CITY OF MILTON

a community since 1838

AGENDA - AMENDED
City of Milton
Plan Commission
Tuesday, May 17, 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 – April 6, 2016.**

   Documents: 04-06-2016 Plan Commission Minutes.pdf

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

   Documents: Memo - CUP 302 304 S Janesville St.pdf, CUP Applicaton - 302 S Janesville St.pdf, NW-Findings of Fact.pdf, 302 S Janesville St - Pic 1.pdf, 302 S Janesville St - Pic 2.pdf, 302 S Janesville St - Pic 3.pdf, 302 S Janesville St - Pic 4.pdf, 302 S Janesville St - Pic 5.pdf, 302 304 S Janesville St Legal Notice - Mailed.pdf, NW-Letter of Support from Owner.pdf, NW-ornamental iron fence.pdf, NW-Parking Agreement Northleaf Winery - Milton Brewing.pdf, NW-Parking Lot Lighting.pdf, NW-bollard Lighting.pdf, NW-drawings 5-9-16.pdf

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

   Documents: Memo - Site Plan Review - Shes Crafty.pdf, 507 Vernal Ave - Shes Crafty Pic.pdf, 507 Vernal Ave - Pic of Building.pdf

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

   Documents: Memo - Site Plan Review - Booster Station.pdf, Booster Station Submittals.pdf

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

   Documents: Memo - Temporary Storage of Equipment.pdf, Site Plan - Temporary Storage of Equipment.pdf

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

   Documents: Memo - Easement for the Water Main Installation for teh South Water Main Project.pdf, Water Main Installation Easement.pdf

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

   Documents: Memo - Site Plan Review - Rockys Pizza and Subs.pdf, Rockys Pizza Site Plan.pdf

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

11. **Motion to Adjourn**

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

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

City of Milton
Plan Commission Minutes

4/6/2016 - Minutes

1. **Call to Order**

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

   Present: Mayor Anissa Welch, Director of Public Works Howard Robinson, Ald. Nancy Lader, Comm. Frank Green, and Comm. Bob Seales.

   Excused: Comm. Ethel Himmel and Comm. David Ostrowski.

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

2. **Approval of Agenda**
   Ald. Lader moved to approve the agenda. DPW Director Robinson seconded, and the motion carried.

3. **Approval of Plan Commission Minutes – March 15, 2016.**
   Ald. Lader moved to approve the minutes. DPW Director Robinson seconded, and the motion carried.

4. **Public Hearing and Discussion and Possible Action to Consider a Request from Parker Community Credit Union for a Conditional Use Permit to Allow a Variable Message Sign and Illuminated Sign at 110 Parkview Drive.**

   Mayor Welch opened the public hearing at 5:01 p.m.

   DPW Director Robinson reviewed the application.

   Ald. Lynda Clark of 1015 Brown Dr. asked about which signs will be staying and which signs will be coming down. DPW Director Robinson explained their plan.

   Brian Miller of PCCU wanted to let the Commission know that they are willing share the variable message signs with the City of Milton and the Milton School District. He also stated that if required to, they are willing to take down the monument sign, but would like to keep it if possible.

   Mayor Welch closed the public hearing at 5:09 p.m.

   Mayor Welch asked for verification that the Commission members have read the Findings of Fact, which they had. Ald. Lader moved to approve the site plan and conditional use permit with a contingency that a variance is granted, DOT regulations are followed in addition to City ordinances, and the ATM sign is removed. Comm. Seales seconded, and the motion carried.

5. **Public Hearing and Discussion and Possible Action to Consider a Request from CharterNEX for a Site Plan Review and Conditional Use Permit to Allow a Building Over 40' Tall at 1264 E. High St.**

   Mayor Welch opened the public hearing at 5:10 p.m.

   DPW Director Robinson reviewed the application for the Commission.

   Mayor Welch closed the public hearing at 5:15 p.m.

Mayor Welch asked for verification that the Commission members have read the Findings of Fact, which they had. DPW Director Robinson moved to approve the conditional use permit and site plan to allow a building over 40' tall at 1264 E. High Street. Ald. Lader seconded, and the motion carried.

6. **Discussion and Possible Action on Updated School Parking Lot Plan.**
   DPW Director Robinson moved to approve the parking lot stalls being moved closer to the school on the west side of the lot. Ald. Lader seconded, and the motion carried.

7. **Discussion and Possible Action on a Site Plan Review for a Concession Stand at South Goodrich Park.**
   Ald. Lader moved to approve the site plan as presented for S. Goodrich Park Concession Stand contingent upon being granted a Certificate of Appropriateness. DPW Director Robinson seconded, and the motion carried.

8. **General Items**

9. **Next Meeting Date – May 17, 2016 at 5:00 p.m.**
   The next meeting will be on Tuesday, May 17, 2016 at 5:00 p.m.

10. **Motion to Adjourn**
    DPW Director Robinson moved to adjourn the April 6, 2016 meeting of the Plan Commission at 5:23 p.m. Ald. Lader seconded, and the motion carried.

Respectfully submitted,
Elena Hilby
City Clerk

CITY OF MILTON

a community since 1838

Office of the Director of Public Works

To: City of Milton Plan Commission, Mayor Anissa Welch, and Common Council Members
From: Howard Robinson, Director of Public Works
Date: 05/17/2016
Subject: Public Hearing and Discussion and Possible Action to Consider a Request from Northleaf Winery for a Conditional Use Permit and Site Plan Review to Allow a Micro-Brewery and Restaurant at 302/304 S. Janesville Street.

Discussion

A conditional use permit has been submitted to allow 302/304 S. Janesville St to be converted into a brewery and restaurant. There will continue to be an apartment upstairs. The property is zoned B-3. Restaurants are a permitted use but the Brewery pub requires a conditional use permit be granted. An upstairs apartment is permitted in a B-3 zoned area. A site plan is also required.

They have provided a plot plan of the lot. The new design will include an outside seating area. They have included a parking plan. This was approved previously. On-site sidewalk is indicated. A landscape plan is included. B-3 does not require a landscape plan but they have still met the commercial requirements with this plan.

The parking lot will be shared by the Brewery and current winery. An agreement that can be recorded is required to allow the parking to be shared. They have sent a joint parking lot agreement.

Architectural drawings and plans are included. The colors are white with black trim. The parking lot requires lighting. A lighting plan is included.

A dumpster enclosure plan is included. A copy of the type of fence they are using around the patio is included. A copy of the Findings of Fact is also included.

Staff Recommendation

They have met the requirements of the city ordinances. The neighboring property owners have been notified.

CUP - 302 S. Janesville St.

City of Milton Application and Record

Application Date: APRIL 20, 2016

Applicant Name/Agent: Peter Weston, Agent

Owner of Property: Gail + John Nordloff

Business Name: Northleaf Winery

Address: 302/304 S. Janesville St.

City/State/Zip: Milton, WI 53563

Telephone: _____

Email: _____

Date to be Reviewed by Plan Commission: MAY 17, 2016

Date to be Reviewed by Common Council: 5-17-16

Date to be Reviewed by Zoning Board of Appeals: N/A

Fee Required:	Date Paid
Conditional Use Permit $250.00	4-20-16
Rezoning $250.00	
Variance $250.00	

Reason for Request/Appeal or Reason Permit was Refused: _____

To allow a Micro-Brewery and Tavern in a B-3 zoned area.

Property Location for Project

Address: 302 / 304 S. JANESVILLE ST. MILTON, WI

Legal Description: _____

Description of Premise (Including Existing and Proposed Buildings): EXISTING BUILDING AND PROPOSED ADDITION TO BE RESTAURANT AND BREWERY

Current Zoning: (circle one) A1 A2 B1 B2 (B3) C1 C2 M1 M2 MR R1 R2 R3 R4 PUD SP

Proposed Zoning: (circle one) A1 A2 B1 B2 B3 C1 C2 M1 M2 MR R1 R2 R3 R4 PUD SP

Present Use: RESIDENCE

Proposed Use: UPPER LEVEL RESIDENCE

Present Occupancy: Residential

Proposed Occupancy: Business -- Micro-Brewery/ Tavern // Apartment @ upper floor.

Name of Proposed Subdivision: _____

Surveyor's Name: _____ Address: _____

Property Lot Size: _____ (square feet or acres)

Lot Size of Preliminary Land Division: _____ Lot Size of Final Land Division: _____

Building Setback Front: _____ Side: _____ Rear: _____

Building Setback Corner: _____ Side: _____ Rear: _____

Number of Stories: 2 Number of Rooms: _____ Height: _____

Architect: The Design Alliance Architects, Inc. General Contractor: _____

Off Street Parking: _____ Number of Stalls: _____

Estimated Cost of Work: _____

The undersigned hereby agrees that the foregoing information is true and accurate, and that if this permit or request is granted, all work will be done in accordance with this application and all the Ordinances of the City of Milton.

Applicant Signature: _____

Print Name: Peter A. Weston

Recommendations by Director of Public Works: _____

Filed this 20 day of April, 2016

_____
Director of Public Works / Building Inspector, Howard Robinson

_____
City Clerk, Elena Hilby

Publication Date: April 28, 2016

Receipt No: 12.002090
Apr 20, 2016

THE DESIGN ALLIANCE ARCH
ITECTS

Previous Balance:
.00

DPW - PERMITS
CUP 250.00

100-44340
CONDITIONAL USE PERMITS

Total: 250.00

==========

CHECK
Check No: 2369
250.00

Payor:
THE DESIGN ALLIANCE AR
CHITECTS
Total Applied:
250.00

Change Tendered:
.00

==========

04/20/2016 [illegible]

655R

CITY OF MILTON
PLAN COMMISSION – BUSINESS AND MANUFACTURING ZONING

Conditional Use Permit Findings of Fact

Applicant Name: Wayne + Betsy Lubke (circle one) Property Owner (Tenant)

Property Address: 302/304 S. Janesville St.

Please note: if applicant is Tenant of said property, written authorization for this Conditional Use Permit request must be submitted as an attachment.

Conditional Use Permit Request: Micro-Brewery/Restaurant (Brewpub)

Applicable Ordinance Section: 78-723 (10) Zoning of Property: B-3

Plan Commission Public Hearing Date: 5-17-16

Please note: Attendance at the Plan Commission public hearing is required in the case of additional questions or submission of additional findings that pertain to the Conditional Use Permit request.

This Findings of Fact is intended to document compliance with the provisions of Sec. 78-91(b), which states that:

> *Prior to approval or denial by the common council, the plan commission shall review the applicable facts pertaining to the proposed conditional use as found in this division and shall recommend approval or denial of the conditional use after public hearing and consideration of the purpose and intent of the district, the purpose and intent of this chapter, the standards applicable to conditional uses in this division, the standards for evaluating conditional uses enumerated in division 6 of this article, and the performance standards enumerated in division 2, article IV of this chapter.*

The Plan Commission has considered the standards described below in light of the evidence and testimony presented by the applicant and the public regarding the CUP request. If these Conditional Use Permit Findings of Fact are approved by the Plan Commission, they shall be incorporated into its decision to recommend approval or denial of the CUP application, including any changes adopted by the Commission.

II. THE PURPOSE AND INTENT OF THIS CHAPTER.

Pursuant to sec. 78-3, the purpose of Chapter 78 is to:

a. Promote the comfort, health, safety, morals, prosperity, aesthetics and general welfare of this community;
b. Regulate and restrict the use of all lands and waters;
c. Regulate and restrict the height, number of stories and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population, and the location and use of buildings, structures and land for trade, industry, residence or other purposes;
d. Further the appropriate use of land and conservation of natural resources;
e. Stabilize and protect property values;
f. Preserve and promote the beauty of the community;
g. Preserve productive and historic agricultural soils; and
h. Implement the community's master plan or plan components.

III. THE STANDARDS APPLICABLE TO CONDITIONAL USES IN THIS DIVISION.

These standards are described in sec. 78-93 as follows:

a. The location, nature and size of the proposed use.
b. The size of the site in relation to it.
c. The location of the site with respect to existing or future roads giving access to it.
d. Its compatibility with existing uses on land adjacent thereto.
e. Its harmony with the future development of the district.
f. Existing topography, drainage, soils types, and vegetative cover.
g. Its relationship to the public interest, the purpose and intent of Chapter 78 and substantial justice to all parties concerned

IV. THE STANDARDS FOR EVALUATING CONDITIONAL USES ENUMERATED IN DIVISION 6 OF THIS ARTICLE.

Division 6 of Article II contains sections 78-181 through 78-187.

a. Sec. 78-182. Site design and physical characteristics.

Site design and physical characteristics to be considered are as follows:
(1) Existing topography, drainage patterns and vegetative cover and the suitability of the proposed use in this regard.
(2) Availability of water, sewer, rail and other services and the utility requirements of the proposed site.
(3) Where public sewers are not available, the percolation characteristics of the soil.
(4) Adequacy of the proposed internal circulation system, including safety consideration.
(5) Access to sites from the internal circulation system.
(6) The costs of providing various public services.
(7) Appearance--how the area will look.

b. Sec. 78-183. Site location relative to the public road network.

Site location considerations relative to the public road network shall be as follows:
(1) Convenient access to a public road network--safety of access points.
(2) Visibility from the proposed road and the need for visibility.
(3) Location to provide access primarily by righthand turning movements.

c. Sec. 78-184. Land use.

Land use considerations include the following:
(1) Compatibility with existing or proposed uses and population density in the area.
(2) Relation to any existing or proposed development at nearby interchanges.
(3) Relation to recommendations in existing land use or comprehensive plans.

d. Sec. 78-185. Traffic generation.

Traffic generation considerations shall be as follows:
(1) Amount of daily and peak-hour traffic to be generated, related to site size; traffic to be subclassified as to arterial, collector and local streets.
(2) Amount of traffic generated relative to existing and anticipated ultimate generated traffic in the area.

(3) Expected composition of site-generated traffic by vehicle types.
(4) Effect of site-generated traffic on the operation of the area.
(5) Safety and convenience to future users.

e. Sec. 78-186. Community effects.

Community effects to be considered shall be as follows:
(1) Immediate and long range tax base.
(2) Access to market and service area.
(3) Relation to scenic or recreation values.
(4) Relation to the public interest, the purpose and intent of this chapter and substantial justice to all parties concerned.
(5) Compliance with the comprehensive (master) plan's goals and objectives.
(6) Relation of the project density to population density in the surrounding area.

f. Sec. 78-187. Other relevant factors.

Other relevant factors are as follows:
(1) The performance standards in division 2, article IV of this chapter. See Section V of these Conclusions and Findings of Fact.
(2) Additional impacts.

Findings:
☐ *Not Applicable for the Proposed Use*
☒ *Compliance with this Section Shall be Demonstrated with Site Plan Submittal*
*Comments:*_____

_____

V. THE PERFORMANCE STANDARDS ENUMERATED IN DIVISION 2, ARTICLE IV OF THIS CHAPTER.

Division 2, Article IV of Chapter 78 contains performance standards listed in Ordinance Sections 78-1052 through 78-1149. Section 78-1051 states that "no structure, land, or water shall hereafter be used except in compliance with their district regulations and with the performance standards of this division."

Subdivision I

a. Sec. 78-1052. Air pollution.

No activity shall emit any fly ash, dust, fumes, vapors, mists or gases in such quantities as to cause soiling or danger to the health of persons, animals, vegetation or other forms of property. No activity shall emit any liquid or solid particles in concentrations exceeding 0.3 grains per cubic foot of the conveying gas nor any color visible smoke equal to or darker than No. 2 on the Ringelmann chart described in the United States Bureau of Mine's Information Circular 7719.

b. Sec. 78-1053. Fire and explosive hazards.

All activities involving the manufacturing, utilization, processing or storage of inflammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion and with adequate firefighting and fire suppression equipment and devices that are standard in the industry. All materials that range from active to intense burning shall be manufactured, utilized, processed and stored only in completely enclosed buildings which have

incombustible exterior walls and an automatic fire extinguishing system. The aboveground storage capacity of materials that produce flammable or explosive vapors shall not exceed the following:

Closed cup flashpoint	Gallons
Over 187 degrees Fahrenheit	400,000
105 degrees to 187 degrees Fahrenheit	200,000
Below 105 degrees Fahrenheit	100,000

c. Sec. 78-1054. Glare and heat.

No activity shall emit glare or heat that is visible or measurable outside its premises except activities in the M-2 industrial district which may emit direct or sky reflected glare which shall not be visible outside their district. All operations producing intense glare or heat shall be conducted within a completely enclosed building. Exposed sources of light shall be shielded so as not to be visible outside their premises.

d. Sec. 78-1055. Liquid or solid wastes.

No activity shall discharge at any point onto any land or into any water or public sewer any materials of such nature, quantity, noxiousness, toxicity or temperature which can contaminate, pollute or harm the quantity or quality of any water supply, can cause the emission of dangerous or offensive elements, can overload the existing municipal utilities or can injure or damage persons or property.

e. Sec. 78-1056. Noise.

(a) No activity shall produce a sound level that is audible outside the M-1 or M-2 district boundaries which exceeds the following sound level measured by a sound level meter and associate octave band filter:

Octave Band Frequency (cycles per second)	SoundLevel (decibels)
0 to 75	79
75 to 150	74
150 to 300	66
300 to 600	59
600 to 1,200	53
1,200 to 2,400	47
2,400 to 4,800	41
Above 4,800	39

(b) No activity in any other district shall produce a sound level outside its premises that exceeds the following:

Octave Band Frequency (cycles per second)	SoundLevel(decibels)
0 to 75	72
75 to 150	67
150 to 300	59
300 to 600	52
600 to 1,200	46
1,200 to 2,400	40
2,400 to 4,800	34
Above 4,800	32

(c) All noise shall be so muffled or otherwise controlled as not to become objectionable due to intermittence, duration, beat frequency, impulse character, periodic character or shrillness.

f. Sec. 78-1057. Odors.

No activity shall emit any odorous matter of such nature or quantity as to be offensive, obnoxious or unhealthful outside their premises. The guide for determining odor measurement and control shall be Wis. Admin. Code § NR 154.18. Agriculture odors associated with normal agricultural activities are exempted from this section.

g. Sec. 78-1058. Radioactivity and electrical disturbances.

No activity shall emit radioactivity or electrical disturbances outside its premises that are dangerous or adversely affect the use of neighboring premises.

h. Sec. 78-1059. Vibration.

No activity in any district except the M-2 industrial district shall emit vibrations which are discernible without instruments outside its premises. No activity in an M-2 industrial district shall emit vibrations which exceed the following displacement measured with a three-component measuring system:

Frequency (cycles per second)	Outside the Premises	Outside the District
0 to 10	0.0020	0.0004
10 to 20	0.0010	0.0002
20 to 30	0.0006	0.0001
30 to 40	0.0004	0.0001
40 to 50	0.0003	0.0001
50 and over	0.0002	0.0001

i. Sec. 78-1060. Water quality protection.

(a) No activity shall locate, store, discharge or permit the discharge of any treated, untreated or inadequately treated liquid, gaseous or solid materials of such nature, quantity, obnoxiousness, toxicity or temperature that would be likely to run off, seep, percolate or wash into surface or subsurface waters so as to contaminate, pollute or harm such waters or cause nuisances such as objectionable shore deposits, floating or submerged debris, oil or scum, color, odor, taste or unsightliness or be harmful to human, animal, plant or aquatic life.

(b) In addition, no activity shall discharge any liquid, gaseous or solid materials so as to exceed or contribute toward the exceeding of the minimum standards and those other standards and the application of those standards set forth in Wis. Admin. Code ch. NR 102 for all navigable waters.

Findings:

☐ *Not Applicable for the Proposed Use*

☒ *Compliance with this Section Shall be Demonstrated with Site Plan Submittal*

Comments: Please see comments on attached addendum.

Subdivision II. Outdoor Trash and Garbage Storage

j. Sec. 78-1081. Subdivision provisions to be met.

The requirements of this subdivision shall be met for outdoor trash and garbage storage, except where residential (curbside) service is provided.

k. Sec. 78-1082. Purpose.

The purpose of this subdivision is to protect and improve community appearance, prevent the creation of nuisances and health hazards, and improve the quality of life in the city.

l. Sec. 78-1083. Required access plan.

Where a site plan is required for any project under division 8, article II of this chapter, any and all proposed outdoor trash and garbage storage on the subject property shall be depicted as to their location, configuration, and screening on the site plan.

m. Sec. 78-1084. Trash dumpster and garbage receptacle enclosure required.

All garbage cans, trash dumpsters, trash containers, and other storage devices situated on any property shall be closed containers with lids. Where such containers are located outside a building, they shall be completely concealed or screened from public view through opaque fencing and gates, supplemented by screen landscaping. Such fence enclosure shall be constructed of materials compatible with the materials on the front building wall of the main building. No portion of the lot shall be used for open or unenclosed storage of trash or waste of any kind.

n. Sec. 78-1085. Trash dumpster and garbage receptacle maintenance required.

Fencing and landscaping for storage areas shall be maintained in good condition and kept litter-free. All garbage cans, trash containers, and other garbage storage devices shall be emptied and the contents thereof properly disposed.

o. Sec. 78-1086. Trash dumpster and garbage receptacle location in off-street parking space or drive.

No trash dumpster or other trash or waste receptacle shall be permitted in any off-street parking space or drive.

p. Sec. 78-1087. Concrete slab required.

