CITY OF MILTON

a community since 1838

AGENDA
City of Milton
Plan Commission
Tuesday, February 4, 2020
4:00 pm
MILTON CITY HALL
Council Chambers, 710 S. Janesville Street

1. **Call to Order**

2. **Approval of Agenda**

3. **Approval of Plan Commission Meeting Minutes - January 21, 2020**

   Documents:

   Plan Commission Minutes 01-21-2020.pdf

4. **Discussion and Possible Action Regarding an Extraterritorial Transfer of Land Along North Clear Lake Road in the Town of Milton**

   Documents:

   Memo - North Clear Lake Road Land Division.pdf
   Extraterritorial Transfer of Land - Application - Clear Lake Road.pdf
   Extraterritorial Transfer of Land - Ariel Photo - Clear Lake Road.pdf
   Extraterritorial Transfer of Land - Plat of Survey - Clear Lake Road.pdf

5. **Discussion and Possible Action Regarding a Site Plan for Carl's Place located at 1400 East High Street.**

   Documents:

   Memo - Carls Place Parking Lot Site Plan.pdf
   Carls Place Site Plan.pdf

6. **General Items**

7. **Motion to Adjourn**

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

Posted by Leanne Schroeder January 31, 2020 at Dave's Ace Hardware, Piggly Wiggly, Milton City Hall.

**Notice is hereby given that a majority of the Common Council may be present at this meeting at the above mentioned date and time to gather information about a subject over which they have

decision-making responsibility. This constitutes a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis. 2d 553, 494 N.W. 2d 408 (1993) and must be noticed as such, although the City Council will not take any formal action at this meeting.

City of Milton
Plan Commission
January 21, 2020

Call to Order
Mayor Anissa Welch called the January 21, 2020 meeting of the Plan Commission to order at 4 p.m.

Present: Mayor Anissa Welch, Ald. Larry Laehn, Director of Public Works Howard Robinson, Bob Seales, Ethel Himmel, Dave Ostrowski, and Frank Green (arrived at 4:03 p.m.).

Also Present: City Administrator Al Hulick and Administrative Services Director Inga Cushman.

Approval of Agenda
Comm. Himmel motioned to approve the agenda. Comm. Director Robinson seconded, and the motion carried.

Approval of Plan Commission Meeting Minutes - December 3, 2019
Comm. Ald. Laehn motioned to approve the minutes. Comm. Ostrowski seconded, and the motion carried.

Discussion and Possible Action Regarding a 1-Lot Certified Survey Map Located Along West High Street (Milton High School)
Administrator Hulick provided an overview of this agenda item.

Comm. Himmel motioned to approve the Preliminary CSM with easements included for the sanitary sewer on the final CSM. Comm. Ostrowski seconded, and the motion carried.

Public Hearing, Discussion and Possible Action Regarding Conditional Use Permit and Site Plan for Milton High School Located along West High Street
Comm. Frank Green arrived.

Administrator Hulick provided an overview of this agenda item.

Mayor Welch opened the Public Hearing at 4:06 p.m.

There were no public comments.

Mayor Welch closed the Public Hearing at 4:07 p.m.

All of the commissioners confirmed they reviewed the Findings of Fact.

Comm. Director Robinson motioned to approve the Conditional Use Permit with the attached site plan for the Milton High School located along West High Street with the following contingencies:

1. Recording of the final CSM at the county.

2. DNR and City Engineer approval of the storm water plan.
3. Aisle widths for traffic that have 90 degree parking stalls need to be 26' wide. Some of the aisles are 24' to 25'. These will need to be adjusted.
4. Arrows need to be added to the parking areas to show direction of traffic.
5. The driveways that are across from Rainbow Drive and Orchard Row will need to be offset so that they do not directly enter the street intersection. The driveway entrance adjacent/across from Rainbow Drive will allow the current offset stop signs to become a regular stop sign intersection.
6. Sanitary and Water mains will need to be added onto the Utility Plans
7. A lighting plan that meets ordinance requirements and that shows foot candle power needs to be submitted.
8. New sign location needs to be indicated.
9. An architectural drawing that show the height of the buildings is required.
10. Location of dumpsters needs to be indicated.
11. The Storm Water Management Plan needs to be recorded with the property at the county.

Comm. Seales seconded, and the motion carried.

Public Hearing, Discussion and Possible Action Regarding a Conditional Use Permit for Amanda Miller Baking Located at 129 East Madison Avenue.

Administrator Hulick provided an overview of this agenda item.

Mayor Welch opened the Public Hearing at 4:11 p.m.

There were no public comments.

Mayor Welch closed the Public Hearing at 4:12 p.m.

All of the commissioners confirmed they reviewed the Findings of Fact.

Comm. Ald. Laehn motioned to approve the Site Plan and Conditional Use Permit for Amanda Miller Baking located at 129 E. Madison Avenue. Comm. Director Robinson seconded, and the motion carried.

Public Hearing, Discussion and Possible Action to Amend the Official City Map to Delete the Vacated Portion of Parkview Drive

Administrator Hulick provided an overview of this agenda item.

Mayor Welch opened the Public Hearing at 4:16 p.m.

There were no public comments.

Mayor Welch closed the Public Hearing at 4:16 p.m.

Comm. Himmel motioned to amend the official City map to delete the vacated portion of Parkview Drive as described in Preliminary Resolution #2019-26, Vacating Portion of Parkview Drive. Comm. Ostrowski seconded, and the motion carried.

Discussion and Possible Action Regarding a Site Plan for The Meat Market Located at 329 South John Paul Road.

Comm. Director Robinson motioned to approve the site plan for The Meat Market located at 329 S. John Paul Road. Comm. Seales seconded, and the motion carried.

General Items

There were no general items.

Next Meeting ~ February 4, 2020

The next meeting of the Plan Commission will take place on February 4, 2020 at 4 p.m.

Motion to Adjourn

Comm. Director Robinson motioned to adjourn the January 21, 2020 meeting of the Plan Commission at 4:20 p.m. Comm. Ostrowski seconded, and the motion carried.

Respectfully Submitted,

Inga Cushman
Administrative Services Director

CITY OF MILTON

a community since 1838

Office of the City Administrator

To: Mayor Welch, Milton Plan Commission
From: Al Hulick, City Administrator
Date: February 4, 2020
Subject: Discussion and Possible Action Regarding an Extraterritorial Transfer of Land Along North Clear Lake Road in the Town of Milton

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Summary
The City of Milton has received a transfer of land along Clear Lake Road within the Town of Milton. Because this land division is located within one and one-half mile from the city limits, the City of Milton has extraterritorial plat review jurisdiction over this transfer of land.

The plat of survey proposes three triangular pieces of land amongst adjoining owners along North Clear Lake Road. The land is currently developed with residential and commercial uses. The land division is outside of the City's Comprehensive Plan boundary, but does not effectively change the existing uses.

Recommendation
The City of Milton Administration has no objections to the proposed land division along North Clear Lake Road in the Town of Milton.

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 SOUTH MAIN STREET
JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587
EMAIL: PLANNING@CO.ROCK.WI.US
WEB: WWW.CO.ROCK.WI.US

AGENCY USE ONLY

Application Number: _____

Received By – Date (MM/DD/YYYY): _____

PRELIMINARY LAND DIVISION APPLICATION FORM

PROPOSED LAND DIVISION CLASSIFICATION:

☐ **Major Land Division** Subdivision Plat Required
☐ **Minor Land Division** CSM for lots 35 acres or less; Plat of Survey for lots greater than 35 acres
☑ **Transfer to Adjoining Owner** Plat of Survey or CSM
☐ **Lot Combination** CSM Required

1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible: ☑ Yes ☐ No

2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: ☑ Yes ☐ No

3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: ☐ Yes ☐ No
If you answered **Yes**, proceed to **4.** If you answered **No**, proceed to **5.**

4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: ☐ Not Applicable ☐ Yes ☐ No

5. Land division will require a zoning change: ☐ Yes ☑ No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	Henry J & Mary L Dikkeboom Revocable Trust			Telephone:	608-295-4226		
Address:	8800 N. Clear Lake Rd.	City:	Milton	State:	WI	Zip:	53563
b. Name:				Telephone:			
Address:		City:		State:		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	Combs & Associates, Inc.			Telephone:	608-752-0575		
Address:	109 W. Milwaukee Street	City:	Janesville	State:	WI	Zip:	53548
b. Developer name:				Telephone:			
Address:		City:		State:		Zip:	

8. Identify the individual from **6.** or **7.** that will serve as the primary contact: ☐ **6a.** ☐ **6b.** ☑ **7a.** ☐ **7b.**

PROPERTY INFORMATION

9.Reason for application: ☐ **Sale/ownership transfer** ☐ **Farm consolidation** ☐ **Create Conforming Lot** ☑ **Adjust Lot Line**

Transfer of land between adjoining owners, we will be transferring Parcel "A"(6-13-168E.3) and Parcel "C"(6-13-168E.1) to Lot 2 (6-13-168E.2) of Certified Survey Map Volume 15, Pages 383-386 and Parcel "B" (6-13-168E.1) will be will be transferred to Lot 3 (6-13-168E.3).

10. Land division area location:	**Town of** Milton	NW **1/4 of** NW **1/4**
	Section 15	**Tax parcel number(s) -** 02602100802; 02602100801; 026021008

11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village:
☑ **Yes** ☐ **No** If **Yes**, identify: **City(s)/Village of** Milton

12. Land division area is located adjacent to (check all that apply):
☑ **Local/Town road** ☐ **County highway** ☐ **State highway** ☐ **U.S. highway**

13. Landowner's contiguous property area (Square feet or acres):	**14.** Land division area (Square feet or acres): 10,416	**15.** Current zoning of land division area: RR
16. Number of new/additional lots created by land division: None	**17.** Future zoning of new/additional lot(s) created by land division:	**18.** Future zoning of parent lot: RR

19. Covenants or restrictions will be placed on the land division area: ☐ **Yes** ☑ **No**
If **Yes**, identify covenants or restrictions:

20. A residential building is currently located in the land division area: ☑ **Yes** ☐ **No**
If **Yes**, the building utilizes a: ☑ **Private onsite wastewater treatment system** ☐ **Public sanitary sewer system**

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy):	**22.** Public improvement construction will begin on (mm/dd/yyyy):

APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief.

