



AGENDA
City of Milton
Plan Commission
Tuesday, March 3, 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 - February 4, 2020**

Documents:

[Plan Commission Minutes 02-04-2020.pdf](#)

- 4. Discussion and Possible Action Regarding a Site Plan for a Sign at 54 Merchant Row for Imagine That.**

Documents:

[Memo - Imagine That Site Plan.pdf](#)
[Imagine That Sign Picture.pdf](#)

- 5. Discussion and Possible Action Regarding a Site Plan for Addition to Carls Place at 1400 E High St.**

Documents:

[Memo - Carls Place Site Plan.pdf](#)
[Carls Place Lighting Plan.pdf](#)
[Carls Place Site Photos.pdf](#)
[Carls Place Site Photos.pdf](#)
[Carls Place Site Plan.pdf](#)
[Carls Place Stormwater Operations and Maintenance Plan.pdf](#)

- 6. General Items**
- 7. Next Meeting ~ March 17, 2020**
- 8. 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 February 28, 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
February 4, 2020**

Call to Order

Mayor Anissa Welch called the February 4, 2020 meeting of the Plan Commission to order at 4 p.m.

Present: Mayor Anissa Welch, Bob Seales, Frank Green, and Ethel Himmel.

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

Approval of Agenda

Comm. Himmel motioned to approve the agenda. Comm. Seales seconded, and the motion carried.

Approval of Plan Commission Meeting Minutes - January 21, 2020

Comm. Seales motioned to approve the minutes. Comm. Himmel seconded, and the motion carried.

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

Comm. Seales motioned to recommend to Council to approve the Extraterritorial Transfer of Land along N. Clear Lake Road in the Town of Milton. Comm. Himmel seconded, and the motion carried.

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

Comm. Himmel motioned to approve the site plan to allow earthwork and parking lot improvements to commence. Comm. Mayor Welch seconded, and the motion carried.

General Items

Administrator Hulick stated there may be a meeting on Wednesday, February 19, 2020.

Motion to Adjourn

Comm. Green motioned to adjourn the February 4, 2020 meeting of the Plan Commission at 4:04 p.m. Comm. Mayor Welch seconded, and the motion carried.

Respectfully Submitted,



Inga Cushman
Administrative Services Director



Department of Public Works

To: Mayor Welch, Milton Plan Commission
From: Howard Robinson, Director of Public Works
Date: March 3, 2020
Subject: Discussion and Possible Action Regarding a Site Plan for a Sign at 54 Merchant Row for Imagine That.

Summary

Jennifer Hale of the “Imagine That” store located at 54 Merchant Row has requested a site plan review for installation of a new sign. The sign meets city ordinance requirements. The building is located in a B-3 zoned district.

Recommendation

City Staff recommends approval of the site plan for a sign at 54 Merchant Row.





Department of Public Works

To: Mayor Welch, Milton Plan Commission
From: Howard Robinson, Director of Public Works
Date: March 3, 2020
Subject: Discussion and Possible Action Regarding a Site Plan for Addition to Carls Place at 1400 E High St.

Summary

Carl Markstead has applied for a site plan review for an addition to his building located at 1400 E. High Street. The addition is planned to be constructed on the north end of the existing building. The property is zone M-1. The site plan meets most ordinance requirements.

The building is located in the Design Overlay District. The addition wall will be all steel. The design overlay ordinance allows up to 75% of the walls to be metal. Currently with the site plan, the walls are 100% metal. Plan Commission can allow a waiver or a modification if you feel the intent of the ordinance is met. You may also add some conditions to satisfy the intent of the ordinance such as an increase in the number of trees, etc. The stormwater plan will need to be recorded and also reviewed by the city engineer. This plan also requires approval by the DNR.

Contingencies for approval if Plan Commission agrees are:

1. Allow a waiver of the metal siding percentage.
2. The stormwater maintenance plan will need to be recorded, reviewed by the city engineer, and approved by the DNR.

