CITY OF MILTON

a community since 1838

AGENDA
City of Milton
Plan Commission
Tuesday, July 5, 2016
5:30 pm
MILTON CITY HALL
Council Chambers, 710 S. Janesville Street

1. **Call to Order**

2. **Approval of Agenda**

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

   Documents: 06-07-2016 Plan Commission Minutes.pdf

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

   Documents: Memo - Schilberg Parking Lot Expansion.pdf, Schilberg Parking Lot Improvements 2016-06-27 DRAFT.pdf, Schilberg Park.pdf, Schilberg Park_with Sealcoat.pdf, Schilberg Park Lighting Plan.pdf

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

   Documents: Junction Station Signage Picture.pdf, Memo - Junction Station Signage.pdf

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

   Documents: Memo - Sunset Drive Apartments Site Plan.pdf, Sunset Apartment A1.pdf, Sunset Apartment A2.pdf, Sunset Apartment A3.pdf, Sunset Apartment A4.pdf, Sunset Apartment A5.pdf, Sunset Apartment A5.1.pdf, Sunset Apartment A6.pdf, Sunset Apartment A7.pdf, Sunset Apartment A8.pdf, Sunset Apartment S2.pdf, Sunset Apartment 6.pdf, Sunset Apartment Cover Sheet.pdf, Sunset Apartment Landscaping Plan.pdf, Sunset Apartment Plat Map.pdf, Sunset Apartment Wall Pack Specs Pg 1.pdf, Sunset Apartment Wall Pack Specs Pg 2.pdf, Sunset Drive Apartments Site Plan Letter.pdf

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

8. **General Items**

9. **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

6/7/2016 - Minutes

1. **Call to Order**

   Mayor Welch called the June 7, 2016 meeting of the Plan Commission to order at 5:01 PM. Clerk Hilby confirmed the appropriate meeting notices were posted.

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

   Excused: Ald. Jeremy Zajac.

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

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

3. **Approval of Plan Commission Minutes – May 17, 2016.**
   Comm. Himmel moved to approve the minutes. DPW Director Robinson seconded, and the motion carried with Comm. Ostrowski abstaining.

4. **Discussion and Possible Action Regarding a Site Plan for Outdoor Seating at Fredricks Supper Club located at 118 Merchant Row.**

   DPW Director Robinson reviewed the site plan being presented.

   Comm. Himmel moved to approve the site plan for outdoor seating at Fredricks supper Club located at 118 Merchant Row. Comm. Ostrowski seconded, and the motion carried.

5. **Discussion and Possible Action Regarding a Site Plan Review for a Sign at Rockie's Hometown Pizza and Subs Located at 301 Parkview Drive.**

   DPW Director Robinson reviewed the site plan being presented.

   Comm. Ostrowski moved to approve the site plan as presented for the proposed sign for Rockie's Hometown Pizza and Subs. Comm. Himmel seconded, and the motion carried.

6. **Discussion and Possible Action Regarding a Site Plan for Mini-Storage Warehouses at Pastorius Rentals, LLC, 1135 S. Janesville Street.**

   DPW Director Robinson reviewed the site plan being presented.

   Comm. Himmel moved to approve the site plan for mini-storage warehouses located at 1135 S. Janesville Street and record the storm water maintenance plan with Rock County. DPW Director Robinson seconded, and the motion carried.

7. **Discussion and Possible Action Regarding a Site Plan Review for a Shed at the West Sunset Apartments Located at 787 W. Sunset Drive.**

   DPW Director Robinson reviewed the site plan being presented.

Comm. Ostrowski moved to approve the site plan request for the construction of a shed behind the apartments. Comm. Himmel seconded, and the motion carried.

8. **Discussion and Possible Action on the Placement of the Splash Pad Signage.**

   DPW Director Robinson reviewed the options with the Commission.

   Comm. Ostrowski moved to approve alternate location #2. The signs could be separated with the Sponsorship Sign being placed on the east wall of the new concession stand and the Splash Pad entrance sign being relocated to the south side of the new concession stand. The Splash Pad entrance sign would also be landscaped as well. DPW Director Robinson seconded, and the motion carried.

   Alternate Location #2: The signs could be separated with the Sponsorship Sign being placed on the east wall of the new concession stand and the Splash Pad entrance sign being relocated to the south side of the new concession stand. The Splash Pad entrance sign would also be landscaped as well.

9. **Discussion and Possible Action on a Plat of Survey, Declaration of Surplus Land, and Authorization of Sale of Land Located at the Intersection of Sunnyside Drive and Gateway Drive.**

   Administrator Hulick reviewed the specifics with the Commission.

   Comm. Himmel moved to approve the Plat of Survey and declare the subject site as surplus property. DPW Director Robinson seconded, and the motion carried.

   Comm. Ostrowski moved to recommend to the Common Council to offer this property for sale to the public through the bid process. Comm. Seales seconded, and the motion carried with DPW Director in opposition.

10. **Next Meeting Date – June 21, 2016 at 5:00 p.m.**

11. **Motion to Adjourn**
    Comm. Himmel moved to adjourn the meeting at 5:32 p.m. DPW Director Robinson seconded, and the motion carried.

Respectfully submitted,
Elena Hilby
City Clerk

CITY OF MILTON

a community since 1838

Department of Public Works

To: Milton Plan Commission
From: Howard Robinson, Director of Public Works
Date: July 5, 2016
Subject: Discussion and Possible Action on a Site Plan for Expanded Parking at Schilberg Park

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Summary
The School District of Milton is planning to reconfigure and expand the existing parking lot located within Schilberg Park adjacent to West High Street. The attached site plan was designed by Strand Engineering in conjunction with the Milton School District.

Analysis
The reconfiguration of the existing parking lot and addition of a new lot will provide for one way traffic circulation within the newly designed lot. This will also designate a specific "in" and "out" access to the lot along West High Street. As designed, the reconfigured lot and new parking lot meet the City Ordinance requirements.

The site plan exceeds the landscaping requirements. Additionally, the lighting plan for the parking lot meets foot candle requirements as outlined in the City Ordinances. Alliant Energy will be installing lights similar to those currently present in other parks. Stormwater retention facilities have been provided on the site plan.

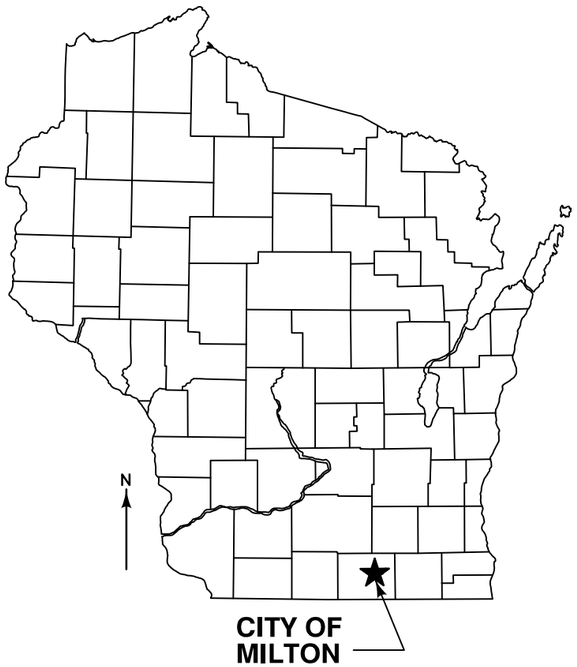
Additionally, the site plan call for additional blacktopping and sidewalks to increase the efficiency of pedestrian traffic in the area around the lot as well.

Recommendation
The City Administration recommends the Plan Commission approve the site plan for the parking lot reconfiguration and expansion within Schilberg Park with contingency that a stormwater maintenance plan be recorded for the project.

SCHILBERG PARK PARKING LOT IMPROVEMENTS

FOR THE

SCHOOL DISTRICT OF MILTON
MILTON, WISCONSIN
JUNE, 2016



PROJECT LOCATION
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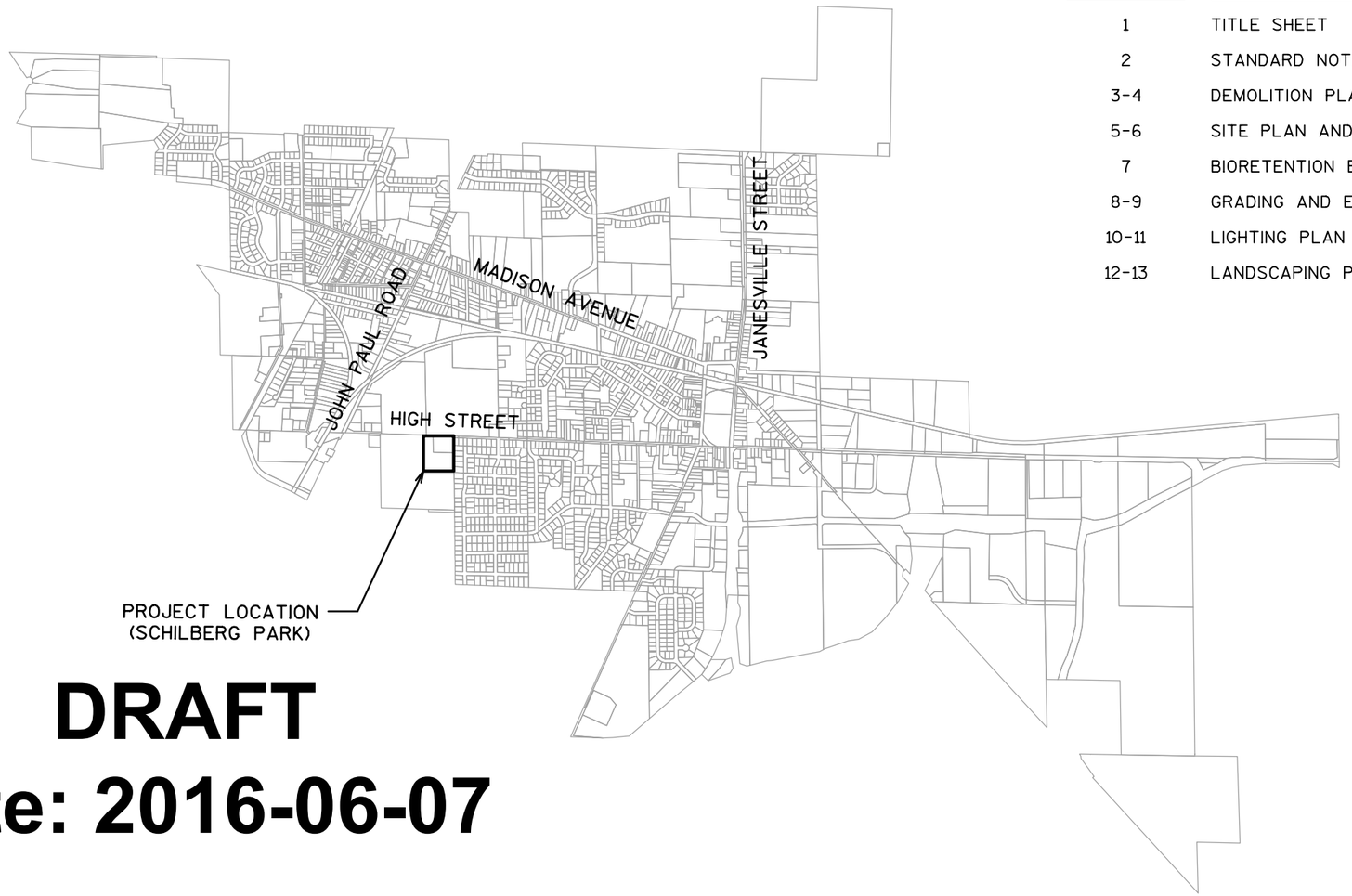

AREA MAP
NO SCALE

LIST OF DRAWINGS

SHEET NO.	DRAWING TITLE
1	TITLE SHEET
2	STANDARD NOTES AND DETAILS
3-4	DEMOLITION PLAN
5-6	SITE PLAN AND DIMENSIONS
7	BIORETENTION BASIN
8-9	GRADING AND EROSION CONTROL PLAN
10-11	LIGHTING PLAN
12-13	LANDSCAPING PLAN

DRAFT
Date: 2016-06-07

910 West Wingra Drive
Madison, WI 53715
608-251-4843
608-251-8655 fax
www.strand.com

CONTRACT NO. 2-2016

STRAND ASSOCIATES®

SHEET
1
JOB NO. 1495.002

STANDARD SYMBOLS

- TEMPORARY EASEMENT
- PROPERTY LINE AND/OR RIGHT OF WAY
- SOIL BORING
- BENCH MARK
- PROPERTY STAKE
- IRON PIPE
- INLET
- CURB WATER BOX
- ROAD SIGN
- PRIVATE WELL
- EXISTING UTILITY POLE
- BURIED TELEPHONE CABLE PEDESTAL
- SIGN
- LIGHT POLE
- MAIL BOX
- OBJECTS TO BE REMOVED
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- WETLAND AREA

LP-X, CKTX, X
- FIXTURE TYPE
- CIRCUIT NUMBER
- LIGHT POLE NUMBER

- PAVED ROAD
- EXISTING CULVERT
- UNDERGROUND CONFLICT
- F — FORCE MAIN
- W — WATER MAIN
- SS — STORM SEWER
- SAN — SANITARY SEWER
- 6" SAN — EXISTING SANITARY SEWER AND MANHOLE
- T — T — TELEPHONE OR TV CABLE
- FO — FO — FIBER OPTIC CABLE
- 2" G — G — GAS MAIN
- E — E — UNDERGROUND ELECTRIC CABLE
- ORIGINAL GROUND IN PROFILE
- FENCE
- GUARD RAIL
- SILT FENCE
- CONTROL POINT
- GUY WIRE & ANCHOR
- INLET PROTECTION
- LIGHT POLE
- PULL BOX

GENERAL NOTES

1. EASEMENT, EXISTING UTILITIES, PROPERTY LINES, AND R.O.W. LINES SHOWN ARE APPROXIMATE. NOT ALL UTILITY MAINS AND SERVICES ARE SHOWN ON THE DRAWINGS. CONTRACTOR SHALL CONTACT DIGGERS HOTLINE FOR UTILITY LOCATES AND SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS OF THE UTILITY MAINS AND SERVICES DURING CONSTRUCTION.

2. ALL NEW AND EXISTING INLETS SHALL HAVE TYPE-D INLET PROTECTION. AT NO TIME SHALL ANY INLET, AS PART OF CONSTRUCTION OR ADJACENT TO CONSTRUCTION BE WITHOUT EROSION FILTER BLANKETS.

3. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY AND AFTER A RAINFALL OF 1/2-INCH OR MORE WITHIN 24 HOURS. NECESSARY MAINTENANCE SHOULD FOLLOW THE INSPECTIONS WITHIN 24 HOURS.

4. ANY SEDIMENT TRACKED ONTO ADJACENT ROADS SHALL BE CLEANED BY STREET SWEEPING (NOT FLUSHED) AT THE END OF EACH WORK DAY.

UTILITY OWNERS

ELECTRIC, GAS
ALLIANT ENERGY
3730 KENNEDY ROAD
JANESVILLE, WI 53545
CONTACT: TODD WOLFE
OFFICE: 608-757-7518
CELL: 608-295-0544
toddwolfe@alliantenergy.com

TELEPHONE
CENTURYLINK
224 INDUSTRIAL DRIVE
NORTH PRAIRIE, WI 53153
CONTACT: BRADLEY PATRICK
OFFICE: 262-392-5247
CELL: 414-573-7733
bradley.patrick@centurylink.com

FIBER OPTIC
THE SCHOOL DISTRICT OF MILTON
114 W HIGH STREET
MILTON, WI 53563
CONTACT: ED SNOW
PHONE: 608-868-9570
snowe@milton.k12.wi.us

WATER, SANITARY, AND STORM
CITY OF MILTON
150 NORTHSIDE DRIVE
MILTON, WI 53563
CONTACT: HOWARD ROBINSON
PHONE: 608-868-6914
hrobinson@ci.milton.wi.us

TELEVISION
CHARTER COMMUNICATIONS
E10704 STH 33
BARABOO, WI 53913
CONTACT: DAVID MOLDENHAUER
OFFICE: 608-373-7538
CELL: 608-206-0494
david.moldenhauer@charter.com

DIGGERS HOTLINE
Call 811 3 Work Days Before You Dig
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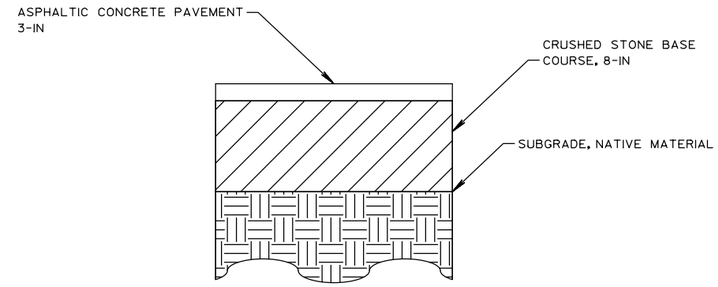
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

Preliminary
2016-06-27



ASPHALTIC PATH TYPICAL SECTION
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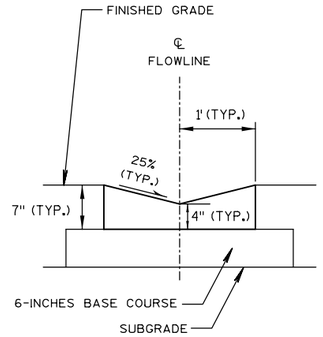

CONCRETE FLUME SECTION C-C
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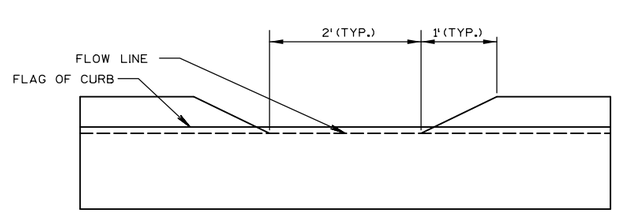

CONCRETE FLUME CURB CUT
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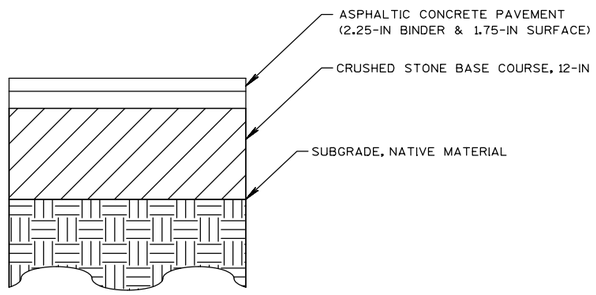

ASPHALTIC PAVEMENT TYPICAL SECTION
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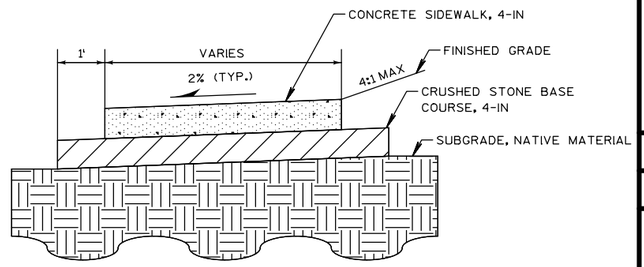

CONCRETE SIDEWALK TYPICAL SECTION
NOT TO SCALE

NO.	REVISIONS	DATE:

STANDARD NOTES AND DETAILS

SCHILBERG PARK PARKING LOT IMPROVEMENTS
SCHOOL DISTRICT OF MILTON
MILTON, WISCONSIN

JOB NO.
1495.002

PROJECT MGR.
KRH

STRAND ASSOCIATES®

SHEET
2

Preliminary
2016-06-27

KEY NOTES:

1. SAWCUT EXISTING ASPHALT PAVEMENT AS REQUIRED FOR INSTALLATION OF NEW CURB AND GUTTER, ROADWAY, PARKING LOT, AND SIDEWALK.
2. REMOVE EXISTING CONCRETE 18-IN CURB AND GUTTER, SIDEWALK, OR DRIVEWAY APRON.
3. REMOVE EXISTING ASPHALTIC DRIVEWAY APRON, ROADWAY, PATH, OR PARKING LOT.
4. REMOVE EXISTING TREES, STUMPS, SHRUBS, OR CLEAR AND GRUB AS NECESSARY FOR CONSTRUCTION.
5. REMOVE AND RESET MISCELLANEOUS SIGN IF NECESSARY. RETURN SIGN TO OWNER IF IT CANNOT BE RESET. INCIDENTAL TO OTHER ITEMS.
6. PROVIDE STONE TRACKING PAD AT SITE ENTRANCE.
7. REMOVE EXISTING GRAVEL DRIVEWAY.
8. REMOVE EXISTING FENCE.
9. REMOVE EXISTING RIPRAP.
10. REMOVE EXISTING STOP BAR.

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT ADJACENT STRUCTURES AND PROPERTY FROM DAMAGE CAUSED BY THE DEMOLITION AND GRADING OPERATIONS.
2. APPROPRIATE TRAFFIC CONTROL DEVICES SHALL BE USED DURING DEMOLITION AND CONSTRUCITON OF PARKING LOT. SIDEWALK CLOSED SIGNS SHALL BE PLACED ON EACH SIDE OF THE WORK AREA FOR THE DURATION OF THE SIDEWALK CLOSURE.
3. SAWCUT THE SIDEWALK, CURB AND GUTTER, AND ASPHALT PAVEMENT FULL DEPTH AT THE LIMITS OF REMOVAL. THE REMOVAL LIMITS SHOWN ON THE PLAN ARE APPROXIMATE. IF DAMAGE OCCURS OUTSIDE THE LIMITS SHOWN, THE DAMAGED AREA SHALL BE SAW CUT (TO THE NEAREST JOINT FOR SIDEWALK), REMOVED AND REPLACED IN KIND.

DATE:

REVISIONS

NO.

DEMOLITION PLAN

SCHILBERG PARK PARKING LOT IMPROVEMENTS
SCHOOL DISTRICT OF MILTON
MILTON, WISCONSIN

JOB NO.
1495.002

PROJECT MGR.
KRH

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SHEET
3

Preliminary
2016-06-27

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NO.	REVISIONS	DATE:

DEMOLITION PLAN

SCHILBERG PARK PARKING LOT IMPROVEMENTS
SCHOOL DISTRICT OF MILTON
MILTON, WISCONSIN

JOB NO. 1495.002

PROJECT MGR. KRH

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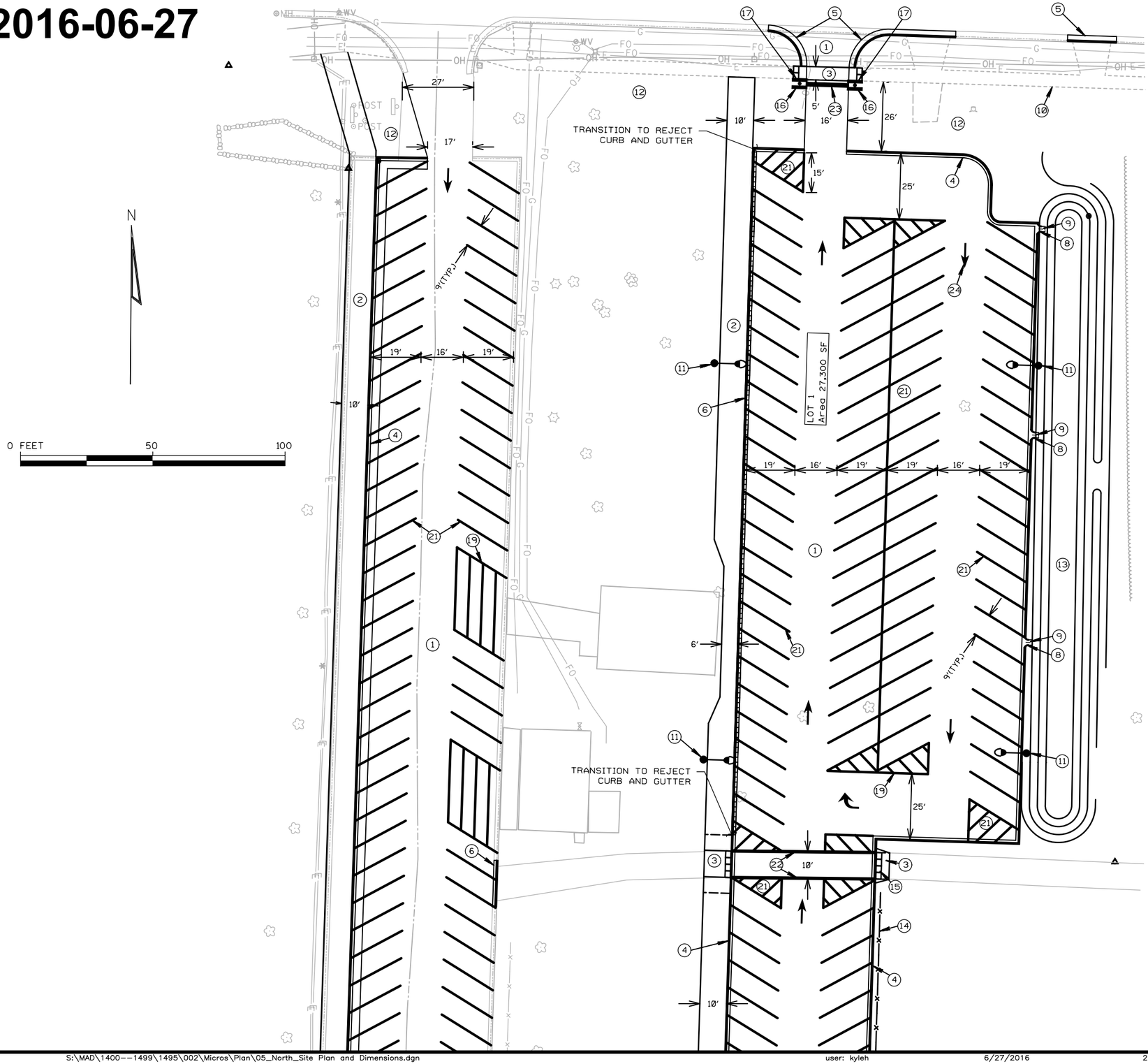
SHEET 4

Preliminary
2016-06-27



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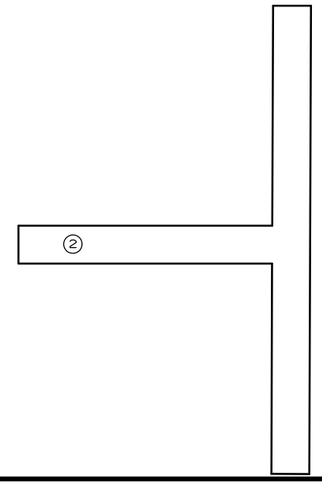
1. 4-IN ASPHALT PAVEMENT. REFER TO STANDARD NOTES AND DETAILS SHEET.
2. 3-IN ASPHALT SIDEWALK. REFER TO STANDARD NOTES AND DETAILS SHEET.
3. 4-IN CONCRETE SIDEWALK, REFER TO DETAIL DRAWINGS FOR CURB RAMP SPECIFICATIONS.
4. 18-IN CONCRETE CURB AND GUTTER, REFER TO DETAIL DRAWINGS. USE TIE BARS FOR CONNECTION TO EXISTING CURB AND GUTTER.
5. 30-IN CONCRETE CURB AND GUTTER. REFER TO DETAIL DRAWINGS. USE TIE BARS FOR CONSTRUCTION TO EXISTING CURB AND GUTTER.
6. REJECT 18-IN CONCRETE CURB AND GUTTER, REFER TO DETAIL DRAWINGS.
7. DRIVEWAY SECTION 18-IN CONCRETE CURB AND GUTTER, REFER TO DETAIL DRAWINGS.
8. CONCRETE CURB CUT. REFER TO STANDARD NOTES AND DETAILS SHEET.
9. CONCRETE FLUME, REFER TO STANDARD NOTES AND DETAILS SHEET.
10. APPROXIMATE EXISTING RIGHT-OF-WAY.
11. LIGHT POLE BASE, LIGHT POLE, AND LIGHT FIXTURE. REFER TO LIGHTING AND LANDSCAPE PLAN. (TYP.)
12. LANDSCAPE AREA, REFER TO LIGHTING AND LANDSCAPE PLAN.
13. BIOFILITRATION BASIN. DO NOT INSTALL BIOFILTER ENGINEERED SOIL OR UNDERDRAIN UNTIL SITE GRADING IS COMPLETED AND STABILIZED.
14. 8′ CHAIN LINK FENCE.
15. 2-FT X 2.5-FT TRUNCATED DOME DETECTABLE WARNING PANELS. (TYP.)

SIGNING

16. STOP SIGN, REFER TO SIGNING KEY FOR DETAILS.
17. DO NOT ENTER SIGN, REFER TO SIGNING KEY FOR DETAILS.
18. YIELD SIGN, REFER TO SIGNING KEY FOR DETAILS.

