



AGENDA
City of Milton
Plan Commission
Tuesday, October 4, 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 – September 6, 2016.**

Documents:

[09-06-2016 Plan Commission Minutes.pdf](#)

4. **Continuation of Public Hearing, 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](#)
[Site 9-28-16 - Badger State Maintenance.pdf](#)
[Exist 9-28-16 - Badger State Maintenance.pdf](#)
[GECF 9-28-16 - Badger State Maintenance.pdf](#)
[Badger State Financials.pdf](#)
[BSM-CITY SUBMITTAL 10-3-16.pdf](#)

5. **Discussion and Possible Action Regarding a Site Plan for a Storage Shed at Kwik Trip, 1157 Gateway Drive.**

Documents:

[Memo - Kwik Trip Site Plan Review.pdf](#)
[Kwik Trip Site Plan.pdf](#)

6. **Discussion and Possible Action on Possible Change to Allow Nonprofit Clothing Recycle Bins.**

Documents:

[Memo - Recycle Clothing Bins.pdf](#)
[Sec. 78-683 - Conditional Uses.pdf](#)

7. **Discussion and Possible Action to Adjust Existing Water Main Easement Language.**

Documents:

[Memo - Adjust Existing Water Main Easement.pdf](#)

[Water Main Construction and Maintenance Easement - Pierce Farms.pdf](#)

8. General Items

9. Next Meeting Date – November 1, 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 30, 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

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



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.

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

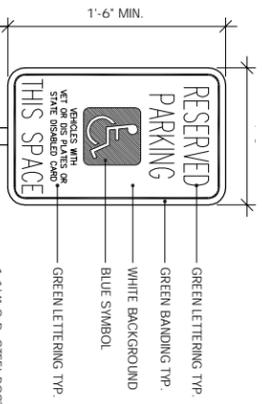
The Plan Commission may consider a few options when reviewing this plan:

- 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

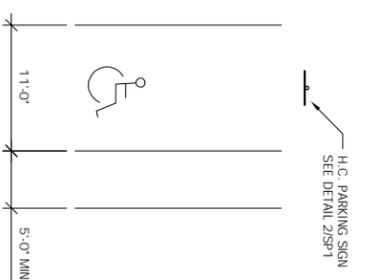


remaining deficiencies, or request modifications to the site plan and have the site plan return to a separate meeting.



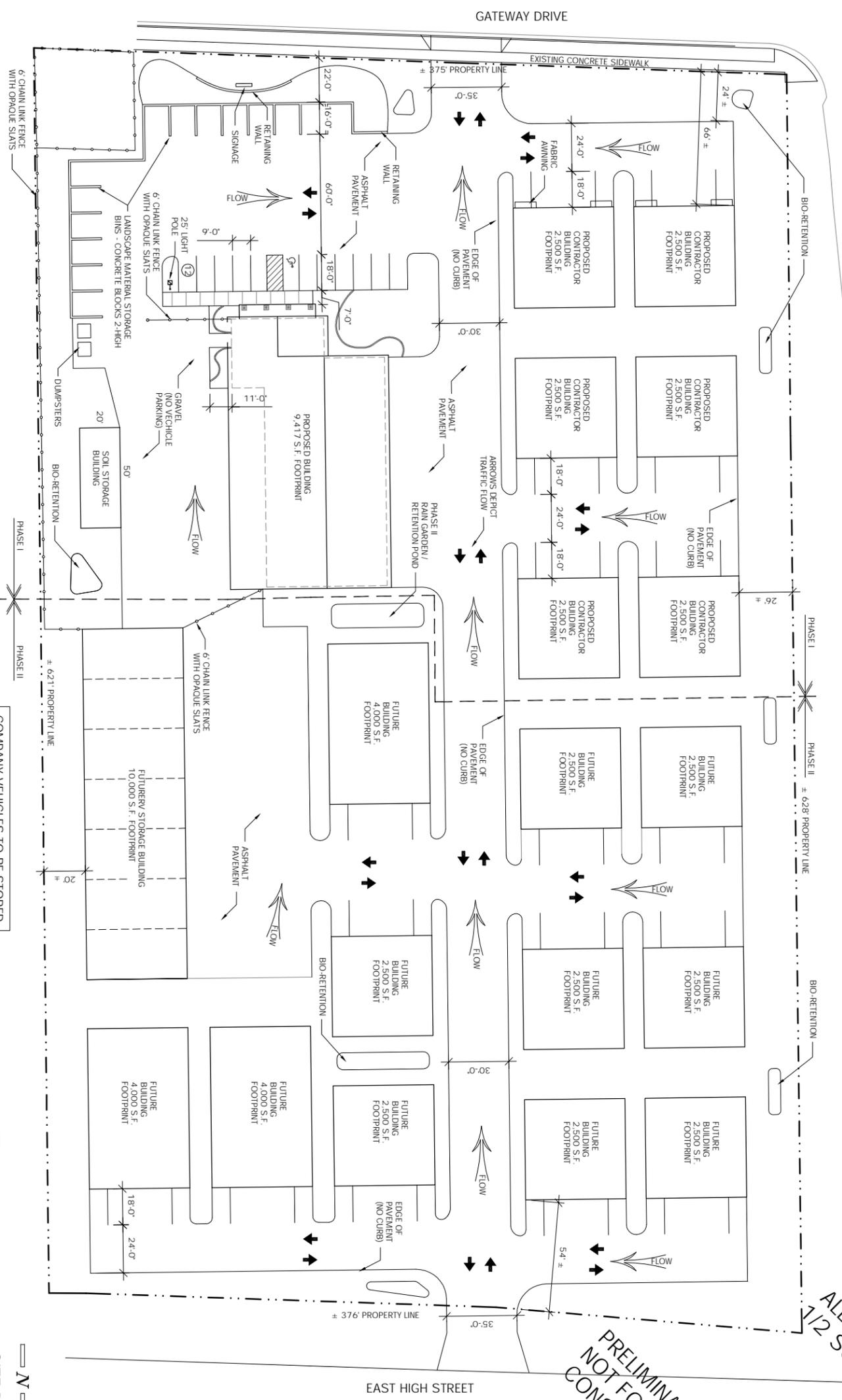
SIGNAGE NOTE:
THIS SIGN DEPICTS MINIMUM STATE REQUIREMENTS - VERIFY WITH LOCAL ORDINANCES PRIOR TO INSTALLATION FOR ADDITIONAL REQUIREMENTS.
SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE".

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

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

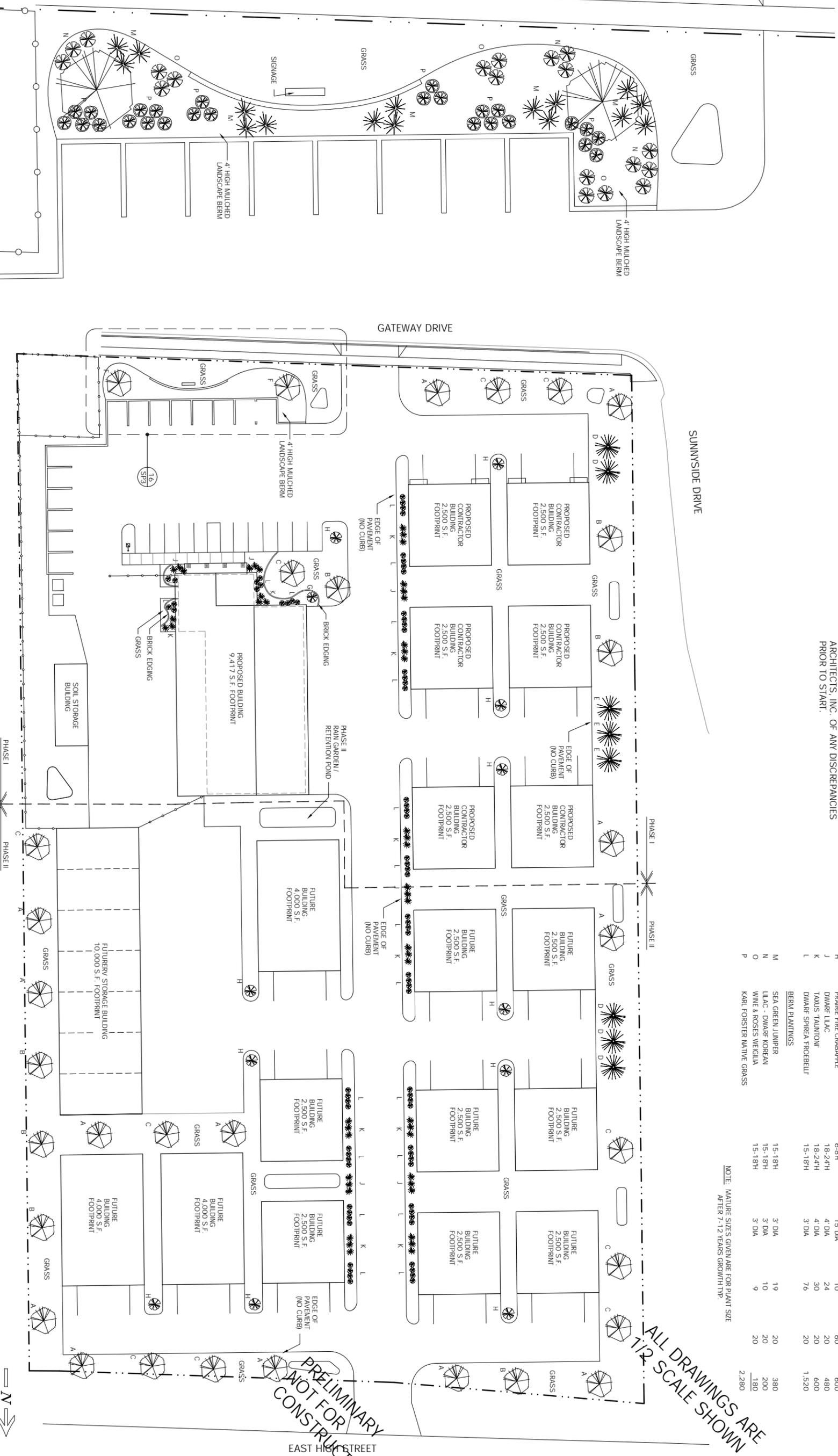
VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

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
BERM PLANTINGS						
M	SEA GREEN JUMPER	15-18H	3 DIA	19	20	380
N	LILAC - DWARF KOREAN	15-18H	3 DIA	10	20	200
O	WINE & ROSSES 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 1/2" SCALE SHOWN