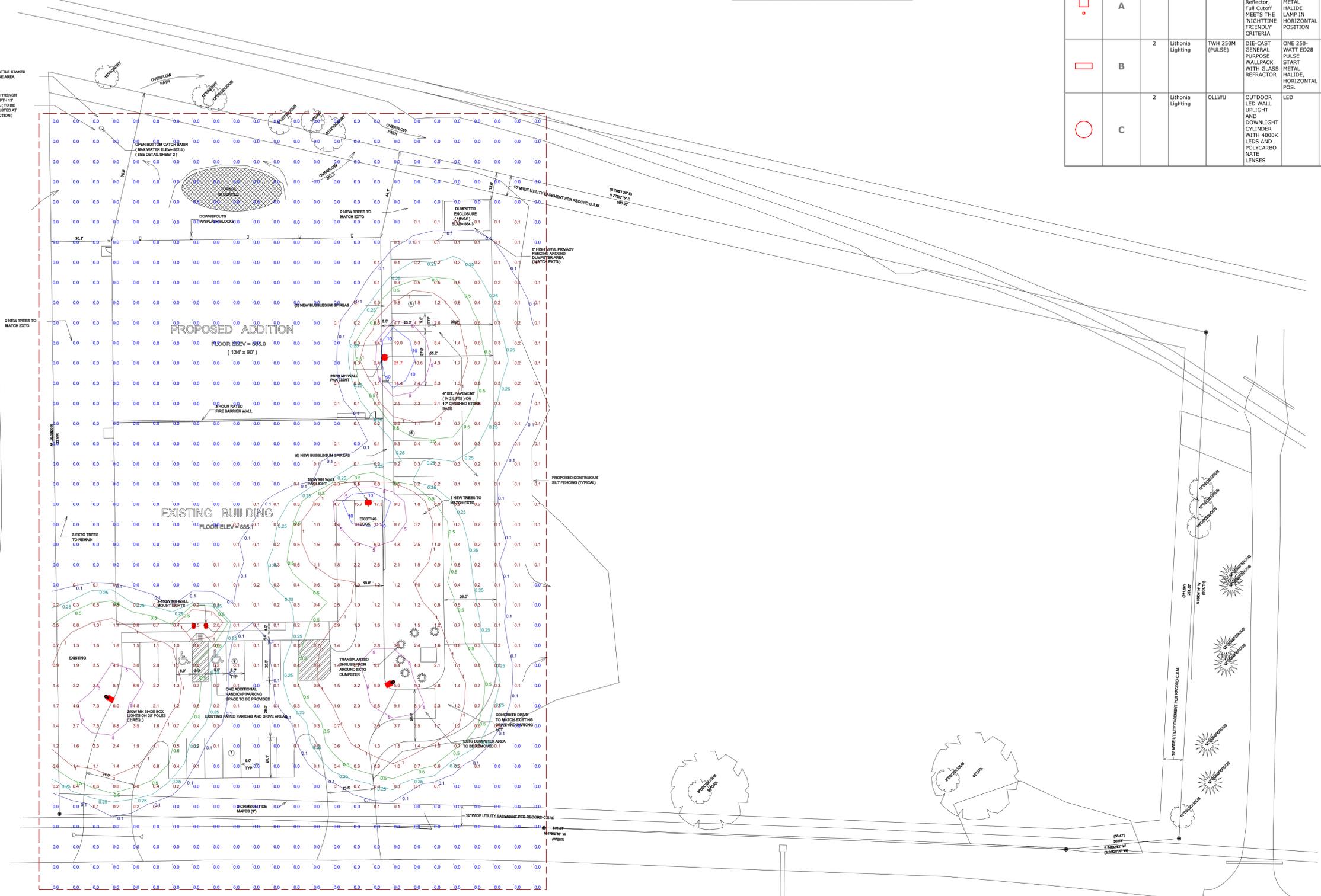


CARL'S PLACE PHOTOMETRICS

Designer
F.H. & A.
Date
2/13/2020
Scale
Not to Scale
Drawing No.
8938.19
Summary

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	21.7 fc	0.0 fc	N/A	N/A

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	2	Lithonia Lighting	KAD 250M RSS (PULSE START)	Area Luminaire, 250W MH, RSS Reflector, Full Cutoff MEETS THE "NIGHTTIME FRIENDLY" CRITERIA	ONE (1) 250 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	1	KAD_250M_RSS_(PULSE_START).ies	22500	1	288
▭	B	2	Lithonia Lighting	TWH 250M (PULSE)	DIE-CAST GENERAL PURPOSE WALLPACK WITH GLASS REFRACTOR	ONE 250-WATT ED28 PULSE START METAL HALIDE, HORIZONTAL POS.	1	TWH_250M_(PULSE).ies	22000	1	288
○	C	2	Lithonia Lighting	OLLWU	OUTDOOR LED WALL UPLIGHT AND DOWNLIGHT CYLINDER WITH 4000K LEDES AND POLYCARBONATE LENSES	LED	1	OLLWU.ies	491	1	14.3



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

LANDSCAPE POINTS SUMMARY (1.5 ACRES)		
LARGE TREES	10 x 150	= 1500
SMALL TREES	40 x 20	= 800
PERENNIAL BED	20 x 20	= 400
TOTAL		= 2,800 (2,700 REQUIRED)

Plan View
Scale - 1" = 25'

MISC REVISIONS
05/12/2019





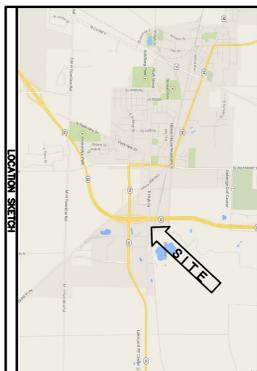
SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN

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

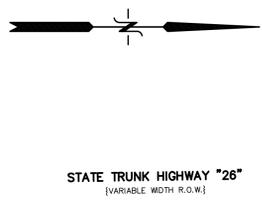
PROJECT PARCEL	
—	257 1600014
SITE ZONING	
—	M-2 INDUSTRIAL
SITE AREA	
—	117,408 S.F. (4.07 ACRES)
BUILDING AREA	
—	24,000 S.F. (20.4%)
IMPERVIOUS AREA	
—	22,023 S.F. (18.8%)
GREEN SPACE	
—	71,386 S.F. (60.8%)
PARKING	
—	27 SPACES (INC. 2 HANDICAP)
LAND DISTURBANCE	
—	42,787 S.F. (0.98 ACRES)

