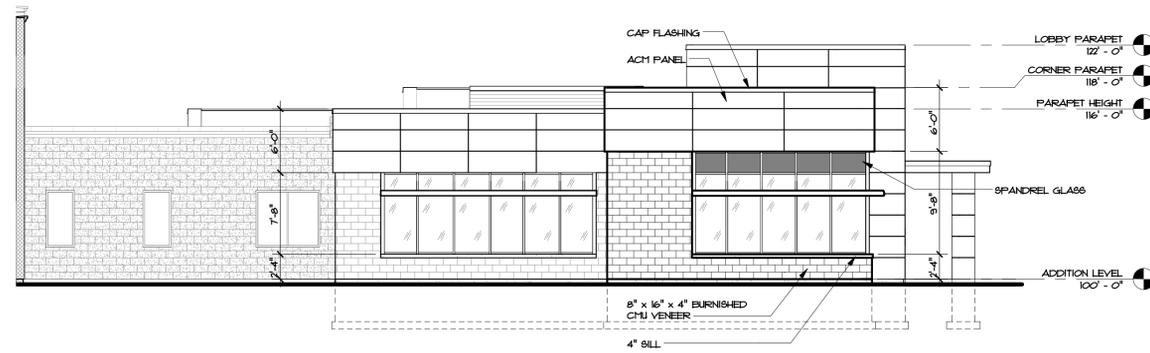
FOX CITIES  
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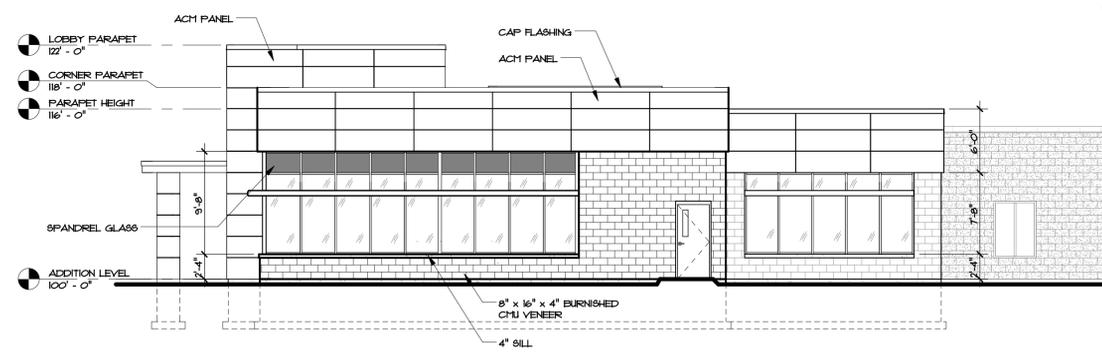
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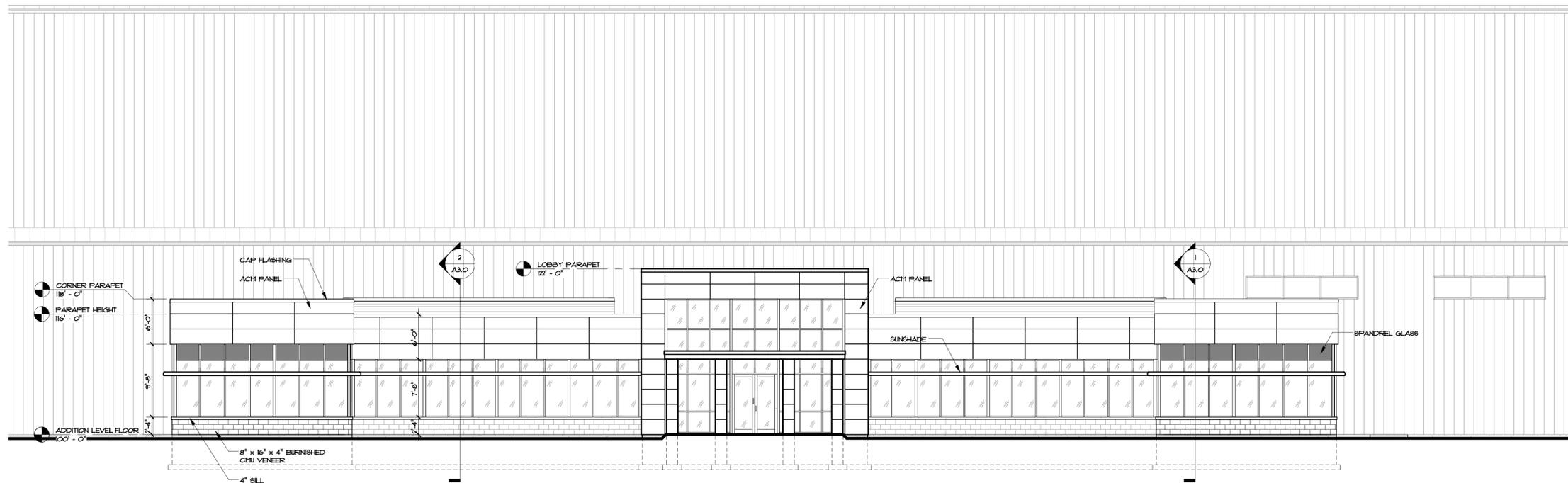
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**WEST ELEVATION**  
1/8" = 1'-0"