All outside trash dumpsters and garbage receptacles shall be placed upon a concrete slab that has a thickness of not less than five inches.

q. Sec. 78-1088. Adequate size to accommodate recycling materials.

All trash dumpster and garbage receptacle areas shall be of an adequate size to accommodate the storage of materials to be recycled.

Findings:
☐ *Not Applicable for the Proposed Use*
☒ *Compliance with this Section Shall be Demonstrated with Site Plan Submittal*
Comments: Please see comments on attached addendum.

Subdivision III. Outdoor Lighting Standards

r. Sec. 78-1111. Purpose.

The purpose of this subdivision is to provide for adequate and safe lighting of private property, while limiting light spillover and glare onto adjacent properties and public streets. Such limitations are intended to prevent the creation of nuisances, promote traffic safety, conserve energy, preserve the area's dark sky, and support astronomy activities.

s. Sec. 78-1112. Applicability of subdivision provisions.

This subdivision shall be applied to the installation of all new and replacement private outdoor lighting fixtures. Outdoor lighting fixtures legally installed prior to the effective date of the ordinance from which this subdivision is derived shall not be required to comply with these outdoor lighting standards; however, any replacement of such lighting fixtures shall comply with all outdoor lighting standards as set forth in this subdivision.

t. Sec. 78-1113. Required lighting plan.

Where a development requires site plan review under division 8, article II of this chapter, all outdoor lighting fixtures shall be depicted and described on the required site plan or on a separate lighting plan. Depending on the complexity of the proposal or projected impact of lighting, the city may also require the following information:
(1) A catalog page, cut sheet, or photograph of the outdoor lighting fixtures, including the mounting method and light cutoff angles.
(2) A photometric plot plan, drawn to the same scale as the site plan, and indicating the location of all lighting fixtures proposed, mounting and/or installation height in feet, the average illumination level (in footcandles) within the parking lot, and illumination levels at regular intervals around the site and at property lines.

u. Sec. 78-1114. Maximum luminaire height.

The maximum permitted luminaire height shall be 35 feet in all nonresidential zoning districts, and 25 feet in all residential districts. The height of both the pole and base shall be considered in the measurement of luminaire height. In no instance shall an outdoor lighting fixture in a nonresidential zoning district be mounted or oriented such that the lighting element is visible from a property in a residential district.

v. Sec. 78-1115. Maximum illumination levels.

Average illumination levels within parking lots shall not exceed one footcandle within residential districts, and three footcandles within all other districts. The illumination level at any property line shall not exceed 0.5 footcandles above the ambient lighting conditions on a

cloudless night where the property adjoins land in a residential district, and two footcandles above the ambient lighting conditions on a cloudless night where the property adjoins land in any other zoning district. The plan commission may agree to allow greater lighting levels based on specific and reasonable written justification provided by the applicant, provided that the purpose of this subdivision is not compromised.

w. Sec. 78-1116. Use of shielded light fixtures.

All outdoor lighting fixtures shall be shielded as defined in section 78-1, except incandescent fixtures of 150 watts or less, other sources of 70 watts or less, lighting within public street rights-of-way, and lighting required for a specialized security or safety purpose. No searchlights shall be permitted.

x. Sec. 78-1117. Types of light source.

All outdoor lighting fixtures shall have high pressure sodium (HPS), low pressure sodium (LPS), incandescent, fluorescent or comparable light sources, except that in cases where true color rendition is required (including display lots and certain outdoor recreational uses), white lights such as metal halide shall be permitted. No new mercury vapor lighting fixtures shall be installed, and no replacement equipment or bulbs for pre-existing mercury vapor lighting fixtures shall be installed. No flickering or flashing lights shall be permitted, except low wattage seasonal lighting between November 1 and January 31 and lighting required for a specialized security or safety purpose.

y. Sec. 78-1118. Location.

No exterior light fixture shall be located within any required landscape bufferyard or within three feet of any property line except accent lights not exceeding 150 watts for incandescent fixtures or 70 watts for other fixtures.

z. Sec. 78-1119. Hours of illumination.

Within one hour after closing of the store, completion of the final work shift, or completion of specific activities associated with an institutional use, only building mounted security lighting and up to 25 percent of all other outdoor lighting fixtures may remain illuminated. Any use with four or fewer pole or ground-mounted exterior lights shall be exempt from this section.

aa. Sec. 78-1120. Exterior lighting for outdoor recreational uses.

Ball diamonds, playing fields, golf driving ranges, tennis courts, parks, and similar outdoor recreational uses may be exempted from one or more of the outdoor lighting standards of this subdivision if approved by the plan commission through site plan review.

bb. Sec. 78-1121. Street lighting.

Street lighting shall conform to the standards set forth by the state for state and federal highways, the county for county highways, and the city for city streets and highways.

Findings:
☐ *Not Applicable for the Proposed Use*
☒ *Compliance with this Section Shall be Demonstrated with Site Plan Submittal*
Comments: Please see comments on attached addendum.

Subdivision IV. Vehicular Access Standards

cc. Sec. 78-1141. Purpose of subdivision.

The purpose of this subdivision is to promote the safety and general welfare of the public by alleviating or preventing congestion of public street rights-of-way through minimum public street access requirements applicable to private and public land uses.

dd. Sec. 78-1142. Permit required.

Each access point onto a public street or right-of-way shall have a permit issued by the director of public works per Wis. Stats. § 86.07(2).

ee. Sec. 78-1143. Required access plan.

Where a site plan is required for any project under division 8, article II of this chapter, any and all proposed access drives on the subject property shall be depicted as to their location and configuration on the site plan.

ff. Sec. 78-1144. Number of access points.

(a) Each lot shall have not more than two vehicular access points on any street frontage adjacent to any lot.
(b) In no instance shall any lot be permitted more than one vehicular access point on any one street if its frontage on such street is less than 100 linear feet (as measured along the right-of-way line).
(c) On arterial streets and in certain areas experiencing, or expected to experience, congestion and/or safety problems, access to a lot may be required to be located via an access point located on an adjacent property or another street frontage.
(d) Vehicular access may be further restricted by the state on state and federal highways, and by the county on county highways.

gg. Sec. 78-1145. Location of access points.

(a) Residential uses shall not have access points onto a nonresidential collector or arterial street unless such street has the only available frontage.
(b) Nonresidential uses shall not have access points onto a residential street unless such street has the only available frontage.
(c) At its intersection with the street right-of-way line on an arterial or nonresidential collector street, no access point shall be located closer than 100 feet from the intersection of any two street rights-of-way unless such access point is the only available location on the subject property. In all cases, access points shall be located as far from an intersection as the lot size permits.

(d) The minimum distance between vehicular access points serving the same property shall be 25 feet (edge to edge), as measured at the property line. A distance in excess of such 25 feet may be required if, in the opinion of the director of public works, present or projected traffic factors warrant a greater distance.
(e) The distance from an access drive to the property line of an adjacent property shall not be less than five feet, as measured along the right-of-way line, except where shared driveways are expressly allowed.

hh. Sec. 78-1146. Angle of intersection with public right-of-way.

All access drives shall intersect with the public street right-of-way at an angle of not less than 75 degrees, and shall intersect at an angle of 90 degrees wherever possible.

ii. Sec. 78-1147. Width of driveways.

All access drives shall have a minimum width of ten feet for single-family dwellings, 12 feet for two-family dwellings, and 20 feet for all other land uses. All curb openings for access drives shall have a maximum width of 24 feet per unit for single-family and two-family dwellings, and for all commercial uses the driveway width shall be determined at site plan review, as measured at the right-of-way line. Access drives may be flared between the right-of-way line and the roadway up to a maximum of five additional feet.

jj. Sec. 78-1148. Traffic control.

The traffic generated by any use shall be channelized and controlled in a manner which avoids congestion on public streets and other safety hazards. Traffic into and out of all off-street parking, loading and traffic circulation areas serving six or more parking spaces shall be forward moving, with no backing into streets or pedestrian ways. Except in the B-3 district, there shall be no loading or unloading within the public street right-of-way. Traffic control devices shall be required as determined by the director of public works.

kk. Sec. 78-1149. Paving of access.

All access approach areas located within a street right-of-way shall be paved to the satisfaction of the director of public works with a hard, all-weather surface, and shall be maintained so as to prevent the transport of gravel, dirt, or other eroded material from the subject property into the public street.

Findings:
☐ *Not Applicable for the Proposed Use*
☒ *Compliance with this Section Shall be Demonstrated with Site Plan Submittal*
Comments: Please see comments on attached addendum.

Additional Conditions of Approval (if applicable):

Findings: _____

_____

_____

Final Conclusions/Summary (if applicable):

Findings: _____

_____

_____

Plan Commission Recommendation: Approve: _____ Deny: _____
Date: _____

Common Council Action: Approve: _____ Deny: _____
Date: _____

May 17, 2016

Conditional Use Permit Findings of Fact – Addendum
Associated Notes and Comments

Submitted by Wayne & Betsy Lubke as Proposed Tenants of 302/304 S. Janesville St

Subdivision I

Sec. 78-1055. Liquid or solid wastes.

There will be no toxic discharges. The brewing process uses natural ingredients (water, roasted malt, hops and yeast). All cleaning activities are performed with standard non-toxic cleaning agents and sanitizers. Spent grains (malts after the brewing process is complete will be sold or donated to area farmers to be used as feed.

Sec. 78-1056. Noise.

There will be no excessive noise. The only outdoor noise other than normal coming and going of customers or conversation levels on the patio would possibly be music during the summer months. Any outdoor music would be completed by 10:00pm.

Sec. 78-1057. Odors.

Odor emissions would be limited to: cooking food odors (similar to any restaurant) and brewing odors which resemble bread/yeast. Brewing odors are limited to the time mashing or boiling is occurring. The initial plan is to brew 3-4 times per week with the time odors could be noticeable lasting approximately 2-3 hours during each session.

Sec. 78-1060. Water quality protection.

There will be no external discharge of materials so no effect on water quality.

Subdivision II. Outdoor Trash and Garbage Storage

Existing city trash services will be utilized. Should the need for expanded service be required, all requirements will be followed.

Subdivision III. Outdoor Lighting Standards

All lighting requirements related to the business and building will be followed. Off street parking will be shared with Northleaf Winery with the agreement having been submitted. Lighting associated with the parking area is shown on the site plan and has already been approved.

Subdivision IV. Vehicular Access Standards

The tentative building plan will eliminate the existing driveway at 302/304 S. Janesville St. Off street parking will be shared with Northleaf Winery with the agreement having been submitted.

Northleaf Winery

232 South Janesville Street Milton Wisconsin 53563 608-580-0575

This shared parking agreement entered into on this 29th day of April, 2016, between:

Northleaf Winery, LLC, operating as Northleaf Winery at 232 S Janesville Street and Northleaf Winery Event Space and Guest House at 220 S Janesville Street

Wayne and Betsy Lubke, operating as Milton Brewing Company at 302/304 S Janesville Street

These parties desire to use off-street parking spaces on the properties owned by John & Gail Nordlof. The City of Milton requires that such shared use of parking spaces be done by written agreement.

In consideration of the premises and the information stated above, the parties agree as follows:

1. **Shared use** Shared used of off street parking facilities as shown on the attached site plan.

   The driveway and parking lot shall be a perpetual easement for parking of vehicular traffic and for ingress and egress to and from the said properties.

   No party shall obstruct any portion of the said parking lot and driveway and no buildings or improvements may be erected upon said easement.

   The easement shall be maintained in a serviceable, neat and acceptable manner and in a manner so that the overall appearance of said driveway and parking lot shall be uniform.

2. **Term** This agreement shall be effective upon execution by both parties and shall be accepted by the Planning Director. It shall not be amended or terminated without written consent of both parties and the Planning Director.

3. **Signage** Directional signage in accordance with Milton City Ordinance and may be added to direct the public to shared parking spaces.

4. **Cooperation** The parties agree to cooperate and work together in good faith to effectuate the purpose of this agreement.

The parties have executed this agreement as of the effective date set forth above.

	4/29/16
Agent for Northleaf Winery, LLC	**Date**
	4-29-16
Agent for Milton Brewing Company	**Date**
Planning Director	**Date**

NORTHLEAF WINERY

302 and 304 S. Janesville St.
Milton, WI 53563

DRAWING INDEX

SP-1	SITE PLAN, DRAWING INDEX
SP-2	LANDSCAPE PLAN
AB-1	AS-BUILT MAIN FLOOR PLAN
AB-2	AS-BUILT UPPER FLOOR PLAN
A-1	MAIN FLOOR PLAN
A-2	UPPER FLOOR PLAN
A-3	ELEVATIONS

PROJECT DESCRIPTION

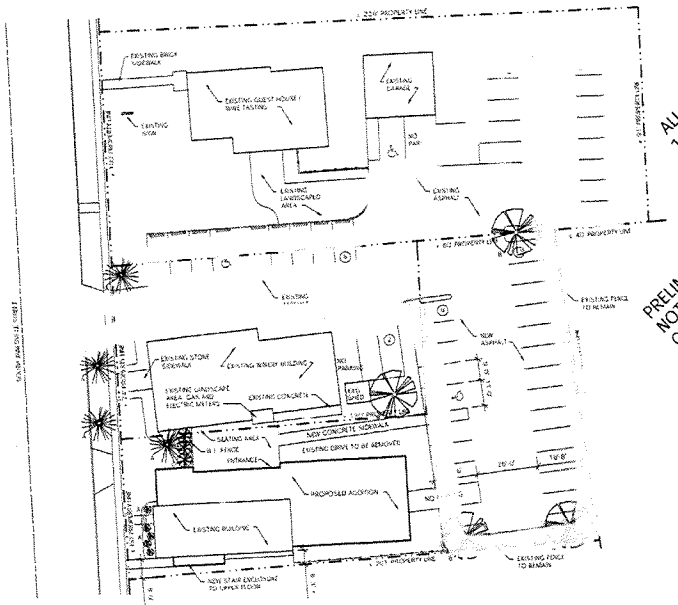
THE PROPOSED ADAPTIVE REUSE PROJECT IS THE CONVERSION OF AN EXISTING RESIDENCE TO A RESTAURANT AND MICRO-BREWERY. THE WORK INCLUDES AN ADDITION FOR A COMMERCIAL KITCHEN AND THE BREWERY COMPONENTS OF THE PROJECT. THE EXISTING BUILDING IS WOOD FRAME CONSTRUCTION ON A FULL BASEMENT. THE SINGLE STORY ADDITION WILL BE WOOD FRAME CONSTRUCTION ON A CONCRETE SLAB. A SECOND FLOOR APARTMENT IS PLANNED FOR THE UPPER LEVEL OF THE EXISTING RESIDENCE.

BUILDING INFORMATION

CONSTRUCTION TYPE	TYPE VB
EXISTING BUILDING FOOTPRINT	1,292 S.F.
ADDITION FOOTPRINT (INCL. STAIR)	2,684 S.F.
TOTAL BUILDING FOOTPRINT	3,986 S.F.
NO. OF FLOORS	2 - PARTIAL BASEMENT
OCCUPANCY GROUP	MIXED OCCUPANCY A AND R-1
SPRINKLERED	NONE

SITE INFORMATION

ZONE	B-3	
SITE AREA	16,461 S.F.	(0.38 ACRE)
FOOTPRINT AREA	3,986 S.F.	24.2%)
PARKING AREA	7,954 S.F.	(48.0%)
SIDEWALK AREA	1,031 S.F.	(6.3%)
GREEN SPACE AREA	3,890 S.F.	(23.6%)



ALL DRAWINGS ARE 1/2 SCALE SHOWN

PRELIMINARY NOT FOR CONSTRUCTION

N

SITE PLAN

SCALE: 1" = 20'-0"

2016 Northleaf Winery NW-drawings.dwg

DATE: April 5, 2016

PLANTING SCHEDULE

TYPE	DESCRIPTION	PLANTING SIZE	MATURE SIZE	QUANTITY
A	EXISTING TREES/SHRUBS TO REMAIN			
B	NORTHERN RED OAK	2" CAL	40' DIA	4
C	WEEPING WILLOW	2" CAL	40' DIA	5

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

Design Alliance Architects, Inc.
1503 Madison Avenue
Fort Atkinson, WI
(920) 563-1404
fax (920) 568-7058

Northleaf Winery
Addition
302 -304 S. Janesville Street
Milton, WI

DRAWING NAMES
SITE PLAN
SITE INFO
BUILDING INFO
DRAWING INDEX

REVISIONS

PROJECT DATA
DATE: April 19 2016
DRAWN BY: JH
CHECKED BY: P.W.

SHEET NO.
SP-1

NORTHLEAF WINERY

302 and 304 S. Janesville St.
Milton, WI 53563

DRAWING INDEX:

SP-1	SITE PLAN, DRAWING INDEX, AERIAL PHOTO
A-1	MAIN FLOOR PLAN
A-2	UPPER FLOOR PLAN
A-3	ELEVATIONS

PROJECT DESCRIPTION:

THE PROPOSED ADAPTIVE REUSE PROJECT IS THE CONVERSION OF AN EXISTING RESIDENCE TO A RESTAURANT AND MICRO-BREWERY. THE WORK INCLUDES AN ADDITION FOR A COMMERCIAL KITCHEN AND THE BREWERY COMPONENTS OF THE PROJECT. THE EXISTING BUILDING IS WOOD FRAME CONSTRUCTION ON A FULL BASEMENT. THE SINGLE STORY ADDITION WILL BE WOOD FRAME CONSTRUCTION ON A CONCRETE SLAB. A SECOND FLOOR APARTMENT IS PLANNED FOR THE UPPER LEVEL OF THE EXISTING RESIDENCE.

BUILDING INFORMATION:

CONSTRUCTION TYPE:	TYPE VB
EXISITNG BUILDING FOOTPRINT:	1,292 S.F.
ADDITION FOOTPRINT (INC. STAIR)	2,694 S.F.
TOTAL BUILDING FOOTPRINT:	3,986 S.F.
NO. OF FLOORS:	2 + PARTIAL BASEMENT
OCCUPANCY GROUP:	MIXED OCCUPANCY A AND R-1
SPRINKLERED:	NONE

SITE INFORMATION:

ZONE:	B-3	
SITE AREA:	16,461 S.F.	(0.38 ACRE)
FOOTPRINT AREA:	3,986 S.F.	24.2%)
PARKING AREA:	7,554 S.F.	(45.9%)
SIDEWALK AREA:	1,031 S.F.	(6.3%)
GREEN SPACE AREA:	3,890 S.F.	(23.6%)

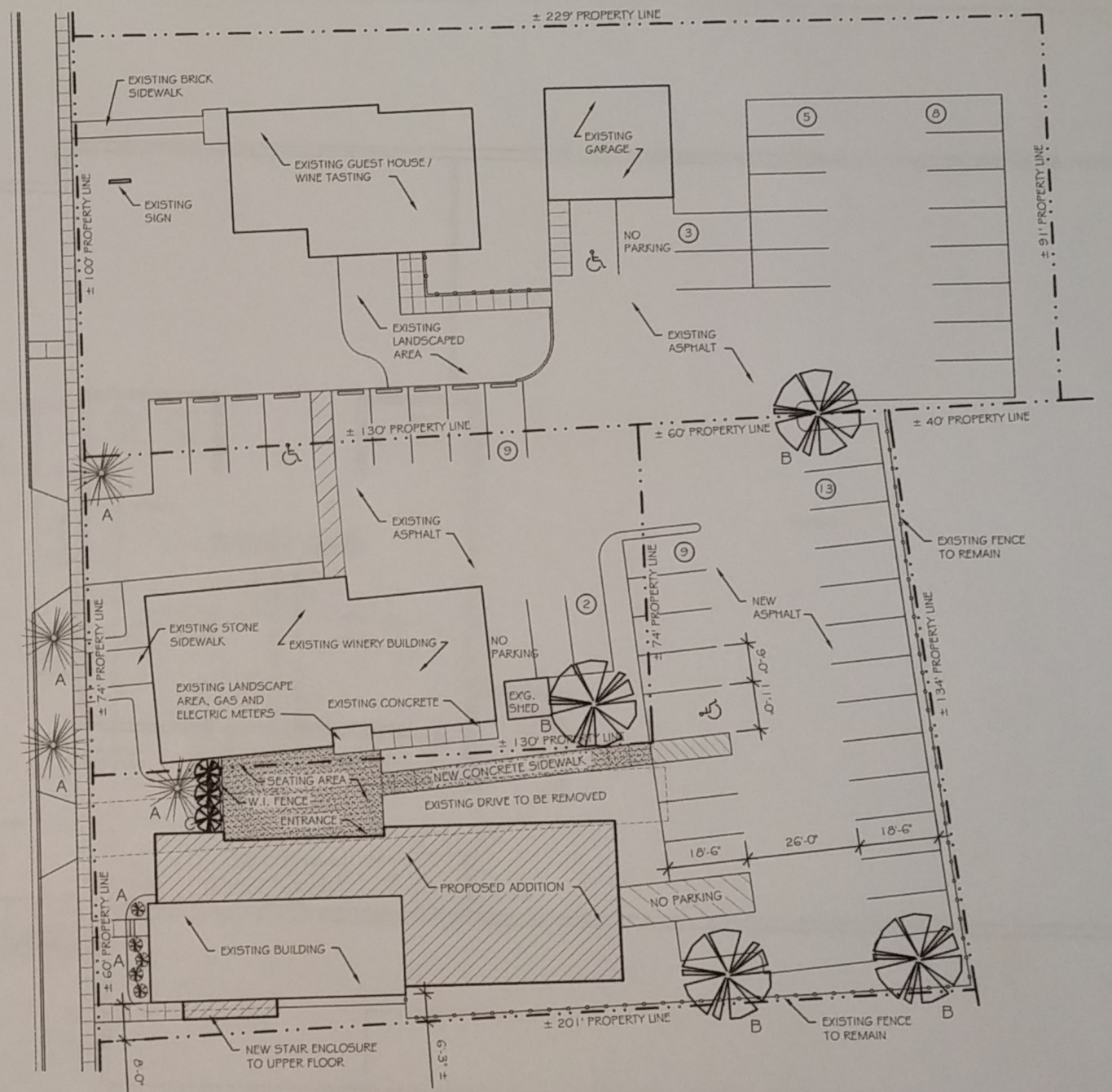
N

12 SP1 AERIAL PHOTO
SCALE: N.T.S.
2016\Northleaf Winery\NW-drawings.dwg
DATE: April 19, 2016

PLANTING SCHEDULE

TYPE	DESCRIPTION	PLANTING SIZE	MATURE SIZE	QUANTITY
A	EXISTING TREES/SHRUBS TO REMAIN			
B	HONEYLOCUST 'SKYLINE'	2" CAL	30' DIA	4
C	VIBURNUM 'MOLLE'	3-4ft	6' DIA	3

