



AGENDA - AMENDED  
City of Milton  
Common Council Meeting  
Tuesday, October 4, 2016  
7:00 PM  
MILTON CITY HALL  
Council Chambers, 710 S. Janesville Street

- 1. Call to Order and Confirmation of Appropriate Meeting Notice.**
- 2. Approval of Agenda**
- 3. Presentation to Bank of Milton and First Community Bank Thanking Them for an Early Call on Bank Loans.**
- 4. Public comments regarding items which can be affected by Council Action**  
Presenters must sign in with the City Clerk in order to speak.
- 5. Approval of the Consent Agenda**
  - 5.a. Approval of Common Council Minutes – September 28, 2016.**

Documents:

[09-28-2016 Common Council Minutes.pdf](#)
  - 5.b. Approval of Minutes - Personnel & Finance Committee Minutes – September 20, 2016.**

Documents:

[09-20-2016 Personnel and Finance Committee Minutes.pdf](#)
  - 5.c. Personnel & Finance Committee Item: Deny the Claim Against the City of Milton from Sara Knutson, 39 E. Evergreen Lane.**

Documents:

[Memo - Claim Against the City - Knutson.pdf](#)  
[Notice of Claim \(Tree\).pdf](#)  
[CVMIC Response \(Tree\).pdf](#)
  - 5.d. Approval of Plan Commission Minutes – September 6, 2016.**

Documents:

[09-06-2016 Plan Commission Minutes.pdf](#)
  - 5.e. Approval of Minutes - Public Works Committee Minutes – September 6, 2016.**

Documents:

[09-06-2016 Public Works Minutes.pdf](#)

**5.f. AMENDED Public Works Committee Item: Approval of a Public Works Resolution to Allow the Repair of a Clarifier at the Milton Wastewater Treatment Facility and Pump Repair.**

Documents:

[Memo - Resolution Regarding Clarifier Repair.pdf](#)  
[Milton Proposal 100316.pdf](#)  
[Resolution 2016-32 Public Works Committee Determining Emergency Public Health Welfare of City in Danger 10-5-16.pdf](#)

**6. Discussion and Possible Action Regarding a Proclamation for Manufacturing Matters Week.**

**7. Discussion and Possible Action Regarding the Halloween Proclamation.**

Documents:

[Memo - Halloween Proclamation.pdf](#)  
[Halloween 10-31-16.pdf](#)

**8. Discussion and Possible Action to Proceed with the Annexation of Right Of Way along Serns Road, and to Authorize the Mayor to Sign the Annexation Petition.**

Documents:

[Memo - Serns Road Annexation.pdf](#)  
[Serns Road Annexation Petition.pdf](#)

**9. Discussion and Possible Action on a Site Plan and the Rezoning of Land Located at 1115 E. High Street PUD.**

Documents:

[Memo - Rezoning PUD - 1115 E High Street - Badger.pdf](#)  
[BSM-CITY SUBMITTAL 9-28-16 - PUD App from Badger State.pdf](#)  
[Exist 9-28-16 - Badger State Maintenance.pdf](#)  
[GECP 9-28-16 - Badger State Maintenance.pdf](#)  
[Site 9-28-16 - Badger State Maintenance.pdf](#)  
[Badger State Financials.pdf](#)

**10. Discussion and Possible Action Regarding an Update on the Ethics Violation Complaint involving Alderperson Lader.**

**11. General Items**

**12. Next Meeting – Tuesday, October 18, 2016 at 7:00 p.m.**

**13. Mayor and Alderperson Reports**

**14. Staff Reports**

**15. City Administrator**

**16. Chief of the Joint Fire Department**

**17. Chief of the Police Department**

**18. City Clerk/Deputy Treasurer**

**19. Director of Public Works**

**20. Director of the Library**

**21. Finance Director**

**22. 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 October 3, 2016 at Dave's Ace Hardware, Piggly Wiggly, Milton City Hall.

Common Council Mission Statement: With integrity and involved citizens, the City of Milton Common Council will strive to preserve a high quality of life, meet the public's needs with cost effective services, and foster a community in which people are proud to live.

**City of Milton**  
**Common Council Minutes**

9/28/2016 - Minutes

**1. Call to Order and Confirmation of Appropriate Meeting Notice.**

Mayor Welch called the September 28, 2016 Common Council meeting to order at approximately 5:30 p.m. City Clerk/Deputy Treasurer Hilby confirmed the appropriate meeting notices were posted.

Present: Mayor Anissa Welch, Ald. Dave Adams, Ald. Jeremy Zajac, Ald. Maxine Striegl, Ald. Ryan Holbrook, Ald. Nancy Lader, and Ald. Lynda Clark.

Also Present: City Administrator Al Hulick, Finance Director Dan Nelson, and City Clerk/Deputy Treasurer Elena Hilby.

**2. Approval of Agenda**

Ald. Holbrook moved to approve the agenda. Ald. Clark seconded, and the motion carried.

**3. Public comments regarding items which can be affected by Council Action**

Mayor Welch welcomed those in attendance and asked if there were any registered speakers. There were no speakers.

**4. Approval of Common Council Minutes – September 20, 2016.**

Ald. Zajac moved to approve the minutes. Ald. Holbrook seconded, and the motion carried.

**5. Discussion and Possible Action Regarding Fire Department Contract with RW Management.**

Ald. Zajac moved to approve the 3 month contract with RW Management for \$4,000 per month which expires December 2016. Ald. Clark seconded, and the motion carried unanimously.

**6. General Items**

**7. Next Meeting – Tuesday, October 4, 2016 at 7:00 p.m.**

**8. Motion to Adjourn**

Ald. Striegl moved to adjourn the meeting of the Common Council at approximately 6:02 p.m. Ald. Holbrook seconded, and the motion carried.

Respectfully submitted,  
Elena Hilby  
City Clerk

**City of Milton**  
**Personnel and Finance Committee Minutes**

9/20/2016 - Minutes

**1. Call to Order**

Ald. Dave Adams called the September 20, 2016 meeting of the Personnel & Finance Committee to order at approximately 6:30 p.m.

Present: Ald. Dave Adams, Ald. Nancy Lader, and Ald. Maxine Striegl.

Also Present: City Administrator Al Hulick, Finance Director Dan Nelson, Police Chief Scott Marquardt, and City Clerk/Deputy Treasurer Elena Hilby.

**2. Approval of Agenda**

Ald. Striegl moved to approve the agenda. Ald. Lader seconded, and the motion carried.

**3. Approval of Minutes - Personnel & Finance Committee Minutes – July 19, 2016.**

Ald. Lader moved to approve the minutes. Ald. Striegl seconded, and the motion carried.

**4. Discussion and Possible Action to Approve Operator's Licenses.**

Ald. Lader moved to recommend to the Common Council to approve the operator licenses as presented. Ald. Striegl seconded, and the motion carried unanimously.

**5. Discussion and Possible Action Regarding Treasurer's Report – August 2016.**

Ald. Lader moved to accept the Treasurer's Report. Ald. Striegl seconded, and the motion carried unanimously.

**6. Discussion and Possible Action Regarding a claim against the City of Milton from William and Catrina Schoen, 1015 W. Madison Avenue.**

Ald. Lader moved to recommend to the Common Council to deny the claim from William and Catrina Schoen. Ald. Striegl seconded, and the motion carried unanimously. The City will help the resident with guidance for next steps.

**7. General Items**

**8. Next Meeting Date – Tuesday, October 18, 2016 at 6:30 p.m.**

**9. Motion to Adjourn**

Ald. Lader moved to adjourn the meeting of the Personnel & Finance Committee at 6:42 p.m. Ald. Striegl seconded, and the motion carried.

Respectfully submitted,  
Elena Hilby  
City Clerk



## Office of the City Administrator

**To:** City of Milton Personnel & Finance Committee  
**From:** Inga Cushman, Assistant to the City Administrator  
**Date:** October 4, 2016  
**Subject:** Discussion and Possible Action Regarding a claim against the City of Milton from Sara Knutson, 39 E. Evergreen Lane

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### Summary

The City of Milton received a claim from Sara Knutson, 39 E. Evergreen Lane, for tree removal and replacement for a total of \$1,873.15. It is the recommendation of the City of Milton's insurance company, CVMIC, to deny the claim. This amount is below the City's self-insured retention of \$25,000, so this amount would be paid by the City if the Council chooses to pay the claim.

### Recommendation

To deny the claim submitted by Sara Knutson, 39 E. Evergreen Lane.

### Attachments

- CVMIC Response
- Notice of Claim

NOTICE OF CLAIM

Name: Sara Knutson  
 Address: 39 E. Evergreen Ln.  
Milton, WI, 53863  
 Phone: 608-868-2369

Incident/Accident Information	
Date: _____	
Time: _____	
Place: _____	

CIRCUMSTANCES OF CLAIM

In the space below briefly describe the circumstances of your claim. (Attach additional sheets, if necessary.) For auto damages, attach a copy of police report, if any, and attach a diagram of the accident scene indicating north, south, east, or west corners if the accident occurred at an intersection. For bodily injury, indicate nature of injury and whether or not medical attention was given and give the name of the physician. Also identify any witnesses to the incident/accident.

*The City of Milton (about 5-6 yrs. ago) put in a sidewalk in front of my house. They had to chop on the roots of a silver maple tree (located in the front of my house) as a result it killed my tree. It slowly died, and they cracked the corner of my driveway.*

Signed: Sara Knutson Date: 8-30-2016 *overs*

\*\*\*\*\*

CLAIM

(NOTE: You are not required to make a claim at this time. As long as you have filed the above Notice of Claim you may file a claim with the City at any time consistent with the applicable statute of limitations. However, in order for the City to formally accept or deny your claim at this time, the following claim must be completed and signed.)

The undersigned hereby makes a claim against the City of Milton arising out of the circumstances described above in the amount of \$ See enclosed Estm. from "the tree farm"  
 To process this claim it is necessary to detail all damages being sought.

Signed: Sara Knutson Date: 8-30-16

Address: 39 E. Evergreen Ln.  
Milton, WI, 53863

I'm asking the city to take down tree, remove stump, clean, up mess and replace with new tree. Also asking city to fix the crack in my driveway "from putting these heavy machinery on it." when doing the side walk.

- (The tree died because of the stress they put on the tree by digging & chopping on its roots. The tree didn't die overnight it slowly died as a result of the city putting in a sidewalk @ the dead end street.



## That Tree Farm LLP

DOUG SQUIRE

4343 Huntington Ave. • Janesville, WI 53546 • (608) 289-9457

Sara Knutson  
39 E Evergreen Ln  
Milton WI 53563

Invoice # 8357

August 21, 2016

TOTAL AMOUNT DUE : **\$1068.71**

### PROPOSAL

Remove Silver Maple tree in front yard	\$805.00
Grind stump, cleanup chips, and add topsoil	\$208.00

Replace with Red Maple: all trees are priced at \$175 per inch trunk diameter plus \$150 for transplant

<b>Subtotal</b>	\$1013.00
<b>Tax % 5.5%</b>	<b>Tax</b> \$55.72
<b>Total</b>	<b>\$1068.71</b>

## Thank You

**Invoice is payable upon receipt.**

Finance charge 1.5% per month (annual rate 18%). Applied on unpaid balance after 30 days from original invoice date



## That Tree Farm LLP

DOUG SQUIRE

4343 Huntington Ave. • Janesville, WI 53546 • (608) 289-9457

Sara Knutson  
39 E Evergreen Ln  
Milton WI 53563

Invoice # 8363

September 19, 2016

TOTAL AMOUNT DUE : **\$804.44**

### PROPOSAL

1 - 3.5 inch trunk diameter Autumn Radiant Rubrum Maple	\$612.50
Transplant	\$150.00

<b>Subtotal</b>	\$762.50
<b>Tax % 5.5%</b>	<b>Tax</b> \$41.94
<b>Total</b>	<b>\$804.44</b>

## Thank You

**Invoice is payable upon receipt.**

Finance charge 1.5% per month (annual rate 18%). Applied on unpaid balance after 30 days from original invoice date

## Inga Cushman

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**From:** Tom Mann <tem@cvmic.com>  
**Sent:** Wednesday, September 21, 2016 4:08 PM  
**To:** Inga Cushman  
**Subject:** FW: Knutson v Milton

Inga

I am in receipt of the above claim that has been filed against the City of Milton in the amount of 1,873.15 for damages to the claimants tree. The claimant has indicated that her tree died as a result of stress put pm the tree by digging and chopping on its roots when the city put in a sidewalk.

As you are aware, the damages claimed by Knutson are within the City's self-insured retention and should the city decide to settle this claim, any settlement would be within your retention and payment would come from the City.

Based on the information that I have received, it would be my recommendation that this claim be denied.

First of all, I do not believe that there is documented proof that this tree died as a result of the city putting a sidewalk in and that as a result of putting this sidewalk in, that definitively caused this tree to die.

Second, it is my understanding that the sidewalk was installed in the city right of way and as such, the city had the right to put the sidewalk in and that the sidewalk was put in properly.

Third, it is my opinion that the City is immune from liability under Wis. Stat. 893.80(4), which provides immunity to municipalities for discretionary actions. The fact that the city put a sidewalk in front of the claimants residence and how they put that sidewalk in are discretionary decisions and therefore the city would be immune from liability.

If one assumes that the claimants version is correct (again, there is no documented evidence to prove that tree died as a result of sidewalk being put in). one could also argue that the claimants tree had encroached on to the City right of way and therefore there was no duty on the part of the city to protect the tree roots.

Finally, I do not believe that there is negligence on the part of the City as there was no way that the city could have known that by putting a sidewalk in, that the claimants tree would die. Sidewalks are put in all over the state in which there are trees close to the sidewalk being put in and not all of these trees die. I do not believe that there was foreseeability on the part of the city that this tree would die if a sidewalk was put in.

Based on the above, it would be my recommendation that this claim be denied.