PAVEMENT MARKING

19. 4-IN WHITE PAVEMENT MARKING LINES. (TYP.)
20. 4-IN WHITE DIAGONAL PAVEMENT MARKING LINES, 45°. (TYP.)
21. 4-IN WHITE 60° ANGLE PARKING PAVEMENT MARKING LINES. (TYP.)
22. 6-IN WHITE CROSSWALK SPACED 10-FT APART.
23. 18-IN WHITE STOP BAR.
24. WHITE ARROW PAVEMENT MARKING. (TYP.)



DATE:
REVISIONS
NO.

SITE PLAN AND DIMENSIONS

SCHILBERG PARK PARKING LOT IMPROVEMENTS
SCHOOL DISTRICT OF MILTON
MILTON, WISCONSIN

JOB NO.
1495.002

PROJECT MGR.
KRH

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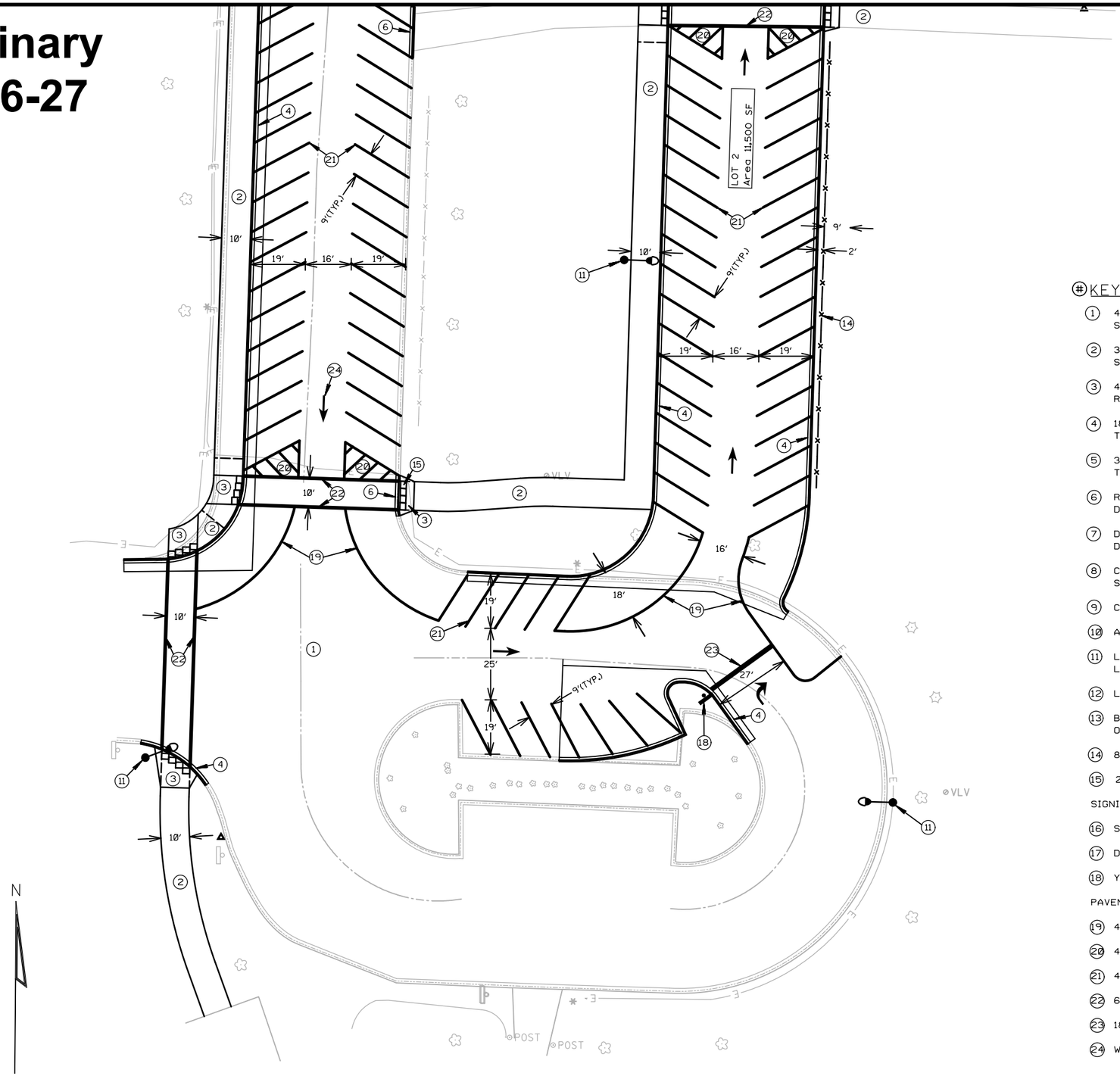
SHEET
5

Preliminary
2016-06-27



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DATE:
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SITE PLAN AND DIMENSIONS

SCHILBERG PARK PARKING LOT IMPROVEMENTS
SCHOOL DISTRICT OF MILTON
MILTON, WISCONSIN

JOB NO.
1495.002

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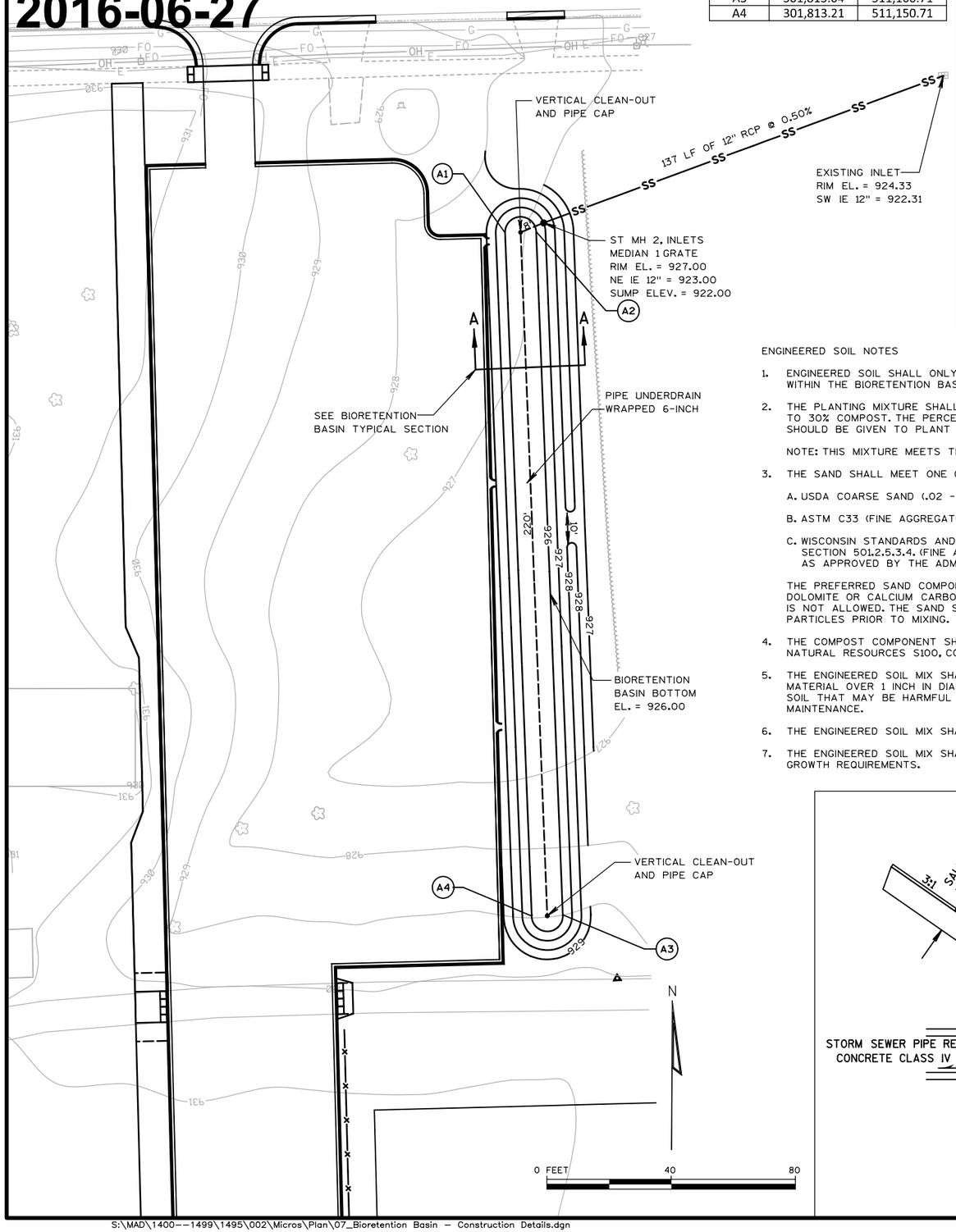
STRAND ASSOCIATES®

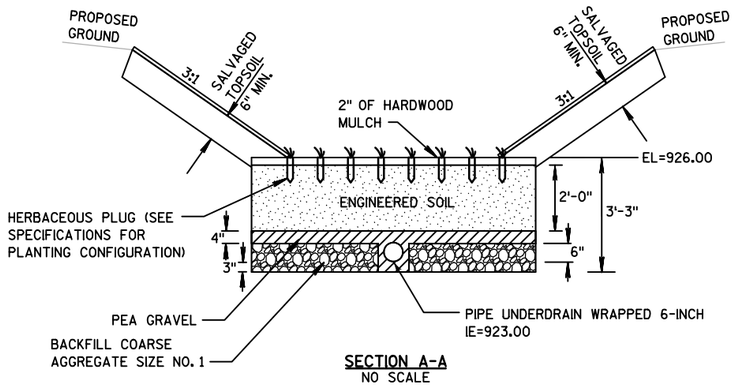
SHEET
6

Preliminary

2016-06-27

BASIN LAYOUT COORDINATES		
POINT	NORTHING	EASTING
A1	302,033.24	511,154.58
A2	302,033.06	511,164.57
A3	301,813.04	511,160.71
A4	301,813.21	511,150.71





SECTION A-A
NO SCALE

BIORETENTION BASIN TYPICAL SECTION
NO SCALE

ENGINEERED SOIL NOTES

1. ENGINEERED SOIL SHALL ONLY BE USED WITHIN THE LIMITS OF THE 926 CONTOUR WITHIN THE BIORETENTION BASIN.
2. THE PLANTING MIXTURE SHALL CONSIST OF A MIXTURE OF 70 TO 85% SAND AND 15 TO 30% COMPOST. THE PERCENTAGES ARE BASED ON VOLUME. SPECIAL ATTENTION SHOULD BE GIVEN TO PLANT SELECTION WHEN THE PERCENTAGE OF SAND EXCEEDS 75%.

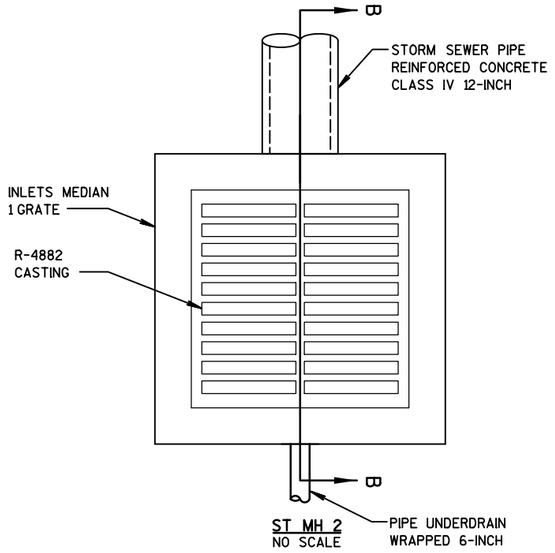
   NOTE: THIS MIXTURE MEETS THE EQUIVALENT LEVEL OF PROTECTION AS DETERMINED BY DNR.
3. THE SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:

   A. USDA COARSE SAND (.02 - .04 INCHES).

   B. ASTM C33 (FINE AGGREGATE CONCRETE SAND).

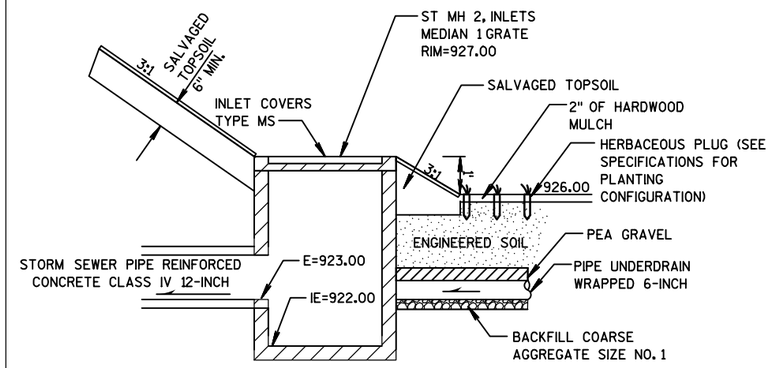
   C. WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STURCTURE CONSTRUCTION, SECTION 501.2.5.3.4. (FINE AGGREGATE CONCRETE SAND) 2005 EDITION, OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY.

   THE PREFERRED SAND COMPONENT CONSISTS OF MOSTLY SIO , BUT SAND CONSISTING OF DOLOMITE OR CALCIUM CARBONATE MAY ALSO BE USED. MANUFACTURED SAND OR STONE DUST IS NOT ALLOWED. THE SAND SHALL BE WASHED AND DRAINED TO REMOVE CLAY AND SILT PARTICLES PRIOR TO MIXING.
4. THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES S100, COMPOST.
5. THE ENGINEERED SOIL MIX SHALL BE FREE OF ROCKS, STUMPS, ROOTS, BRUSH OR OTHER MATERIAL OVER 1 INCH IN DIAMETER. NO OTHER MATERIAL SHALL BE MIXED WITH THE PLANTING SOIL THAT MAY BE HARMFUL TO PLANT GROWTH OR PROVE A MINDRANCE TO PLANTING OR MAINTENANCE.
6. THE ENGINEERED SOIL MIX SHALL HAVE A pH BETWEEN 5.5 AND 8.0
7. THE ENGINEERED SOIL MIX SHALL HAVE ADEQUATE NUTRIENT CONTENT TO MEET PLANT GROWTH REQUIREMENTS.

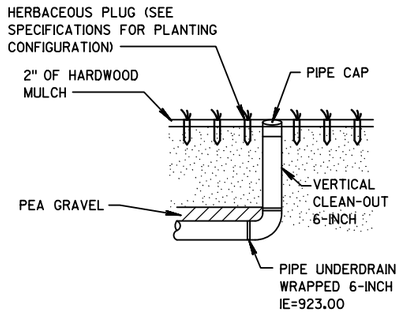


ST MH 2
NO SCALE

BIORETENTION BASIN



SECTION B-B
NO SCALE



CLEAN-OUT PORT DETAIL

DATE:
REVISIONS
NO.

BIORETENTION BASIN CONSTRUCTION DETAILS

SCHILBERG PARK PARKING LOT IMPROVEMENTS
SCHOOL DISTRICT OF MILTON
MILTON, WISCONSIN

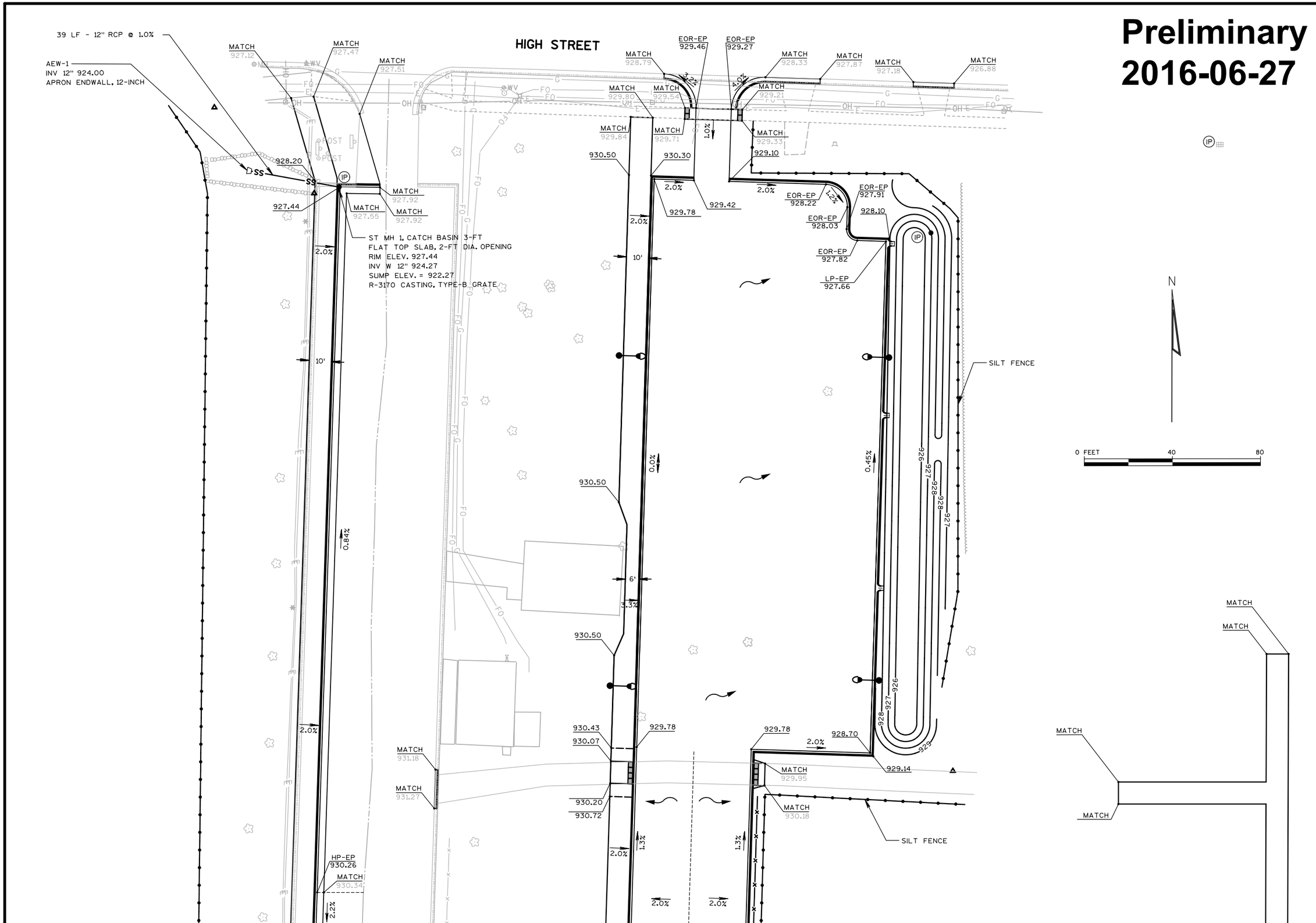
JOB NO. 1495.002

PROJECT MGR. KRH

STRAND ASSOCIATES®

SHEET 7

Preliminary
2016-06-27



NO.	REVISIONS	DATE:

GRADING AND EROSION CONTROL PLAN

SCHILBERG PARK PARKING LOT IMPROVEMENTS
SCHOOL DISTRICT OF MILTON
MILTON, WISCONSIN

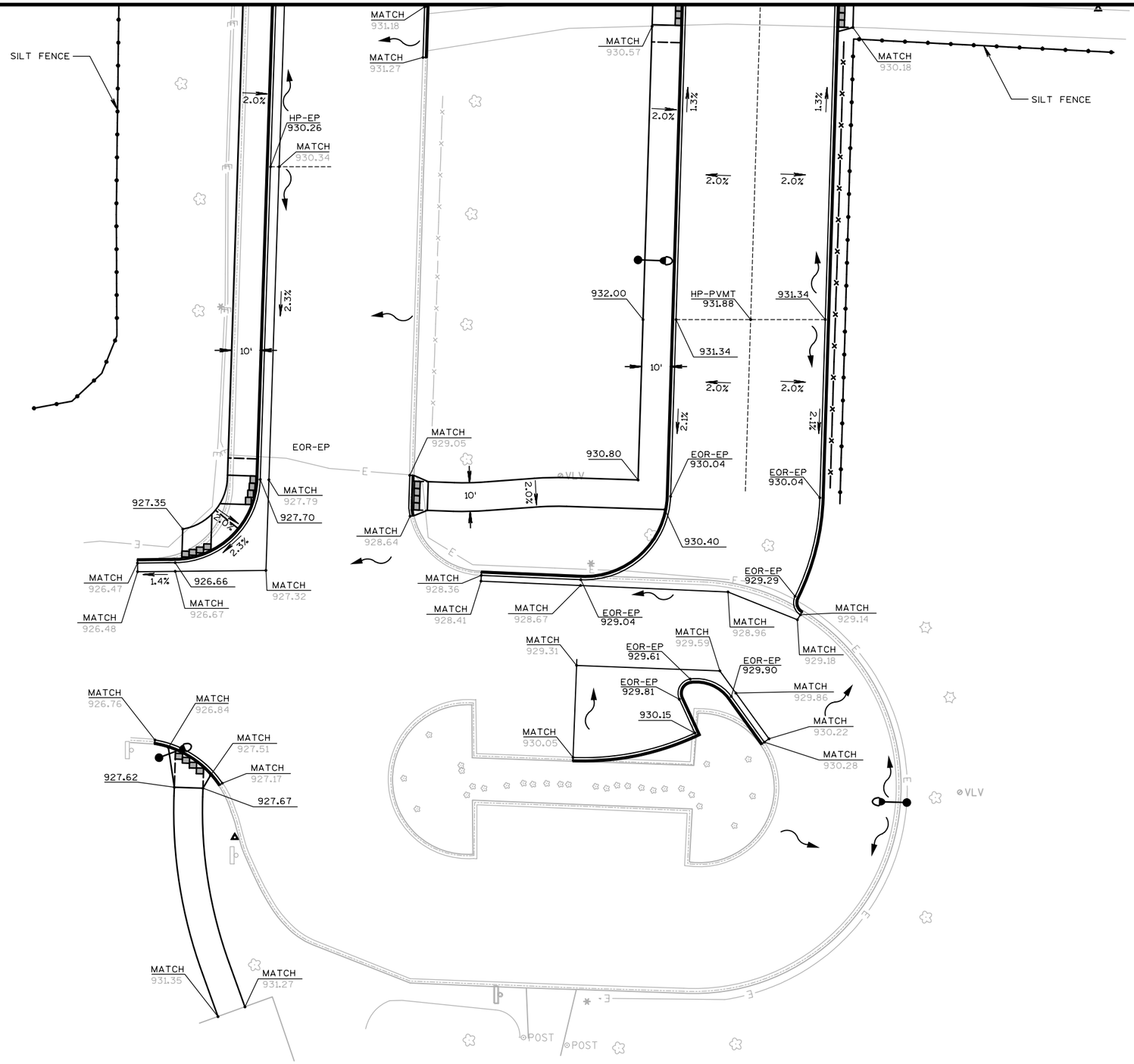
JOB NO.
1495.002

PROJECT MGR.
KRH

STRAND ASSOCIATES®

SHEET
8

S:\MAD\1400--1499\1495\002\Micros\Plan\08_North_Grading and Erosion Control Plan.dgn user: kyleh 6/27/2016 2:03:36 PM



Preliminary
2016-06-27

NO.	REVISIONS	DATE:

GRADING AND EROSION CONTROL PLAN

SCHILBERG PARK PARKING LOT IMPROVEMENTS
SCHOOL DISTRICT OF MILTON
MILTON, WISCONSIN

JOB NO.
1495.002

PROJECT MGR.
KRH

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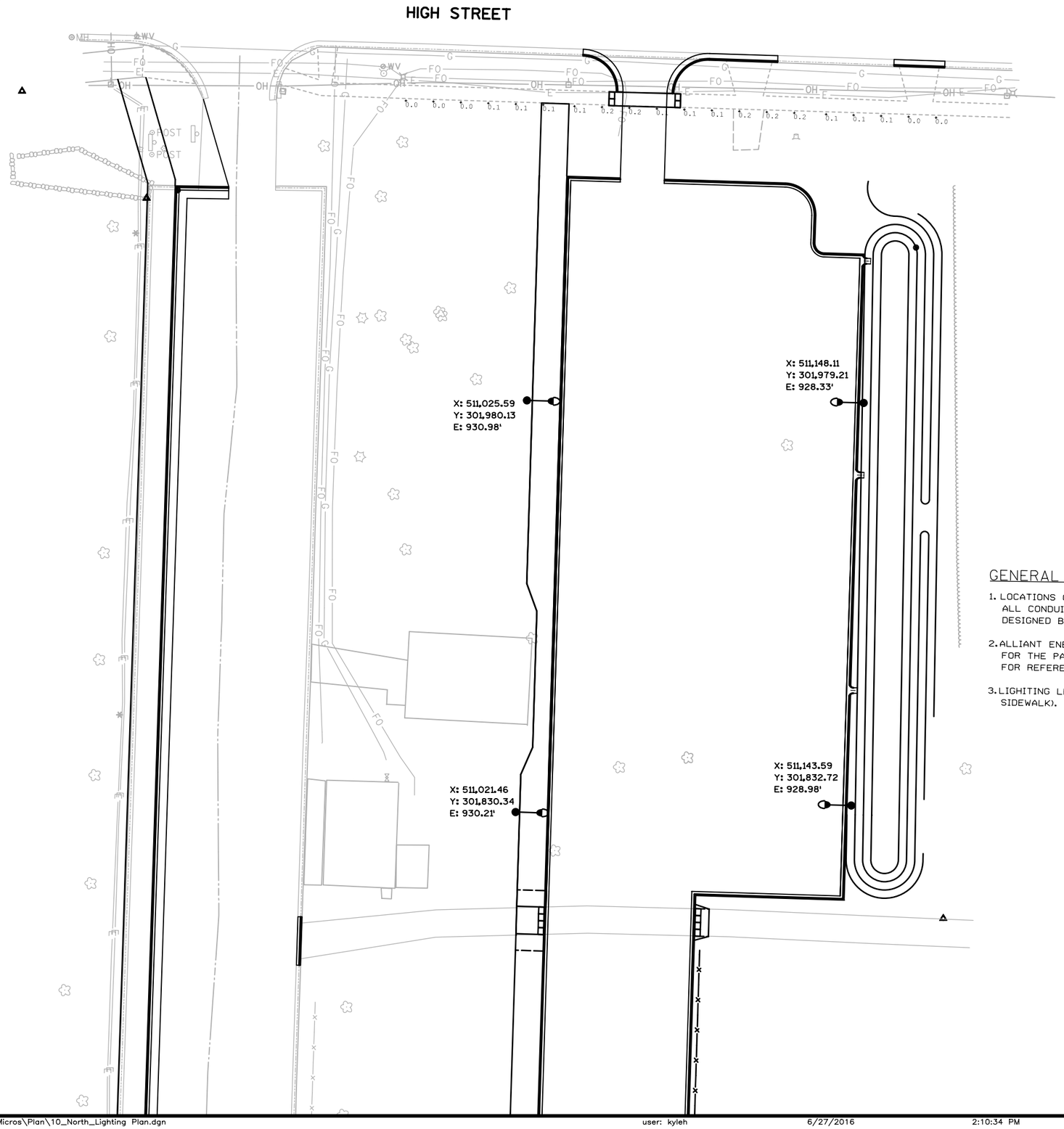
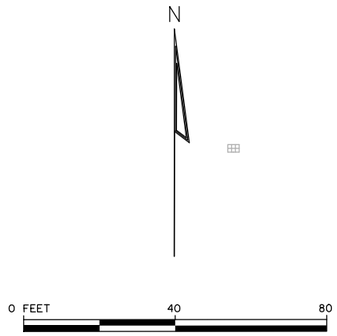
SHEET
9

Preliminary
2016-06-27





GENERAL NOTES:

1. LOCATIONS OF LIGHT POLES ARE SHOWN ON THIS PLAN. ALL CONDUIT, WIRE, AND LIGHTING CONTROLLER ARE BEING DESIGNED BY ALLIANT ENERGY.
2. ALLIANT ENERGY WILL CONSTRUCT THE LIGHTING ELEMENTS FOR THE PARKING LOT EXPANSION. INFORMATION SHOWN HERE FOR REFERENCE ONLY.
3. LIGHITING LEVELS SHOWN AT PROPERTY LINE (BACK OF SIDEWALK).

DATE:
REVISIONS
NO.