SITE SUMMARY



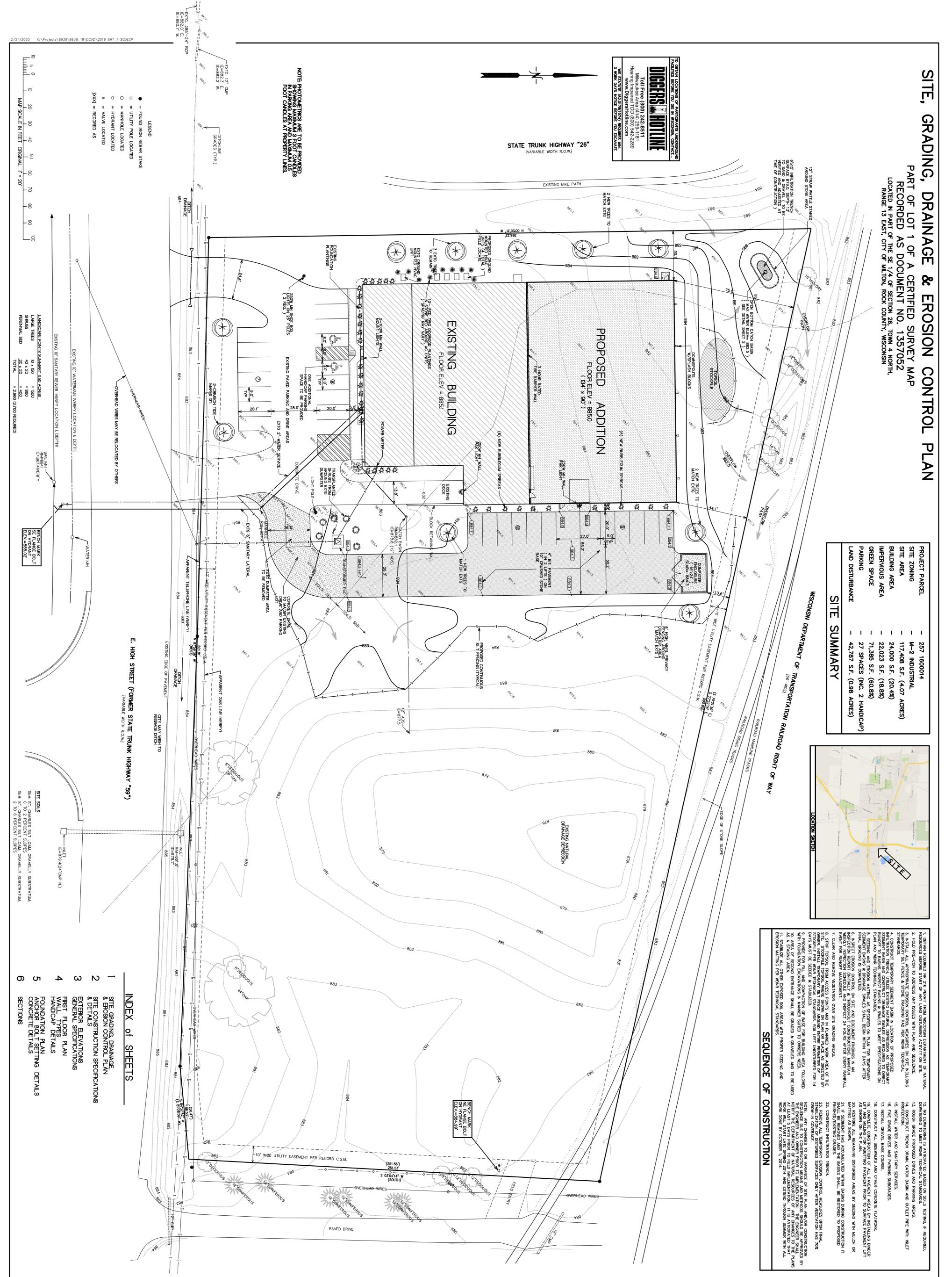
- ### SEQUENCE OF CONSTRUCTION
1. OBTAIN REQUIRED PERMIT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES BEFORE START OF ANY LAND DISTURBING ACTIVITY ON SITE.
 2. HOLD PRE-CON TO ADDRESS ANY ISSUES WITH PLAN AND SEQUENCE.
 3. REMOVE EXISTING DRIVE AND PARKING AREAS.
 4. TEMPORARILY STAKE AND STAKE STAKEWAYS PER WORK TECHNICAL STANDARDS.
 5. TEMPORARILY STAKE AND STAKE STAKEWAYS PER WORK TECHNICAL STANDARDS.
 6. INSPECT EROSION CONTROL MEASURES ON PLAN FOR TEMPORARY EROSION CONTROL MEASURES.
 7. CLEAR AND BRUSH VEGETATION OVER SITE GRADING AREAS.
 8. STAKE STAKEWAYS FROM ACCESS POINTS AND IN PLANNED WORK AREA OF THE SITE.
 9. STAKE STAKEWAYS FROM ACCESS POINTS AND IN PLANNED WORK AREA OF THE SITE.
 10. STAKE STAKEWAYS FROM ACCESS POINTS AND IN PLANNED WORK AREA OF THE SITE.
 11. STAKE STAKEWAYS FROM ACCESS POINTS AND IN PLANNED WORK AREA OF THE SITE.
 12. NO DISTURBING IS ANTICIPATED BASED ON SOILS TESTING, IF REQUIRED.
 13. REMOVE GRADE PROPOSED DRIVE AND PARKING AREAS.
 14. INSTALL WATER AND SANITARY SERVICES.
 15. INSTALL WATER AND SANITARY SERVICES.
 16. FINE GRADE DRIVE AND PARKING SURFACES.
 17. INSTALL GRAVEL BASE COURSE.
 18. CONSTRUCT ALL DRIVEWAYS AND OTHER CONCRETE PAVEMENT.
 19. COMPLETE CONSTRUCTION OF ALL DRIVEWAYS AND OTHER CONCRETE PAVEMENT.
 20. REMOVE ALL REMAINING DISTURBED AREAS BY SEEDING WITH MULCH OR SOIL CONDITIONER.
 21. IF SEEDING HAS ACCUMULATED WHEN BARRIS DURING CONSTRUCTION IT SHALL BE REMOVED AND THE BARRIS SHALL BE RESTORED TO PROPOSED CONDITION.
 22. CONSTRUCT INFILTRATION TRENCH.
 23. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES UPON FINAL STABILIZATION OF DISTURBED SURFACES ONLY AFTER VEGETATION HAS 70% GROWTH.
- NOTE: ANY CHANGES TO OR VARIANCE OF SITE PLAN AND/OR CONSTRUCTION SEQUENCE DUE TO CONSTRUCTION MEASURES AND ACTIONS SHOULD BE APPROVED BY THE DEPARTMENT OF NATURAL RESOURCES OF ANY CHANGES TO THE PLANS WORK WILL START LATE SPRING 2019 AND EXTEND THROUGH SUMMER WITH ALL WORK DONE BY OCTOBER 1, 2019.

DIGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 258-1161
Head Office (414) 258-2289
www.DiggersHotline.com
WE STAY OPEN 24 HOURS A DAY FOR YOUR EMERGENCY CALLS.
3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



NOTE: PHOTO METERS ARE TO BE PROVIDED SHOWING MAXIMUM 9 FOOT CIRCLES FOOT CIRCLES AT PROPERTY LINES.

- LEGEND
- = FOUND IRON REBAR STAKE
 - = UTILITY POLE LOCATED
 - = MANHOLE LOCATED
 - = HYDRANT LOCATED
 - = VALVE LOCATED
 - = VALVE LOCATED
 - [XXX] = RECORDED AS



INDEX of SHEETS

- 1 SITE GRADING, DRAINAGE & EROSION CONTROL PLAN
- 2 SITE CONSTRUCTION SPECIFICATIONS & DETAILS
- 3 EXTERIOR ELEVATIONS GENERAL SPECIFICATIONS
- 4 FIRST FLOOR PLAN HANDICAP DETAILS
- 5 FOUNDATION PLAN AND CONCRETE DETAILS
- 6 SECTIONS

<p>REVISIONS</p> <p>MSR REVISIONS RS 12/23/19</p> <p>MSR REVISIONS RS 02/17/20</p> <p>MSR REVISIONS RS 02/17/20</p>	<p>FARRIS, HANSEN & ASSOCIATES, INC. ENGINEERING - ARCHITECTURE - SURVEYING</p> <p>7 RIDGWAY COURT P.O. BOX 437 ELKHORN, WISCONSIN 53121</p> <p>OFFICE: (262) 723-2098 FAX: (262) 723-5886</p>	<p>SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN</p>	<p>PROPOSED BUILDING ADDITION CARL'S PLACE EAST HIGH STREET CITY OF MILTON, ROCK CO., WISCONSIN</p>	
<p>PROJECT NO. 89338.19</p> <p>DATE 12/05/2019</p> <p>SHEET NO. 1 of 6</p>				

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

GENERAL DESCRIPTION
Carl Marketaid, 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 1 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 DRAVES, 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 1 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 D1557-76. Relative compaction percentages of cohesive soils shall be determined in accordance with ASTM D2029 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 and 90 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 Density Gauge Method, for moisture density shall be the Sand-Cone Method, ASTM D1556-99, 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 materials shall be placed into fill areas once they are proper moisture content. Deleterious materials shall be removed and disposed of in a suitable area. All fill placed inside the building areas 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 diameter and shall be extended 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, grade and vibrator roller.