Should you have further questions regarding this matter, please feel free to contact me.



**Tom Mann, ARM**  
**Director of Liability Claims**  
tel: 414-831-5988  
office: 262-784-5666 (ext 188)  
email: [tem@cvmic.com](mailto:tem@cvmic.com)  
web: [cvmic.com](http://cvmic.com)

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**City of Milton**  
**Plan Commission Minutes**

9/6/2016 - Minutes

**1. Call to Order**

Mayor Welch called the September 6, 2016 meeting of the Plan Commission to order at approximately 5:00 p.m. Clerk Hilby confirmed the appropriate meeting notices were posted.

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

Excused: Ald. Jeremy Zajac.

Also Present: City Clerk/Deputy Treasurer Elena Hilby.

**2. Approval of Agenda**

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

**3. Approval of Plan Commission Minutes – August 2, 2016.**

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

**4. Public Hearing, Discussion and Possible Action on Ordinance 2016-424: An Ordinance Amending Section 78-1966 of the Code of Ordinances of the City of Milton Concerning Political Message Signs.**

Administrator Hulick reviewed the ordinance.

Mayor Welch opened the public hearing at 5:02 p.m. There were no speakers.

Mayor Welch closed the public hearing at 5:02 p.m.

DPW Director Robinson moved to recommend to the Common Council to approve Ordinance 2016-424. Comm. Himmel seconded, and the motion carried.

**5. Public Hearing, Discussion, and Possible Action on Ordinance 2016-425: An Ordinance Creating Section 78-316(14) of the Code of Ordinances of the City of Milton Establishing Standards for Single-Family Dwellings.**

Administrator Hulick reviewed the ordinance.

Mayor Welch opened the public hearing at 5:06 p.m.

Resident Lynda Clark of 1015 Brown Street spoke in support of this item.

Mayor Welch closed the public hearing at 5:08 p.m.

DPW Director Robinson moved to recommend to the Common Council to approve Ordinance 2016-425 with the change to 14(h) to replace the word "concrete" with "cementitious" and add EIFS to the material list. Comm. Ostrowski seconded, and the motion carried.

**6. Public Hearing, Discussion and Possible Action on the Rezoning of Land Located at 1115 E. High Street to M2-PUD.**

Administrator Hulick reviewed this item.

Mayor Welch opened the public hearing at 5:19 p.m.

Residents Frank and Judy Bua of 1155 E. High Street asked for a definition of PUD.

Mayor Welch continued the public hearing at 5:28 p.m until the October 4, 2016 Plan Commission meeting.

No action was taken on this item.

**7. AMENDED - Discussion and Possible Action on a Site Plan Review for Fjord/Ox Firearms, 385 Vincent Street**

DPW Director Robinson reviewed this item. Comm. Himmel moved to approve the proposed site plan for Fjord Industries/Ox Firearms, 385 Vincent Street. Comm. Ostrowski seconded, and the motion carried.

**8. General Items**

**9. Next Meeting Date – October 4, 2016 at 5:00 p.m.**

**10. Motion to Adjourn**

DPW Director Robinson moved to adjourn the meeting of the Plan Commission at 5:30 p.m. Comm. Ostrowski seconded, and the motion carried.

Respectfully submitted,  
Elena Hilby  
City Clerk

**City of Milton**  
**Public Works Committee Minutes**

9/6/2016 - Minutes

**1. Call to Order**

Chair Nancy Lader called the September 6, 2016 meeting of the Public Works Committee to order at approximately 6:30 p.m.

Present: Ald. Nancy Lader, Ald. Dave Adams, and Ald. Lynda Clark.

Also Present: DPW Director Howard Robinson, City Engineer Mark Langer, and City Clerk/Deputy Treasurer Elena Hilby.

**2. Approval of Agenda**

Ald. Adams moved to approve the agenda. Ald. Clark seconded and the motion carried.

**3. Approval of Minutes - Public Works Committee Minutes – August 2, 2016.**

Ald. Clark moved to approve the minutes. Ald. Adams seconded, and the motion carried.

**4. Engineer's Report**

City Engineer Mark Langer reviewed the report and was available for questions.

**5. Discussion and Possible Action on a Possible Water Main Extension on Vincent Street – Requested by the Resident at 419 Vincent Street.**

Ald. Adams moved to grant permission to get planning, possible bids, and costs for this extension, along with an agreement from the property owner concerning the assessment cost. Ald. Clark seconded, and the motion carried.

**6. Discussion and Possible Action Regarding a Stop Sign Addition to the Northside Drive/East Sunset Drive Intersection.**

Ald. Clark moved to make the intersection of Northside Drive and East Sunset Drive a 4-way stop intersection. Ald. Adams seconded, and the motion carried.

**7. Discussion and Possible Action Regarding Tree Branches Crossing Property Lines.**

No action was taken on this item.

**8. General Items**

Ald. Clark asked about brush pickup and DPW Director Robinson stated that there will be brush pickup occurring for the next two weeks.

**9. Next Meeting Date – Tuesday, October 4, 2016 at 6:30 p.m.**

**10. Adjourn**

Ald. Adams moved to adjourn the meeting of the Public Works Committee at 6:50 p.m. Ald. Clark seconded, and the motion carried.

Respectfully submitted,  
Elena Hilby  
City Clerk



## Department of Public Works

**To:** Milton Public Works Committee  
**From:** Howard Robinson, Director of Public Works  
**Date:** October 4, 2016  
**Subject:** Discussion and Possible Action Regarding a Public Works Resolution to Allow the Repair of a Clarifier at the Milton Wastewater Treatment Facility and Pump Repair.

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### Summary

The clarifier at the treatment plant is in need of an unplanned repair. The main scum arm is no longer able to rotate and remove the scum from the water to the scum beach chamber. This process removes these materials before the water goes to the final area of treatment. We would like to repair this clarifier. We have three clarifiers and can function at a minimum with two but the plant is designed for three and we have no back up for our clarifier treatment if one of the other clarifiers goes down. The later the repair occurs in the winter the harder it is to do a repair. We have money in the equipment repair fund so this will not be an addition onto the budget but a transfer of existing funds. We don't want to have a situation where we violate our permit due to discharge not receiving full treatment. A copy of the proposed cost is included. This would be the worst cost for this repair. We will try and get a second estimate.

### Recommendation

City Clerk Hilby will prepare a resolution for the meeting. I have received advice from Attorney Schroeder and section 62.15(1b) allows a resolution for this repair.

# Proposal

From: **Midwest General & Mechanical Contractors, Inc.**  
P O Box 305  
811 Barnard St  
Highland WI 53543  
Phone: 608 943 8541  
Fax: 608 943 8553

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DATE: October 3, 2016

Submitted to: City of Milton

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Midwest General and Mechanical Contractors, Inc. proposes to supply material, labor and equipment necessary for:

Mobilization, demobilization, fabrication and installation of:

- 1) New stainless steel scum beach and scum arm.  
We will make any necessary adjustments and restart the clarifier.  

PRICE: \$25,947.00
  
- 2) Provide and replace existing flanged 3-inch plug valve.  

PRICE: \$ 1,395.00

Thank you for the opportunity to provide you with a quote.

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Respectfully submitted: Chuck Zwolanek  
President Midwest General &  
Mechanical Contractors, Inc.,

## Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

DATE OF ACCEPTANCE:

SIGNATURE \_\_\_\_\_

SIGNATURE \_\_\_\_\_

**PUBLIC WORKS COMMITTEE**  
**RESOLUTION #2016-32**  
**DETERMINING EMERGENCY IN WHICH**  
**PUBLIC HEALTH OR WELFARE OF CITY IS IN DANGER**

**WHEREAS**, a clarifier at the city wastewater treatment plant is in need of an unplanned repair as the main scum arm cannot rotate and remove scum from the water to the scum beach chamber; and

**WHEREAS**, while there are two clarifiers which are functioning, should one additional clarifier cease to function, there would be no backup clarifier resulting in a situation where a malfunction of the remaining clarifier would cause the wastewater treatment plant to operate in violation of its DNR permit, and which would permit the discharge of affluent without it receiving full treatment with resulting danger to the public health of the city.

**NOW, THEREFORE**, the Public Works Committee of the City of Milton does hereby resolve as follows:

The nonfunctioning of one of the clarifiers at the City of Milton wastewater treatment plant creates an emergency situation of threatened damage to the ability of the wastewater treatment plant to fully treat affluent prior to his discharge from the wastewater treatment plant, resulting in an emergency in which the public health of the city is in danger.

This resolution is being enacted pursuant to the provisions of Section 62.15 (1b), Wis. Stats. to provide that the provisions of Section 62.15 (1), Wis. Stats., do not apply to the repair of the nonfunctioning clarifier.

Approved by the Public Works Committee of the City of Milton this 4th day of October, 2016.

PUBLIC WORKS COMMITTEE

By: \_\_\_\_\_  
Chairperson



## Office of the City Clerk

**To:** City of Milton Common Council  
**From:** Elena Hilby, City Clerk/Deputy Treasurer  
**Date:** October 4, 2016  
**Subject:** Discussion and Possible Action Regarding the Halloween Proclamation.

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### **Discussion**

This Halloween Proclamation sets the 2016 Trick-or-Treating hours for Monday, October 31, 2016 from 5:30 p.m to 7:30 p.m.

### **Staff Recommendation**

I recommend approval of the 2016 Halloween Proclamation.

### **Attachments**

None.



a community since 1838

OFFICE OF THE MAYOR

**PROCLAMATION**

**Halloween Trick-or-Treat Hours**

WHEREAS, the City of Milton wishes a safe and festive Halloween celebration for its citizens and encourages participation in the gaiety of this holiday by both young and old; and

WHEREAS, miniature ghosts, goblins, witches and other mysterious creatures emerge each year on October 31st, and

WHEREAS, they ring doorbells of their neighborhood and friends to extort goodies, and

WHEREAS, the safety of these small creatures is assured by an accompanying adult, and is a source of amusement and good cheer for both the very young and the older people whom they visit and entertain;

WHEREAS, I, Anissa Welch, Mayor of the City of Milton proclaim Saturday, October 31<sup>st</sup>, 2015 Halloween in the City of Milton.

THEREFORE, LET IT BE KNOWN, that Monday, October 31<sup>st</sup>, 2016 shall be known as Halloween Trick-or-Treat Day and the celebration will be observed between the hours of 5:30 p.m. to 7:30 p.m.

Signed this 4<sup>th</sup> day of October, 2016.

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Mayor Anissa M. Welch

Attest:

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Elena Hilby, City Clerk/Deputy Treasurer



## Office of the City Administrator

**To:** Mayor Welch, Common Council Members  
**From:** Al Hulick, City Administrator  
**Date:** October 4, 2016  
**Subject:** Discussion and Possible Action to Proceed with the Annexation of Right Of Way along Serns Road, and to Authorize the Mayor to Sign the Annexation Petition

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### Summary

The City of Milton would like to annex a portion of right-of-way along Serns Road. Currently the first 1,000 feet of right-of-way north of John Paul Drive is half in the City of Milton and half in the Town of Milton. The City has planned to reconstruct the full street width for that segment of Serns Road. As part of that process, the City would also like to annex that portion of right-of-way that is in the Town to the City.

Attached is a signed annexation petition from the affected property owner, Dickens Partnership, LLC. who owns the affected right-of-way to be annexed. The property owner is in agreement with the annexation and has signed the annexation petition.

### Recommendation

The City Administration recommends the City Council authorize the Mayor to sign the Annexation Petition for the subject portion of Serns Road.

## PETITION FOR DIRECT ANNEXATION

The Petition of Dickens Partners, LLP and the City of Milton, ("Petitioners"), respectfully states as follows:

1. The purpose of this Petition is for direct annexation to the City of Milton, Rock County, Wisconsin, from the Town of Milton, Rock County, Wisconsin, of the following described property pursuant to the provisions of Section 66.0217(2), Wis. Stats.:

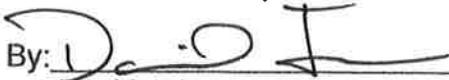
Part of Outlot 115 and Outlot 115.2 of the "Assessors Plat of Part of Milton Township Including Milton Junction" and being located in the NW ¼ of the NW ¼ of Section 27, T.4N., R.13E. of the 4<sup>th</sup> P.M., Town of Milton, Rock County, Wisconsin.

Described as Follows: Beginning at the NW Corner of said Section; thence S.87°48'05"E. along the South Line of a Certified Survey Map recorded in Volume 23, pages 320 thru 323 of Certified Survey Maps of Rock County, Wisconsin as document No. 1464746, a distance of 33.05 feet; thence S.0 °53'25"E. 961.43 feet to the Easterly Extension of the South Line of "Rustic Meadows", thence N.88 °35'28"W. along said extended line, 33.03 feet to the West Line of the NW ¼ of said Section; thence N.0 °53'25"W. along said West Line, 961.88 feet to the place of beginning.

2. That a scale map showing the boundaries of the above-described property and the relation of such property to the municipalities involved is attached hereto as Addendum A and incorporated herein as though fully set forth.
3. That the current population of the above-described property is zero.
4. That above-described property is part of two separate parcels owned individually by Dickens Partners, LLP and the City of Milton.
5. That the Petitioners request that the above-described property be annexed to the City of Milton, Rock County, Wisconsin, by means of direct annexation in accordance with the provisions set forth in Section 66.0217(2) of the Wis. Stats.

DATED this 19<sup>th</sup> day of September, 2016.