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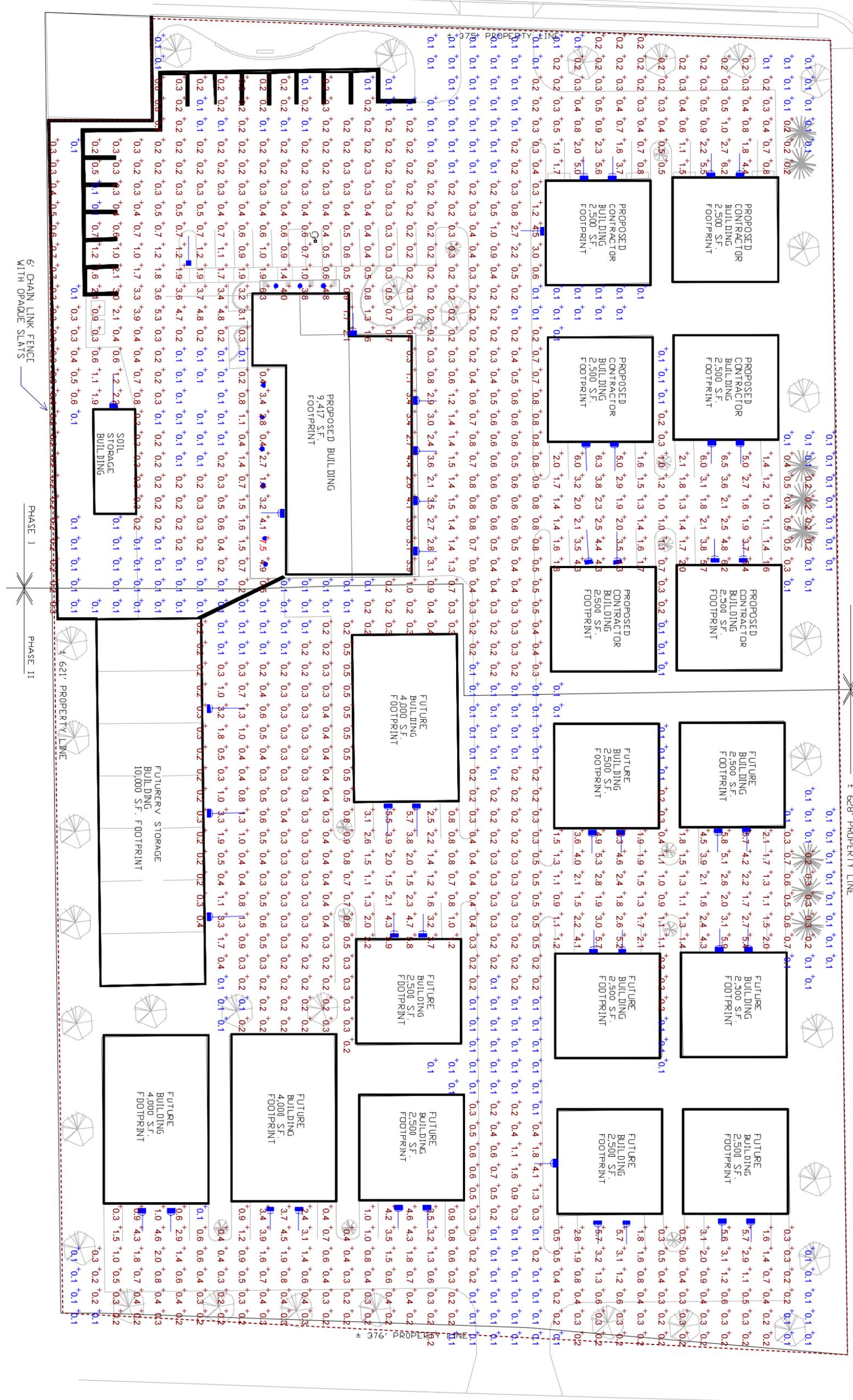
BADGER STATE MAINTENANCE
 1115 East High Street
 Milton, WI

DRAWING NAMES	LANDSCAPE PLAN
PROJECT DATA	DATE: 9/28/2016 DRAWN BY: CL CHECKED BY: P.W. SHEET NO.
REVISIONS	

SUNNYSIDE DRIVE

GATEWAY DRIVE

FIGURE "A" : MOUNTED ON BUILDINGS
FIGURE "B" : ENTRY CANOPY AND PATIO AREA
FIGURE "C" : 25' LIGHT POLE



6" CHAIN LINK FENCE WITH OPAQUE SLATS

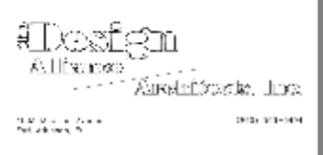
PHASE I PHASE II

621' PROPERTY LINE

376' PROPERTY LINE

EAST HIGH STREET

SITE LIGHTING PLAN
Scale: N.T.S.
Date: 8/30/2016



BADGER STATE MAINTENANCE
1115 East High Street
Milton, WI

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

SP-5

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

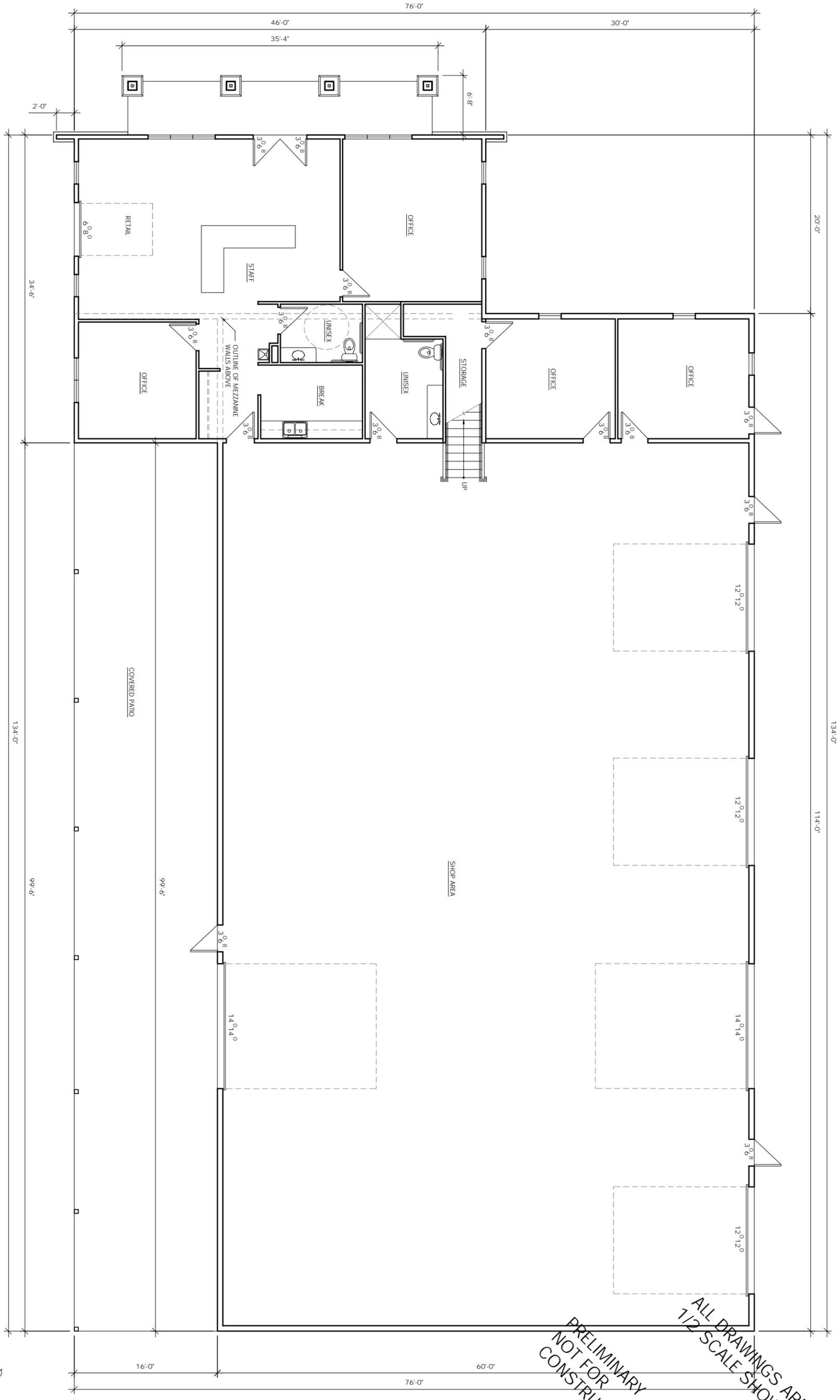


BADGER STATE MAINTENANCE
1115 East High Street
Milton, WI

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.



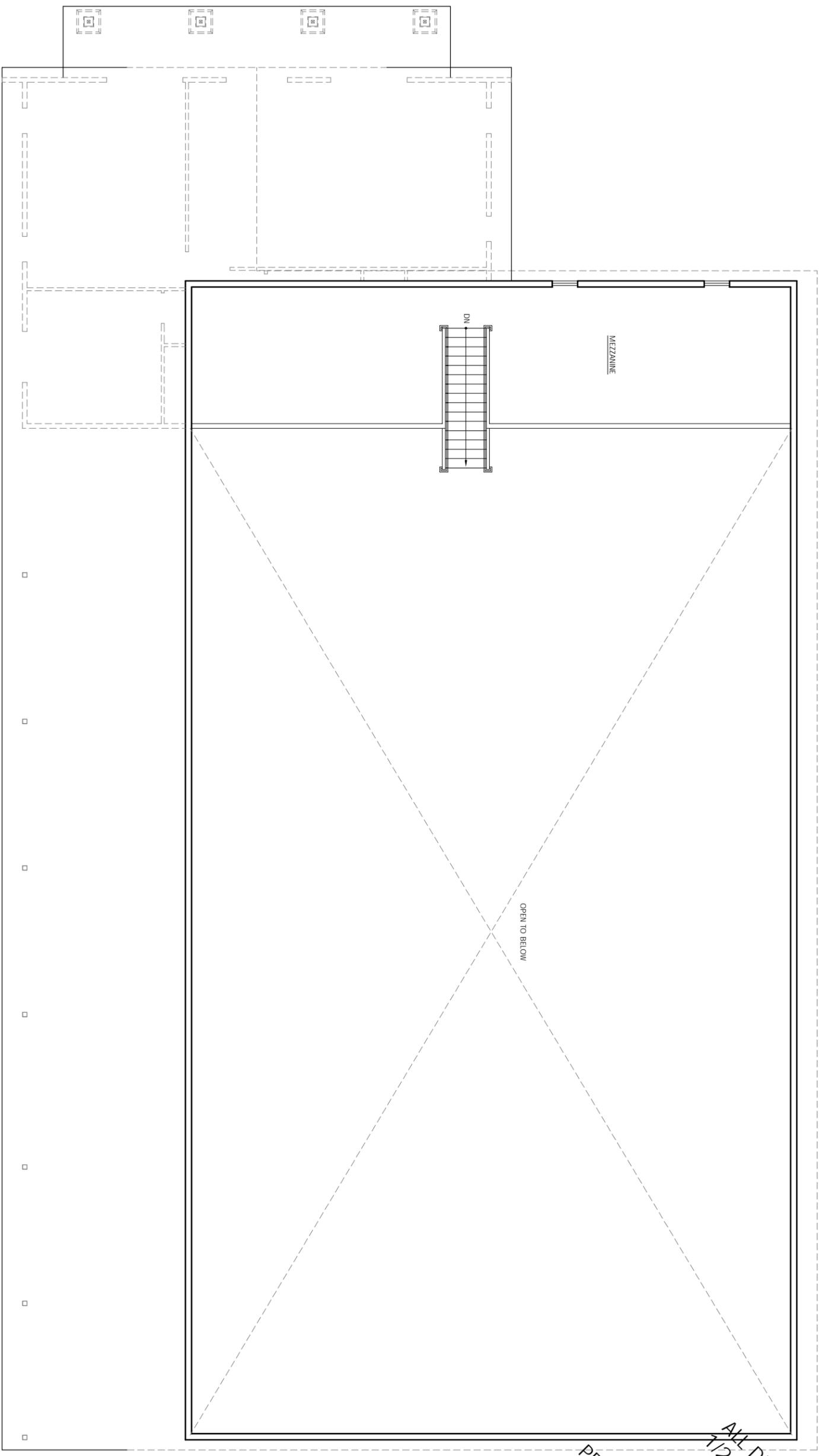
ALL DRAWINGS ARE 1/2" SCALE SHOWN
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20
 A1
 MAIN FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 2016BADGER STATE MAINTENANCEBSSM-DRAWINGS.DWG
 DATE: AUGUST 15, 2016