**EAST ELEVATION**  
1/8" = 1'-0"



**SOUTH ELEVATION**  
1/8" = 1'-0"

PROPOSED OFFICE ADDITION FOR:  
**CHARTER NEX**  
MILTON,  
WISCONSIN

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**PRELIMINARY - NOT FOR CONSTRUCTION**

REVISIONS

R5	05.11.2016	TDP
R6	06.15.2016	TDP
R9	07.12.2016	ACH1

PROJECT MANAGER:  
C. VANDE WETTERING

DESIGNER:  
J. STUKE

DRAWN BY:  
TDP

EXPEDITOR:  
\_\_\_\_\_

SUPERVISOR:  
\_\_\_\_\_

PRELIMINARY NO.:  
P16031

CONTRACT NO.:  
\_\_\_\_\_

DATE:  
02.02.2016

SHEET:  
**A2.0**



# Keller

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REVISIONS	DATE	BY
R5	05.11.2016	TDP
R6	06.15.2016	TDP
R9	07.12.2016	ACM

PROJECT MANAGER: C. VANDE WETERING

DESIGNER: J. STOUKE

DRAWN BY: TDP

EXPEDITOR: \_\_\_\_\_

SUPERVISOR: \_\_\_\_\_

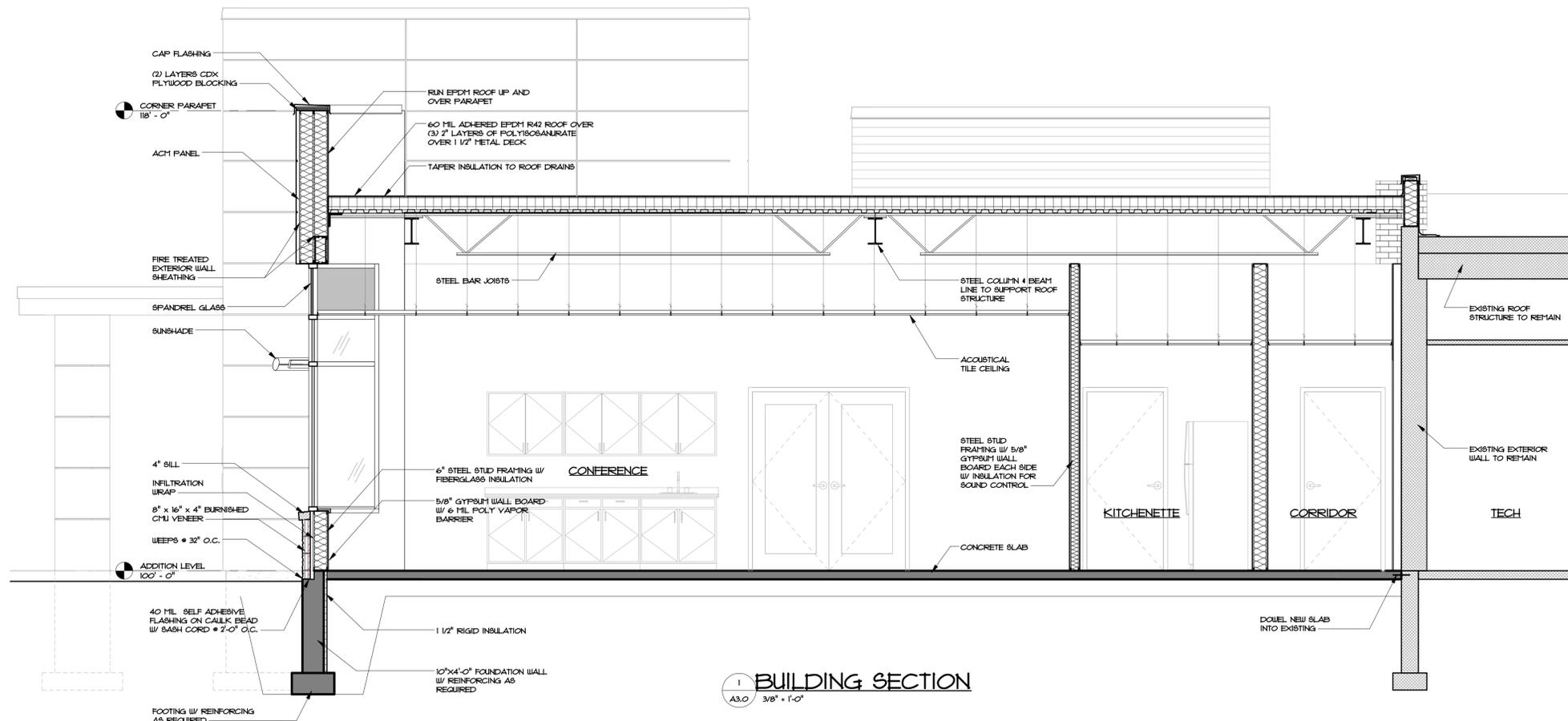