**Dickens Partners, LLP**

By:   
David Johnson  
Partner

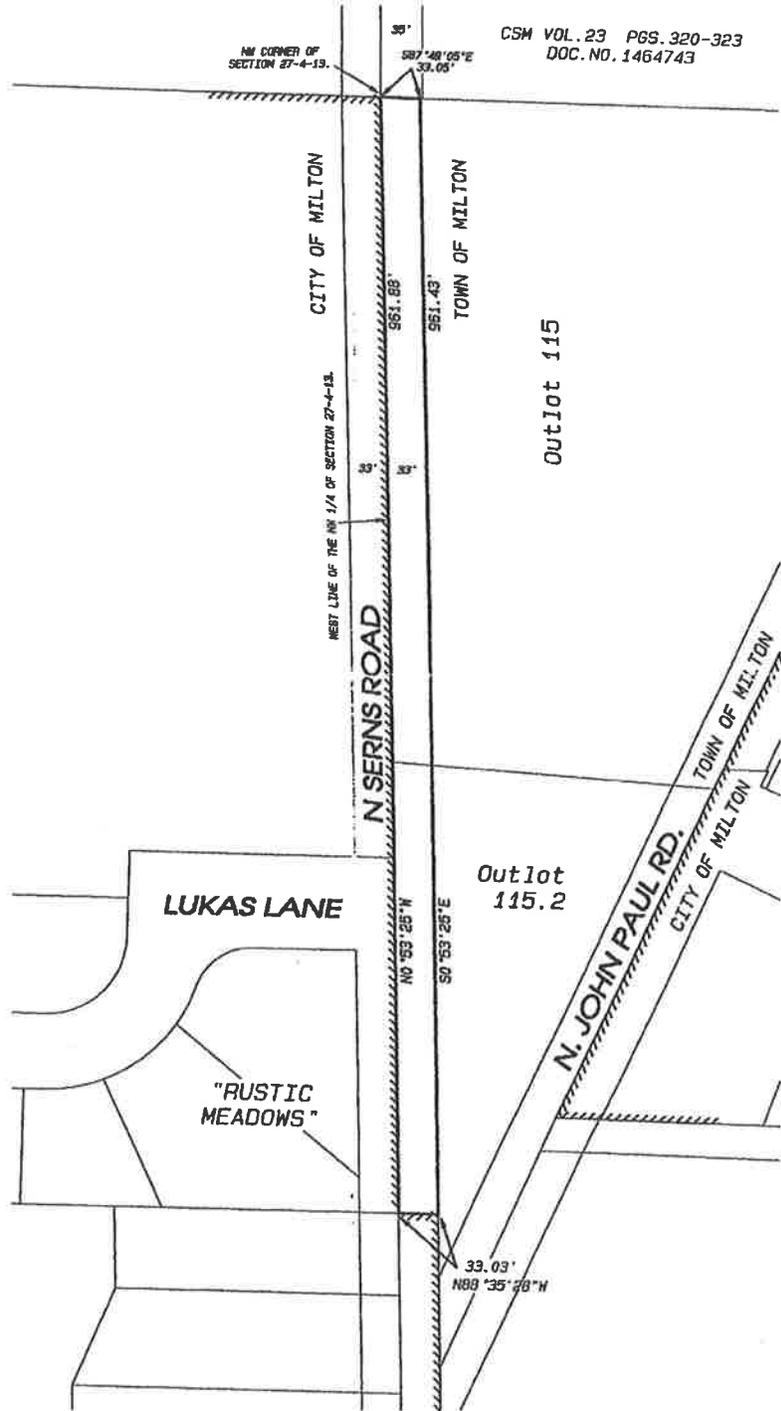
**City of Milton**

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

Attested by: \_\_\_\_\_  
Elena Hilby, City Clerk

# ANNEXATION MAP

Part of Outlot 115 and Outlot 115.2 of the "Assessors Plat of Part of Milton Township Including Milton Junction", and being located in the NW 1/4 of the NW 1/4 of Section 27, T.4N., R.13E. of the 4th P.M., Town of Milton, Rock County, Wisconsin.  
 Described As Follows: Beginning at the NW Corner of said Section; thence S.87°48'05"E. along the South Line of a Certified Survey Map recorded in Volume 23, Pages 320 thru 323 of Certified Survey Maps of Rock County, Wisconsin as Document No. 1464743, a distance of 33.05 feet; thence S.0°53'25"E. 961.43 feet to the Easterly extension of the South Line of "Rustic Meadows". thence N.88°35'28"W. along said extended line, 33.03 feet to the West Line of the NW 1/4 of said Section; thence N.0°53'25"W. along said West Line, 961.88 feet to the place of beginning.



CSM VOL. 23 PGS. 320-323  
 DOC. NO. 1464743

**LEGEND:**

EXISTING CITY LIMIT LINE

**NOTES:**

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

ASSUMED N.0°53'25"W ALONG THE WEST LINE OF THE NW 1/4 OF SECTION 27-4-13.

Project No. 116-335 For: CITY OF MILTON

DATE: AUGUST 25, 2016

**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.  
 Janesville, WI 53540  
 www.combsurvey.com

tel: 608 752-0575  
 fax: 608 752-0534



## Department of Public Works

**To:** Mayor Welch, Milton Plan Commission  
**From:** Howard Robinson, Director of Public Works  
**Date:** October 4, 2016  
**Subject:** Public Hearing, Discussion and Possible Action on the Rezoning of Land Located at 1115 E. High Street PUD.

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### Summary

A Public Hearing is scheduled this evening to discuss the potential rezoning of land located at 1115 E. High Street to PUD. This site is the location of the former Hammill Feed Mill and is now owned by Nate Rogers of Badger State Maintenance.

Mr. Rogers intends to redevelop the entire 5 acre site in two phases. The first phase would develop the south side of the site with a proposed 8,000sf facility which would be the headquarters Badger State Maintenance business operations. This facility would house the equipment, offices, and contain a retail component for Badger State Maintenance. The second phase of the development would redevelop the balance of the site with multiple warehouse type facilities that would be used as “contractor shops” and/or storage units. The proposed site plan for full development has been included.

In order to accomplish this type of large scale development with multiple structures and multiple uses, the site would need to be rezoned from its current B-2 zoning to PUD. The PUD zoning designation allows for varied setbacks, combined storm water and utility management, and varied uses within a single development site.

As part of the PUD rezoning, the Plan Commission would also be asked to review and approve the General Development Plan for the site.

### Analysis

Rezoning the area to a P.U.D. zoning and acceptance of the General development plan is the first step in this application. If recommended approval of the request is granted by the Plan Commission it is forwarded to City Council for final approval.

The second part of approval process would be to review and approve the specific implementation plan. If Plan Commission feels there is enough detail presented in the plans that are submitted, the specific plan can be approved as part of the rezoning and General Plan Submittal.



The request for a P.U.D. zoning for this property would allow the owner to have both retail business, contractor business shops, and storage buildings on the property. These are mixed uses on a single entity property. Our Comprehensive Plan has this area designated as general business. Our current ordinance, which has three business zoning sections, would allow these types of business occupancies in one of the zoning categories. A P.U.D. would allow them all of these uses on one property.

The general development plan requirements for approval are a statement from the owner describing the plan, an accurate map of the area, a plan that shows the patterns of the proposed use, density and environmental character, the pattern for traffic, the open space, a utility plan, and the size of the development and staging of the development. A general outline of the organizational structure is needed. All of these items are included in your packet.

The areas that still need to be addressed include: a signage plan, a parking plan, and trash container screening. Parking stalls are required in front of the proposed storage units. Also, the contractor buildings require a stall for each employee, or outside vehicle. Company vehicles need a stall unless they are stored inside. Also, the driveways are 24 feet wide and the minimum is 26 feet. The trash containers will need screening. None is indicated on the plan. No architectural drawing of the future storage building included. The landscape plan can be accepted as part of the P.U.D. specific plan. They would be at points if this were considered just a regular business zoning due to the amount of building frontage or exterior walls, and pavement.

In regards to these deficiencies, the Plan Commission can allow for adjustments to these requirements due to the P.U.D. zoning designation. However, if the Plan Commission requires specific plan modifications, those plan will need to come back to another meeting before any building permits can be issued or site work can commence.

After all approvals the plans are to be recorded before building permits can be issued. Also state and DNR approvals must be obtained for construction permits and erosion control. Also, a maintenance plan for the storm water retainage areas will need to be accepted as part of the plan.

### **Recommendation**

The Plan Commission may consider a few options when reviewing this plan:

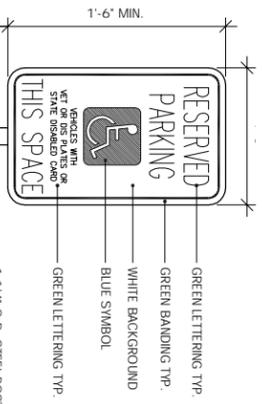
- Approve the PUD Rezoning and accept the general development plan and site plan.
- Approve the PUD Rezoning, accept the general development plan, and require modifications to the site plan.
- Deny the PUD Rezoning, general development plan, and site plan.

City Staff recommends the Plan Commission approve the Rezoning, General Development Plan, and either approve the Site Plan and allow staff to work with the applicant to finalize the



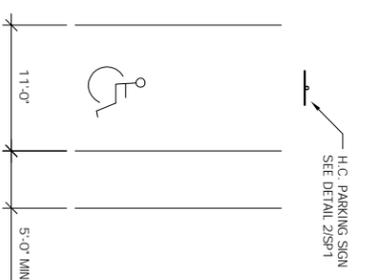
remaining deficiencies, or request modifications to the site plan and have the site plan return to a separate meeting.





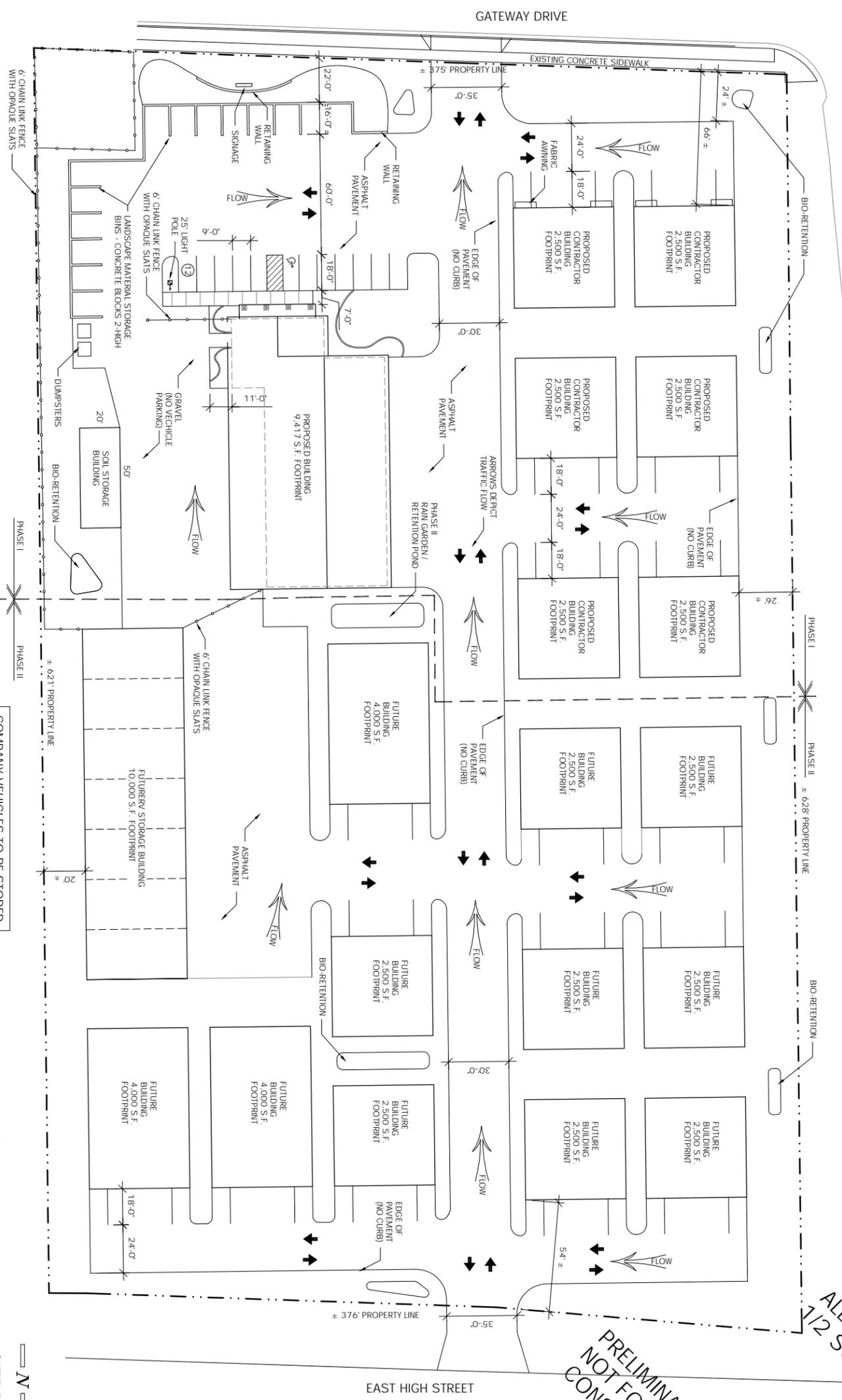
**SIGNAGE NOTE:**  
THIS SIGN DEPICTS MINIMUM STATE REQUIREMENTS - VERIFY WITH LOCAL ORDINANCES PRIOR TO INSTALLATION FOR ADDITIONAL REQUIREMENTS.  
SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE".