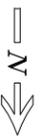
<p>PROJECT DATA DATE: 9/28/2016 DRAWN BY: CL CHECKED BY: P.W. SHEET NO.</p>	<p>DRAWING NAMES MAIN FLOOR PLAN</p>	<p>BADGER STATE MAINTENANCE 1115 East High Street Milton, WI</p>	<p>the Design Alliance Architects, Inc.</p>	<p>1003 Madison Avenue Fort Atkinson, WI</p>	<p>(920) 563-3404 FAX (920) 568-7058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

A-1

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



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

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BADGER STATE MAINTENANCE
 1115 East High Street
 Milton, WI

DRAWING NAMES
 MEZZANINE FLOOR PLAN

REVISIONS

PROJECT DATA

DATE: 9/29/2016

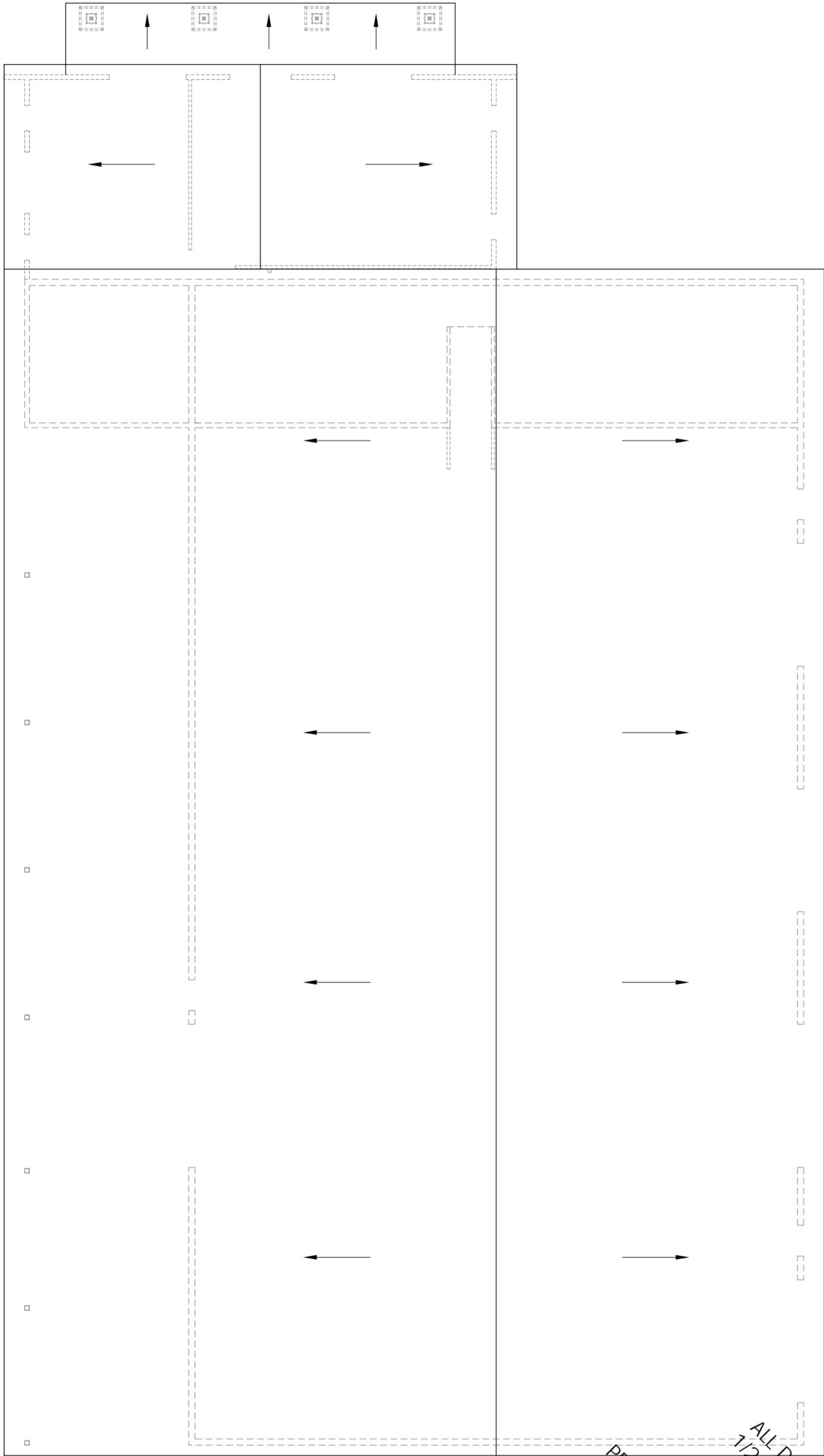
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CHECKED BY: P.W.

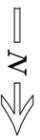
SHEET NO.

A-2

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



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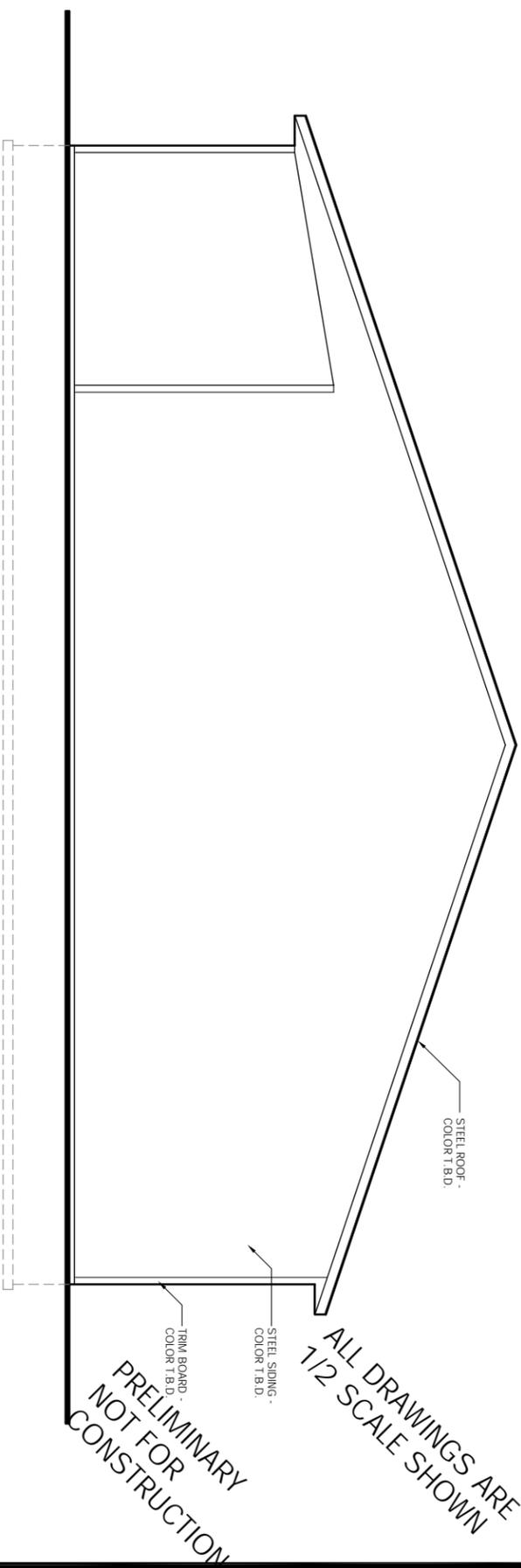


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 A3

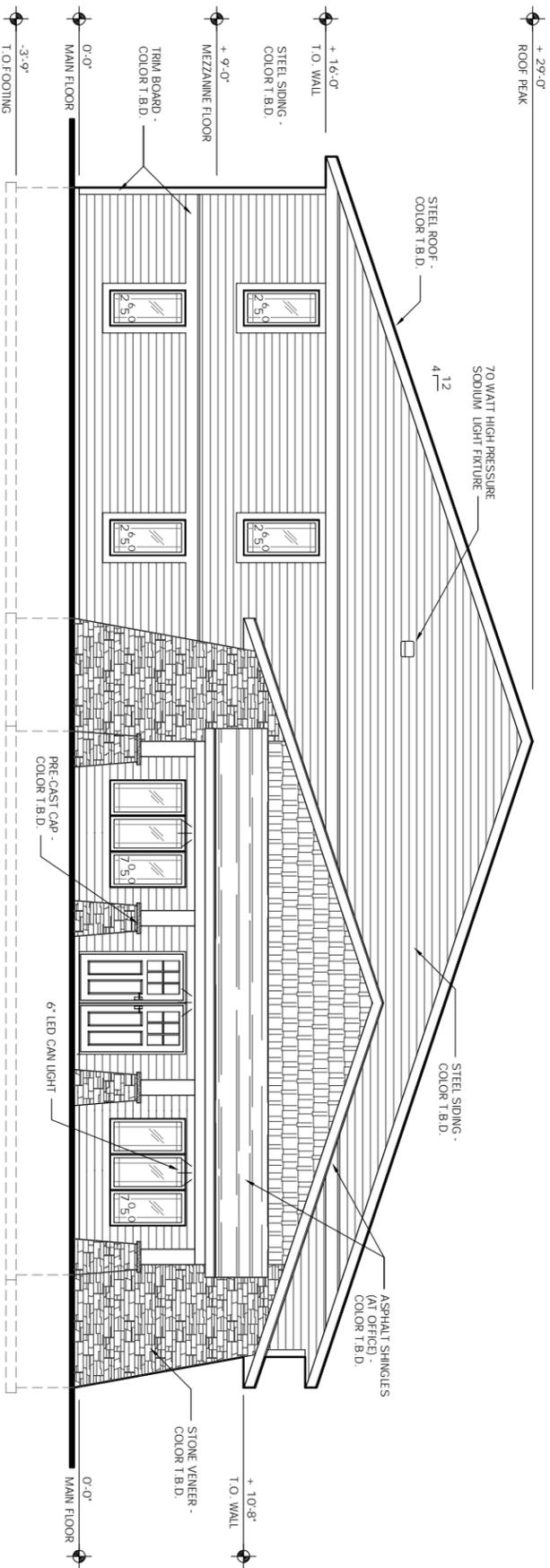
ROOF PLAN
 SCALE: 3/16" = 1'-0"
 2016BADGER STATE MAINTENANCE/CSM-DRAWINGS.DWG
 DATE: AUGUST 15, 2016

<p>PROJECT DATA</p> <p>DATE: 9/28/2016 DRAWN BY: CL CHECKED BY: P.W. SHEET NO.</p>	<p>REVISIONS</p>	<p>DRAWING NAMES</p> <p>ROOF PLAN</p>	<p>BADGER STATE MAINTENANCE 1115 East High Street Milton, WI</p>	<p>the Design Alliance Architects, Inc.</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 MAINTENANCEBSM-DRAWINGS.DWG
DATE: AUGUST 16, 2016



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

BADGER STATE MAINTENANCE
1115 East High Street
Milton, WI

the Design Alliance Architects, Inc.