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



N

20 SP1 SITE PLAN
SCALE: 1" = 20'-0"
2016\Northleaf Winery\NW-drawings.dwg
DATE: April 5, 2016

The Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404
FAX (920) 568-7035

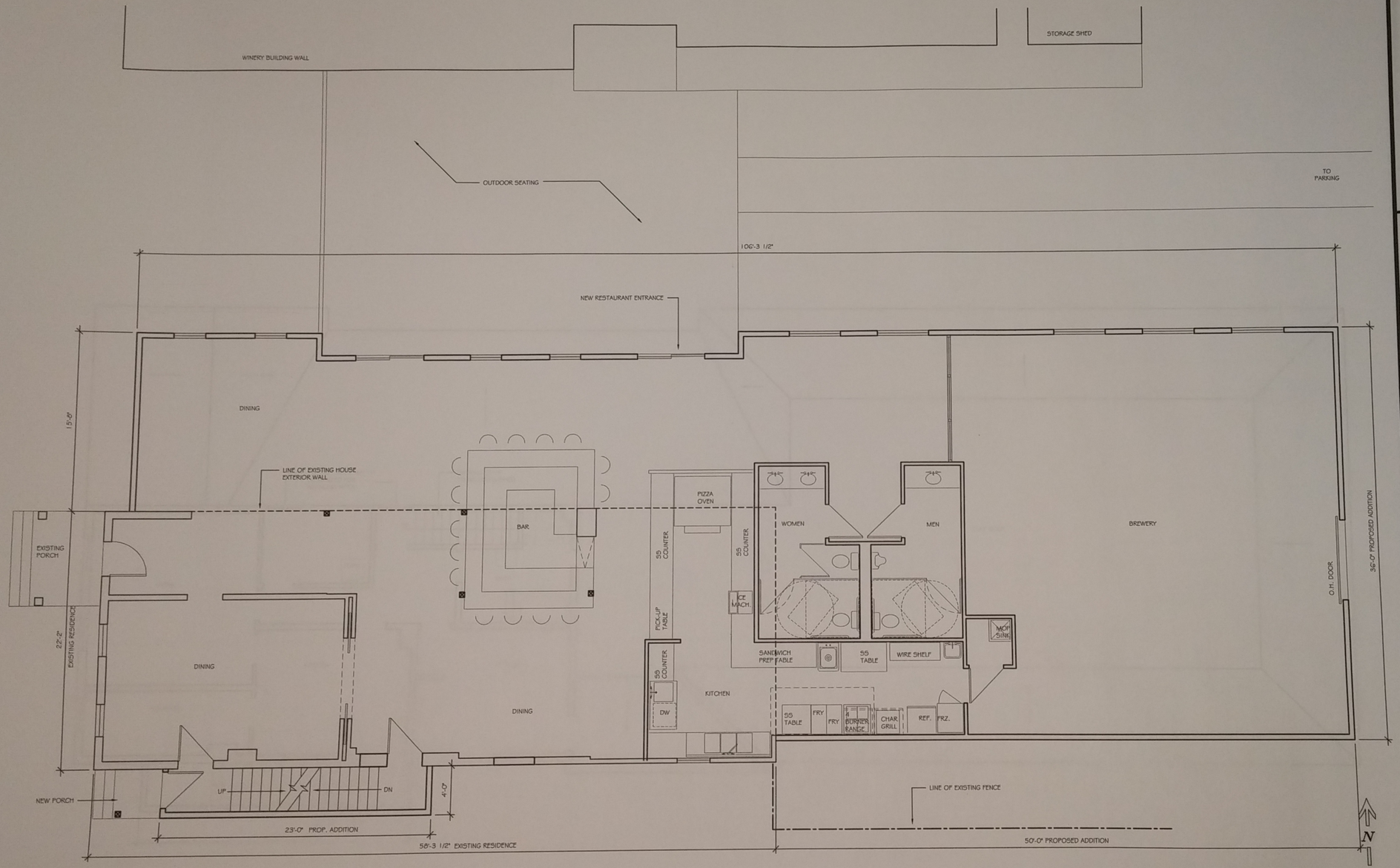
Northleaf Winery
Addition
302 -304 S. Janesville Street
Milton, WI

DRAWING NAMES
- SITE PLAN
- SITE INFO
- BUILDING INFO
- DRAWING INDEX
- AERIAL PHOTO

REVISIONS

PROJECT DATA
DATE: April 20, 2016
DRAWN BY: JH
CHECKED BY: P.W.

SHEET NO.
SP-1



20/A1 MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

2016\Northleaf Winery\NW-drawings.dwg

DATE:

Design Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

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

Northleaf Winery
Addition
302 -304 S. Janesville Street
Milton, WI

DRAWING NAMES

MAIN FLOOR PLAN

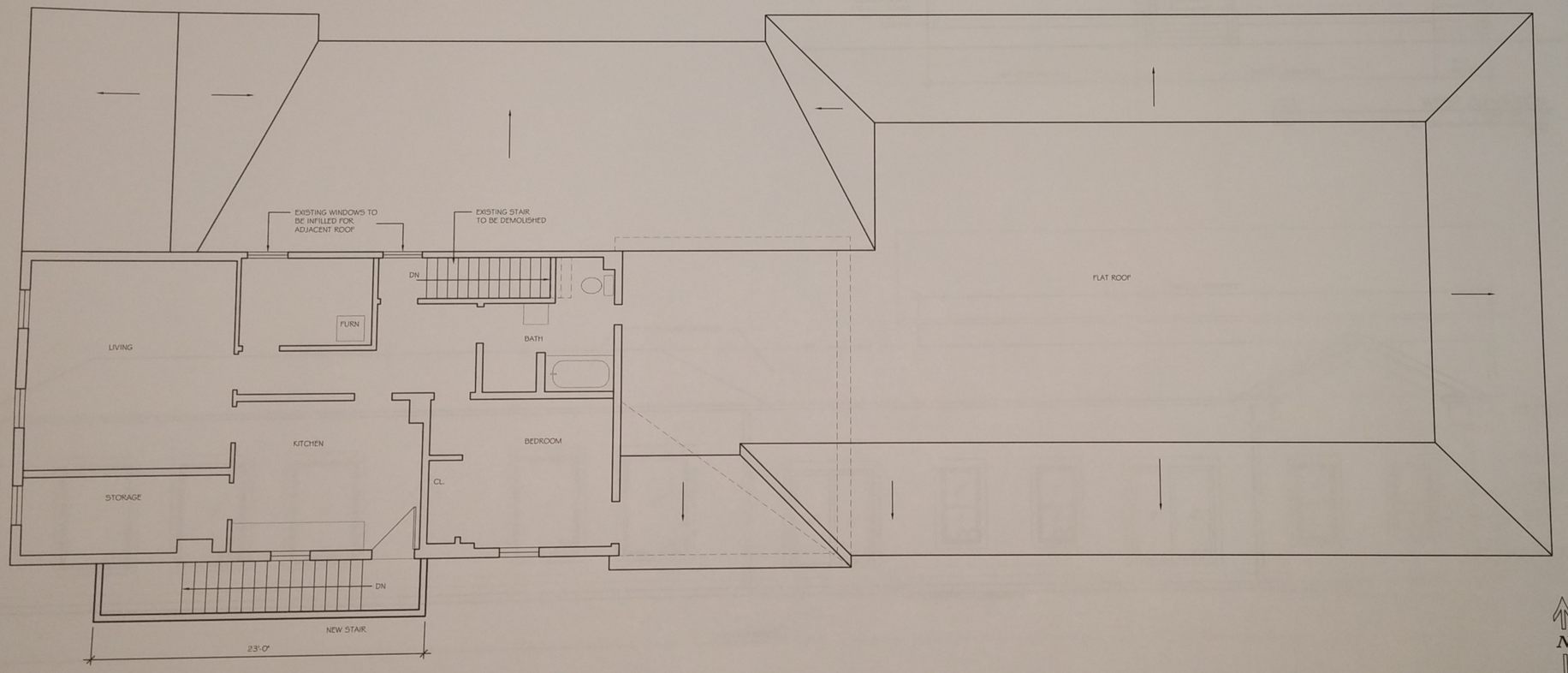
REVISIONS

PROJECT DATA

DATE: April 20, 2016
DRAWN BY: JH
CHECKED BY: P.W.

SHEET NO.

A-1



N

20
A2

UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
2016\Northleaf Winery\NW-drawings.dwg
DATE:

Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404
FAX (920) 568-7038

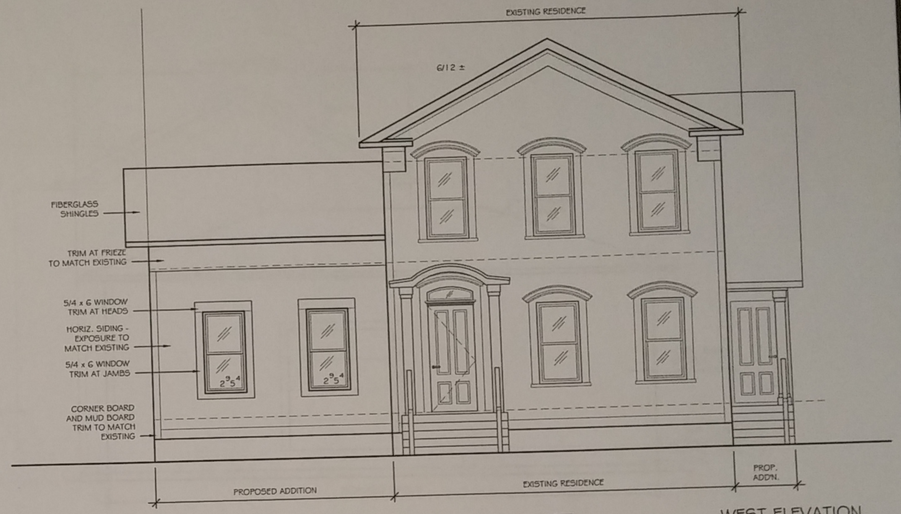
Northleaf Winery
Addition
302 -304 S. Janesville Street
Milton, WI

DRAWING NAMES
UPPER FLOOR PLAN

REVISIONS

PROJECT DATA
DATE: April 20, 2016
DRAWN BY: JH
CHECKED BY: P.W.

SHEET NO.
A-2

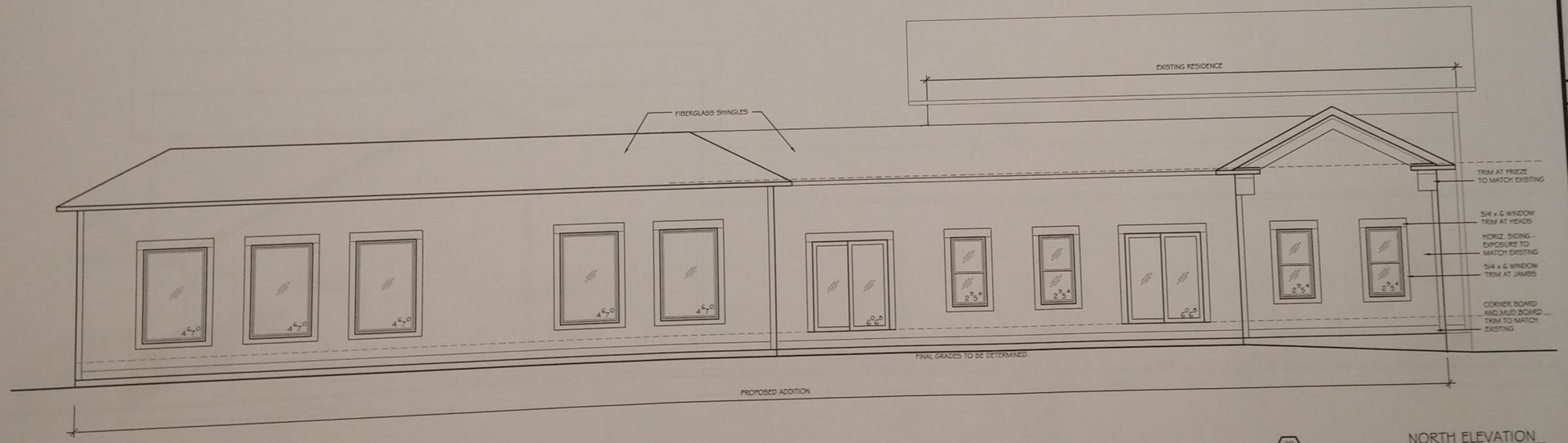


10 / A3 WEST ELEVATION

SCALE: 1/4" = 1'-0"

2016\Northleaf Winery\NW-drawings.dwg

DATE:



20 / A3 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

2016\Northleaf Winery\NW-drawings.dwg

DATE:

The Design Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

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

Northleaf Winery
Addition
302 -304 S. Janesville Street
Milton, WI

DRAWING NAMES

EXT. ELEVATIONS

REVISIONS

PROJECT DATA

DATE: April 20, 2016
DRAWN BY: JH
CHECKED BY: P.W.

SHEET NO.

A-3

10 / A4 EAST ELEVATION

SCALE: 1/4" = 1'-0"

2016©Northleaf WineryNW-drawings.dwg

DATE:

20 / A4 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

2016©Northleaf WineryNW-drawings.dwg

DATE:

Design Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

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

Northleaf Winery Addition
302 -304 S. Janesville Street
Milton, WI

DRAWING NAMES

EXT. ELEVATIONS

REVISIONS

PROJECT DATA

DATE: April 20, 2016
DRAWN BY: JH
CHECKED BY: P.W.

SHEET NO.

A-4

CITY OF MILTON

a community since 1838

NOTICE OF PUBLIC HEARING

The City of Milton Plan Commission will hold a public hearing on Tuesday, May 17, 2016 at 5:00 p.m. in the Council Chambers, 710 S. Janesville Street, to consider a request received from Northleaf Winery for a Conditional Use Permit to allow a micro-brewery and restaurant in the B-3 zoned area per section 78-723(10) of the City of Milton Code of Ordinances. This property is located at 302/304 S Janesville Street, Milton, WI. A map is available at City Hall that shows the location.

Code of Ordinance: Sec. 78-723(10)
The following conditional uses shall be allowed in the B-3 district only after issuance of a conditional use permit as prescribed by division 3, article II of this chapter: (10) Brew pubs combining a restaurant use with a brewing facility.

All interested persons or their agents will be heard at said hearings after which final determinations will be made. This notice is given under Section 78 of the Municipal Code of Ordinances. Notice of Public Hearing is mailed to property owners within 250 feet of the subject property. The distance is measured from all corners of the subject property.

Elena Hilby, City Clerk/Deputy Treasurer

Request received in office: 4/21/2016
Published in the Milton Courier: 4/28/2016
Copies mailed to the following: 4/22/2016

John A & Gail E Nordlof, 302 S. Janesville St, Milton, WI 53563
Gary D & Hermina Snorek, 330 S. Janesville St, Milton, WI 53563
Dennis L Shockley, 4010 Sandhille Dr, Janesville, WI 53546-4362
Jeffrey T Derge, 316 S. Janesville St, Milton, WI 53563-1530
St. John's Ev Lutheran Church, 910 E. High St, Milton, WI 53563
Donald L. Rusch, 211 Chicago St, Milton, WI 53563
Paul A. Hanauska, 204 S. Janesville St, Milton, WI 53563-1529
Ronald A. Ambrose, 210 S. Janesville St, Milton, WI 53563
Rhoda J. Blumer, 309 Chicago St, Milton, WI 53563
Dennis Robert & Cathy J Steele, 310 S. Janesville St, Milton, WI 53563
County of Rock, 51 S. Main St, Janesville, WI 53545-3951
Milton East Elementary School, 448 E. High St, Milton, WI 53563
Angelie K. Harrison, 322 S. Janesville St, Milton, WI 53563-1530
William C Heubner, 225 Chicago St, Milton, WI 53563

Mayor, Anissa Welch
City Administrator, Al Hulick
City Attorney, Mark Schroeder
City Clerk, Elena Hilby
Director of Public Works, Howard Robinson
Police Chief
City Assessor, Lee De Groot

Common Council Members
Ald Dave Adams
Ald Lynda Clark
Ald Nancy Lader
Ald Ryan Holbrook
Ald Maxine Striegl
Ald Jeremy Zajac

Plan Commission Members: Mayor Anissa Welch, Ald. Nancy Lader, Ethel Himmel, Dave Ostrowski, Bob Seales, Frank Green, Al Hulick and Howard Robinson.

Individuals who are unable to attend the Public Hearing may submit comments to:

- MAIL: Milton City Hall, 710 South Janesville Street, Milton WI 53563
- E-MAIL: ehilby@milton-wi.gov or hrobinson@milton-wi.gov
- PHONE: 868-6900
- FAX: 868-6927

Elena Hilby

From: Howard Robinson
Sent: Wednesday, May 04, 2016 11:25 AM
To: Al Hulick; Elena Hilby
Subject: FW: Conditional use permit.

This is the e-mail from Gail that supports the conditional use permit for the brewery.

From: info@northleafwinery.com [mailto:info@northleafwinery.com]
Sent: Wednesday, May 4, 2016 10:54 AM
To: Howard Robinson <HRobinson@milton-wi.gov>
Cc: Wayne Lubke <walubke@gmail.com>
Subject: RE: Conditional use permit.

Hi Howie,
Yes to all...
Email is walubke@gmail.com and phone number is 608-774-5537.

"As owners of 302/304 S Janesville St Milton, we are in full agreement and hope that the City of Milton will grant a Conditional Use Permit to Wayne and Betsy Lubke.
John/Gail Nordlof"
Thanks.
Gail
Northleaf Winery, LLC
232 South Janesville Street
Milton Wisconsin 53563
608-580-0575
fax 608-580-0576
www.northleafwinery.com
info@northleafwinery.com

-------- Original Message --------
Subject: Conditional use permit.
From: Howard Robinson <HRobinson@milton-wi.gov>
Date: Tue, May 03, 2016 3:20 pm
To: "'info@northleafwinery.com'" <info@northleafwinery.com>
Cc: Elena Hilby <ehilby@milton-wi.gov>, Al Hulick <AHulick@milton-wi.gov>

Gail, Would you be able to help with a couple of items.

1. We need a findings of Fact form filled out for the brewery. We can send them one if you have their e-mail.
2. Could you send us a couple of sentence e-mail that you as the owner are Ok with a conditional use being granted for your building.
3. Could you send us their phone number and e-mail. If you have them.

Thanks

Howard Robinson | Public Works Director
City of Milton | 710 S. Janesville St. | Milton, WI 53563
608.868.6900 | www.milton-wi.gov
Department of Public Works | 150 Northside Dr.

Northleaf Winery

232 South Janesville Street Milton Wisconsin 53563 608-580-0575

This shared parking agreement entered into on this 29th day of April, 2016, between:

Northleaf Winery, LLC, operating as Northleaf Winery at 232 S Janesville Street and Northleaf Winery Event Space and Guest House at 220 S Janesville Street

Wayne and Betsy Lubke, operating as Milton Brewing Company at 302/304 S Janesville Street

These parties desire to use off-street parking spaces on the properties owned by John & Gail Nordlof. The City of Milton requires that such shared use of parking spaces be done by written agreement.

In consideration of the premises and the information stated above, the parties agree as follows:

1. **Shared use** Shared used of off street parking facilities as shown on the attached site plan.

   The driveway and parking lot shall be a perpetual easement for parking of vehicular traffic and for ingress and egress to and from the said properties.

   No party shall obstruct any portion of the said parking lot and driveway and no buildings or improvements may be erected upon said easement.

   The easement shall be maintained in a serviceable, neat and acceptable manner and in a manner so that the overall appearance of said driveway and parking lot shall be uniform.