**1 ADA PARKING SIGN DETAIL**  
SCALE: 1/12" = 1'-0"  
2016BADGER STATE MAINTENANCEBISM-DRAWINGS.DWG  
DATE: AUGUST 16, 2016



**2 ADA PARKING STALL DETAIL**  
SCALE: 1/8" = 1'-0"  
2016BADGER STATE MAINTENANCEBISM-DRAWINGS.DWG  
DATE: AUGUST 16, 2016

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



ALL DRAWINGS ARE 1/2 SCALE SHOWN  
PRELIMINARY NOT FOR CONSTRUCTION

**20 SITE PLAN**  
SCALE: 1" = 30'-0"  
2016BADGER STATE MAINTENANCEBISM-DRAWINGS.DWG  
DATE: AUGUST 15, 2016

		<b>BADGER STATE MAINTENANCE</b> 1115 East High Street Milton, WI	1003 Madison Avenue Fort Atkinson, WI	(920) 563-3404 FAX (920) 568-7058												
<p>REVISIONS</p> <table border="1"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>					NO.	DATE	DESCRIPTION									
NO.	DATE	DESCRIPTION														
<p>PROJECT DATA</p> <p>DATE: 9/28/2016</p> <p>DRAWN BY: CL</p> <p>CHECKED BY: P.W.</p> <p>SHEET NO.</p>																
<p>DRAWING NAMES</p> <p>SITE PLAN</p> <p>ADA PARKING DETAILS</p>																
<p>SP-2</p>																

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

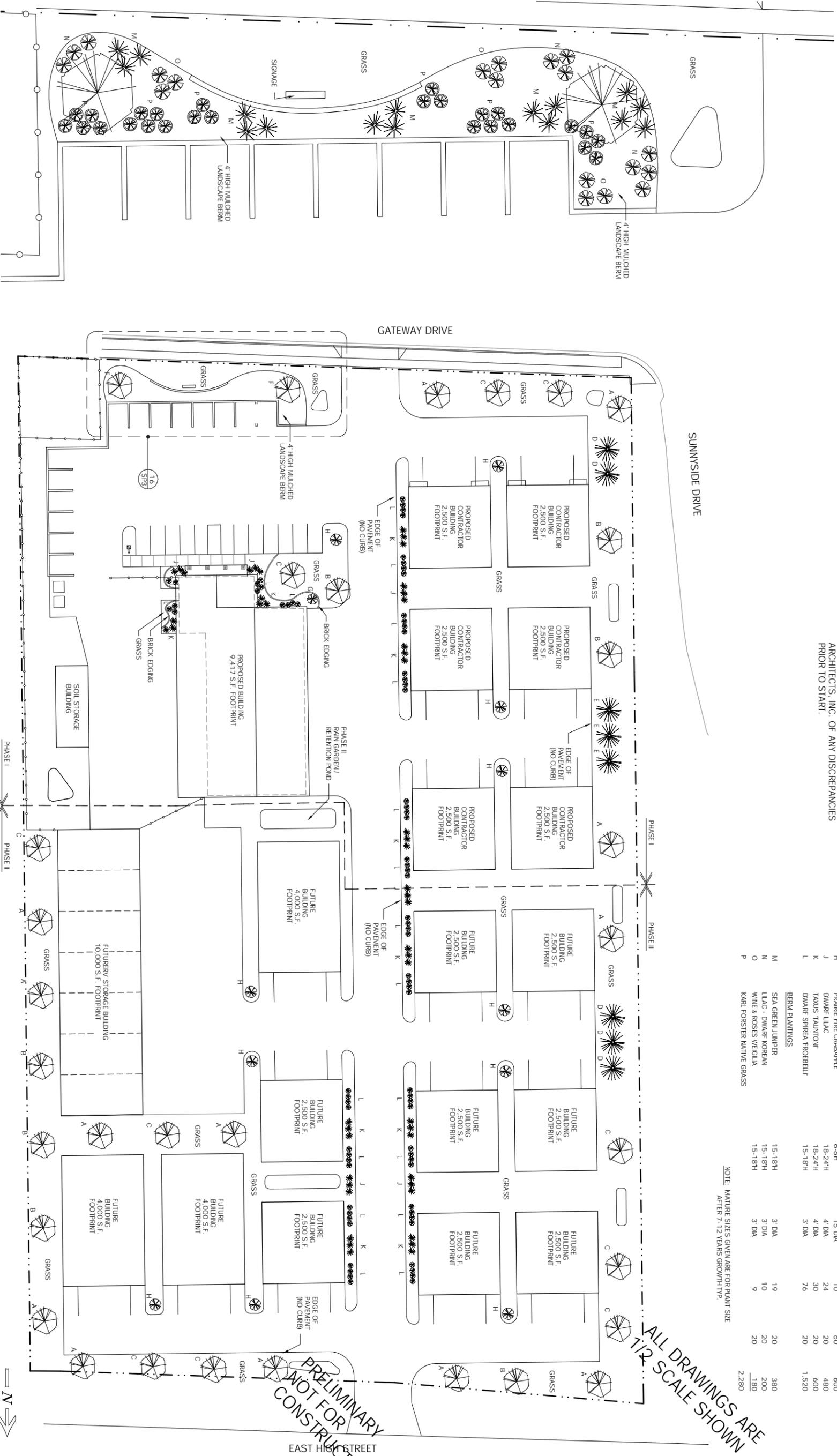
PLANTING SCHEDULE

TYPE	DESCRIPTION	PLANTING SIZE	MATURE SIZE	QUANTITY	POINTS	TOTAL POINTS
A	AUTUMN BLAZE MAHLE	2" CAL	30 DIA	13	150	1,950
B	CRIMSON KING MAHLE	2" CAL	30 DIA	7	150	1,050
C	REDMOND LINDEN	2" CAL	30 DIA	10	150	1,500
D	COLORADO SPRUCE	4-5H	10 DIA	5	60	300
E	BLACK HILLS SPRUCE	4-5H	10 DIA	3	60	180
F	HDRONGEA TREE	2" CAL	15 DIA	2	60	120
G	CHANTICLEER PEAR	6-8H	10 DIA	1	60	60
H	PRAIRIE FIRE CRABAPPLE	6-8H	15 DIA	10	60	600
J	DWARF LILAC	18-24H	4 DIA	24	20	480
K	TAXUS TAUNTON'	18-24H	4 DIA	30	20	600
L	DWARF SPIREA FROEBELT'	15-18H	3 DIA	76	20	1,520
<b>BERM PLANTINGS</b>						
M	SEA GREEN JUMPER	15-18H	3 DIA	19	20	380
N	LILAC - DWARF KOREAN	15-18H	3 DIA	10	20	200
O	WINE & ROSES VEGILIA	15-18H	3 DIA	9	20	180
P	KARL FORSTER NATIVE GRASS					2,280

NOTE: MATURE SIZES GIVEN ARE FOR PLANT SIZE AFTER 7-12 YEARS GROWTH TYP.

ALL DRAWINGS ARE AT 1/2" SCALE SHOWN

PRELIMINARY NOT FOR CONSTRUCTION



**SP-3**

PROJECT DATA  
DATE: 9/28/2016  
DRAWN BY: CL  
CHECKED BY: P.W.  
SHEET NO.

**BADGER STATE MAINTENANCE**  
1115 East High Street  
Milton, WI

**the Design Alliance Architects, Inc.**

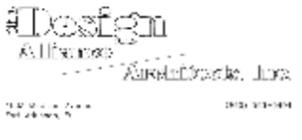
1003 Madison Avenue  
Fort Atkinson, WI (920) 563-3404  
FAX (920) 568-7058



Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	46	Lithonia Lighting	TWAC 70S	SPECIFICATION BUILDING MOUNTED LUMINAIRE, 70W HPS, W/CLEAR LAMP.	ONE 70-WATT CLEAR ED-17 HIGH PRESSURE SODIUM, HORIZONTAL POSITION.	1	TWAC_70S.ies	6300	0.9	94
	B	9	Lithonia Lighting	6BLMW LED	6" L SERIES LED RECESSED MODULE, 620 LUMENS, 3000K CCT		1	6BLMW_LED.ies	647,939	0.95	13.2
	C	1	Lithonia Lighting	CSX1 LED 60C 1000 50K TSM	CONTOUR SERIES LED AREA LUMINAIRE WITH 60 5000K LEDS OPERATED AT 1000ma AND PRECISION MOLDED ACRYLIC TYPE V LENS	LED	1	CSX1_LED_60C_1000_50K_TSM.ies	20185.84	0.9	209

### Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.9 fc	7.5 fc	0.1 fc	75.0:1	9.0:1

