AGENDA
City of Milton
Zoning Board of Appeals
Thursday, May 28, 2020
5:30 p.m.
Teleconference

****Members of the public may monitor this meeting via the internet link https://us02web.zoom.us/j/87671747449 or via telephone by calling 1(312) 626-6799 and entering Meeting ID: 876 7174 7449**

1. Call To Order
2. Approval Of Agenda
3. Approval Of Minutes - May 7, 2020

   Documents:

   ZONING BOARD OF APPEALS MINUTES 05-07-2020.PDF

4. Public Hearing And Discussion And Possible Action To Consider A Request Received From Tom Pavlik, Of KT Enterprises Of Milton, LLC, For A Variance To Allow For A Reduction Of Miniwarehouse Parking Spaces Per Section 78-1233 Of The City Of Milton Code Of Ordinances

   Documents:

   MEMO - PAVLIK VARIANCE REQUEST.PDF
   VARIANCE APPLICATION - PAVLIK, 310 SUNNYSIDE DRIVE.PDF
   NOTICE OF PUBLIC HEARING - PAVLIK, 310 SUNNYSIDE DRIVE.PDF
   310 SUNNYSIDE SITE DIAGRAMS.DOCX
   310 SUNNYSIDE SITE PLAN.PDF
   310 SUNNYSIDE STORMWATER PLAN.PDF

5. General Items
6. Motion To Adjourn

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

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

at this meeting.

Posted by: Leanne Schroeder
May 22, 2020

City of Milton
Zoning Board of Appeals
May 7, 2020

Call To Order
Chairperson James Polarski called the May 7, 2020 meeting of the Zoning Board of Appeals to order at 5:33 p.m.

Present: Chairperson James Polarski, Tom Kevern, Theron Dosch, Ken Holland, Carl Schultz, and Maxine Striegl.

Also Present: Becky Sexe, Steve Sexe, Public Works Director Howard Robinson, and Administrative Services Director Inga Cushman.

Approval Of Agenda
M. Striegl motioned to approve the agenda. K. Holland seconded, and the motion carried.

Approval Of Minutes - June 18, 2019
C. Schultz motioned to approve the minutes. T. Kevern seconded, and the motion carried.

Public Hearing And Discussion And Possible Action To Consider A Request Received From Steve And Becky Sexe For A Variance To Allow An Accessory Building Exceeding 200 Square Feet Per Section 78-1 And 78-342(2) Of The City Of Milton Code Of Ordinances
Chairperson Polarski summarized the agenda item.

Chairperson Polarski opened the public hearing at 5:35 p.m.

There were no public comments.

Chairperson Polarski closed the public hearing at 5:45 p.m.

Chairperson Polarski read the standards that must be taken into consideration when granting or denying a variance, and the board discussed the request.

- Unnecessary Hardship - which is a situation where, in the absence of a variance, an owner can make no feasible use of a property, or strict conformity, is unnecessarily burdensome. The board confirmed the absence of a variance is unnecessarily burdensome.

- Unique Property Limitation – a unique physical characteristic of the property, not the desires of or condition personal to the applicant, must prevent the applicant from development in compliance with the zoning ordinance. Because of the green space, the request isn't objectionable.

- Protection of the Public Interest – in granting of a variance must neither harm the public interest nor undermine the purposes of the ordinance. The board's actions should be consistent with the objectives stated in their local ordinance, which (in the case of a

floodplains or shoreline ordinance) has been adopted to meet minimum state statutory requirements. There was no public opposition.

- Additional Court – Established Principles – Violations by or variances granted to neighboring owners do not justify a variance. Variances attach to the property as a permanent right. Once a variance is granted, it is permanently attached to the property. A new owner of the property may make use of a variance that was granted to the previous owner if all of the conditions that are attached to the variance are met.

M. Striegl motioned to approve the variance for 232 N. John Paul Road to classify the 352 square foot structure as a utility building, contingent upon residing the building to match the existing home and new garage. T. Dosch seconded, and the motion carried.

General Items

There were no general items.

Motion To Adjourn

T. Kevern motioned to adjourn the May 7, 2020 meeting of the Zoning Board of Appeals at 5:58 p.m. T. Dosch seconded, and the motion carried.

