



**AMENDED AGENDA**  
City of Milton  
Plan Commission  
Tuesday, September 6, 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 – August 2, 2016.**

Documents:

[08-02-2016 Plan Commission Minutes.pdf](#)

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.**

Documents:

[Memo - Ordinance 2016-424 - Political Signs.pdf](#)  
[Ordinance 2016-424 - Amending Sec 78-1966 Political Message Signs 7-15-16.pdf](#)

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.**

Documents:

[Ordinance 2016-425 - Amending Sec 78-316\(14\) Standards for Single Family Dwellings 7-13-16.pdf](#)  
[Memo - Ordinance 2016-425 - Single Family Dwelling Standards.pdf](#)

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

Documents:

[Memo - Rezoning PUD - 1115 E High Street - Badger.pdf](#)  
[BSM-DRAWINGS 8-31-16.pdf](#)

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

Documents:

**8. General Items**

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

**10. 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 September 2, 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**

8/2/2016 - Minutes

**1. Call to Order**

Mayor Welch called the August 2, 2016 meeting of the Plan Commission to order at approximately 5:00 PM. Clerk Hilby confirmed the appropriate meeting notices were posted.

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

Absent: Comm. Frank Green.

Also Present: City Clerk/Deputy Treasurer Elena Hilby.

**2. Approval of Agenda**

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

**3. Approval of Plan Commission Minutes – July 5, 2016.**

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

**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.**

Administrator Hulick reviewed this item.

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

DPW Director Robinson moved to find this potential acquisition consistent with established City plans and forward it on to the City Council with a favorable recommendation based on it being a natural area with relatively low maintenance needs. Comm. Himmel seconded, and the motion carried with Comm. Seales in opposition.

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

Ald. Zajac moved to approve the site plan for The Meat Market with the contingency that landscape plants be added equivalent to 75 points. DPW Director Robinson seconded, and the motion carried unanimously.

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

DPW Robinson reviewed the item. Comm. Himmel moved to approve the site plan for an expansion at Charter NEX Films. Comm. Ostrowski seconded, and the motion carried unanimously.

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

Administrator Hulick reviewed this item. Comm. Himmel moved to approve the CSM along Putnam Parkway. Comm. Ostrowski seconded, and the motion carried unanimously.

**9. General Items**

**10. Next Meeting Date – September 6, 2016 at 5:00 p.m.**

**11. Motion to Adjourn**

DPW Robinson moved to adjourn the Plan Commission meeting at approximately 5:32 p.m. Ald. Zajac seconded, and the motion carried.

Respectfully submitted,  
Elena Hilby  
City Clerk



## Office of the City Administrator

**To:** Mayor Welch, Common Council Members  
**From:** Al Hulick, City Administrator  
**Date:** August 16, 2016  
**Subject:** Discussion and Possible Action on an Ordinance Amending Section 78-1966 of the Code of Ordinances of the City of Milton Concerning Political Message Signs.

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### Summary

During the most recent election, while researching an issue, it was brought to the Administration's attention that a provision within the Milton Code of Ordinances pertaining to the displaying of political message signs was in conflict with established State Statutes Section 12.04.

Therefore, Ordinance 2016-424 was drafted to amend the City of Milton Ordinances to gain conformity with State Statutes and no longer restrict the placement of such signs to only 30 days prior to an election.

### **Sec. 78-1966. Political Message Signs.**

A political message sign is a temporary sign containing a message intended for a political purpose or a message which pertains to an issue of public policy of possible concern to the electorate, but does not include a message intended solely for any commercial purpose. Political message signs are permitted so long as they are in conformity with the requirements of Section 12.04, Wis. Stats., including all amendments thereto. Political message signs may remain in place during an election campaign period, as that term is defined in Section 12.04 (1) (a), Wis. Stats.

**ORDINANCE # 2016-424**  
**AN ORDINANCE AMENDING SECTION 78-1966 OF THE CODE OF ORDINANCES**  
**OF THE CITY OF MILTON CONCERNING POLITICAL MESSAGE SIGNS**

**WHEREAS**, the Plan Commission of the City of Milton having held a duly noticed public hearing on the proposed amendment of Section 78-1966 of the Code of Ordinances of the City of Milton concerning political message signs; and

**WHEREAS**, following said public hearing, the plan commission having voted to recommend to the common council approval of the amendment of Section 78-1966 of the Code of Ordinances of the City of Milton; and

**WHEREAS**, the Common Council of City of Milton having determined that it is appropriate to amend Section 78-1966 of the Code of Ordinances of the City of Milton to bring it into conformity with the requirements of Section 12.04, Wis. Stats., which provides for the regulation of political message signs, while still exercising control over the placement of said signs.

**NOW, THEREFORE**, the Common Council of the City of Milton do ordain as follows:

Section I: Section 78-1966 of the Code of Ordinances of the City of Milton is amended to read as follows:

**Sec. 78-1966. Political Message Signs.**

A political message sign is a temporary sign containing a message intended for a political purpose or a message which pertains to an issue of public policy of possible concern to the electorate, but does not include a message intended solely for any commercial purpose. Political message signs are permitted so long as they are in conformity with the requirements of Section 12.04, Wis. Stats., including all amendments thereto. Political message signs may remain in place during an election campaign period, as that term is defined in Section 12.04 (1) (a), Wis. Stats.

Section II. This Ordinance shall take effect and be in force from and after its passage and publication.

Approved by the Common Council of the City of Milton this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

By:

\_\_\_\_\_  
Anissa Welch, Mayor

Attest:

\_\_\_\_\_  
Elena Hilby, City Clerk

1<sup>st</sup> Reading:

2<sup>nd</sup> Reading:

3<sup>rd</sup> Reading:

Date Adopted:

Effect of Ordinance: Establishes Regulations for Political Message Signs

**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**

**WHEREAS**, the Plan Commission of the City of Milton having held a duly noticed public hearing on the proposed creation of Section 78-316 (14) of the Code of Ordinances of the City of Milton to Establish Standards for Single-Family Dwellings; and

**WHEREAS**, following said public hearing, the plan commission having voted to recommend to the common council the creation of Section 78-316 (14) of the Code of Ordinances of the City of Milton; and

**WHEREAS**, the Common Council of the City of Milton having considered the recommendation of the plan commission and having determined that it is appropriate to establish standards for single-family dwellings beyond those provided in the Uniform Dwelling Code adopted by the City of Milton in Section 10-82 of the Code of Ordinances of the City of Milton, to promote and safeguard the aesthetics of neighborhoods in which single-family homes are located in order to preserve the value of those neighborhoods;

**NOW, THEREFORE**, the Common Council of the City of Milton do ordain as follows:

Section I: Section 78-316 (14) of the Code of Ordinances of the City of Milton is created to read as follows:

(14) **Standards for Single-family Dwellings.** Single-family dwellings, except those in designated mobile home parks, must satisfy all of the following criteria:

- a. Installed on an enclosed permanent foundation;
- b. Minimum floor area excluding the garage, decks, porches, and basement: 800 square feet of heated living space;
- c. Minimum width of short side of dwelling: 24 feet
- d. Minimum core area of heated living space: 24 feet by 24 feet;
- e. Pitched roof required with a minimum slope of 3 inches in height for each foot of width;
- f. Permitted roof surfacing materials (including accessory garages and carports); wood shakes, asphalt, fiberglass, composition or wood shingles, clay, concrete or metal tiles, slate, rubber membrane, built-up gravel materials;
- g. Exterior siding shall extend to the top of the foundation. If the top of the foundation is below grade, the siding shall extend to the ground; and
- h. Permitted exterior siding materials including accessory garages and carports); wood, masonry, concrete stucco, Masonite, vinyl, metal lap.

The zoning board of appeals, as provided in Article II, Division 5, may waive one or more of the above minimum standards, except the standard in subsection a., upon a finding that the proposed architectural style provides compensating design features and the dwelling will be compatible with other dwellings in the neighborhood.

Section II. This Ordinance shall take effect and be in force from and after its passage and publication.

Approved by the Common Council of the City of Milton this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

By:

\_\_\_\_\_  
Anissa Welch, Mayor

Attest:

\_\_\_\_\_  
Elena Hilby, City Clerk

1<sup>st</sup> Reading:  
2<sup>nd</sup> Reading:  
3<sup>rd</sup> Reading:  
Date Adopted:

Effect of Ordinance: Establishes Standards for Single-Family Dwellings



## Office of the City Administrator

**To:** Mayor Welch, Milton Plan Commission  
**From:** Al Hulick, City Administrator  
**Date:** September 6, 2016  
**Subject:** Public Hearing, Discussion, and Possible Action on Ordinance #2016-425 Creating Section 78-316(14) of the Code of Ordinances of the City of Milton Establishing Standards for Single-Family Dwellings.

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### Summary

As construction methods change, and building materials evolve over time, the City of Milton is considering creating a standard for single-family dwellings. These standards will strive to provide a level of quality and protect the value and aesthetic integrity of its housing stock. The proposed standards would only apply to single-family dwellings and would not be enforceable upon any existing single-family home. However, all new single-family home building plans would be subject to these new standards.