LANDOWNER/PRIMARY CONTACT SIGNATURE: [signature] **DATE:** 1/10/2020

APPLICATION CHECKLIST

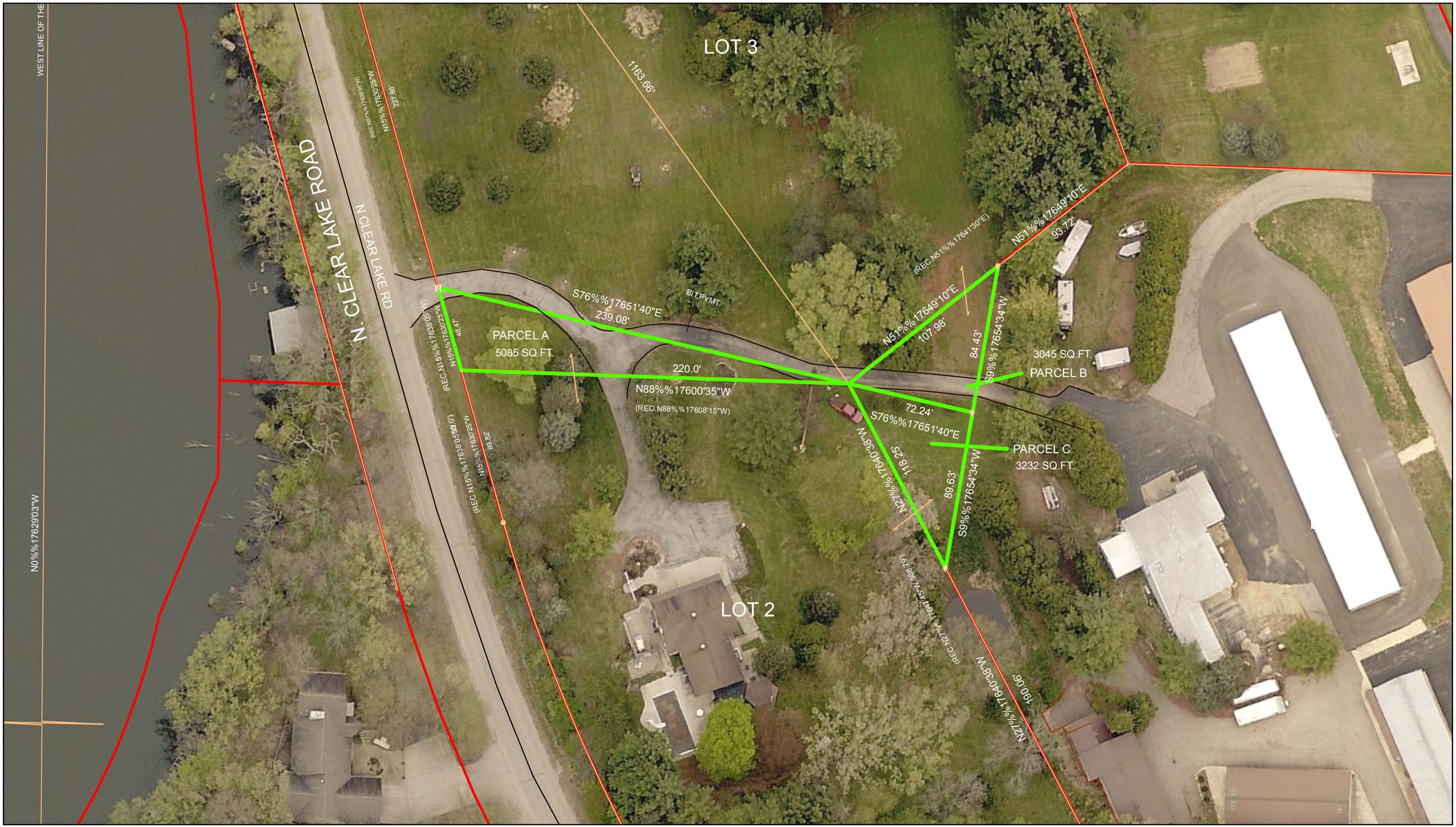
	Yes	No	Comment
1. Have you included a map clearly marked "*PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT*", identifying the land division area and containing all of the following information?	☑	☐	
a. Location of the land division area by section, township, and range:	☑	☐	
b. Approximate location and dimension of all **EXISTING** streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	☑	☐	
c. **EXISTING/PROPOSED** County, Town, and City/Village (if applicable) zoning designations of all **EXISTING/PROPOSED** lot(s) and outlot(s), in and adjacent to the land division area:	☑	☐	
d. Approximate location and dimension of all **PROPOSED** lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	☑	☐	
e. Indication of all **PROPOSED** lot(s) and outlot(s) use if other than single-family residential, in the land division area:	☑	☐	
f. Distance from all **PROPOSED** lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	☐	☐	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether **EXISTING** or **PROPOSED**, in the land division area:	☐	☐	
(1) Buildings:	☐	☐	
(2) Streets, alleys, and public ways:	☐	☐	
(3) Driveways:	☐	☐	
(4) Rail lines:	☐	☐	
(5) Private water wells or water supply systems:	☐	☐	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	☐	☐	
(7) Any other public utilities:	☐	☐	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	☐	☐	
(9) Vegetative land cover type:	☐	☐	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	☐	☐	
(11) Productive agricultural soils, cultural resources, and woodlands:	☐	☐	
(12) Surface water features:	☐	☐	
(13) Drainageways:	☐	☐	
(14) Detention or retention areas:	☐	☐	
(15) Cemeteries:	☐	☐	
(16) Bridges/culverts:	☐	☐	
(17) Rock outcroppings:	☐	☐	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	☐	☐	N/A
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	☐	☐	N/A
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	☐	☐	N/A
k. Scale, north arrow, and date of creation:	☑	☐	
l. Any other information required by the Agency:	☑	☐	
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	☑	☐	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	☑	☐	
4. Have you provided all required application form information and has the required party signed this application form?	☐	☐	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	☐	☐	

PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM, A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 N. MAIN ST.
JANESVILLE, WI 53545

LD2020_001 (Dikkeboom Rev Trust)
NW 1/4 of the NW 1/4 of Section 15
Town of Milton

0 50 100 Feet



PLAT OF SURVEY

Parcel A:
PART OF LOT 3 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 15, PAGES 383 THRU 386 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN AS DOCUMENT NO. 1155598 AND LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 21, T.4N., R.13E., OF THE 4TH P.M., TOWN OF MILTON, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at an aluminum monument at the NW Corner of said Section; thence S22°35'38"E 1163.66 feet to a cotton gin pin at the most Southerly Corner of said Lot 3, also being at the place of beginning for the land to be herein described; thence N88°00'35"W 220.0 feet to an iron pin at the SW Corner of said Lot; thence N15°30'25"W along the West line of said Lot, 48.47 feet to a survey spike; thence S76°51'40"E 239.08 feet to the place of beginning.

NOTE: The above description is for the transfer of land between owners of adjoining property and cannot be transferred as a separate parcel.

Parcel B:
PART OF LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 15, PAGES 383 THRU 386 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN AS DOCUMENT NO. 1155598 AND LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 21, T.4N., R.13E., OF THE 4TH P.M., TOWN OF MILTON, ROCK COUNTY, WISCONSIN.
DESCRIBED AS FOLLOWS: Commencing at an aluminum monument at the NW Corner of said Section; thence S22°35'38"E 1163.66 feet to a cotton gin pin at the most Westerly Corner of said Lot, also being at the place of beginning for the land to be herein described; thence N51°49'10"E along the NW Line of said Lot, 107.98 feet to an iron pin; thence S9°54'34"W 84.43 feet to an iron pin; thence N76°51'40"W 72.24 feet to the place of beginning.

NOTE: The above description is for the transfer of land between owners of adjoining property and cannot be transferred as a separate parcel.

PART OF LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 15, PAGES 383 THRU 386 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN AS DOCUMENT NO. 1155598 AND LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 21, T.4N., R.13E., OF THE 4TH P.M., TOWN OF MILTON, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at an aluminum monument at the NW Corner of said Section; thence S22°35'38"E 1163.66 feet to a cotton gin pin at the most Westerly Corner of said Lot, also being at the place of beginning for the land to be herein described; thence S76°51'40"E 72.24 feet to an iron pin; S9°54'34"W 89.63 feet to an iron pin on the SW Line of said Lot; thence N27°40'38"W along said SW Line 118.25 feet to the place of beginning.

NOTE: The above description is for the transfer of land between owners of adjoining property and cannot be transferred as a separate parcel.

STATE OF WISCONSIN
COUNTY OF ROCK SS.

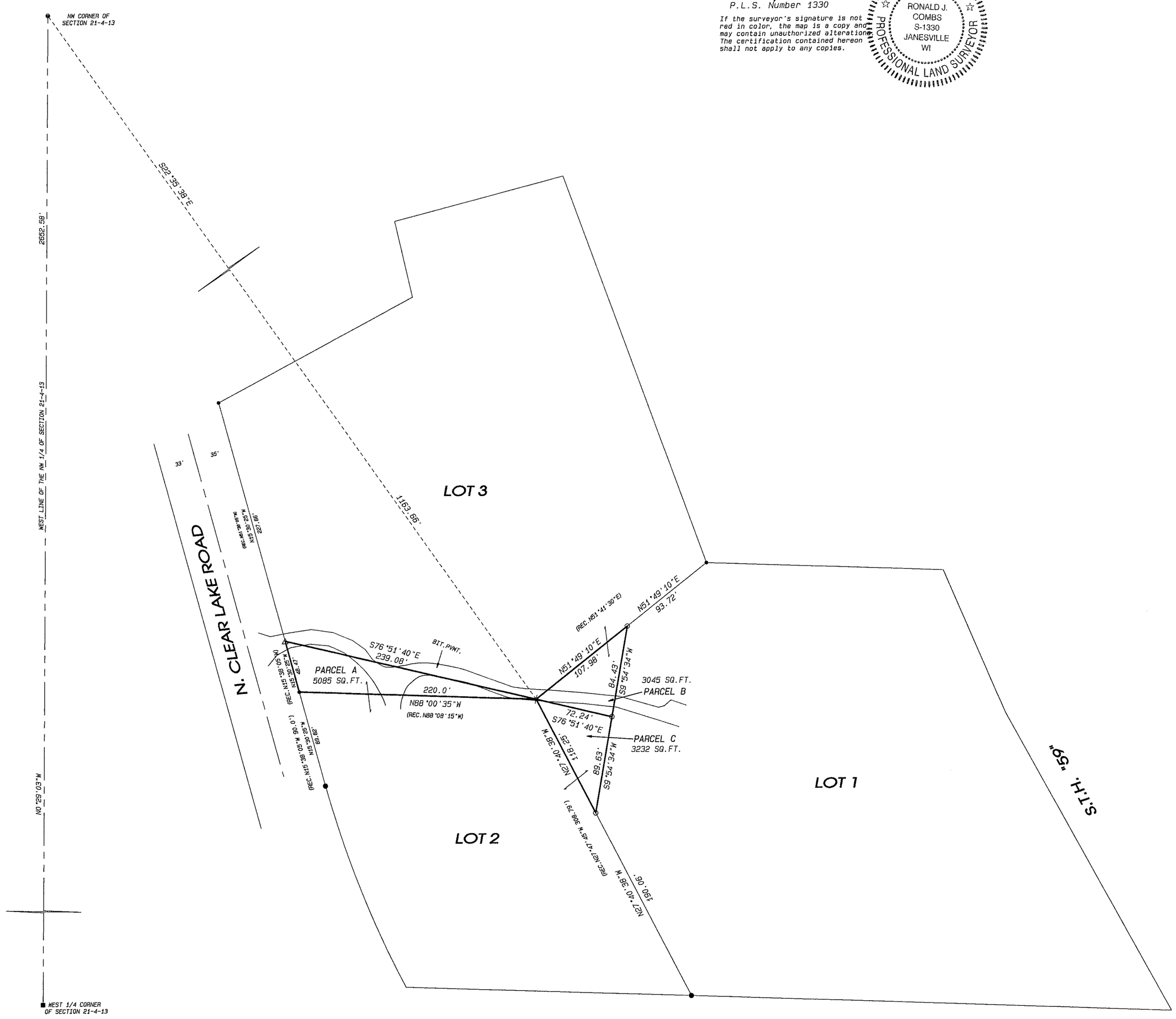
I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY OF THE PROPERTY DESCRIBED ABOVE FOR THE EXCLUSIVE USE OF MARY DIKKEBOOM AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND ITS LOCATION AND COMPLIES WITH CHAPTER A-E7.

GIVEN UNDER MY HAND AND SEAL THIS 6th DAY OF JANUARY, 2020, AT JANESVILLE, WISCONSIN.

Ronald J. Combs
P.L.S. Number 1330

If the surveyor's signature is not red in color, the map is a copy and may contain unauthorized alterations. The certification contained hereon shall not apply to any copies.

WISCONSIN RONALD J. COMBS S-1330 JANESVILLE WI PROFESSIONAL LAND SURVEYOR



ROCK COUNTY TREASURER'S CERTIFICATE

I hereby certify that the Property Taxes on the parent parcel are current

and have been paid as of _____, 20_____.

Rock County Treasurer _____

ROCK COUNTY PLANNING AND DEVELOPMENT

This Final Land Division No. _____ is approved

this _____ day of _____, 20_____.