Respectfully Submitted,

Inga Cushman
Administrative Services Director

CITY OF MILTON

a community since 1838

Office of the Finance Director/Treasurer

To: Mayor Welch, City of Milton Zoning Board of Appeals
From: Howard Robinson, Director Public Works
Date: May 28, 2020
Subject: Public Hearing and Discussion and Possible Action to consider a request received from Tom Pavlik, of KT Enterprises of Milton, LLC, for a Variance to allow for a reduction of miniwarehouse parking spaces per Section 78-1233 of the City of Milton Code of Ordinances.

Summary

Tom Pavlik, KT Enterprises of Milton, LLC, has applied for a variance to request a reduction in parking at their proposed mini warehouse buildings. They will need over 100 stalls if they go by the current code. City staff has proposed a similar change to Plan Commission that eliminates this requirement. They are requesting a variance so they can start construction this spring as soon as possible. We have received no negative response concerning this.

Recommendation

City Staff recommends approval of this variance request.

Attachments

- Site Plan
- Stormwater Plan

City of Milton Application and Record

Application Date: 5/6/2020

Applicant Name/Agent: Tom Pavlik

Owner of Property: KT Enterprises of Milton

Business Name: KT Enterprises of Milton LLC

Address: 310 Sunnyside Dr

City/State/Zip: Milton WI 53563

Telephone: 608-868-6411

Email: tom@24hrhcs.com

Date to be Reviewed by Plan Commission: _____

Date to be Reviewed by Common Council: _____

Date to be Reviewed by Zoning Board of Appeals: 5/28

Fee Required:	Date Paid
Conditional Use Permit $250.00	
Rezoning $250.00	
Variance $250.00	5/6/20

Reason for Request/Appeal or Reason Permit was Refused: These are storage units and would not need to have parking for every unit at the same time.

Section 78-1233 Mini-warehouses requires 1 space per 10 units plus spaces in front of units.

Property Location for Project

Address: 310 Sunnyside Dr Milton WI 53563

Legal Description: PT SE 1/4 SW 1/4 certified survey Map #1248153 VOL 17 PG 464-465 LOT 1

Description of Premise (Including Existing and Proposed Buildings): 10,000 Sq ft Building used for HVAC Business and 56 Self storage units

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

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

Present Use: Self storage units and contracting business

Proposed Use: Same Additional 5 storage unit buildings

Present Occupancy: KT Enterprises of Milton LLC Proposed Occupancy: Same

Name of Proposed Subdivision: _____

Surveyor's Name: Combs & Associates Address: 109 W. Milwaukee St Janesville WI 53548

Property Lot Size: 186,630 Sq ft (square feet or acres)

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

Building Setback Front: Comb's Ass. Plan Side: ~~20~~ Rear: _____

Building Setback Corner: _____ Side: _____ Rear: _____

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

Architect: Mini Systems General Contractor: Tom Pavlik

Off Street Parking: _____ Number of Stalls: _____

Estimated Cost of Work: $500,000

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

Applicant Signature: [signature]

Print Name: Thomas R Pavlik

Recommendations by Director of Public Works: _____

Filed this 6 day of May, 2020

[signature]
Director of Public Works / Building Inspector, Howard Robinson

Leanne Schroeder
City Clerk, Leanne Schroeder

Publication Date: 5/14

CITY OF MILTON

a community since 1838

NOTICE OF PUBLIC HEARING

The City of Milton Zoning Board of Appeals will hold a public hearing on **Thursday, May 28, 2020 at 5:30 p.m.** via Zoom teleconference, to consider a request received from Tom Pavlik, of KT Enterprises of Milton, LLC, for a Variance to allow for a reduction of miniwarehouse parking spaces. The request is to allow for a reduction in required parking spaces for miniwarehouses per Section 78-1233 of the City of Milton Code of Ordinances. The business is located at 310 Sunnyside Drive, Parcel Number V-23-1509.2, and is zoned M-1 (Light Industrial District).

Code of Ordinance: Sec. 78-1233 – Minimum off-street parking requirements for land uses. In addition to parking requirements listed in sections 78-1231 and 78-1232, land uses shall provide off-street parking spaces not fewer than required in the Off-Street Parking Requirements Table following this section…Use: Miniwarehouses. Other Required Standards for Off-Street Parking: 1 space per 10 storage units, plus spaces in front of units.

A map of all affected property may be obtained from the Common Council through the office of the Clerk for the City of Milton.

All interested persons or their agents will be heard at said hearing after which a final determination will be made. This notice is given under Section 78 of the Municipal Code of Ordinances.