### Analysis

The current, minimum “standards” for single-family dwellings are relegated primarily to building size and setbacks. Therefore, there is little to no consideration to aesthetics and/or construction materials. The proposed minimum standards would include the following:

- a. Installed on an enclosed permanent foundation;
- b. Minimum floor area excluding the garage, decks, porches, and basement: 800 square feet of heated living space;
- c. Minimum width of short side of dwelling: 24 feet
- d. Minimum core area of heated living space: 24 feet by 24 feet;
- e. Pitched roof required with a minimum slope of 3 inches in height for each foot of width;
- f. Permitted roof surfacing materials (including accessory garages and carports); wood shakes, asphalt, fiberglass, composition or wood shingles, clay, concrete or metal tiles, slate, rubber membrane, built-up gravel materials;
- g. Exterior siding shall extend to the top of the foundation. If the top of the foundation is below grade, the siding shall extend to the ground; and
- h. Permitted exterior siding materials including accessory garages and carports); wood, masonry, concrete stucco, Masonite, vinyl, metal lap.

These standards were developed with consultation from the City’s legal counsel, area building officials and zoning ordinances, and the State Department of Safety and Professional Services.



**Recommendation**

The City Administration recommends the Plan Commission forward the proposed Ordinance establishing standards to single-family dwellings to the City Council with a favorable recommendation.



## Department of Public Works

**To:** Mayor Welch, Milton Plan Commission  
**From:** Howard Robinson, Director of Public Works  
**Date:** September 6, 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. At this time Mr. Rogers is still in the process of completing this phase of the submittal process with his engineering and design team.

### Recommendation

Therefore, as Mr. Rogers continues to work with the City and his engineering team to finalize the General Development Plan portion of his submittal, it is recommended that the Plan Commission open the Public Hearing this evening, and continue the public hearing until October 4, 2016 when Mr. Rogers anticipates having the final portions of his General Development Plan completed. At that time the Plan Commission can take full action on both the rezoning and the General Development Plan for the site at 1115 E. High Street.

# BADGER STATE MAINTENANCE

## 1115 East High Street

### Milton, WI

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

**DRAWING INDEX:**

SP-1	SITE LOCATION MAP - DRAWING INDEX
SP-2	SITE PLAN, ADA PARKING DETAILS
SP-3	LANDSCAPE PLAN
SP-4	EROSION CONTROL DETAILS
SP-5	SITE LIGHTING PLAN
SP-6	SITE LIGHTING SCHEDULE & CALCS
A-1	MAIN FLOOR PLAN
A-2	MEZZANINE FLOOR PLAN
A-3	ROOF PLAN
A-4	ELEVATIONS
A-5	ELEVATIONS
A-6	CONTRACTOR SHOP - MAIN FLOOR PLAN, ELEVATIONS

**PROJECT DESCRIPTION:**

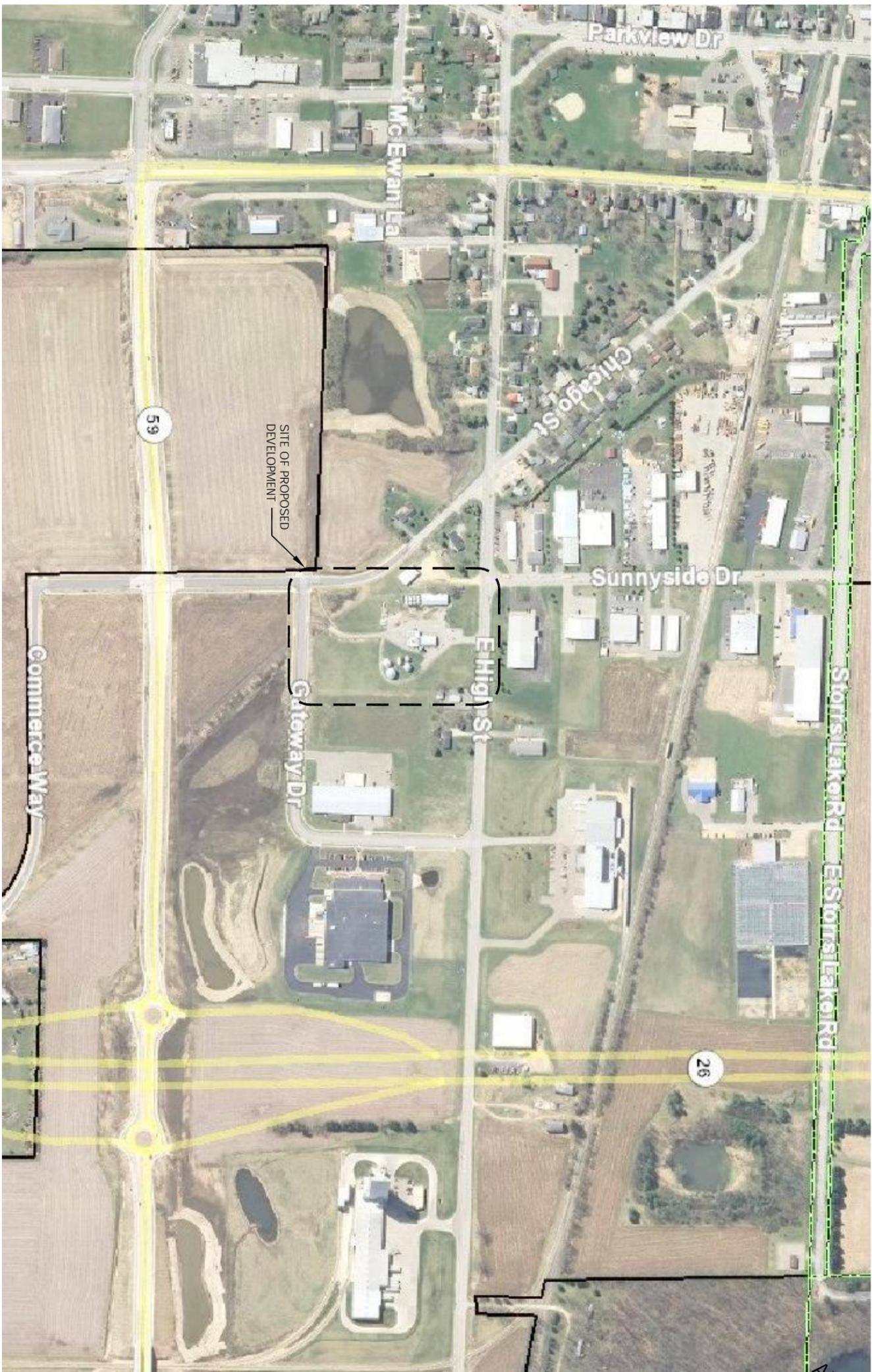
PHASE I:	BADGER STATE MAINTENANCE MAIN BUILDING & SOIL STORAGE BUILDING, MATERIAL STORAGE BINS, PARKING AND SIX CONTRACTOR SHOP BUILDINGS.
PHASE II:	TEN CONTRACTOR SHOP BUILDINGS AND ONE 8-STALL RV STORAGE BUILDING.

**BUILDING INFORMATION:**

CONSTRUCTION TYPE:	TYPE VB
BUILDING FOOTPRINT:	9,417 S.F.
NO. OF FLOORS:	1 + MEZZANINE
OCCUPANCY GROUP:	M
SPRINKLERED:	NONE
SOIL BEARING:	3,000psf ASSUMED

**SITE INFORMATION:**

SITE AREA:	230,950 S.F.	(5.3 ACRES)
BUILDING FOOTPRINT:	62,417 S.F.	(27.0%)
PAVED AREA:	109,671 S.F.	(47.5%)
SIDEWALK AREA:	348 S.F.	(0.2%)
GREEN SPACE AREA:	58,514 S.F.	(25.3%)



ALL DRAWINGS ARE  
1/2 SCALE SHOWN

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  
SITE LOCATION MAP  
DRAWING INDEX

REVISIONS

PROJECT DATA

DATE: 8/30/2016

DRAWN BY: CL

CHECKED BY: P.W.

SHEET NO.