2. **Term** This agreement shall be effective upon execution by both parties and shall be accepted by the Planning Director. It shall not be amended or terminated without written consent of both parties and the Planning Director.

3. **Signage** Directional signage in accordance with Milton City Ordinance and may be added to direct the public to shared parking spaces.

4. **Cooperation** The parties agree to cooperate and work together in good faith to effectuate the purpose of this agreement.

The parties have executed this agreement as of the effective date set forth above.

Gail E. Nordlof — 4/29/16

Agent for Northleaf Winery, LLC — Date

Wayne A. Fuller — 4-29-16

Agent for Milton Brewing Company — Date

_____ — _____

Planning Director — Date

NORTHLEAF WINERY

302 and 304 S. Janesville St.
Milton, WI 53563

DRAWING INDEX:

SP-1	SITE PLAN, DRAWING INDEX
SP-2	LANDSCAPE PLAN
AB-1	AS-BUILT MAIN FLOOR PLAN
AB-2	AS-BUILT UPPER FLOOR PLAN
A-1	MAIN FLOOR PLAN
A-2	UPPER FLOOR PLAN
A-3	ELEVATIONS

PROJECT DESCRIPTION:

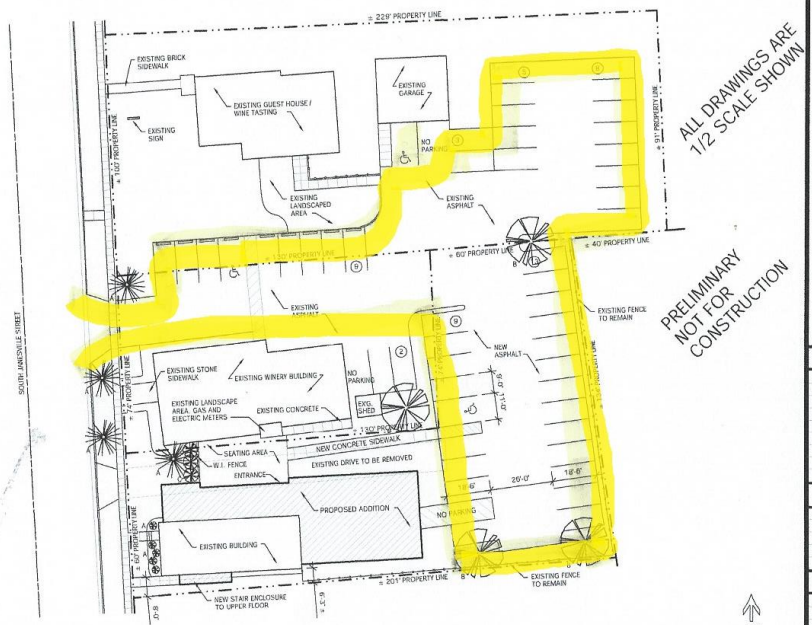
THE PROPOSED ADAPTIVE REUSE PROJECT IS THE CONVERSION OF AN EXISTING RESIDENCE TO A RESTAURANT AND MICRO-BREWERY. THE WORK INCLUDES AN ADDITION FOR A COMMERCIAL KITCHEN AND THE BREWERY COMPONENTS OF THE PROJECT. THE EXISTING BUILDING IS WOOD FRAME CONSTRUCTION ON A FULL BASEMENT. THE SINGLE STORY ADDITION WILL BE WOOD FRAME CONSTRUCTION ON A CONCRETE SLAB. A SECOND FLOOR APARTMENT IS PLANNED FOR THE UPPER LEVEL OF THE EXISTING RESIDENCE.

BUILDING INFORMATION:

CONSTRUCTION TYPE:	TYPE VB
EXISITNG BUILDING FOOTPRINT:	1,282 S.F.
ADDITION FOOTPRINT (INC. STAIR)	2,694 S.F.
TOTAL BUILDING FOOTPRINT:	3,986 S.F.
NO. OF FLOORS:	2 + PARTIAL BASEMENT
OCCUPANCY GROUP:	MIXED OCCUPANCY A AND R-1
SPRINKLERED:	NONE

SITE INFORMATION:

ZONE:		B-3
SITE AREA:	16,461 S.F.	(0.38 ACRE)
FOOTPRINT AREA:	3,986 S.F.	24.2%
PARKING AREA:	7,554 S.F.	(45.9%)
SIDEWALK AREA:	1,031 S.F.	(6.3%)
GREEN SPACE AREA:	3,890 S.F.	(23.6%)



ALL DRAWINGS ARE 1/2 SCALE SHOWN

PRELIMINARY NOT FOR CONSTRUCTION

20
SP1

SITE PLAN
SCALE: 1" = 20'-0"
2016\Northleaf Winery\NW-drawings.dwg
DATE: April 5, 2016

PLANTING SCHEDULE

TYPE	DESCRIPTION	PLANTING SIZE	MATURE SIZE	QUANTITY
A	EXISTING TREES/SHRUBS TO REMAIN			
B	HONEYLOCUST 'SKYLINE'	2" CAL	30' DIA	4
C	VIBURNUM 'MOLLE'	3-4H	6' DIA	3

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

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

Northleaf Winery
Addition
302 -304 S. Janesville Street
Milton, WI

DRAWING NAMES
- SITE PLAN
- SITE INFO
- BUILDING INFO
- DRAWING INDEX

REVISIONS

PROJECT DATA
DATE: April 19, 2016
DRAWN BY: JH
CHECKED BY: P.W.

SHEET NO.
SP-1

Round Straight Aluminum Poles with RC Base

TPRSARC

Catalog Number:	Type:
Project:	

Series – Height – Shaft Type – Mounting Method – Finish

Sample Catalog no:

TPRSARC	8	4C	3T3	DBL
Series	**Height**	**Shaft Type**	**Mounting Method**	**Finish**

Series	Height	Shaft Type	Mounting Method	Finish
TPRSARC	**8**	**4C** 4" dia., .125" thk.	**3T3** 3 x 3" Tenon	**DBL** Black
	10	**4J** 4" dia., .25" thk.	**3T5** 3 x 5" Tenon	**DDB** Dark Bronze
	12	**5C** 5" dia., .125" thk.	**PT** Open Top	**DNA** Natural Aluminum
	14	**5J** 5" dia., .25" thk.		**DWH** White
	16			**CM** Custom Match
				CS Custom Select RAL colors

Note: See following page for details.

Construction
The poles are all aluminum, one-piece construction. The base is heavy wall, cast aluminum, 19" in diameter. The shafts are 4" or 5" diameter in smooth extruded aluminum. The shafts are double welded, inside and outside the base. All exposed welds below 10' are dressed. All welding is per AWS D1.2/D1.2M:2003. All welders are certified. All exposed hardware is tamper resistant stainless steel.

FINISH: The poles have a powder coat finish utilizing a premium TGIC polyester powder. The finish is a three-stage process which consists of drying, powder application and curing. Before coating, the parts are treated with a five-stage pretreatment process, consisting of a heated alkaline cleaner, rinse, phosphate coating, rinse and sealant.

Installation
The poles are provided with four, 3/4" diameter hot-dip galvanized L-type anchor bolts to be installed on a 14" diameter bolt circle. A door is provided in the base for anchorage and wiring access. A grounding screw is provided inside the base opposite the door. At the top of the poles is a tenon, 3" diameter by either 3" or 5" tall for luminaire or crossarm mounting or a no tenon option for mounting luminaires with internal expansion collars.

WARNING: Tersen reserves the right to modify specifications without notice. Any dimensions on this spec sheet is to be assumed as a reference dimension used for informational purposes only.

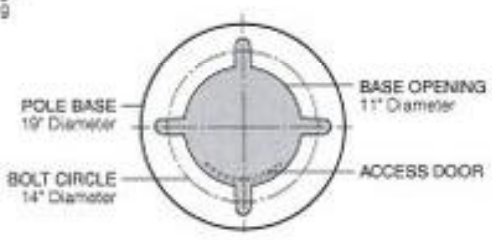
Tersen™ | 1400 Lester Rd., Conyers, GA 30012 | ph. 770-922-9000 | www.tersenlighting.com

Round Straight Aluminum Poles with RC Base
TPRSARC

ORDERING GUIDE

Series	☐ **TPRSARC** Tersen Poles - Round Straight Aluminum - RC Base
Height	☐ **8** 8 feet ☐ **10** 10 feet ☐ **12** 12 feet ☐ **14** 14 feet ☐ **16**[1] 16 feet Poles with 4" diameter shafts are available with heights 8' - 14'. Poles with 5" diameter shaft is available with heights 10' - 16'.
Shaft Type	Smooth Straight ☐ **4C** 4" dia. - .125" thk ☐ **4J** 4" dia. - .25" thk ☐ **5C**[1] 5" dia. - .125" thk ☐ **5J** 5" dia. - .25" thk 1. 16' not available with 5C shaft type. Note: Consult factory for appropriate shaft thickness.
Mounting Method	☐ **3T3**[2] 3" dia. x 3" tall Tenon ☐ **3T5** 3" dia. x 5" tall Tenon ☐ **PT**[3] Open Top See luminaire and crossarm specifications for appropriate mounting method. 2. 3T3 is standard for most luminaires and some crossarms. 3. PT is an open topped shaft with no tenon. PT only available with 4C or 5C shaft.
Finish	☐ **DBL** Black ☐ **DDB** Dark Bronze ☐ **DNA** Natural Aluminum ☐ **DWH** White ☐ **CM** Custom Match ☐ **CS** Custom Select This choice requires that a custom powder be manufactured to match a specific color chip provided by the specifier. Tersen offers custom selected RAL powder coat colors. See chart (form 794.3) for categoged optional colors or contact the factory.

Pole Series	Height	EPA Information (ft2)			
		80mph	90mph	100mph	110mph
TPRSARC 4C	8 ft	10.7	8.5	6.7	5.4
TPRSARC 4J		20.7	16.2	13.1	10.7
TPRSARC 4C	10 ft	8.0	6.2	4.9	3.9
TPRSARC 4J		16.0	12.4	9.9	8.0
TPRSARC 5C		13.0	10.0	8.0	6.4
TPRSARC 5J		25.8	20.1	16.1	13.2
TPRSARC 4C	12 ft	6.3	4.7	3.5	2.8
TPRSARC 4J		12.7	9.8	7.7	6.2
TPRSARC 5C		10.3	7.8	6.0	4.8
TPRSARC 5J		20.7	16.2	12.8	10.3
TPRSARC 4C	14 ft	4.9	3.5	2.6	1.9
TPRSARC 4J		10.4	7.9	6.1	4.8
TPRSARC 5C		8.2	6.1	4.6	3.5
TPRSARC 5J		17.1	13.2	10.4	8.3
TPRSARC 5J	16 ft	14.3	10.9	8.4	6.6



Tersen™ | 1400 Lester Rd., Conyers, GA 30012 | ph. 770-922-9000 | www.tersenlighting.com

Site lighting - photometric data

Visual - Area Tool

AcuityBrands

Sunday, December 01, 2013

Design Information

Project Name

Project Description

Your Name: **Gail Nordlof**

Company Name: **Northleaf Winery**

Your Phone: **608- 580- 0575**

Your Email: **info@northleafwinery.com**

Spacing Results

Spacing

120 x 60 ft

Area Between Poles

7,200 ft²

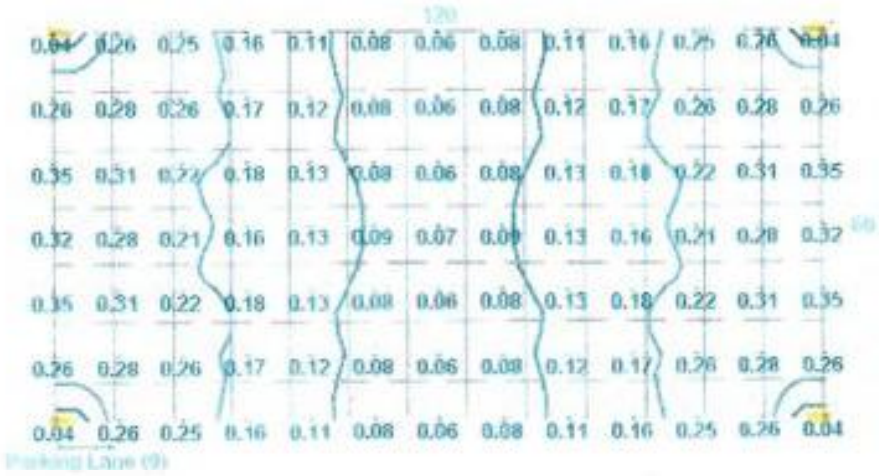
Wattage / Area

0.01 W/ft²

Optional Spacing

Calculation Results

Minimum	0.04 fc
Average	0.18 fc
Maximum	0.35 fc
Max/ Min	8.75
Ave/ Min	4.50
Point Spacing	10.00 x 10.00 ft



0.1 0.2 0.5 1

Antique Street Lamps [E] - TLRC10 18LED 350mA 41K GCF R5 120 DBL

No Photo Available

Configuration	Single	Orientation	0°	Lamp Lumens	1285
Mounting Height	20 ft	Tilt	0°	Lamp Quantity	1
Light Loss Factor	1	Arm Length	1 ft	Input Power	23 Watts

These lighting calculation results are for general informational purposes only and are provided without warranty as to accuracy, completeness, reliability or otherwise. Results are based on user provided data and data provided from publicly available sources; actual field conditions may affect calculated output. Visit: www.Visual-3D.com.

Resonance™ Bollard 1.0 LED
TLRCB10

Catalog Number:

Type:

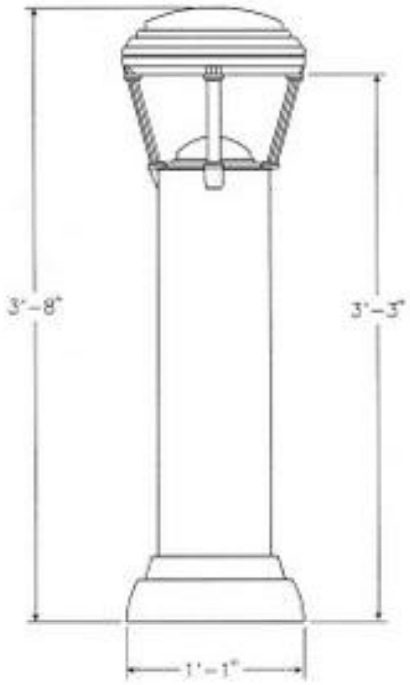
Project:

Series – Lumen Package – LED Color – Lens – Distribution – Voltage – Options – Finish

Sample Catalog no:

TLRCB10	18LED 350MA	41K	GCF	R3	120	SPD6KV	DWH
Series	**Lumen Package**	**LED Color**	**Lens**	**Distribution**	**Voltage**	**Electrical Options**	**Finish**
TLRCB10	18LED 350MA 18LED 700MA	35K 41K 56K	GCF	R3 R4 R5	120 208* 240 277	3F Single Fuse DF Double Fuse SPD6KV Surge Protection SPD10KV Surge Protection	DBL Black DDB Dark Bronze DNA Natural Aluminum DWH White CM Custom Match CS Custom Select RAL Colors

Note: See following pages for details.



Lamp not included
EPA: 1.8 ft²
Weight: 30 lbs.

Construction:
The luminaire is die cast and permanent mold aluminum. The roof has an internal hinge, hidden from view. Roof and ballast lids are sealed with silicone gaskets. All exposed hardware is weather resistant.
FINISH: The luminaire has a powder coat finish utilizing a premium TGIC polyester powder. The finish is a three-stage process that consists of drying, powder application and curing. Before coating, the parts are treated with a five-stage pretreatment process, consisting of a heated alkaline cleaner, rinse, phosphate coating, rinse and sealant.

Optics:
Individual precision-molded acrylic lenses provide optimal luminaire spacing and improved uniformity. Lenses are indexed to the circuit board to ensure consistent optical alignment on each, delivering repeatable photometric performance. Choice of three optimized distributions: Type III, Type IV, and Type V. The optical system controls light above 90 degrees, eliminating wasteful up light.

Electrical:
Standard and dimming drivers are available in 120-277V, 50/60 Hz. Drivers have power factor >90% and THD <20%. Thermal isolation results in expected driver life of over 60,000 hours. Integral surge protection in accordance with IEEE/ANSI C62.41.2 Category C Low is standard.

Installation:
The Resonance Bollard offers a patented impact resistant mounting and leveling design ensuring lifelong performance. Three leveling pads within the base mounting plate are easily accessible through the access panel. The leveling pads provide full contact with the concrete pad, providing a high degree of stability. The base mounting plate is fully welded to the bollard post, providing complete structural support from all directions, giving the bollard superior vandal resistance.

Listings:
The luminaire is tested to and meets all NRTLs outdoor requirement standards, wet location use, through the fully accredited and approved CSA laboratory. DesignLights™ Consortium qualified product.

WARNING: Tersen reserves the right to modify specifications without notice.

Resonance™ Bollard 1.0 LED
TLRCB10

ORDERING GUIDE

Series	☐ **TLRCB10** Tersen Luminaires - Resonance Bollard 1.0 LED
Lumen Package	☐ **18LED 350MA** ☐ **18LED 700MA**
LED Color	☐ **35K** 3500K ☐ **41K** 4100K ☐ **56K** 5600K
Lens	☐ **GCF** glass flat lens
Distribution	☐ **R3** ☐ **R4** ☐ **R5** House Side Street Side **Type III** Provides light farther ahead of the luminaire than a Type II pattern but maintains a significant lateral spread. **Type IV** Sharp Cutoff Distributes light almost exclusively forward with emphasis on eliminating light trespass and spill light behind pole. **Type V** Improved uniformity with variation of the Type V distribution; a slightly square pattern compared to regular Type V.
Voltage	☐ **120** 120 volt ☐ **208**[1] 208 volt ☐ **240** 240 volt ☐ **277** 277 volt 1. Consult factory for 208 volt availability in Canada.
Options	☐ **SF** Single Fusing 120, 277 or 347 volt only ☐ **DF** Double Fusing 208, 240 or 480 volt only ☐ **SPD6KV** Surge Protection ☐ **SPD10KV** Surge Protection 120 or 277 volt only
Finish	☐ **DBL** Black ☐ **DDB** Dark Bronze ☐ **DNA** Natural Aluminum ☐ **DWH** White ☐ **CM** Custom Match ☐ **CS** Custom Select This choice requires that a custom powder be manufactured to match a specific color chip provided by the specifier. Tersen offers custom selected RAL powder coat colors. See chart (form 794.3) for cataloged optional colors or contact the factory.

Tersen™ Headquarters | 3825 Columbus Road | Granville, OH 43023 | Phone: 1-800-410-8899 | www.tersenlighting.com

NORTHLEAF WINERY

302 and 304 S. Janesville St.
Milton, WI 53563

DRAWING INDEX:

SP-1	SITE PLAN, DRAWING INDEX, AERIAL PHOTO
SP-2	DUMPSTER ENCLOSURE DETAILS
SP-3	SITE LIGHTING PLAN
A-1	MAIN FLOOR PLAN
A-2	UPPER FLOOR PLAN
A-3	ELEVATIONS
A-4	ELEVATIONS

PROJECT DESCRIPTION:

THE PROPOSED ADAPTIVE REUSE PROJECT IS THE CONVERSION OF AN EXISTING RESIDENCE TO A RESTAURANT AND MICRO-BREWERY. THE WORK INCLUDES AN ADDITION FOR A COMMERCIAL KITCHEN AND THE BREWERY COMPONENTS OF THE PROJECT. THE EXISTING BUILDING IS WOOD FRAME CONSTRUCTION ON A FULL BASEMENT. THE SINGLE STORY ADDITION WILL BE WOOD FRAME CONSTRUCTION ON A CONCRETE SLAB. A SECOND FLOOR APARTMENT IS PLANNED FOR THE UPPER LEVEL OF THE EXISTING RESIDENCE.