LIGHTING PLAN

SCHILBERG PARK PARKING LOT IMPROVEMENTS
SCHOOL DISTRICT OF MILTON
MILTON, WISCONSIN

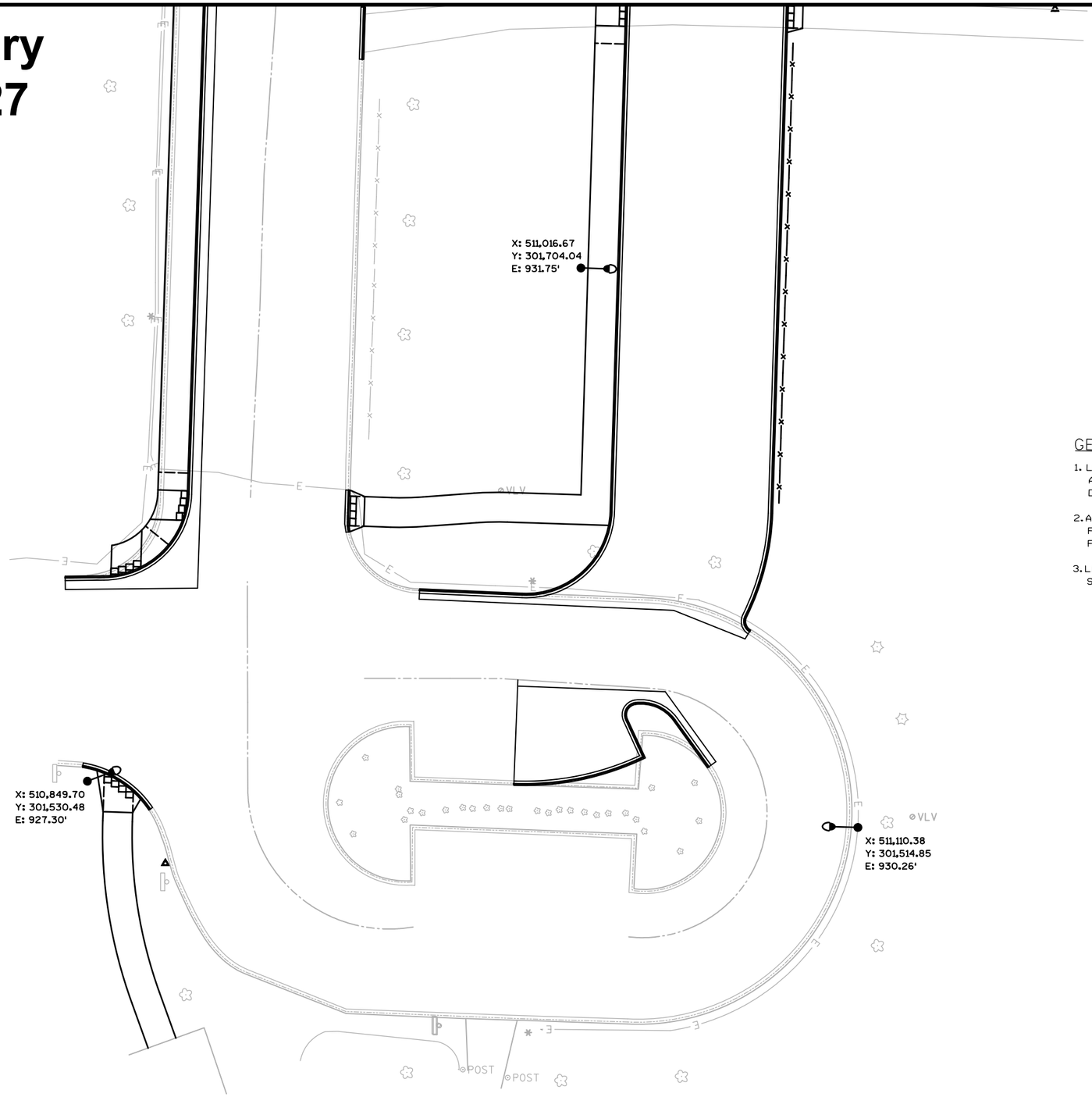
JOB NO.
1495.002

PROJECT MGR.
KRH

STRAND ASSOCIATES®

SHEET
13

Preliminary
2016-06-27



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N

0 FEET 40 80

DATE:
REVISIONS
NO.

LIGHTING PLAN

SCHILBERG PARK PARKING LOT IMPROVEMENTS
SCHOOL DISTRICT OF MILTON
MILTON, WISCONSIN

JOB NO.
1495.002

PROJECT MGR.
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SHEET
14

S:\MAD\1400--1499\1495\002\Micros\Plan\11_South_Lighting1 Plan.dgn user: kyleh 6/27/2016 2:10:54 PM

Preliminary
2016-06-27

HIGH STREET

TURF GRASS
6-KF
22-SD
25-SD
1-FC
15-PM
2-HA
1-BHS
LANDSCAPE EDGING (TYP.)
1-FC
TURF GRASS
3-SB
10-PM
4-KF
HARDWOOD MULCH OVER WEED BARRIER (TYP.)
LANDSCAPE EDGING (TYP.)
7-KF
5-WR
3-SB
5-WR
5-RT
28-PM
3-SB
3-CA

N

0 FEET 40 80

DATE:
REVISIONS
NO.

LANDSCAPING PLAN

SCHILBERG PARK PARKING LOT IMPROVEMENTS
SCHOOL DISTRICT OF MILTON
MILTON, WISCONSIN

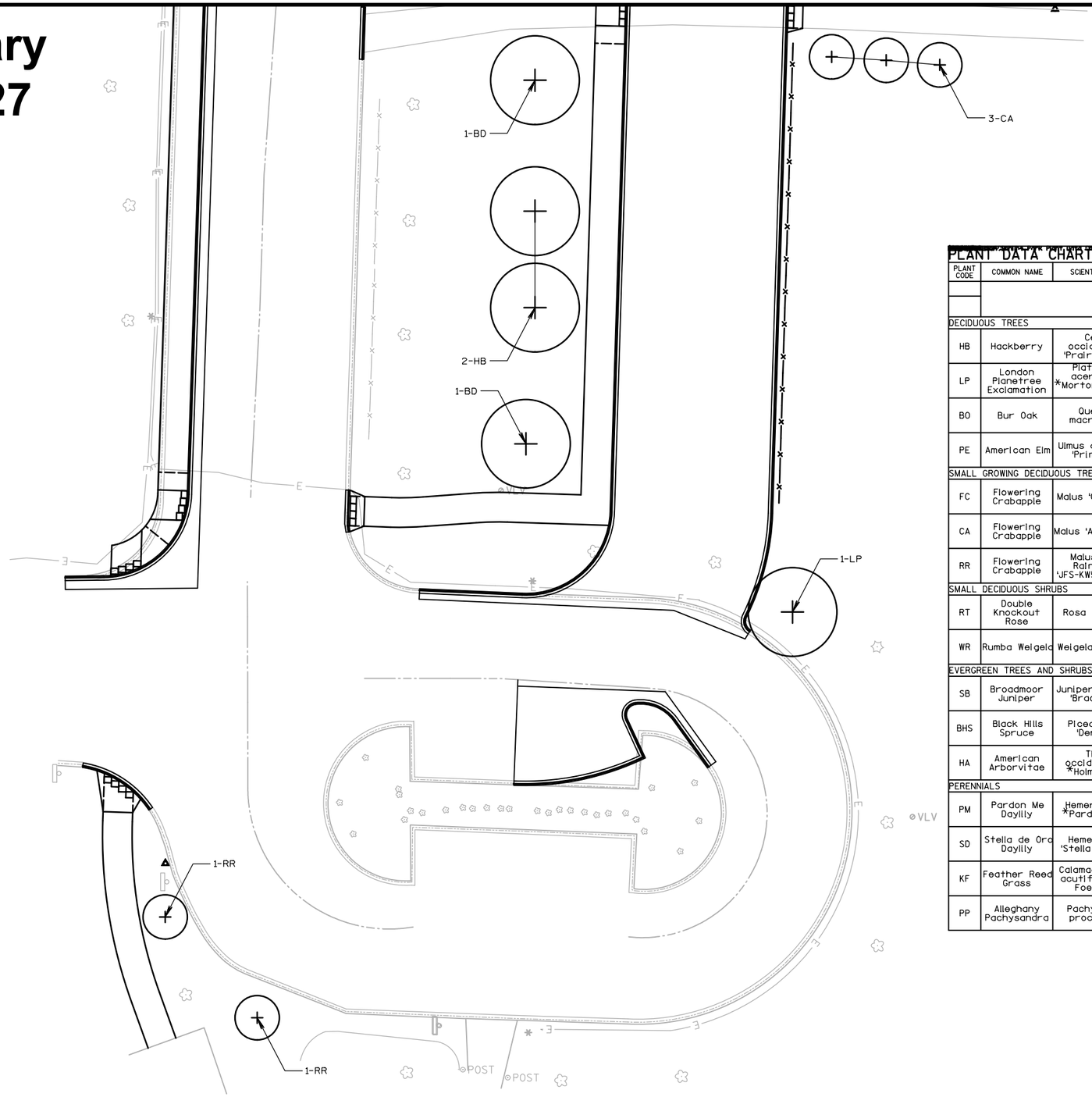
JOB NO.
1495.002
PROJECT MGR.
KRH

STRAND ASSOCIATES®

SHEET
16

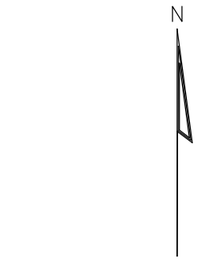
S:\MAD\1400--1499\1495\002\Micros\Plan\12_North_Landscaping Plan.dgn user: kyleh 6/27/2016 2:12:41 PM

Preliminary
2016-06-27



PLANT DATA CHART

PLANT CODE	COMMON NAME	SCIENTIFIC NAME	AVG. MATURE	AVG. MATURE	SIZE WHEN PLANTED	ROOT ZONE MODE	MINIMUM SIZE				FERT. PACK. REQ	MULCH RING DIA.
							MIN. BALL OR POT SIZE		MIN. HOLE SIZE			
							MIN. CONT. SIZE	MIN. CONT. DEPTH	MIN. HOLE DIA.	MIN. HOLE DEPTH		
DECIDUOUS TREES												
HB	Hackberry	Celtis occidentalis 'Prairie Pride'	55'	40-55'	2"Cal.	B&B	24"	16"	40"	16"	4	48"
LP	London Planetree Exclamation	Platanus x acerifolia *Morton Circle*	60'	30'	1.5" Cal.	B&B	20"	14"	36"	14"	3	48"
BO	Bur Oak	Quercus macrocarpa	75'	75'	2"Cal.	B&B	24"	16"	40"	16"	4	48"
PE	American Elm	Ulmus americana 'Princeton'	50'	50'	2.5"	B&B	28"	19"	44"	16"	4	48"
SMALL GROWING DECIDUOUS TREES												
FC	Flowering Crabapple	Malus 'Centurion'	20-25'	15-20'	2"Cal.	B&B	24"	16"	34"	18"	3	36"
CA	Flowering Crabapple	Malus 'Adirondack'	10-20'	6-10'	2"Cal.	B&B	24"	16"	34"	18"	3	36"
RR	Flowering Crabapple	Malus 'Royal Raindrops' 'JFS-KW5 PP 14375'	20	15	2"Cal.	B&B	24"	16"	34"	18"	3	36"
SMALL DECIDUOUS SHRUBS												
RT	Double Knockout Rose	Rosa 'Radtko'	3-4"	3-4'	18" HT	POT	12"	9"	28"	9"	1	Bed
WR	Rumba Weigela	Weigela X 'Rumba'	3-5'	3-5'	24" HT	POT	12"	9"	28"	9"	2	Bed
EVERGREEN TREES AND SHRUBS												
SB	Broadmoor Juniper	Juniperus sabina 'Braodmoor'	18"	6'	12"	CAN	12"	9"	28"	9"	2	Bed
BHS	Black Hills Spruce	Picea glauca 'Densata'	35'	10-15'	6'HT	B&B	22"	15"	38"	15"	3	48"
HA	American Arborvitae	Thuja occidentalis *Holmstrup'	5-7'	2-3'	5'HT	B&B	20"	15"	36"	15"	2	36"
PERENNIALS												
PM	Pardon Me Daylily	Hemerocallis *Pardon Me*	18"	18-24"	18"	POT	10"	8"	16"	8"	--	Bed
SD	Stella de Oro Daylily	Hemerocallis 'Stella de Oro*	18"-24"	12"-16"	16"	POT	10"	8"	16"	8"	--	Bed
KF	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	36"-48"	24"	12"	POT	8"	8"	14"	8"	--	Bed
PP	Alleghany Pachysandra	Pachysandra procumbens	12"		6"	POT	2"	--	--	--	--	Bed



0 FEET 40 80

DATE:
REVISIONS
NO.

LANDSCAPING PLAN

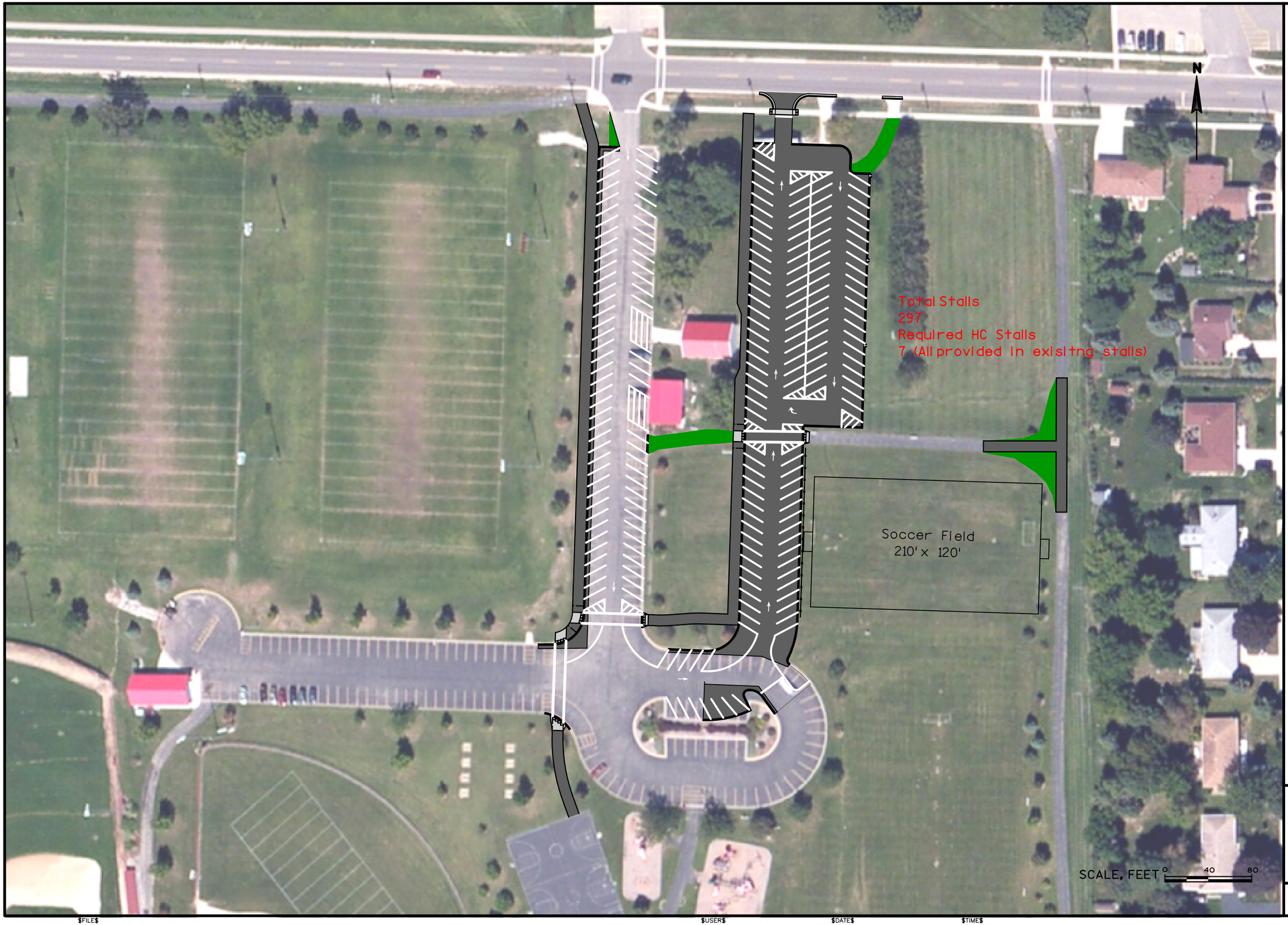
SCHILBERG PARK PARKING LOT IMPROVEMENTS
SCHOOL DISTRICT OF MILTON
MILTON, WISCONSIN

JOB NO.
1495.002

PROJECT MGR.
KRH

STRAND ASSOCIATES®

SHEET
17



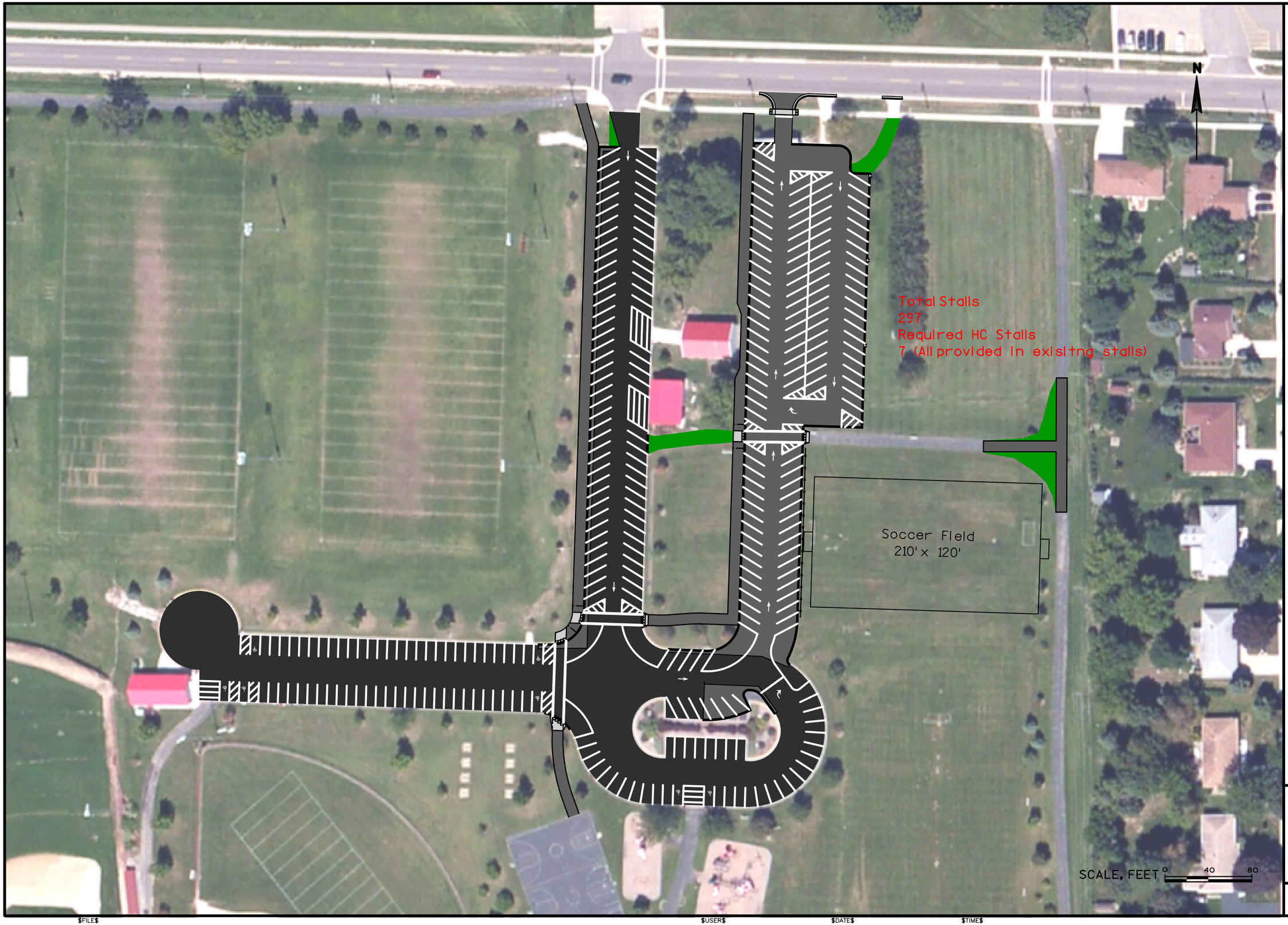
SCHILBERG PARK
PARKING LOT MODIFICATION ALTERNATIVE 2

SCHOOL DISTRICT OF MILTON
MILTON, WI

STRAND ASSOCIATES®

FIGURE
JOB NO.

$FILE$ $USER$ $DATE$ $TIME$



SCHILBERG PARK
PARKING LOT MODIFICATION ALTERNATIVE 2 WITH SEALCOAT
SCHOOL DISTRICT OF MILTON
MILTON, WI

STRAND ASSOCIATES®

FIGURE
JOB NO.

$FILE$ $USER$ $DATE$ $TIME$

Henderson, Kyle R.

From: Wolfe, Todd <ToddWolfe@alliantenergy.com>
Sent: Wednesday, June 15, 2016 11:19 AM
To: Henderson, Kyle R.
Subject: Shilberg Park-Milton lights
Attachments: 250w HPS.pdf

Kyle

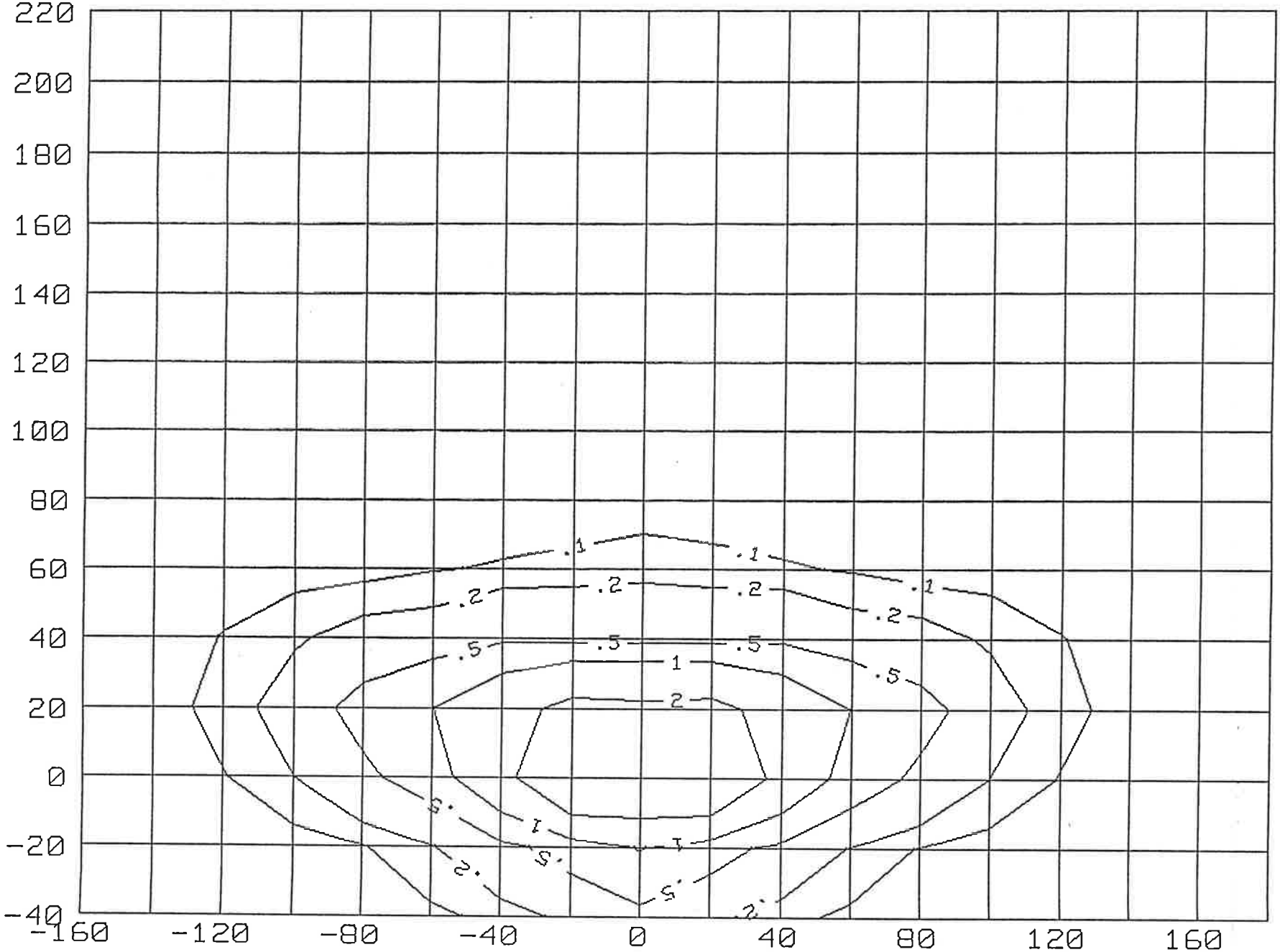
All the roadway lights in the parking area are 250w type 2/3 semi-cutoff lights mounted on 35ft direct bury concrete poles. The mounting height will be
at about 30ft and all existing poles are spaced 175ft apart. I have attached some light info for you to look at. Thanks

Please call or e-mail me with any questions. Thanks

Todd M. Wolfe

Todd M. Wolfe
Engineering Technician
Alliant Energy
608-757-7518
toddwolfe@alliantenergy.com

GE LIGHTING SYSTEMS - ISO-ILLUMINATION DIAGRAM
M-250A2 QTY: 1 7263 24750 M-S-I]
Lamp: HPS 200-250 Lumens: 27500 MF:0.90
Mounting Height: 30.0 Luminaires/Location: 1
Scale: 1 Inch = 40.0 Pole is Located at X=0, Y=0
Photometric Axis is Aimed Out 0.0 from the Pole Base.



250 Watt
HPS COBRA
TYPE II
Medium Cut-Off

Illumination Array for Template Generation using ISO Program

Y Coord	-160	-140	-120	-100	-80.0	-60.0	-40.0	-20.0	0.0	20.0	40.0	60.0	80.0	100	1
220	+ .001	+ .002	+ .001	+ .001	+ .001	+ .001	+ .001	+ .001	+ .001	+ .001	+ .001	+ .001	+ .001	+ .001	.0
200	+ .002	+ .002	+ .002	+ .002	+ .002	+ .002	+ .002	+ .002	+ .002	+ .002	+ .002	+ .002	+ .002	+ .002	.0
180	+ .002	+ .003	+ .003	+ .003	+ .003	+ .003	+ .003	+ .003	+ .003	+ .003	+ .003	+ .003	+ .003	+ .003	.0
160	+ .003	+ .003	+ .004	+ .004	+ .004	+ .004	+ .004	+ .004	+ .004	+ .004	+ .004	+ .004	+ .004	+ .004	.0
140	+ .003	+ .004	+ .005	+ .006	+ .006	+ .006	+ .006	+ .007	+ .006	+ .007	+ .006	+ .006	+ .006	+ .006	.0
120	+ .004	+ .005	+ .007	+ .009	+ .010	+ .010	+ .011	+ .011	+ .011	+ .011	+ .011	+ .010	+ .010	+ .009	.0
100	+ .007	+ .008	+ .010	+ .014	+ .016	+ .017	+ .019	+ .022	+ .023	+ .022	+ .019	+ .017	+ .016	+ .014	.0
80.0	+ .012	+ .016	+ .018	+ .021	+ .030	+ .037	+ .043	+ .051	+ .057	+ .051	+ .043	+ .037	+ .030	+ .021	.0
60.0	+ .020	+ .034	+ .049	+ .057	+ .062	+ .094	+ .111	+ .134	+ .150	+ .134	+ .111	+ .094	+ .062	+ .057	.0
40.0	+ .027	+ .055	+ .106	+ .181	+ .266	+ .289	+ .435	+ .409	+ .421	+ .409	+ .435	+ .289	+ .266	+ .181	.1
20.0	+ .029	+ .063	+ .131	+ .281	+ .642	+ .990	+ 1.59	+ 2.32	+ 2.22	+ 2.32	+ 1.59	+ .990	+ .642	+ .281	.1
0.0	+ .024	+ .047	+ .096	+ .199	+ .411	+ .726	+ 1.61	+ 3.55	+ 3.28	+ 3.55	+ 1.61	+ .726	+ .411	+ .199	.0
-20.0	+ .014	+ .023	+ .037	+ .057	+ .093	+ .188	+ .393	+ .657	+ 1.03	+ .657	+ .393	+ .188	+ .093	+ .057	.0
-40.0	+ .008	+ .012	+ .017	+ .024	+ .036	+ .078	+ .129	+ .240	+ .375	+ .240	+ .129	+ .078	+ .036	+ .024	.0

Lower Left Corner: X = -160.00 Y = -40.00 Z = 0.00

JUNCTION
STATION
ICE
Home City Ice

CITY OF MILTON

a community since 1838

Department of Public Works

To: Milton Plan Commission
From: Howard Robinson, Director of Public Works
Date: July 5, 2016
Subject: Discussion and Possible Action on a Site Plan Review for a Change in Signage for Junction Station Located at 602 W. Madison Avenue

---

Summary
Junction Station, located at 602 W. Madison Avenue, is requesting a change to the color of their signage on the front of their building. The current black lettering is difficult to see against their brick façade and they are requesting a change to red lettering. The red "color" will match that of the Cennex corporate logo.

Because this property is located in a B-3 Zone District, this change in signage requires a site plan review and approval from the Plan Commission

Recommendation
The City Administration recommends the Plan Commission approve the site plan for the change in signage at Junction Station located at 602 W. Madison Avenue.