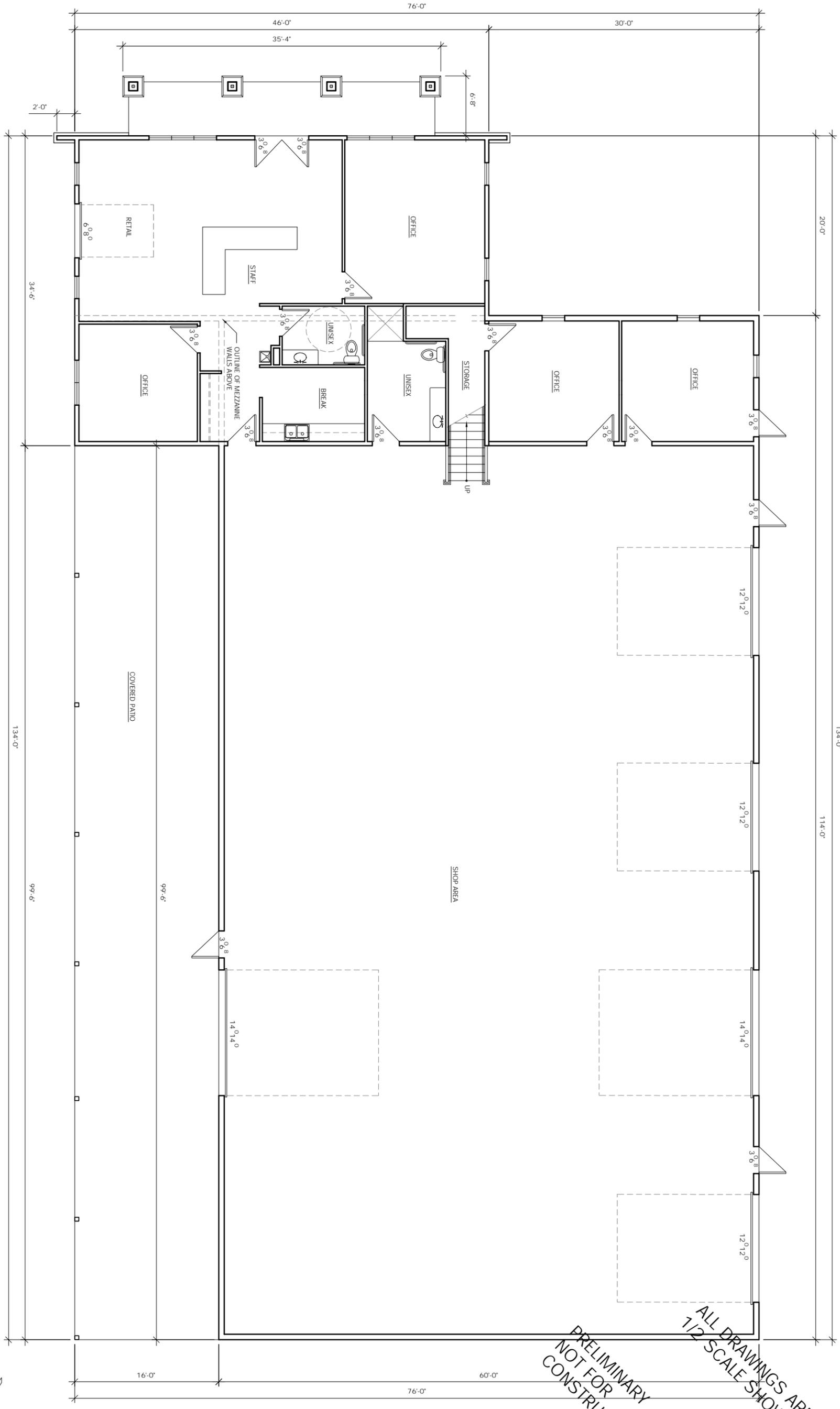


**BADGER STATE MAINTENANCE**  
**1115 East High Street**  
**Milton, WI**

**Designer**  
CL  
**Date**  
9/28/2016  
**Scale**  
Not to Scale  
**Revision No.**  
Summary

**SP-6**

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



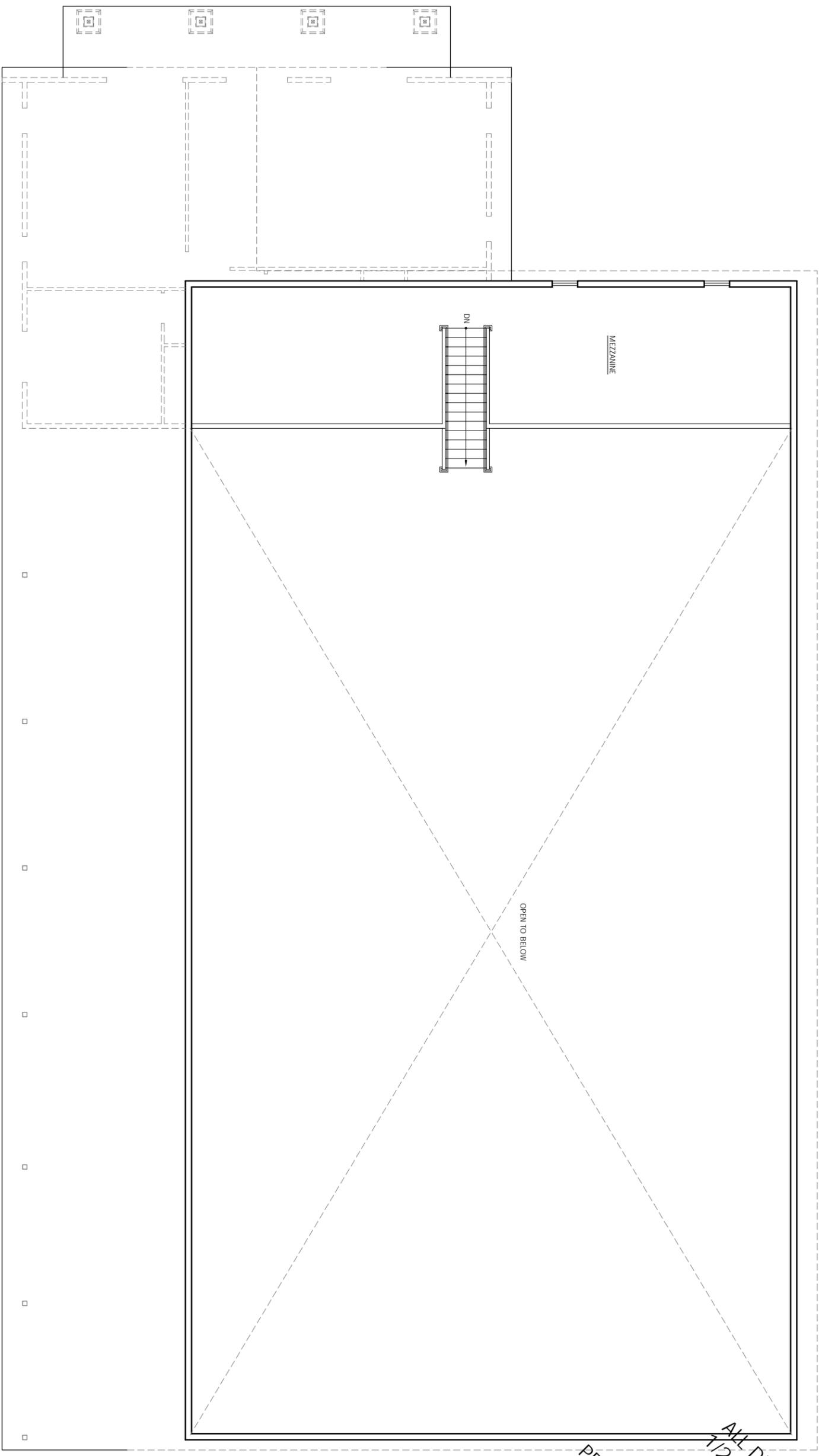
ALL DRAWINGS ARE 1/2" SCALE SHOWN  
 PRELIMINARY NOT FOR CONSTRUCTION

20  
 A1  
 MAIN FLOOR PLAN  
 SCALE: 3/16" = 1'-0"  
 2016BADGER STATE MAINTENANCEBSSM-DRAWINGS.DWG  
 DATE: AUGUST 15, 2016

<p><b>PROJECT DATA</b>                  DATE: 9/28/2016                  DRAWN BY: CL                  CHECKED BY: P.W.                  SHEET NO.</p>	<p><b>DRAWING NAMES</b>                  MAIN FLOOR PLAN</p>	<p><b>BADGER STATE MAINTENANCE</b>                  1115 East High Street                  Milton, WI</p>	<p><b>the Design Alliance Architects, Inc.</b></p>	<p>1003 Madison Avenue                  Fort Atkinson, WI</p>	<p>(920) 563-3404                  FAX (920) 568-7058</p>

A-1

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



ALL DRAWINGS ARE 1/2 SCALE SHOWN  
 PRELIMINARY NOT FOR CONSTRUCTION



MEZZANINE FLOOR PLAN  
 SCALE: 3/16" = 1'-0"  
 2016BADGER STATE MAINTENANCE.DWG  
 DATE: AUGUST 17, 2016

**the Design Alliance Architects, Inc.**

1003 Madison Avenue Fort Atkinson, WI (920) 563-3404 FAX (920) 568-7058

**BADGER STATE MAINTENANCE**  
 1115 East High Street  
 Milton, WI

DRAWING NAMES  
 MEZZANINE FLOOR PLAN

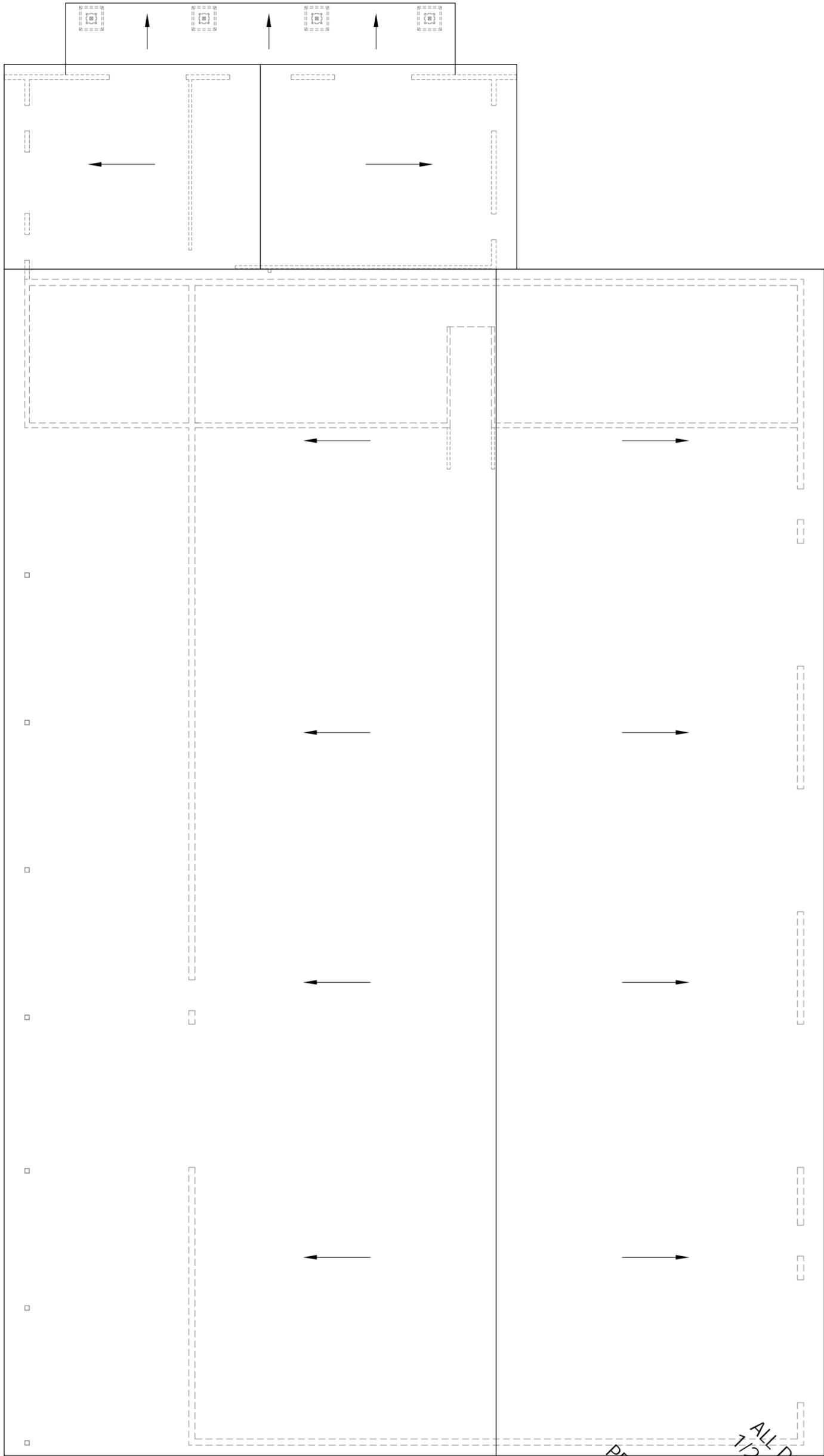
REVISIONS

PROJECT DATA

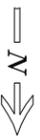
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 CHECKED BY: P.W.  
 SHEET NO.

**A-2**

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



ALL DRAWINGS ARE 1/2 SCALE SHOWN  
 PRELIMINARY NOT FOR CONSTRUCTION

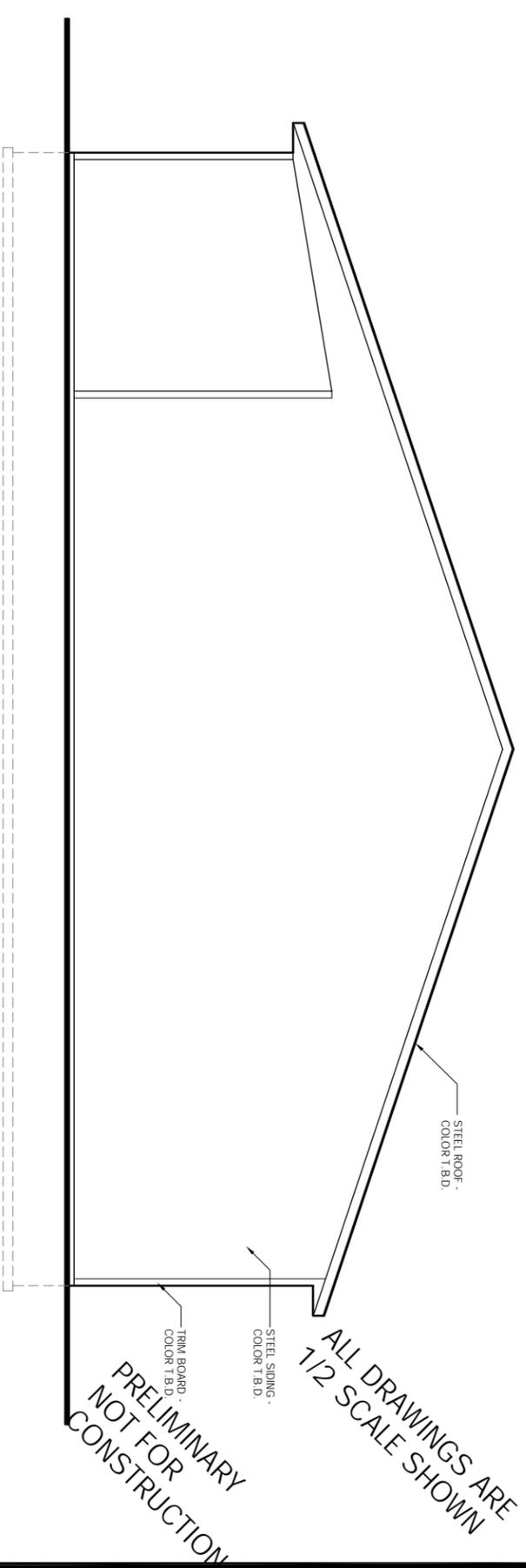


20  
 A3

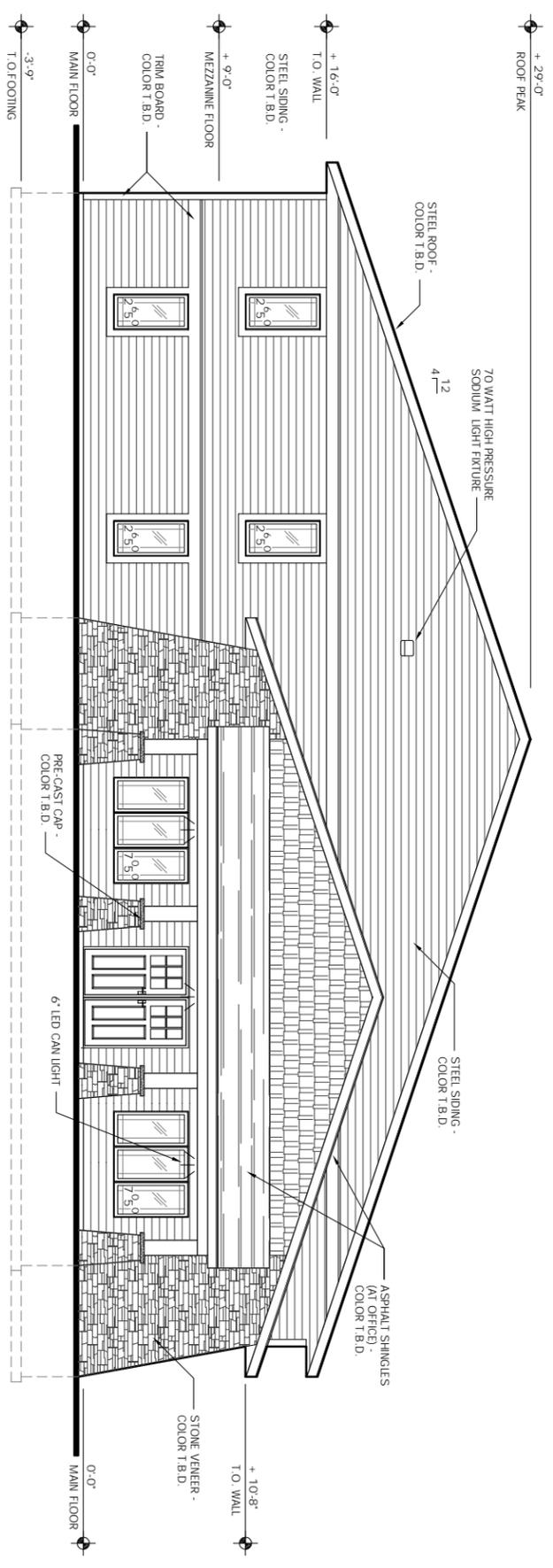
ROOF PLAN  
 SCALE: 3/16" = 1'-0"  
 2016BADGER STATE MAINTENANCE/CSM-DRAWINGS.DWG  
 DATE: AUGUST 15, 2016

DRAWING NAMES ROOF PLAN	<b>BADGER STATE MAINTENANCE</b> 1115 East High Street Milton, WI			1003 Madison Avenue Fort Atkinson, WI	(920) 563-3404 FAX (920) 568-7058
	PROJECT DATA DATE: 9/28/2016 DRAWN BY: CL CHECKED BY: P.W. SHEET NO.	REVISIONS			