Please Note: This Public Hearing will be conducted via telephone. Members of the public may participate via the internet link https://us02web.zoom.us/j/87671747449 **or by calling 1-312-626-6799 and entering meeting ID: 876 7174 7449.**

Leanne Schroeder, City Clerk

Request received in office: 05/06/2020
Published in the Milton Courier: 05/14/2020
Copies mailed to the following: 05/13/2020

KT Enterprises of Milton, LLC, 310 Sunnyside Drive
Frank Management Inc., 2501 Morse Street, Janesville, WI 53545-0248
B&B Assets LLC, W837 Violet Road, Genoa City, WI 53128-1660
201 Sunnyside Drive LLC, P.O. Box 1406, Janesville, WI 53547-1406
Bartolo J. Di Mattina, Jr., N278 Pottawatomi Trail
City of Milton, 710 S. Janesville Street
Central Wisconsin RR, WI Dept. of Transportation, 2101 Wright Street, Madison, WI 53704-2559
TEO Investments LLC, 4770 Sumpter Drive
Adee Holdings LLC, P.O. Box 246
Chuger LLC, P.O. Box 482
Guy Schiefelbein Enterprises LLC, 416 Sunnyside Drive
Chicago Roofers Apprenticeship & Training Fund, 7045 Joliet Road, Indian Head Park, IL 60525-4700

New England Extrusion, Appleton Extrusion, Inc., 1264 E. High Street

Mayor, Anissa Welch
City Administrator, Al Hulick
City Attorney, Mark Schroeder
City Clerk, Leanne Schroeder
Director of Public Works, Howard Robinson
Police Chief, Scott Marquardt
City Assessor, Paul Musser

Common Council Members
Ald Lynda Clark
Ald Devin Elliott
Ald Ryan Holbrook
Ald Larry Laehn
Ald Theresa Rusch
Ald Bill Wilson

Zoning Board of Appeals Members:
Theron Dosch
Ken Holland
Tom Kevern
James Polarski
Carl Schultz
Maxine Striegl

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

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

257 16201001
257 1630012
257-163001201
257 1
Sunnyside Dr
257 16201102
257 1620110102
257 162011001
257 1620110101
E High St
257 159003
257 133005
257 159004
257 15900301
257 1

310 Sunnyside Site Diagrams

To Obtain Location of Participants Underground Facilities Before You Dig in Wisconsin

Member One Call System International

CALL DIGGERS HOTLINE
1-800-242-8511

Wis Statute 182.0175 (1974) Requires Min. 3 Work Days Notice Before You Excavate

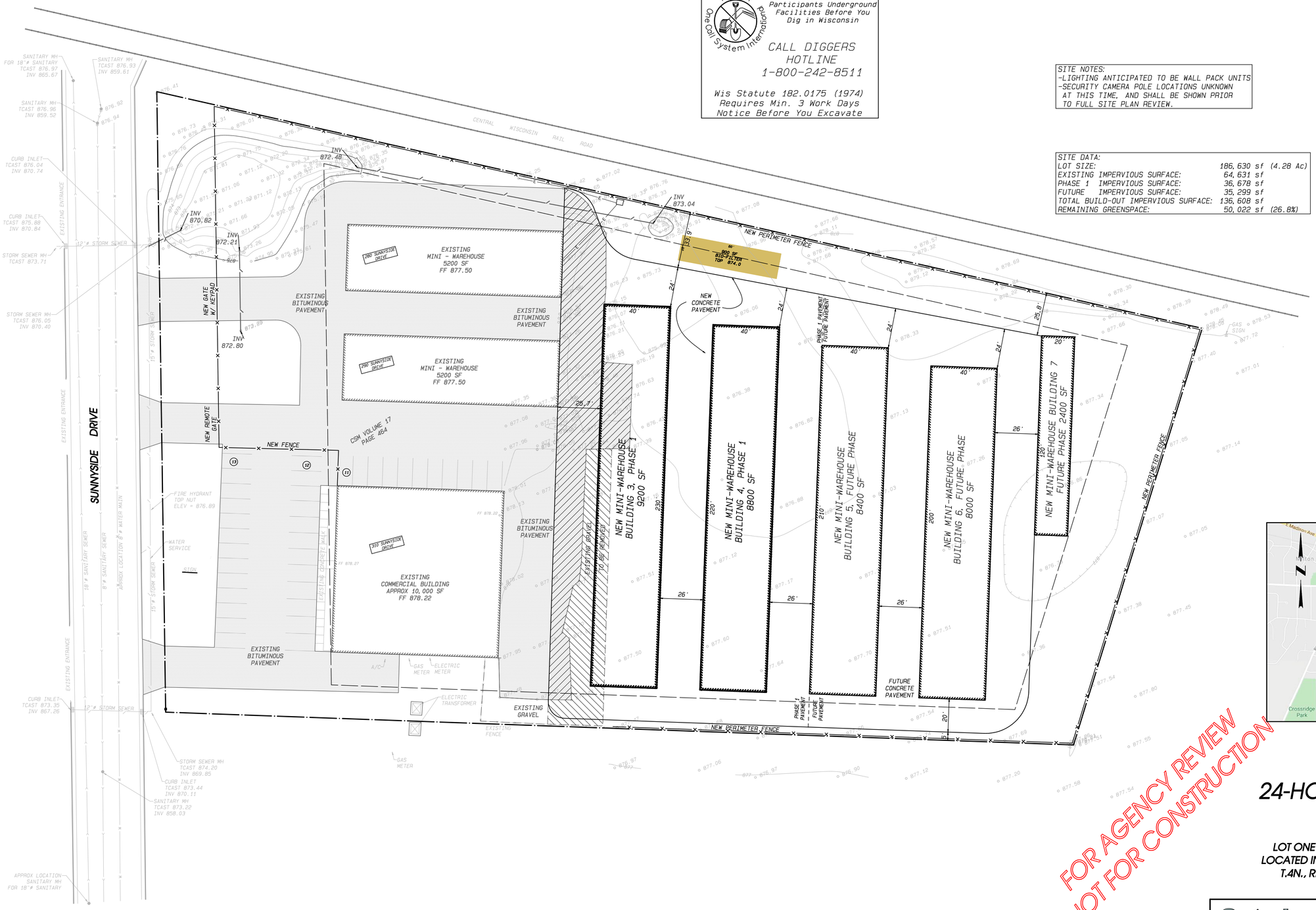
SITE NOTES:
-LIGHTING ANTICIPATED TO BE WALL PACK UNITS
-SECURITY CAMERA POLE LOCATIONS UNKNOWN AT THIS TIME, AND SHALL BE SHOWN PRIOR TO FULL SITE PLAN REVIEW.