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DRAWING NAMES
ELEVATIONS

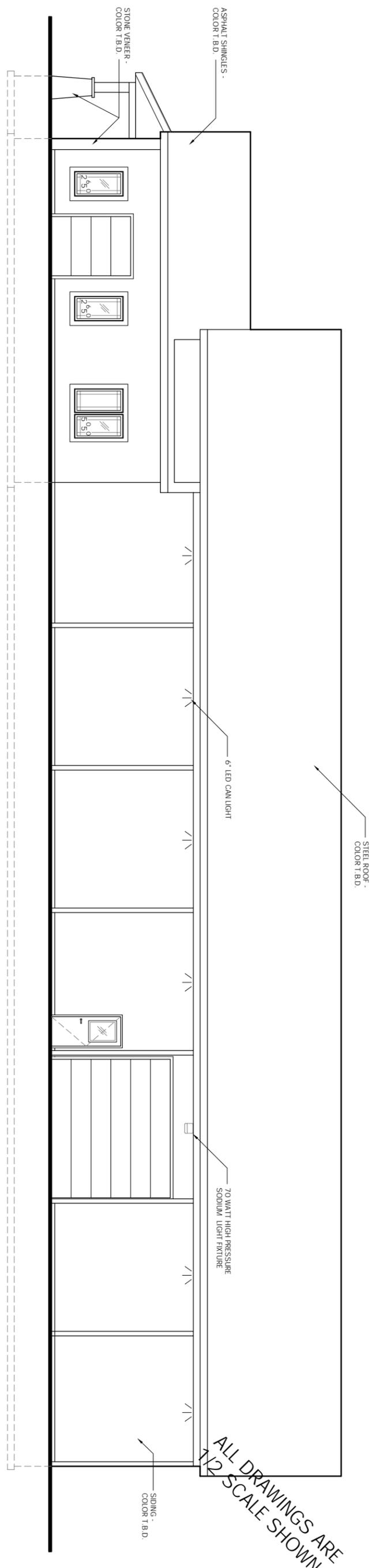
REVISIONS

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

SHEET NO.

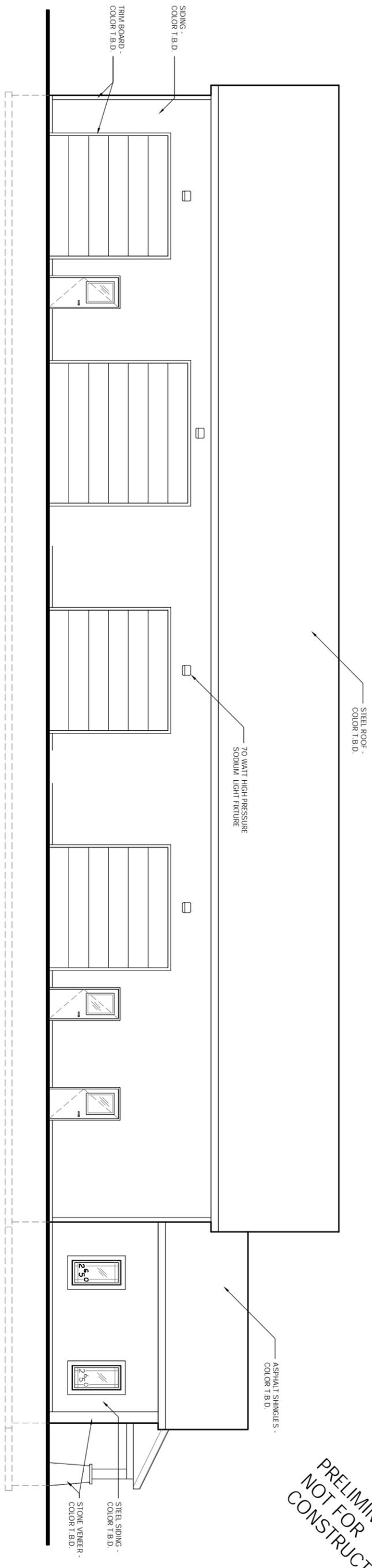
A-4

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



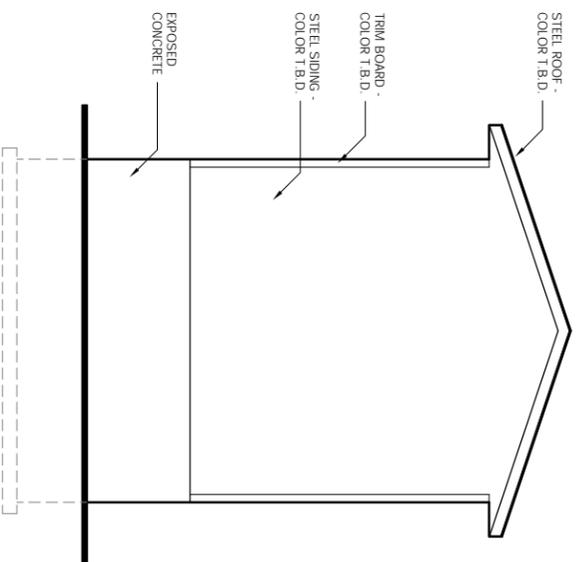
WEST ELEVATION
 SCALE: 3/16" = 1'-0"
 2016BADGER STATE MAINTENANCEBSSM-DRAWINGS.DWG
 DATE: AUGUST 16, 2016

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

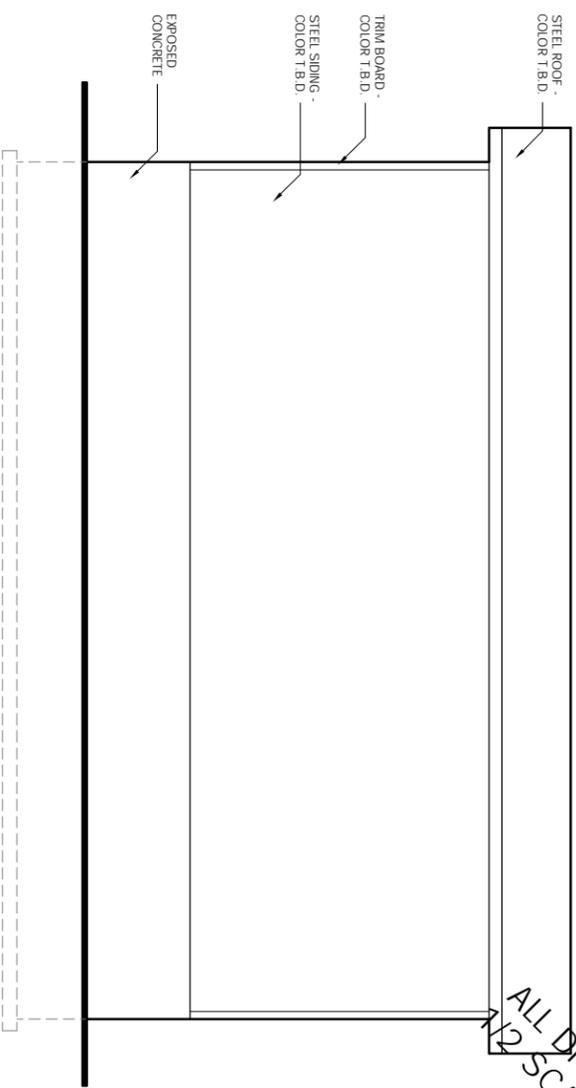
BADGER STATE MAINTENANCE
 1115 East High Street
 Milton, WI

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.