BUILDING INFORMATION:

CONSTRUCTION TYPE:	TYPE VB
EXISITNG BUILDING FOOTPRINT:	1,292 S.F.
ADDITION FOOTPRINT (INC. STAIR)	2,694 S.F.
TOTAL BUILDING FOOTPRINT:	3,986 S.F.
NO. OF FLOORS:	2 + PARTIAL BASEMENT
OCCUPANCY GROUP:	MIXED OCCUPANCY A AND R-1
SPRINKLERED:	NONE

SITE INFORMATION:

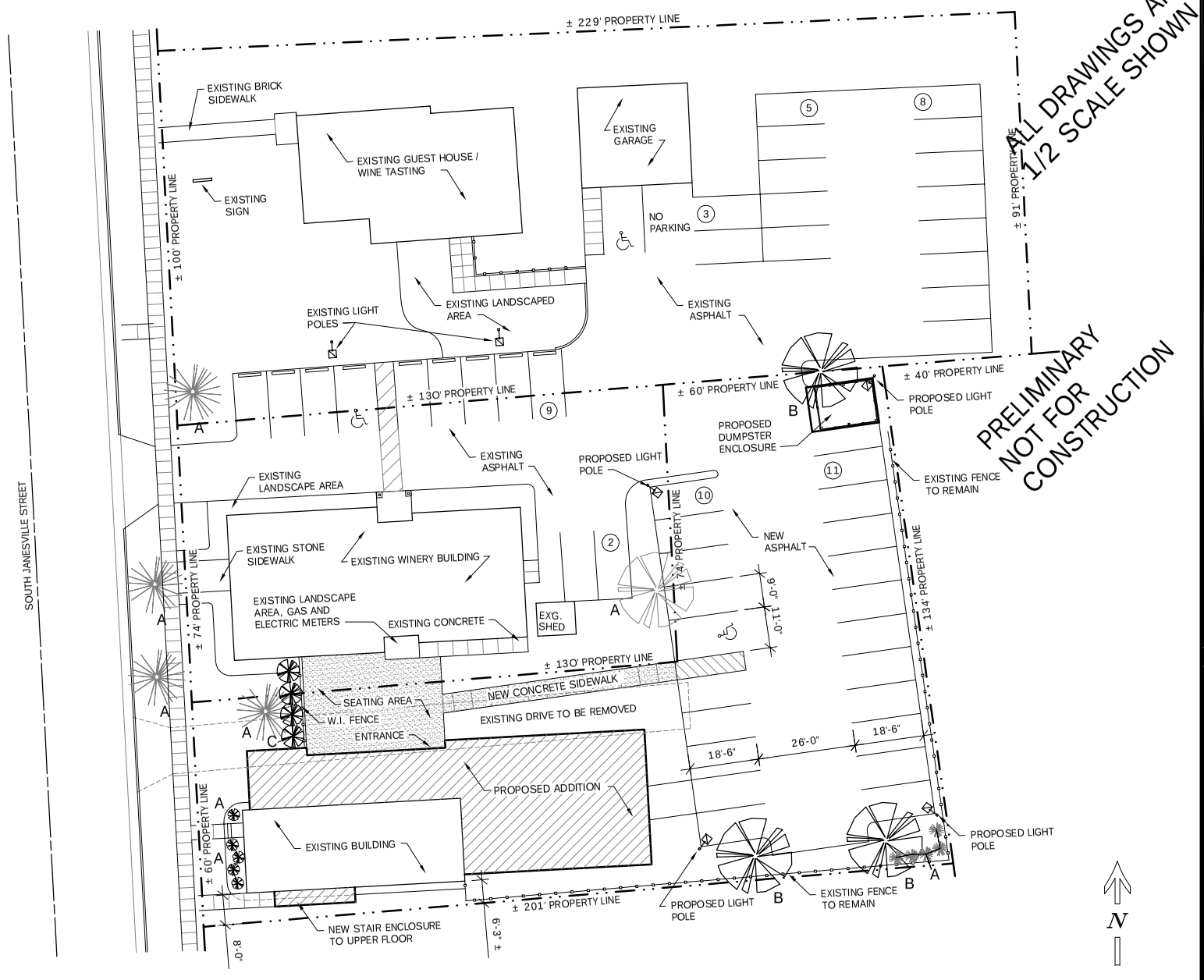
ZONE:		B-3
SITE AREA:	16,461 S.F.	(0.38 ACRE)
FOOTPRINT AREA:	3,986 S.F.	24.2%)
PARKING AREA:	7,554 S.F.	(45.9%)
SIDEWALK AREA:	1,080 S.F.	(6.6%)
GREEN SPACE AREA:	3,841 S.F.	(23.3%)

12 / SP1 AERIAL PHOTO
SCALE: N.T.S.
2016\Northleaf Winery\NW-drawings.dwg
DATE: April 19, 2016

PLANTING SCHEDULE

TYPE	DESCRIPTION	PLANTING SIZE	MATURE SIZE	QUANTITY
A	EXISTING TREES/SHRUBS TO REMAIN			
B	HONEYLOCUST 'SKYLINE'	2" CAL	30' DIA	3
C	VIBURNUM 'MOLLE'	3-4H	6' DIA	4

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



20 / SP1 SITE PLAN
SCALE: 1" = 20'-0"
2016\Northleaf Winery\NW-drawings.dwg
DATE: April 5, 2016

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

Northleaf Winery
Addition
302 -304 S. Janesville Street
Milton, WI

DRAWING NAMES

- SITE PLAN
- SITE INFO
- BUILDING INFO
- DRAWING INDEX
- AERIAL PHOTO

REVISIONS

1	5/9/2016

PROJECT DATA

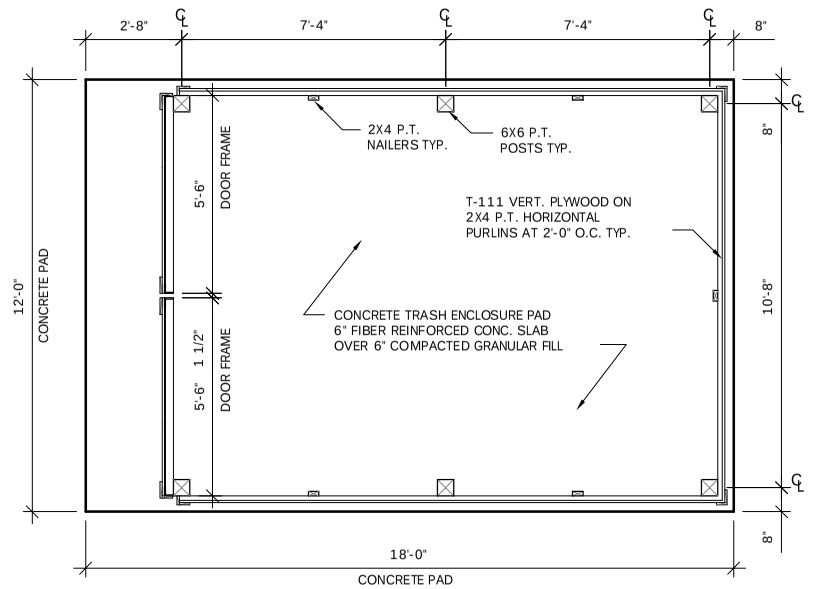
DATE: April 20, 2016
DRAWN BY: JH
CHECKED BY: P.W.

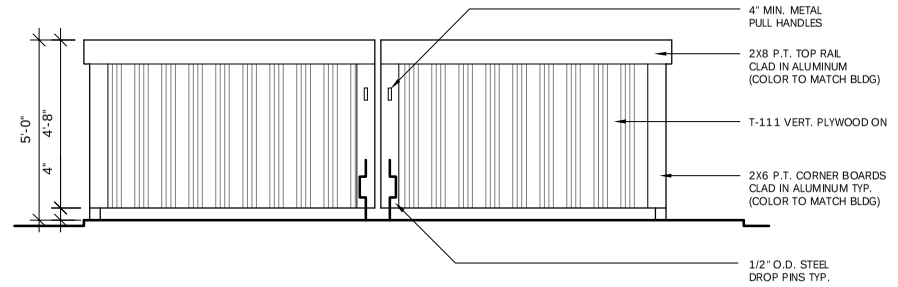
SHEET NO.

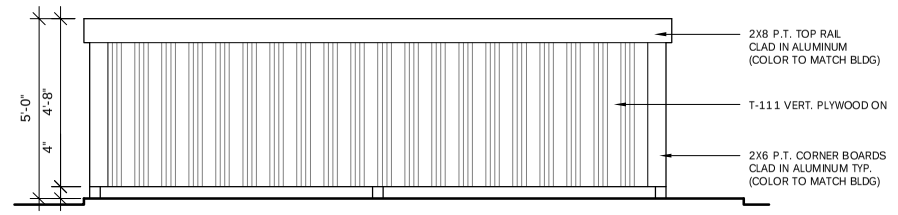
SP-1

ALL DRAWINGS ARE
1/2 SCALE SHOWN

PRELIMINARY
NOT FOR
CONSTRUCTION







20 SP2 DUMPSTER ENCLOSURE DETAILS

SCALE: 3/8" = 1'-0"

2016\Northleaf Winery\NW-drawings.dwg

DATE:May 9, 2016

Design Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

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

Northleaf Winery
Addition
302 -304 S. Janesville Street
Milton, WI

DRAWING NAMES

DUMPSTER ENCLOSURE
DETAILS

REVISIONS

PROJECT DATA

DATE: 5/9/3016
DRAWN BY: CL
CHECKED BY: P.W.

SHEET NO.

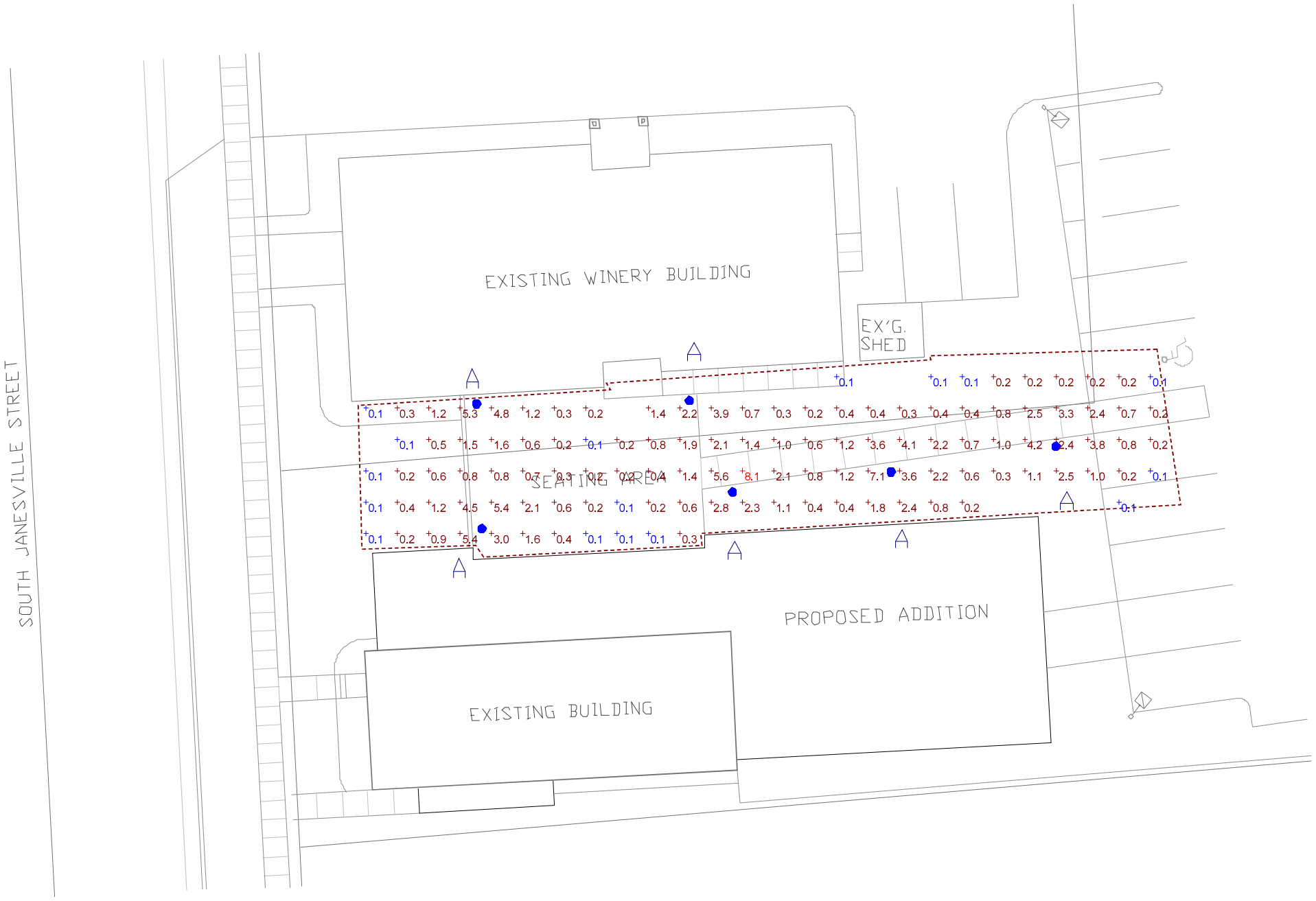
SP-2

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	6	Antique Street Lamps	TLRCB10 18LED 700MA 41K GCF R3	TLRC10 LED, 2 MODULES, 18 LED, 700mA, 4100K, TYPE 3 OPTIC.	18 22W LED ARRAY	1	TLRCB10_18LED_700MA_41K_GCF_R3.ies	1040.014	0.87	22.3

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.3 fc	8.1 fc	0.1 fc	81.0:1	13.0:1



Plan View
Scale - 1" = 20'

NORTHLEAF WINERY
302 and 304 S. Janesville Street
Milton, WI

Designer
CL
Date
5/9/2016
Scale
Not to Scale
Drawing No.

Summary

SP-3

WINERY BUILDING WALL

STORAGE SHED

ALL DRAWINGS ARE
1/2 SCALE SHOWN

OUTDOOR SEATING

TO
PARKING

106'-3 1/2"

NEW RESTAURANT ENTRANCE

NEW ROOF AT
ENTRANCE DOOR

DRIVEWAY

APPROX. BREWERY/PUB BUILDING EAVE LINE ABOVE

15'-8"

DINING

LINE OF EXISTING HOUSE
EXTERIOR WALL

EXISTING
PORCH

BAR

PIZZA
OVEN

SS
COUNTER

SS
COUNTER

WOMEN

MEN

BREWERY

O.H. DOOR

36'-0" PROPOSED ADDITION

22'-2"
EXISTING RESIDENCE

DINING

ICE
MACH.

PICK-UP
TABLE

MOP
SINK

SANDWICH
PREP TABLE

SS
TABLE

WIRE SHELF

SS
COUNTER

KITCHEN

DINING

DW

SS
TABLE

FRY

FRY

6
BURNER
RANGE

CHAR
GRILL

REF.

FRZ.

NEW PORCH

UP

DN

4'-0"

LINE OF EXISTING FENCE

23'-0" PROP. ADDITION

58'-3 1/2" EXISTING RESIDENCE

50'-0" PROPOSED ADDITION

N

20
A1

MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"
2016\Northleaf Winery\NW-drawings.dwg
DATE:

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

PRELIMINARY
NOT FOR
CONSTRUCTION

Northleaf Winery
Addition
302 -304 S. Janesville Street
Milton, WI

DRAWING NAMES

MAIN FLOOR PLAN

REVISIONS

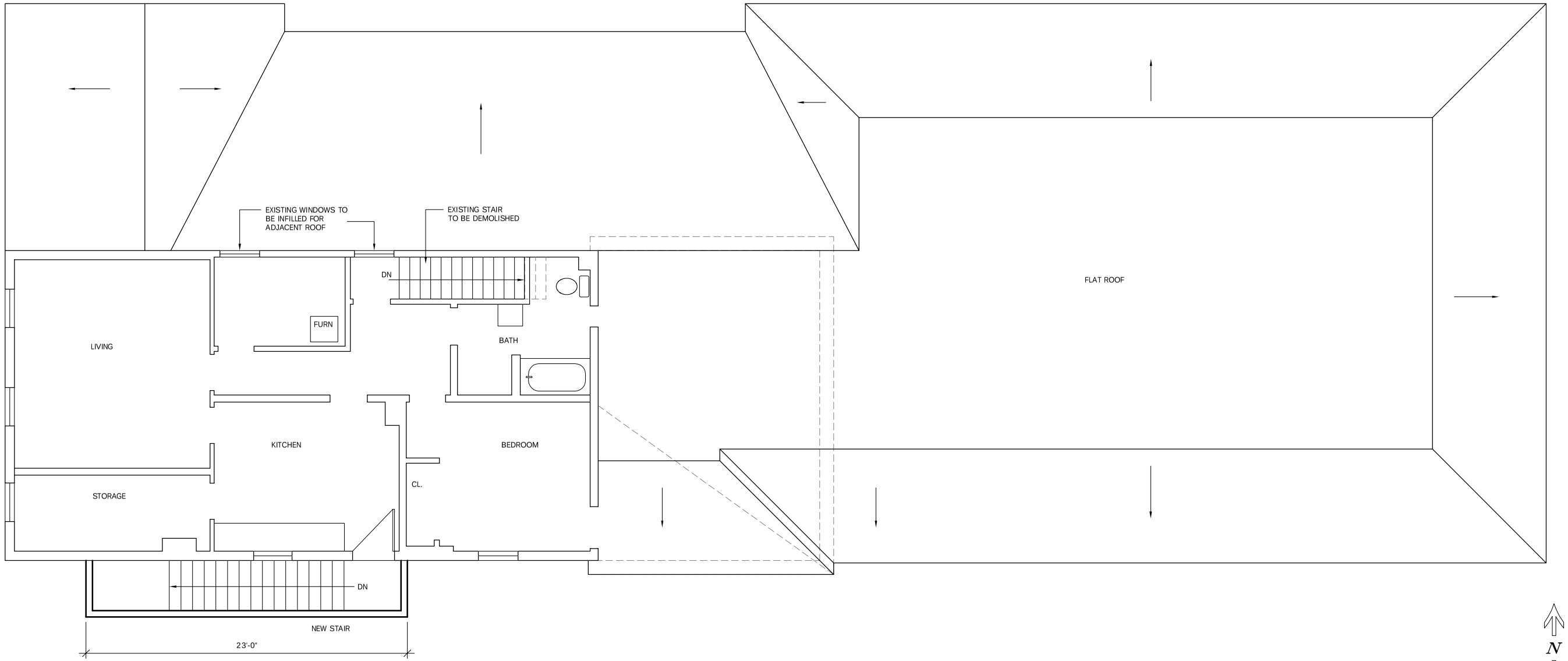
1	5/9/2016

PROJECT DATA

DATE: April 20, 2016
DRAWN BY: JH
CHECKED BY: P.W.

SHEET NO.

A-1



ALL DRAWINGS ARE 1/2 SCALE SHOWN

PRELIMINARY NOT FOR CONSTRUCTION

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

Northleaf Winery Addition
302 -304 S. Janesville Street
Milton, WI

DRAWING NAMES

UPPER FLOOR PLAN

REVISIONS

1	5/9/2016

PROJECT DATA

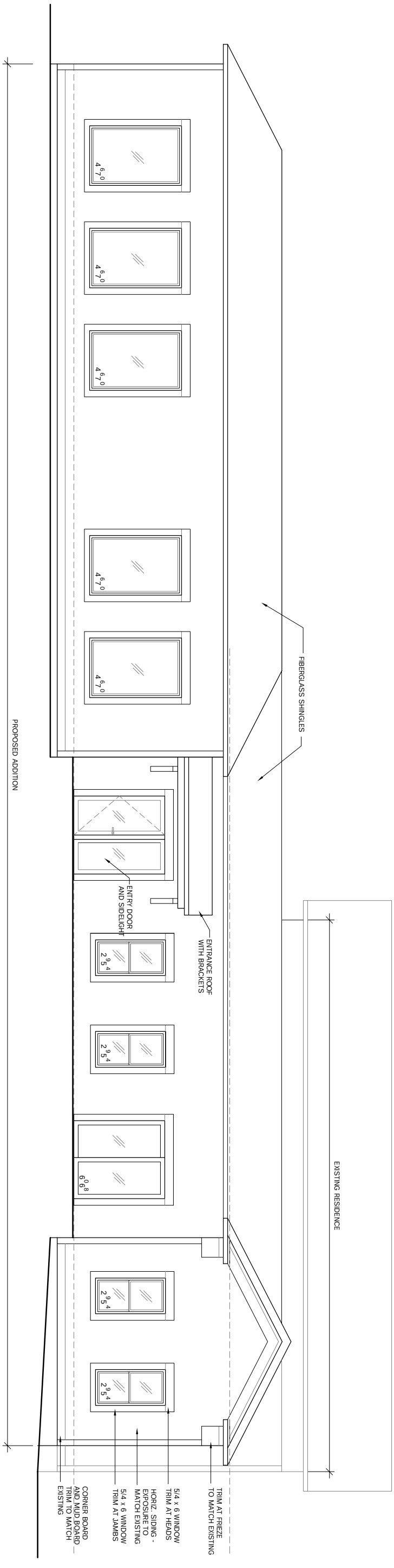
DATE: April 20, 2016
DRAWN BY: JH
CHECKED BY: P.W.

SHEET NO.