Secretary _____

LEGEND:

- ○ SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
- ● FOUND 3/4" IRON PIN
- ◎ FOUND 1" IRON PIPE
- △ SET SURVEY SPIKE
- FOUND ALUMINUM MONUMENT
- FOUND COTTON GIN PIN
- ■ FOUND CUT STONE MONUMENT

N

GRAPHIC SCALE 1"=60'
0' 30' 60' 90'

NOTES:

FIELD WORK COMPLETED JANUARY 3RD, 2020.

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

ASSUMED N0°29'03"W ALONG THE WEST LINE OF THE NW 1/4 OF SECTION 21-4-13.

Combs & ASSOCIATES
109 W. Milwaukee St.
Janesville, WI 53548
www.combssurvey.com
- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING
tel: 608 752-0575
fax: 608 752-0534

DATE	1/06/20
BY	sll
PROJECT NO.	119-409
CLIENT	DIKKEBOOM

CITY OF MILTON

a community since 1838

Department of Public Works

To: Mayor Welch, Milton Plan Commission
From: Howard Robison, Director of Public Works
Date: February 4, 2020
Subject: Discussion and Possible Action Regarding a Site Plan for Carl's Place located at 1400 East High Street.

Summary

Carl Markestad, owner of Carl's Place located at 1400 East High Street, has submitted a site plan to allow for the preliminary base work and parking lot that will accommodate a future expansion of his existing facility. Mr. Markestad plans to submit a full site plan for his future building expansion in the spring of 2020, however, he would like to begin the preliminary site work for the building and parking lot. Pending approval of the Plan Commission, work can begin on the earthwork and parking lot yet this winter in 2020.

The proposed lot site plan meets all City Ordinance requirements for his expansion. Once he has completed the site plan for his building addition, he will provide the City with a full plan submittal including building plans, elevations, lighting, landscaping and stormwater. The Plan Commission will review this plan submittal at a future date.

Recommendation

City Staff recommends approval of the current site plan to allow earthwork and parking lot improvements to commence.

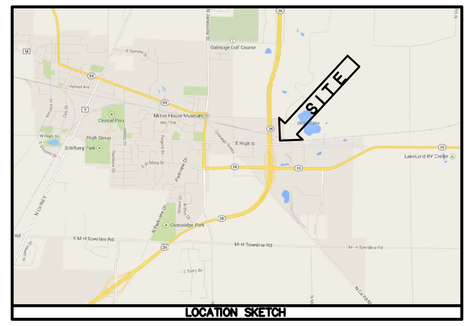
SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN

PART OF LOT 1 OF A CERTIFIED SURVEY MAP RECORDED AS DOCUMENT NO. 1357052

LOCATED IN PART OF THE SE 1/4 OF SECTION 26, TOWN 4 NORTH, RANGE 13 EAST, CITY OF MILTON, ROCK COUNTY, WISCONSIN

PROJECT PARCEL	–	257 1600014
SITE ZONING	–	M–2 INDUSTRIAL
SITE AREA	–	117,408 S.F. (4.07 ACRES)
BUILDING AREA	–	24,000 S.F. (20.4%)
IMPERVIOUS AREA	–	22,023 S.F. (18.8%)
GREEN SPACE	–	71,385 S.F. (60.8%)
PARKING	–	27 SPACES (INC. 2 HANDICAP)
LAND DISTURBANCE	–	42,787 S.F. (0.98 ACRES)

SITE SUMMARY

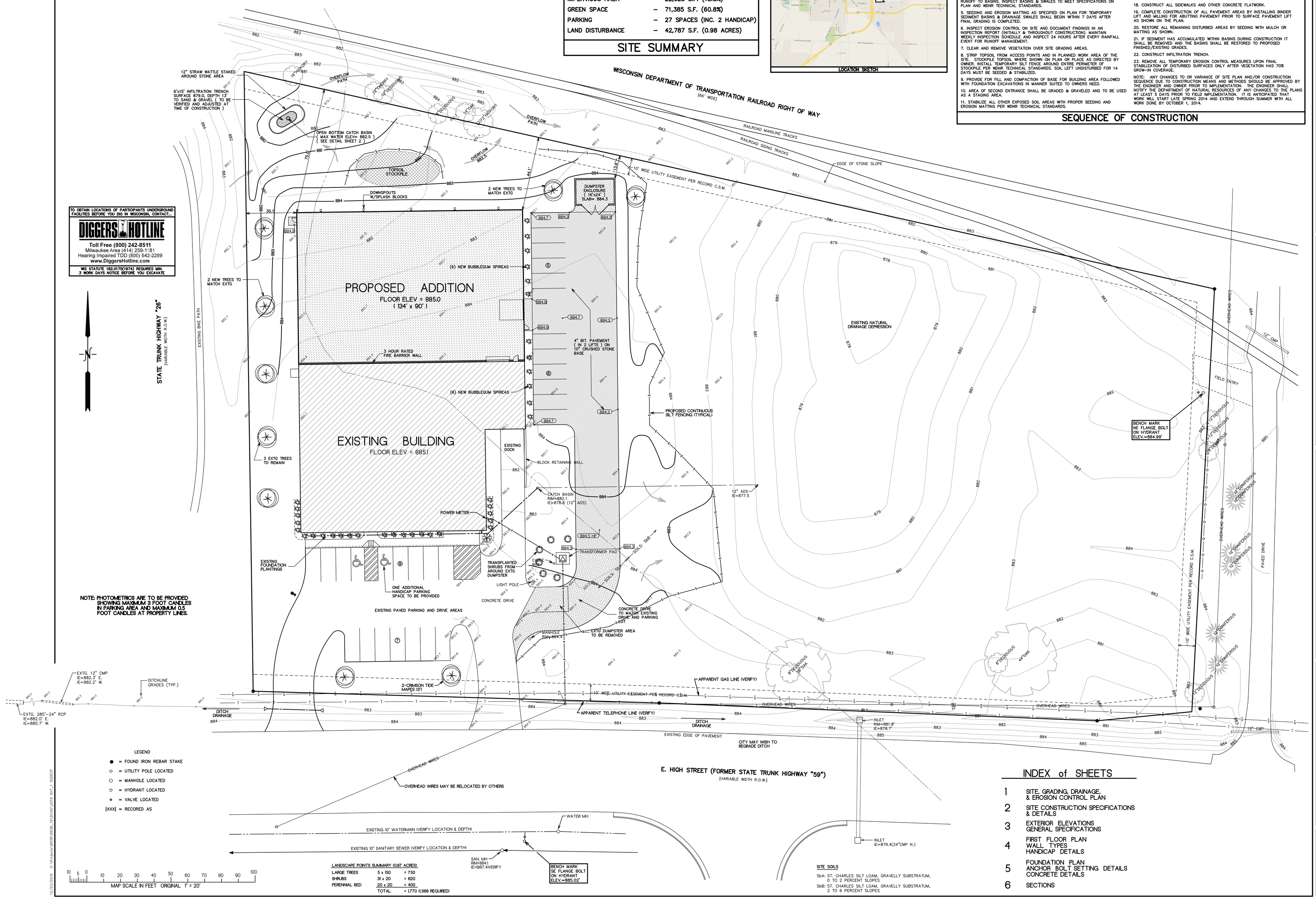


LOCATION SKETCH

SEQUENCE OF CONSTRUCTION

1. OBTAIN REQUIRED NR 216 PERMIT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES BEFORE START OF ANY LAND DISTURBING ACTIVITY ON SITE.
2. HOLD PRE–CON TO ADDRESS ANY ISSUES WITH PLAN AND SEQUENCE.
3. INSTALL ALL APPROPRIATE EROSION CONTROL MEASURES ON SITE INCLUDING TEMPORARY SILT FENCE & STONE TRACKING PAD PER WDNR TECHNICAL STANDARDS.
4. CONSTRUCT TEMPORARY SEDIMENT BASIN IN LOCATION OF PROPOSED INFILTRATION TRENCH. UTILIZE EXISTING NATURAL DEPRESSION AS TEMPORARY SEDIMENT BASIN AND CONSTRUCT DRAINAGE SWALES AS REQUIRED TO DIRECT RUNOFF TO BASINS. INSPECT BASINS & SWALES TO MEET SPECIFICATIONS ON PLAN AND WDNR TECHNICAL STANDARDS.
5. SEEDING AND EROSION MATTING AS SPECIFIED ON PLAN FOR TEMPORARY SEDIMENT BASINS & DRAINAGE SWALES SHALL BEGIN WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
6. INSPECT EROSION CONTROL ON SITE AND DOCUMENT FINDINGS IN AN INSPECTION REPORT (INITIALLY & THROUGHOUT CONSTRUCTION). MAINTAIN WEEKLY INSPECTION SCHEDULE AND INSPECT 24 HOURS AFTER EVERY RAINFALL EVENT FOR RUNOFF MANAGEMENT.
7. CLEAR AND REMOVE VEGETATION OVER SITE GRADING AREAS.
8. STRIP TOPSOIL FROM ACCESS POINTS AND IN PLANNED WORK AREA OF THE SITE. STOCKPILE TOPSOIL WHERE SHOWN ON PLAN OR PLACE AS DIRECTED BY OWNER. INSTALL TEMPORARY SILT FENCE AROUND ENTIRE PERIMETER OF STOCKPILE PER WDNR TECHNICAL STANDARDS. SOIL LEFT UNDISTURBED FOR 14 DAYS MUST BE SEEDED & STABILIZED.
9. PROVIDE FOR FILL AND COMPACTION OF BASE FOR BUILDING AREA FOLLOWED WITH FOUNDATION EXCAVATIONS IN MANNER SUITED TO OWNERS NEED.
10. AREA OF SECOND ENTRANCE SHALL BE GRADED & GRAVELED AND TO BE USED AS A STAGING AREA.
11. STABILIZE ALL OTHER EXPOSED SOIL AREAS WITH PROPER SEEDING AND EROSION MATTING PER WDNR TECHNICAL STANDARDS.
12. NO DEWATERING IS ANTICIPATED BASED ON SOILS TESTING, IF REQUIRED, DEWATERING TO MEET WDNR TECHNICAL STANDARDS.
13. ROUGH GRADE PROPOSED DRIVES AND PARKING AREAS.
14. CONSTRUCT TRENCH DRAIN, CATCH BASIN AND OUTLET PIPE WITH INLET PROTECTION.
15. INSTALL WATER AND SANITARY SERVICES.
16. FINE GRADE DRIVES AND PARKING SUBGRADES.
17. INSTALL GRAVEL BASE COURSE.
18. CONSTRUCT ALL SIDEWALKS AND OTHER CONCRETE FLATWORK.
19. COMPLETE CONSTRUCTION OF ALL PAVEMENT AREAS BY INSTALLING BINDER LIFT AND MILLING FOR ABUTTING PAVEMENT PRIOR TO SURFACE PAVEMENT LIFT AS SHOWN ON THE PLAN.
20. RESTORE ALL REMAINING DISTURBED AREAS BY SEEDING WITH MULCH OR MATTING AS SHOWN.
21. IF SEDIMENT HAS ACCUMULATED WITHIN BASINS DURING CONSTRUCTION IT SHALL BE REMOVED AND THE BASINS SHALL BE RESTORED TO PROPOSED FINISHED/EXISTING GRADES.
22. CONSTRUCT INFILTRATION TRENCH.
23. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES UPON FINAL STABILIZATION OF DISTURBED SURFACES ONLY AFTER VEGETATION HAS 70% GROW–IN COVERAGE.

NOTE: ANY CHANGES TO OR VARIANCE OF SITE PLAN AND/OR CONSTRUCTION SEQUENCE DUE TO CONSTRUCTION MEANS AND METHODS SHOULD BE APPROVED BY THE ENGINEER AND OWNER PRIOR TO IMPLEMENTATION. THE ENGINEER SHALL NOTIFY THE DEPARTMENT OF NATURAL RESOURCES OF ANY CHANGES TO THE PLANS AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION. IT IS ANTICIPATED THAT WORK WILL START LATE SPRING 2014 AND EXTEND THROUGH SUMMER WITH ALL WORK DONE BY OCTOBER 1, 2014.



TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT...
DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com
WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

NOTE: PHOTOMETRICS ARE TO BE PROVIDED SHOWING MAXIMUM 3 FOOT CANDLES IN PARKING AREA AND MAXIMUM 0.5 FOOT CANDLES AT PROPERTY LINES.

LEGEND
- ● = FOUND IRON REBAR STAKE
- ◇ = UTILITY POLE LOCATED
- ○ = MANHOLE LOCATED
- ⌀ = HYDRANT LOCATED
- ◆ = VALVE LOCATED
- {XXX} = RECORED AS

LANDSCAPE POINTS SUMMARY (0.87 ACRES)

LARGE TREES	5 x 150	= 750
SHRUBS	31 x 20	= 620
PERENNIAL BED	20 x 20	= 400
TOTAL		= 1770 (1,566 REQUIRED)

SITE SOILS

SbA: ST. CHARLES SILT LOAM, GRAVELLY SUBSTRATUM, 0 TO 2 PERCENT SLOPES

SbB: ST. CHARLES SILT LOAM, GRAVELLY SUBSTRATUM, 2 TO 6 PERCENT SLOPES

INDEX of SHEETS

1 SITE, GRADING, DRAINAGE, & EROSION CONTROL PLAN
2 SITE CONSTRUCTION SPECIFICATIONS & DETAILS
3 EXTERIOR ELEVATIONS GENERAL SPECIFICATIONS
4 FIRST FLOOR PLAN WALL TYPES HANDICAP DETAILS
5 FOUNDATION PLAN ANCHOR BOLT SETTING DETAILS CONCRETE DETAILS
6 SECTIONS

PROPOSED BUILDING ADDITION
CARL'S PLACE
EAST HIGH STREET
CITY of MILTON, ROCK CO, WISCONSIN

SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723–2098 FAX: (262) 723–5886

REVISIONS
MISC REVISIONS BS 12/23/19

PROJECT NO. 8938.19
DATE 12/05/2019
SHEET NO. 1 of 6

12/23/2019 x:\Projects\8938\8938_19\CAD\2019 SH1_1 SGDCP

SPECIFICATIONS FOR
SITE WORK, SITE DRIVES, PARKING AREA,
STORM DRAIN CONSTRUCTION, DRAINAGE
AND EROSION CONTROL
CARL'S PLACE
CITY OF MILTON
ROCK COUNTY, WISCONSIN

GENERAL DESCRIPTION

Carl Markestad, is the OWNER, and the general contractor for all work as shown on the plans and further described in the following Specifications complete, and in accordance with the "Standard Specifications for Highway and Structure Construction," 2014 Edition, State of Wisconsin Department of Transportation, except Part I thereof.

The project consists of all the drives, parking, storm drain construction, storm water management, site grading, drainage, building pad, and erosion control.

The work that shall be done includes furnishing all labor, tools, equipment, machinery and appliances, and all materials, except where definitely specified to the contrary, and construction complete, in working order, ready for use.

The ENGINEER, Farris, Hansen & Associates, Inc., will stake the work once at no expense to the SUBCONTRACTOR requesting stakes: however, if the SUBCONTRACTOR shall request re-staking, this work will be done at the expense of the SUBCONTRACTOR.

SITE DRIVES, PARKING AREAS, AND SITE WORK

1. STANDARD SPECIFICATIONS

All work as shown on the plans and further described in the following specifications, shall be completed, and in accordance with "Standard Specifications for Highway and Structure Construction", Edition of 2014, State of Wisconsin Department of Transportation, except Part I thereof.

The ENGINEER will stake the work once at no expense to the CONTRACTOR; however, if CONTRACTOR shall request re-staking, this work will be done at his expense.

2. UNCLASSIFIED EXCAVATION

Unclassified excavation shall consist of all excavations necessary to provide a subgrade at suitable elevations such that roadways, drives, parking, building sites and lands adjacent thereto can be constructed to finished elevations shown on the plans by application of stone base course and pavement or topsoil replacement as applicable.

Payment for the unclassified excavation shall be lump sum which shall include all required transportation and disposal costs of excess materials. All excess excavated materials shall be disposed of on site in designated areas as directed by either OWNER or ENGINEER.

3. EXCAVATION AND BACK FILL

Excavate to elevations and dimensions required for performance of the work. Placement of backfill, excavations and base for floor slabs shall be coordinated with the concrete CONTRACTOR.

Frozen material shall not be used as backfill nor shall backfill be permitted on frozen ground. No construction of any kind shall bear on frozen ground.

4. COMPACTION

All fill material placed in embankment and under buildings and drives shall be compacted in lifts with suitable material. A geological engineer may be employed by the OWNER to do inspections and provide for testing.

Compact soil to not less than the following percentages of maximum density for soils which exhibit a well-defined moisture density relationship (cohesive soils) determined in accordance with ASTM D1557; and not less than the following percentages of relative density; determined in accordance with ASTM D2049; for soils which will not exhibit a well-defined moisture-density relationship (cohesionless soils):

A. Under Building and Paving Areas: Compact top eight inches of existing ground surface and each layer of backfill or fill material to 98 percent maximum density for cohesive soils and90 percent relative density for cohesionless soils may be adjusted by building designer).

B. Other Areas: Compact top eight inches if existing ground surface and each layer of backfill for fill material to 95 percent maximum density for cohesive soils or 90 percent relative density for cohesionless soils.

Where soil materials must be moisture conditioned before compaction, uniformly apply water to the surface. Prevent free water from appearing on the surface of soil materials during or subsequent to compaction operations.

Remove, replace, or scarify all dry air soil materials that are too wet to permit compaction to the specified density.

Compact the soil materials around piping and conduit with hand-operated tampers.

Do not allow heavy vehicles, equipment, or machinery to operate directly over piping and conduit until a minimum of 24 inches of backfill has been placed and compacted over it.

No fill shall be placed without inspection and approval of the subgrade and fill material composition by a representative of the ENGINEER.

Method of test for density of soil in place shall be the Sand-Cone Method, ASTM D1556 or Nuclear Densometer. Method of test for moisture-density relations of soils shall be Modified Proctor, ASTM D-1557-78. Relative density of cohesionless soils shall be established by ASTM D-2049-69, 90 percent relative density. All building footings planned are not on a fill area and have been extended to virgin bearing soils.

Excavated materials may be used for backfill outside of pavement and building areas, provided all wood, roots and other deleterious materials are removed and subject to approval by the OWNER. Excavated material shall be placed into fill areas once dried to proper moisture content or determined to be suitable by site Engineer. Excavated site materials shall be inspected, placed and compacted in lifts as recommended by the ENGINEER. All fill placed inside the building area shall be select granular imported material under slabs.

5. CATCH BASIN & INFILTRATIVE TRENCH

The catch basins shall be an open bottom structure and 48" in dieameter and shall be extened down to sand & gravel and shall have a beehive grate.

It should be noted that placement of catch basins may be modified by ENGINEER prior to construction if conflicts or other conditions occur.

The infiltration trench shall be dug and have #2 stone placed in trench with geotextile fabric on sides and folded over the top with 4" of #2 stone over the top.

6. SUBSURFACE SOIL INVESTIGATION

The grading SUBCONTRACTOR shall be responsible in formulating his own opinion of the soils to be encountered and to what extent testing or investigation is required for him to formulate his bid. Limited soils testing has been done in new area of work and sand and gravel is a minimum of over 10' down.

7. FILL

Place the select granular fill under the interior floor slab-on-grade and finish graded and compacted subgrade surfaces to the thickness indicated. Maintain optimum moisture content for compacting material during placement operations.

8. SUBGRADE INSPECTION

Upon completion of final subgrade work and prior to the placement of crushed aggregate base material, the roadways and building pad areas will be inspected by the Engineer to check that conformance to the proposed grades is maintained. In addition, all subgrade shall be test rolled with a loaded quad-axle truck with the ENGINEER present before base course placement is started.

9. CRUSHED AGGREGATE BASE COURSE

Crushed aggregate base course shall be ten inches (10") thick for parking areas and placed in a minimum of two lifts and shall conform to Gradation No. 2 as specified in accordance with the "State Specifications" Section 305.2. All crushed aggregate base course shall be compacted with water truck, grader and vibrator roller.

The base course shall be crushed stone and shall be constructed in accordance with the requirements of Section 305 of the "State Specifications".

If undercut and compacted granular fill is ordered by the ENGINEER at the time of excavating for the subgrade, payment shall be made as an extra cost. All subgrade shall be test rolled with loaded quad-axle truck with ENGINEER present before base course placement is started.

10. BITUMINOUS CONCRETE PAVEMENT

Bituminous concrete pavement shall be HWM-LT 1 1/2" inch surface lift and HMW-MT for 2" binder lift. (OWNER may delay paving operations)

The materials and methods used in application of the bituminous concrete pavement shall comply with the general requirements of Section 450 of the "State Specifications". Asphalt shall be Type MC complying with AASHTO M82 and aggregates to Sub-section 460.2.2 of the "State Specifications". 9.5 "State Specifications". Asphalt shall be Type MC complying with AASHTO M82 and aggregates to Sub-section 460.2.2 of the "State Specifications". 9.5 mm shall be used for surface course aggregate and 12.5 mm for binder course aggregate. All pavement in parking areas to have a minimum 1% slope.
Notify ENGINEER if any pavement is less than 1% slope before paving operations begin.

11. CONCRETE

All concrete used on this project shall be air-entraining, 6-bag mix with a minimum 28 day compressive strength of 4,000 psi. All requirements of Section 501 of the "State Specifications" shall apply unless otherwise modified herein or waived by the ENGINEER. Mix designs should be provided to the OWNER. Course aggregate shall be proportioned between Size No. 1 and No. 2 to provide suitable workability with a 6 percent air content plus or minus 1.5 percent.

12. SALVAGE, STOCKPILE & REPLACEMENT OF TOPSOIL

All topsoil on areas to be disturbed shall be stripped and stockpiled in areas as indicated on the plans or otherwise approved by the ENGINEER.

After excavating, grading and stone base is placed a minimum 6" topsoil shall be replaced and graded. All work shall be performed in accordance with the requirements of Section 625 of the "State Specifications". All excess topsoil shall remain the property of the OWNER and be placed in fill locations outside building site areas.

13. TIME PERIOD FOR PAVING

Installation of the binder course shall be done after all foundation work and building framing in the summer of 2020. The surface course shall be constructed at the same time with finish work after landscaping. The CONTRACTOR shall provide for any tack oil coat over any existing pavement required.

Prior to the paving operation areas shall be regraded and additional crushed gravel provided and compacted to bring the base course to grades as shown on the plans. The ENGINEER shall stake base course grades (red tops) once for CONTRACTORS use prior to the paving work as required. The base course shall be proof rolled before paving.

14. SEEDING, MULCHING & FERTILIZER

Preparation of all seed beds, sowing, and other requirements shall be in accordance with Section 630 of the "State Specifications".

All seeded areas shall be mulched in accordance with Section 627 of the "State Specifications".

Fertilizer to be used shall be as defined under Sub-section 629.2.1 and applied at a rate of 7 pounds per 1000 square feet of area following procedures conforming to Sub-section 629.3 of the "State Specifications" for all areas seeded or sodded.