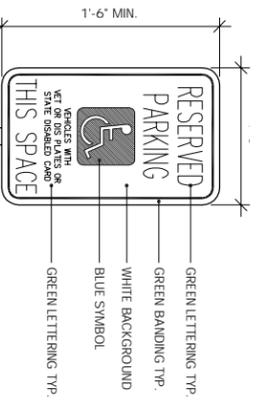
**SP-1**

SITE LOCATION MAP

20  
SP1

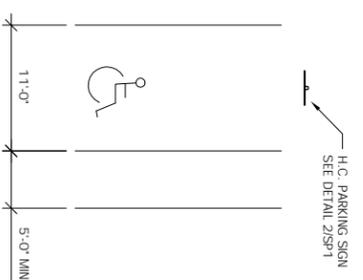
2016/BADGER STATE MAINTENANCE/BSM-DRAWINGS.DWG  
DATE: AUGUST 24, 2016

SCALE: 1"=50'



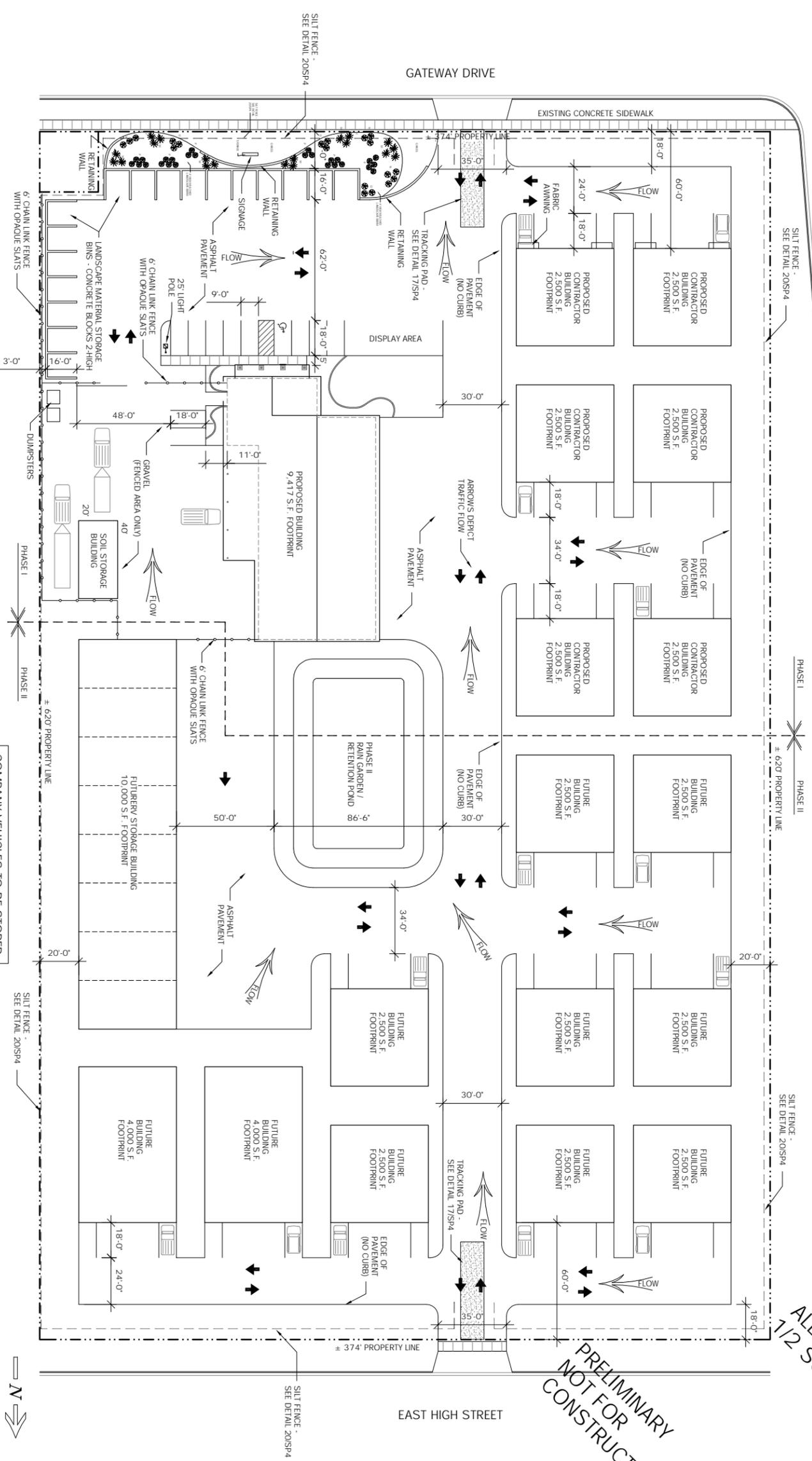
**SIGNAGE NOTE:**  
THIS SIGN DEPICTS MINIMUM STATE REQUIREMENTS - VERIFY WITH LOCAL ORDINANCES PRIOR TO INSTALLATION FOR ADDITIONAL REQUIREMENTS.  
SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE".

**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

**SUNNYSIDE DRIVE**



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	
<b>SP-2</b>		<b>DRAWING NAMES</b> ADA PARKING DETAILS			
<b>REVISIONS</b>					
<b>PROJECT DATA</b> DATE: 8/30/2016 DRAWN BY: CL CHECKED BY: P.W.					
<b>SHEET NO.</b>					

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

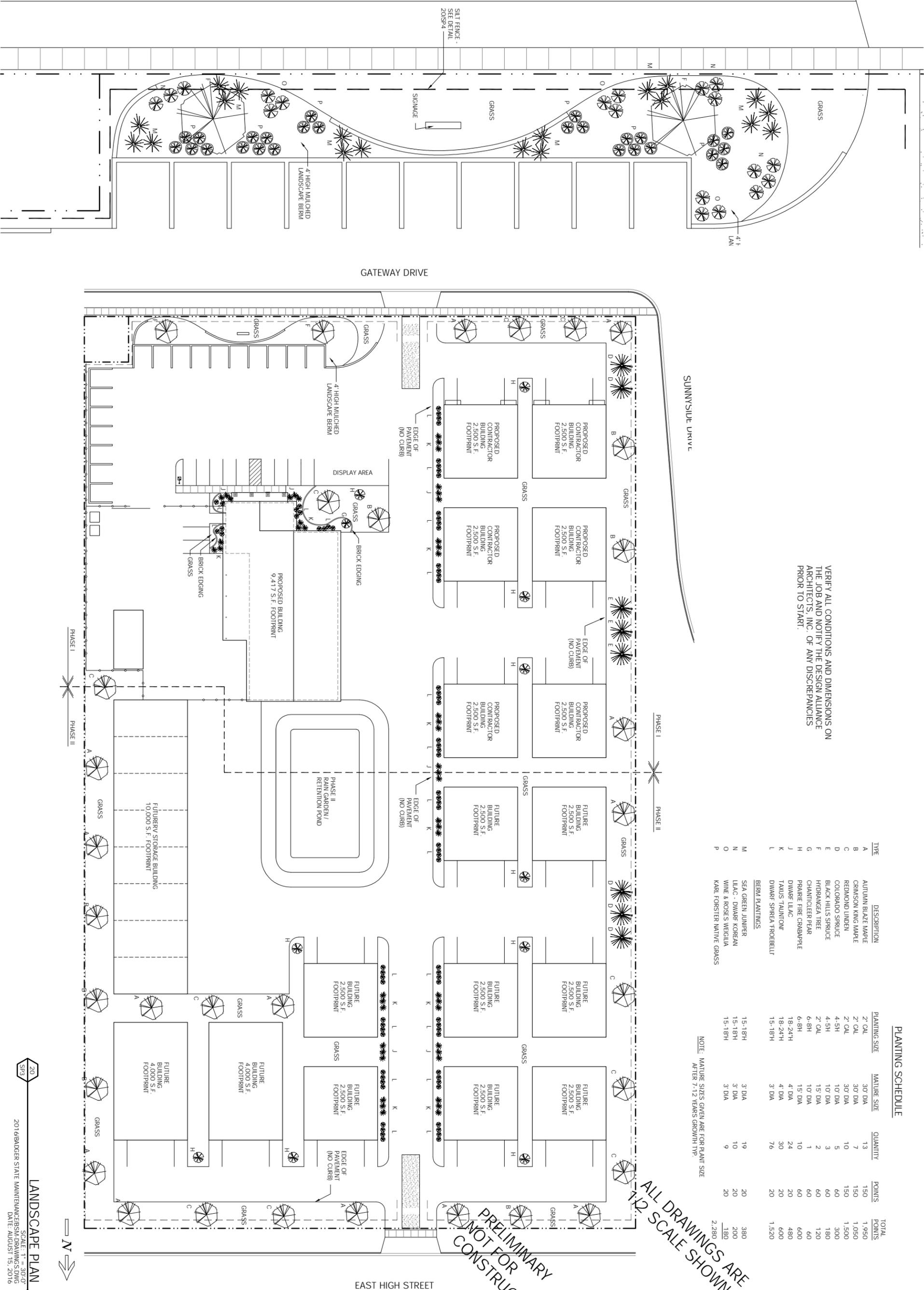
PLANTING SCHEDULE

TYPE	DESCRIPTION	PLANTING SIZE	MATURE SIZE	QUANTITY	POINTS	TOTAL POINTS
A	AUTUMN BLAZE MAPLE	2" CAL	30 DIA	13	150	1,950
B	GRIMSON KING MAPLE	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	HYDRANGEA TREE	2" CAL	15 DIA	2	60	120
G	CHANTICLEER PEAR	6-8H	10 DIA	1	60	60
H	PRAIRIE FIRE CORNARPPLE	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 SPIREEA FOEBELLUT	15-18H	3 DIA	76	20	1,520
BERM PLANTINGS						
M	SEA GREEN JUNIFER	15-18H	3 DIA	19	20	380
N	LILAC - DWARF KOREAN	15-18H	3 DIA	10	20	200
O	WINE & ROSE S. WEGILIA	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 1/2" SCALE SHOWN

PRELIMINARY NOT FOR CONSTRUCTION



LANDSCAPE PLAN  
SCALE: 1" = 30'-0"  
2016BADGER STATE MAINTENANCE/CSM-DRAWINGS.DWG  
DATE: AUGUST 15, 2016

**SP-3**

SHEET NO.