The base course shall be crushed stone and shall be constructed in accordance with the requirements of Section 305.3 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 HW-1T 1 1/2" inch surface lift and HW-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".

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-sag mix with a minimum 28 day strength of 4000 psi. All concrete shall be placed within 90 minutes of the time the concrete is placed. All concrete shall be placed in accordance with the requirements of Section 625 of the "State Specifications". 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 resurpacing. The CONTRACTOR shall provide for any tack oil coat over any existing pavement if 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.

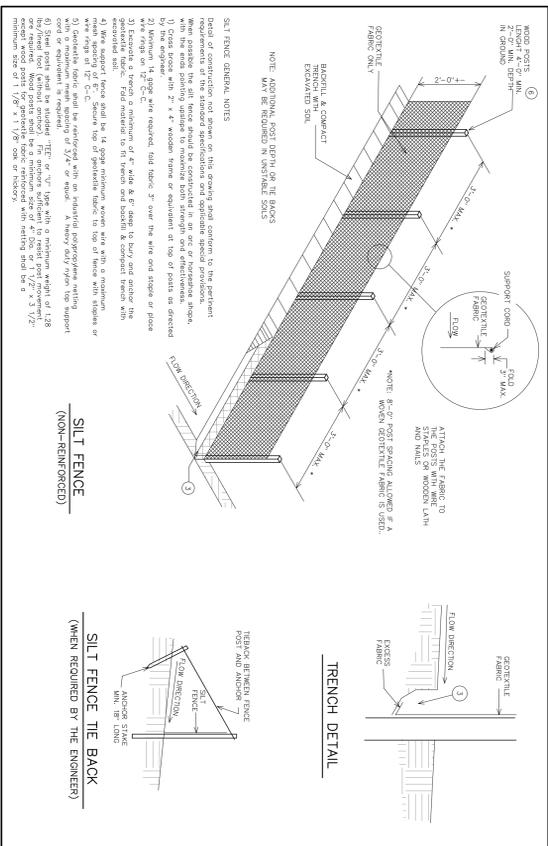
All seeded areas shall be mulched in accordance with Section 627 of the "State Specifications". Fertilizer to be used shall be as defined under Sub-section 629.1 and applied at a rate of 7 pounds per 1000 square feet of area following procedures conforming to Sub-section 629.3 of the "State Specifications" 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 at a rate of 5 pounds per 1000 square feet area.

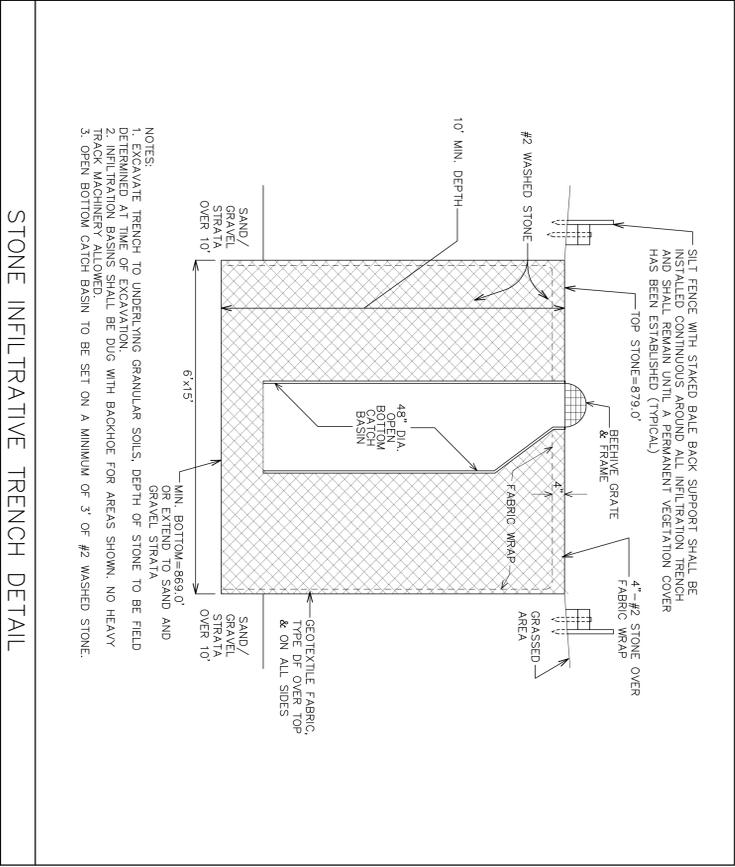
15. EROSION CONTROL

The Contractor shall use the current Wisconsin Department of Natural 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. Permitted 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 time of construction. Key design and significant details shall be shown on the plans. Sediment control measures should be inspected for structural integrity and performance. 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.