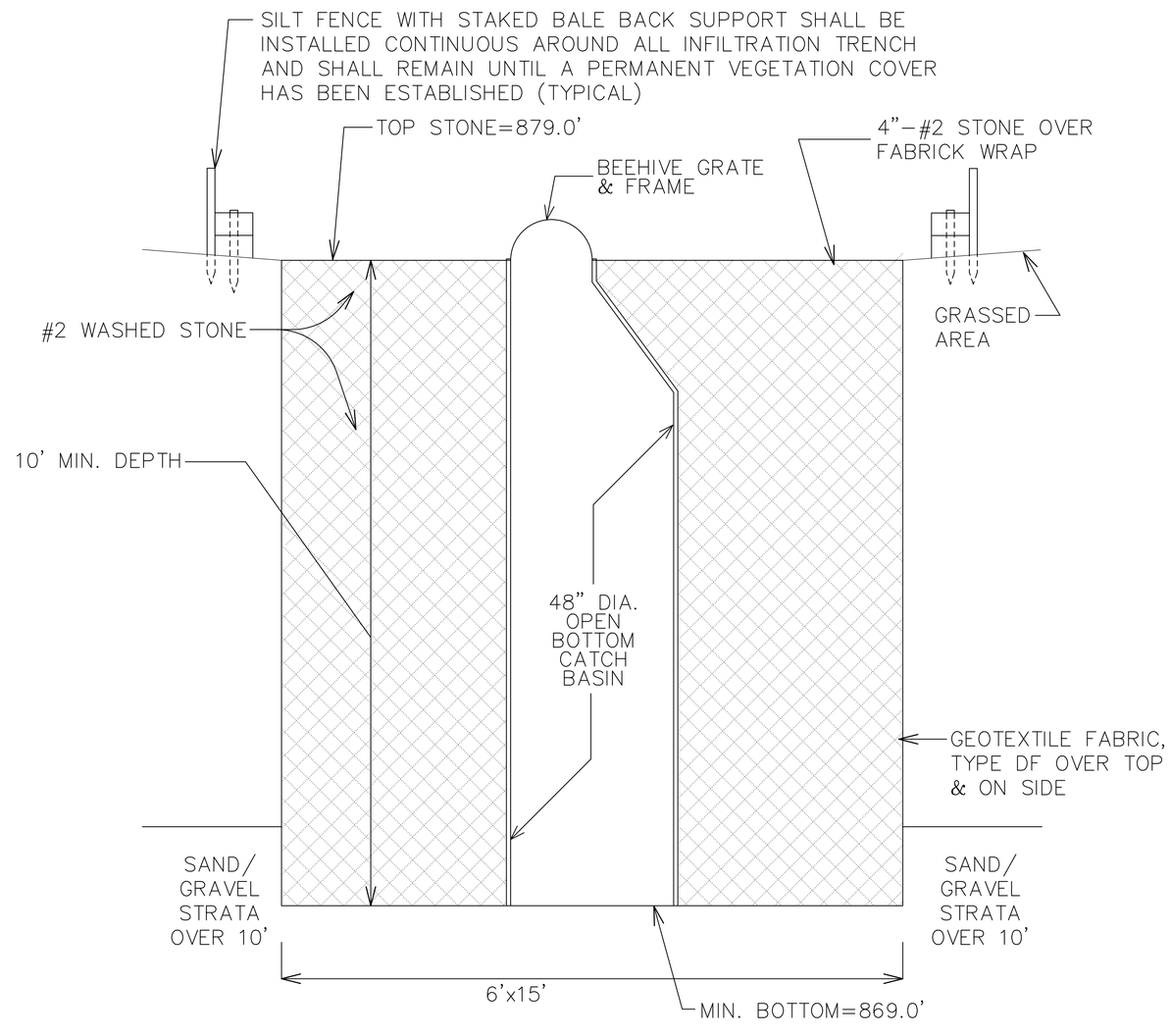
The terraces, finished areas along pond areas and perimeters shall be seeded, mulched and fertilized except as may be otherwise noted on the plans. All disturbed areas shall be prepared and seeded with Seed Mixture No. 20 applied a rate of 5 pounds per 1000 square feet area.

15. EROSION CONTROL

The Contractor shall use the current Wisconsin Department of National Resources Construction Site Erosion & Sediment Control Standards as a reference and guide for erosion control practices.

The Contractor shall comply with the provisions of the erosion control plans and/or local ordinances.

All erosion and sediment control measures should be constructed and maintained in accordance with these Standards. Sediment control measures should be adjusted to meet field conditions at the time of construction and installed prior to any grading or disturbance of existing surface materials. Periodic inspection and maintenance of all sediment control structures should be provided to ensure intended purpose is accomplished. Sediment control measures are to be in working condition at the end of each working day. After any significant rainfall, sediment control structures should be inspected for integrity. Any damaged structures should be corrected for integrity. Sediment control measures should not be removed until the areas served have established vegetative cover. Stone and gravel mats should be installed at all construction site exits to prevent tracking of soil. Any tracked soil should be collected from paved roads located near the construction site. Following initial soil disturbance and work activities in the area, permanent or temporary stabilization shall be completed and stabilized within fourteen calendar days of work completion.



NOTES:
1. EXCAVATE TRENCH TO UNDERLYING GRANULAR SOILS, DEPTH OF STONE TO BE FIELD DETERMINED AT TIME OF EXCAVATION.
2. INFILTRATION BASINS SHALL BE DUG WITH BACKHOE FOR AREAS SHOWN. NO HEAVY TRACK MACHINERY ALLOWED.

PROPOSED BUILDING
CARL'S PLACE
EAST HIGH STREET
CITY of MILTON, ROCK CO., WISCONSIN

SITE CONSTRUCTION
SPECIFICATIONS & DETAILS

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
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OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
MISC REVISIONS
BS 12/23/19

PROJECT NO.
8938.19
DATE
12/10/2019
SHEET NO.
2 of 6

12/23/2019 X:\Projects\8938\8938_19\CAD\2019_SHT_2 SPECDETAIL

GENERAL SPECIFICATIONS

GENERAL REQUIREMENTS

A. DEFINITIONS:

The functions of this construction contract shall be exercised by the GENERAL CONTRACTOR. The architect shall not have control, or charge of, and shall not be responsible for, construction. Means of methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, for the acts or omissions of the contractor, subcontractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. The architect and his consultants shall not be responsible for changes to these documents without written approval and shall take no responsibility for errors and omissions due to dimensions or insufficient details without first being consulted for recommended and approved remedies.

B. EXAMINATION OF DRAWINGS, SPECIFICATIONS AND SITE:

All bidders shall carefully examine the drawings and specifications prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions affecting the contract. If awarded the contract, they shall not be allowed any extra compensation by reason of any unforeseen difficulties or obstacles which the bidder could have discovered or reasonably anticipated prior to the bidding.

C. ORDINANCES, RULES AND REGULATIONS:

All work and material covered by the contract documents shall conform to the respective requirements of the latest editions of the following:

A. Standard specifications of the American Society of Testing Materials.

B. Provincial and Local Codes, Laws, Ordinances, Rules and Regulations Applicable to the Work.

Ascertain the existence of and comply with any interpretations and/or enforcement policies of the STATE AND LOCAL ENFORCEMENT AGENCIES OR INDIVIDUALS peculiar to this area or to this particular installation. Where contract documents call for material or construction of better quality or larger size or greater quantity than required by the above rules and regulations, conform to the provisions of the contract documents.

D. INTENT OF DRAWINGS AND SPECIFICATIONS:

Refer to the drawings for all measurements. The measurements given on the architectural plans shall be checked by each subcontractor before proceeding with the work, and any discrepancies shall be reported at once to the general contractor. Should it appear that the work covered by the contract documents is not sufficiently detailed or explained, general contractor shall apply to the architect for further drawings or explanations as may be necessary to clarify the point in question. It is the intention of the contract documents to provide a job complete in every respect. General contractors and subcontractors are to be responsible for this result and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.

E. QUALITY OF MATERIALS AND WORK:

All work, fixtures, materials and apparatus shall be new in every respect, and all shall be delivered without exception. No brand names shall appear on any of the work in finished building. All work shall be done by those who are thoroughly trained and experienced in their particular trades.

F. SUBCONTRACTOR COOPERATION:

Each subcontractor shall give all notices and comply with all laws, ordinances, rules, regulations and orders of any authority having jurisdiction on the performance of the work under his subcontract. Each subcontractor shall secure and pay for all permits and fees, licenses and inspections necessary for the proper execution and completion of the subcontractor's work.

Each subcontractor shall comply with Federal, provincial and local tax laws, social security act, unemployment compensation acts and worker's compensations acts insofar as applicable to the performance of his subcontract.

Each subcontractor shall cooperate with the general contractor in scheduling and performing his work to avoid conflict or interference with the work of others.

Each subcontractor shall promptly submit shop drawings and samples by contract document to the general contractor in order to perform his work efficiently, expeditiously and in a manner that will not cause delay in the progress of the work of other subcontractors.

The subcontractor shall give his personal supervision to the work or have at the site of the work at all times, a competent and experienced foreman satisfactory to him and the owner, and having authority to act for the subcontractor.

G. WORK OF OTHERS:

Each subcontractor shall take necessary precautions in carrying out his work, to protect property the finished work of other trades from damage caused by his operations, and shall make good any loss, damage, or injury without cost to the owner.

Each subcontractor shall cooperate with the general contractor and other subcontractors whose work might interfere with the subcontractor's work, and shall participate in the preparation of coordinated drawings in areas of congestion as required by the contract documents, specifically noting and advising the general contractor of such interference.

H. CHANGES IN WORK:

Each subcontractor may be ordered in writing by the general contractor, without invalidating his subcontract, to make changes in the work within the general scope of his subcontract consisting of additions, deletions, or other revisions, the contract sum and contract time being adjusted accordingly. The subcontractor, prior to the commencement of such changes of revised work, shall submit promptly to the general contract written copies of any claim for adjustment with the contract documents.

I. CLEANING UP:

Each subcontractor shall at all times keep the premises free from the accumulation of waste materials or rubbish arising out of the operations of his subcontract. Unless otherwise provided, subcontractor shall not be held responsible for unclean conditions caused by other subcontractors.

Each subcontractor shall clean all glass, hardware, painted or decorated surfaces, floors, fixtures and equipment to the extent of restoring it to the original finish.

The electrical and mechanical subcontractors shall be responsible for the cleaning of all of their work, including removal of labels, tags, grease, oil, dirt, stains, etc.

Each subcontractor shall be responsible for cleaning up of ground and shall leave ground free of his rubbish, building materials and debris before final acceptance of work. In case of dispute, the general contractor will remove rubbish and charge the cost to responsible subcontractor.

J. GUARANTEE:

Each subcontractor shall guarantee all workmanship and materials entering into construction of the building for a period of one year after substantial performance, and if during the guarantee period, and defects if faulty materials are found, he shall immediately, upon notification by the general contractor, proceed at his own expense to bring his work into conformance with the contract documents, together with restoration of finishes or equipment provided by other trades.

EARTHWORK

A. Existing Utilities - Locate by hand excavation and provide protection from damage. Cooperate with G.C. and utility companies for maintaining services. Do not break utility connections without notifying G.C. a minimum of 48 hours in advance and providing acceptable temporary services.

B. Repair Damages - To existing utilities as directed by utility company.

C. Site fill and backfill material shall be a granular material free of debris, boulders, organic material and excessive silt.

D. Base fill for slabs on grade shall be a reasonably well grades sand (SW or SP), clean and free of organic material. Course aggregates shall not exceed 3/4" in size.

E. Suitable materials obtained for excavation and cutting at the site may be used, if approved by soils ENGINEER.

F. Stockpile excavated materials where directed by G.C. until required for backfill and fill.

G. Excavate for structure to elevations and dimensions shown, extending excavation a sufficient distance to permit placing and removal of other work and for inspection. Trim bottom to required lines and grades to provide solid base to receive concrete.

H. Excavate for trenches to depth indicated or required and to establish indicated flow lines for invert elevations. Maintain uniform width required for particular item to be installed, including width to provide ample working room. Provide 6" to 9" clearance on both sides of pipe or conduit. Outside building excavate trenches for water bearing piping so top of piping is below frost level where applicable, as per local building code/official.

I. Remove existing walks, drives, curbs, foundations, cisterns, boulders, vegetation (trees, stumps and roots 1" or larger in diameter within the lines of the building 5' beyond), trash, and similar items as necessary to execute the work of this project.