CHECKED BY: P.W.

DATE: 8/30/2016

DRAWN BY: CL

**BADGER STATE MAINTENANCE**  
Street Address  
Milton, WI

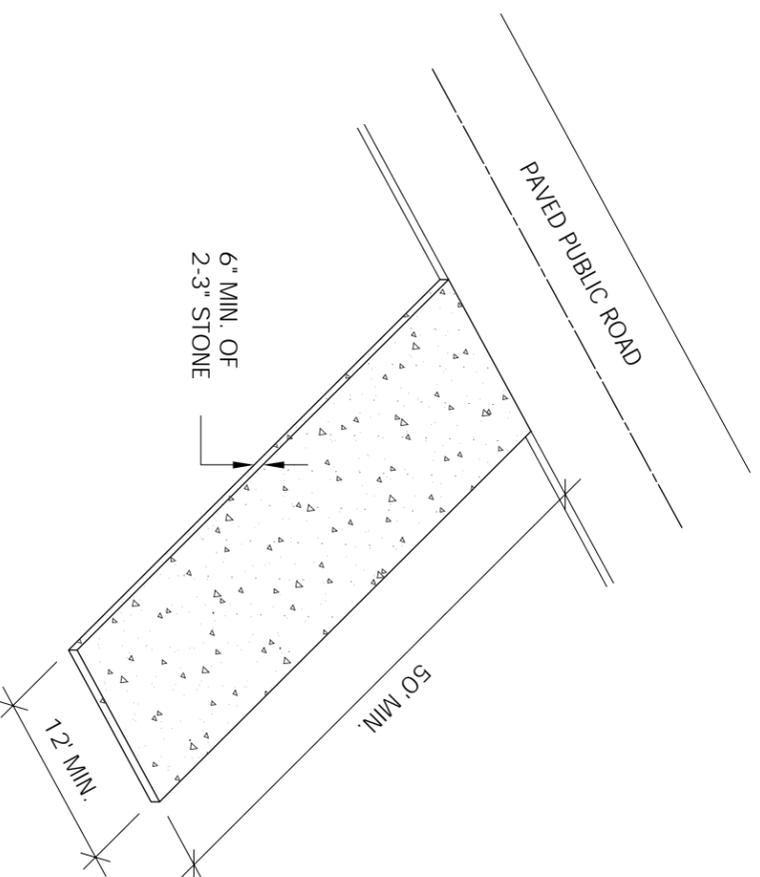
**the Design Alliance Architects, Inc.**

1003 Madison Avenue  
Fort Atkinson, WI

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FAX (920) 568-7058

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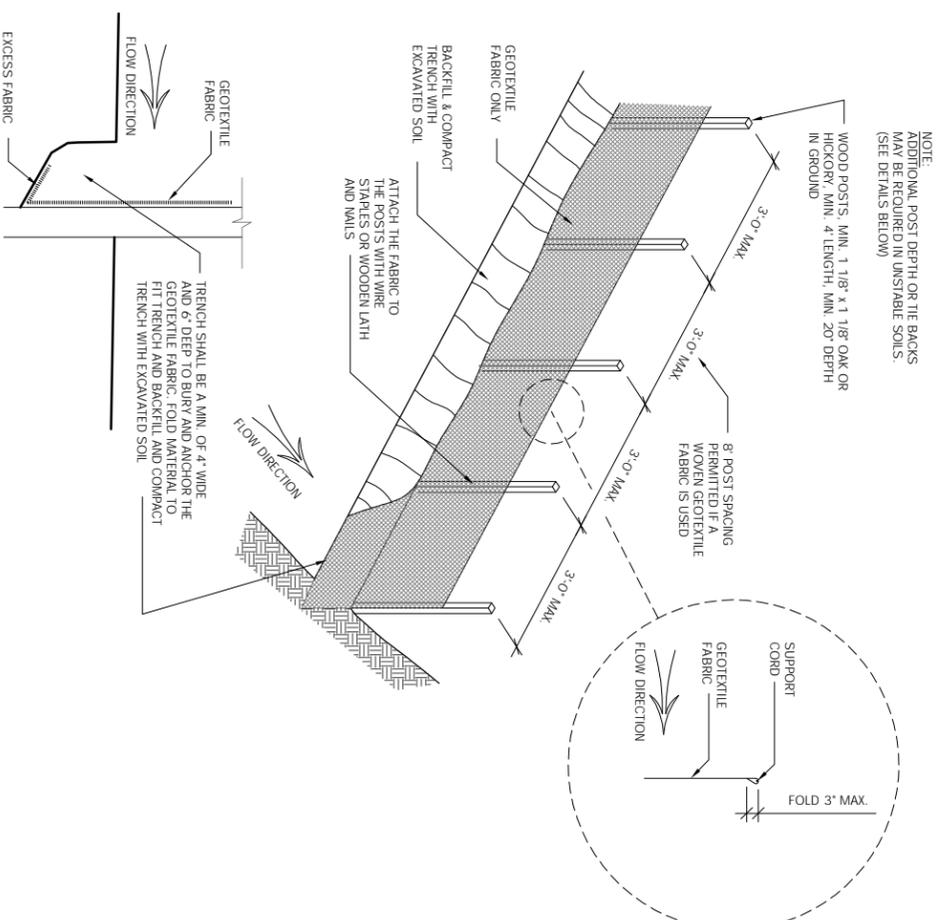
ALL DRAWINGS ARE  
1/2 SCALE SHOWN  
PRELIMINARY  
NOT FOR  
CONSTRUCTION



TRACKING PAD DETAIL

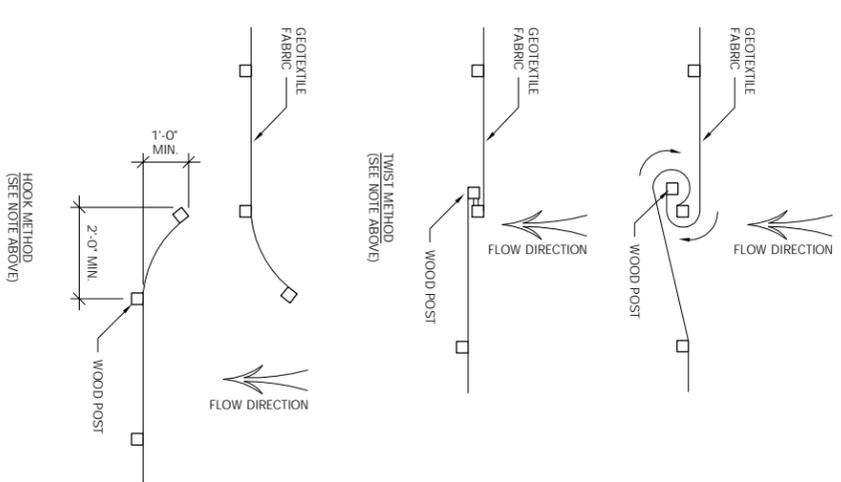
SCALE: 1/2" = 1'-0"  
2016BADGER STATE MAINTENANCE/BSM-DRAWINGS.DWG  
DATE: AUGUST 30, 2016

17  
SP4



NOTE:  
ADDITIONAL POST DEPTH FOR THE BACKS MAY BE REQUIRED IN UNSTABLE SOILS (SEE DETAILS BELOW)

NOTE:  
CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING METHODS SHOWN BELOW.



SILT FENCE DETAILS

SCALE: 1/2" = 1'-0"  
2016BADGER STATE MAINTENANCE/BSM-DRAWINGS.DWG  
DATE: AUGUST 30, 2016

20  
SP4

DRAWING NAMES	
EROSION CONTROL DLTS	
REVISIONS	
PROJECT DATA	
DATE:	8/30/2016
DRAWN BY:	CL
CHECKED BY:	P.W.
SHEET NO.	