CITY OF MILTON

a community since 1838

Department of Public Works

To: Milton Plan Commission
From: Howard Robinson, Director of Public Works
Date: July 5, 2016
Subject: Discussion and Possible Action on a Site Plan Review for Sunset Apartments Expansion

---

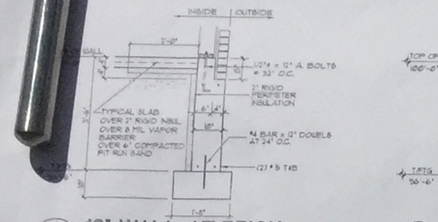
Summary
Mike Lukas has requested a site plan review for the construction of three (3) new 8-unit apartments on East Sunset Drive (see attached site plan). These new apartment buildings will mirror the six existing 8-unit apartment buildings located along East Sunset Drive.

Analysis
In addition to the site plan submittal, Mr. Lukas has provided a letter that describes the site plan requirements (attached). The site plan meets all requirements for this type of construction in the R-4 Residential Zone District.

When Mr. Lukas originally built the six existing apartment complexes, a Site Plan was reviewed and approved for full build out of the site. This new site plan mirrors that original plan, but must be resubmitted due to the length of time that has elapsed since the original approval.

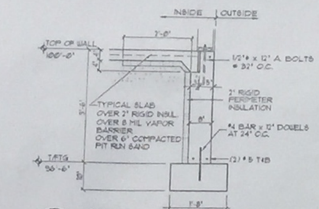
The Site Plan does meet all ordinance requirements with one exception. The building on #553 needs to be moved 25-feet for a setback during construction. The plan shows 23-feet at this time. There is room to accommodate this change on the site during construction, and the applicant has agreed to make that change.

Recommendation
Based on the site plan meeting all necessary requirements with the one exception that the applicant has agreed to address, the City Administration recommends approval of the site plan for the Sunset Drive Apartments expansion.



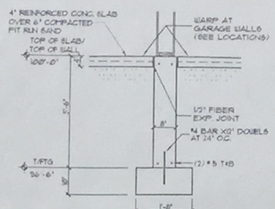
1 / A1 **10" WALL AT BRICK**

SCALE: 1/2" = 1'-0"



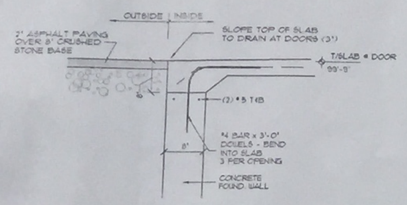
2 / A1 **8" WALL AT SIDING**

SCALE: 1/2" = 1'-0"



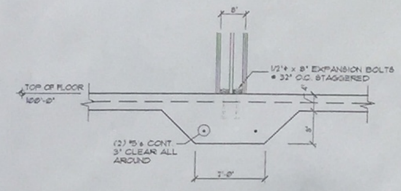
3 / A1 **FOUNDATION BRG WALL IN GARAGE**

SCALE: 1/2" = 1'-0"



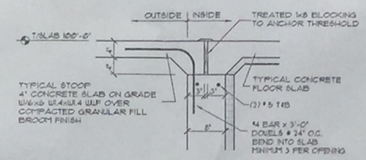
4 / A1 **WALL AT GARAGE DOOR**

SCALE: 3/4" = 1'-0"



5 / A1 **THICKENED SLAB**

SCALE: 1/2" = 1'-0"

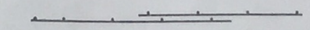


6 / A1 **STOOP @ FROST WALL (ENTRY DOOR)**

SCALE: 3/4" = 1'-0"

REINFORCING NOTES

1. REINFORCING SHALL BE DETAILED IN ACCORDANCE WITH ACI 315-74.
2. ALL LAPS SHALL BE CLASS 'C' UNLESS OTHERWISE NOTED ON THE DESIGN DRAWINGS OR UNLESS THE DETAILER TAKES SPECIAL CARE TO PROVIDE STAGGERED LAPS. USE TOP BAR LAP LENGTHS FOR ALL HORIZONTAL WALL BARS AND FOR TOP BARS IN SLABS AND BEAMS OVER 14" DEEP.
3. LAP LENGTH SHALL BE SPECIFICALLY NOTED ON PLACING DRAWINGS WHERE MORE THAN ONE BAR MAKES UP A CONTINUOUS STRING.
4. CORNER BARS WITH CLASS 'C' LAPS SHALL BE PROVIDED AT WALL CORNERS AND INTERSECTIONS PER ACI 318-74 FIGURE 7-1, EXCLUDING TOP CENTER DETAIL.
5. HORIZONTAL BARS EXCEPT FOR CONTINUOUS STRINGS FROM ONE CORNER OR OPENING TO ANOTHER SHALL BE DETAILED TO END THE DISTANCE FROM AT LEAST ONE END OF THE BAR TO THE NEAREST BUILDING GRID LINE OR WALL.
6. WELDED WIRE FABRIC SHALL BE LAPPED AND/OR ANCHORED TO DEVELOP f_y PER ACI 318-74.



DESIGN STRESSES

CAST IN PLACE CONCRETE

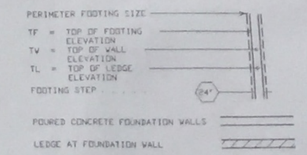
FOOTINGS	f'c = 3000 psi
INTERIOR SLAB ON GRADE	f'c = 4000 psi
EXTERIOR FLATWORK	f'c = 4000 psi
OTHER	f'c = 3000 psi
REINFORCING STEEL	Fy = 60000 psi
WELDED WIRE FABRIC	Fy = 65000 psi

STRUCTURAL STEEL

TUBE STEEL	Fy = 46000 psi (ASTM A500)
OTHER	Fy = 36000 psi (ASTM A36)

WELDING ELECTRODES: E70XX

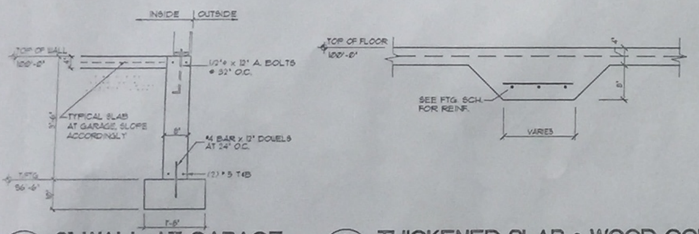
SOIL BEARING PRESSURE (PRESUMED): 3000 P.S.F.



FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
F-2.5	2'-6" x 2'-6" x 12"	3 - #4 BARS EACH WAY
F-3.0	3'-0" x 3'-0" x 12"	4 - #4 BARS EACH WAY
F-3.5	3'-6" x 3'-0" x 12"	5 - #4 BARS EACH WAY
F-4.0	4'-0" x 4'-0" x 12"	6 - #4 BARS EACH WAY
F 24	2'-0" WIDE x 12"	2 - #5 BARS LONG
TYP. WALL FOOTING	20" WIDE x 10"	

NOTES:

1. COORDINATE FLOOR DRAIN LOCATIONS WITH PLUMBING CONTRACTOR.
2. COLUMN FOOTINGS AT WALL ENDS ARE NOT ALWAYS CENTERED ON COLUMNS - SEE FOUNDATION PLAN FOR DIMENSION OFFSETS AT AFFECTED COLUMNS

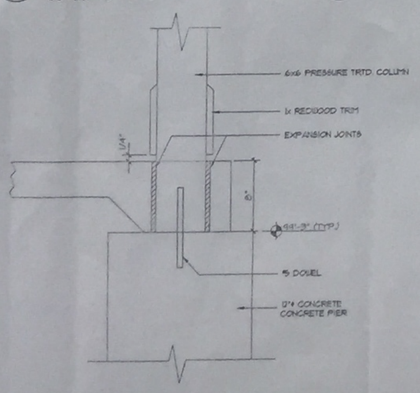


7 / A1 **8" WALL AT GARAGE**

SCALE: 1/2" = 1'-0"

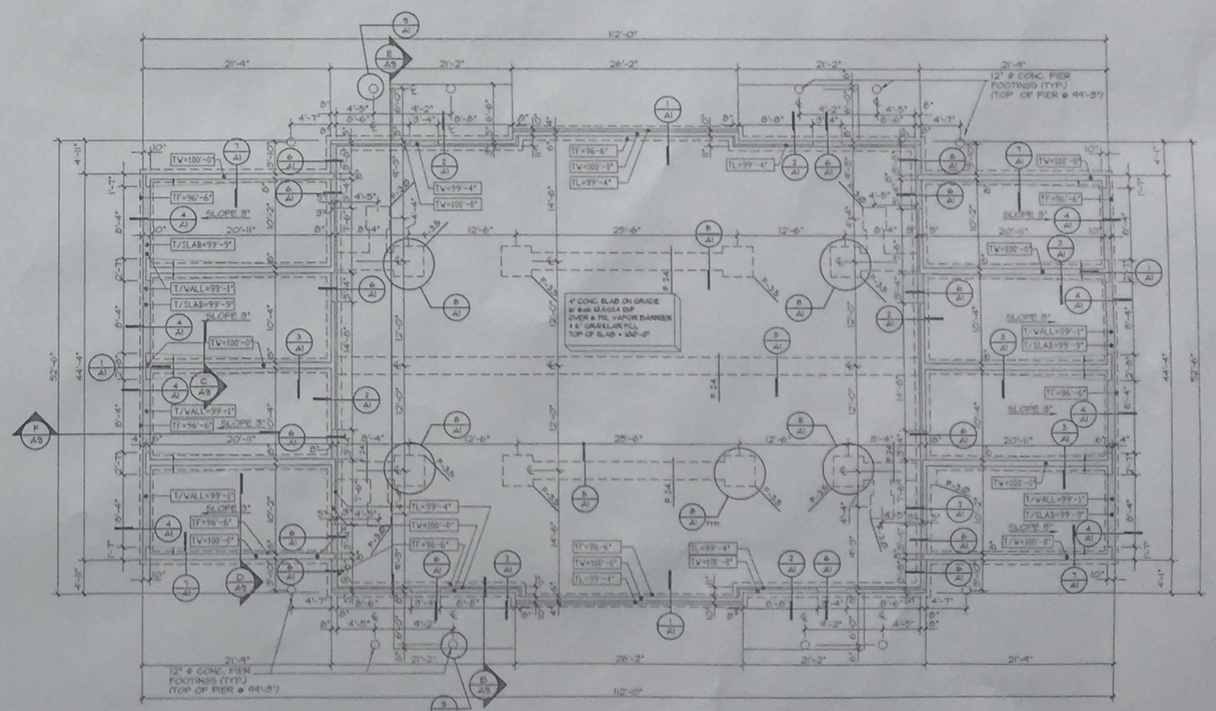
8 / A1 **THICKENED SLAB @ WOOD COLUMNS**

SCALE: 1/2" = 1'-0"



9 / A1 **COLUMN FOOTING**

1 1/2" = 1'-0"



FOUNDATION PLAN - BUILDING 'A'

1/8" = 1'-0"

GARY BRINK & ASSOCIATES
ARCHITECTS

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PROJECT:
SUNSET DRIVE APARTMENTS
SUNSET DRIVE
MILTON, WISCONSIN

CLIENT:
MIRKWOOD DEVELOPMENT, INC.
1507 NEWPORT AVENUE JANESVILLE, WISCONSIN 53545

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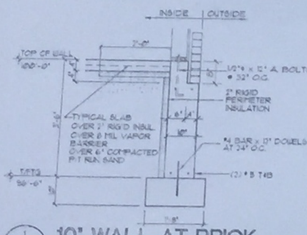
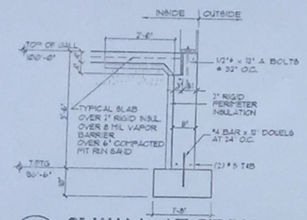
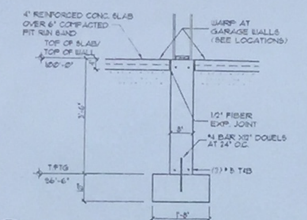
PROJECT:	9746
CAD\FILE:	A1-9746
DRAWN BY:	TB
DATE:	05/15/98



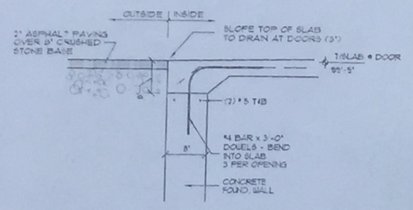
1/A2 **10" WALL AT BRICK**
SCALE: 1/2" = 1'-0"



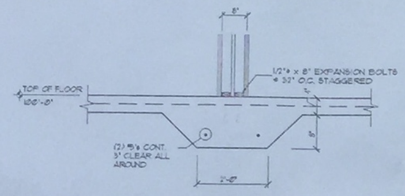
2/A2 **8" WALL AT SIDING**
SCALE: 1/2" = 1'-0"



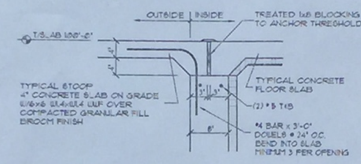
3/A2 **FOUNDATION BRG WALL IN GARAGE**
SCALE: 1/2" = 1'-0"



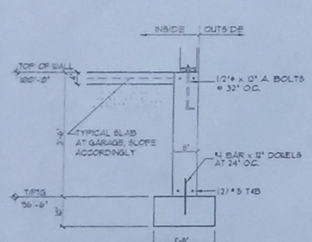
4/A2 **WALL AT GARAGE DOOR**
SCALE: 3/4" = 1'-0"



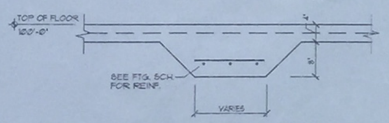
5/A2 **THICKENED SLAB**
SCALE: 1/2" = 1'-0"



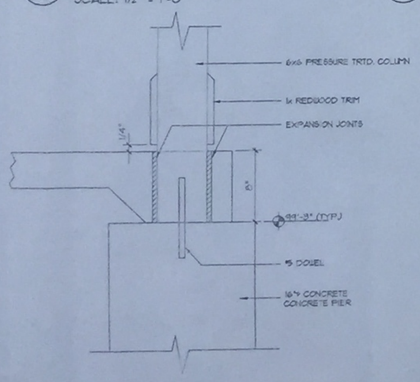
6/A2 **STOOP @ FROST WALL (ENTRY DOOR)**
SCALE: 3/4" = 1'-0"



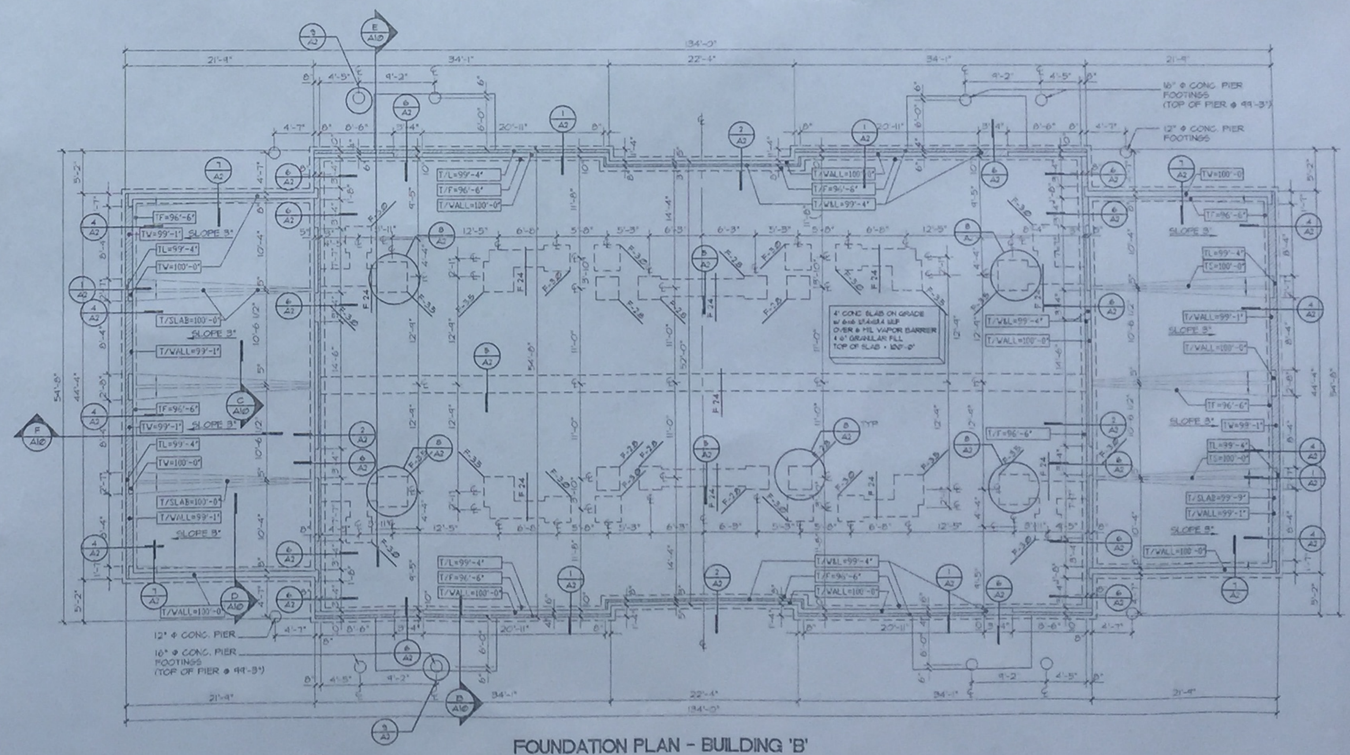
7/A2 **8" WALL AT GARAGE**
SCALE: 1/2" = 1'-0"



8/A2 **THICKENED SLAB @ WOOD COLUMNS**
SCALE: 1/2" = 1'-0"



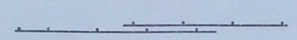
9/A2 **COLUMN FOOTING**
1 1/2" = 1'-0"



FOUNDATION PLAN - BUILDING 'B'
1/8" = 1'-0"

REINFORCING NOTES

1. REINFORCING SHALL BE DETAILED IN ACCORDANCE WITH ACI 315-74.
2. ALL LAPS SHALL BE CLASS 'C' UNLESS OTHERWISE NOTED ON THE DESIGN DRAWINGS OR UNLESS THE DETAILER TAKES SPECIAL CARE TO PROVIDE STAGGERED LAPS. USE TOP BAR LAP LENGTHS FOR ALL HORIZONTAL WALL BARS AND FOR TOP BARS IN SLABS AND BEAMS OVER 12" DEEP.
3. LAP LENGTH SHALL BE SPECIFICALLY NOTED ON PLACING DRAWINGS WHERE MORE THAN ONE BAR MAKES UP A CONTINUOUS STRING.
4. CORNER BARS WITH CLASS 'C' LAPS SHALL BE PROVIDED AT WALL CORNERS AND INTERSECTIONS PER ACI 315-74 FIGURE 7-9, EXCLUDING TOP CENTER DETAIL.
5. HORIZONTAL BARS EXCEPT FOR CONTINUOUS STRINGS FROM ONE CORNER OR OPENING TO ANOTHER SHALL BE DETAILED TO END THE DISTANCE FROM AT LEAST ONE END OF THE BAR TO THE NEAREST BUILDING GRID LINE OR WALL.
6. WELDED WIRE FABRIC SHALL BE LAPPED AND/OR ANCHORED TO DEVELOP f_y PER ACI 318-74.



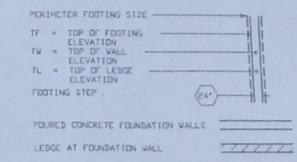
DESIGN STRESSES

CAST IN PLACE CONCRETE
- FOOTINGS: F'c = 3000 psi
- INTERIOR SLAB ON GRADE: F'c = 4000 psi
- EXTERIOR FLATWORK: F'c = 4000 psi
- OTHER: Fy = 3000 psi
- REINFORCING STEEL: Fy = 60000 psi
- WELDED WIRE FABRIC: Fy = 65000 psi

STRUCTURAL STEEL
- TUBE STEEL: Fy = 46000 psi (ASTM A500)
- OTHER: Fy = 36000 psi (ASTM A36)

WELDING ELECTRODES: E70XX

SOIL BEARING PRESSURE (PRESUMED): 3000 P.S.F.



FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
F-2.5	2'-5" x 2'-5" x 12"	3 - #4 BARS EACH WAY
F-3.0	3'-0" x 3'-0" x 12"	4 - #4 BARS EACH WAY
F-3.5	3'-6" x 3'-6" x 12"	5 - #4 BARS EACH WAY
F-4.0	4'-0" x 4'-0" x 12"	6 - #4 BARS EACH WAY
F-24	2'-0" WIDE x 12"	2 - #5 BARS LONG
TYP. WALL FOOTING	2'0" WIDE x 10"	

NOTE:
1. COORDINATE FLOOR DRAIN LOCATIONS WITH PLUMBING CONTRACTOR.
2. COLUMN FOOTINGS AT WALL ENDS ARE NOT ALWAYS CENTERED ON COLUMNS - SEE FOUNDATION PLAN FOR DIMENSION OFFSETS AT AFFECTED COLUMNS

GARY BRINK & ASSOCIATES
ARCHITECTS
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PROJECT:
SUNSET DRIVE APARTMENTS
SUNSET DRIVE
MILTON, WISCONSIN

CLIENT:
MIRKWOOD DEVELOPMENT, INC.
1507 NEWPORT AVENUE JANESVILLE, WISCONSIN 53[illegible]

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PROJECT:	9746
CAD\FILE:	A2-9746
DRAWN BY:	TB
DATE:	05/15/98

A2

NOTES:

ATTIC SMOKE COMPARTMENT:

DENOTES SMOKE COMPARTMENT

INDICATES LOCATION OF ATTIC FIRESTOP, 5/8" "X" GYP. SHEATHING APPLIED OVER ONE SIDE OF TRUSS OR ROOF RAFTER FROM CEILING LINE TO TIGHT TO ROOF DECK - EXTEND THRU OVERHANGS TO FASCIAS

ROOF TRUSS DESIGN LOADS AND NOTES

GENERAL TRUSS NOTES:

1. USE TRUSS TIE DOWN CLIPS AT ALL BEARING POINTS WITH SIMPSON H 2.5
2. ALL TRUSSES SHALL BE SIMPLE SPAN.
3. COMPLY WITH ALL STATE AND LOCAL REQUIREMENTS FOR SNOW DRIFT BUILD UP LOADINGS WHERE APPLICABLE.
4. PROVIDE GABLE TRUSS AT EACH END OF GAYHEADBACK IN ADDITION TO TRUSSES SHOWN.

ROOF TRUSS DESIGN LOADS:

1. ALL TRUSSES SHALL BE DESIGNED FOR A MINIMUM OF 30 PSF LIVE LOAD PLUS 25 PSF DEAD LOAD (15 PSF TOP CHORD 10 PSF BOTTOM CHORD).
2. ALL TRUSSES SHALL BE DESIGNED FOR A MINIMUM UPLIFT OF 20 PSF OVER INTERIOR SPACES AND 30 PSF AT EXTERIOR CANOPIES AND SOFFITS (MINUS 5 PSF TOTAL DEAD LOAD).
3. OTHER LIVE LOADS SHOWN ON THESE DRAWINGS ARE IN ADDITION TO THOSE LISTED ABOVE.
3. OTHER LIVE LOADS SHOWN ON THESE DRAWINGS ARE IN ADDITION TO THOSE LISTED ABOVE.
4. LIMIT LIVE LOAD DEFLECTION TO L/240.
5. CHECK VERTICALLY PROJECTING ELEMENTS FOR 20 PSF WIND LOAD.
6. USE "SIMPSON" H-5 - (28) @ EACH BEARING POINT OF ALL TRUSSES (TYP.)

ROOF TRUSS BRACING NOTES:

1. ALL BRACING SHOWN OR DESCRIBED SHALL BE MINIMUM 2x4 WITH 2 - 16d NAILS IN EVERY TRUSS IT CROSSES.
2. ALL TRUSS TOP CHORDS SHALL BE CONTINUOUSLY BRACED BY THE ROOF DECKING.
3. ALL TRUSS WEB MEMBERS SHALL BE BRACED AT 4'-0" OC UNLESS CALCULATIONS SHOW OTHERWISE.
4. ALL HORIZONTAL BRACING SHALL BE STIFFENED AT 20'-0" OC WITH EITHER,
   - A. DIAGONAL BRACING EXTENDED TO A SHEAR WALL PARALLEL TO THE ORIGINAL BRACING. SEE BRACING DETAILS A AND B.
   - B. A 1/2" PLYWOOD SHEET EXTENDED TO THE ROOF DECK OR SHEAR WALL.
5. ALL TRUSS BOTTOM CHORDS SHALL BE BRACED AT 6'-0" OC UNLESS CALCULATIONS SHOW OTHERWISE. CONTINUOUS SHEETING APPLIED TO THE BOTTOM CHORD WILL SATISFY THIS BRACING REQUIREMENT (SEE DETAIL C).

TRUSS SHOP DRAWINGS NOTES:

WOOD TRUSS SHOP DRAWINGS SHALL SHOW THE FOLLOWING INFORMATION:

1. INFORMATION WHICH THE RESPONSIBLE BUILDING DESIGN PROFESSIONAL WILL CHECK FOR COMPLIANCE WITH CONTRACT DOCUMENTS:
   - A. ERECTION PLAN, SHOWING DIMENSIONED LOCATION AND TRUSS IDENTIFICATION.
   - B. BEARING DETAILS, SHOWING BEARING LENGTH, WIDTH, AND DEPTH INDICATING CONFORMANCE WITH DESIGN CALCULATIONS.
   - C. DESIGN LOADS. ALL DEAD AND LIVE LOADS SHALL BE SHOWN ON THE FRAMING PLAN OR TRUSS ELEVATION INDICATING CONFORMANCE TO TRUSS CALCULATIONS.
   - D. ALL PERMANENT BRACING. SHOW TOP CHORD, BOTTOM CHORD, AND WEB MEMBER BRACING ON FRAMING PLAN AND TRUSS ELEVATION. SUPPLIER AND INSTALLER OF THE BRACING SHALL ALSO BE INDICATED.
   - E. TRUSS DIMENSIONS. SHOW DEPTH, SPAN BEARING, HEIGHTS AND SLOPES AT ALL CRITICAL POINTS.
2. INFORMATION WHICH SHALL BE THE RESPONSIBILITY OF THE TRUSS FABRICATOR AND TRUSS DESIGNER AND SHALL BE PROVIDED WITH THE SHOP DRAWING SUBMITTAL:
   - A. MEMBER DESIGN. INCLUDING WEB CONFIGURATION, MEMBER SIZE, GRADE OF LUMBER, FABRICATED SPLICES AND MEMBER BRACING REQUIRED BY TRUSS DESIGN.
   - B. INTERIOR CONNECTION. DESIGN AND SHOW DETAIL OF WEB AND CHORD CONNECTIONS, CONNECTOR PLATES AND PLATE CAPACITIES.
   - C. ERECTION PLAN. SHOWING SPACING AND LAYOUT OF ANY TEMPORARY BRACING REQUIRED FOR ERECTION.
   - D. STRUCTURAL DESIGN OF TRUSSES. SUBMITS SETS OR COMPLETE TRUSS CALCULATIONS STAMPED AND SIGNED BY A REGISTERED WISCONSIN ENGINEER FOR SUBMITTAL TO OBTAIN ALL APPROVALS FOR CONFORMANCE WITH WISCONSINS BUILDING CODES.
   - E. CONTRACTOR. FURNISH INSTALLER WITH ALL DATA AND INFORMATION NECESSARY FOR PROPER INSTALLATION.

WIND SHEAR WALL NOTES

EXTERIOR WALLS
ANCHOR 7/16" OSB SHEATHING WITH MIN. 8 d. NAILS SPACE @ 4" O.C. @ PANEL EDGES & 12" O.C. IN FIELD.

INTERIOR WALLS - WHERE INDICATED ON PLANS FASTEN DRYWALL W/ MIN. 6d. COOLER NAILS AT 4" O.C.

NOTE THAT SHEAR WALLS EXTEND FROM TOP OF CONC. SLAB TO BOTTOM OF ROOF TRUSSES

ANCHOR BOTTOM PLATE TO CONC. SLAB OR WALL (1ST LEVEL) W/ 1/2" ø EXP. BOLTS @ 48" O.C.