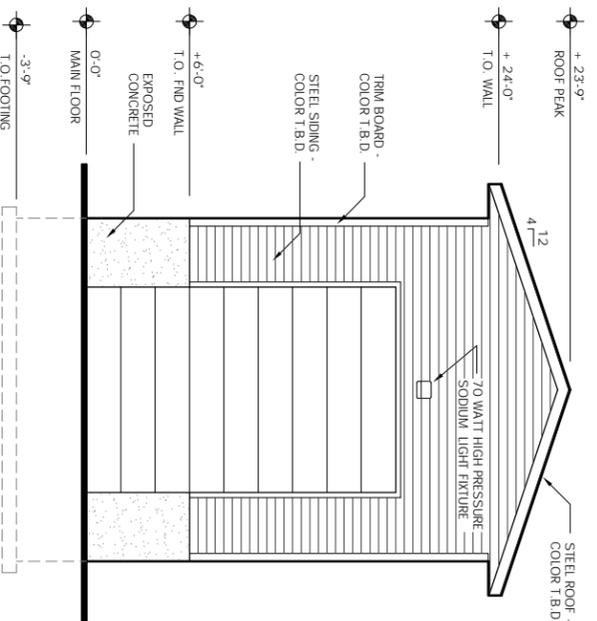


EAST ELEVATION
SCALE: 3/16" = 1'-0"
2016BADGER STATE MAINTENANCEB5M.DRAWINGS.DWG
DATE: SEPTEMBER 27, 2016

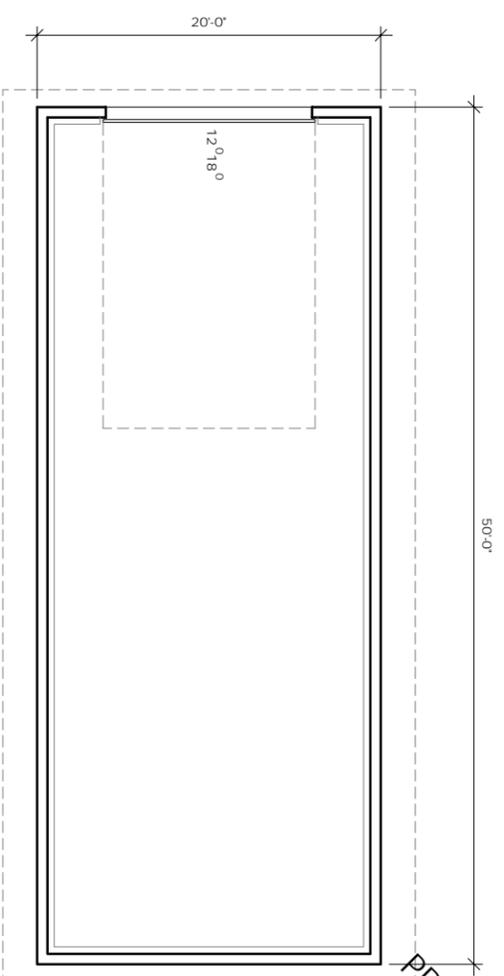


NORTH & SOUTH ELEVATIONS
SCALE: 3/16" = 1'-0"
2016BADGER STATE MAINTENANCEB5M.DRAWINGS.DWG
DATE: SEPTEMBER 27, 2016

ALL DRAWINGS ARE 1/2" SCALE SHOWN



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



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

PRELIMINARY
NOT FOR
CONSTRUCTION

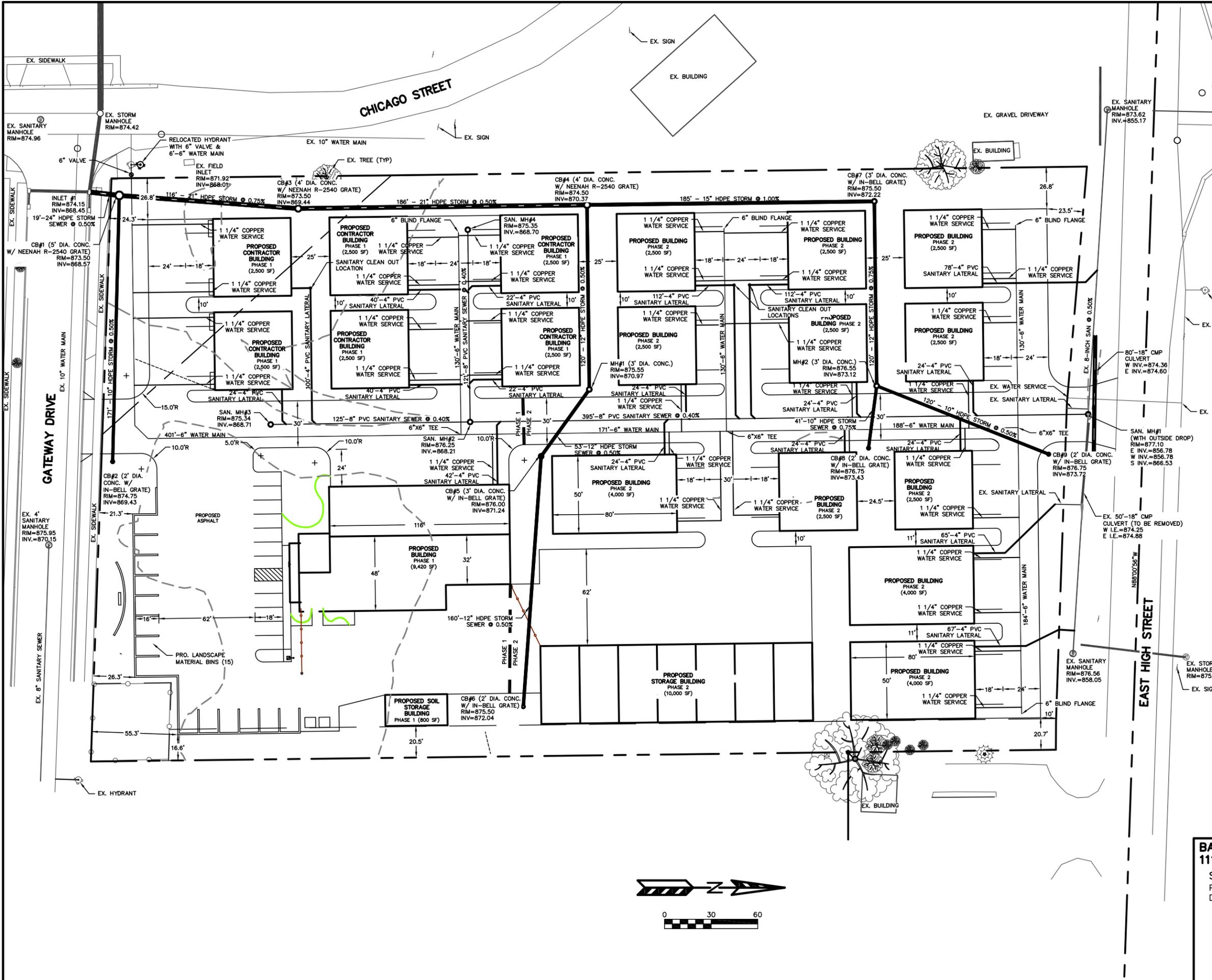
BADGER STATE MAINTENANCE
1115 East High Street
Milton, WI

the Design Alliance Architects, Inc.

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

DRAWING NAMES	
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



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.

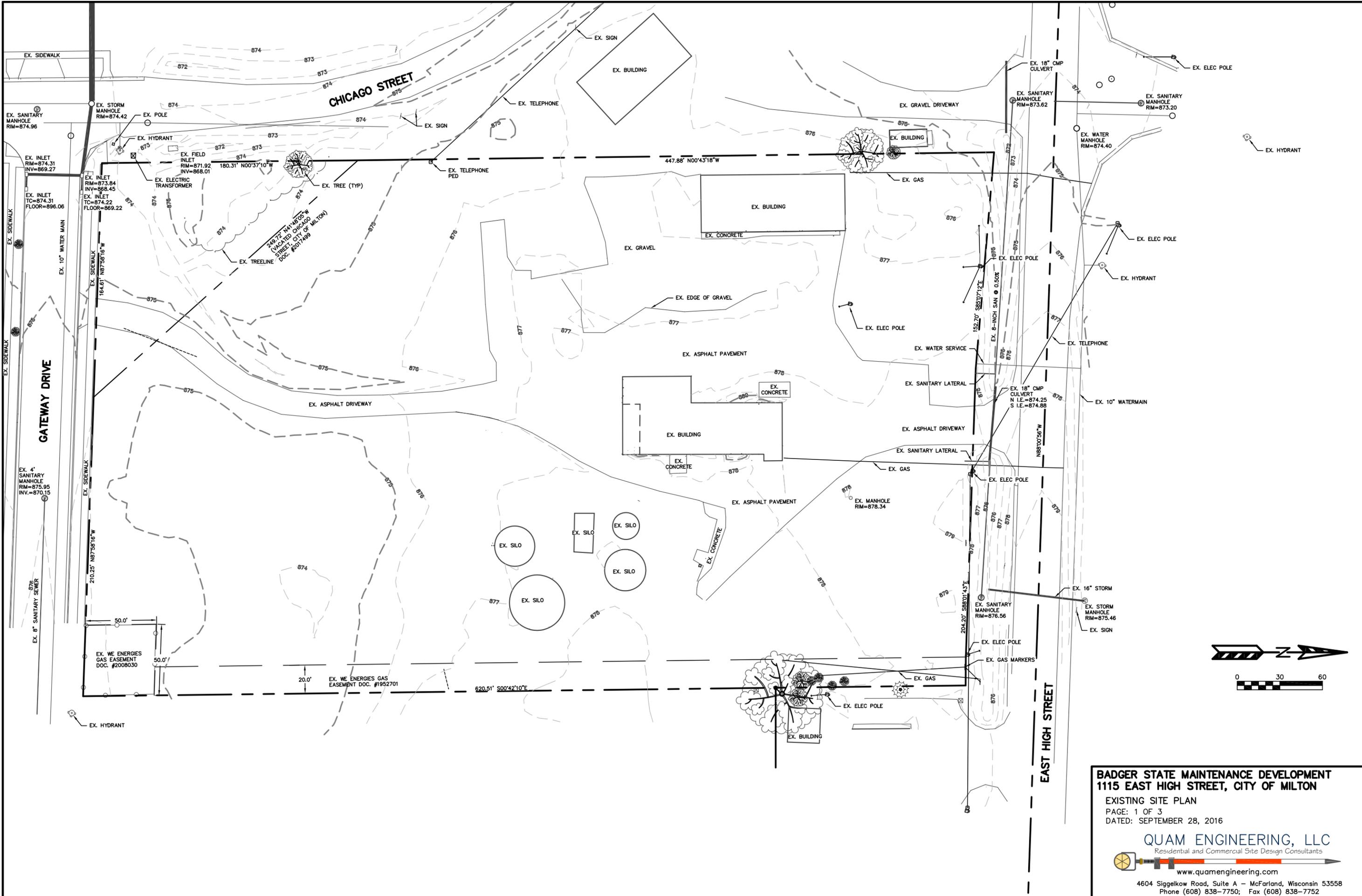
THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

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





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

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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:

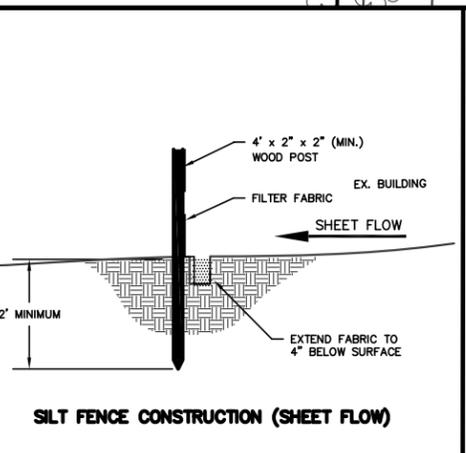
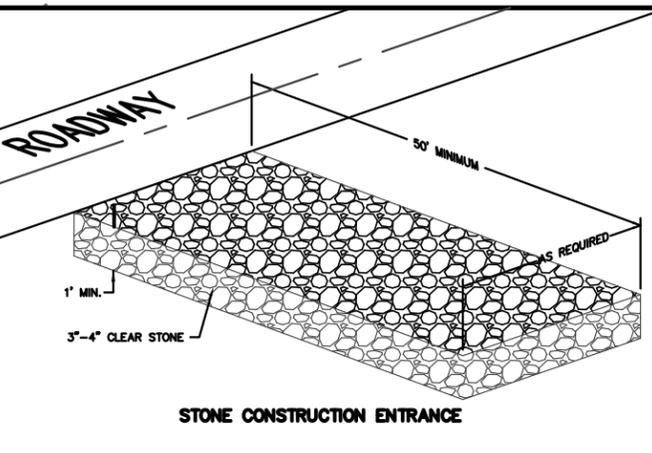
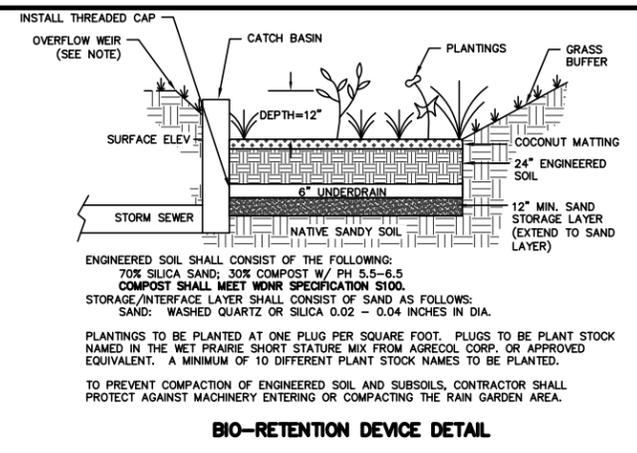
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. WET DETENTION NATIVE SEED MIXTURES SHALL BE USED FOR 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

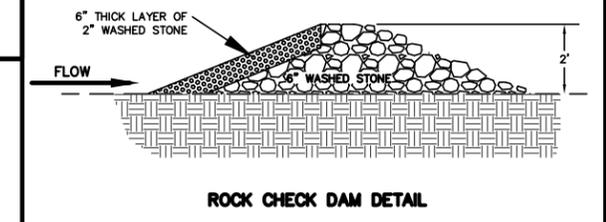


TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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



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



BADGER STATE MAINTENANCE

1115 East High Street

Milton, WI

DRAWING INDEX:

- SP-1 SITE LOCATION MAP, DRAWING INDEX
- SP-2 SITE PLAN, ADA PARKING DETAILS
- SP-3 LANDSCAPE PLAN
- SP-4 NOT USED
- 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 CONCRECTOR SHOP - ELEVATIONS
- A-6 MAIN FLOOR PLAN, ELEVATIONS
- A-7 SOIL STORAGE BUILDING - ELEVATIONS
- A-8 MAIN FLOOR PLAN, ELEVATIONS
- A-9 MAIN FLOOR PLAN, ROOF PLAN ELEVATIONS