BADGER STATE MAINTENANCE  
1115 East High Street  
Milton, WI

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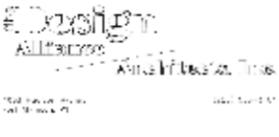
SP-4



Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	44	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	7	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 #2	+	0.9 fc	7.7 fc	0.1 fc	77.0:1	9.0:1

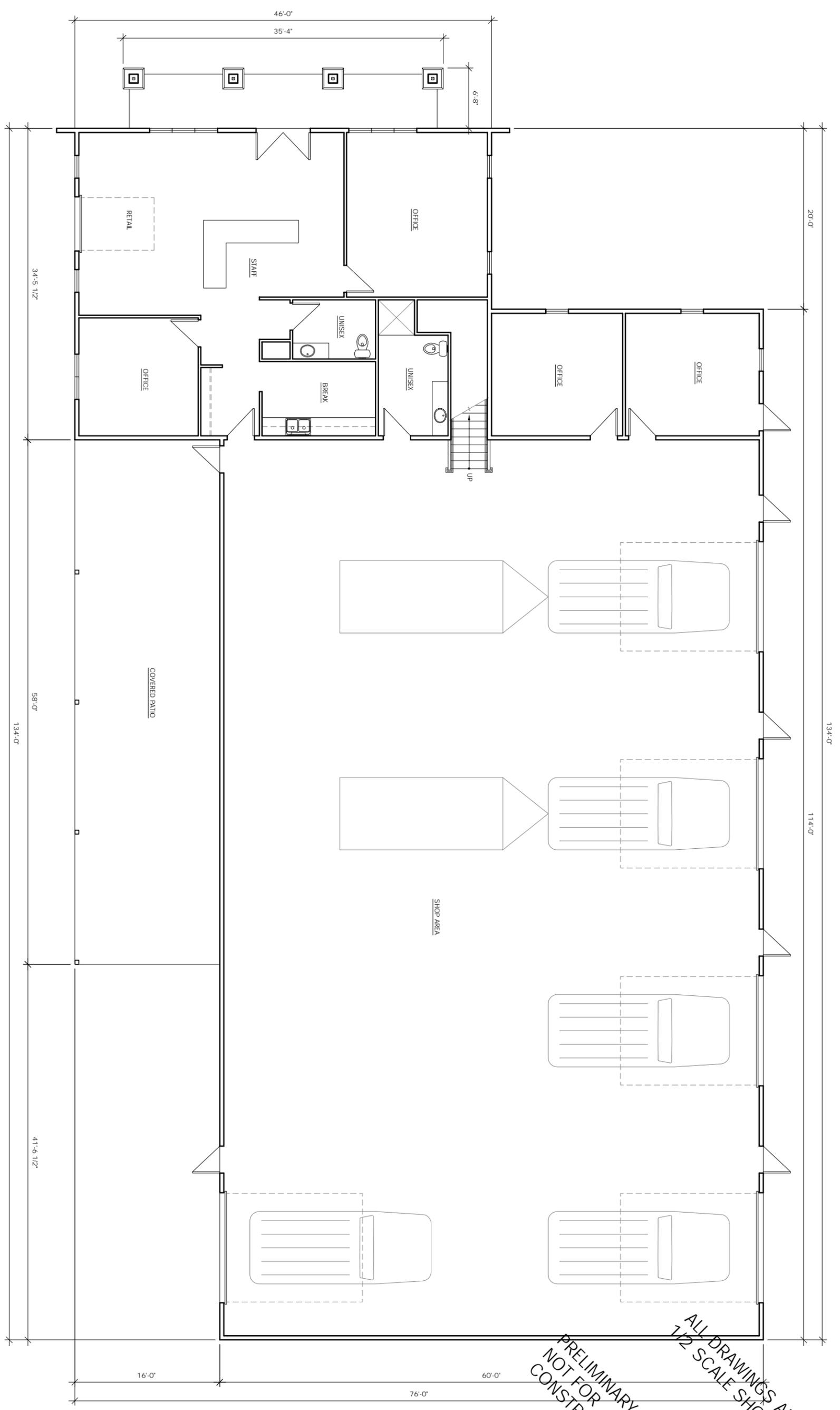


**BADGER STATE MAINTENANCE  
1115 East High Street  
Milton, WI**

**Designer**  
CL  
**Date**  
8/30/2016  
**Scale**  
Not to Scale  
**Revision No.**  
**Summary**

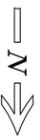
**SP-6**

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



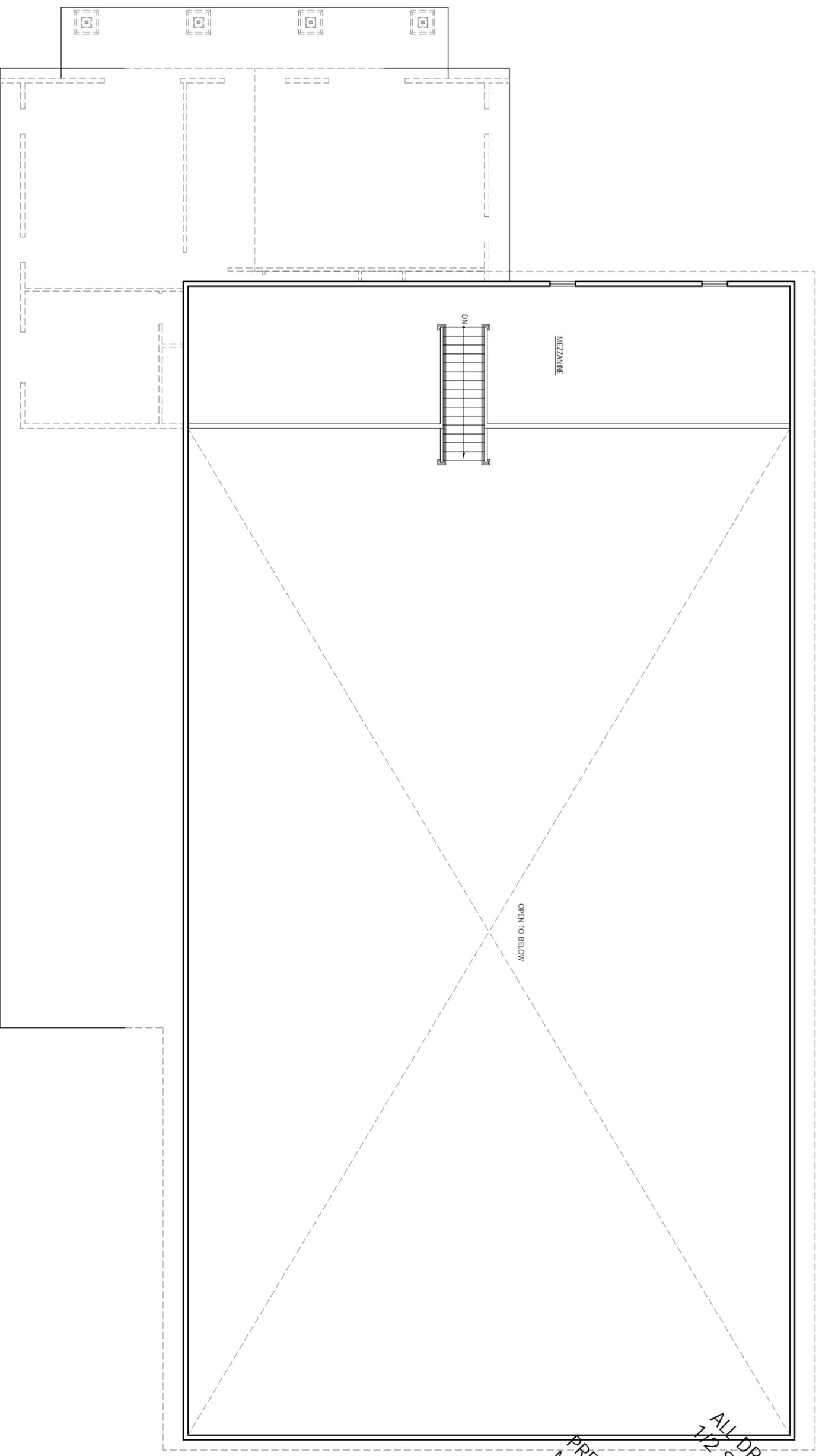
ALL DRAWINGS ARE 1/2" SCALE SHOWN  
 PRELIMINARY NOT FOR CONSTRUCTION

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

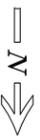


<p><b>PROJECT DATA</b>                  DATE: 8/30/2016                  DRAWN BY: CL                  CHECKED BY: P.W.                  SHEET NO.</p>	<p><b>REVISIONS</b></p>	<p><b>DRAWING NAMES</b>                  MAIN FLOOR PLAN</p>	<p><b>BADGER STATE MAINTENANCE</b>                  Street Address                  Milton, WI</p>	<p><b>the Design Alliance Architects, Inc.</b>                  1003 Madison Avenue                  Fort Atkinson, WI</p>	<p>(920) 563-3404                  FAX (920) 568-7058</p>
			<p><b>A-1</b></p>		

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**  
 Street Address  
 Milton, WI