A-2

N

20 / A2 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
2016\Northleaf Winery\NW-drawings.dwg
DATE:



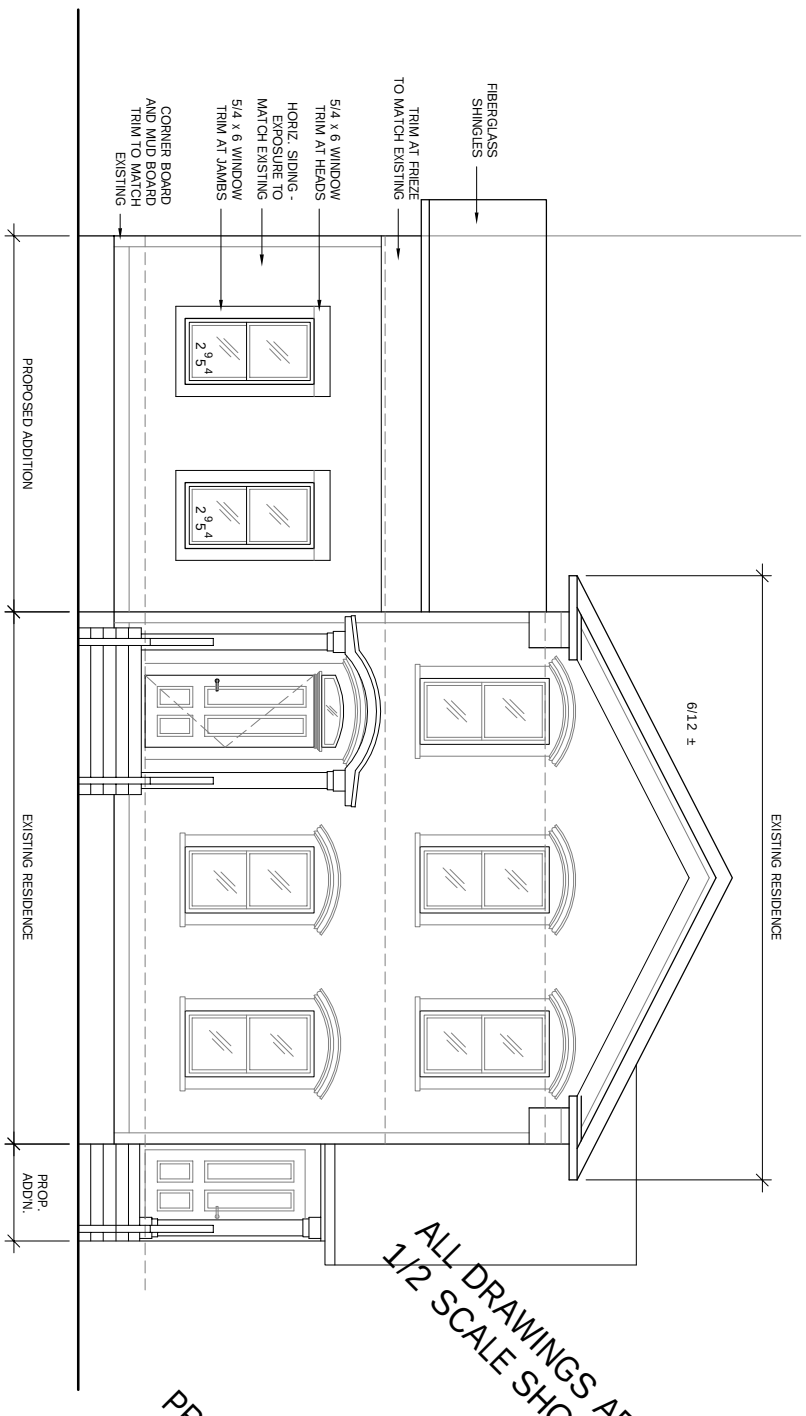
20 A3

NORTH ELEVATION

SCALE: 1/4" = 1'-0"

2016\Northleaf Winery\NW-drawings.dwg

DATE:



10 A3

WEST ELEVATION

SCALE: 1/4" = 1'-0"

2016\Northleaf Winery\NW-drawings.dwg

DATE:

ALL DRAWINGS ARE 1/2 SCALE SHOWN

PRELIMINARY NOT FOR CONSTRUCTION

Northleaf Winery

Addition

302 -304 S. Janesville Street

Milton, WI

DRAWING NAMES

EXT. ELEVATIONS

REVISIONS

I	5/9/2016

PROJECT DATA

DATE: April 20, 2016

DRAWN BY: JH

CHECKED BY: P.W.

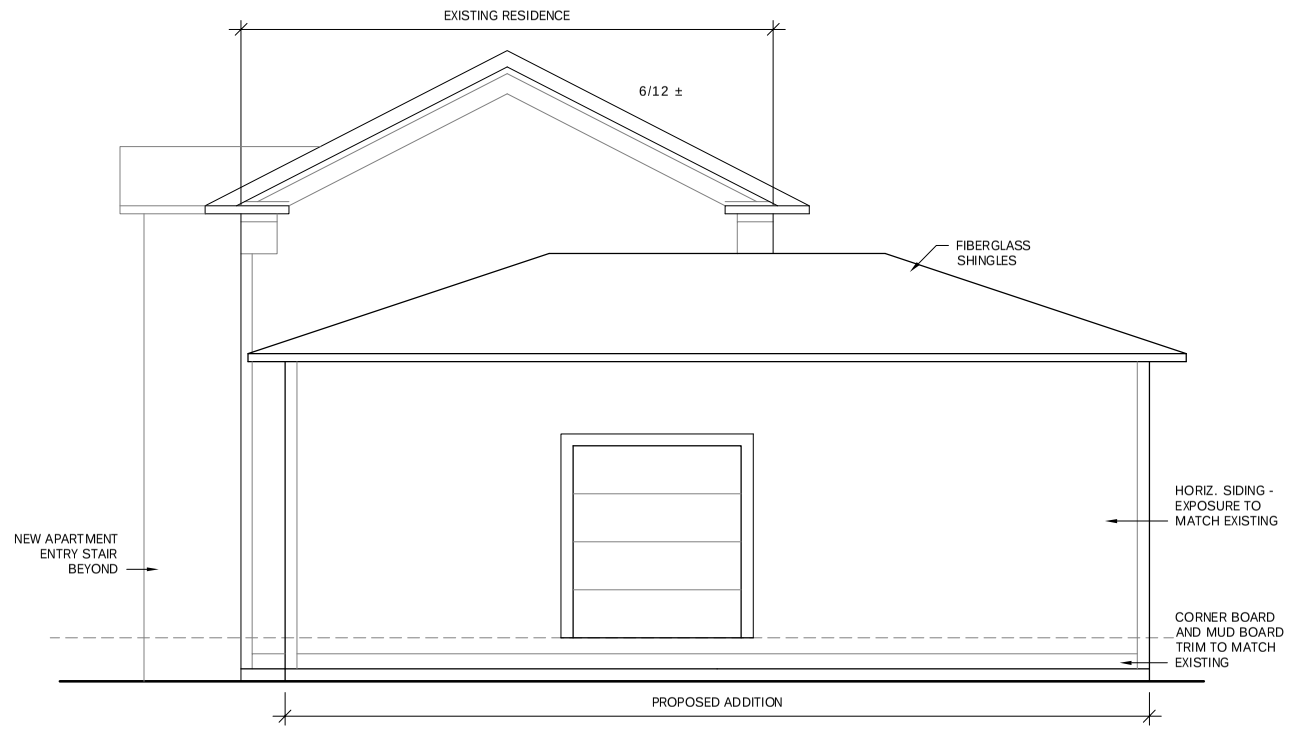
SHEET NO.

A-3

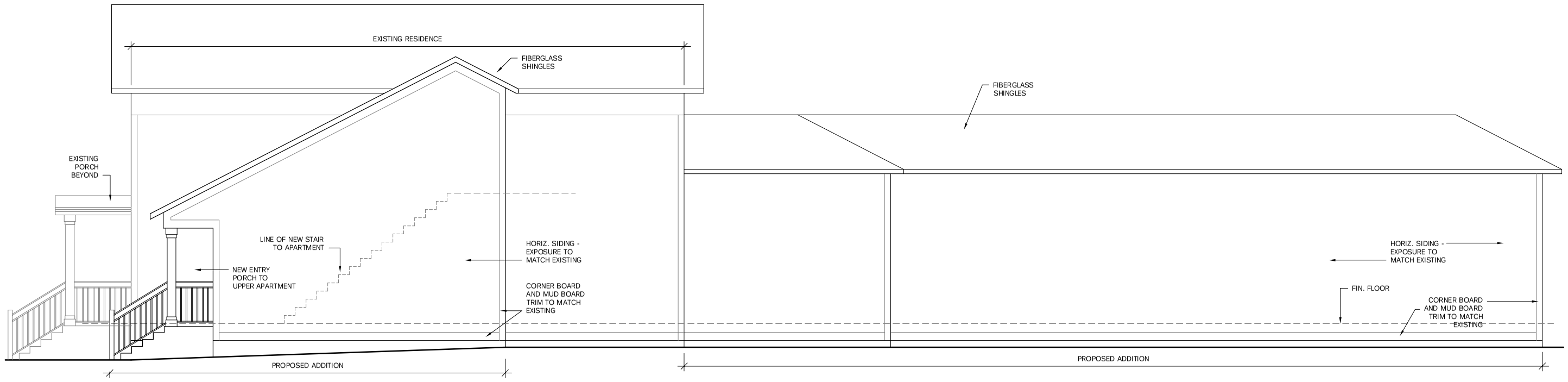
the Design Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

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



10 / A4 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"
2016\Northleaf Winery\NW-drawings.dwg
DATE:



20 / A4 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"
2016\Northleaf Winery\NW-drawings.dwg
DATE:

ALL DRAWINGS ARE 1/2 SCALE SHOWN

PRELIMINARY NOT FOR CONSTRUCTION

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

Northleaf Winery Addition
302 -304 S. Janesville Street
Milton, WI

DRAWING NAMES

EXT. ELEVATIONS

REVISIONS

1	5/9/2016

PROJECT DATA

DATE: April 20, 2016
DRAWN BY: JH
CHECKED BY: P.W.

SHEET NO.

A-4

CITY OF MILTON

a community since 1838

Office of the Director of Public Works

To: City of Milton Plan Commission, Mayor Anissa Welch, and Common Council Members
From: Howard Robinson, Director of Public Works
Date: 05/17/2016
Subject: Discussion and Possible Action Regarding a Site Plan Approval for She's Crafty Sign.

Discussion

Brandon Garlock has requested a site plan review for a sign located at 507 Vernal Ave. A picture of the sign is included. The sign meets the requirements of the B-3 zoning district.

Staff Recommendation

I would recommend approval of the site plan request.

Attachments

- Picture of sign
- Picture of building

She's Crafty

recycle • reuse • relove

CITY OF MILTON

a community since 1838

Office of the Director of Public Works

To:	City of Milton Plan Commission, Mayor Anissa Welch, and Common Council Members
From:	Howard Robinson, Director of Public Works
Date:	05/17/2016
Subject:	Discussion and Possible Action Regarding Site Plan Approval for Booster Station.

Discussion

The City of Milton Water Utility is submitting a site plan for review for a Booster Pump Station at 932 Rogers St (the east water tower site) and for a pump station house at 663 Rainbow Dr (the current well 4 location). These two buildings are being installed as part of the water projects to help increase water pressure in the city's west and southwest areas.

The smaller brick building is an example of the brick type being used at the well 4 site. The larger split block type of the building will be at the East Tower location.

A site plan for each address is included. No new driveways are required. The gravel driveway that exists at the water tower will be paved. Utility mains are on the plans. The generator will have a black coated chain link fence around it. This is an emergency generator and will hopefully only be ran for maintenance. No new lighting is planned except for a required light above the entrance doors.

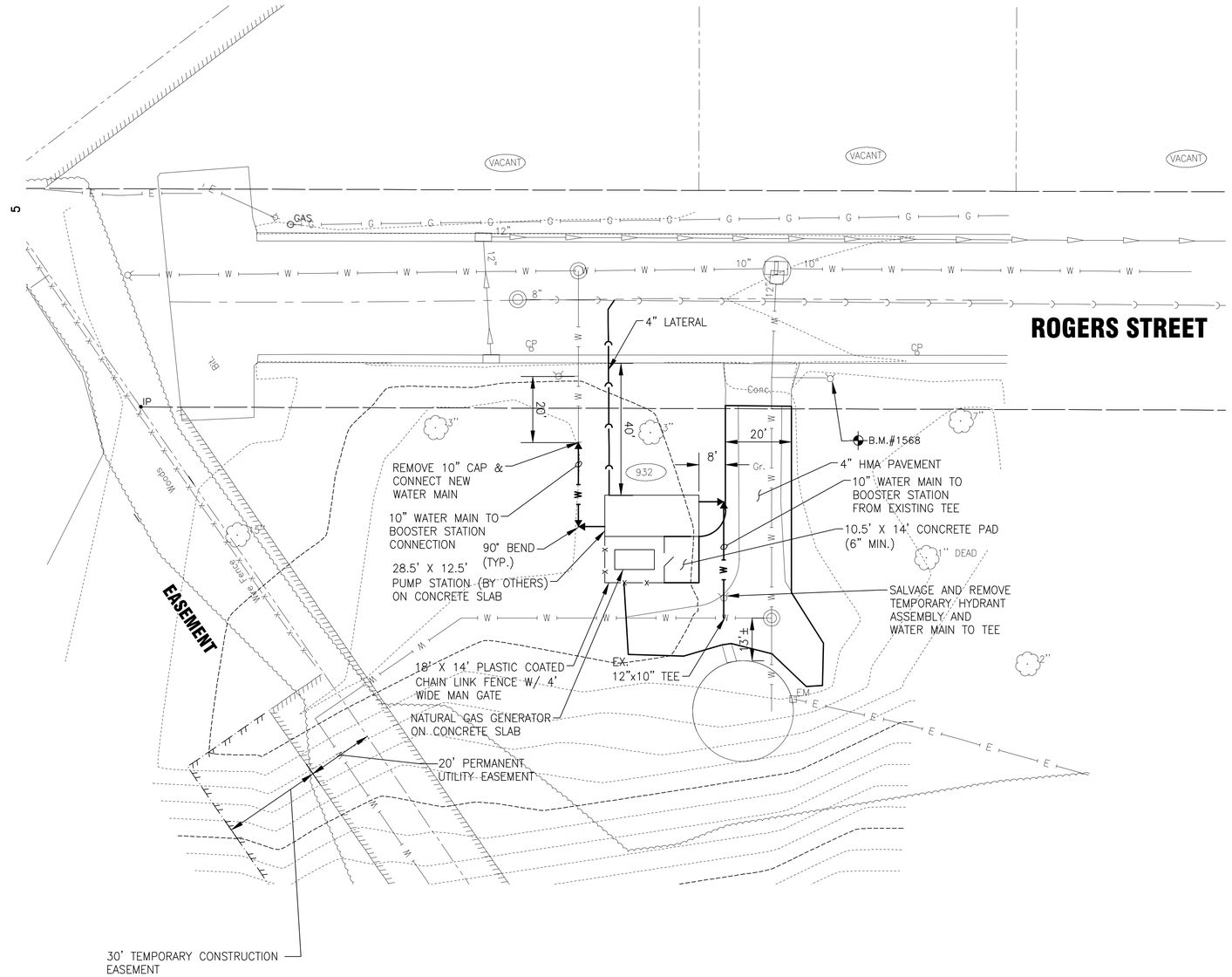
The project is scheduled to be completed by Fall of 2016.

Staff Recommendation

I am requesting approval of the site plan for the Water Utility buildings.

Attachments

- Site Plan



NOT FOR BIDDING

BAXTER & WOODMAN consulting engineers	DESIGNED – GDG	REVISED –	CITY OF MILTON, WISCONSIN SOUTH HIGH PRESSURE ZONE BOOSTER STATION
	DRAWN – TLB	REVISED –	
	CHECKED – GDG	REVISED –	
	DATE – 8-XX-15	REVISED –	

SITE PLAN
ROGERS STREET

SCALE: HORIZ. 1"=20' | PROJECT NO: 150152 | STA. | TO STA.

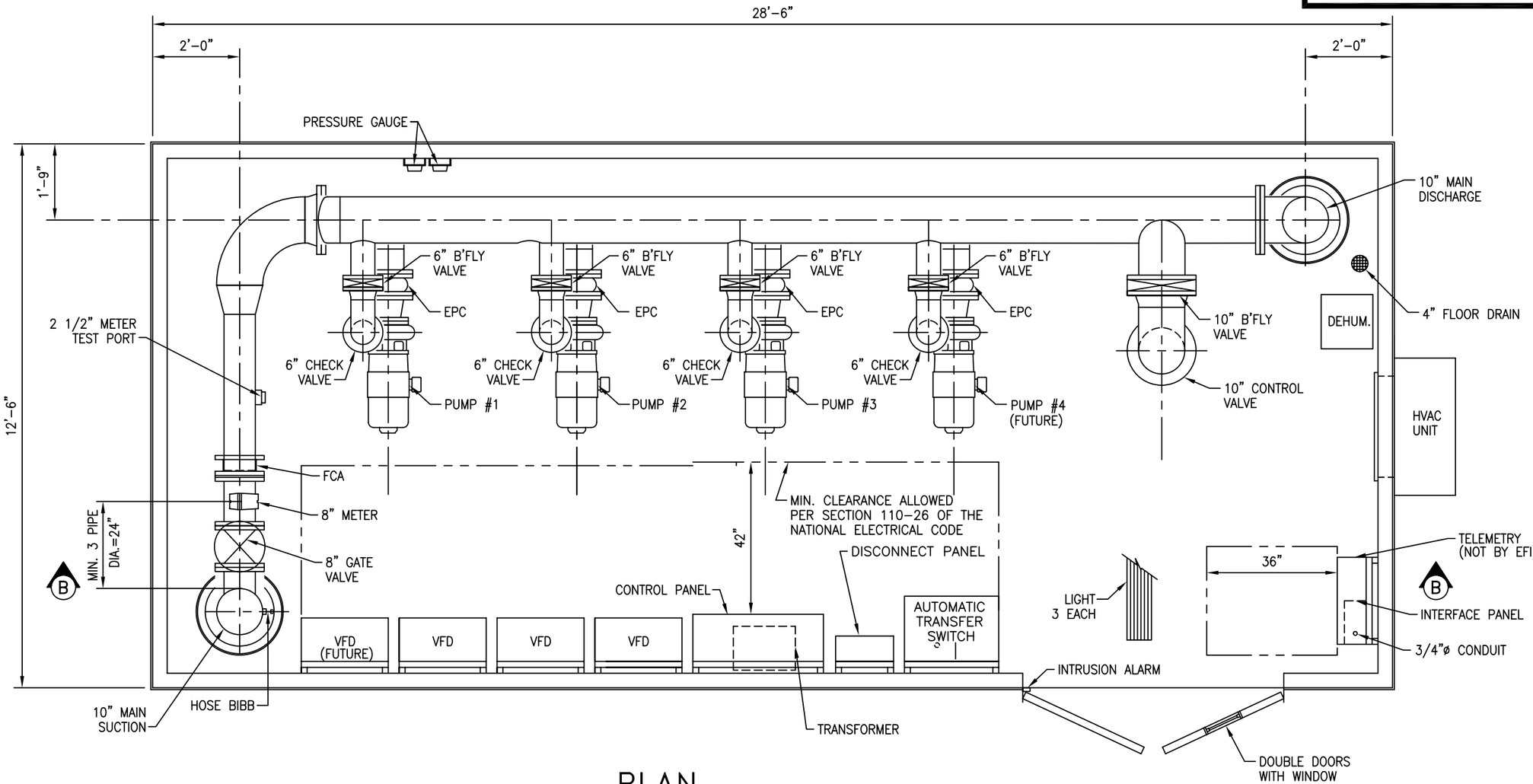
F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		ROCK		

FED. ROAD DIST. NO. | ILLINOIS | FED. AID PROJECT

I:\MADISON\MILTC\150152-SOUTH BOOSTER\40-DESIGN\CADD\DRAWINGS\DWGS\150152-C3D-2012-TOPO.DWG SitePlan
Plotted: 4/28/2016 12:51 PM By: 421TLB
Copyright © 2016, By Baxter & Woodman, Inc.
State of Wisconsin – Professional Design Firm
License No. – 484-011 – Expires 1-31-16

Power Generation

This drawing and all the information contained herein is the property of Engineered Fluid, Inc. and is to be retained in confidence, and, without the written permission of an officer of Engineered Fluid, Inc., is not to be duplicated, sent, shown or used for any other purpose than to disclose to the recipient a design concept, and this drawing is to be returned to Engineered Fluid, Inc., upon demand.