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



**NORTH ELEVATION**  
 SCALE: 3/16" = 1'-0"  
 2016BADGER STATE MAINTENANCE.BSM-DRAWINGS.DWG  
 DATE: AUGUST 16, 2016



**SOUTH ELEVATION**  
 SCALE: 3/16" = 1'-0"  
 2016BADGER STATE MAINTENANCE.BSM-DRAWINGS.DWG  
 DATE: AUGUST 16, 2016

**BADGER STATE MAINTENANCE**  
 1115 East High Street  
 Milton, WI

**the Design Alliance Architects, Inc.**

1003 Madison Avenue  
 Fort Atkinson, WI

(920) 563-3404  
 FAX (920) 568-7058

DRAWING NAMES  
 ELEVATIONS

REVISIONS

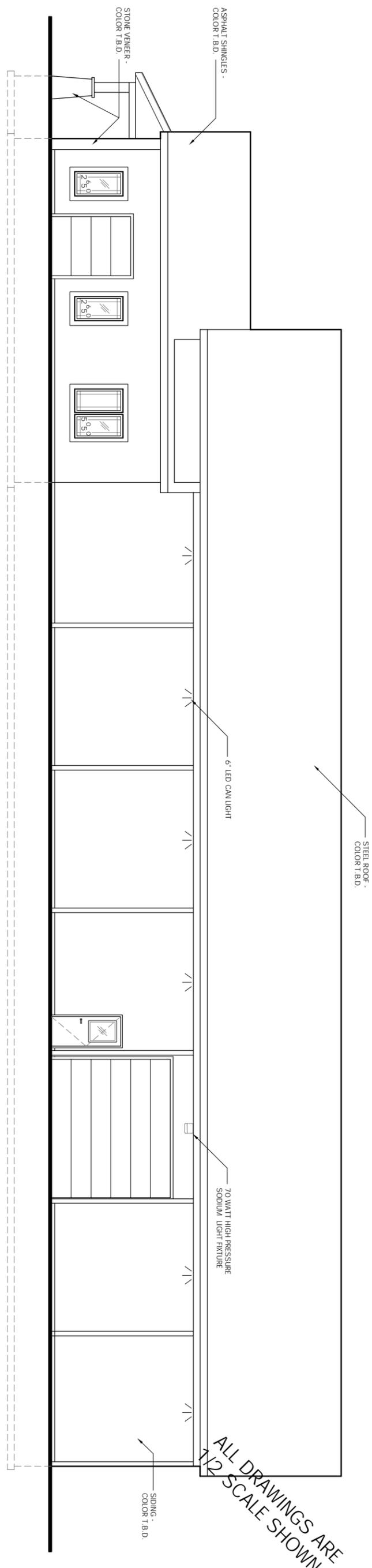
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DATE: 9/28/2016  
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 CHECKED BY: P.W.

SHEET NO.

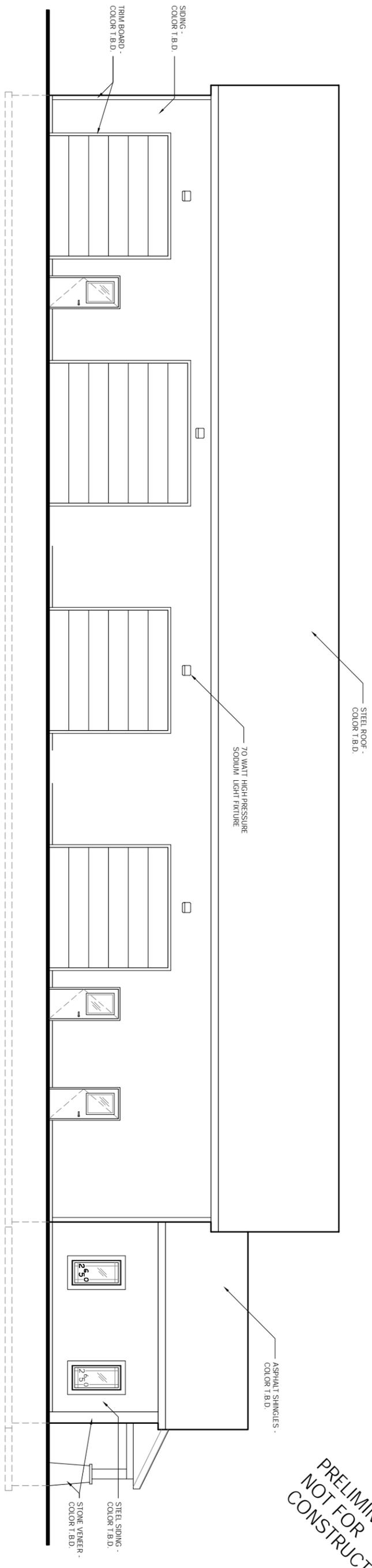
**A-4**

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



**EAST ELEVATION**  
 SCALE: 3/16" = 1'-0"  
 2016BADGER STATE MAINTENANCEBSSM-DRAWINGS.DWG  
 DATE: AUGUST 16, 2016

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION



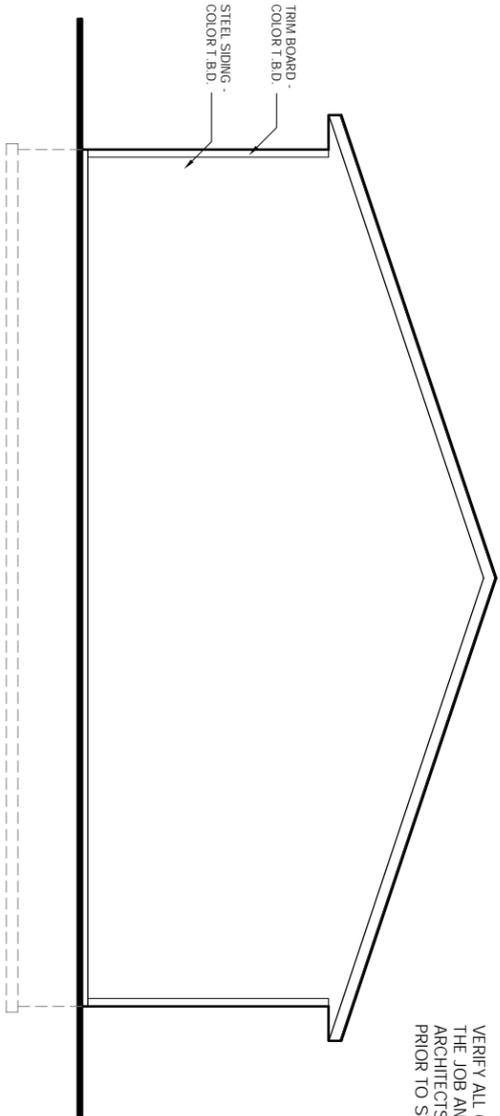
**WEST ELEVATION**  
 SCALE: 3/16" = 1'-0"  
 2016BADGER STATE MAINTENANCEBSSM-DRAWINGS.DWG  
 DATE: AUGUST 16, 2016

**the Design Alliance Architects, Inc.**  
 1003 Madison Avenue  
 Fort Atkinson, WI (920) 563-3404  
 FAX (920) 568-7058

**BADGER STATE MAINTENANCE**  
 1115 East High Street  
 Milton, WI

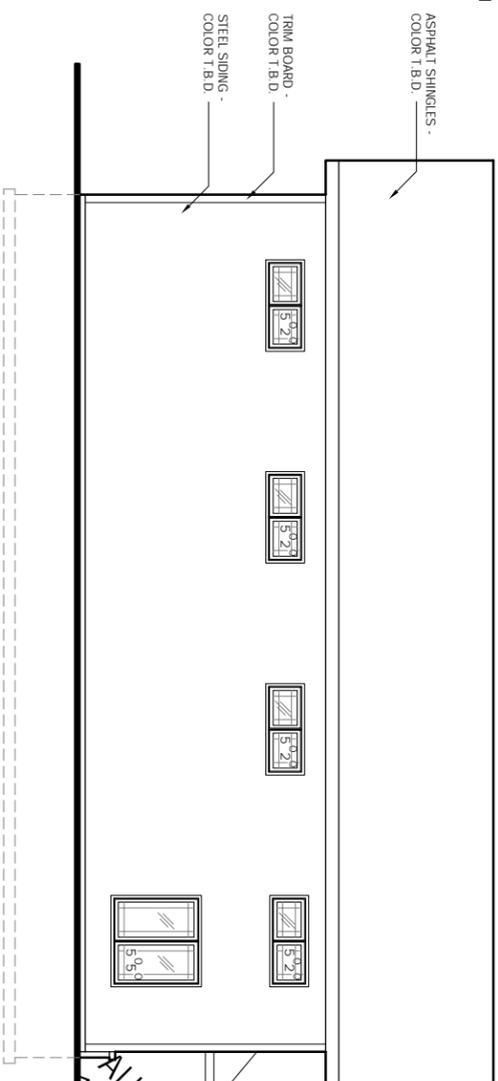
DRAWING NAMES	
ELEVATIONS	
REVISIONS	
PROJECT DATA	
DATE:	9/28/2016
DRAWN BY:	CL
CHECKED BY:	P.W.
SHEET NO.	A-5

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



**NORTH ELEVATION**

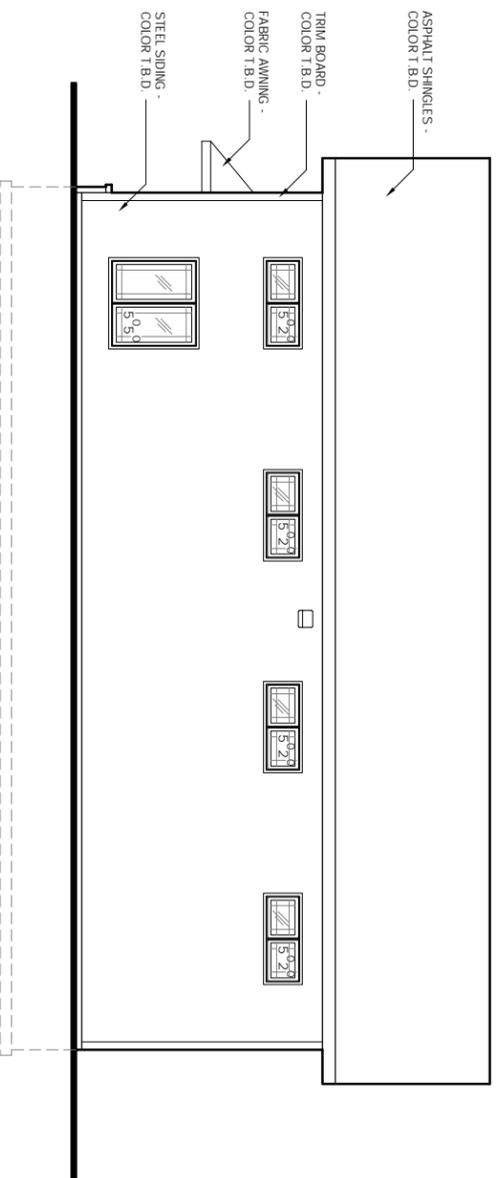
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2016BADGER STATE MAINTENANCE/BSM-DRAWINGS.DWG  
DATE: AUGUST 15, 2016



**EAST ELEVATION**

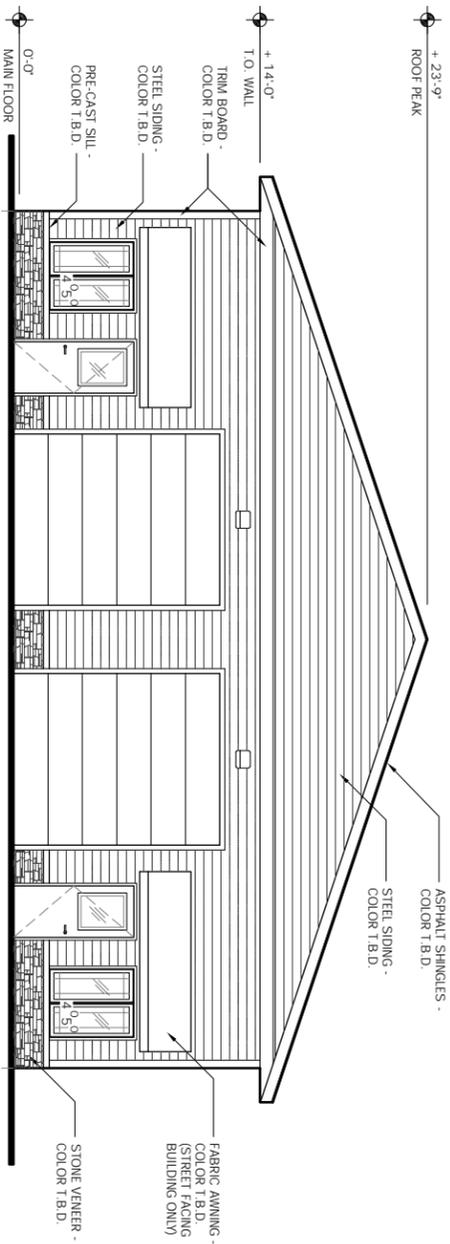
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2016BADGER STATE MAINTENANCE/BSM-DRAWINGS.DWG  
DATE: AUGUST 15, 2016