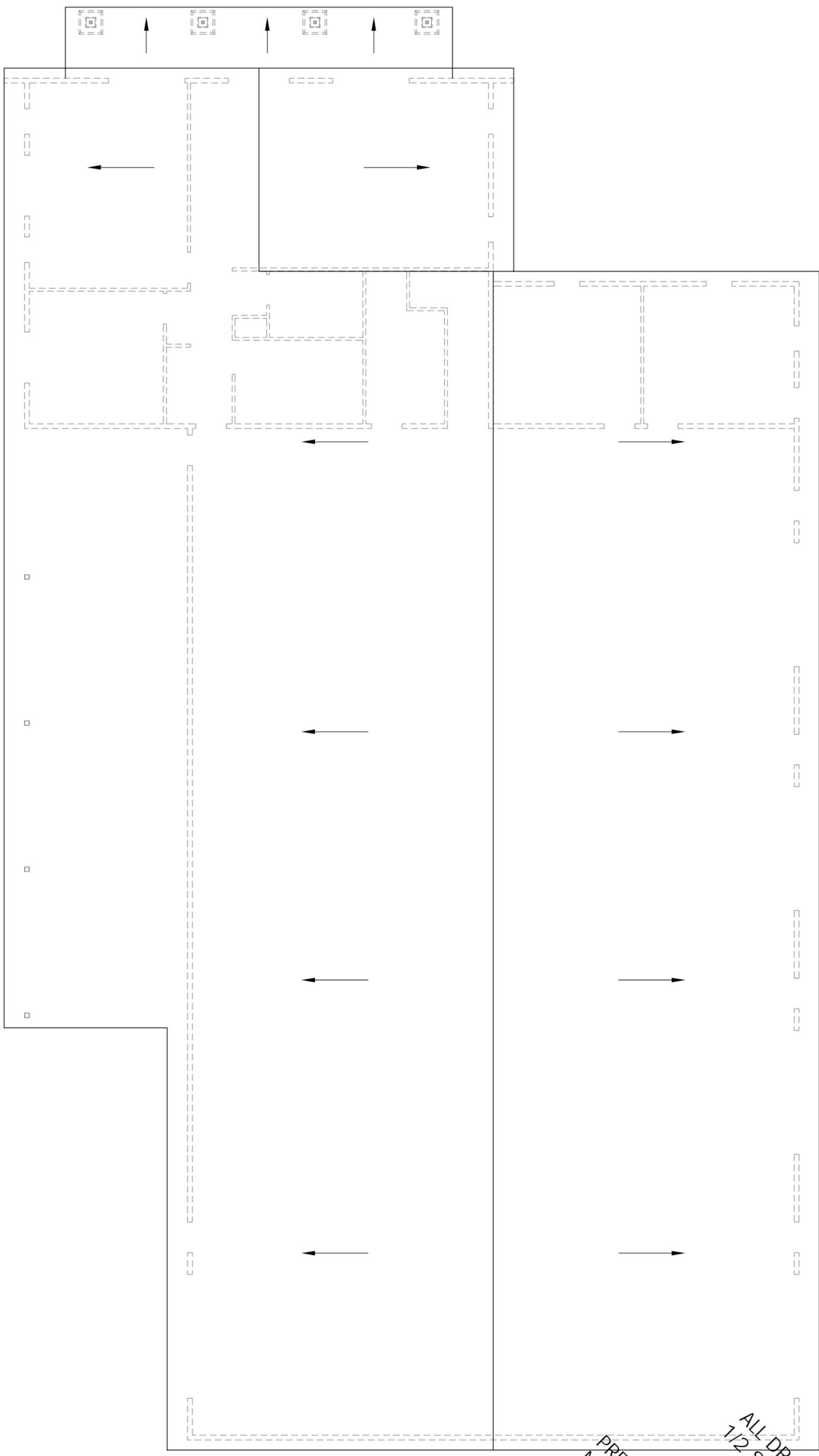
DRAWING NAMES  
 MEZZANINE FLOOR PLAN

REVISIONS

PROJECT DATA  
 DATE: 8/30/2016  
 DRAWN BY: CL  
 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.



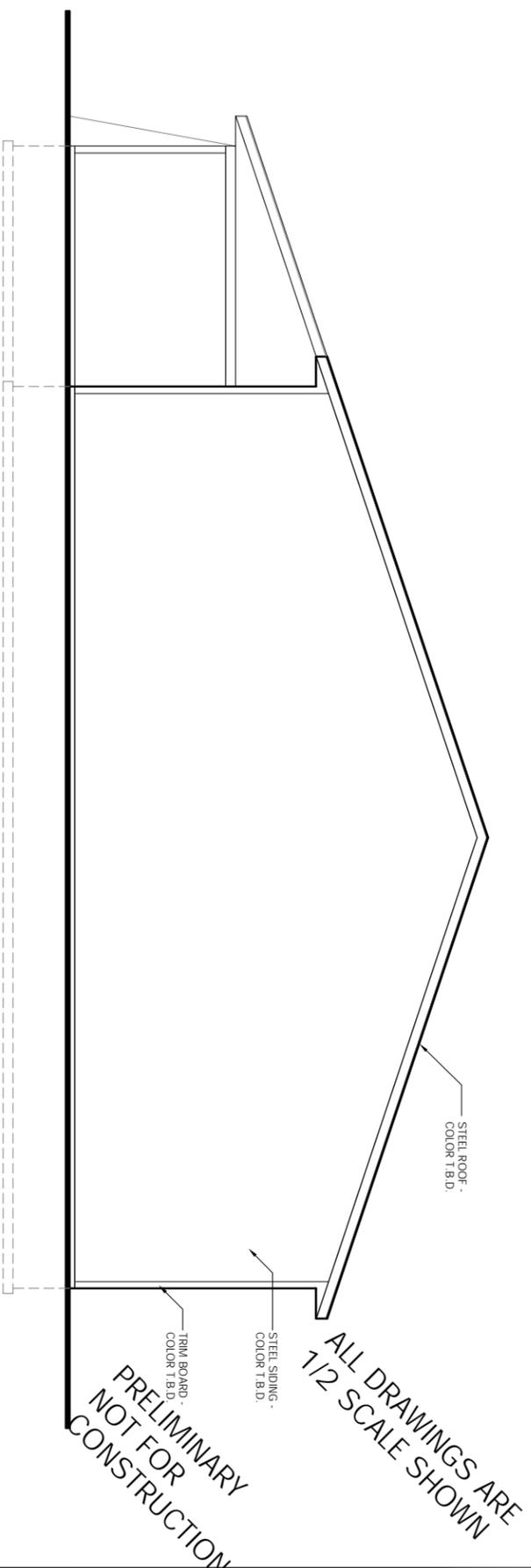
ALL DRAWINGS ARE 1/2" SCALE SHOWN  
 PRELIMINARY NOT FOR CONSTRUCTION



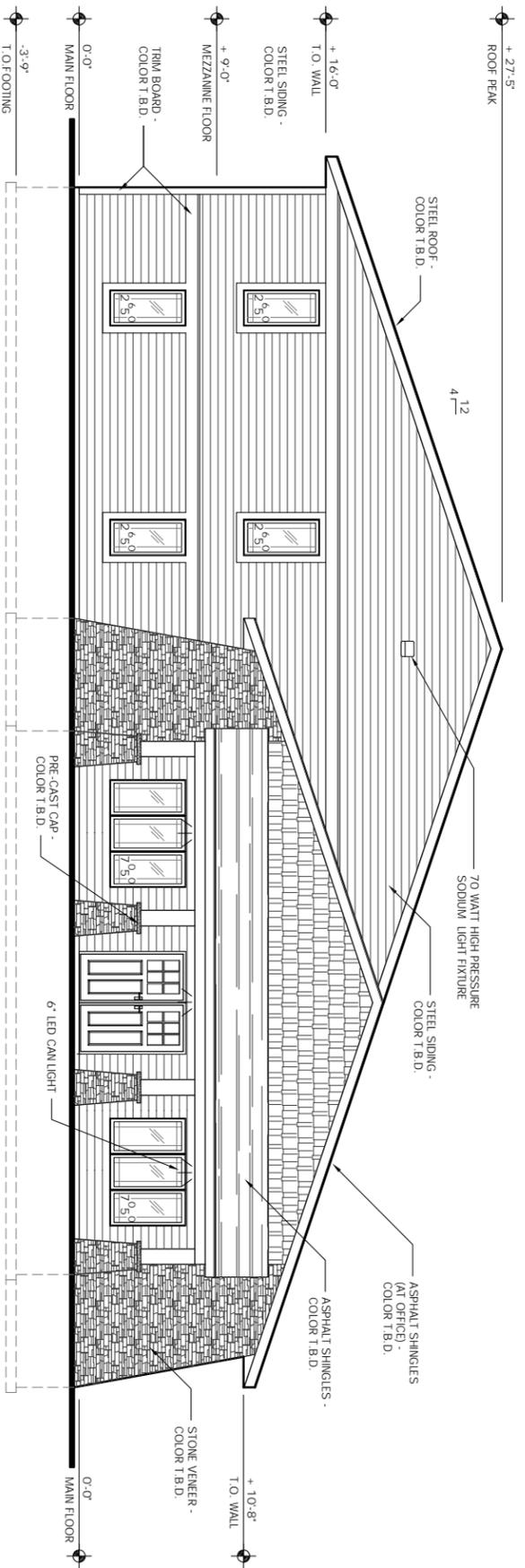
20  
 A3  
 ROOF PLAN  
 SCALE: 3/16" = 1'-0"  
 2016BADGER STATE MAINTENANCE.DWG  
 DATE: AUGUST 15, 2016

DRAWING NAMES ROOF PLAN	BADGER STATE MAINTENANCE Street Address Milton, WI		the Design Alliance Architects, Inc. 1003 Madison Avenue Fort Atkinson, WI	(920) 563-3404 FAX (920) 568-7058
	REVISIONS	PROJECT DATA DATE: 8/30/2016 DRAWN BY: CL CHECKED BY: P.W. SHEET NO.		