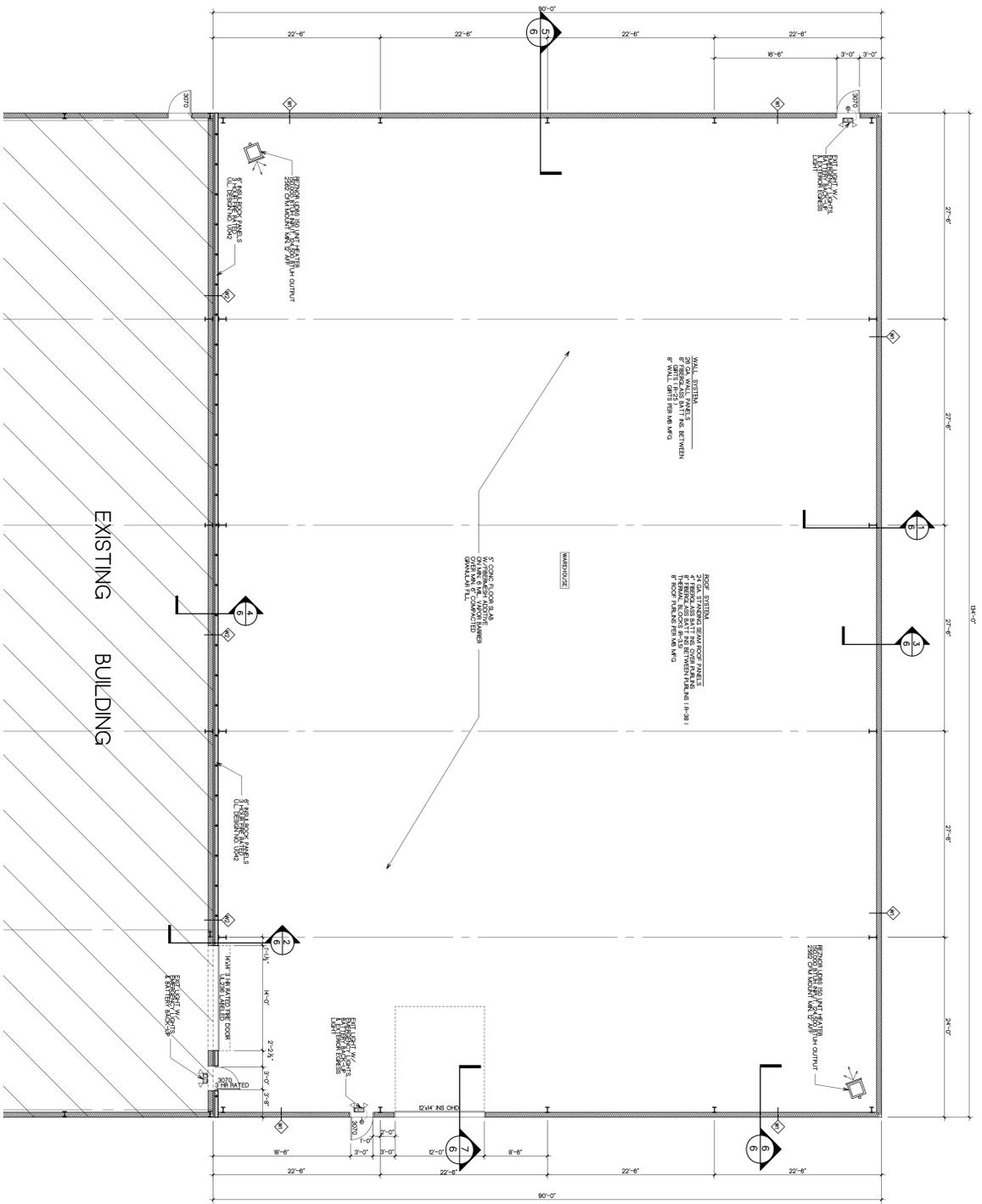
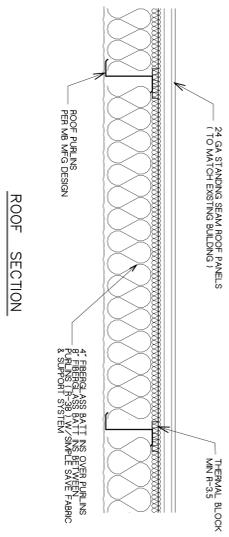
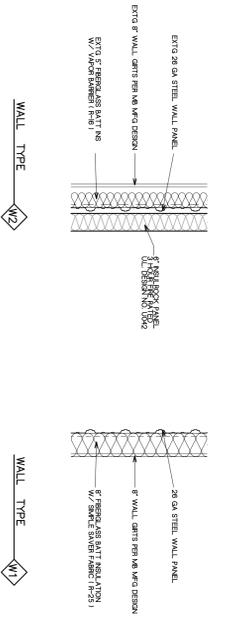
NOTE: THE INFILTRATIVE TRENCH SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS IN WDNR TECHNICAL STANDARD 1007.



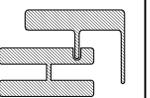
- NOTES:
- 1. EXCAVATE TRENCH TO UNDERLYING GRANULAR SOILS. DEPTH OF STONE TO BE FIELD DETERMINED AT TIME OF EXCAVATION.
- 2. INFILTRATION BASINS SHALL BE DUG WITH BACKHOE FOR AREAS SHOWN. NO HEAVY TRACK MACHINERY ALLOWED.
- 3. OPEN BOTTOM CATCH BASIN TO BE SET ON A MINIMUM OF 3" OF #2 WASHED STONE.

STONE INFILTRATIVE TRENCH DETAIL

WALL TYPE



FIRST FLOOR PLAN
SCALE 1/8\"/>



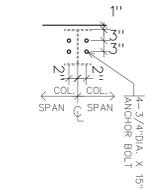
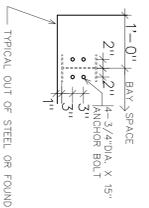
PROPOSED BUILDING
CARL'S PLACE
EAST HIGH STREET
CITY OF MILTON, ROCK CO., WISCONSIN

FIRST FLOOR PLAN
WALL TYPES, DETAILS

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

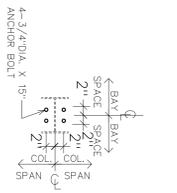
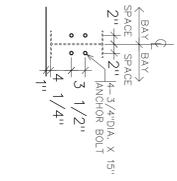
PROJECT NO.
8938.19
DATE
12/04/2019
SHEET NO.
4 of 6

ANCHOR BOLT SETTING DETAILS



CORNER COLUMN
AB1

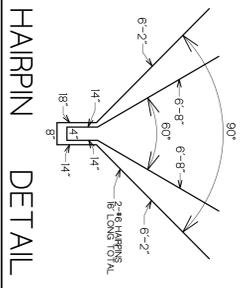
ENDWALL COLUMN
AB2



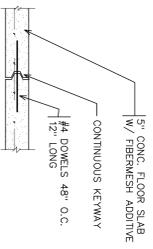
SIDEWALL COLUMN
AB3

INTERIOR COLUMN
AB4

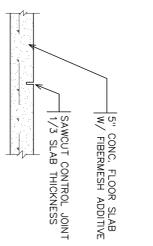
NOTE: VERIFY ALL ANCHOR BOLT SETTING DETAILS WITH MANUFACTURER PRIOR TO CONSTRUCTION