PLAN

INTERIOR PLAN

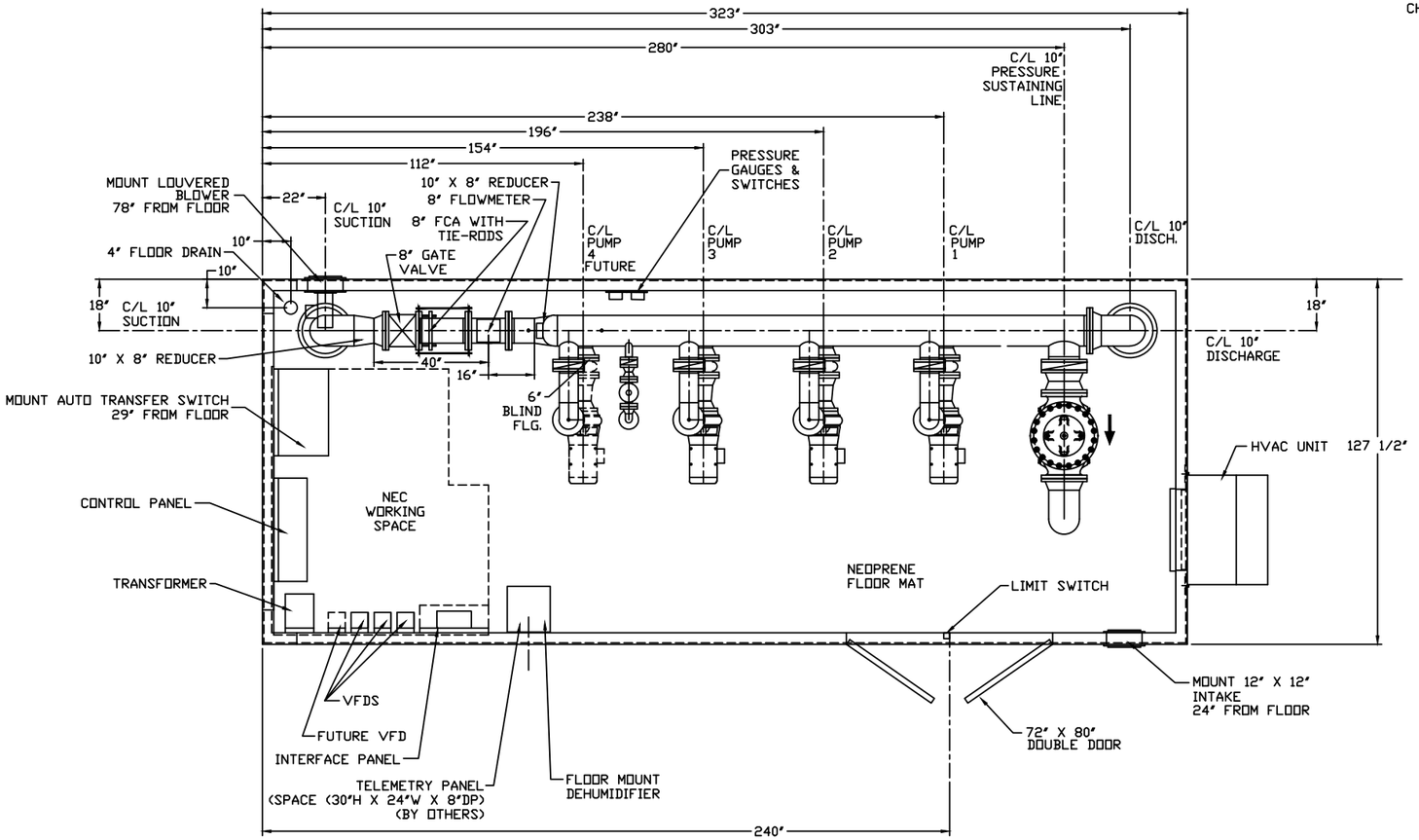
REVISION #	DATE	REVISED BY	DESCRIPTION

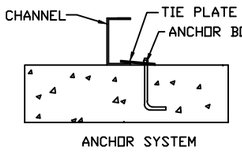
DESIGNED BY: DD	MECHANICAL CHECKED BY (C.E.):	ELECTRICAL CHECKED BY:	
DRAWN BY: DD	XXX	XXX	SCALE: N.T.S.

ENGINEERED FLUID, INC.
P.O. DRAWER 723 * CENTRALIA, ILLINOIS 62801, 618-533-1351

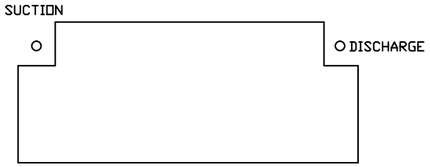
JOB. MILTON, WI
HIGH PRESSURE ZONE BPS
REP. JEFF BLINDT – EFI
DATE. 8/11/15

This drawing is conceptual and does not reveal certain details and manufacturing processes required to successfully build the equipment. As such, Engineered Fluid, Inc. is not responsible for injury or damages caused by any unauthorized fabrication or assembly using all or any part of this drawing.

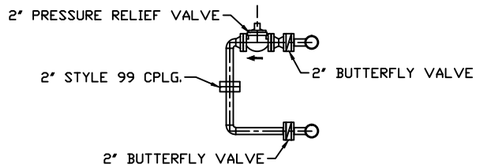




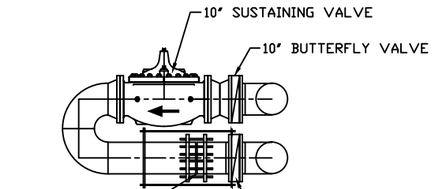
ANCHOR SYSTEM



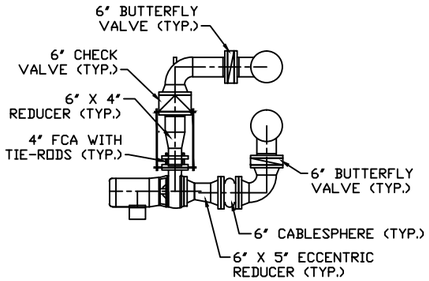
SUGGESTED CONCRETE SLAB LAYOUT



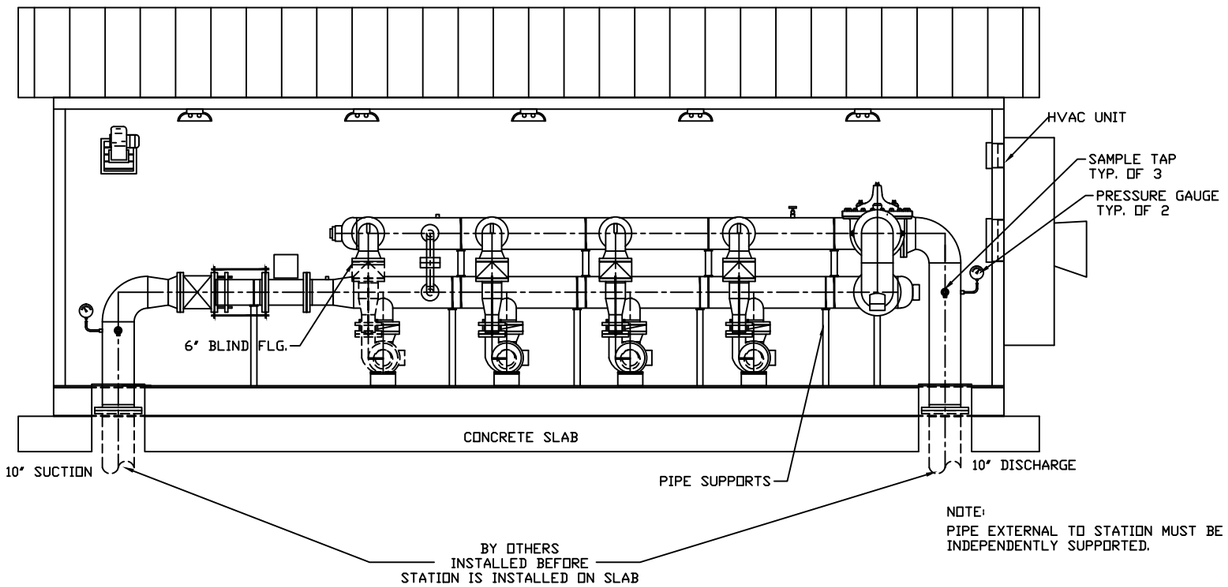
2″ PRESSURE REDUCING LINE



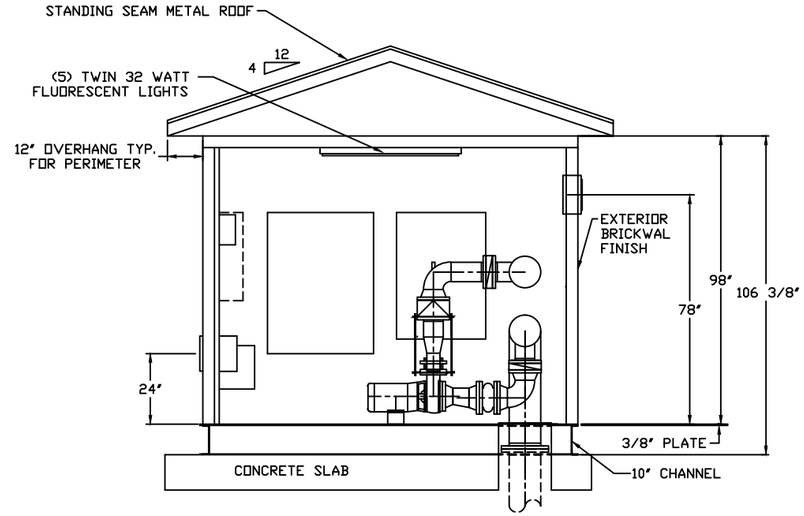
10″ PRESSURE SUSTAINING LINE



PUMPS 1,2,3 & 4 (FUTURE)



NOTE:
PIPE EXTERNAL TO STATION MUST BE INDEPENDENTLY SUPPORTED.



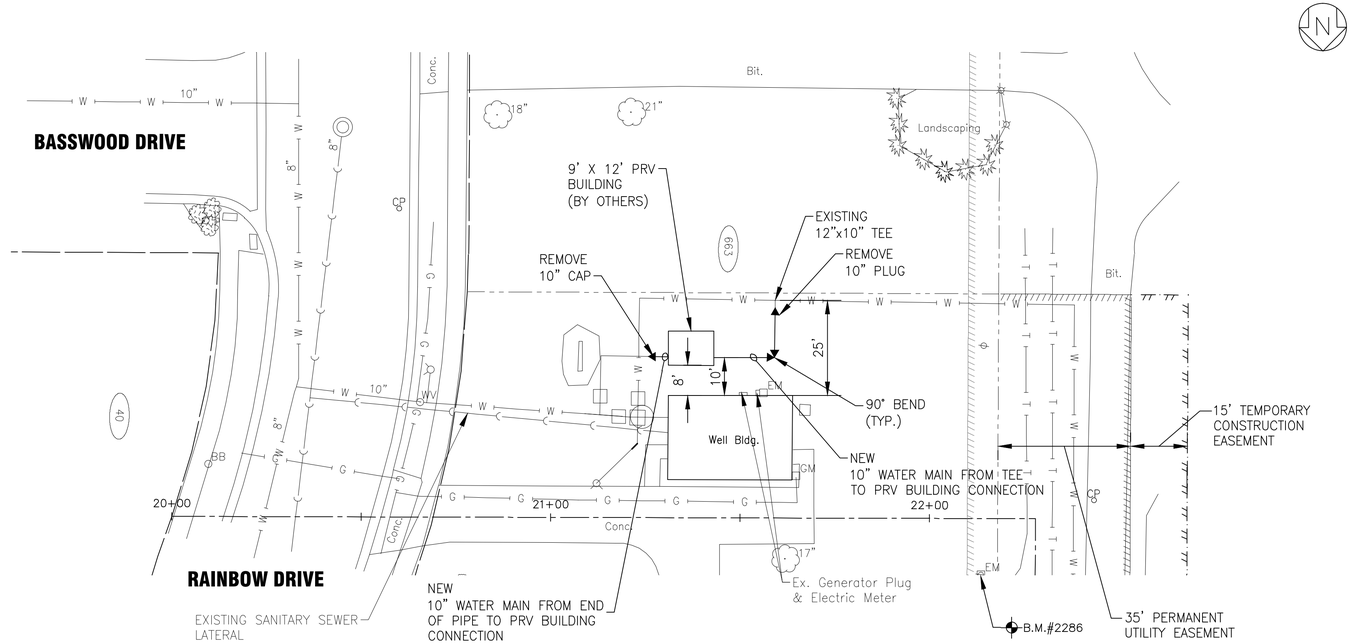
REV. NO.	REVISION	BY CHK'D	DATE
B	ADDED STANDING SEAM METAL ROOF & BRICKWAL AND MOVED 2″ PRESS. RED. LINE	JB	4/14
		RC	16
C	REVISED REDUCING LINE	RC	4/18
		RC	16
D	ADDED PRESSURE GAUGES, SAMPLE TAPS, LIMIT SWITCH & REVISED PRESS. RED. LINE	JB	5/2
		RC	16

DESIGNED BY: DATE
DRAWN BY: TRM DATE 7/31
CHECKED BY: R.C. DATE 15
SCALE
DWG. NO.

USEMCO
USEMCO INCORPORATED
P.O. BOX 550 (608) 372-5911 TOMAH WI. 54660

DESCRIPTION
MILTON HIGH PRESSURE ZONE

JOB NO. S4180



I:\MADISON\MILTC\150152-SOUTH BOOSTER\40-DESIGN\CADD\DRAWINGS\DWGS\150556 - TOPO - C3D 2012_RAINBOW DRIVE.DWG RAINBOW-SITE PLAN
Plotted: 5/3/2016 9:02 AM By: 421TLB
Copyright © 2016, By Baxter & Woodman, Inc.
State of Wisconsin - Professional Design Firm
License No. - 484-011 - Expires 1-31-16

BAXTER & WOODMAN Consulting Engineers

DESIGNED – GDG	REVISED –	
DRAWN – TLB	REVISED –	
CHECKED – GDG	REVISED –	
DATE – 9-24-15	REVISED –	

CITY OF MILTON, WISCONSIN
SOUTH HIGH PRESSURE ZONE
BOOSTER STATION

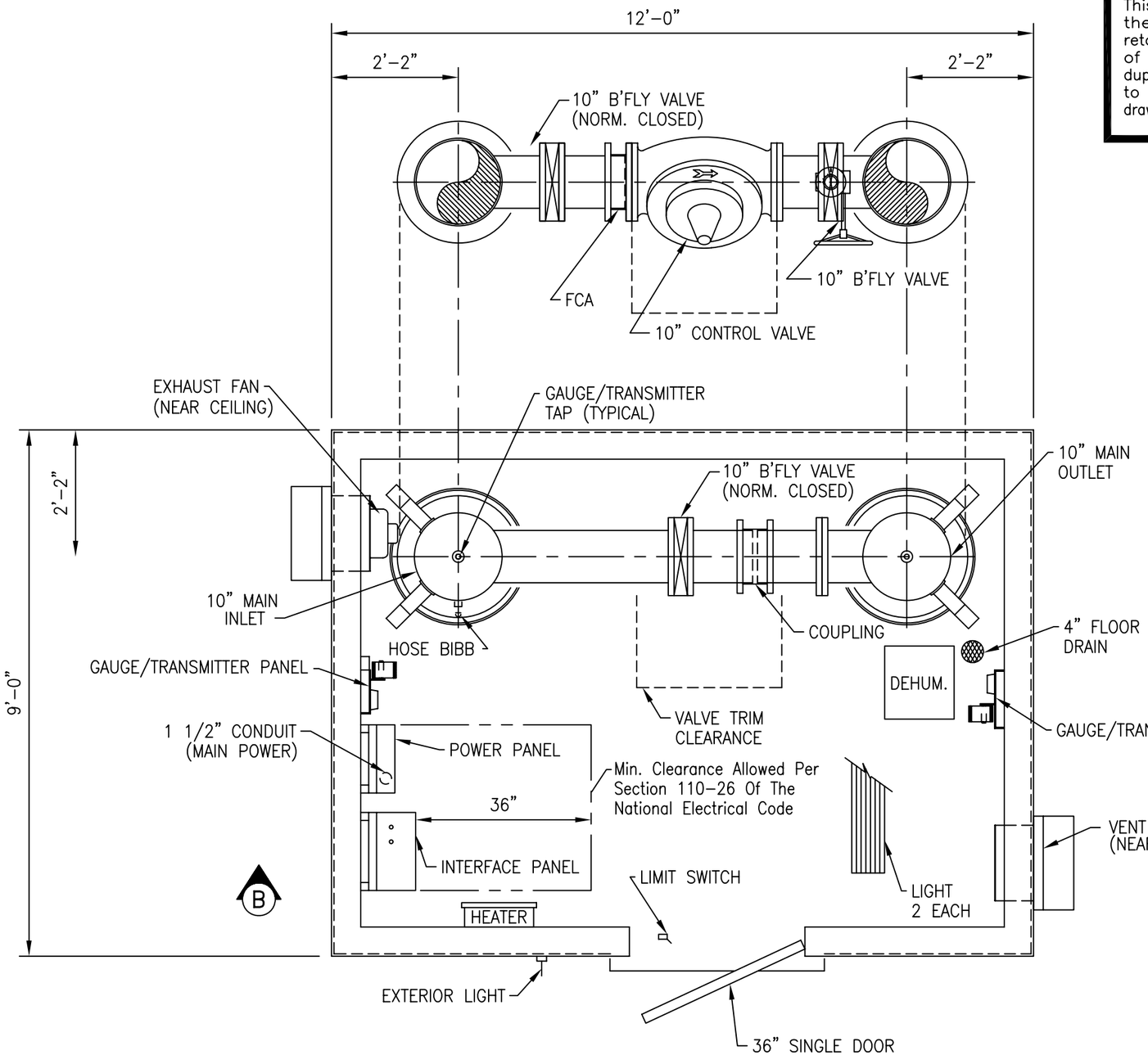
SITE PLAN
RAINBOW DRIVE

SCALE: HORIZ. 1"=20' | PROJECT NO: 150152 | STA. | TO STA.

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		ROCK		
FED. ROAD DIST. NO.	ILLINOIS	FED. AID PROJECT		

Power Generation

This drawing and all the information contained herein is the property of Engineered Fluid, Inc. and is to be retained in confidence, and, without the written permission of an officer of Engineered Fluid, Inc., is not to be duplicated, sent, shown or used for any other purpose than to disclose to the recipient a design concept, and this drawing is to be returned to Engineered Fluid, Inc., upon demand.



PLAN

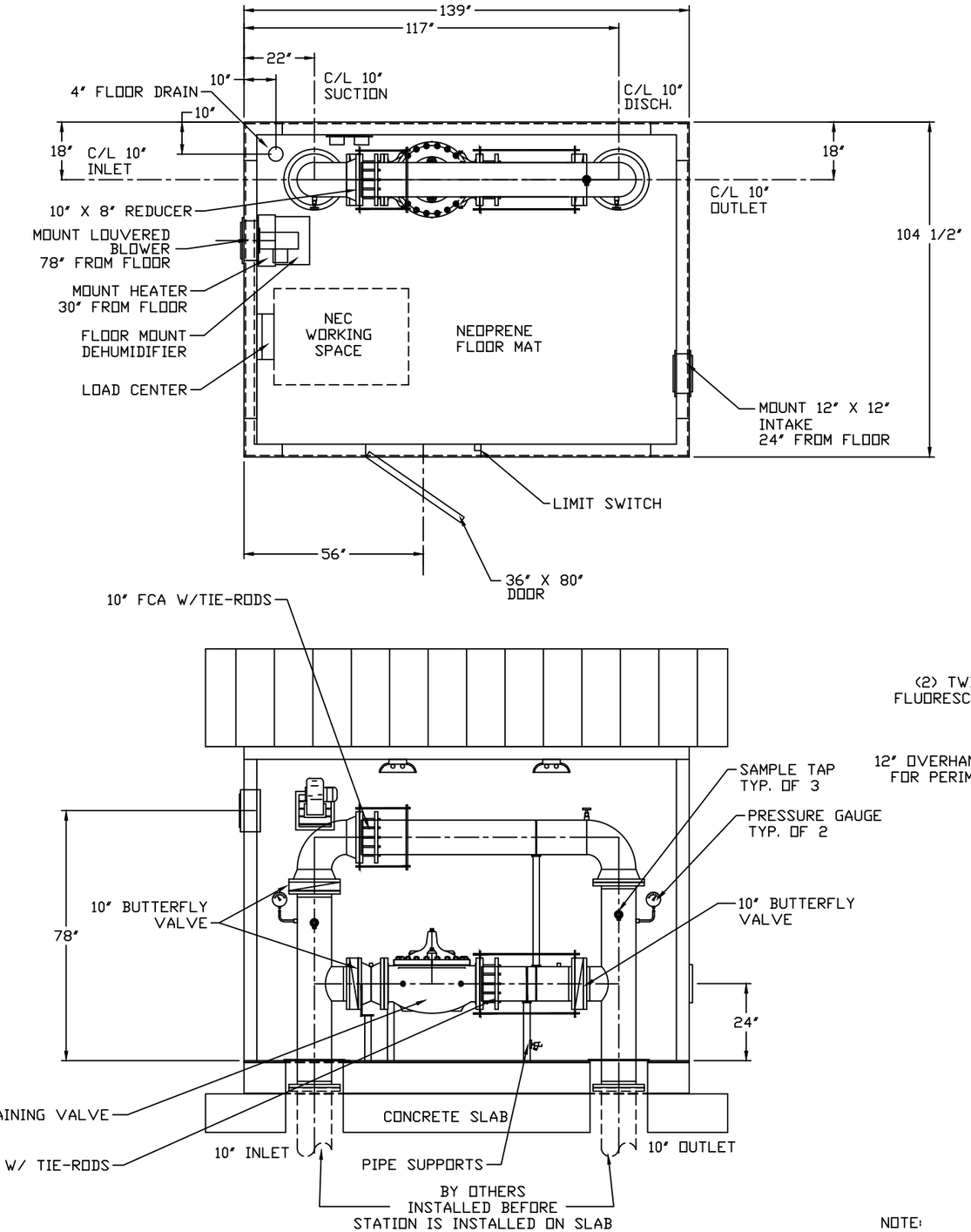
REVISION #	DATE	REVISED BY	DESCRIPTION

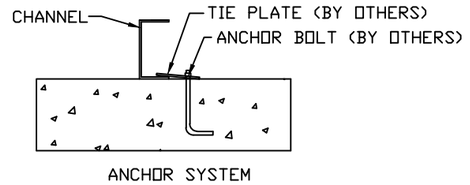
DESIGNED BY: DD	MECHANICAL CHECKED BY (C.E.):	ELECTRICAL CHECKED BY:	
DRAWN BY: DD	XXX	XXX	SCALE: N.T.S.