J. Notify the G.C. if abnormal or questionable soil conditions are encountered, and do not proceed with the work until directed to by the G.C.

K. Maintain excavations in a clean conditions and keep free of water at all times. Protect bottoms of excavations from frost and freezing. Do not excavate to full depth during freezing weather unless footings or slabs can be poured immediately after completion of excavation work, and protect soil to prevent freezing after footings and slabs have been poured.

L. Do not use frozen material or material containing ice or snow for fill. Do not place on soils that is frozen or covered with ice or snow. Take necessary precautions during freezing weather to prevent freezing of fill during placing and compaction.

M. Place all fill materials in 6" layers, compacting each layer to require maximum density unless otherwise recommended in the approved soils report on record with G.C. Keep compacted lifts relatively smooth and level.

N. Base fill compaction (within the lines of new building) and site fill and backfill (under pavement subgrades) - To be as recommended by soils ENGINEER. Excavate as necessary to remove all organic soils and loose existing fills, and fill to grade, compacting each lift of base fill according to the recommendation of the soils ENGINEER. Provide same method of compaction at all mechanical trenches and other similar areas.

O. Provide minimum 6" sand-gravel base under all slabs-on-grade, unless otherwise noted or as recommended by approved soils report.

P. Foundations were designated using a soil bearing value of 2000 psf as listed in the structural design stress notes or as recommended by soils ENGINEER. The soils ENGINEER shall confirm in writing the value determined in the field.

CAST-IN-PLACE CONCRETE

A. CODES AND STANDARDS:

ACI 301; ACI 318; comply with applicable provisions except as otherwise indicated.

B. MIX PROPORTIONS AND DESIGN:

Proportion mixes by either laboratory trial batch or field experience method complying with ACI 301.

C. CONCRETE MATERIALS:

Portland cement - ASTM C 150, type in structural notes.
Aggregates - ASTM C 33.
Water - Clean, Drinkable
Air Entraining Mixture - ASTM C 260.

D. REINFORCING MATERIALS:

Deformed reinforcing bars - ASTM A 615, Grade 40 unless otherwise indicated.
Welded wire fabric - ASTM A 185.

E. CONCRETE PLACEMENT:

Hot and cold weather comply with AC 318.

F. CONCRETE STRENGTH:

Concrete strength for walls to be 3500 psi in 28 days, and for floors to be 4000 psi in 28 days, slump not exceed 4 inches.

G. COVER ON REINFORCING STEEL:

Cover on reinforcing steel to be 3 inches next to ground, 2 inches next to wall forms. Lap reinforcing steel bars 24 bar diameters minimum and lap mesh 6 inches minimum.

H. FINISHES AND CURING CONCRETE:

Surfaces exposed to view: Provide smooth finish, remove fins and projections, patch defective areas with cement grout.

Sidewalks: Broom finish.

Curing: Begin initial curing as soon as free water has disappeared from exposed surfaces. Where possible, keep continuously moist for not less than 72 hours. Continue curing by use of moisture-retaining cover or curing compound.

Cure formed surfaces by most curing until forms are removed.

Keep wall forms on 24 hours before stripping. Provide protection as required to prevent damage to exposed concrete surfaces.

METAL BUILDING: The metal building as shown shall be manufactured by NUCOR BUILDINGS and shall meet all the loading requirements as outlined by the State of Wisconsin Version of the International Building Code 2009. (30 PFS Ground Snow Load, 3 PSF Collateral, 115 MPH Wind Load, Seismic Cat. B, Important Factor II)

Anchor bolts, bracing, girts, purlins, columns, and all details of metal buildings as per Building Manufacturer erection drawings.

METAL PANELS:

A. ROOF PANELS: 24 Ga. Standing Seam roof panels of high quality galualume steel with thermal blocks.

B. WALL PANELS: 26 Ga. Steel wall panels with baked on finish.

C. GUTTERS & DOWN SPOUTS: 26 GA. steel with baked on finish.

D. TRIM: 26 GA. steel with baked on finish.

MOISTURE PROTECTION:

A. BLANKET INSULATION: Fiberglass batt or continuous blanket of thickness indicated, faced one side with white poly-scrim finish.

1. Roof Insulation: 4" fiberglass batt insulation over purlins with 8" between purlins & simples saver fabric. (R-38)

2. Wall Insulation: 8" batt insulation with vapor barrier. (R-25)

B. RIGID INSULATION: Polystyrene insulation, not less than 25 psi compressive strength for all vertical insulation and min. of 60 psi for all horizontal insulation.

C. VAPOR BARRIER: Clear polyethylene sheeting, 4 mils thick.

D. CAULKING AND SEALANTS:

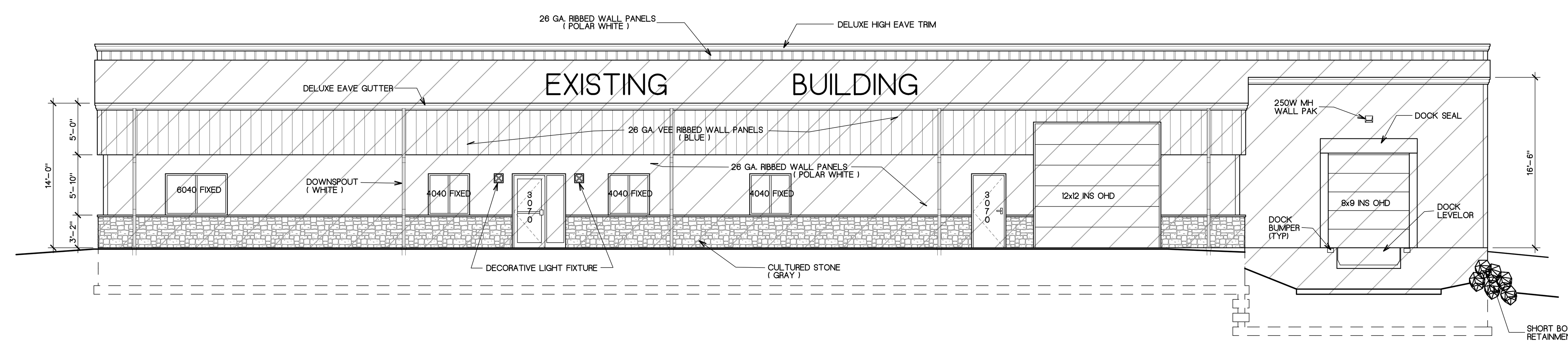
Scope of Work:

Caulk side jambs, sills and head of all windows, side jambs and heads of all exterior door wood frames, side jambs and heads of all hollow metal frames, masonry expansion joints and all points where dissimilar materials meet and caulking is noted on the drawings and or required to seal building against weather.

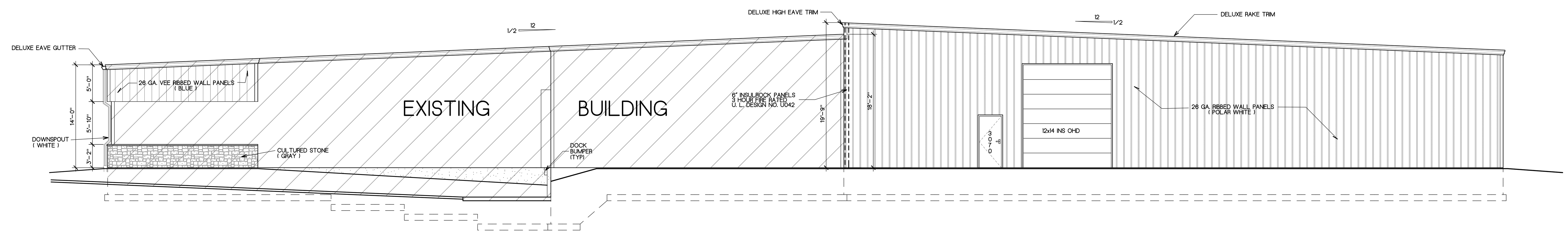
DOORS:

1. Raynor Tri-Core or equal overhead doors all solid w/white baked enamel finished, equipped w/2" track to attach to wood jambs, heavy duty commercial hardware and electric operators. As shown.

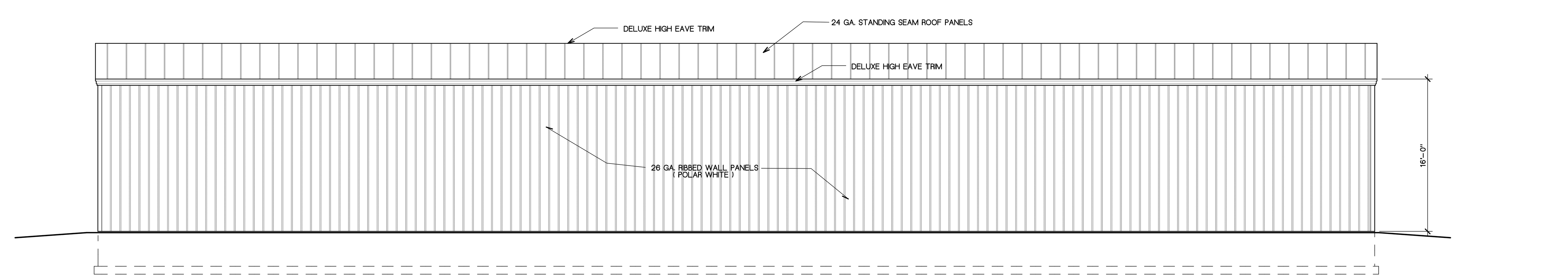
2. Exterior insulated metal doors and frames with closures, locksets and weather stripping.



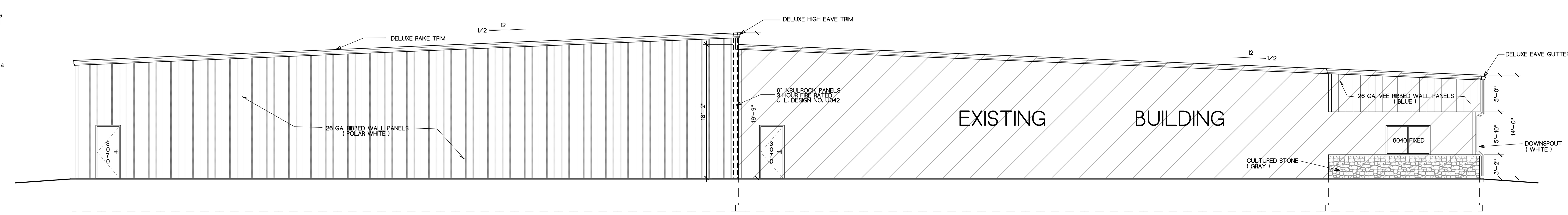
SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"

PROPOSED BUILDING ADDITION
CARL'S PLACE
EAST HIGH STREET
CITY of MILTON, ROCK CO., WISCONSIN

EXTERIOR ELEVATIONS
GENERAL SPECIFICATIONS

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7 Ridgway Court P.O. Box 437
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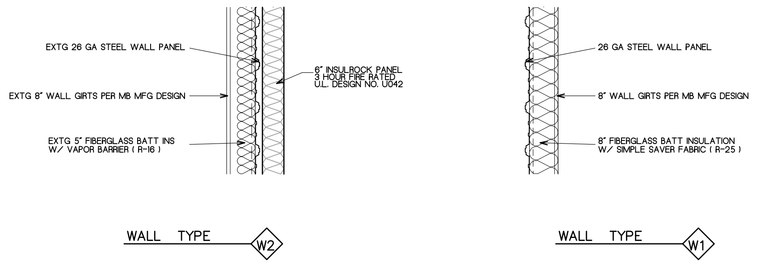
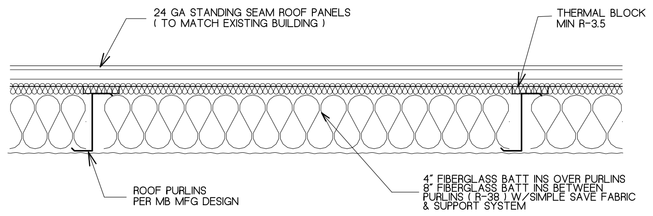
REVISIONS