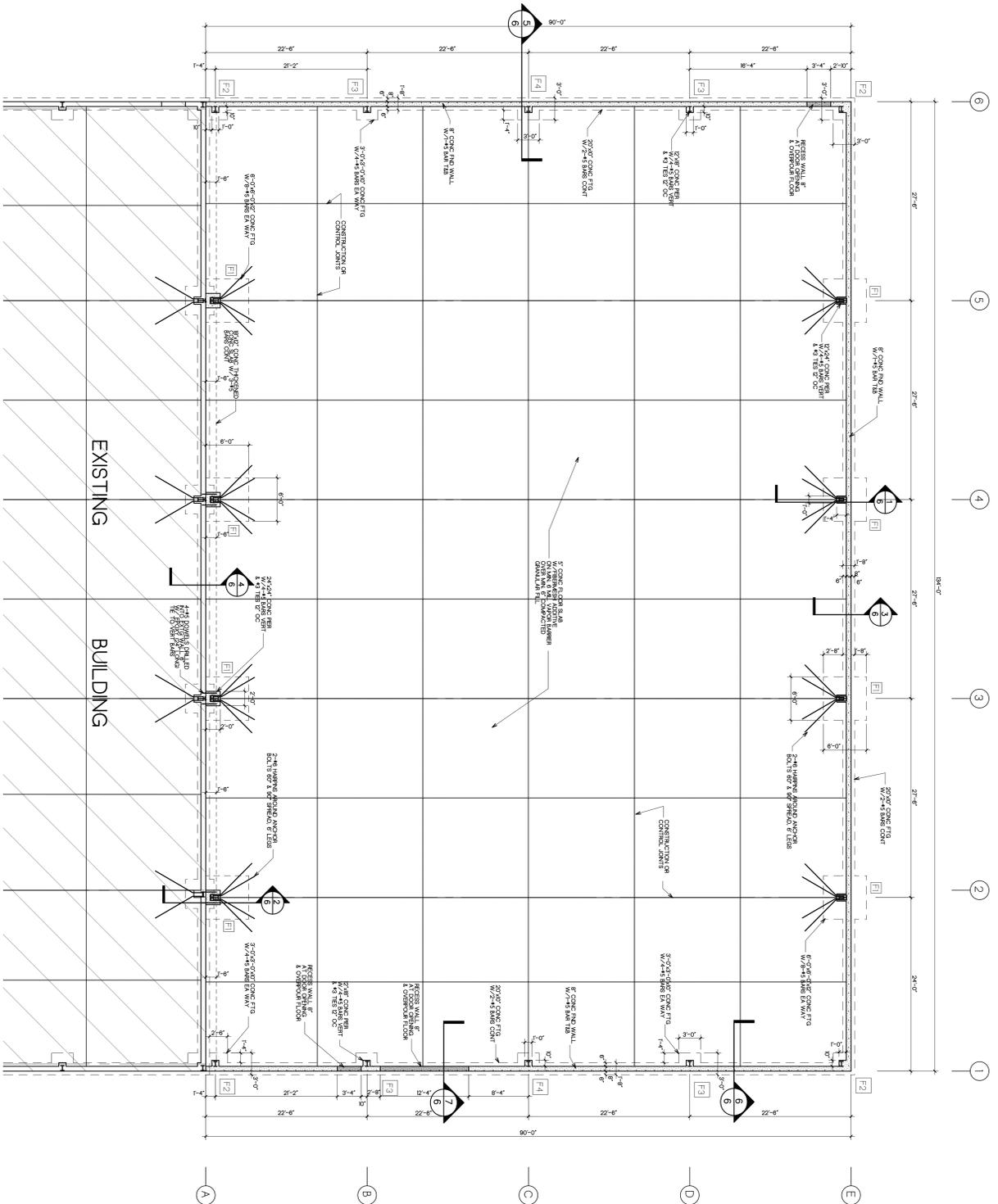
HAIRPIN
DETAIL



CONSTRUCTION JOINT

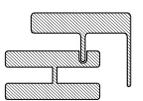


CONTROL JOINT



FOUNDATION PLAN

SCALE 1/8"=1'-0"



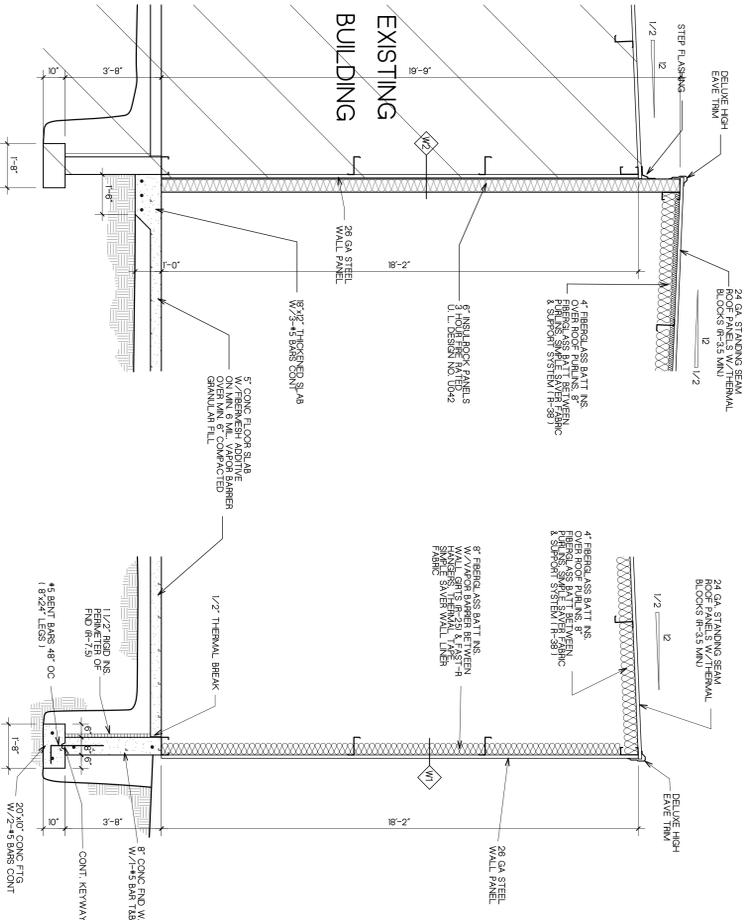
PROPOSED BUILDING
CARL'S PLACE
EAST HIGH STREET
CITY OF MILTON, ROCK CO., WISCONSIN