ENGINEERED FLUID, INC.
P.O. DRAWER 723 * CENTRALIA, ILLINOIS 62801, 618-533-1351

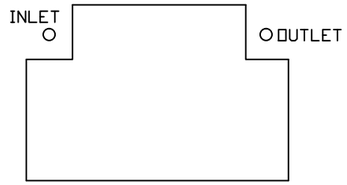
JOB. MILTON, WI
CONTROL VALVE STATION
REP. JEFF BLINDT – EFI
DATE. 8/21/15

This drawing is conceptual and does not reveal certain details and manufacturing processes required to successfully build the equipment. As such, Engineered Fluid, Inc. is not responsible for injury or damages caused by any unauthorized fabrication or assembly using all or any part of this drawing.

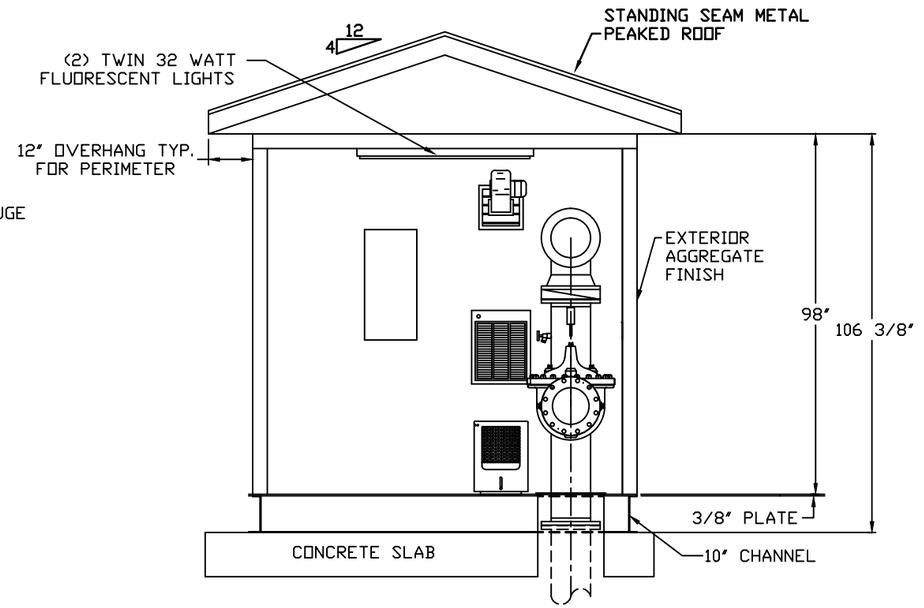




ANCHOR SYSTEM



SUGGESTED CONCRETE SLAB
LAYOUT



NOTE:
PIPE EXTERNAL TO STATION MUST BE
INDEPENDENTLY SUPPORTED.

REV. NO.	REVISION	BY CHK'D	DATE
A	ADDED SAMPLE TAPS, PRESS. GAUGES, LIMIT SWITCH & CHANGED TO METAL ROOF	JB	8/13
		RC	12

DESIGNED BY: | DATE
DRAWN BY: TRM | DATE 8/3
CHECKED BY: R.C. | DATE 15
SCALE

USEMCO
USEMCO INCORPORATED
P.O. BOX 550 (608) 372-5911 TOMAH WI. 54660

DESCRIPTION
PRESSURE REDUCING VAULT

DWG. NO.
JOB NO. S4182

CITY OF MILTON

a community since 1838

Office of the Director of Public Works

To: City of Milton Plan Commission, Mayor Anissa Welch, and Common Council Members
From: Howard Robinson, Director of Public Works
Date: 05/17/2016
Subject: Discussion and Possible Action Regarding a Request from Linda Petroff to Temporarily Store Equipment and Materials While They Are Constructing a New Garage.

Discussion

Linda Petroff of 5 S. John Paul Road has requested permission to have a temporary shelter/shed to allow them to store materials and property currently stored in their garage/barn/shed located on 4th Lane. They have received a variance to build a new building on the same site. They are cooperating with city requirements to improve the building and are also moving the new building back from the lot line.

They need a place to store the existing property while construction occurs.

Staff Recommendation

I would recommend approval of the temporary storage to allow the construction of the new building. Plan Commission can allow temporary uses for construction and as a use that is unclassified or an unspecified use.

Attachments

- Site plan

20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

□ = 5' NOT TO SCALE

PETE & LINDA PETROFF
5 SOUTH JOHN PAUL

PROPOSED NEW GARAGE
SHADED AREA

≈ 35'

≈ 24'

NEW 5'

≈ 36'

≈ 10' x 17'

TEMPORARY SHED

50'

EXISTING BARN

Existing 3'

16'6"

HOUSE

JOHN PAUL RD

≈ 117'

FOURTH LANE

SIDEWALK ON MADISON AVE

Peter R. Petroff
5 South John Paul Road
Milton, WI 53563
608-868-7471

May 4, 2016

To the City of Milton Wisconsin;

This letter is a request to allow the use of a temporary shed at our residence, to store the contents of our existing barn, during the deconstruction of the existing barn, and the construction of a new garage.

Attached you will find a drawing indicating the placement planned for the temporary shed pending your approval.

Thank you for your consideration in this matter.
Peter Petroff

Sec. 78-315. Use restrictions.

The following use restrictions and regulations shall apply:

(1) *Permitted uses.* Only those principal uses specified, their essential services, and the uses enumerated in subsections (2)—(5) of this section shall be permitted in that district.

(2) *Accessory uses.* Accessory uses and structures are permitted in any district but not until their principal structure is present or under construction. residential accessory uses shall not involve the conduct of any business, trade, or industry.

(3) *Conditional uses.* Conditional uses and their accessory uses are considered as special uses requiring review, public hearing, and approval by the city plan commission and issuance of a conditional use permit in accordance with division 3, article II of this chapter.

(4) *Unclassified or unspecified uses.* Unclassified or unspecified uses may be permitted by the city plan commission, provided that such uses are similar in character to the principal uses permitted in the district.

(5) *Temporary uses.* Temporary uses such as real estate sales field offices or shelters for materials and equipment being used in the construction of a permanent structure, may be permitted by the city plan commission.

a. *Performance standards.* Performance standards, as listed in this chapter, shall be complied with by all uses in all districts.

b. *Sewage disposal.* Sewage disposal facilities shall be connected to the sewage disposal system of the city. In any district where public sewage service is not available, the width and area of all lots shall be sufficient to permit the use of an on-site sewage disposal system designed in accordance with the county public health ordinance and the Wisconsin Administrative Code. In no case, however, shall the minimum lot size required in the zoning district in which such structure is to be located be reduced below the specified minimum.

c. *Clear vision triangles.* In each quadrant of every street intersection there shall be designed vision clearance triangle, bounded by the inner street lines and a line connecting them 35 feet from their intersection. Within this triangle no object shall be allowed above the height of 2½ feet above the streets if it obstructs the view across the triangle. This provision shall not apply to tree trunks, posts or wire fences, but does apply to evergreen trees.

(Code 1968, § 9.20)

Sec. 78-316. General district regulations.

The following regulations set forth requirements that usually do not apply uniformly throughout the city, but rather cover things that are applicable to one or more districts:

(1) *Erection of more than one principal structure on a lot.* In any district no more than one principal structure housing a permitted or conditional use may be erected on a single lot except in the PUD, M-1, M-2, A-1, A-2 and B-2 districts where the re-

CITY OF MILTON

a community since 1838

Office of the Director of Public Works

To: City of Milton Plan Commission, Mayor Anissa Welch, and Common Council Members
From: Howard Robinson, Director of Public Works
Date: 05/17/2016
Subject: Discussion and Possible Action to Approve a New Easement for the Water Main Installation for the South Water Main Project.

Discussion

The City Water Department is installing water main west of Rainbow Drive in Schilberg Park. We had previously established an easement in this area. Due to conflicts with existing utility lines (telephone and fiber optic) the water main needs to be moved to the west. The new easement allows this to occur. If approved by Plan Commission the easement will be presented to the School Board for approval. This water main is being installed to improve water pressure in the west and south areas of the city in the adjacent neighborhoods. Increased water pressure also allows further development to the south of the current city limits.

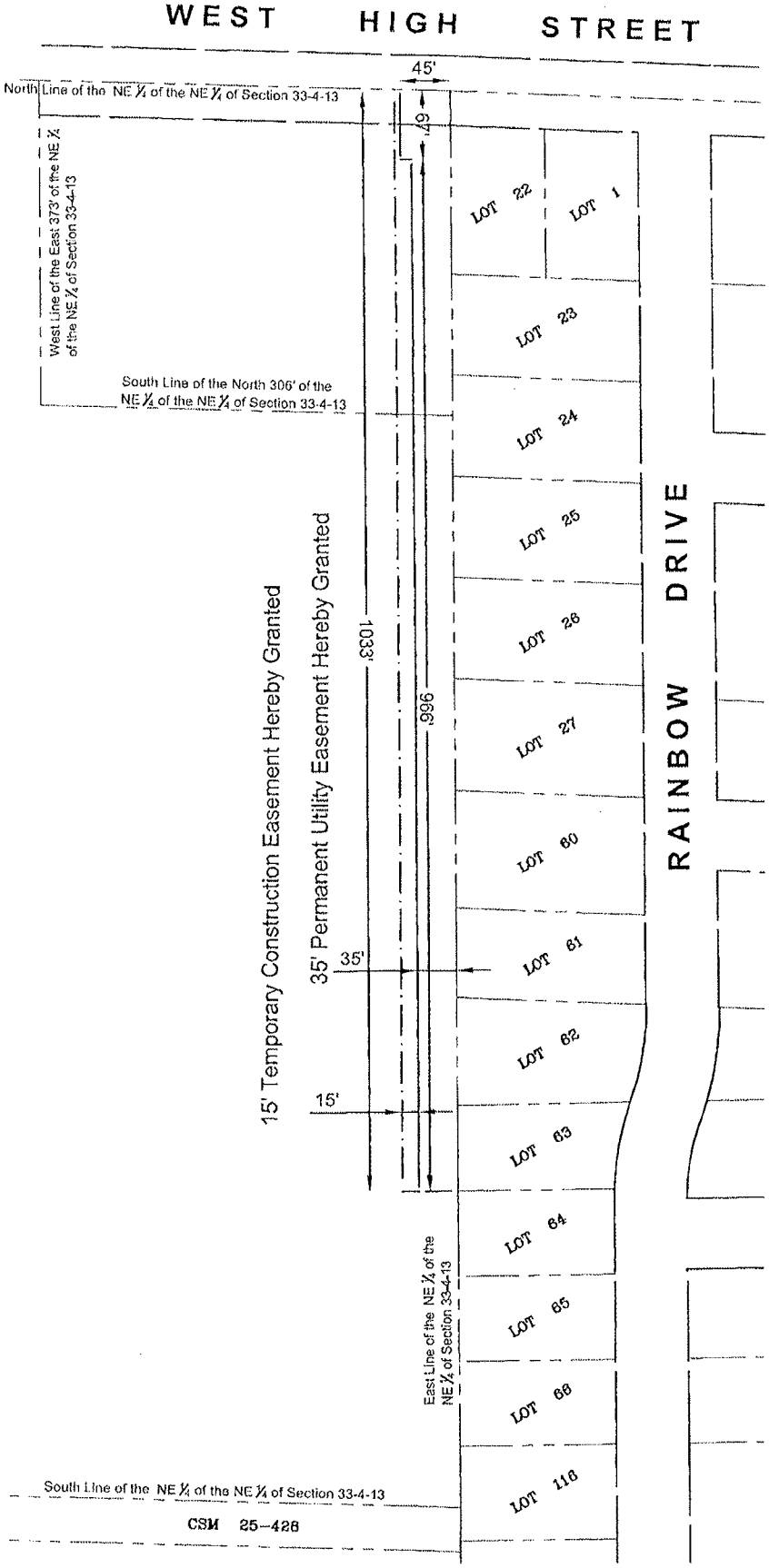
Staff Recommendation

I am requesting approval of the easement contingent on School Board approval.

Attachments

- Easement

EASEMENT EXHIBIT



LEGAL DESCRIPTION – TEMPORARY EASEMENT

THE WEST 15 FEET OF THE EAST 50 FEET OF THE SOUTH 966 FEET OF THE NORTH 1033 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 13 EAST,
AND ALSO THE WEST 5 FEET OF THE EAST 50 FEET OF THE NORTH 67 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 13 EAST, ALL IN MILTON TOWNSHIP, ROCK COUNTY, WISCONSIN.

LEGAL DESCRIPTION – PERMANENT EASEMENT

THE EAST 35 FEET OF THE SOUTH 966 FEET OF THE NORTH 1033 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 13 EAST,
AND ALSO THE EAST 45 FEET OF THE NORTH 67 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 13 EAST, ALL IN MILTON TOWNSHIP, ROCK COUNTY, WISCONSIN.

CITY OF MILTON

a community since 1838

Office of the Director of Public Works

To: City of Milton Plan Commission, Mayor Anissa Welch, and Common Council Members
From: Howard Robinson, Director of Public Works
Date: 05/17/2016
Subject: Discussion and Possible Action Regarding a Site Plan Approval for Rocky's Pizza and Subs.

Discussion

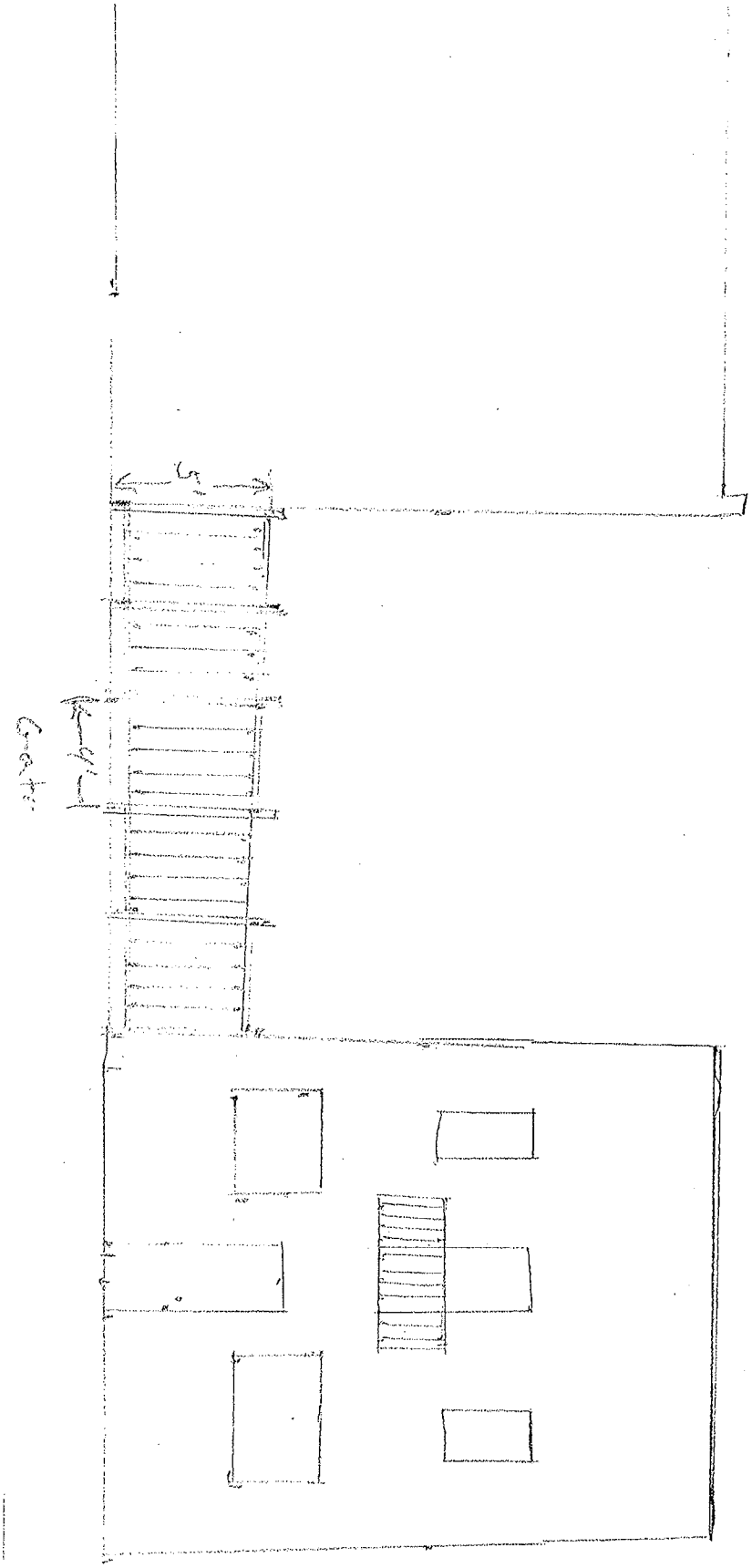
Rochelle Thitphoyoth has submitted a site plan to allow them to install a patio seating area at 301 Parkview Drive. They have purchased the former Georgio's Pizza business. The business is zoned B-3. This is a permitted use. There will be a wrought iron type fence in the front and a wooden fence at the rear of the property. They would like to start construction in June with a possible opening in July.

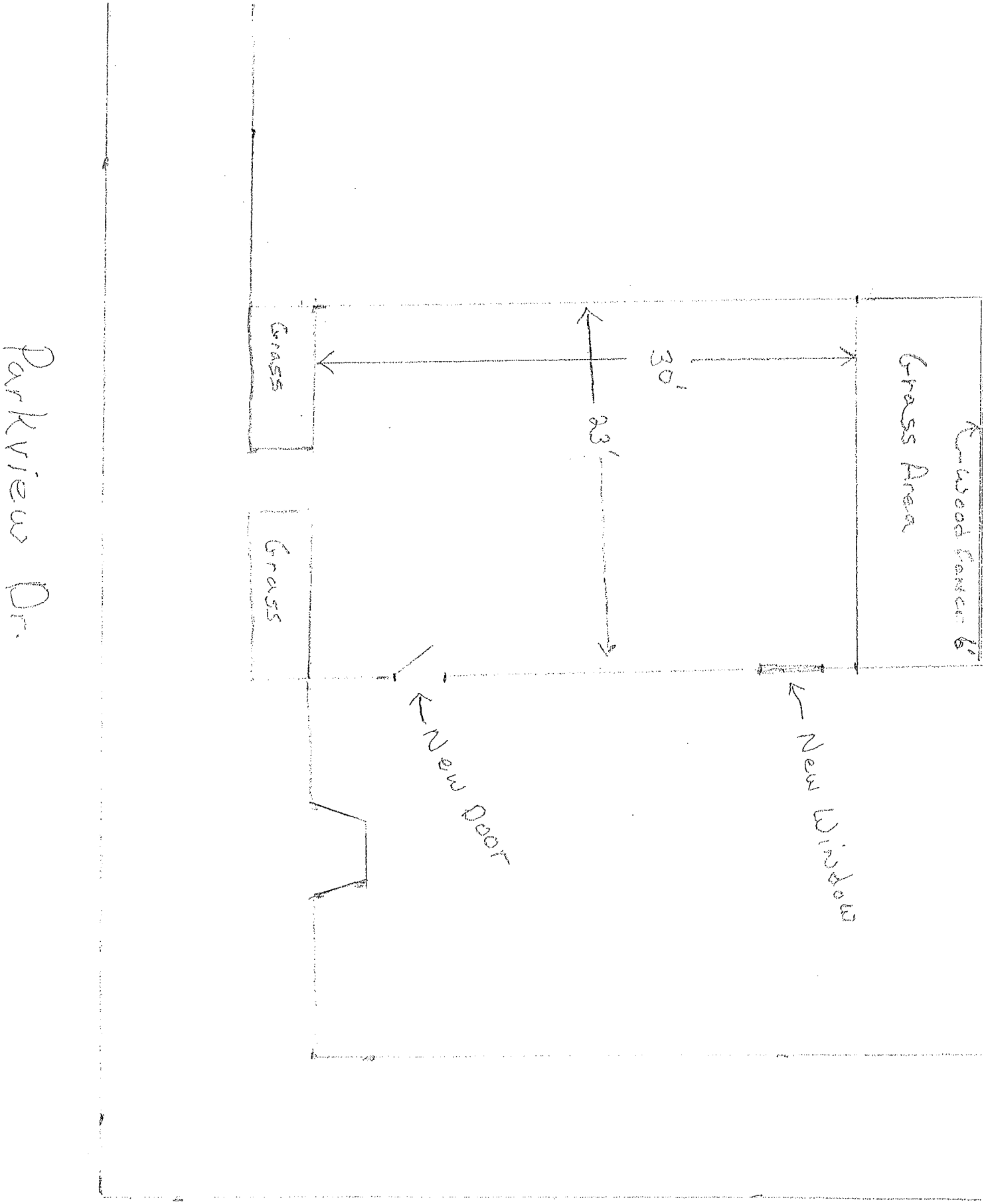
Staff Recommendation

I would recommend approval of this site plan. A separate sign site plan will be presented at a later date, possibly June.

Attachments

- Site plan




Parkview Dr.
Grass
Grass
30'
23'
Grass Area
Wood Fence 6'
New Door
New Window
College St.