PROJECT DESCRIPTION:

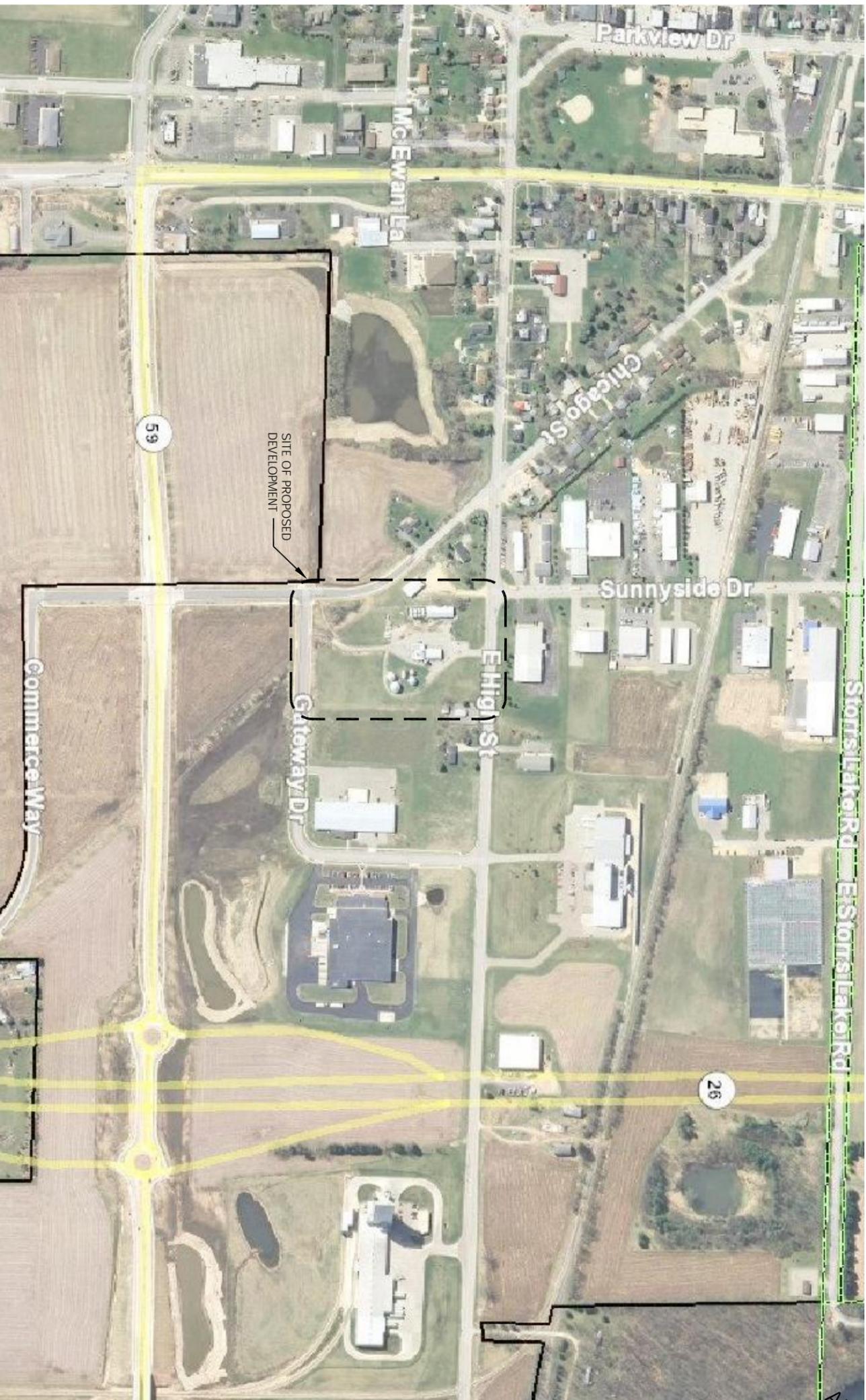
- PHASE I: BADGER STATE MAINTENANCE MAIN BUILDING & SOIL STORAGE BUILDING, MATERIAL STORAGE BINS, PARKING AND SIX CONTRACTOR SHOP BUILDINGS.
- PHASE II: TEN CONTRACTOR SHOP BUILDINGS AND ONE 8-STALL RV STORAGE BUILDING.

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:	232,987 S.F.	(5.3 ACRES)
BUILDING FOOTPRINT:	67,417 S.F.	(28.9%)
PAVED AREA:	98,328 S.F.	(42.2%)
SIDEWALK AREA:	523 S.F.	(0.2%)
GREEN SPACE AREA:	66,719 S.F.	(28.7%)



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

1	10/3/2016
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PROJECT DATA

DATE: 9/28/2016

DRAWN BY: CL

CHECKED BY: P.W.

SHEET NO.

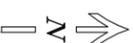
SP-1

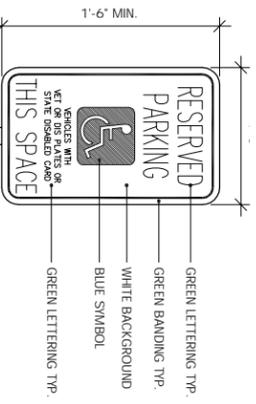
SITE LOCATION MAP

20
SP1

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

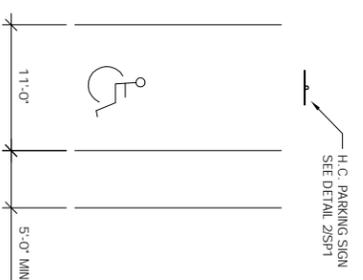
SCALE: 1"=50'





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

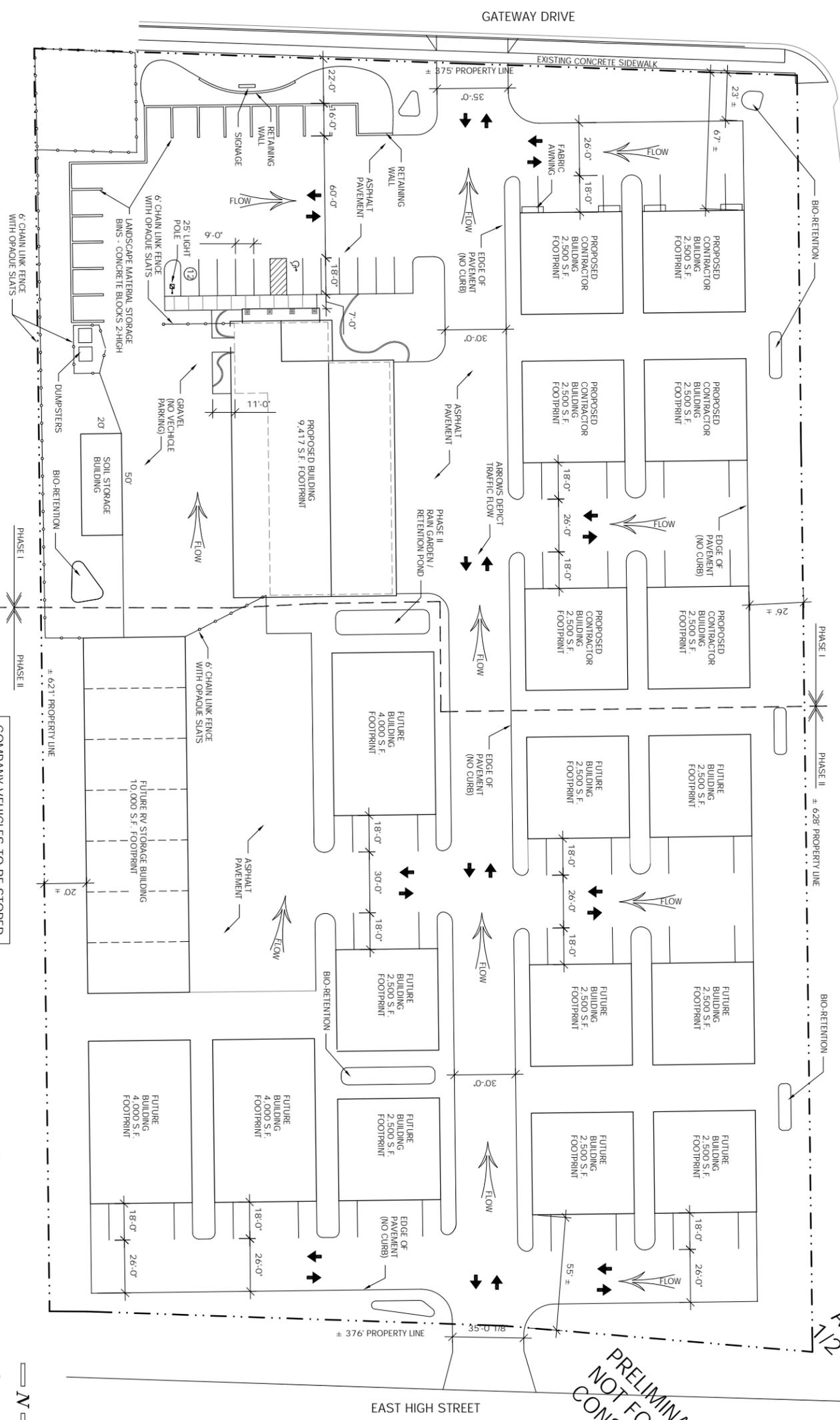
1 ADA PARKING SIGN DETAIL
 SCALE: 1/12" = 1'-0"
 2016BADGER STATE MAINTENANCE/BSM-DRAWINGS.DWG
 DATE: AUGUST 16, 2016



2 ADA PARKING STALL DETAIL
 SCALE: 1/8" = 1'-0"
 2016BADGER STATE MAINTENANCE/BSM-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.