FOUNDATION PLAN
ANCHOR BOLT SETTING DETAILS

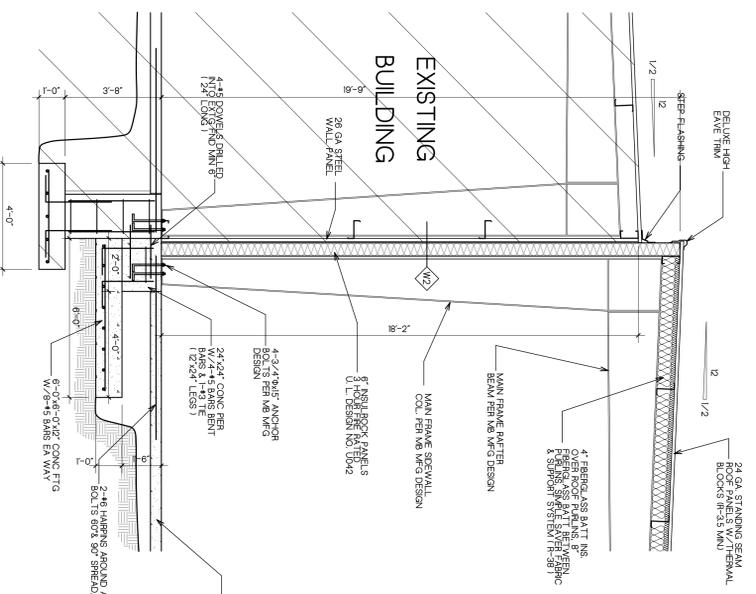
FARRIS, HANSEN & ASSOCIATES, INC.
Engineering, Architecture, Surveying
7 Ridgway Court P.O. Box 437
ELKHORN, WISCONSIN 53121
Office: (262) 723-2098
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REVISIONS

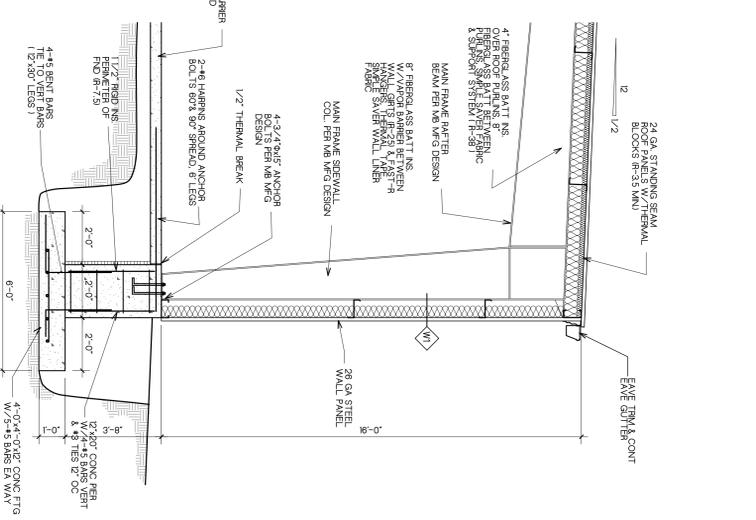
8938.19
DATE 12/04/2019
SHEET NO 5 of 6



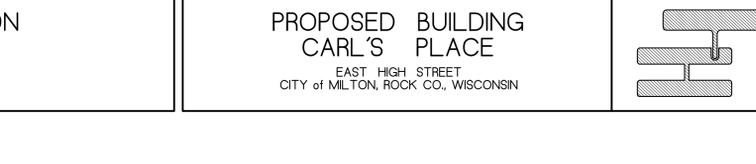
SECTION 6
SCALE 3/8"=1'-0"



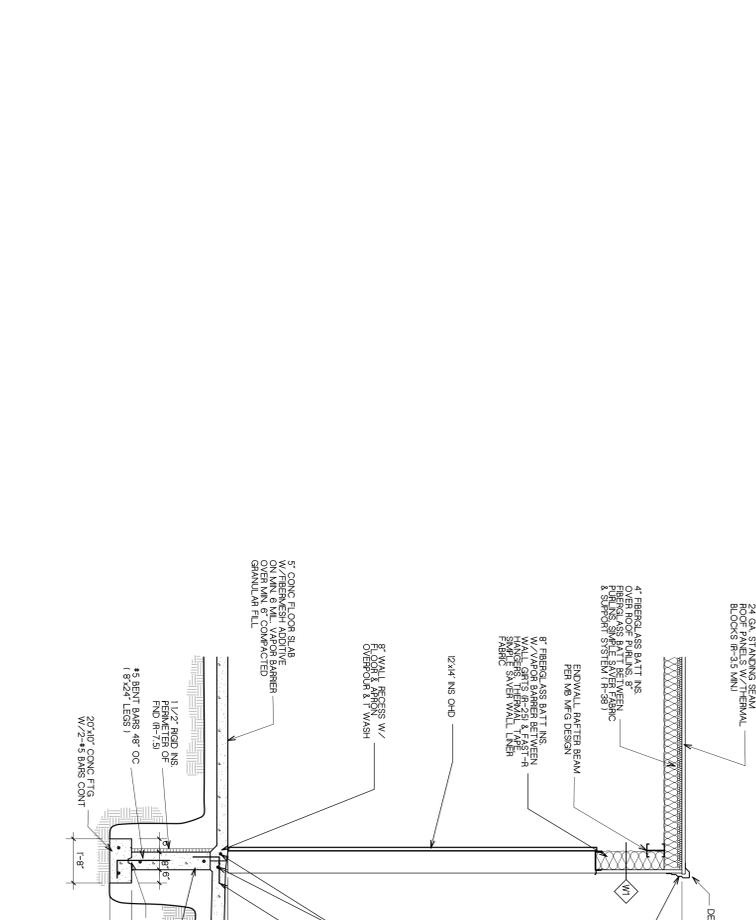
SECTION 3
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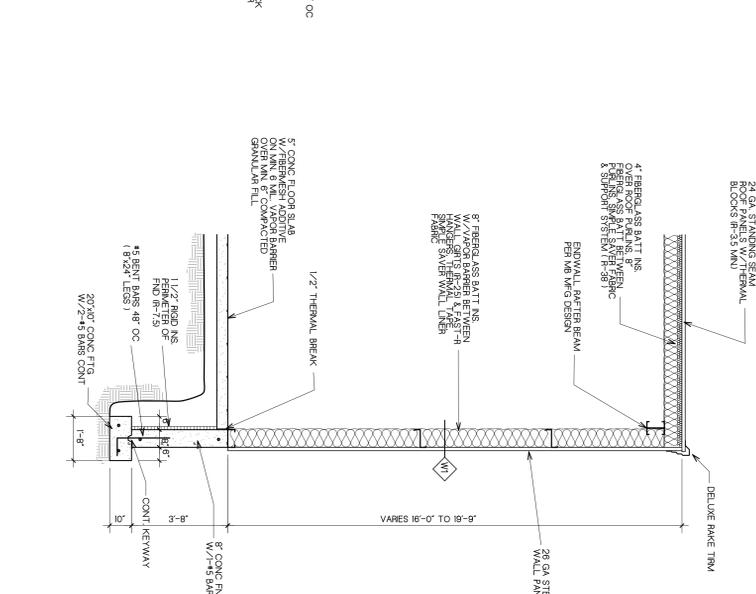
SECTION 2
SCALE 3/8"=1'-0"