ALL DRAWINGS ARE 1/2" SCALE SHOWN



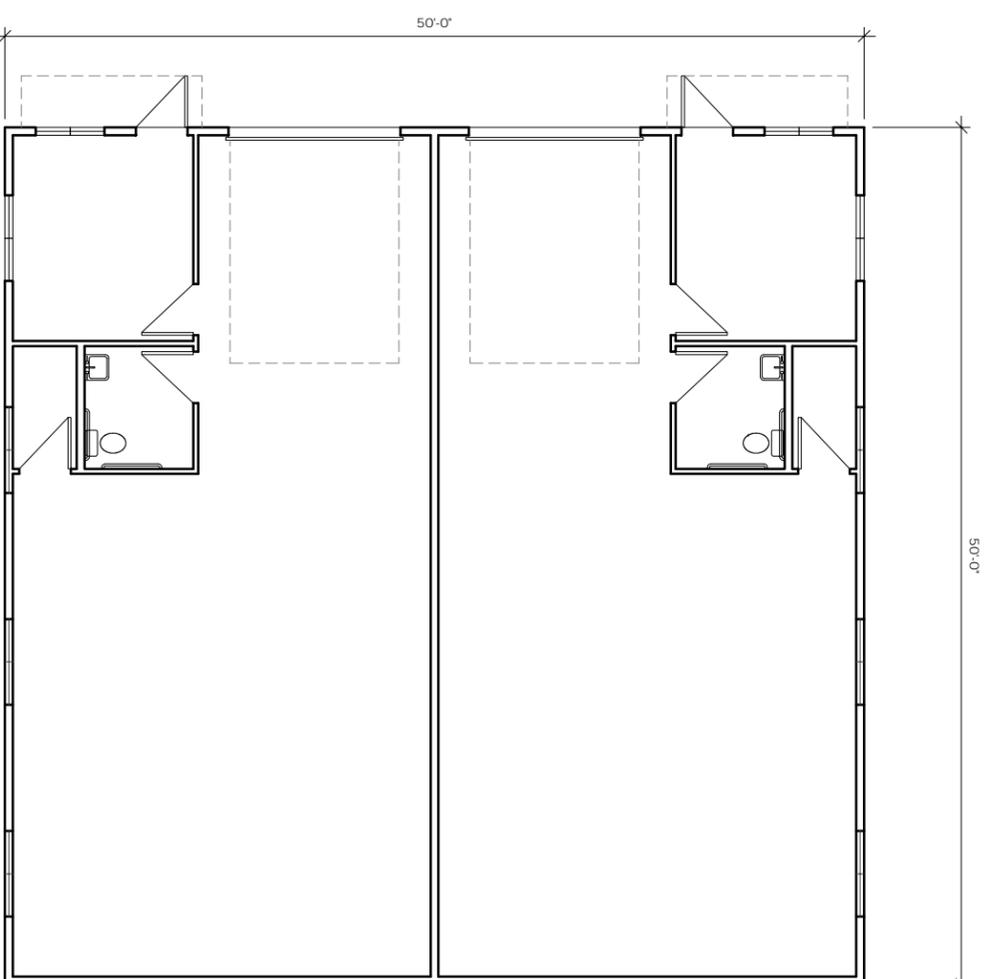
**WEST ELEVATION**

SCALE: 3/16" = 1'-0"  
2016BADGER STATE MAINTENANCE/BSM-DRAWINGS.DWG  
DATE: AUGUST 15, 2016



**SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"  
2016BADGER STATE MAINTENANCE/BSM-DRAWINGS.DWG  
DATE: AUGUST 15, 2016



**MAIN FLOOR PLAN**

SCALE: 3/16" = 1'-0"  
2016BADGER STATE MAINTENANCE/BSM-DRAWINGS.DWG  
DATE: AUGUST 15, 2016

PRELIMINARY  
NOT FOR  
CONSTRUCTION

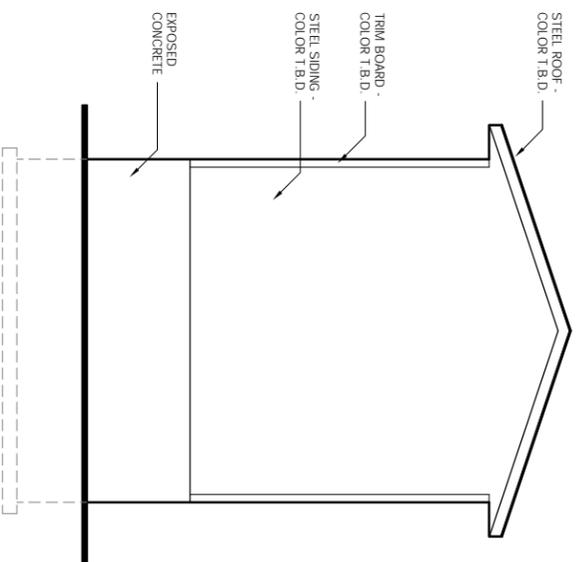
**BADGER STATE MAINTENANCE**  
1115 East High Street  
Milton, WI

**the Design Alliance Architects, Inc.**

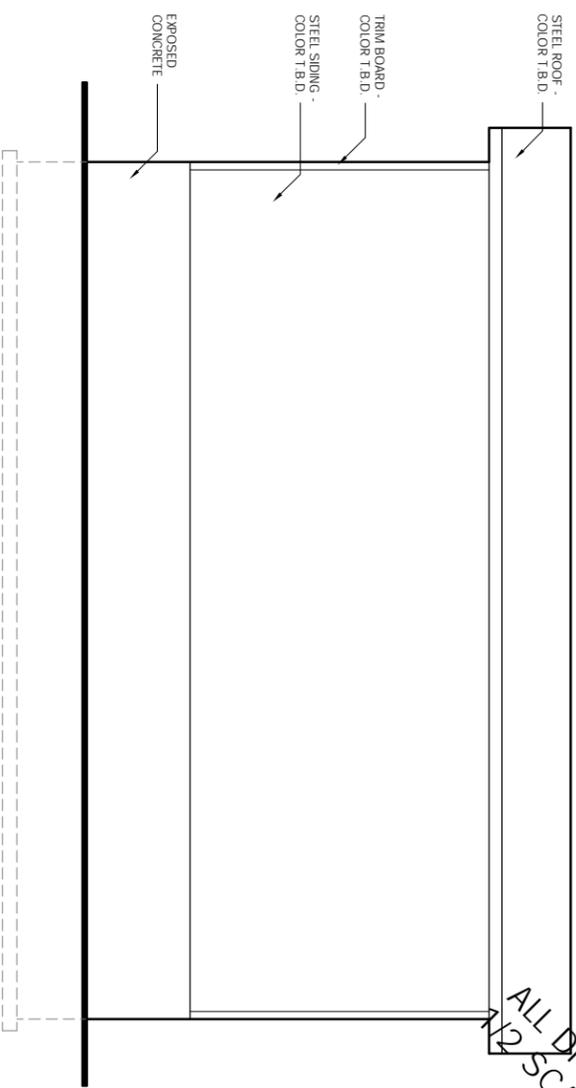
1003 Madison Avenue  
Fort Atkinson, WI (920) 563-3404  
FAX (920) 568-7058

DRAWING NAMES	
CONTRACTOR SHOP	
MAIN FLOOR PLAN	
ELEVATIONS	
REVISIONS	
PROJECT DATA	
DATE: 9/28/2016	
DRAWN BY: CL	
CHECKED BY: P.W.	
SHEET NO.	<b>A-6</b>

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

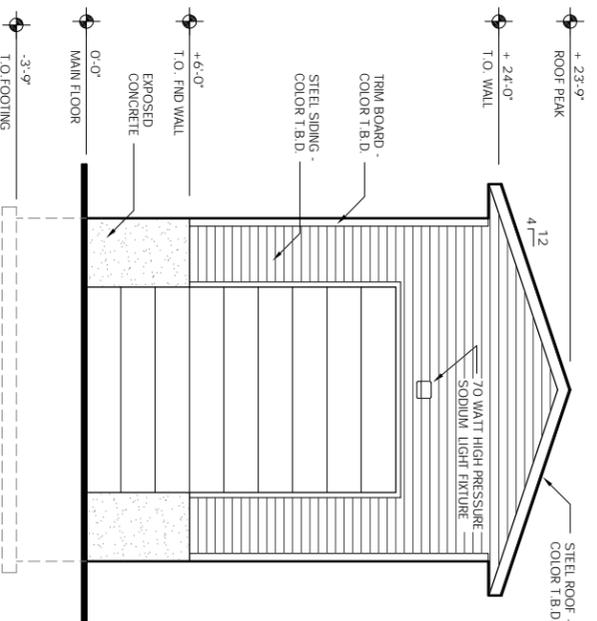


**EAST ELEVATION**  
SCALE: 3/16" = 1'-0"  
2016BADGER STATE MAINTENANCEB5M.DRAWINGS.DWG  
DATE: SEPTEMBER 27, 2016

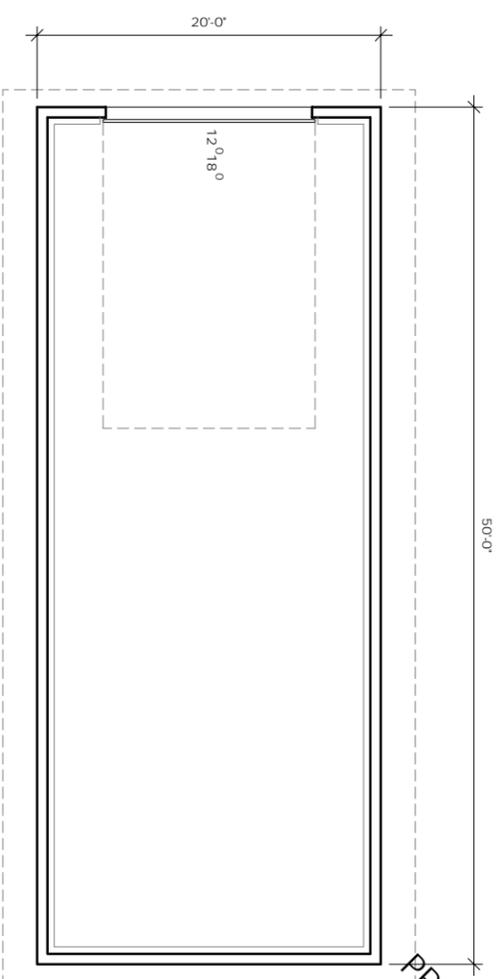


**NORTH & SOUTH ELEVATIONS**  
SCALE: 3/16" = 1'-0"  
2016BADGER STATE MAINTENANCEB5M.DRAWINGS.DWG  
DATE: SEPTEMBER 27, 2016

ALL DRAWINGS ARE  
1/2" SCALE SHOWN



**WEST ELEVATION**  
SCALE: 3/16" = 1'-0"  
2016BADGER STATE MAINTENANCEB5M.DRAWINGS.DWG  
DATE: SEPTEMBER 27, 2016



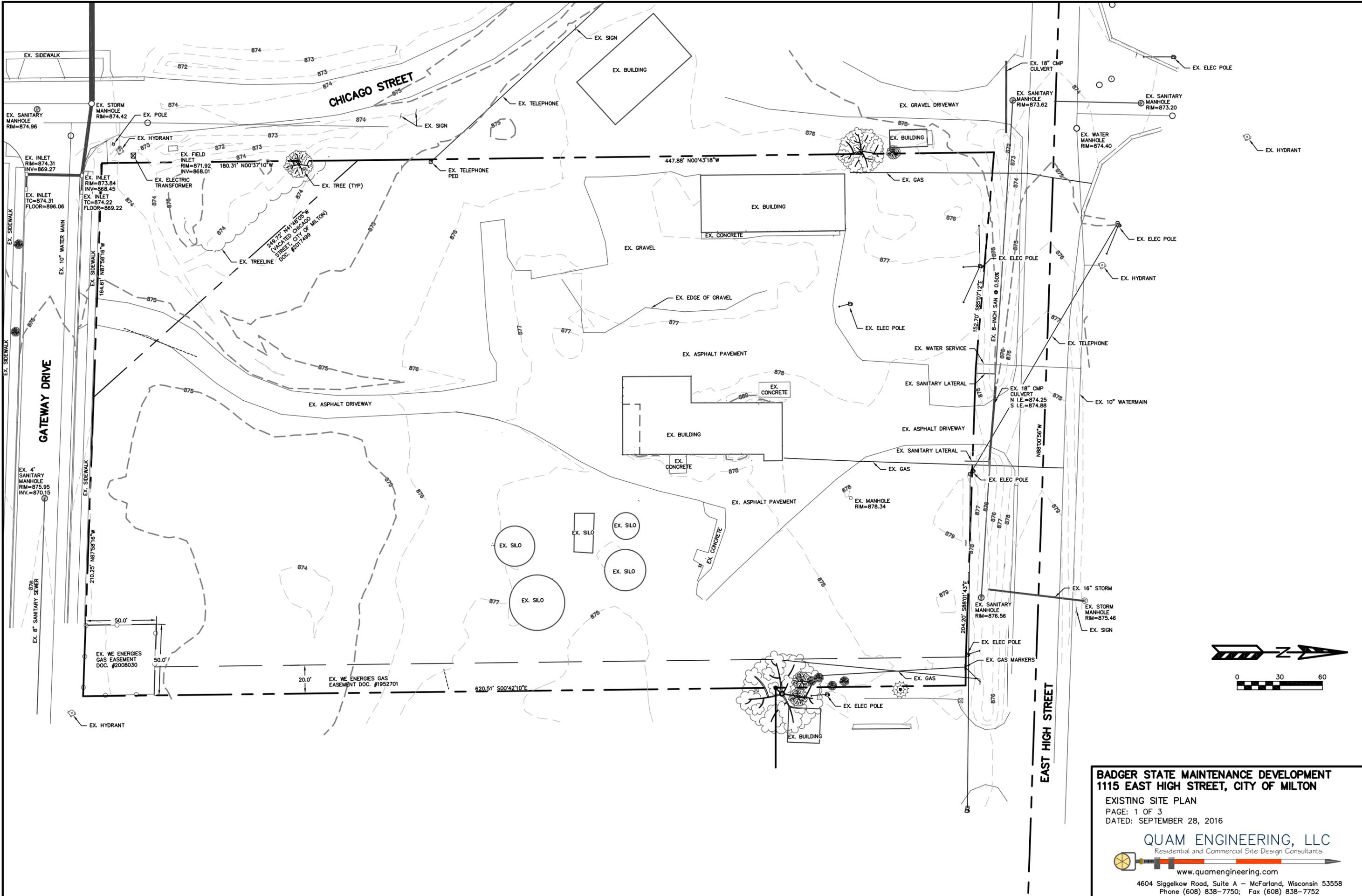
PRELIMINARY  
NOT FOR  
CONSTRUCTION

**MAIN FLOOR PLAN**  
SCALE: 3/16" = 1'-0"  
2016BADGER STATE MAINTENANCEB5M.DRAWINGS.DWG  
DATE: AUGUST 15, 2016

**the Design Alliance Architects, Inc.**  
1003 Madison Avenue  
Fort Atkinson, WI (920) 563-3404  
FAX (920) 568-7058

**BADGER STATE MAINTENANCE**  
1115 East High Street  
Milton, WI

DRAWING NAMES	SOIL STORAGE BUILDING
MAIN FLOOR PLAN ELEVATIONS	
REVISIONS	
PROJECT DATA	
DATE:	9/28/2016
DRAWN BY:	CL
CHECKED BY:	P.W.
SHEET NO.	A-7



**BADGER STATE MAINTENANCE DEVELOPMENT**  
**1115 EAST HIGH STREET, CITY OF MILTON**  
 EXISTING SITE PLAN  
 PAGE: 1 OF 3  
 DATED: SEPTEMBER 28, 2016

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752



**EROSION NOTES:**  
 THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.  
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.  
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 2:1.  
 COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE.  
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.  
 IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.  
 PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.