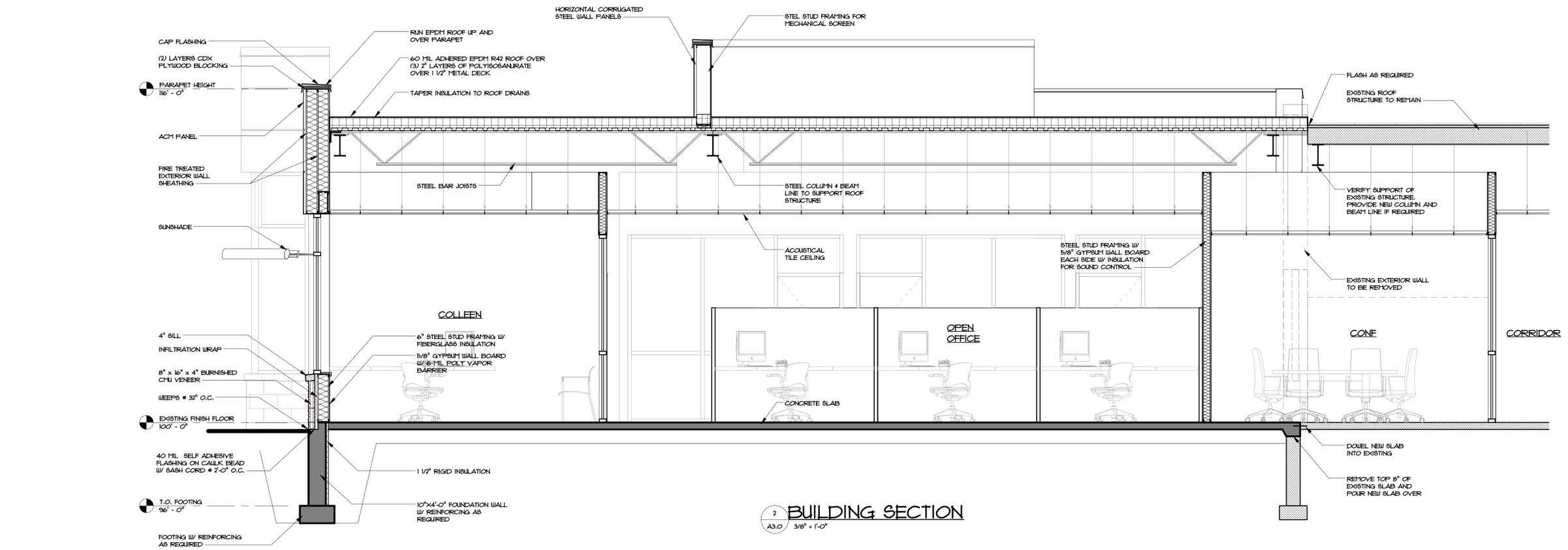
PRELIMINARY NO: P16031

CONTRACT NO: \_\_\_\_\_

DATE: 02.02.2016

SHEET: **A3.0**

PRELIMINARY - NOT FOR CONSTRUCTION





## Office of the City Administrator

**To:** Mayor Welch, Common Council Members, Plan Commission Members  
**From:** Al Hulick, City Administrator  
**Date:** August 2, 2016  
**Subject:** Discussion and Possible Action Regarding a 1-Lot CSM along Putman Parkway

---

### **Summary**

The City has prepared a Certified Survey Map to legally define an 23.55 acre parcel of land north of Putman Parkway and South of STH 59 and an Outlot. At the time STH 59 and STH 26 were realigned, this parcel was separated into three separate pieces, while still retaining a single parcel number. This CSM creates a new, separate, legal tax parcel.