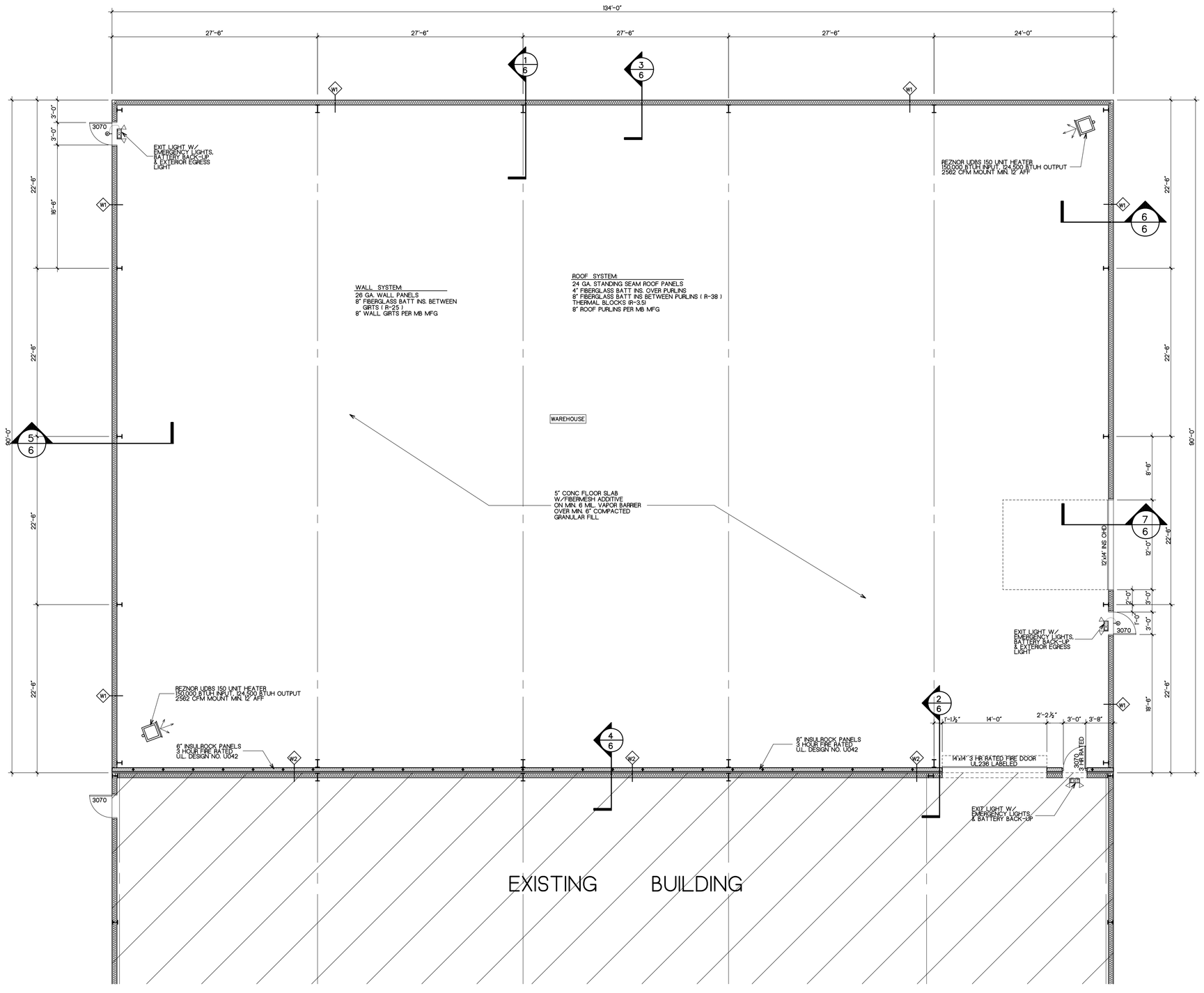
PROJECT NO. 8938.19
DATE 12/04/2019
SHEET NO. 3 of 6

WALL TYPE





ROOF SECTION



FIRST FLOOR PLAN

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

PROPOSED BUILDING
CARL'S PLACE
EAST HIGH STREET
CITY of MILTON, ROCK CO., WISCONSIN

FIRST FLOOR PLAN
WALL TYPES, DETAILS

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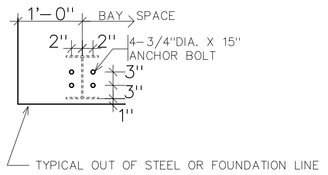
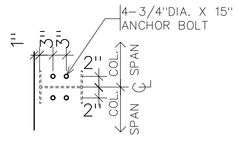
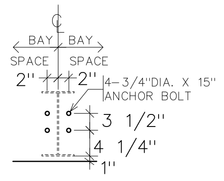
ANCHOR BOLT SETTING DETAILS