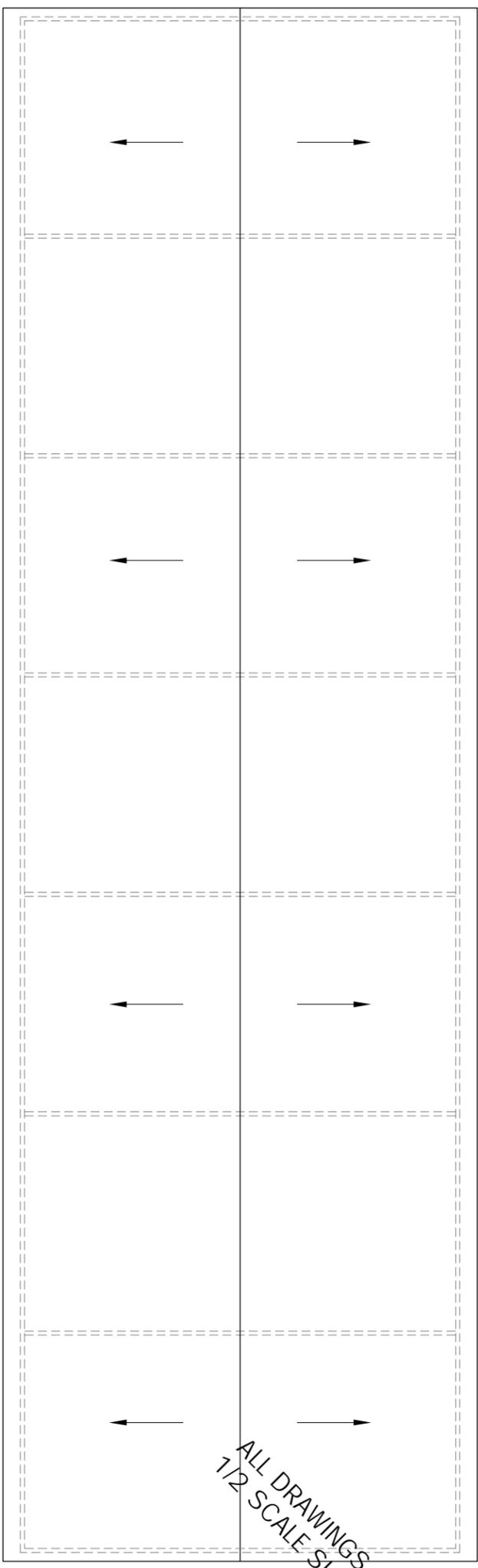


ALL DRAWINGS ARE 1/2 SCALE SHOWN
 PRELIMINARY NOT FOR CONSTRUCTION

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

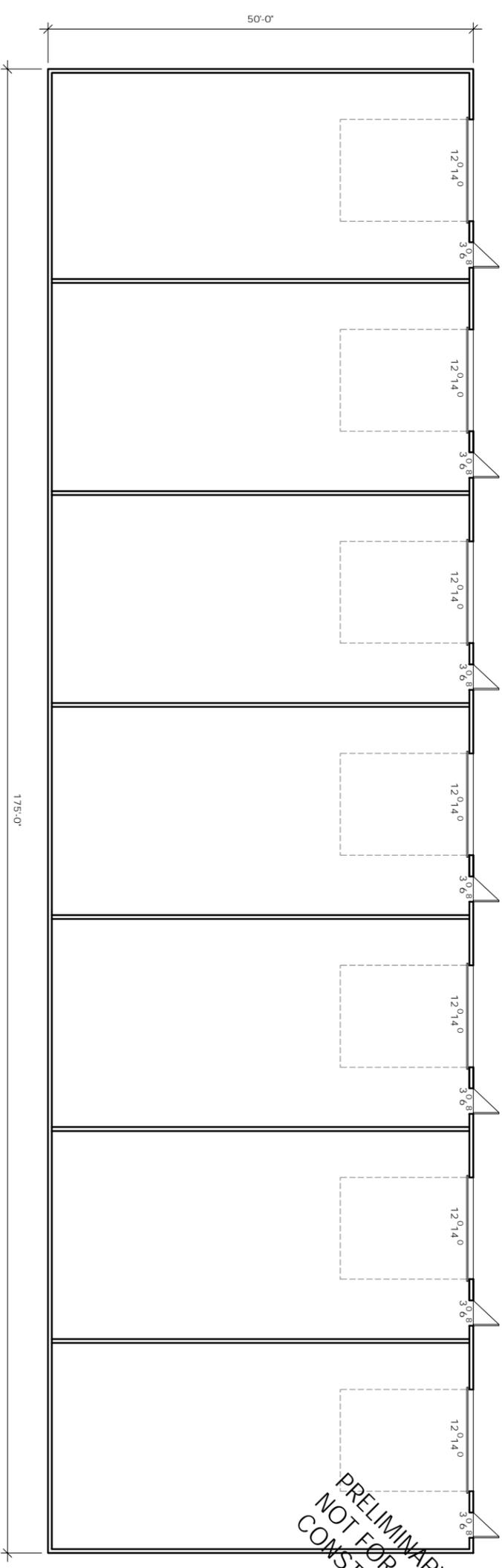
		BADGER STATE MAINTENANCE 1115 East High Street Milton, WI	1003 Madison Avenue Fort Atkinson, WI (920) 563-3404 FAX (920) 568-7058						
DRAWING NAMES SITE PLAN ADA PARKING DETAILS		REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>10/3/2016</td> <td></td> </tr> </table>		NO.	DATE	DESCRIPTION	1	10/3/2016	
NO.	DATE	DESCRIPTION							
1	10/3/2016								
PROJECT DATA DATE: 9/28/2016 DRAWN BY: CL CHECKED BY: P.W. SHEET NO.		SP-2							

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



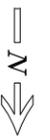
ALL DRAWINGS ARE
1/2 SCALE SHOWN

10
AB
ROOF PLAN
SCALE: 1/8" = 1'-0"
2016BADGER STATE MAINTENANCEBSSM-DRAWINGS.DWG
DATE: OCTOBER 3, 2016



PRELIMINARY
NOT FOR
CONSTRUCTION

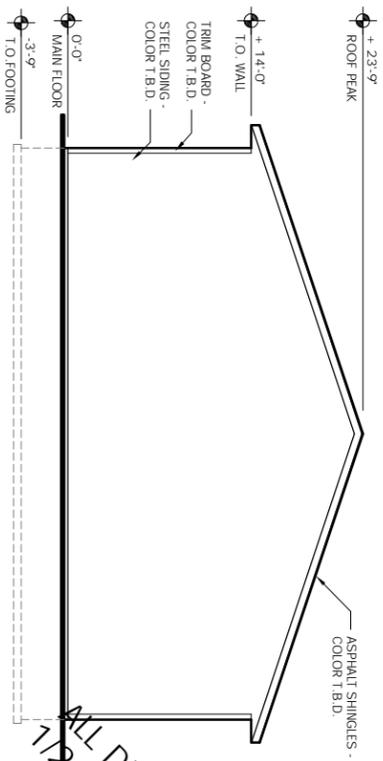
20
AB
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
2016BADGER STATE MAINTENANCEBSSM-DRAWINGS.DWG
DATE: OCTOBER 3, 2016



<p>the Design Alliance Architects, Inc.</p> <p>1003 Madison Avenue Fort Atkinson, WI</p> <p>(920) 563-3404 FAX (920) 568-7058</p>	<p>BADGER STATE MAINTENANCE 1115 East High Street Milton, WI</p>
	<p>DRAWING NAMES RV STORAGE BUILDING MAIN FLOOR PLAN ROOF PLAN</p>
	<p>REVISIONS</p>
	<p>PROJECT DATA DATE: 10/3/2016 DRAWN BY: CL CHECKED BY: P.W. SHEET NO.</p>

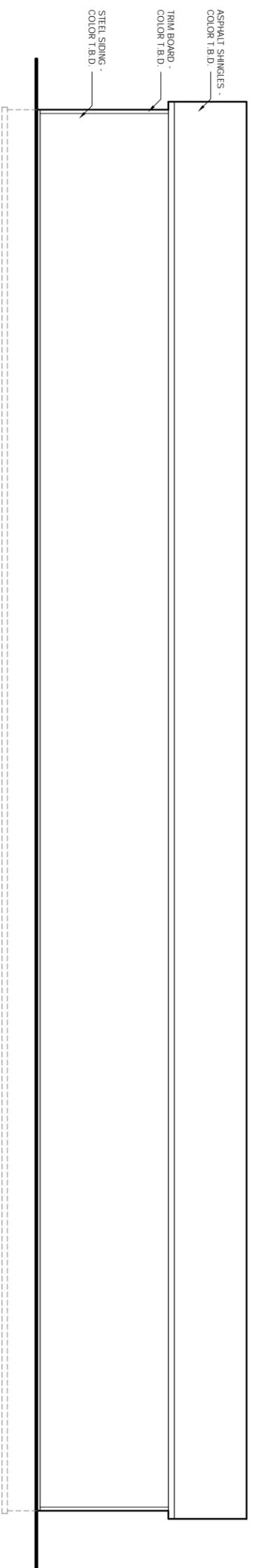
A-8

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

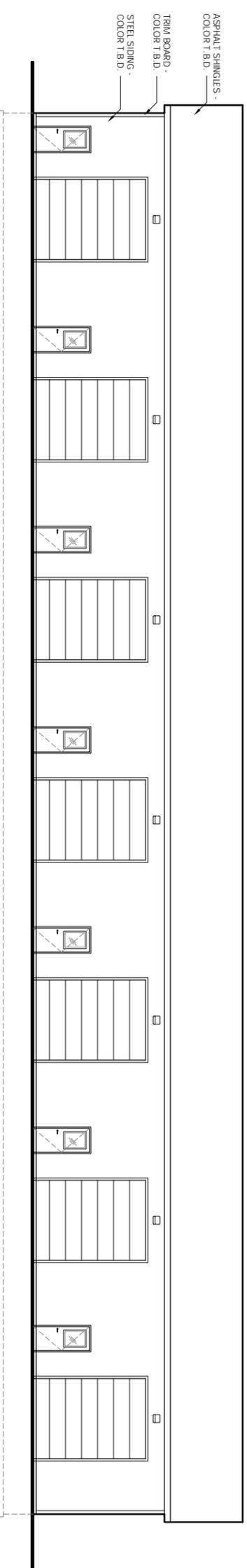


ALL DRAWINGS ARE 1/4" SCALE UNLESS SHOWN OTHERWISE

5 NORTH & SOUTH ELEVATIONS
SCALE: 1/8" = 1'-0"
2016BADGER STATE MAINTENANCEBBSM-DRAWINGS.DWG
DATE: OCTOBER 3, 2016



15 EAST ELEVATION
SCALE: 1/8" = 1'-0"
2016BADGER STATE MAINTENANCEBBSM-DRAWINGS.DWG
DATE: OCTOBER 3, 2016
PRELIMINARY NOT FOR CONSTRUCTION



20 WEST ELEVATION
SCALE: 1/8" = 1'-0"
2016BADGER STATE MAINTENANCEBBSM-DRAWINGS.DWG
DATE: OCTOBER 3, 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
RV STORAGE BUILDING
ELEVATIONS

REVISIONS

PROJECT DATA

DATE: 10/3/2016
DRAWN BY: CL
CHECKED BY: P.W.

SHEET NO.