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  
Street Address  
Milton, WI

**the Design Alliance**  
Architects, Inc.

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Fort Atkinson, WI

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DRAWING NAMES  
ELEVATIONS

REVISIONS

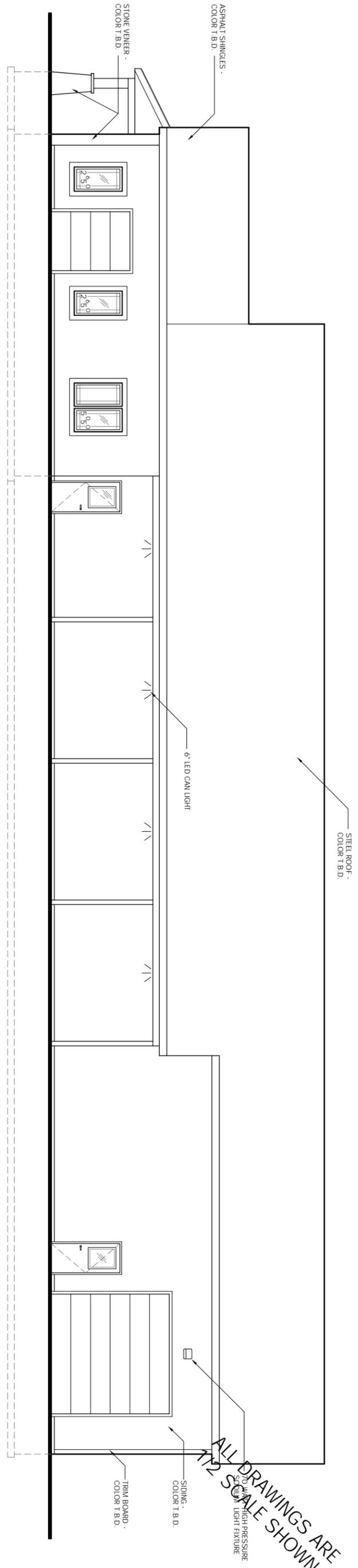
PROJECT DATA

DATE: 8/30/2016  
DRAWN BY: CL  
CHECKED BY: P.W.

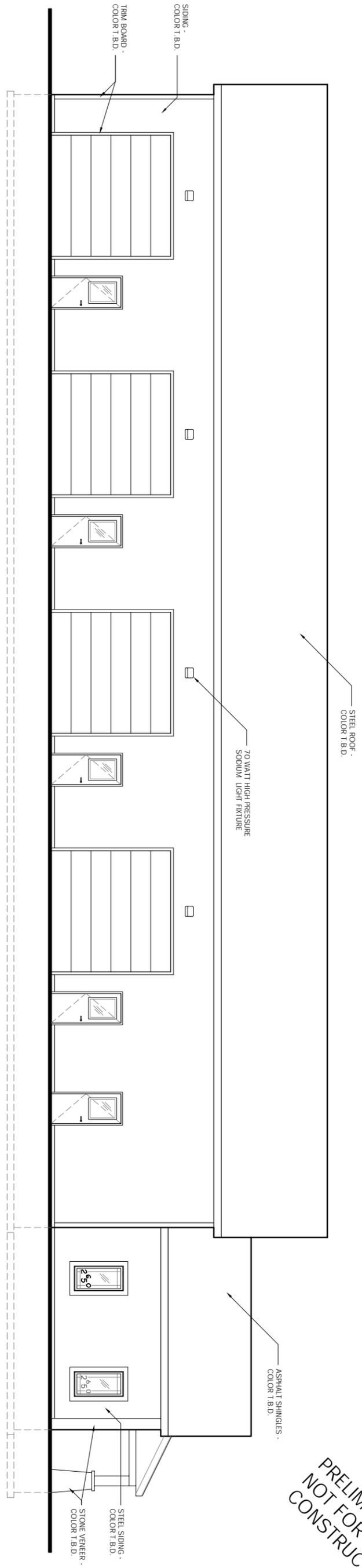
SHEET NO.

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 MAINTENANCE/BSM-DRAWINGS.DWG  
 DATE: AUGUST 16, 2016



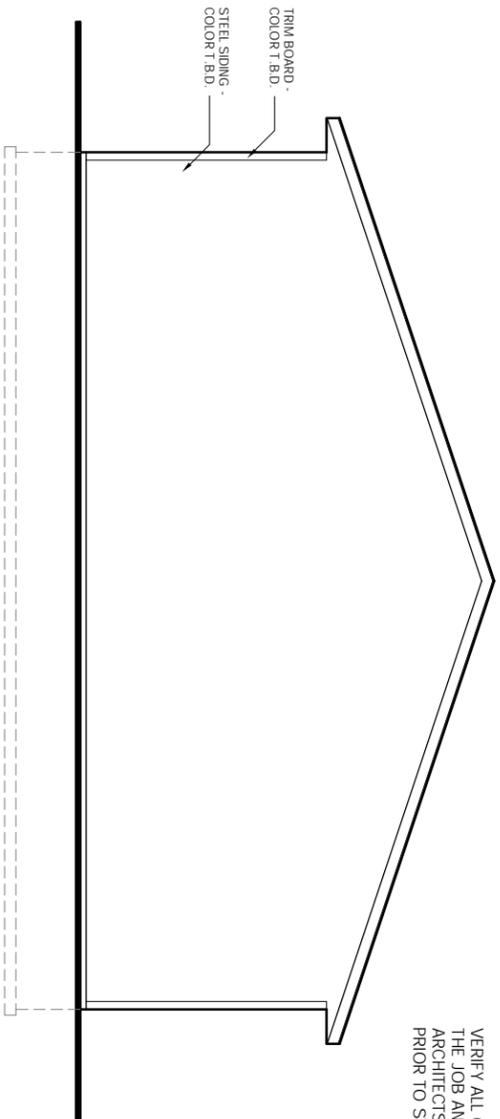
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 SCALE: 3/16" = 1'-0"  
 2016BADGER STATE MAINTENANCE/BSM-DRAWINGS.DWG  
 DATE: AUGUST 16, 2016

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

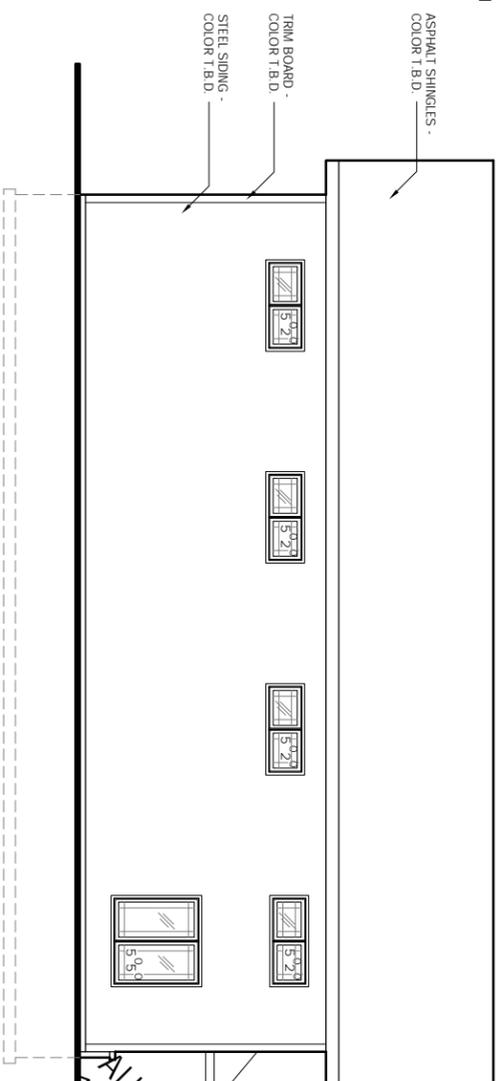
**ALL DRAWINGS ARE  
 TO SCALE SHOWN**

<p><b>PROJECT DATA</b>          DATE: 8/30/2016          DRAWN BY: CL          CHECKED BY: P.W.          SHEET NO.</p>	<p><b>REVISIONS</b></p>	<p><b>DRAWING NAMES          ELEVATIONS</b></p>	<p><b>BADGER STATE MAINTENANCE</b>          Street Address          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>

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

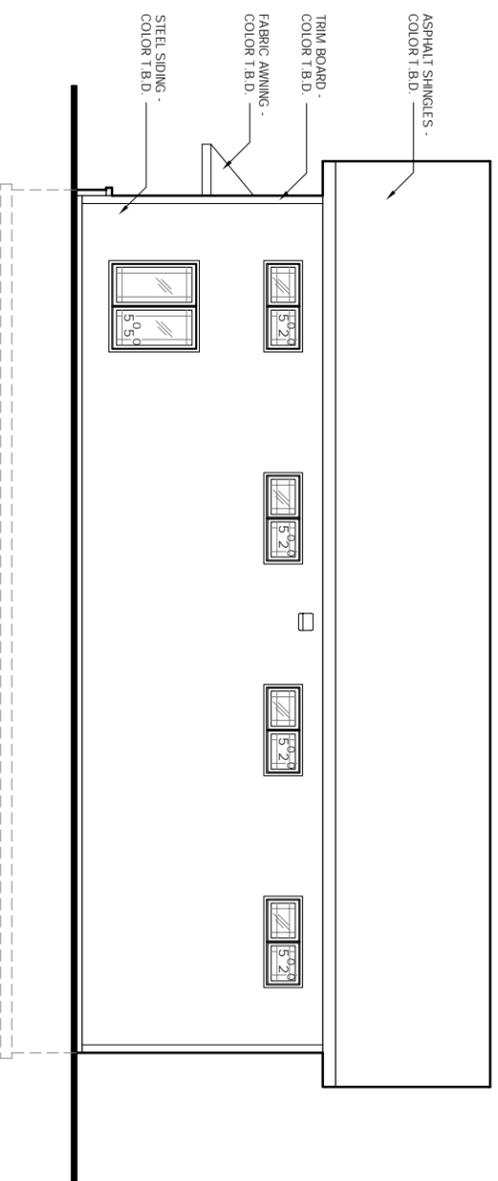


**NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"  
2016BADGER STATE MAINTENANCE/BSM-DRAWINGS.DWG  
DATE: AUGUST 15, 2016