– – – INDICATION FOR INTERIOR SHEAR WALL

LVL (HEADERS/BEAMS) Fb = 2800 PSI, Fv = 250 PSI

DIM. LUMBER- JOISTS: Fb = 1000 PSI, Fv = 75 PSI; STUDS: Fb = 875 PSI, Fv = 70 PSI

HEADER SCHEDULE

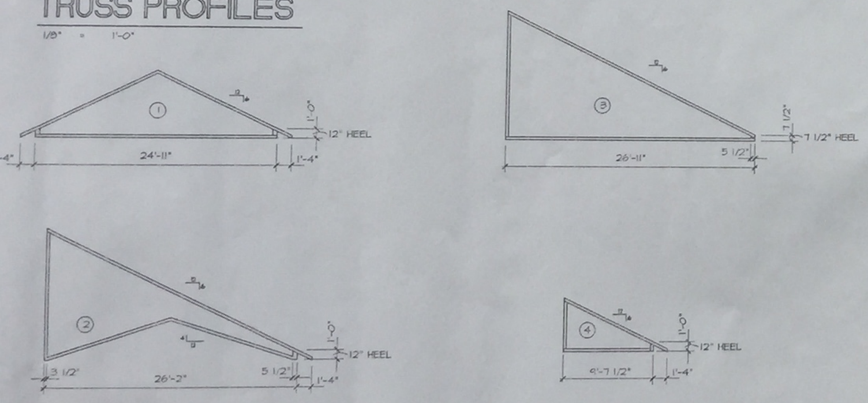
HEADER	SIZE / TYPE	BEARING STUDS
H-1	(2) 2x10's	(2) 2x6's
H-2	(2) 2x10's PRESSURE TRTD.	(2) 2x6's MIN.
H-3	(3) 2x10's	(2) 2x6's MIN.
H-4	(2) 9 1/2" LVL's	(3) 2x4's MIN.
H-5	(3) 9 1/2" LVL's	(4) 2x4's MIN.
H-6	(4) 9 1/2" LVL's	(4) 2x4's MIN.

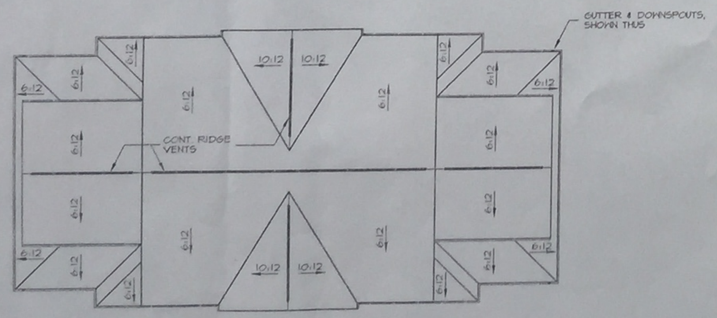
*TYPICAL @ ALL HEADERS. PROVIDE SOLID SUPPORT FULL WITH OF BEARINS

USE HI HEADERS AT MISC. WALL OPENINGS NOT NOTED ELSWHERE

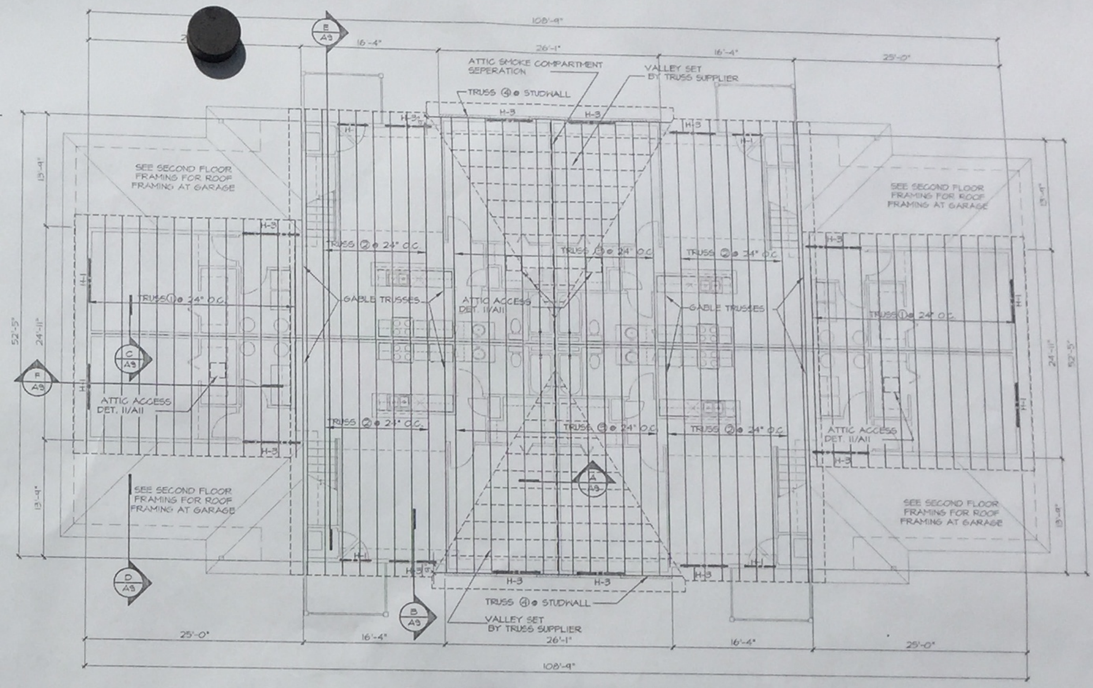
TRUSS PROFILES

1/8" = 1'-0"



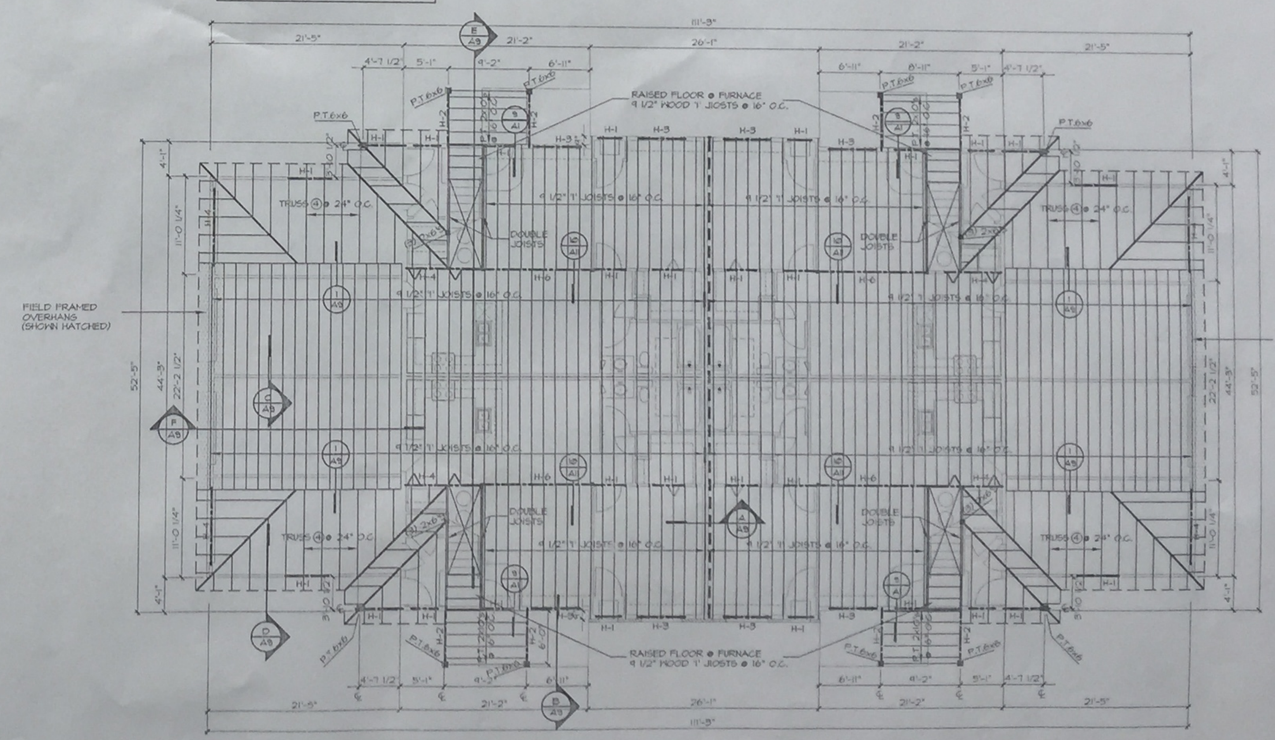


ROOF PLAN
1/16" = 1'-0"



ROOF FRAMING PLAN - BUILDING 'A'
1/8" = 1'-0"

NOTE:
ALL DIMENSIONS ON FRAMING PLANS ARE STUD FACE TO STUD FACE



SECOND FLOOR FRAMING PLAN - BUILDING 'A'
1/8" = 1'-0"

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MADISON, WI 53711
608-273-9636
608-273-3757 (FAX)

PROJECT:
SUNSET DRIVE APARTMENTS
SUNSET DRIVE
MILTON, WISCONSIN

CLIENT:
MIRKWOOD DEVELOPMENT, INC.
1507 NEWPORT AVENUE JANESVILLE, WISCONSIN 53545

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PROJECT:	9746
CAD\FILE:	A3-9746
DRAWN BY:	TB
DATE:	05/26/98

NOTES:

ATTIC SMOKE COMPARTMENT:

DENOTES SMOKE COMPARTMENT

INDICATES LOCATION OF ATTIC FIRESTOP. 5/8" "X" GYP. SHEATHING APPLIED OVER ONE SIDE OF TRUSS OR ROOF RAFTER FROM CEILING LINE TO TIGHT TO ROOF DECK - EXTEND THRU OVERHANGS TO FASCIAS

ROOF TRUSS DESIGN LOADS AND NOTES

GENERAL TRUSS NOTES:

1. USE TRUSS TIE DOWN CLIPS AT ALL BEARING POINTS WITH SIMPSON H 2.5
2. ALL TRUSSES SHALL BE SIMPLE SPAN.
3. COMPLY WITH ALL STATE AND LOCAL REQUIREMENTS FOR SNOW DRIFT BUILD UP LOADING WHERE APPLICABLE.
4. PROVIDE GABLE TRUSS AT EACH END OF GAYHEADBACK IN ADDITION TO TRUSSES SHOWN

ROOF TRUSS DESIGN LOADS:

1. ALL TRUSSES SHALL BE DESIGNED FOR A MINIMUM OF 30 PSF LIVE LOAD PLUS 25 PSF DEAD LOAD (15 PSF TOP CHORD 10 PSF BOTTOM CHORD).
2. ALL TRUSSES SHALL BE DESIGNED FOR A MINIMUM UPLIFT OF 20 PSF OVER INTERIOR SPACES AND 30 PSF AT EXTERIOR CANOPIES AND SOFFITS (MINUS 5 PSF TOTAL DEAD LOAD).
3. OTHER LIVE LOADS SHOWN ON THESE DRAWINGS ARE IN ADDITION TO THOSE LISTED ABOVE
3. OTHER LIVE LOADS SHOWN ON THESE DRAWINGS ARE IN ADDITION TO THOSE LISTED ABOVE.
4. LIMIT LIVE LOAD DEFLECTION TO L/240.
5. CHECK VERTICALLY PROJECTING ELEMENTS FOR 20 PSF WIND LOAD.
6. USE "SIMPSON" H-5 - ONE @ EACH BEARING POINT OF ALL TRUSSES (TYP.)

ROOF TRUSS BRACING NOTES:

1. ALL BRACING SHOWN OR DESCRIBED SHALL BE MINIMUM 2x4 WITH 2 - 16d NAILS IN EVERY TRUSS IT CROSSES.
2. ALL TRUSS TOP CHORDS SHALL BE CONTINUOUSLY BRACED BY THE ROOF DECKING.
3. ALL TRUSS WEB MEMBERS SHALL BE BRACED AT 4'-0" OC UNLESS CALCULATIONS SHOW OTHERWISE.
4. ALL HORIZONTAL BRACING SHALL BE STIFFENED AT 20'-0" OC WITH EITHER:
   - A. DIAGONAL BRACING EXTENDED TO A SHEAR WALL PARALLEL TO THE ORIGINAL BRACING. SEE BRACING DETAILS A AND B.
   - B. A 1/2" PLYWOOD SHEET EXTENDED TO THE ROOF DECK OR SHEAR WALL.
5. ALL TRUSS BOTTOM CHORDS SHALL BE BRACED AT 6'-0" OC UNLESS CALCULATIONS SHOW OTHERWISE. CONTINUOUS SHEETING APPLIED TO THE BOTTOM CHORD WILL SATISFY THIS BRACING REQUIREMENT (SEE DETAIL C)

TRUSS SHOP DRAWING NOTES:

WOOD TRUSS SHOP DRAWINGS SHALL SHOW THE FOLLOWING INFORMATION:

1. INFORMATION WHICH THE RESPONSIBLE BUILDING DESIGN PROFESSIONAL WILL CHECK FOR COMPLIANCE WITH CONTRACT DOCUMENTS.
   - A. ERECTION PLAN. SHOWING DIMENSIONED LOCATION AND TRUSS IDENTIFICATION.
   - B. BEARING DETAILS. SHOWING BEARING LENGTH, WIDTH, AND DEPTH INDICATING CONFORMANCE WITH DESIGN CALCULATIONS.
   - C. DESIGN LOADS. ALL DEAD AND LIVE LOADS SHALL BE SHOWN ON THE FRAMING PLAN OR TRUSS ELEVATION INDICATING CONFORMANCE TO TRUSS CALCULATIONS.
   - D. ALL PERMANENT BRACING. SHOW TOP CHORD, BOTTOM CHORD, AND WEB MEMBER BRACING ON FRAMING PLAN AND TRUSS ELEVATION. SUPPLIER AND INSTALLER OF THE BRACING SHALL ALSO BE INDICATED.
   - E. TRUSS DIMENSIONS. SHOW DEPTH, SPAN BEARING, HEIGHTS AND SLOPES AT ALL CRITICAL POINTS.
2. INFORMATION WHICH SHALL BE THE RESPONSIBILITY OF THE TRUSS FABRICATOR AND TRUSS DESIGNER AND SHALL BE PROVIDED WITH THE SHOP DRAWING SUBMITTAL:
   - A. MEMBER DESIGN. INCLUDING WEB CONFIGURATION, MEMBER SIZE, GRADE OF LUMBER, FABRICATED SPLICES AND MEMBER BRACING REQUIRED BY TRUSS DESIGN.
   - B. INTERIOR CONNECTION. DESIGN AND SHOW DETAIL OF WEB AND CHORD CONNECTIONS, CONNECTOR PLATES AND PLATE CAPACITIES.
   - C. ERECTION PLAN. SHOWING SPACING AND LAYOUT OF ANY TEMPORARY BRACING REQUIRED FOR ERECTION.
   - D. STRUCTURAL DESIGN OF TRUSSES. SUBMITS SETS OR COMPLETE TRUSS CALCULATIONS STAMPED AND SIGNED BY A REGISTERED WISCONSIN ENGINEER FOR SUBMITTAL TO OBTAIN ALL APPROVALS FOR CONFORMANCE WITH WISCONSIN'S BUILDING CODES.
   - E. CONTRACTOR. FURNISH INSTALLER WITH ALL DATA AND INFORMATION NECESSARY FOR PROPER INSTALLATION.

WIND SHEAR WALL NOTES

EXTERIOR WALLS
ANCHOR 7/16" O.S.B. SHEATHING WITH MIN. 8 d. NAILS SPACE @ 4" O.C. @ PANEL EDGES & 12" O.C. IN FIELD.

INTERIOR WALLS - WHERE INDICATED ON PLANS FASTEN DRYWALL W/ MIN. 6d. COOLER NAILS AT 4" O.C.

NOTE THAT SHEAR WALLS EXTEND FROM TOP OF CONC. SLAB TO BOTTOM OF ROOF TRUSSES

ANCHOR BOTTOM PLATE TO CONC. SLAB OR WALL (1ST LEVEL) W/ 1/2" @ EXP. BOLTS @ 48" O.C.

— — — INDICATION FOR INTERIOR SHEAR WALL

LVL (HEADERS/BEAMS): Fb = 2800 PSI, Fv = 250 PSI

D.M. LUMBER- JOISTS: Fb = 1000 PSI, Fv = 95 PSI; STUDS: Fb = 875 PSI, Fv = 70 PSI

HEADER SCHEDULE

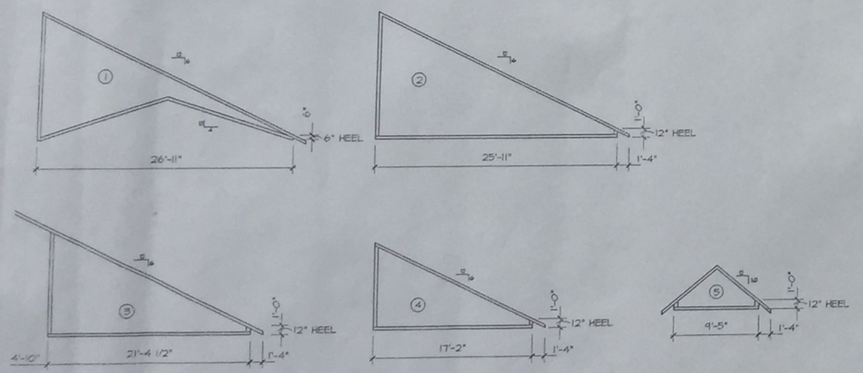
HEADER	SIZE / TYPE	BEARING STUDS
H-1	(2) 2x10's	(2) 2x6's
H-2	(2) 2x10's PRESSURE TRTD.	(2) 2x6's MIN.
H-3	(3) 2x10's	(2) 2x6's MIN.
H-4	(2) 9 1/2" LVL's	(3) 2x4's MIN.
H-5	(3) 9 1/2" LVL's	(4) 2x4's MIN.
H-6	(4) 9 1/2" LVL's	(4) 2x4's MIN.

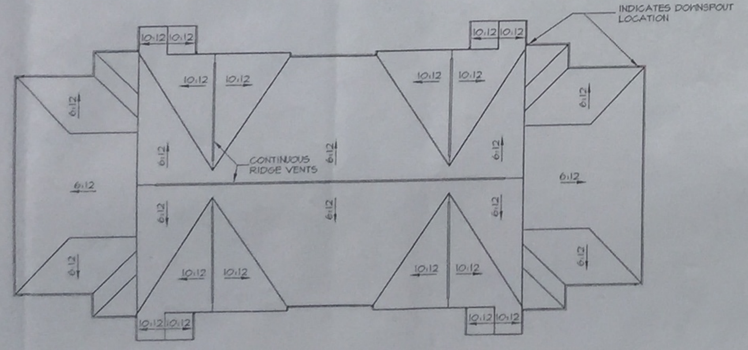
*TYPICAL @ ALL HEADERS; PROVIDE SOLID SUPPORT FULL WIDTH OF BEARING

USE HI HEADERS AT MISC. WALL OPENINGS NOT NOTED ELSEWHERE

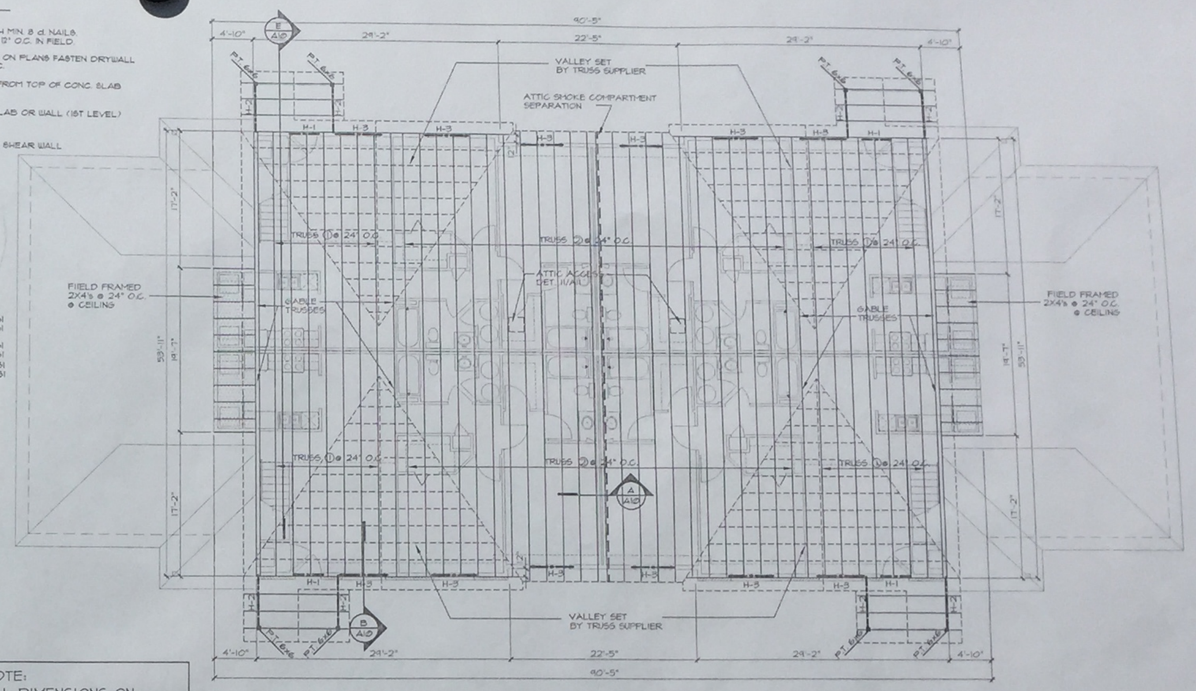
TRUSS PROFILES

1/8" = 1'-0"



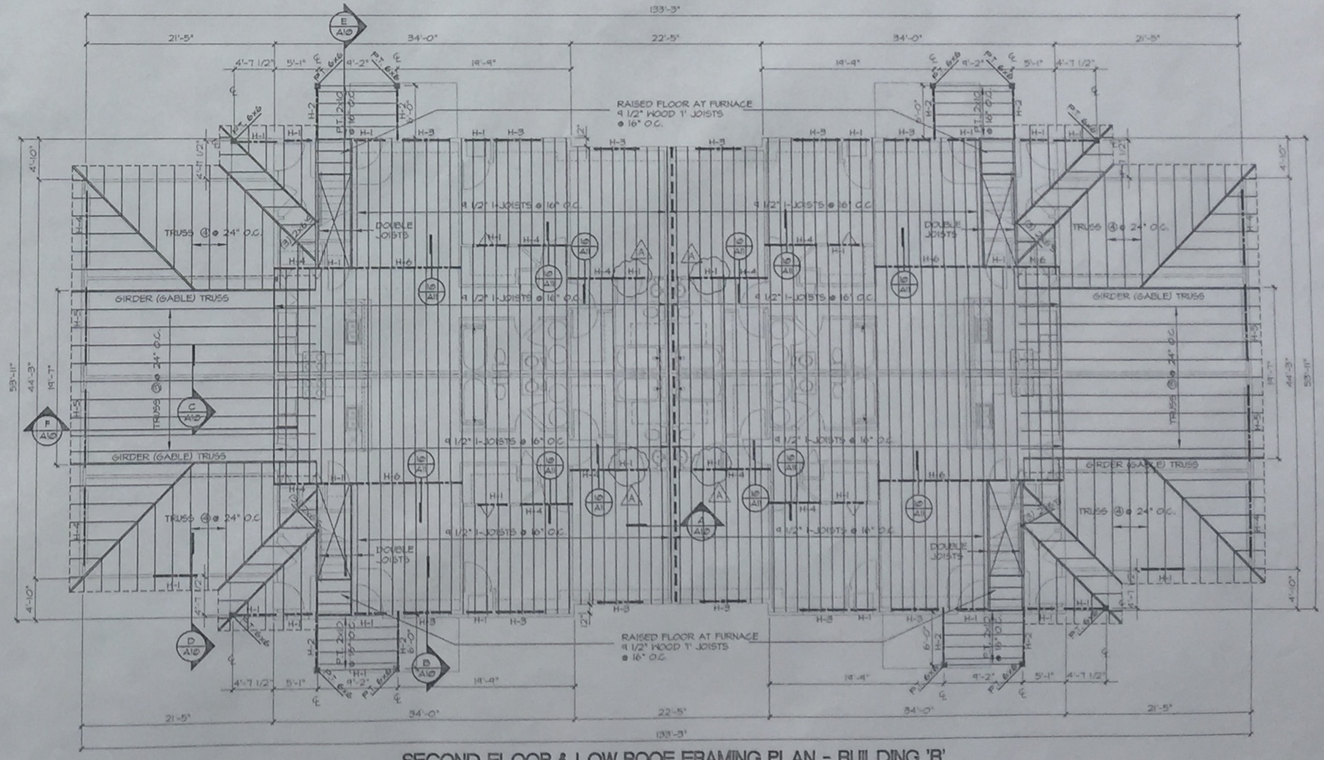


ROOF PLAN
1/16" = 1'-0"



HIGH ROOF FRAMING PLAN - BUILDING 'B'
1/8" = 1'-0"

NOTE:
ALL DIMENSIONS ON FRAMING PLANS ARE STUD FACE TO STUD FACE



SECOND FLOOR & LOW ROOF FRAMING PLAN - BUILDING 'B'
1/8" = 1'-0"

GARY BRINK & ASSOCIATES
ARCHITECTS

6506 SCHROEDER ROAD
MADISON, WI 53711
608-273-9636
608-273-3757 (FAX)

PROJECT:
SUNSET DRIVE APARTMENTS
SUNSET DRIVE
MILTON, WISCONSIN

CLIENT:
MIRKWOOD DEVELOPMENT, INC.
1507 NEWPORT AVENUE JANESVILLE, WISCONSIN 53545

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PROJECT:	9746
CAD\FILE:	A4-9746
DRAWN BY:	TB
DATE:	05/26/98
REV. A	06/10/98

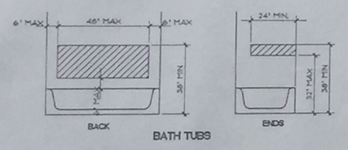
A4

TYPICAL UNIT NOTES

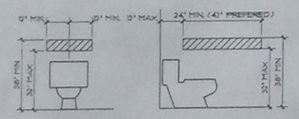
1. ALL FIRST FLOOR UNITS TO BE HANDICAP ACCESSIBLE PER WISCONSIN ADMINISTRATION CODE - ILHR 69.
2. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER CLIMATE CONTROLS SHALL BE NO HIGHER THAN 48" ABOVE FINISHED FLOOR AND NO LOWER THAN 15" ABOVE FINISHED FLOOR. THE MAXIMUM HEIGHT AT COUNTERTOPS IS 44", INCLUDING CIRCUIT BREAKER PANELS. FAN OR LIGHT CONTROLS OVER KITCHEN RANGES ARE NOT REQUIRED TO COMPLY.
3. PROVIDE SOLID 2x6 BLOCKING (36" TO TOP, ABOVE FINISHED TOP OF TUB. – – – – – INDICATED THUS ON PLANS.
4. ALL BEDROOM CLOSETS TO HAVE TWO CLOTHES RODS AND TWO SHELVES FOR 50% OF CLOSET LENGTH AND ONE SHELF & ROD FOR BALANCE. ALL LINEN CLOSETS TO HAVE FOUR SHELVES FULL DEPTH OF CLOSET. ALL OTHER CLOSETS TO HAVE ONE ROD AND ONE SHELF. ALL LAUNDRY ROOMS TO HAVE TWO SHELVES ABOVE WASHER AND DRYER. IN BEDROOM CLOSETS WHERE DOUBLE SHELF AND ROD OCCUR, PROVIDE SHELVING WITH THE TOP SHELF MOUNTED AT 84" A.F.F. AND BOTTOM SHELF MOUNTED AT 44" A.F.F.
5. WALLS AND CEILINGS OF ALL CLOSETS AT FIRST FLOOR UNITS UNDER STAIRS LEADING TO SECOND FLOOR UNITS TO HAVE TWO LAYERS OF 5/8" TYPE "X" DRYWALL APPLIED TO 2x WOOD FRAMING AT STRINGERS AT 24" O.C.
6. VERIFY ROUGH OPENINGS REQ'D AT TUB/SHOWER UNITS BEFORE CONSTRUCTING WALLS.

TYPICAL TOILET FIXTURES

- (A) MEDICINE CABINET @ 48" A.F.F. TO BOTTOM OF CABINET
- (B) 24" TOWEL BAR @ 48" A.F.F.
- (C) 18" TOWEL BAR @ 48" A.F.F.
- (D) TOILET DISPENSER @ 18" A.F.F.