This action is important, due to the “new” parcels inclusion in the newly created TIF No. 9. TIF law dictates that TIF boundaries cannot bisect a parcel. Therefore, despite the fact that STH 59 already bisects the parcel with legally dedicated right of way, the creation of a new legal tax parcel of the subject site is necessary to conform to State Law.

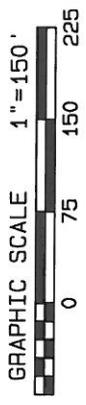
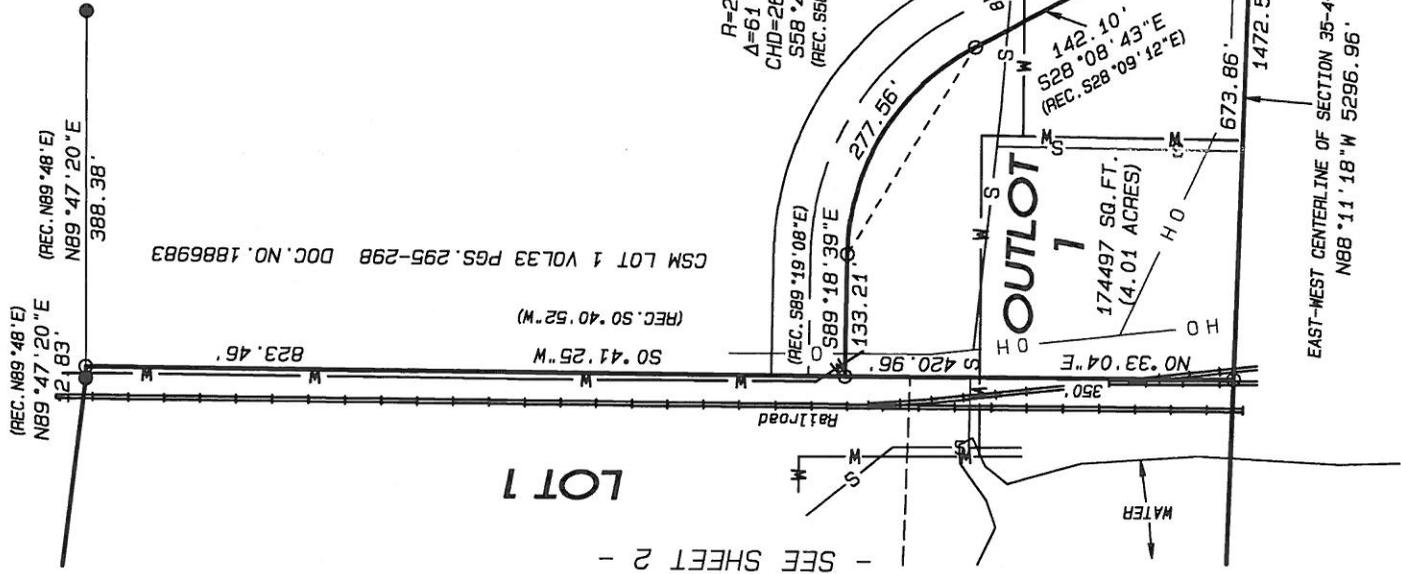
### **Recommendation**

The City Administration recommends the Plan Commission and City Council approve the CSM along Putman Parkway.

# CERTIFIED SURVEY MAP

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

## S.T.H. 59



### LEGEND:

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN.FT.
- FOUND 3/4" IRON PIN
- FOUND X ON STONE
- FOUND CUT STONE MONUMENT
- S — SANITARY SEWER
- W — WATER LINE
- OH — OVERHEAD UTILITIES
- R — RAILROAD

### NOTES:

LOCATIONS OF UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY !!!

FIELD WORK COMPLETED JULY 14TH, 2016.