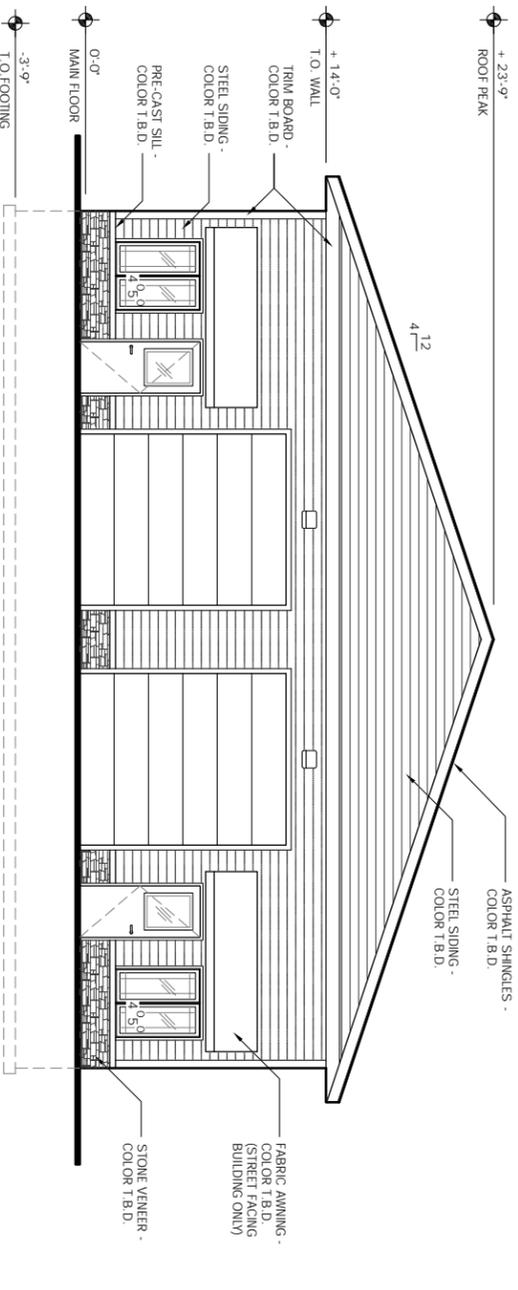


**EAST ELEVATION**  
SCALE: 3/16" = 1'-0"  
2016BADGER STATE MAINTENANCE/BSM-DRAWINGS.DWG  
DATE: AUGUST 15, 2016

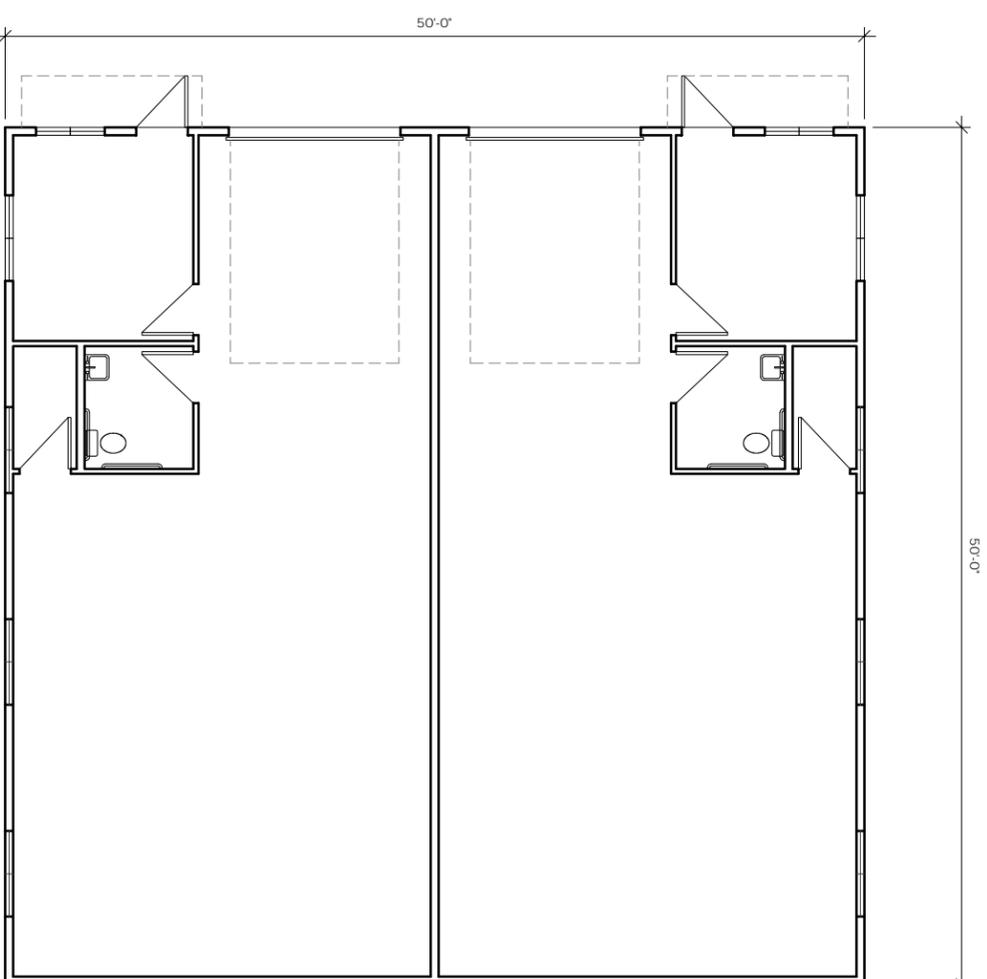
ALL DRAWINGS ARE 1/2" SCALE SHOWN



**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

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

**BADGER STATE MAINTENANCE**  
Street Address  
Milton, WI

DRAWING NAMES	CONTRACTOR SHOP
MAIN FLOOR PLAN	ELEVATIONS
REVISIONS	
PROJECT DATA	
DATE: 8/30/2016	
DRAWN BY: CL	
CHECKED BY: P.W.	
SHEET NO.	
<b>A-6</b>	



## Department of Public Works

**To:** Milton Plan Commission  
**From:** Howard Robinson, Director of Public Works  
**Date:** September 1, 2016  
**Subject:** Discussion and Possible Action on a Site Plan Review for Fjord/Ox Firearms, located at 385 Vincent Street

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### Summary

Fjord Industries/Ox Firearms has requested a site plan review for the property they recently purchased at 385 Vincent Street. This building was the former Gilmore engine repair business and is zoned M-1, which permits use as a machine shop, fabrication, manufacturing, etc.

The new owners are installing new siding and a new door in addition to other repairs. Some of the improvements require a building permit, so a site plan review is required and I have included plans of the proposed improvements. The plans do not include any additions to the property which could require additional landscaping, but the owners have indicated they intend to do some landscape work.

### Recommendation

The site plan meets ordinance requirements and City Administration recommends the Plan Commission approve the proposed site plan for Fjord Industries/Ox Firearms, 385 Vincent Street.

To: City of Milton

From: Fjord Industries

Re: 385 Vincent Street Site Plan

I am requesting approval for 12 items as listed below.

1. The blue line indicates the approximate land boundary. Current fence removed. A fence up to 8' or less in height as indicated in red. Gate or gates will be installed, 370 feet approximately.



2. Install metal siding on the 2 faces that are currently wood to match the existing metal siding on the other 2 sides of the building



3. Replace the current overhead door 7' 6" to one that is 10' or less, width to be that which encompasses the current overhead door and passage door.



4. Two windows on East North East will be replaced with new opaque low e glass. Size will be similar to the current dimensions depending on what is in stock.



5. North West North open wall will be enclosed with siding that will include a vent louver. West North West side will have a vent louver installed or possible a vertical vent installed going up through the roof on the North West North side. This will be for cooling the phase converter, transformer and compressor. The louvers will be placed as high as possible in order to detour precipitation from unwanted entrance.



- Two windows on the North East North side will be replaced with new opaque low e glass. Size will be similar to the current dimensions depending on what is in stock.



- Remove current brick chimney and replace with a stainless steel double walled gas furnace vent.



- Remove the pressure treated wood on the West South West side of the property. Dirt will be redistributed over the 12,000 square feet property.



9. Replace the mail box that was ran over on the 4<sup>th</sup> of July by an intoxicated driver.



10. Install new cooling system that will have the condenser placed on the West or North side of the building. It may be located on the West side on the roof.



11. Place plants and bushes in decorative manner and location.



12. Concrete saw cut on property line and removed to allow better water drainage away from the building.