BATH TUBS



WATER CLOSETS

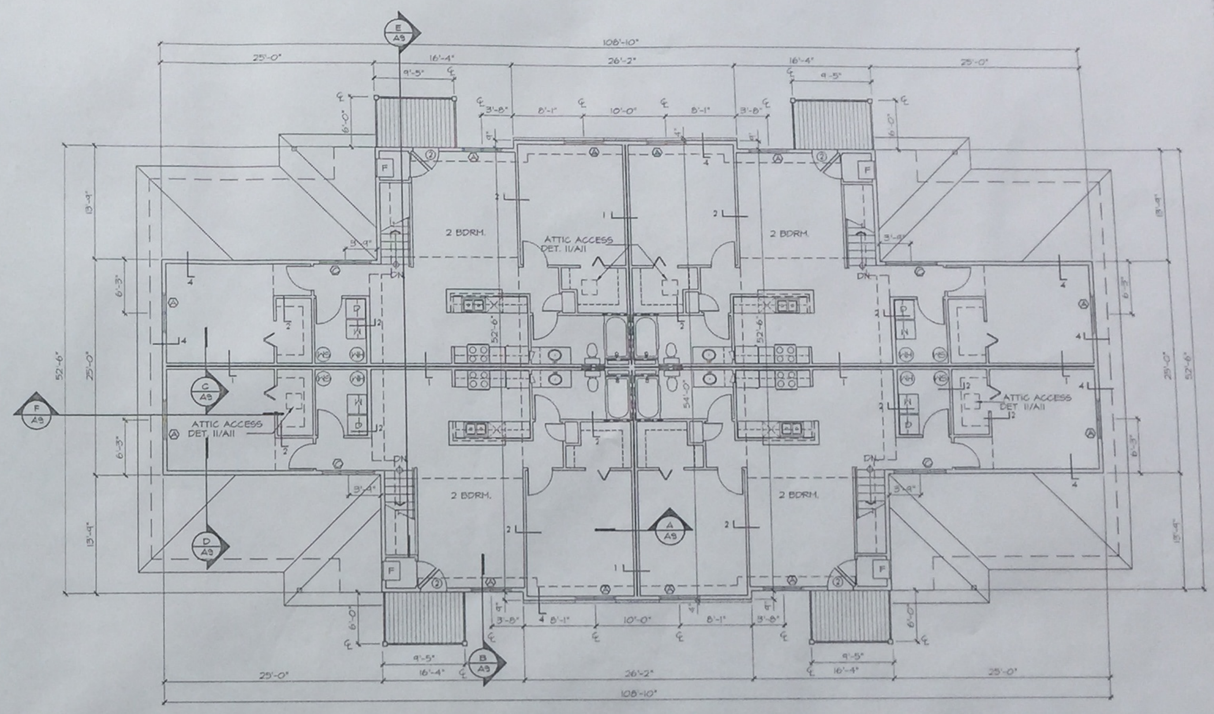
GRAB BAR BLOCKING LOCATIONS

NO SCALE

NOTES:

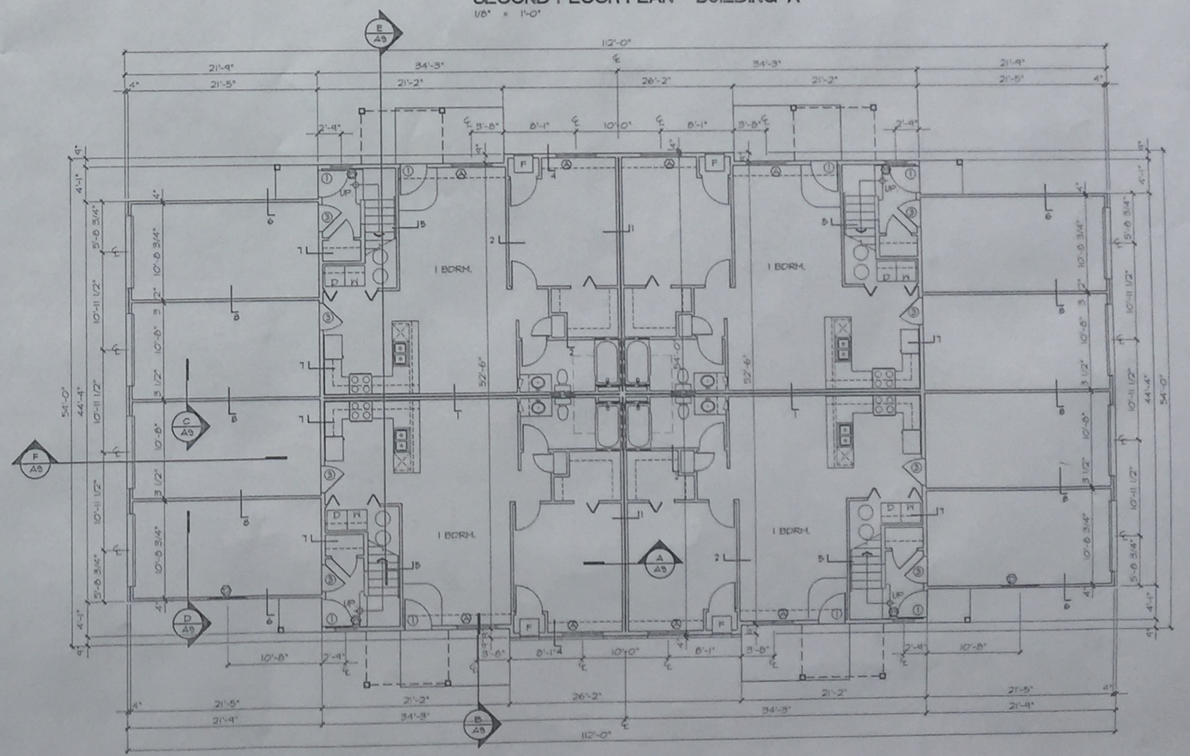
1. TYPICAL PARTY WALL: DOUBLE 2X4 STUDWALL AT 16" O.C. 1" GAP BETWEEN WALLS - 5/8" DRYWALL BOTH SIDES - 2 LAYERS 3 1/2" SOUND BATT INSULATION IN CAVITY
2. TYPICAL INTERIOR PARTITION: 2x4 STUDS @ 16" O.C. W/ 1/2" DRYWALL BOTH SIDES.
3. TYPICAL PLUMBING WALL: 2x6 STUDS @ 16" O.C. W/ 5/8" DRYWALL BOTH SIDES WHERE PLUMBING WALL IS ALSO PARTY WALL USE WALL TYPE 1 AND APPLY 5/8" TYPE 'X' GWB OVER ENTIRE WALL BEFORE SETTING TUB MODULE - ADJUST WALL DIMENSIONS AS REQ'D AT TUB MODULES
4. 2X6 STUDS AT 16" O.C. W/ 6" BATT INSULATION AND 5/8" DRYWALL ON UNIT SIDE & 7/16" OSB SHEATHING ON EXTERIOR SIDE
5. SECONDARY PARTY WALL: 2x4 OR 2x6 STUDS @ 16" O.C. W/ 3 1/2" SOUND BATTS & 5/8" DRYWALL BOTH SIDES. (USED @ STAIRWELL ONLY)
6. TYPICAL EXTERIOR PARTITION @ GARAGES: 2x4 STUDS @ 16" O.C. W/ EXTERIOR SHEATHING ON 1 SIDE AND 5/8" TYPE 'X' DRYWALL ON INTERIOR SIDE. FIRE TAPE ONLY.
7. INTERIOR GARAGE WALL TO UNIT: 2x6 STUDS @ 16" O.C. W/ 6" R-19 BATT INSULATION & 5/8" TYPE 'X' DRYWALL BOTH SIDES
8. WALLS SEPARATING UNITS: 2x4 STUDS @ 16" O.C. WITH 5/8" TYPE 'X' BOTH SIDES FIRE TAPE ONLY

NOTE:
INSIDE DIMENSIONS ARE STUD FACE TO STUD FACE. OUTSIDE DIMENSIONS ARE TO OUTSIDE FACE OF SHEATHING.



SECOND FLOOR PLAN - BUILDING 'A'

1/8" = 1'-0"



FIRST FLOOR PLAN - BUILDING 'A'

1/8" = 1'-0"

GARY BRINK & ASSOCIATES
ARCHITECTS

6506 SCHROEDER ROAD
MADISON, WI 53711
608-273-9636
608-273-3757 (FAX)

PROJECT:
SUNSET DRIVE APARTMENTS
SUNSET DRIVE
MILTON, WISCONSIN

CLIENT:
MIRKWOOD DEVELOPMENT, INC.
1507 NEWPORT AVENUE JANESVILLE, WISCONSIN 53545

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PROJECT:	9746
CAD\FILE:	A5-9746
DRAWN BY:	TB
DATE:	05/15/98

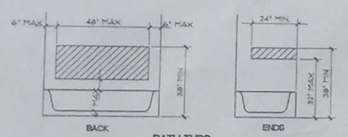
A5

TYPICAL UNIT NOTES

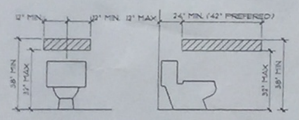
1. ALL FIRST FLOOR UNITS TO BE HANDICAP ACCESSIBLE PER WISCONSIN ADMINISTRATION CODE - ILAR 8/8.
2. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER CLIMATE CONTROLS SHALL BE NO HIGHER THAN 48" ABOVE FINISHED FLOOR AND NO LOWER THAN 15" ABOVE FINISHED FLOOR. THE MAXIMUM HEIGHT AT COUNTERTOPS IS 44", INCLUDING CIRCUIT BREAKER PANELS. FAN OR LIGHT CONTROLS OVER KITCHEN RANGES ARE NOT REQUIRED TO COMPLY.
3. PROVIDE SOLID 2x6 BLOCKING (38" TO TOP, ABOVE FINISHED TOP OF TUB.
   – – – – INDICATED THUS ON PLANS.
4. ALL BEDROOM CLOSETS TO HAVE TWO CLOTHES RODS AND TWO SHELVES FOR 50% OF CLOSET LENGTH AND ONE SHELF & ROD FOR BALANCE. ALL LINEN CLOSETS TO HAVE FOUR SHELVES FULL DEPTH OF CLOSET. ALL OTHER CLOSETS TO HAVE ONE ROD AND ONE SHELF. ALL LAUNDRY ROOMS TO HAVE TWO SHELVES ABOVE WASHER AND DRYER.
   IN BEDROOM CLOSETS WHERE DOUBLE SHELF AND ROD OCCUR, PROVIDE SHELVING WITH THE TOP SHELF MOUNTED AT 84" A.F.F. AND BOTTOM SHELF MOUNTED AT 44" A.F.F.
5. WALLS AND CEILINGS OF ALL CLOSETS AT FIRST FLOOR UNITS UNDER STAIRS LEADING TO SECOND FLOOR UNITS TO HAVE TWO LAYERS OF 5/8" TYPE 'X' DRYWALL APPLIED TO 2x WOOD FRAMING AT STRINGERS AT 24" O.C.
6. VERIFY ROUGH OPENINGS REQ'D AT TUB/SHOWER UNITS BEFORE CONSTRUCTING WALLS.

TYPICAL TOILET FIXTURES

- (A) MEDICINE CABINET @ 48" A.F.F. TO BOTTOM OF CABINET
- (B) 24" TOWEL BAR @ 48" A.F.F.
- (C) 18" TOWEL BAR @ 48" A.F.F.
- (D) TOILET DISPENSER @ 19" A.F.F.



BATH TUBS



WATER CLOSETS

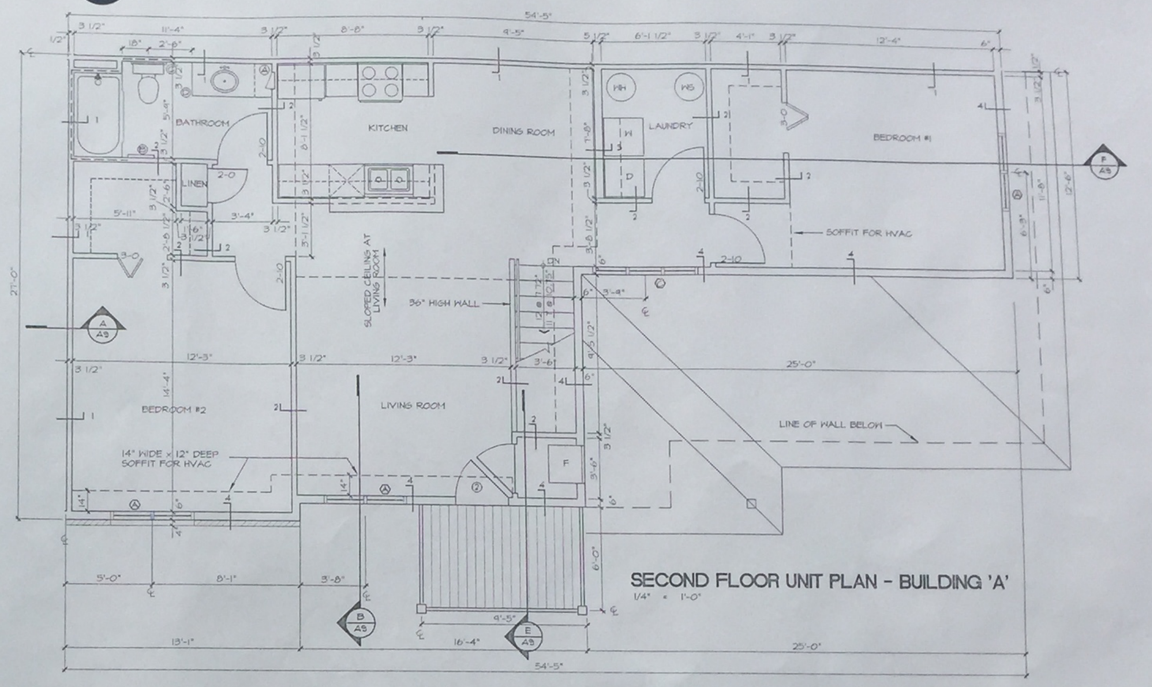
GRAB BAR BLOCKING LOCATIONS

NO SCALE

NOTES:

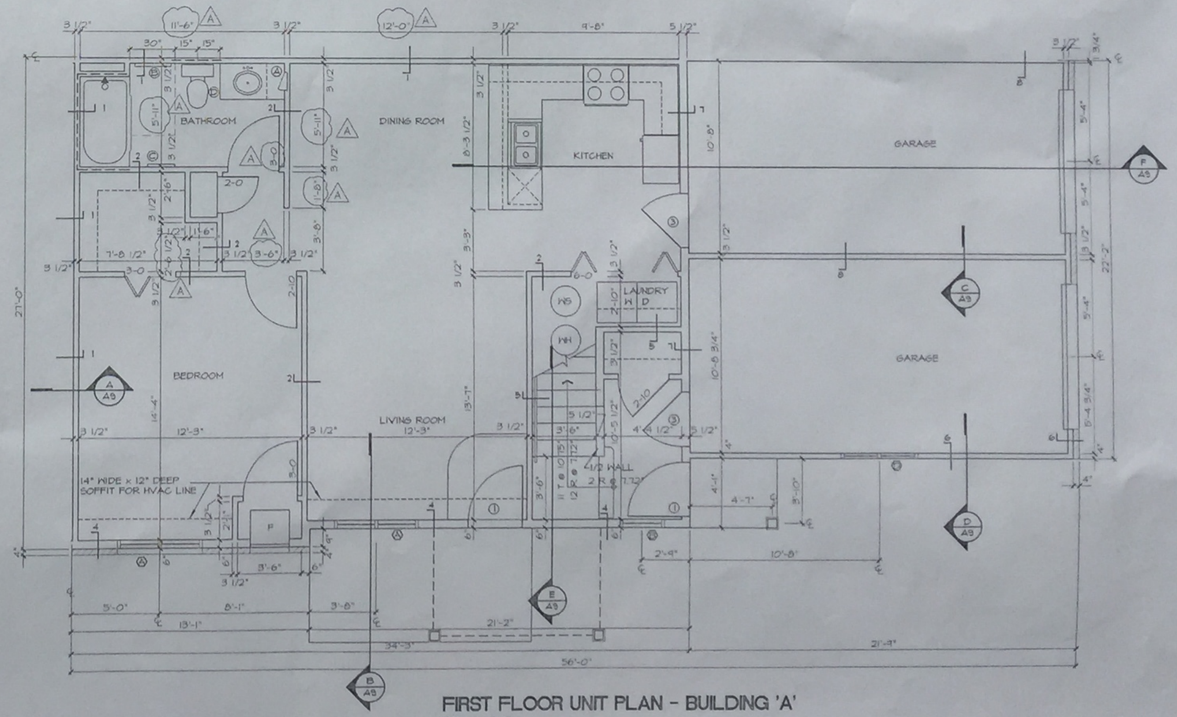
1. TYPICAL PARTY WALL:
   DOUBLE 2X4 STUDWALL AT 16" O.C.
   1" GAP BETWEEN WALLS = 5/8" DRYWALL
   BOTH SIDES - 2 LAYERS 3 1/2" SOUND BATT INSULATION IN CAVITY
2. TYPICAL INTERIOR PARTITION:
   2x4 STUDS @ 16" O.C. W/ 1/2" DRYWALL BOTH SIDES.
3. TYPICAL PLUMBING WALL:
   2x6 STUDS @ 16" O.C. W/ 5/8" DRYWALL BOTH SIDES
   WHERE PLUMBING WALL IS ALSO PARTY WALL USE WALL TYPE 1 AND APPLY 5/8" TYPE 'X' GWB OVER ENTIRE WALL BEFORE SETTING TUB MODULE - ADJUST WALL DIMENSIONS AS REQ'D AT TUB MODULES
4. 2X6 STUDS AT 16" O.C. W/ 6" BATT INSULATION AND 5/8" DRYWALL ON UNIT SIDE & 7/16" OSB SHEATHING ON EXTERIOR SIDE
5. SECONDARY PARTY WALL: 2x4 OR 2x6 STUDS @ 16" O.C. W/ 3 1/2" SOUND BATTS & 5/8" DRYWALL BOTH SIDES. (USED @ STAIRWELL ONLY)
6. TYPICAL EXTERIOR PARTITION @ GARAGES:
   2x4 STUDS @ 16" O.C. W/ EXTERIOR SHEATHING ON 1 SIDE AND 5/8" TYPE 'X' DRYWALL ON INTERIOR SIDE. FIRE TAPE ONLY.
7. INTERIOR GARAGE WALL TO UNIT:
   2x6 STUDS @ 16" O.C. W/ 6" R-19 BATT INSULATION & 5/8" TYPE 'X' DRYWALL BOTH SIDES
8. WALLS SEPARATING UNITS:
   2x4 STUDS @ 16" O.C. WITH 5/8" TYPE 'X' BOTH SIDES FIRE TAPE ONLY

NOTE:
INSIDE DIMENSIONS ARE STUD FACE TO STUD FACE. OUTSIDE DIMENSIONS ARE TO OUTSIDE FACE OF SHEATHING.



SECOND FLOOR UNIT PLAN - BUILDING 'A'

1/4" = 1'-0"



FIRST FLOOR UNIT PLAN - BUILDING 'A'

1/4" = 1'-0"

GARY BRINK & ASSOCIATES
ARCHITECTS

6506 SCHROEDER ROAD
MADISON, WI 53711
608-273-9636
608-273-3757 (FAX)

PROJECT:
SUNSET DRIVE APARTMENTS
SUNSET DRIVE
MILTON, WISCONSIN

CLIENT:
MIRKWOOD DEVELOPMENT, INC.
1507 NEWPORT AVENUE JANESVILLE, WISCONSIN 53545

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PROJECT:	9746
CAD\FILE:	A51-9746
DRAWN BY:	TB
DATE:	05/15/98
REV. (A)	06/10/98

NOTES:

1. TYPICAL PARTY WALL:
   DOUBLE 2X4 STUDWALL AT 16" O.C.
   1" GAP BETWEEN WALLS - 5/8" DRYWALL
   BOTH SIDES - 2 LAYERS 3 1/2" SOUND BATT
   INSULATION IN CAVITY

2. TYPICAL INTERIOR PARTITION:
   2X4 STUDS @ 16" O.C. W/ 1/2" DRYWALL BOTH SIDES.

3. TYPICAL PLUMBING WALL:
   2X6 STUDS @ 16" O.C. W/ 5/8" DRYWALL BOTH SIDES
   WHERE PLUMBING WALL IS ALSO PARTY WALL USE WALL TYPE 1
   AND APPLY 5/8" TYPE 'X' GWB OVER ENTIRE WALL BEFORE SETTING
   TUB MODULE - ADJUST WALL DIMENSIONS AS REQ'D AT TUB MODULES

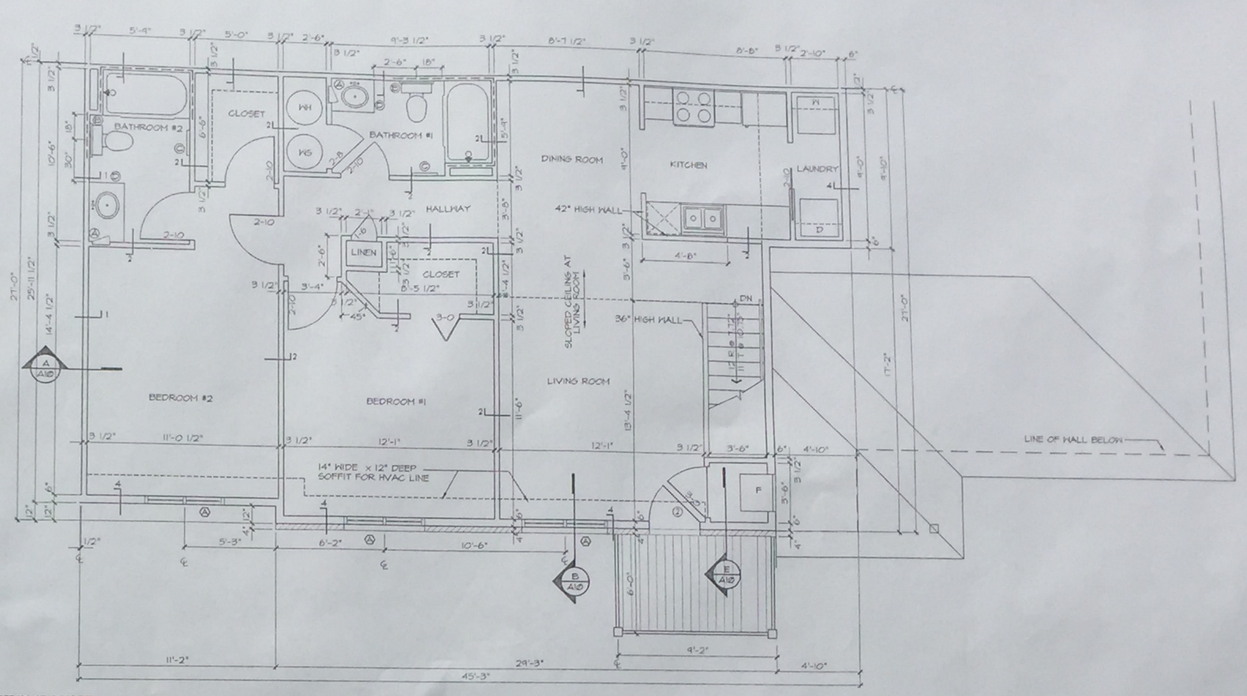
4. 2X6 STUDS AT 16" O.C. W/ 6" BATT INSULATION AND 5/8" DRYWALL
   ON UNIT SIDE & 7/16" OSB SHEATHING ON EXTERIOR SIDE

5. SECONDARY PARTY WALL: 2X4 OR 2X6 STUDS @ 16" O.C.
   W/ 3 1/2" SOUND BATTS & 5/8" DRYWALL BOTH SIDES.
   (USED @ STAIRWELL ONLY)

6. TYPICAL EXTERIOR PARTITION @ GARAGES:
   2X4 STUDS @ 16" O.C. W/ EXTERIOR SHEATHING ON 1 SIDE
   AND 5/8" TYPE 'X' DRYWALL ON INTERIOR SIDE FIRE TAPE ONLY.

7. INTERIOR GARAGE WALL TO UNIT.
   2X6 STUDS @ 16" O.C. W/ 6" R-19 BATT INSULATION & 5/8" TYPE 'X'
   DRYWALL BOTH SIDES

8. WALLS SEPARATING UNITS:
   2X4 STUDS @ 16" O.C. WITH 5/8" TYPE 'X' BOTH SIDES
   FIRE TAPE ONLY



SECOND FLOOR UNIT PLAN - BUILDING 'B'
1/8" = 1'-0"

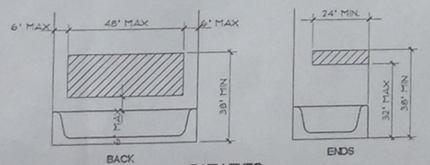
TYPICAL UNIT NOTES

1. ALL FIRST FLOOR UNITS TO BE HANDICAP ACCESSIBLE PER WISCONSIN ADMINISTRATION CODE - ILHR 69.
2. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER CLIMATE CONTROLS SHALL BE NO HIGHER THAN 48" ABOVE FINISHED FLOOR AND NO LOWER THAN 15" ABOVE FINISHED FLOOR. THE MAXIMUM HEIGHT AT COUNTERTOPS IS 44", INCLUDING CIRCUIT BREAKER PANELS. FAN OR LIGHT CONTROLS OVER KITCHEN RANGES ARE NOT REQUIRED TO COMPLY.
3. PROVIDE SOLID 2x6 BLOCKING (38" TO TOP, ABOVE FINISHED TOP OF TUB. — — — INDICATED THUS ON PLANS.
4. ALL BEDROOM CLOSETS TO HAVE TWO CLOTHES RODS AND TWO SHELVES FOR 50% OF CLOSET LENGTH AND ONE SHELF & ROD FOR BALANCE. ALL LINEN CLOSETS TO HAVE FOUR SHELVES FULL DEPTH OF CLOSET. ALL OTHER CLOSETS TO HAVE ONE ROD AND ONE SHELF. ALL LAUNDRY ROOMS TO HAVE TWO SHELVES ABOVE WASHER AND DRYER. IN BEDROOM CLOSETS WHERE DOUBLE SHELF AND ROD OCCUR, PROVIDE SHELVING WITH THE TOP SHELF MOUNTED AT 84" A.F.F. AND BOTTOM SHELF MOUNTED AT 44" A.F.F.
5. WALLS AND CEILINGS OF ALL CLOSETS AT FIRST FLOOR UNITS UNDER STAIRS LEADING TO SECOND FLOOR UNITS TO HAVE TWO LAYERS OF 5/8" TYPE 'X' DRYWALL APPLIED TO 2x WOOD FRAMING AT STRINGERS AT 24" O.C.
6. VERIFY ROUGH OPENINGS REQ'D AT TUB/SHOWER UNITS BEFORE CONSTRUCTING WALLS.

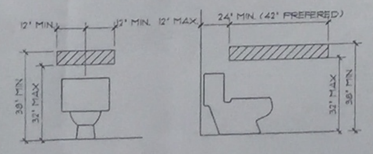
TYPICAL TOILET FIXTURES

- (A) MEDICINE CABINET @ 48" A.F.F. TO BOTTOM OF CABINET
- (B) 24" TOWEL BAR @ 48" A.F.F.
- (C) 18" TOWEL BAR @ 48" A.F.F.
- (D) TOILET DISPENSER @ 19" A.F.F.

NOTE:
INSIDE DIMENSIONS ARE STUD FACE TO STUD FACE. OUTSIDE DIMENSIONS ARE TO OUTSIDE FACE OF SHEATHING.