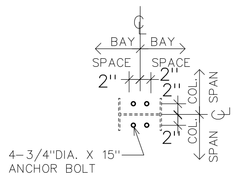
CORNER COLUMN AB1



ENDWALL COLUMN AB2

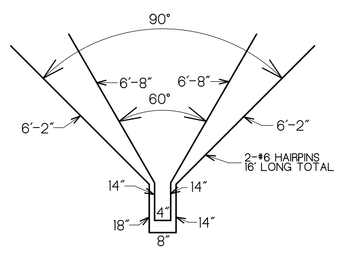


SIDEWALL COLUMN AB3

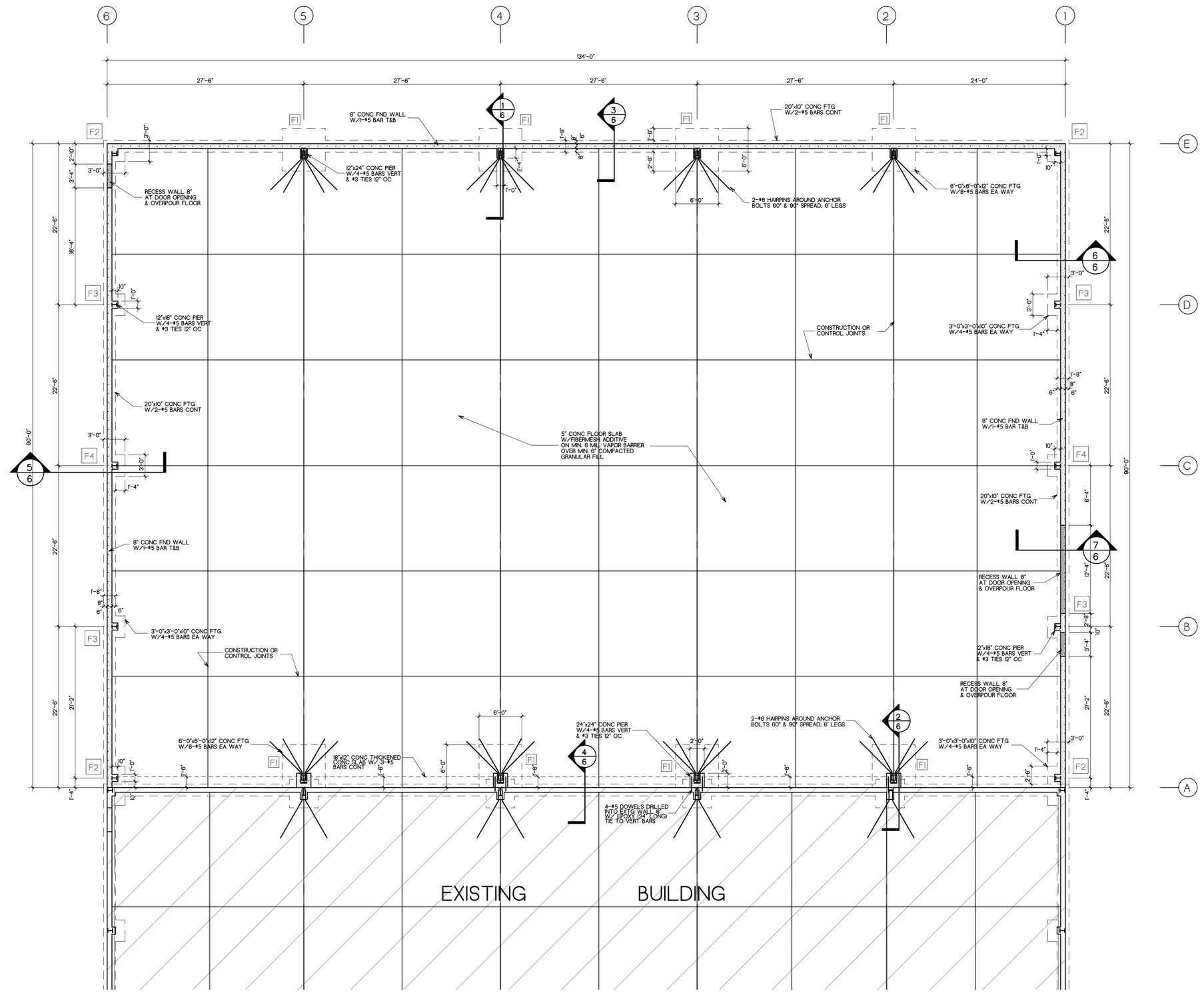


INTERIOR COLUMN AB4

NOTE: VERIFY ALL ANCHOR BOLT SETTING DETAILS WITH MANUFACTURER PRIOR TO CONSTRUCTION

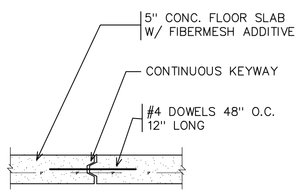


HAIRPIN DETAIL

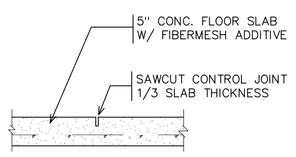


FOUNDATION PLAN

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



CONSTRUCTION JOINT



CONTROL JOINT

PROPOSED BUILDING
CARL'S PLACE
EAST HIGH STREET
CITY of MILTON, ROCK CO., WISCONSIN

FOUNDATION PLAN
ANCHOR BOLT SETTING DETAILS
DETAILS

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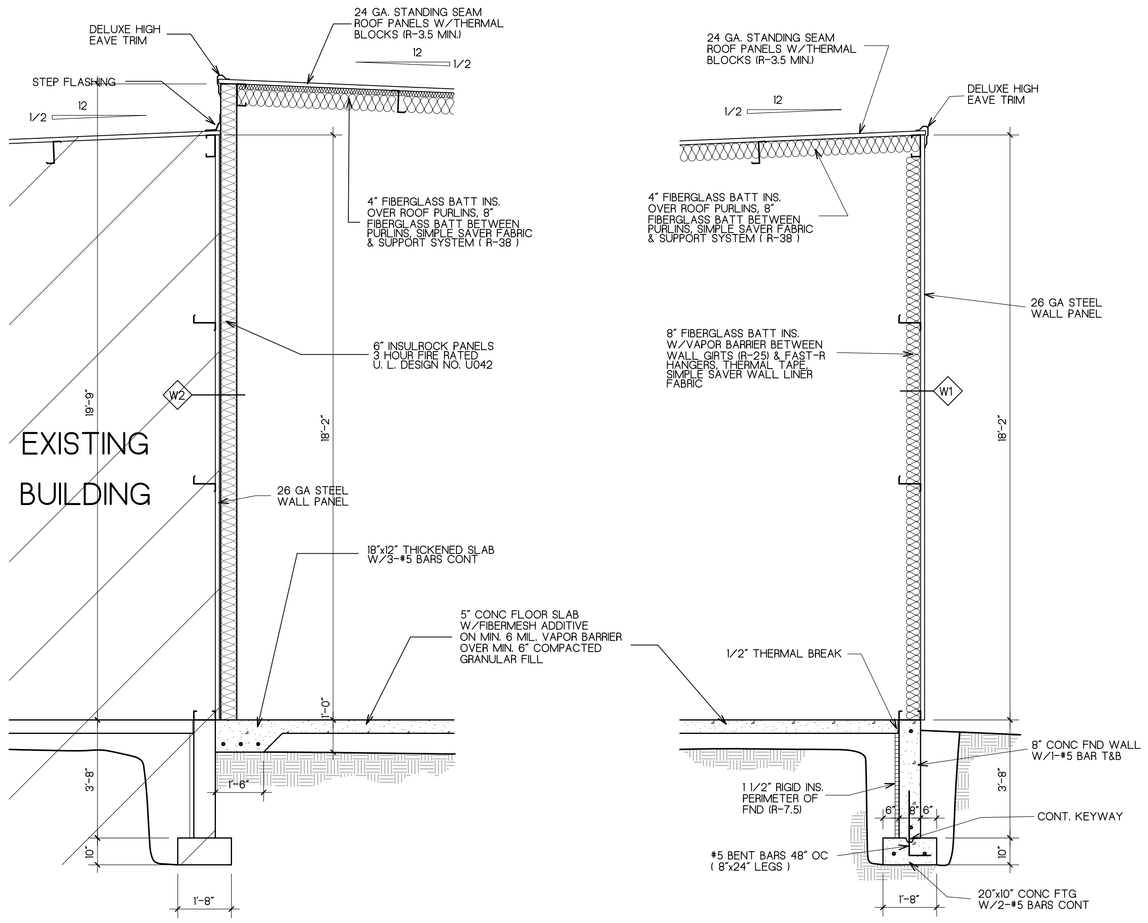
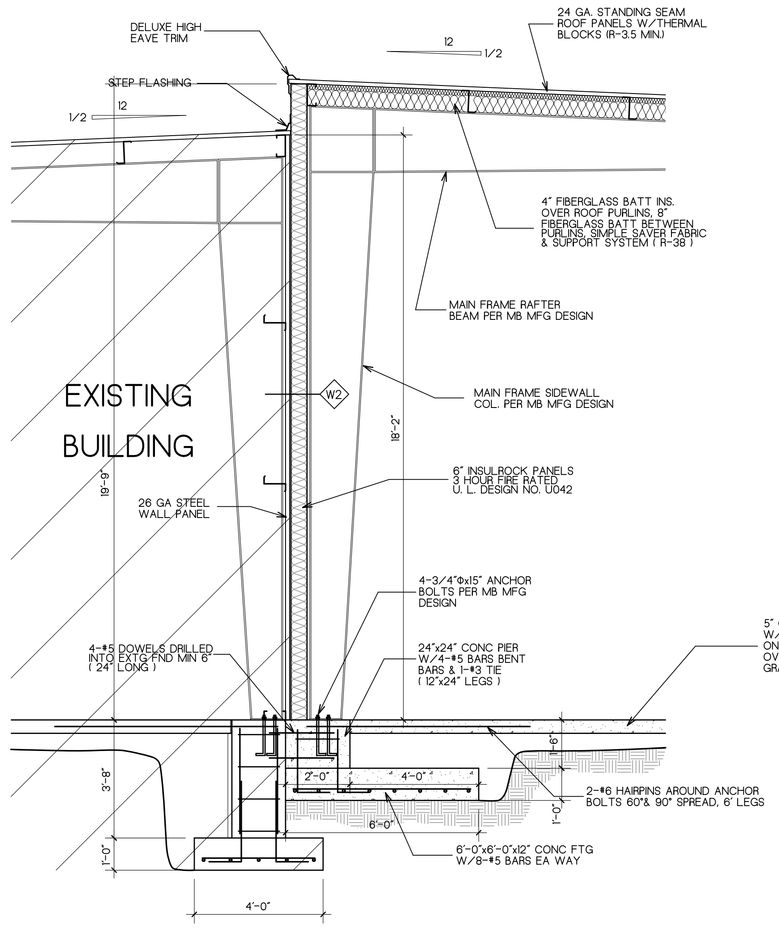


SECTION 4/6
SCALE: 3/8"=1'-0"

SECTION 3/6
SCALE: 3/8"=1'-0"



SECTION 2/6
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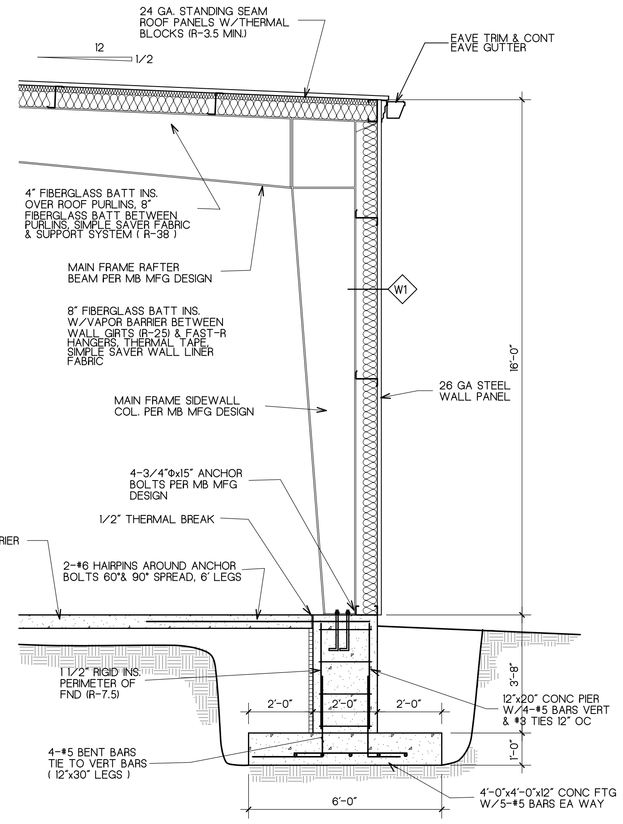

SECTION 1/6
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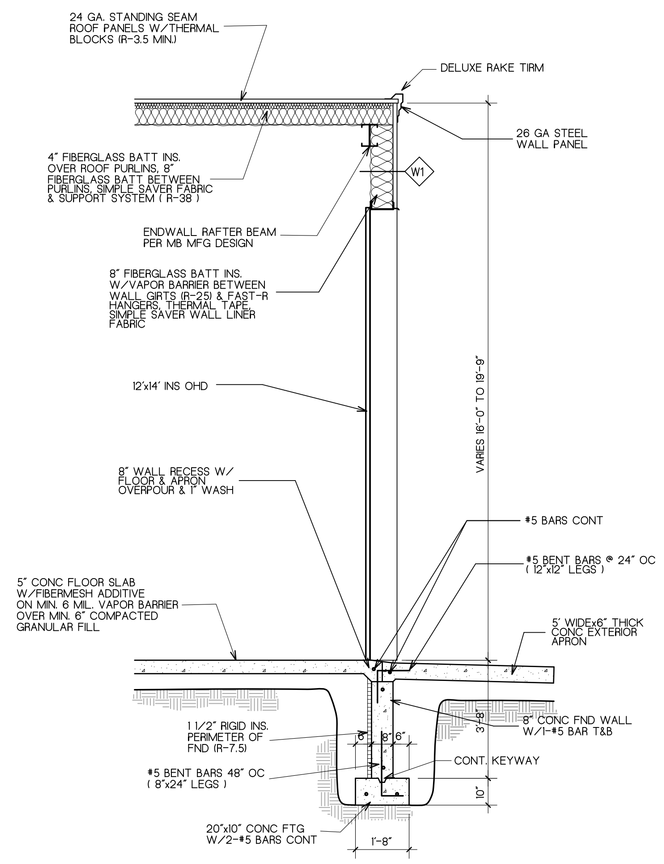

SECTION 7/6
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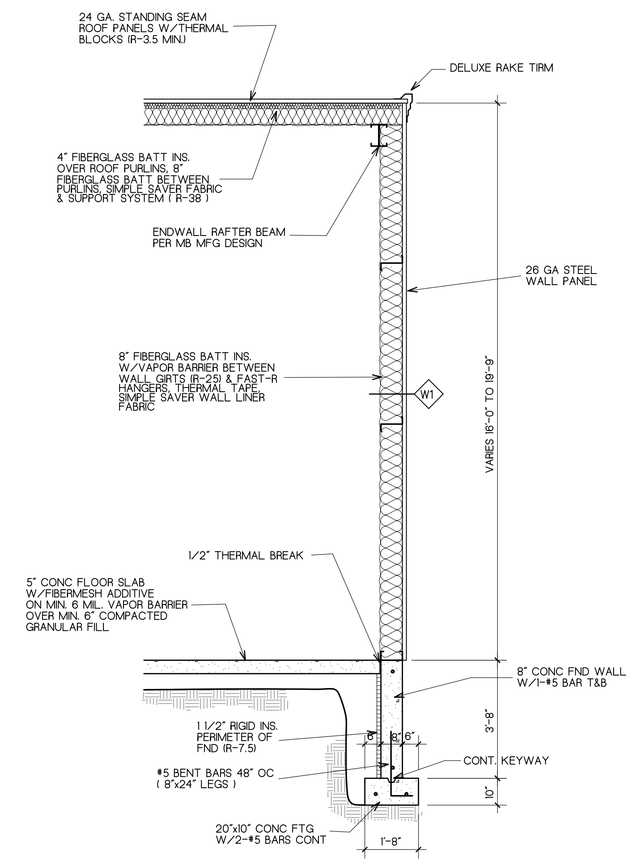

SECTION 6/6
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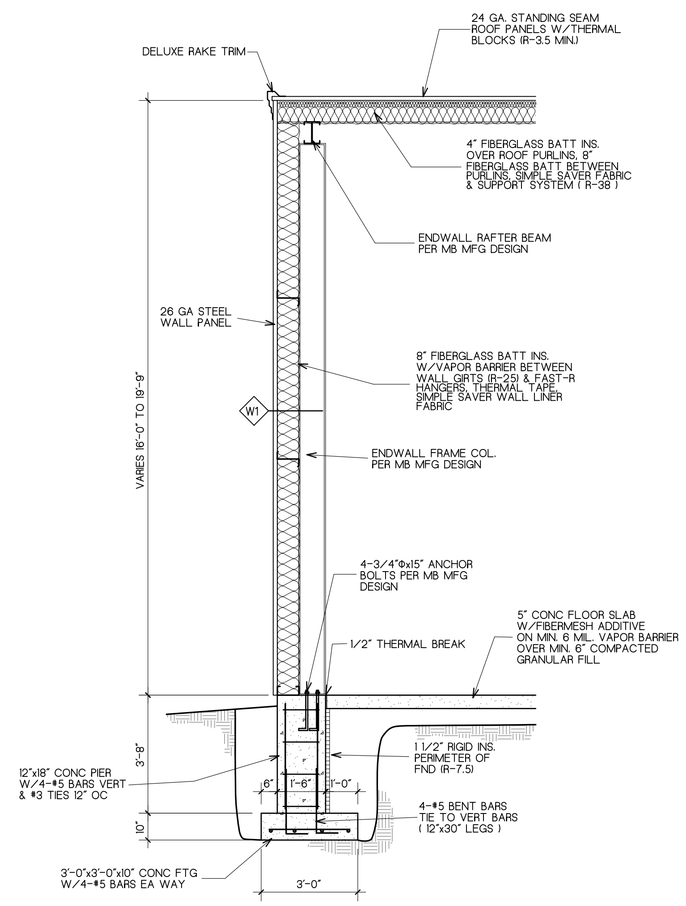

SECTION 5/6
SCALE: 3/8"=1'-0"

PROPOSED BUILDING
CARL'S PLACE
EAST HIGH STREET
CITY of MILTON, ROCK CO, WISCONSIN

SECTION

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