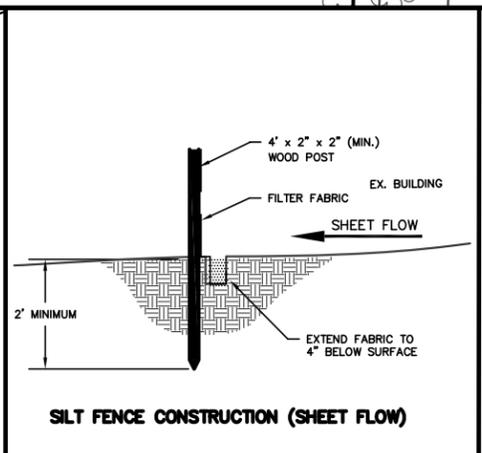
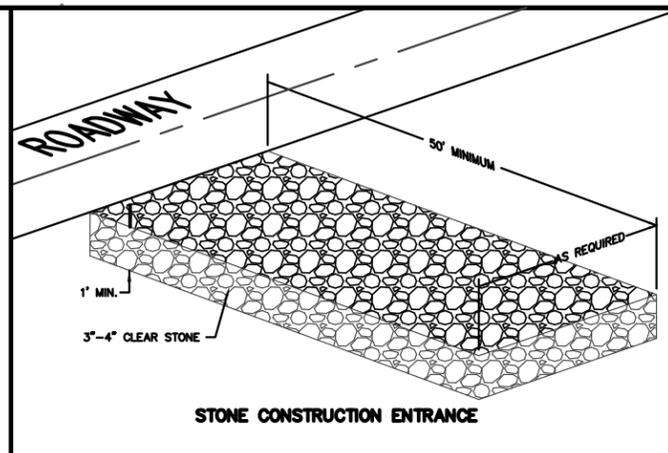
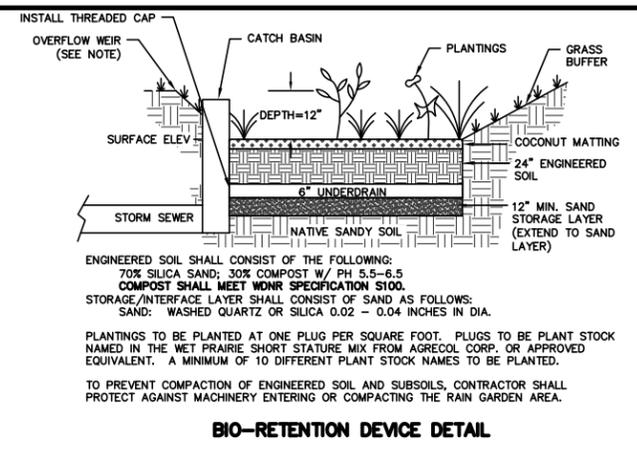
**TIME SCHEDULE:**

OCTOBER 11, 2016	PHASE 1 - INSTALL INITIAL EROSION CONTROL DEVICES.
OCTOBER 11, 2016 TO MAY 31, 2017	CONSTRUCT PHASE 1 BUILDINGS & PARKING LOT AND RESTORE PERVIOUS DISTURBED AREAS.
JULY 11 - 15, 2017	CONSTRUCT PHASE 1 BIO-RETENTION DEVICES.
OCTOBER 11, 2018	PHASE 2 - INSTALL INITIAL EROSION CONTROL DEVICES.
OCTOBER 11, 2018 TO MAY 31, 2019	CONSTRUCT PHASE 2 BUILDINGS & PARKING LOT AND RESTORE PERVIOUS DISTURBED AREAS.
JULY 11 - 15, 2019	CONSTRUCT PHASE 2 BIO-RETENTION DEVICES.

**RESTORATION NOTES:**  
 ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. WET DETENTION NATIVE SEED MIXTURES SHALL BE USED FOR THE BOTTOM OF THE DETENTION POND. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.  
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.  
 FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

**OWNER:**  
 BADGER STATE MAINTENANCE  
 ATTN: NATE ROGERS  
 111 SUNNYSIDE DRIVE  
 MILTON, WI 53563

**ENGINEER:**  
 QUAM ENGINEERING, LLC  
 ATTN: RYAN QUAM  
 4604 SIGGELKOW ROAD, SUITE A  
 MCFARLAND, WI 53558

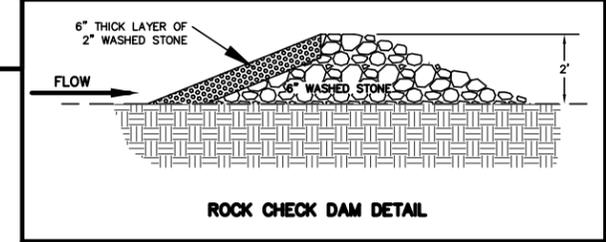


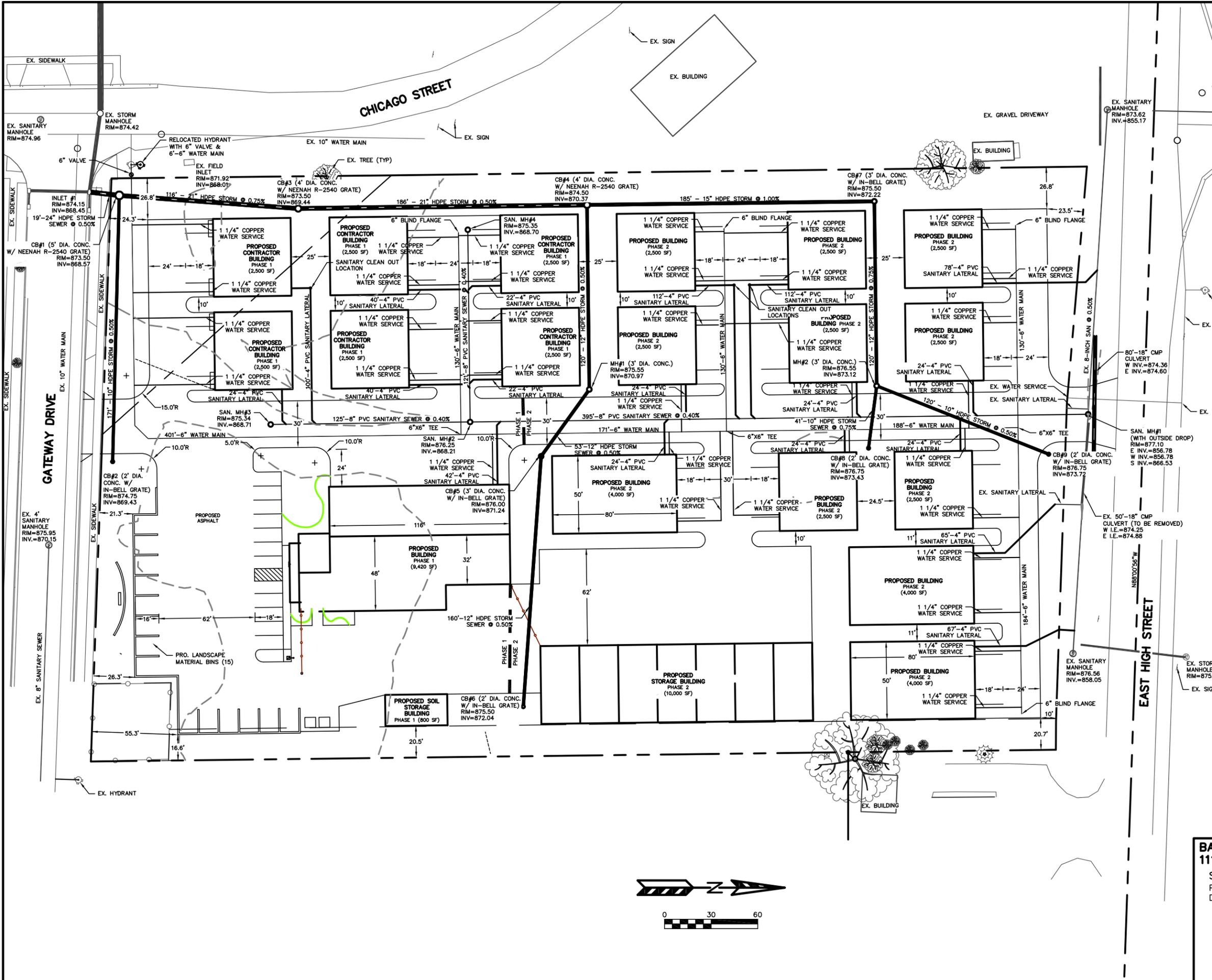
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

**CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE**

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE





**GENERAL NOTES:**

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.

THE CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING THE STORM SEWER CONSTRUCTION.

ANY DAMAGE TO THE PAVEMENT ON HIGH STREET OR GATEWAY DRIVE ADJACENT TO THE DEVELOPMENT WHICH IS DAMAGED BY THE CONSTRUCTION, SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MILTON'S PAVEMENT PATCHING CRITERIA.

CONTRACTOR SHALL FIELD VERIFY EXISTING SANITARY SEWER, WATER MAIN, AND STORM SEWER CONNECTION INVERTS, SIZES, AND MATERIALS. PRIOR TO BUILDING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.

**UTILITY NOTES:**

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

**BADGER STATE MAINTENANCE DEVELOPMENT**  
**1115 EAST HIGH STREET, CITY OF MILTON**

SITE & UTILITY PLAN  
 PAGE: 2 OF 3  
 DATED: SEPTEMBER 28, 2016

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752



# Bank of Milton

Your locally owned  
independent  
hometown bank

**Main Office**  
323 Parkview Dr.  
P.O. Box 217  
Milton, WI 53563

**Branch Office**  
Bank of Edgerton  
102 North Main St.  
Edgerton, WI 53534

**(608) 868-7672**  
(608) 868-4773 FAX  
www.bankofmilton.com

September 2, 2016

City of Milton  
Attn: Alan Hulick, City Administrator  
710 S. Janesville St.  
Milton WI 53563

Dear Alan,

I am sending you this letter to confirm that the Bank of Milton has approved financing for Nathan S. Rogers and Kevin S. Roger of Milton WI to purchase the property known as Hammil Farm Center located at 1115 E. High Street, Milton WI. The purpose of this financing proposal from the Bank of Milton also includes financing for the construction of multiple commercial buildings on this property, which will be used by Badger State Maintenance LLC and commercial tenant rentals for other independent commercial vendors from the Milton community. This financing package will cover two phases. The first phase of this project would be to build a commercial office building of 9,417 sq. ft., which will be operated by Badger State Maintenance LLC. The other portion of this project would be to construct 6 commercial duplex buildings, which will be 2,500 sq. ft. each. The final portion of this phase I construction project will be to finance site work, asphalt work, curb and gutter, fencing, lighting for the parking lots, etc.

Should you have any other questions regarding this loan commitment from the Bank of Milton, please feel free to contact me at (608) 868-7672.

Sincerely,



Dan Honold  
President

9/5/2016

Kevin Rogers  
3807 E. Jacobs Dr  
Milton, WI 53563

Nate Rogers  
5303 W. Rotamer Rd  
Milton, WI 53563

To: City of Milton Planning Commission

Re: Nate and Kevin Rogers request to Rezone 1115 E. High St Milton to PUD

**Good Afternoon,**

Nate and Kevin Rogers currently have the property at 1115 E. High St Milton under contract to purchase. We are asking the Planning Commission members to recommend to Council our request to rezone the property to PUD to allow Badger State Maintenance to operate its business in a newly constructed building on this site. In addition, a series of contractor or small business suites will be constructed in a two phase development.

In 2008, Nate Rogers started a small business called Badger State Maintenance. For 3 years the business operated out of his parent's driveway due to the difficulty in finding affordable space to lease. In 2011 he found an affordable option to lease a building in the Milton Industrial Park. Once Badger State Maintenance moved to a building with an address, an office and visibility to the public the business started to grow. The first year business increased by 60% and continues to grow annually.

Badger State Maintenance has 12 full time employees. Half of them live within the Milton community. Several own homes within the City or Township, they shop locally and their children attend Milton Schools.

We are proposing to offer the same opportunity to small business owners that currently operate out of their homes, garages or basement. These small business suites will offer an affordable option within the Milton Community.

Nate and Kevin Rogers plan to own, manage and maintain the proposed site. The current construction plan is based on a two phase development. The first phase will include the 9,400 SF Badger State Maintenance building as well as (6) small business suite buildings. Construction would begin late 2016 with a construction schedule to have Phase 1 completed by end of 2017.

Thank You for your Consideration,

Nate and Kevin Rogers  
[Badgerstatemaintenance.com](http://Badgerstatemaintenance.com)