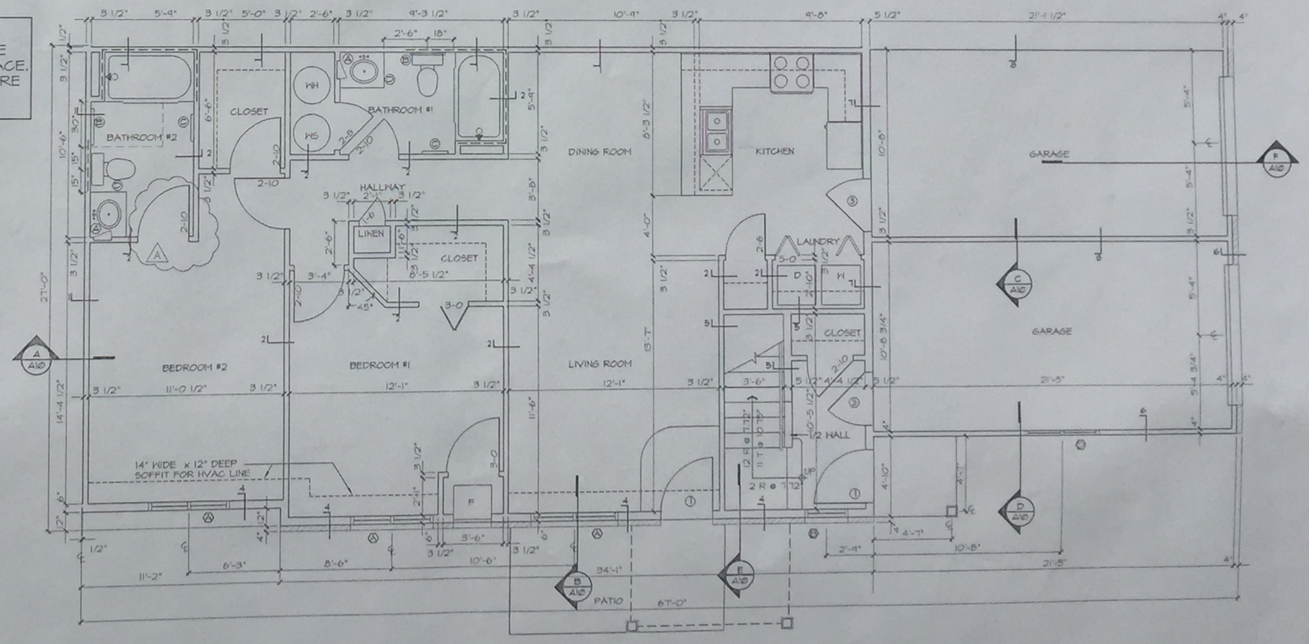
BATH TUBS



WATER CLOSETS

GRAB BAR BLOCKING LOCATIONS

NO SCALE



FIRST FLOOR UNIT PLAN - BUILDING 'B'
1/8" = 1'-0"

GARY BRINK & ASSOCIATES
ARCHITECTS

6508 SCHROEDER ROAD
MADISON, WI 53711
608-273-9636
608-273-3757 (FAX)

PROJECT:
SUNSET DRIVE APARTMENTS
SUNSET DRIVE
MILTON, WISCONSIN

CLIENT:
MIRKWOOD DEVELOPMENT, INC.
1507 NEWPORT AVENUE JANESVILLE, WISCONSIN 53545

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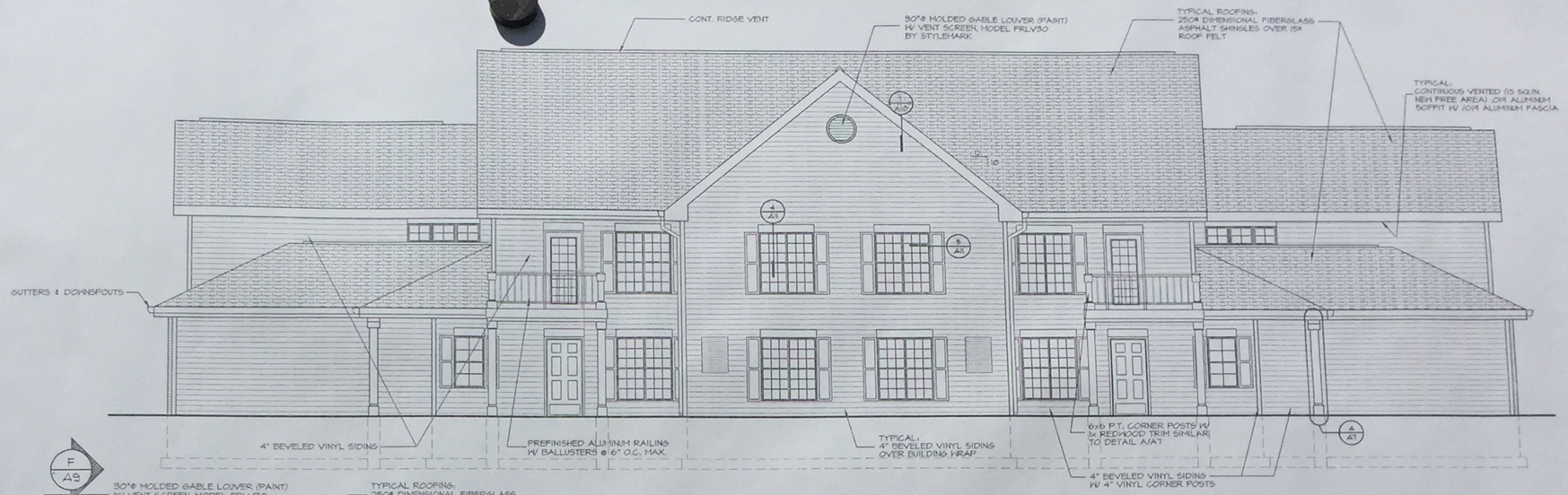
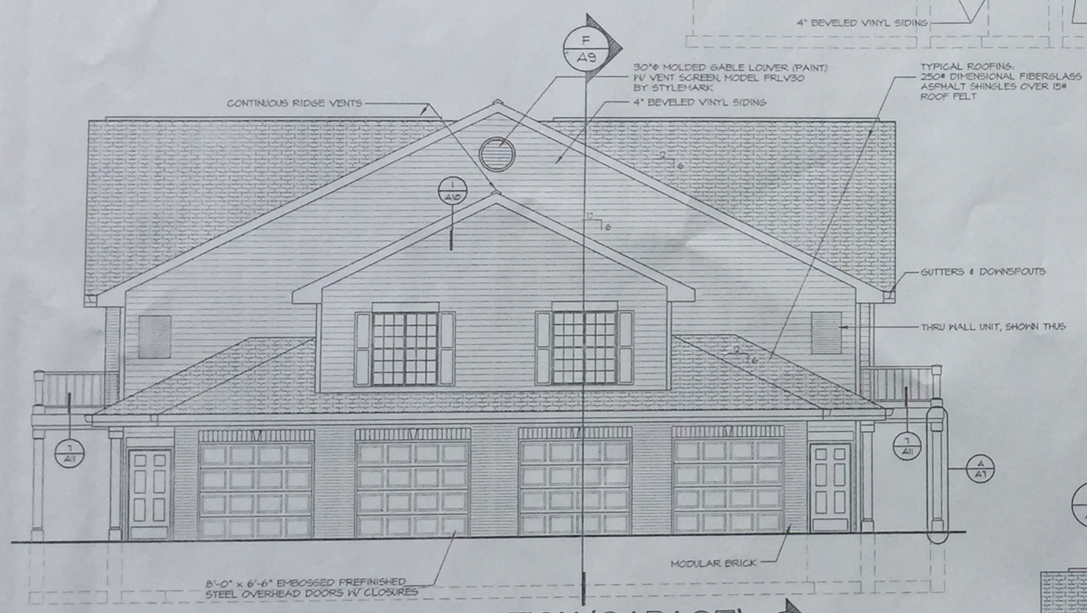
PROJECT:	9746
CAD\FILE:	A61-9746
DRAWN BY:	TB
DATE:	05/15/98
REV A	06/10/98

A6.1



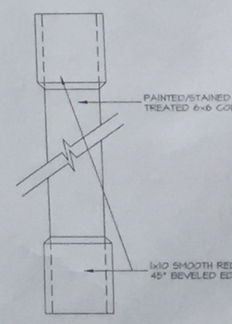
BUILDING 'A' - SIDE ELEVATION (REAR)

3/16" = 1'-0"



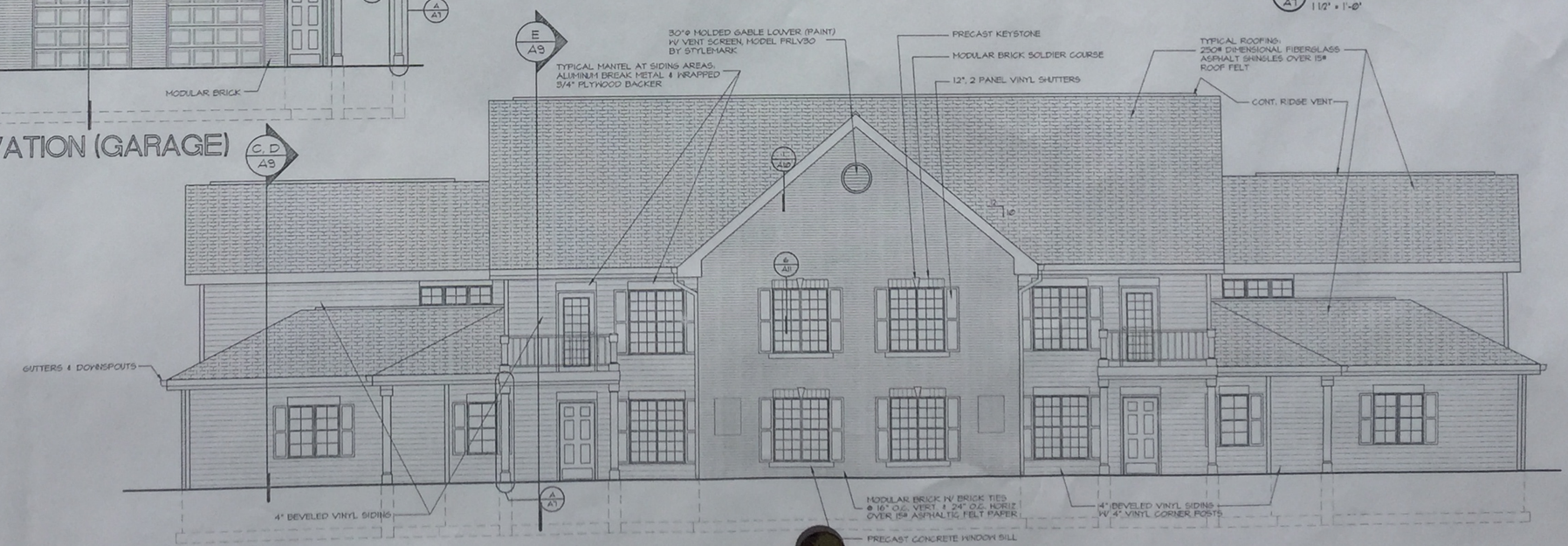
BUILDING 'A' - END ELEVATION (GARAGE)

3/16" = 1'-0"



DECK COLUMN DETAIL

1 1/2" = 1'-0"



BUILDING 'A' - SIDE ELEVATION (FRONT)

3/16" = 1'-0"

GARY BRINK & ASSOCIATES
ARCHITECTS

6505 SCHROEDER ROAD
MADISON, WI 53711
608-273-9636
608-273-3757 (FAX)

PROJECT:
SUNSET DRIVE APARTMENTS
SUNSET DRIVE
MILTON, WISCONSIN

CLIENT:
MIRKWOOD DEVEL... INC.

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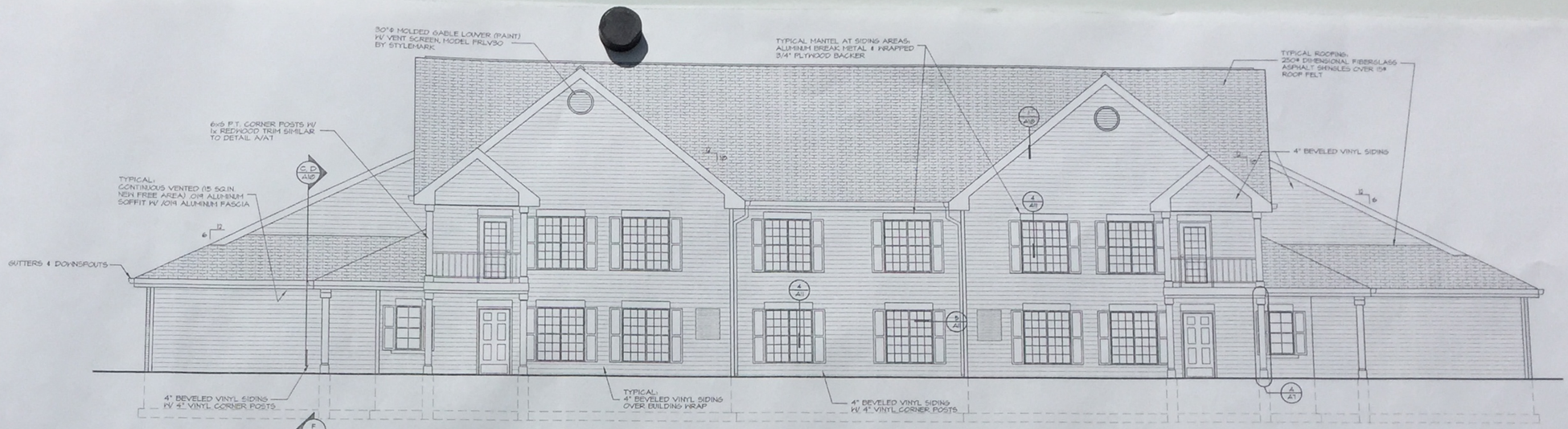
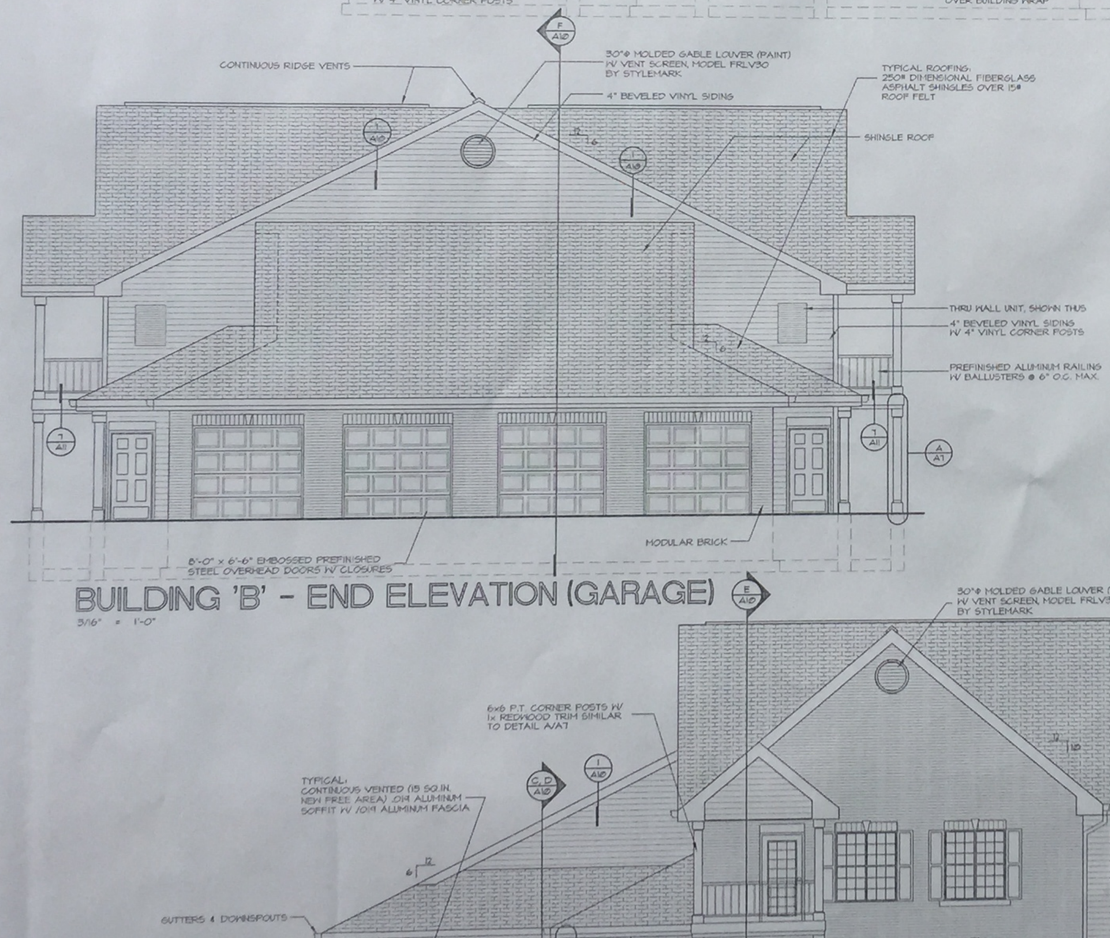
PROJECT: 97
CAD\FILE: A7-9...
DRAWN BY:
DATE: 05/1...

A7



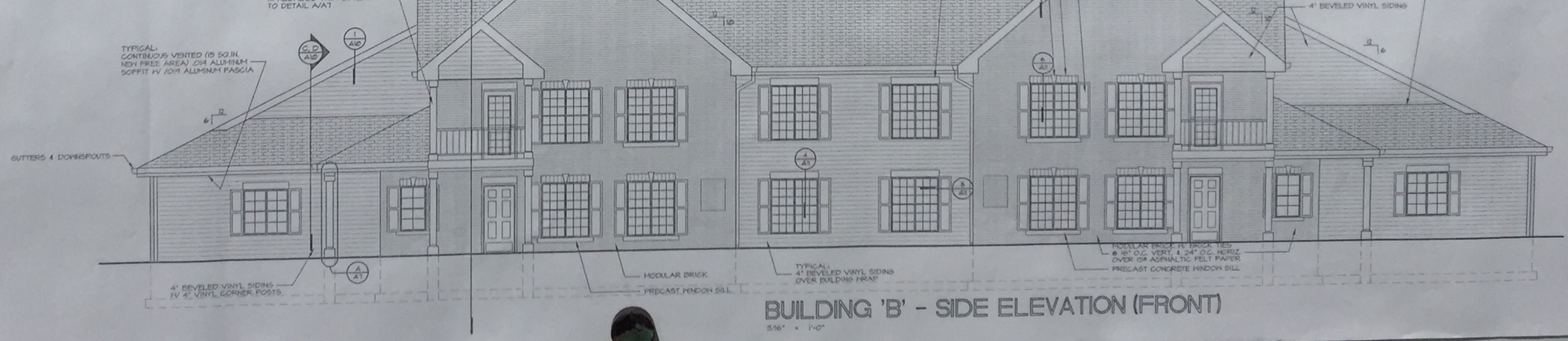
BUILDING 'B' - SIDE ELEVATION (REAR)

3/16" = 1'-0"



BUILDING 'B' - END ELEVATION (GARAGE)

3/16" = 1'-0"



BUILDING 'B' - SIDE ELEVATION (FRONT)

3/16" = 1'-0"

GARY BRINK & ASSOCIATES
ARCHITECTS

6505 SCHROEDER ROAD
MADISON, WI 53711
608-273-9636
608-273-3757 (FAX)

PROJECT:
SUNSET DRIVE APARTMENTS

SUNSET DRIVE
MILTON, WISCONSIN

CLIENT:
WOOD DEVELOPMENT, INC

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PROJECT:
CAD\FILE: A8-
DRAWN BY:
DATE: 05

A8

CATCH BASIN FRAME TO BE NEENAH FOUNDRY CO. No. R-2500 WITH TYPE K NON-ROCKING LID, OR No. R-1726-A FRAME WITH TYPE B NON-ROCKING LID, WITH 2 CONCEALED PICKHOLES. USE WHICHEVER FRAME AND LID IS APPLICABLE

STEPS TO BE M.A. INDUSTRIES, INC. No.PSI-PF, OR EQUAL

SECTION

1/S2 SANITARY MANHOLE DETAIL

NO SCALE

MANHOLE - CATCH BASIN NOTES:

ADJUSTMENT RINGS SHALL BE PRECAST REINFORCED CONCRETE

ALL ADJUSTMENT RINGS AND CASTING TO BE SET IN FULL MORTAR BEDS ALL LIFT HOLES AND PIPE CONNECTIONS TO BE SEALED WITH HYDRAULIC CEMENT

COMPACTED SAND OR CRUSHED STONE UNDER BASIN STRUCTURE, GRADATION No. 1 OR No. 2

* DIMENSION FOR POURED IN PLACE SHALL BE 8' MIN. DIMENSION FOR PRECAST BASE SHALL BE PER MANUFACTURER'S RECOMMENDATION UNLESS OTHERWISE SPECIFIED

JOINT SEALER TO BE KENT-SEAL No. 2 OR EQUAL

NOTE:
SILT FENCE SHALL BE INSTALLED BY EARTHWORK CONTRACTOR PRIOR TO ANY GRADING ACTIVITIES. ACCUMULATED SEDIMENT SHALL BE REMOVED AS NECESSARY TO KEEP FENCE FUNCTIONING PROPERLY.

INDICATED THUS ON THE DRAWING:
(SOUTH & EAST LOT LINE)

2/S2 SILT FENCE DETAIL

NO SCALE

CATCH BASIN DRAINAGE DESIGN- USING TABLE 82.36.4		
C.B. #1 AREA IMPERVIOUS: 423 GPM SERVED PERVIOUS: 142 GPM TOTAL: 565 GPM =10" Ø PVC	C.B. #3 AREA IMPERVIOUS: 359 GPM SERVED PERVIOUS: 104 GPM TOTAL: (+C.B.#2) 905 GPM =12" Ø PVC	C.B. #5 AREA IMPERVIOUS: 340 GPM SERVED PERVIOUS: 82 GPM TOTAL: 422 GPM =10" Ø PVC
C.B. #2 AREA IMPERVIOUS: 343 GPM SERVED PERVIOUS: 99 GPM TOTAL: 442 GPM =10" Ø PVC	C.B. #4 AREA IMPERVIOUS: 387 GPM SERVED PERVIOUS: 98 GPM TOTAL: 485 GPM =10" Ø PVC	

SANATARY MAN-HOLE DATA	
SMH #1 RIM = 881.8 INV. SW. = 876.0 INV. S. = 877.3 INV. E. = 875.8 INV. N. = 875.5	SMH #3 RIM = 880.5 INV. N. = 875.8 INV. SE. = 876.0 INV. SW. = 876.0
SMH #2 RIM = 881.7 INV. SE. = 876.6 INV. W. = 876.5	SMH #4 RIM = 878.6 INV. SE. = 874.5 INV. SW. = 874.7 INV. N. = 873.0

KEY

T TRANSFORMER

SITE GRADING, UTILITY, & EROSION CONTROL PLAN

1' = 40'-0"

NORTH

GARY BRINK & ASSOCIATES
ARCHITECTS

6506 SCHROEDER ROAD
MADISON, WI 53711
608-273-9636
608-273-3757 (FAX)

PROJECT:
SUNSET DRIVE APARTMENTS
SUNSET DRIVE
MILTON, WISCONSIN

CLIENT:
MIRKWOOD DEVELOPMENT, INC.
1507 NEWPORT AVENUE JANESVILLE, WISCONSIN 53545

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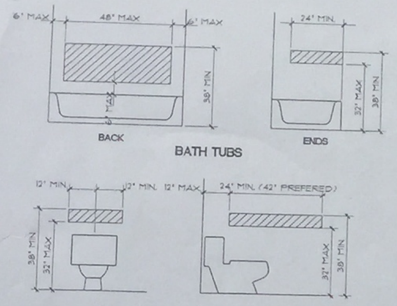
PROJECT: 9746
CAD\FILE: S2-9746
DRAWN BY: TB
DATE: 05/26/98

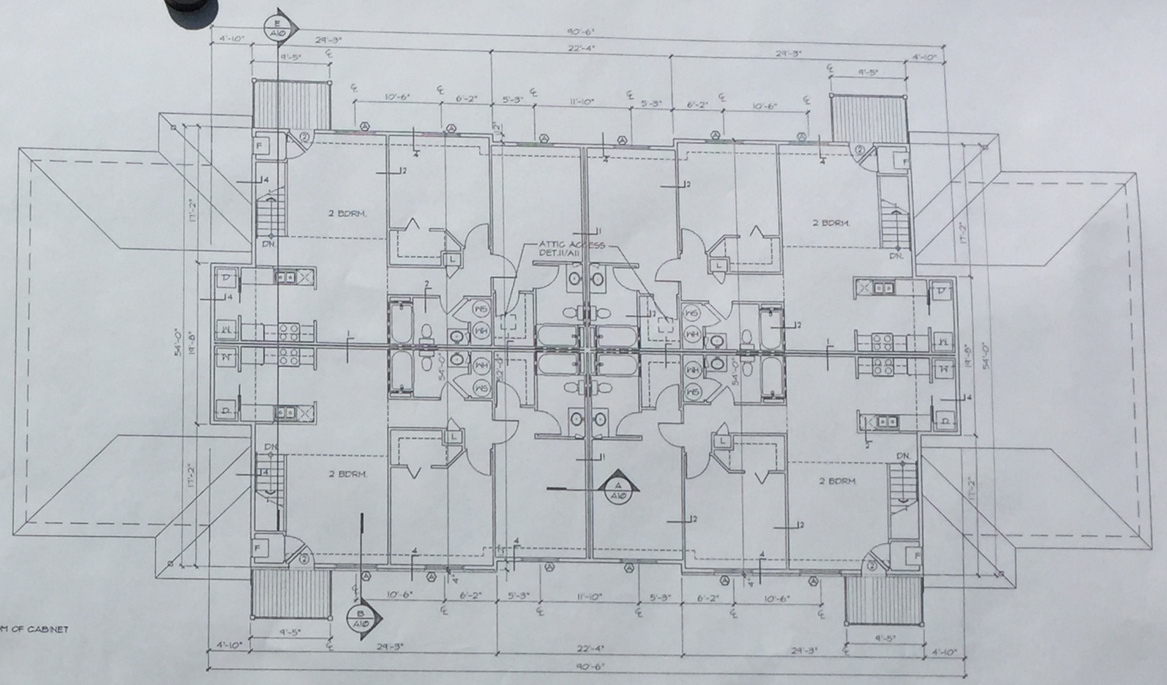
S2



WATER CLOSETS

GRAB BAR BLOCKING LOCATIONS

NO SCALE



SECOND FLOOR PLAN - BUILDING 'B'

1/8" = 1'-0"

TYPICAL UNIT NOTES

1. ALL FIRST FLOOR UNITS TO BE HANDICAP ACCESSIBLE PER WISCONSIN ADMINISTRATION CODE - ILHR 66.
2. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER CLIMATE CONTROLS SHALL BE NO HIGHER THAN 48" ABOVE FINISHED FLOOR AND NO LOWER THAN 15" ABOVE FINISHED FLOOR. THE MAXIMUM HEIGHT AT COUNTERTOPS IS 44", INCLUDING CIRCUIT BREAKER PANELS, FAN OR LIGHT CONTROLS OVER KITCHEN RANGES ARE NOT REQUIRED TO COMPLY.
3. PROVIDE SOLID 2x6 BLOCKING (38" TO TOP, ABOVE FINISHED TOP OF TUB. — — — INDICATED THUS ON PLANS.
4. ALL BEDROOM CLOSETS TO HAVE TWO CLOTHES RODS AND TWO SHELVES FOR EACH OF CLOSET LENGTH AND ONE SHELF + ROD FOR BALANCE. ALL LINEN CLOSETS TO HAVE FOUR SHELVES FULL DEPTH OF CLOSET. ALL OTHER CLOSETS TO HAVE ONE ROD AND ONE SHELF. ALL LAUNDRY ROOMS TO HAVE TWO SHELVES ABOVE WASHER AND DRYER. IN BEDROOM CLOSETS WHERE DOUBLE SHELF AND ROD OCCUR, PROVIDE SHELVING WITH THE TOP SHELF MOUNTED AT 84" A.F.F. AND BOTTOM SHELF MOUNTED AT 44" A.F.F.
5. WALLS AND CEILINGS OF ALL CLOSETS AT FIRST FLOOR UNITS UNDER STAIRS LEADING TO SECOND FLOOR UNITS TO HAVE TWO LAYERS OF 5/8" TYPE 'X' DRYWALL APPLIED TO 2x WOOD FRAMING AT STRINGERS AT 24" O.C.
6. VERIFY ROUGH OPENINGS REQ'D AT TUB/SHOWER UNITS BEFORE CONSTRUCTING WALLS.

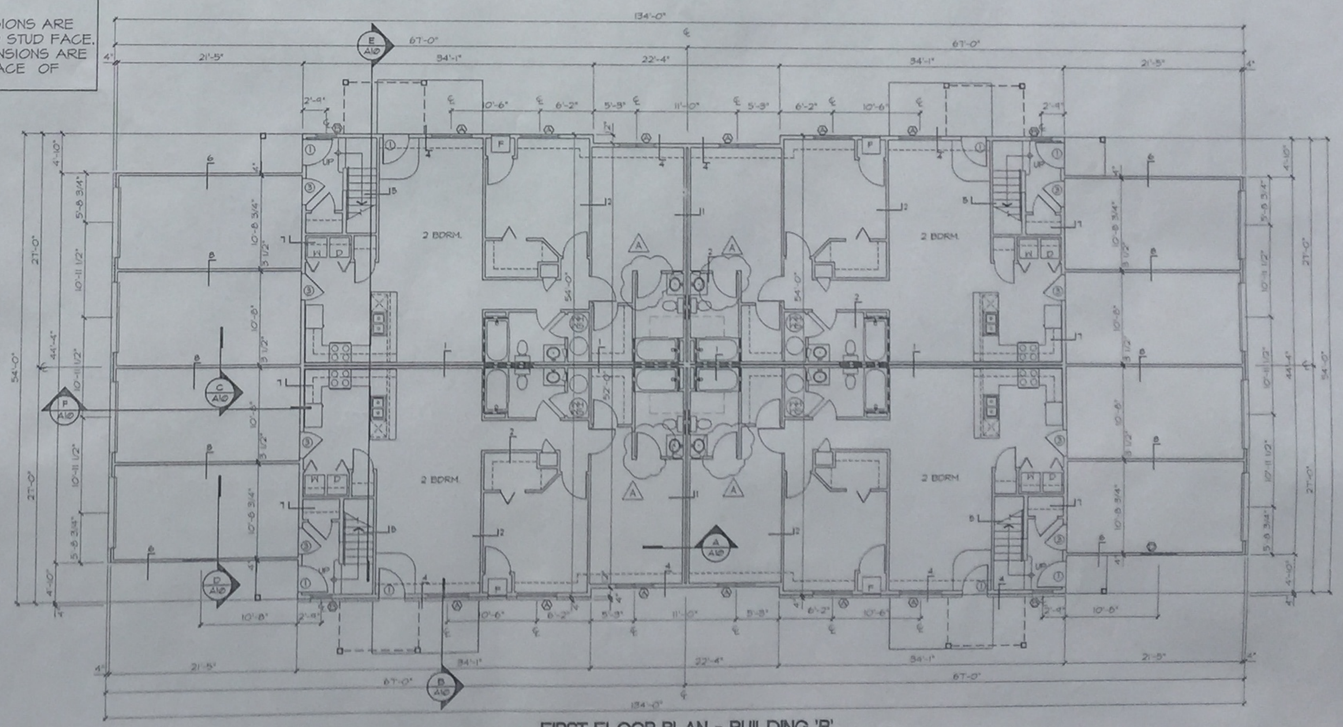
TYPICAL TOILET FIXTURES

- (A) MEDICINE CABINET @ 48" A.F.F. TO BOTTOM OF CABINET
- (B) 24" TOWEL BAR @ 48" A.F.F.
- (C) 18" TOWEL BAR @ 48" A.F.F.
- (D) TOILET DISPENSER @ 15" A.F.F.