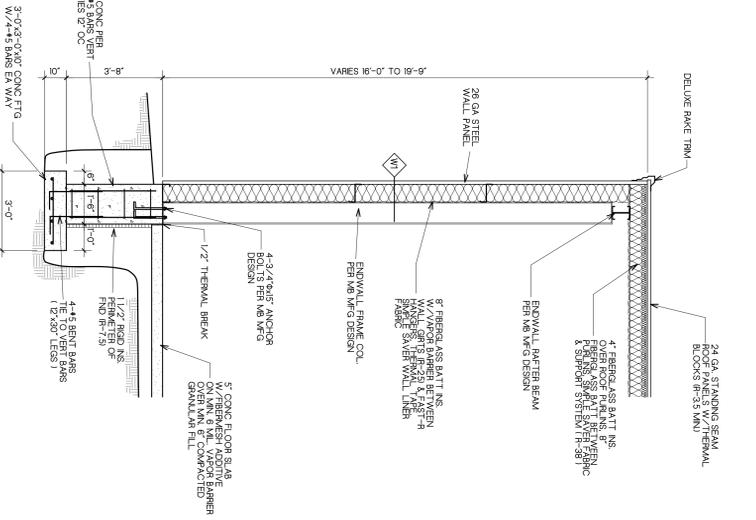
SECTION 1
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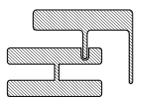
SECTION 7
SCALE 3/8"=1'-0"



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



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



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

SECTION

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PROJECT NO:
8938
DATE:
05/05/14
SHEET NO:
6 of 6

OPERATION AND MAINTENANCE CONTROL PLAN
February 2020

CARL'S PLACE
Site Improvements
E. HIGH STREET
MILTON, WI

It is anticipated that the OWNER will become responsible for the operation and maintenance of the small stormwater system upon completion of construction. Until such time, the contractor will be responsible for operation and maintenance.

The contractor selected to complete the site work construction will be responsible for the operation and maintenance of the temporary erosion control measures during construction and the stormwater management system during the construction phase of the project. Erosion control measures shall be installed and maintained as shown on site plans for the project in accordance with details shown on the plan. Erosion control shall be maintained as detailed on the site plan.

The following maintenance and inspection recommendations are taken from WDNR's Technical Standards and other DNR requirements and shall become part of the operation and maintenance plan to be followed for the stormwater management system located on the site:

Infiltration Basin

The storm water infiltration basin shall remain in place as a permanent facility and will be established as a stone infiltration area brought up to ground subsurface having an open bottomed catch basin inlet with a surrounding grassed area normally dry. If trees are to be planted, species shall be selected that will not interfere with the function of the basin or cause maintenance problems. The inlet devices should be inspected periodically with obstructions and other debris removed to insure proper operation at all times. Observations should be made at the basin to insure that appropriate erosion control measures have been installed and maintained during the construction period. Sediment must be removed if it reaches a depth of over four to six inches. Below are operation and maintenance procedures for infiltrative basins as required by WDNR Technical Standard 1003.

Inspection Intervals – At minimum, quarterly inspection shall occur. Inspection shall include spreader and overflow spillway for indication of failure. Note the condition of vegetation as part of inspection. If standing water is observed over 50% of the basin floor 3 days after rainfall, the basin may be clogged and measures should be undertaken to unclog it.

Maintenance of Native Vegetation - Mowing (cutting) shall be used to maintain the vegetation. The first mowing of newly planted seed shall occur once it reaches a height of 10 to 12 inches. Mowing shall reduce the height of plants to 5 to 6 inches as a minimum height. After establishment, mowing shall occur once in the fall (after November 1st). The area shall be mowed to a height of 5 to 6 inches.

Restoration Procedures – These include removing the top 2 to 3 inches, chisel plowing and adding topsoil and compost. If deep tilling is used, the basin shall be drained and the soils dried to a depth of 8 inches. If the basin was planted in turf grass and clogging again occurs after these restoration procedures have been used, the owner/operator shall replant with prairie style vegetation using the soil preparation method recommended by the native nursery in the area. The small infiltrative trench may also require excavation and reinstallation of washed stone if clogging occurs. Trash shall be removed as quickly as possible once observed.

After a 2-year period, the basin should have an inspection made and any deficiencies or maintenance attended to. Silt fencing around the infiltration basin shall be maintained until a dense grass surface is established (minimum of 18 months). Sediment removed shall be hauled off site and disposed of in an approved site (landfill or to the landscaper). Embankments shall be kept clear of wooded vegetation that would restrict operation and maintenance activities. Removal and disposal of litter from landscaped areas and any materials floating on the surface shall be done. Any maintenance of vegetated areas through reseeding of damaged areas and the higher mowing of grassed areas should be performed on the intervals outlined.

Special inspection and repairs should be conducted after each significant runoff event. Inspect and repair any eroded or slumping areas on or around the embankment and outlet. Inspect for excessive deposition of sediment and identify and correct the source area.

GRASSED SWALES

Inspect drainage swales the first few months after construction to make sure that there is no riling or gulying, and that vegetation in the swales is adequate. Vegetation damaged by machinery, herbicides, or erosion must be repaired promptly.

Thereafter, inspect grassed swales regularly at least twice a year for slope integrity, soil moisture, vegetative health, soil stability, soil compaction, soil erosion, ponding, and sediment accumulation, especially following heavy rains. Fill, compact, and reseed damaged areas immediately. Remove sediment deposits to maintain capacity of grassed swale. Avoid use of herbicides that would be harmful to the vegetation or pollinating insects in and adjacent to the swale area.

Regular maintenance tasks include mowing, fertilizing, liming, watering, pruning, weeding, and pest control. Mow swales at least once per year. Do not cut the grass shorter than three to four inches. Keep grass height under 6 inches to maintain the design depth necessary to serve as a conveyance. Do not mow excessively, because it may increase the design flow velocity. Remove sediment and debris manually at least once per year and properly dispose of all sediment and hydrocarbons in accordance with local, state, and federal guidelines and regulations. Re-seed periodically to maintain the dense growth of grass vegetation.