A-9



Department of Public Works

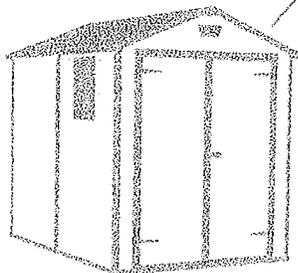
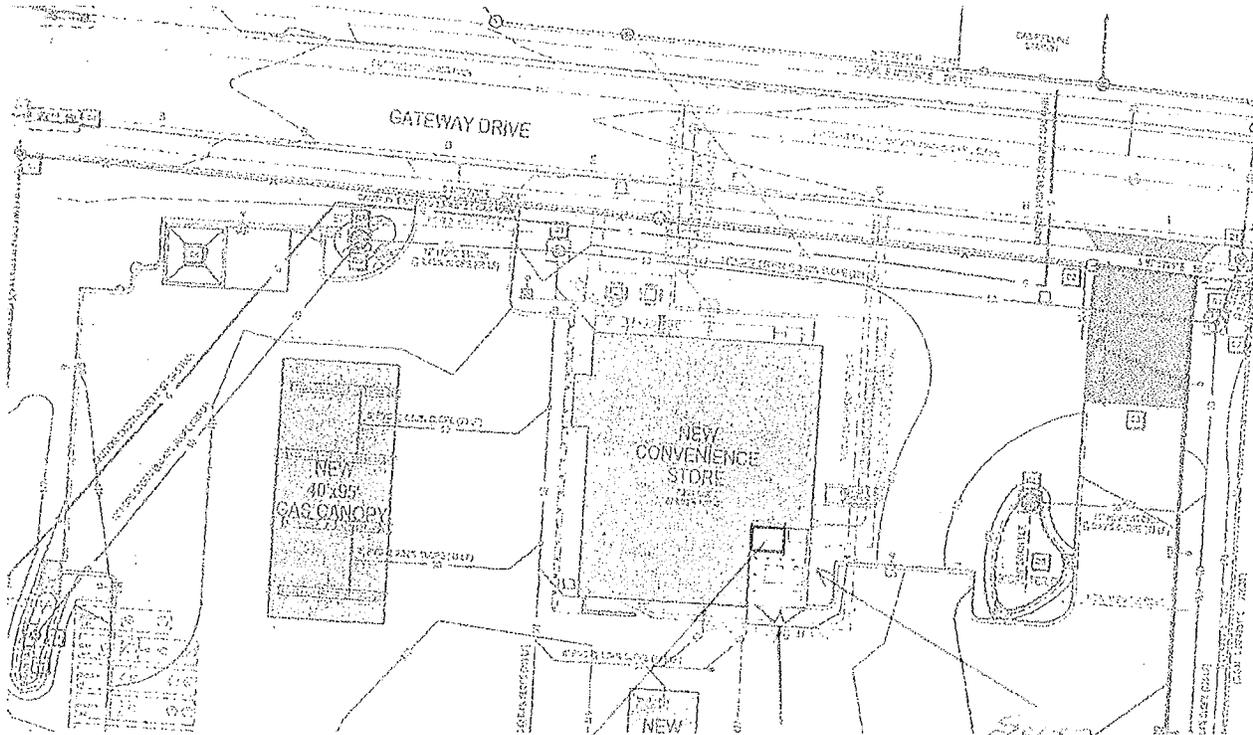
To: Mayor Welch, Milton Plan Commission
From: Howard Robinson, Director of Public Works
Date: October 4, 2016
Subject: Discussion and Possible Action Regarding a Site Plan for a Storage Shed at Kwik Trip, 1157 Gateway Drive.

Summary

Kwik Trip has submitted a site plan review to allow for the construction of an outdoor storage shed to the rear of their existing building. The property is located at 1157 Gateway Drive. The storage shed meets city ordinance requirements. The shed will be located in an existing fenced area and not be visible to the public. The property is zoned B-2 so a site plan is required.

Recommendation

Public Works recommends approval of the site plan for a storage shed at Kwik Trip located at 1157 Gateway Drive.



Keter® Manor 6' x 8' Storage Building

Model Number: 7797128 ; Material: GRU 192507

Everyday Low Price:
 You Save: \$48.00 After Sale Price
 Sale Price Good Through 10-01-2016

** SHED'S LOCATION
 WILL NOT BE
 VISIBLE TO
 PUBLIC*

Description | Accessories | Specifications

Add to Cart

Specifications

Product type: Outdoor Storage Building

Shelter Frame Type: Polypropylene resin

Frame Material: Polypropylene resin

Peak Height: 69.4 inch

Maximum Ground Snow Load: Wind and snow loads assume a securely anchored frame according to local building codes and ordinances. Local code requirements vary by location. Conformance to local codes is the responsibility of the purchaser

Maximum Roof Snow Load: Wind and snow loads assume a securely anchored frame according to local building codes and ordinances. Local code requirements vary by location. Conformance to local codes is the responsibility of the purchaser

Maximum Wind Resistance: Wind and snow loads assume a securely anchored frame according to local building codes and ordinances. Local code requirements vary by location. Conformance to local codes is the responsibility of the purchaser

Door Opening Dimensions: 51.6 inches

Interior Dimensions: 65.5 L x 67.4 W x 68.5 H inches

Storage Capacity: 267.4

Includes: Floor

Material: Resin

Weight: 195

Lockable: Yes

Assembly Required: Yes

Roof Color: Black

WALLS COLOR: LIGHT BEIGE

Floor Included: Yes



Department of Public Works

To: Milton Plan Commission
From: Howard Robinson, Director of Public Works
Date: October 4, 2016
Subject: Discussion and Possible Action to Adjust Existing Water Main Easement.

Summary

Currently, the City of Milton has an ordinance that allows recycle collection areas with a conditional use permit in properly zoned areas. Recycle clothing bins are not allowed as part of the ordinance.

A current business has a clothing recycle bin. Code Ordinance enforcement officials have notified the business that this is not allowed.

The business owner has indicated they would like some adjustment to be made in the current ordinance to allow clothing recycle bins. A possible change could be made to allow recycle clothing bins as a permitted use in the B-2 zoning district if an approved site plan is submitted. The clothing bins would also have to be a certified non-profit collection organization. The site plan would allow us to make sure setbacks, proper trash collection, screening, parking, etc. are maintained.

Recommendation

If the Plan Commission wants a change in the ordinance the changes can be submitted at a future meeting.

Sec. 78-683. - Conditional uses.

The following conditional uses shall be allowed only after issuance of a conditional use permit as prescribed by divisions 3 and 6, article II of this chapter:

- (1) Welding, sheetmetal, or blacksmith shops.
- (2) Wholesaling or warehousing.
- (3) Outdoor display. See subdivision II, division 6, article II of this chapter for specific conditional use requirements.
- (4) In-vehicle sales or service. See subdivision II, division 6, article II of this chapter for conditional use requirements.
- (5) Outdoor storage. See subdivision II, division 6, article II of this chapter for conditional use requirements.
- (6) Outdoor sales of cars, trucks, or other equipment. See subdivision II, division 6, article II of this chapter for specific conditional use requirements associated with outdoor display uses.
- (7) Vehicle repair and maintenance services. See subdivision II, division 6, article II of this chapter for specific conditional use requirements.
- (8) Wireless telecommunication towers and antennas.
- (9) Gasoline service stations.
- (10) Taverns.
- (11) Lumberyards.
- (12) Feed and grain dealers, grain storage.
- (13) Cooperatives, milk depots, meat packing.
- (14) Day care centers.
- (15) Publishing and printing.
- (16) All new buildings in excess of 50,000 square feet in gross floor area, and all additions to existing buildings which result in a total gross floor area of over 50,000 square feet. See subdivision II, division 6, article II of this chapter for specific conditional use requirements.
- (17) Wineries issued a "Class B" license pursuant to Wis. Stats. § 125.51(3)(am) for the consumption of wine by the glass or in open containers on the premises, and for the sale of wine in the original package or container to be consumed off the premises.
- (18) Breweries issued a brewer permit by the Wisconsin Department of Revenue pursuant to Wis. Stats § 125.29, and wholesalers issued a license pursuant to Wis. Stats. § 125.28.
- (19) Brew pubs combining a restaurant use with a brewing facility.
- (20) Self-service recycling centers and facilities storing recycling materials not generated by use of the same property. This does not permit containers, the purposes of which are to accept and hold items of clothing.

(21) K—12 schooling.

(Code 1968, § 9.36(3); Ord. No. 252, § 1, 2-20-2007; Ord. No. 269, 2-25-2008; Ord. No. 302, 12-15-2009; Ord. No. 371, § I, 3-12-2013; Ord. No. 392, § V, 6-17-2014)



Department of Public Works

To: Milton Plan Commission
From: Howard Robinson, Director of Public Works
Date: October 4, 2016
Subject: Discussion and Possible Action to Adjust Existing Water Main Easement.

Summary

Currently the City has an existing water main easement that would allow a water main to be installed from Parkview Drive to the water tower on Rogers Street. This facility is requiring an upgrade to the electric power at the water tower to supply the new generator and pressure station at the water tower. To accommodate this upgrade, the easement language would need to be changed to allow Alliant to install a new electric line to the water tower from Parkview Drive. The current electric sources on Rogers Street would not be adequate for the equipment upgrades.

Recommendation

Public Works is asking for approval of the change in the easement to allow electric line/utility installation.

**WATER MAIN CONSTRUCTION AND
MAINTENANCE EASEMENT**

This Easement, made by **Pierce Farms, Incorporated**, Grantor, conveys a permanent water main easement, as described below, to the City of Milton, Grantee, for good and valuable consideration:

A permanent water main easement including for such purpose the right to operate necessary equipment thereon, and the right of ingress and egress to maintain said water main. Said easement consists of the Grantor's interest in the following described parcel of land:

That part of the Southwest quarter and part of the Southeast quarter of Section 34, Township 4 North, Range 13 East, Milton Township, Rock County, Wisconsin, described as follows:

Beginning at the center of Section 34; thence North 87 degrees 46 minutes 17 seconds West along the North line of the Southwest Quarter of said Section 34, 318.17 feet; thence South 02 degrees 12 minutes 57 seconds West, 20.00 feet; thence South 87 degrees 46 minutes 17 seconds East, 318.12 feet; thence South 87 degrees 31 minutes 40 seconds East 544.41 feet; thence South 02 degrees 26 minutes 16 seconds West, 122.74 feet to a point on the centerline of Parkview Drive; thence North 24 degrees 12 minutes 05 seconds East along the centerline of Parkview Drive, 153.66 feet to the intersection with the North line of the Southeast quarter of said Section 34; thence North 87 degrees 31 minutes 40 seconds West along the North line of said Southeast quarter, 601.41 feet to the point of beginning.

Further, Grantor conveys a temporary construction easement as described below to Grantee for good and valuable consideration.

A temporary construction easement for the purpose of installing a water main. This easement is to terminate upon the completion of the construction and installation of the water main. Said easement consists of the Grantor's interest in the following described parcel of land:

That part of the Southwest quarter and part of the Southeast quarter of Section 34, Township 4 North, Range 13 East, Milton Township, Rock County, Wisconsin, described as follows:

Commencing at the Center of Section 34; thence North 87 degrees 46 minutes 17 seconds West along the North line of the Southwest Quarter of said Section 34, 318.17 feet; thence South 02 degrees 12 minutes 57 seconds West, 20.00 feet to the point of beginning; thence South 87 degrees 46 minutes 17 seconds East, 318.12 feet; thence South 87 degrees 31 minutes 40 seconds East, 544.41 feet; thence South 02 degrees 26 minutes 16 seconds West, 122.74 feet to a point on the centerline of Parkview Drive; thence South 24 degrees 12 minutes 05 seconds West along the centerline of Parkview Drive, 200.28 feet; Thence North 65 Degrees 47 Minutes 55 Seconds West, 63.00 Feet; Thence North 24 Degrees 12 Minutes 05 Seconds East, 275.00 Feet; Thence North 87 Degrees 31 Minutes 40 Seconds West, 513.56 Feet; Thence North 87 Degrees 46 Minutes 17

RETURN TO:

Attorney Kim Roegner
Consigny Law Firm, S.C.
303 East Court Street
Janesville, WI 53545

WWUP 00046
(Parcel Identification Numbers)

Seconds West, 318.05 Feet; Thence North 02 Minutes 12 Minutes 57 Seconds East, 30.00 Feet to the Point of Beginning.

See Attached Easement Exhibit showing the parameters of both the permanent and temporary easements.

Dated this ____ day of _____, 2015.

PIERCE FARMS, INC.

By: _____
Michael S. Pierce
Title: _____

Subscribed and sworn to before me
this ____ day of _____, 2015.

Notary Public, State of Wisconsin
My commission expires: _____

This document was drafted by
Attorney Kim Roegner
Consigny Law Firm, S.C.
303 East Court Street
Janesville, WI 53545

EASEMENT EXHIBIT