NOTE:
INSIDE DIMENSIONS ARE STUD FACE TO STUD FACE. OUTSIDE DIMENSIONS ARE TO OUTSIDE FACE OF SHEATHING.

NOTES:

1. TYPICAL PARTY WALL: DOUBLE 2X4 STUDWALL AT 16" O.C. 1" GAP BETWEEN WALLS - 5/8" DRYWALL BOTH SIDES - 2 LAYERS 3 1/2" BOUND BATT INSULATION IN CAVITY
2. TYPICAL INTERIOR PARTITION: 2x4 STUDS @ 16" O.C. W/ 1/2" DRYWALL BOTH SIDES.
3. TYPICAL PLUMBING WALL: 2x6 STUDS @ 16" O.C. W/ 5/8" DRYWALL BOTH SIDES WHERE PLUMBING WALL IS ALSO PARTY WALL USE WALL TYPE 1 AND APPLY 5/8" TYPE 'X' GWB OVER ENTIRE WALL BEFORE SETTING TUB MODULE - ADJUST WALL DIMENSIONS AS REQ'D AT TUB MODULES
4. 2X6 STUDS AT 16" O.C. W/ 6" BATT INSULATION AND 5/8" DRYWALL ON UNIT SIDE & 7/16" OSB SHEATHING ON EXTERIOR SIDE
5. SECONDARY PARTY WALL: 2x4 OR 2x6 STUDS @ 16" O.C. W/ 3 1/2" BOUND BATTS & 5/8" DRYWALL BOTH SIDES. (USED @ STAIRWELL ONLY)
6. TYPICAL EXTERIOR PARTITION @ GARAGES: 2x4 STUDS @ 16" O.C. W/ EXTERIOR SHEATHING ON 1 SIDE AND 5/8" TYPE 'X' DRYWALL ON INTERIOR SIDE. FIRE TAPE ONLY.
7. INTERIOR GARAGE WALL TO UNIT: 2x6 STUDS @ 16" O.C. W/ 6" R-19 BATT INSULATION & 5/8" TYPE 'X' DRYWALL BOTH SIDES
8. WALLS SEPARATING UNITS: 2x4 STUDS @ 16" O.C. WITH 5/8" TYPE 'X' BOTH SIDES FIRE TAPE ONLY



FIRST FLOOR PLAN - BUILDING 'B'

1/8" = 1'-0"

GARY BRINK & ASSOCIATES
ARCHITECTS

6506 SCHROEDER ROAD
MADISON, WI 53711
608-273-9636
608-273-3757 (FAX)

PROJECT:
SUNSET DRIVE APARTMENTS
SUNSET DRIVE
MILTON, WISCONSIN

CLIENT:
MIRKWOOD DEVELOPMENT, INC.
1507 NEWPORT AVENUE JANESVILLE, WISCONSIN

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PROJECT:	9746
CAD\FILE:	A6-9746
DRAWN BY:	TB
DATE:	05/15/98
REV. 1	06/10/98

A6

PROJECT:

SUNSET DRIVE APARTMENTS

SUNSET DRIVE
MILTON, WISCONSIN

itionally
ROVED
T OF COMMERCE
ITY AND BUILDINGS
SPONDENCE

LEGAL: LOTS 33, 34 AND 35, "NORTHRIDGE": LOT 4 AND PART OF LOT 3, BLOCK 3, "ROGERS ADDITION" AND PART OF VACATED DIVISION STREET, ALL BEING LOCATED IN THE NW. 1/4 OF THE NE. 1/4 OF SECTION 28, T.4N. R.13E. OF THE 4TH P.M., CITY OF MILTON, ROCK COUNTY, WISCONSIN. COMMENCING AT AN ALUMINUM MONUMENT AT THE NORTH 1/4 CORNER OF SAID SECTION 28; THENCE S.17°49'35"E. 531.84 FEET TO THE NW. CORNER OF SAID LOT 35 (NORTHRIDGE), ALSO BEING AT THE PLACE OF BEGINNING FOR THE LAND TO BE HEREIN DESCRIBED; THENCE S.88°02'35"E. ALONG THE SOUTH LINE OF SUNSET DRIVE, 1116.25 FEET TO THE NE. CORNER OF SAID LOT 33 (NORTHRIDGE); THENCE S.21°05'W. 285.66 FEET TO THE SE. CORNER OF SAID LOT 33; THENCE N.88°04'25"W. 501.23 FEET TO THE SW. CORNER OF SAID LOT 33; THENCE N.88°05'40"W. 74.52 FEET; THENCE N.1°43'E. 9.75 FEET; THENCE N.87°43'W. 82.85 FEET; THENCE S.1°07'15"E. 10.31 FEET TO THE SE. CORNER OF SAID LOT 35; THENCE N.88°03'20"W. 352.48 FEET TO THE SW. CORNER OF SAID LOT 35; THENCE N.0°42'30"W. ALONG THE WEST LINE OF SAID LOT, 65.96 FEET; THENCE N.0°37'10"W. CONTINUING ALONG SAID WEST LINE, 95.0 FEET; THENCE N.0°31'25"W. CONTINUING ALONG SAID WEST LINE, 109.66 FEET TO THE PLACE OF BEGINNING. CONTAINING 6.58 ACRES.

DEVELOPER:

MIRKWOOD DEVELOPMENT, INC.

1507 NEWPORT AVENUE
JANESVILLE, WISCONSIN 53545

PHONE: 608-559-8155
MOBILE: 608-251-2656
FAX: 608-755-8110

ARCHITECT:

GARY BRINK & ASSOCIATES, INC.

6506 SCHROEDER ROAD
MADISON, WISCONSIN 53711
PHONE: 608-273-9636
FAX: 608-273-3757
PRINCIPAL CONTACT: GARY BRINK

BUILDING DATA:

SQUARE FOOTAGE PER BUILDING

BUILDING "A"	
FIRST FLOOR	3,618 S.F.
SECOND FLOOR	4,348 S.F.
TOTAL	7,966 S.F.
GARAGES	1,900 S.F.
BUILDING "B"	
FIRST FLOOR	4,771 S.F.
SECOND FLOOR	4,442 S.F.
TOTAL	9,213 S.F.
GARAGES	1,900 S.F.

BUILDING TYPE: TYPE 8, WOOD FRAME UNPROTECTED FOR BUILDINGS A & B

INDEX TO DRAWINGS:

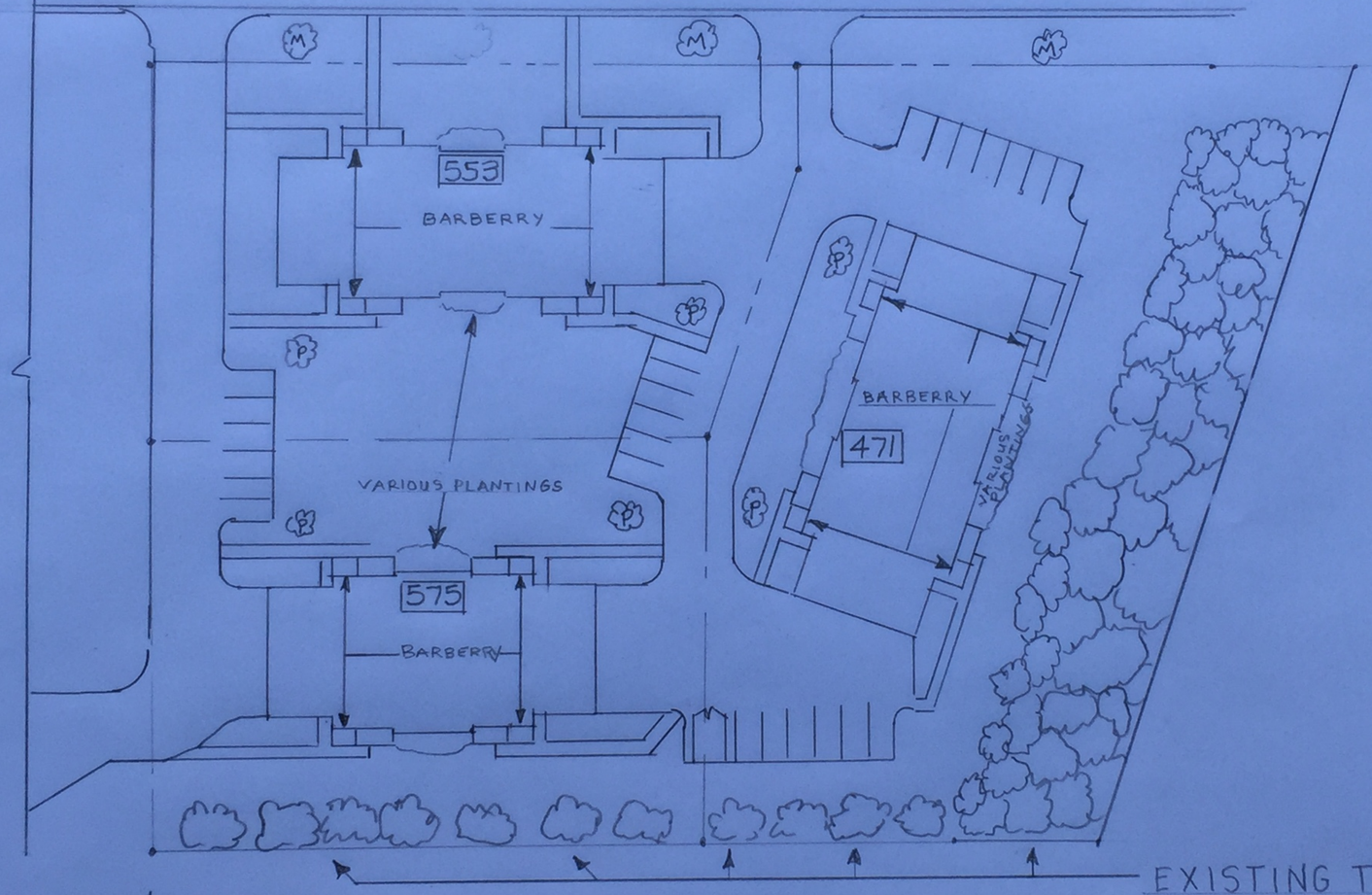
T	TITLE SHEET
S1	SITE PLAN
S2	GRADING, UTILITY, & EROSION CONTROL PLAN
	SURVEY
L1	LANDSCAPE PLAN
A1	BUILDING A - FOUNDATION PLAN & DETAILS
A2	BUILDING B - FOUNDATION PLAN & DETAILS
A3	BUILDING A - SECOND FLOOR & ROOF FRAMING PLANS
A4	BUILDING B - SECOND FLOOR & ROOF FRAMING PLANS
A5	BUILDING A - 1/8" FLOOR PLANS & 1/4" UNIT PLANS
A5.1	BUILDING A - 1/4" UNIT PLANS
A6	BUILDING B - 1/8" FLOOR PLANS
A6.1	BUILDING B - 1/4" UNIT PLANS
A7	BUILDING A - EXTERIOR BUILDING ELEVATIONS
A8	BUILDING B - EXTERIOR BUILDING ELEVATIONS
A9	BUILDING A - SECTIONS & DETAILS
A10	BUILDING B - SECTIONS & DETAILS
A11	DETAILS
A12	DOOR & WINDOW SCHEDULE, ROOM FIN. SCHEDULE, AND DOOR HARDWARE SCHEDULE
E1	BUILDING A & B UNIT ELECTRICAL PLANS
P 1	**Plumbing - Floor Plan - D.W. & V.**
P 1 - A	**Plumbing - Floor Plan - Water**
P 1 - B	**Plumbing - Typical Water Piping**
P 2	**Plumbing - D.W. & V. Isometric**

Michael A. Fulsaas MP6449 7/24/98

MAY 26, 1998

EXISTING ← → PROPOSED

SUNSET DRIVE



EXISTING TREES

EXISTING ← → PROPOSED

(P) = PLUM, NEWPORT

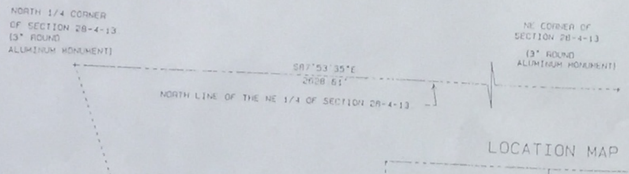
(M) = MAPLE, SUGAR

LANDSCAPE PLAN
SUNSET DRIVE APTS.

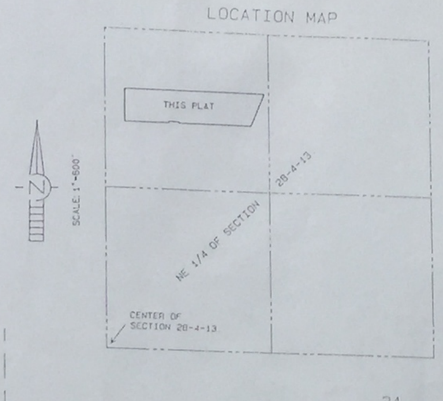
SCALE: 1" = 40'	APPROVED BY:	DRAWN BY
DATE: 6-30-16		REVISED
		DRAWING NUMBER

NORTHRIDGE FIRST ADDITION

LOTS 33, 34 AND 35, "NORTHRIDGE"; LOT 4 AND PART OF LOT 3, BLOCK 3, "ROGERS ADDITION" AND PART OF VACATED DIVISION STREET; ALL BEING LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 28, T.4N., R.13E. OF THE 4TH P.M., CITY OF MILTON, ROCK COUNTY, WISCONSIN.



LOCATION MAP



LEGEND:

- ○ SET ROUND IRON ROD, 1-1/4" x 30" WEIGHING 4.17 LBS./LIN FT.
- ⌀ FOUND 1-1/4" ROUND IRON ROD
- • FOUND 3/4" ROUND IRON REBAR
- ⊕ FOUND 1" ROUND IRON PIPE

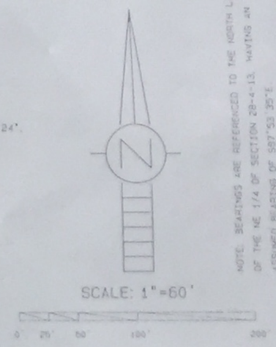
ALL OTHER LOT CORNERS ARE STAKED WITH 3/4" x 24", ROUND IRON REBAR, WEIGHING 1.50 LBS./LIN FT.

UE UTILITY EASEMENT

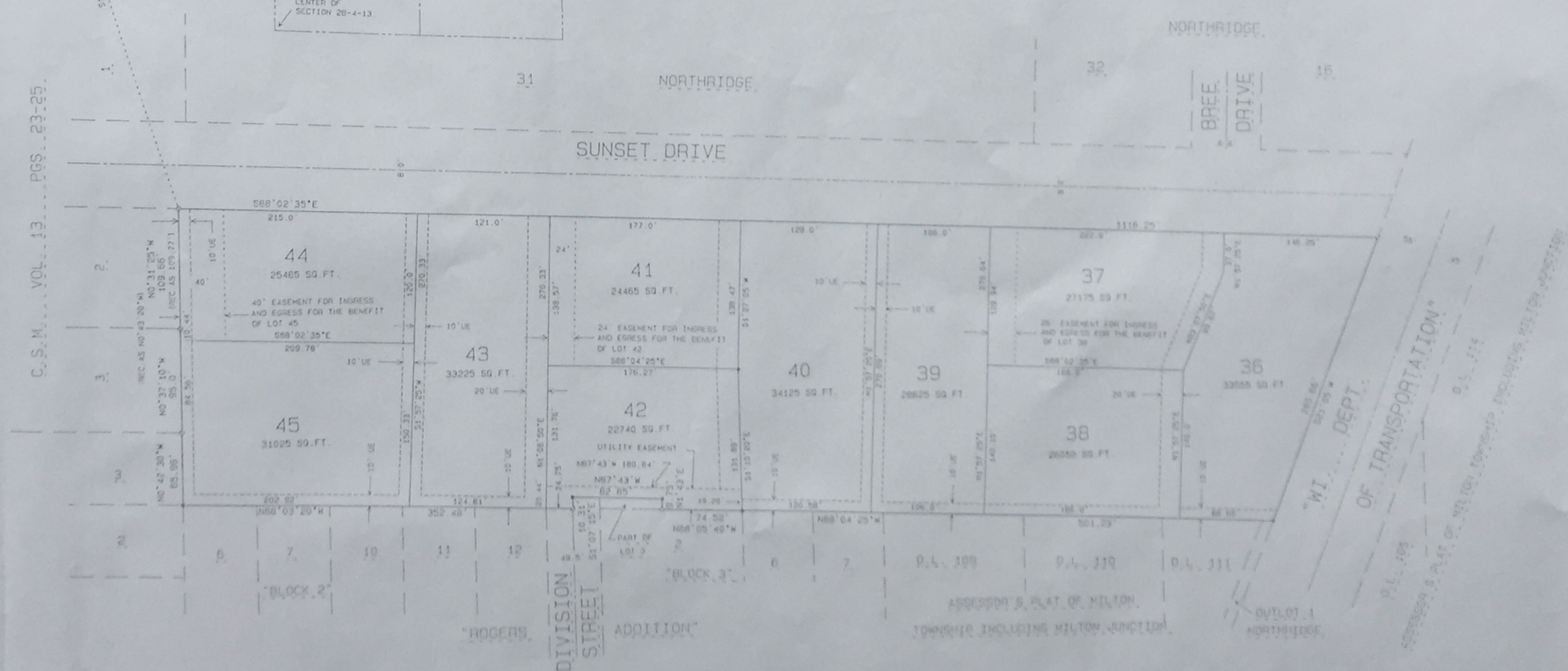
NOTE: "NORTHRIDGE FIRST ADDITION" CREATES 10 LOTS FROM A TOTAL OF 6.58 ACRES.

NOTE: ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST ONE-HALF SECOND.

NOTE: UTILITY EASEMENTS AS SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING RIGHTS TO SERVE THE PLATTED AREA.



NOTE: BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SECTION 28-4-13, HAVING AN ASSUMED BEARING OF S87°53'35"E



SHEET ONE OF TWO SHEETS

iPad 7:39 AM 88%
acuitybrandslighting.com
Remir | The datcp.wi.g... MyDATCP... Stock Mar... 1969 MOO... 70 Watt H... TWS - Mini... www.ac...

LITHONIA LIGHTING®

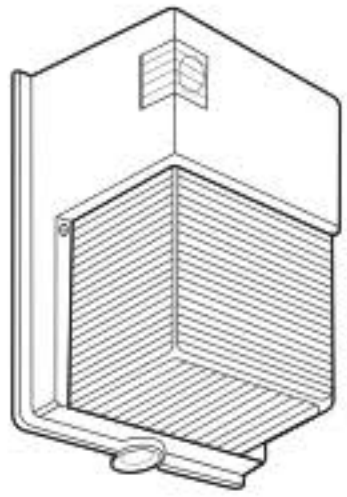
Catalog Number	
Notes	Type

FEATURES & SPECIFICATIONS

Small Polycarbonate Wall Pack

TWS

METAL HALIDE
50W
HIGH PRESSURE SODIUM
35W, 50W, 70W
8' to 12' Mounting



INTENDED USE

For entrances, stairwells, corridors, other pedestrian areas.

CONSTRUCTION

Cast aluminum backplate on which electrical components are mounted for maximum heat-dissipation. Gasketing between backplate and front cover prevents the entry of water and contaminants. External hardware includes phillips head and tamper-proof hex-head fasteners.

FINISH

Dark bronze (DDB) or white (DWH) front cover available for all wattages.

OPTICAL SYSTEM

Front cover/refractor is injection-molded, one-piece, UV-stabilized polycarbonate. Optical system is sealed and gasketed to inhibit entrance of outside contaminants.

ELECTRICAL SYSTEM

35W-70W HPS and 50W MH use 120V normal power factor.

Porcelain, medium-base socket with copper alloy nickel-plated screw shell and center contact. UL listed 660W, 600V, 4KV pulse rated. Medium-base lamp included with the fixture.

INSTALLATION

Units are for wall mounting and include two 3/4" knockouts for routing electrical conduit.

LISTING

UL listed for wet locations. Listed and labeled to comply with Canadian Standards.

Specifications

Height: 11" (27.9cm)
Width: 6-1/2" (16.5cm)
Depth: 5-1/4" (13.3cm)
Weight: 4.9 lbs./2.2 kgs

ORDERING INFORMATION

For shortest lead times, configure product using **standard options (shown in bold).**
Example: TWS 50M 120 PE LPI

TWS		120	
Series	Wattage/lamp	Voltage	Options
TWS	Metal halide	**120**	Shipped installed in fixture
	50M		**PE Photoelectric cell as standard**
	High pressure sodium		**LPI Lamp included as standard**
	35S		Architectural colors (optional)
	50S		(blank) **Dark bronze**
	70S		DWH White

Accessories

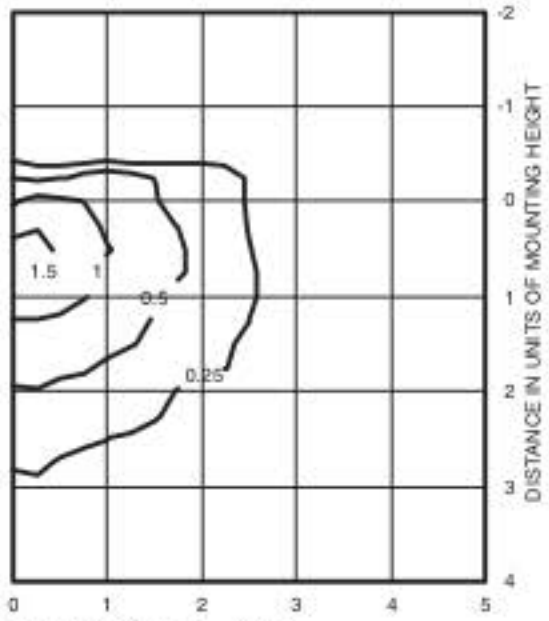
Order as separate catalog numbers

RK1 PEB1 Photocell kit (120V only)
TWSWG Wireguard

TWS High Pressure Sodium Wall Pack

TWS 35S TEST NO: LTL12508

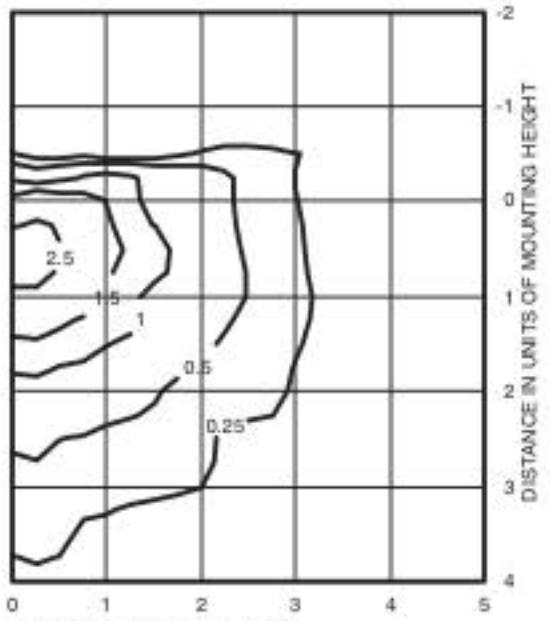
ISOILLUMINANCE PLOT (Footcandle)



Luminaire Efficiency: 65.6%
35W high pressure sodium lamp
Footcandle values based on 8'
mounting height, 2250 rated lumens.

TWS 50S TEST NO: LTL12306

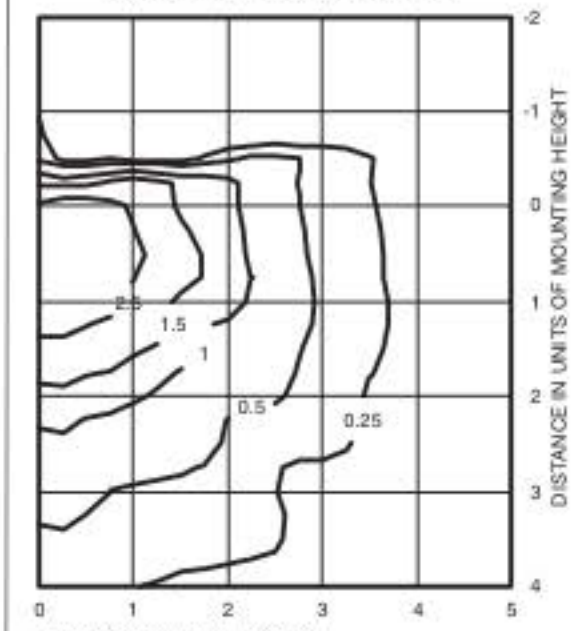
ISOILLUMINANCE PLOT (Footcandle)



Luminaire Efficiency: 65.6%
50W high pressure sodium lamp
Footcandle values based on 8'
mounting height, 4000 rated lumens

TWS 70S TEST NO: LTL12509

ISOILLUMINANCE PLOT (Footcandle)



Luminaire Efficiency: 65.6%
70W high pressure sodium lamp
Footcandle values based on 8'
mounting height, 6300 rated lumens.

Mounting Height Correction Factor
(Multiply the fc level by the correction factor)

10 ft. = .64
12 ft. = .44

LITHONIA LIGHTING®
An AcuityBrands Company

Sheet #: TWS-M-S

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City of Milton Plan Commission Application for plan Approval

June 30, 2016

Sec. 78-272 Application to Build 3 8-unit apartment buildings at 553, 575 and 471 West Sunset Drive in Milton Wisconsin.

1. Parcel dimensions can be found on pages S1 and the survey page of plan set.

2. Existing and proposed structures can be found on page S1 of plan set. Existing structures are 769, 787, 727, 655, 633 and 621 Sunset drive. Proposed structures are 553, 575 and 471 Sunset drive. These structures are 8 unit apartment buildings. The proposed use will be residential rental units.

3. Building walls, fenced trash enclosure, open spaces can be found on page S1 of plan set. Plantings are included on the "Landscape" page. (Last page of plan set.)

4. Off street parking is shown on page S1 of plan set. Note: Each apartment has one parking space in the attached garage and one parking space in front of its garage along with visitor parking as shown.

5. Points of ingress and egress are shown on page S1 of plan set. All required access points have been previously approved and curb cuts have already been made.

6. Off-street loading exceeds the required 25' that section 78-1263 requires. See page S1 of plan set.

7. Trash Containers are shown on page S1 of the plan set. Note: A detailed drawing of the trash enclosure is on the top half of page S1 of the plan set.

8. No permanent signs are planned to be installed on the three proposed building sites at this time.

9. Lighting:

   There is one wall mounted light fixture shown at the center of each garage on page S1 of the plan set. This fixture is a "down light" designed to provide a "soft" light around the garage areas of each building. The fixture schedule on page S1 calls for a 70 watt MH bulb to be used in this fixture. Currently 50 watt MH bulbs are being used in this fixture on the existing buildings. There are two pole mounted post lights shown on page S1 by the visitor parking areas of the proposed three 8 units on lots 36, 37 and 38. The plan also calls for 1 post light in the guest parking areas. No photometric plan is available for this fixture. We invite any plan commission member that has a concern about the lighting to drive by the existing buildings on Sunset Drive and see firsthand that our lighting is not excessive or a problem for our neighbors.

10. Street and Sidewalk improvements:

The site plan (page S1) shows all proposed sidewalks. No street improvements are needed or proposed.

11. Grading and drainage: Page S2 shows the "topographic" lines pre and post construction. This site is essentially flat. Less than 2% grade variation. There is a "storm drain" shown in the parking lot between the buildings on Page S2 of the plan set.

12. Additional Data: None has been requested by the City of Milton.

13. All architectural Drawings including elevations of the proposed buildings are included in the plan set.

14. Erosion Control: The erosion control plan is shown on page S2 of the plan set. (Silt fence along the east and south border of lot 36 as required where grade exceeds 2 %.)

15. Weed control plan: We are sensitive to all existing tenants residing at the Sunset Drive apartments as well as all our neighbors. Our plan is to keep the weeds mowed during the construction of these three proposed buildings.

16. This is not applicable. (Not a "B" zoning.)