ASSUMED N88°11'18"W ALONG THE EAST-WEST CENTERLINE OF SECTION 35-4-13.

Project No. 116 - 229  
For: CITY OF MILTON

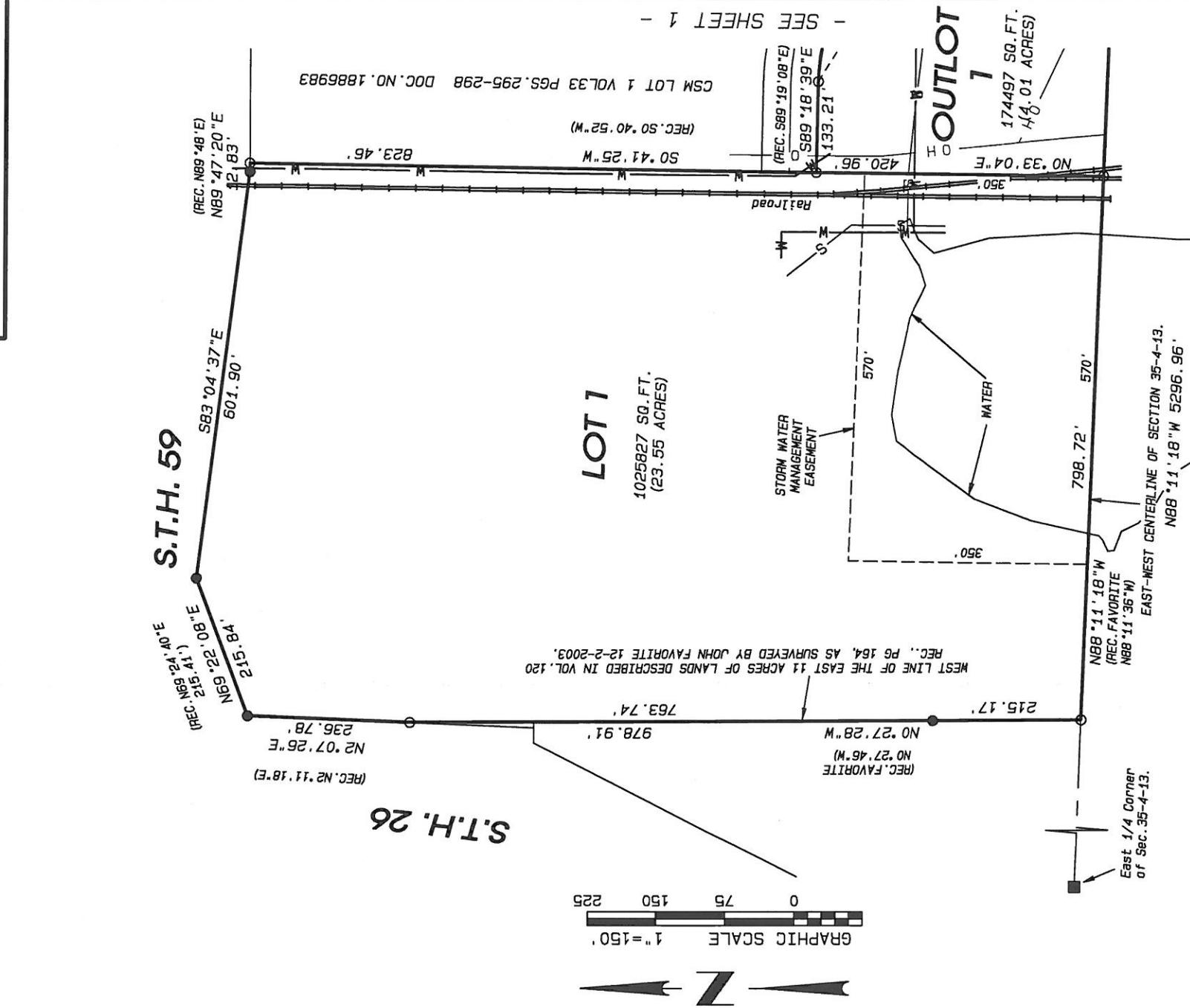


109 N. Milwaukee St.  
Janesville, WI 53548  
www.combsurvey.com  
tel: 608 752-0575  
fax: 608 752-0534

SHEET 1 OF 4 SHEETS

# CERTIFIED SURVEY MAP

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



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For: CITY OF MILTON

SHEET 2 OF 4 SHEETS