SITE DATA:

LOT SIZE:	186,630 sf	(4.28 Ac)
EXISTING IMPERVIOUS SURFACE:	64,631 sf	
PHASE 1 IMPERVIOUS SURFACE:	36,678 sf	
FUTURE IMPERVIOUS SURFACE:	35,299 sf	
TOTAL BUILD-OUT IMPERVIOUS SURFACE:	136,608 sf	
REMAINING GREENSPACE:	50,022 sf	(26.8%)

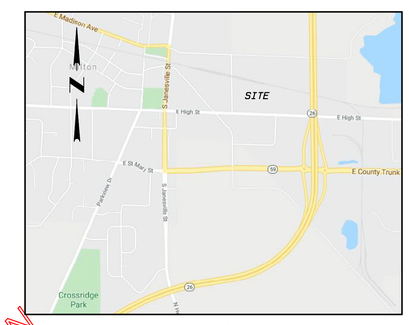
N

0 30 60 90



LEGEND:

- EASEMENT LINE
- BUILDING SETBACK LINE
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- PROPERTY LINE
- FENCE LINE
- CONSTRUCTION LIMITS
- PROPOSED SILT FENCE
- 785 CONTOUR LINE
- CENTER LINE
- BUILDING LINE
- AERIAL UTILITY WIRE(S)
- T TELEPHONE LINE
- G GAS LINE
- E ELECTRIC LINE
- VE VISION EASEMENT
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- FF FINISHED FLOOR ELEVATION



LOCATION SKETCH

FOR AGENCY REVIEW
NOT FOR CONSTRUCTION

CONSTRUCTION PLANS FOR 24-HOUR HOME COMFORT SERVICE

LOT ONE OF CSM VOLUME 17, PAGES 464 & 465, LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 26, T.4N., R.13E. OF THE 4TH P.M., CITY OF MILTON, ROCK COUNTY, WISCONSIN.

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	05/07/20
BY	JPJ
APPROVED	AFG
PROJECT NO.	120-082

REVISIONS

I:\ARQLECT\2020 Projects\120-082 24hr Home Comfort Services\CAD\120-082d phasing.prp
2:30 1BPM

GENERAL NOTES

All pavement construction shall be in conformance with the typical cross section shown on the plans and in conformance with the State of Wisconsin Department of Transportation "Standard Specifications for Road and Bridge Construction", unless otherwise indicated on the plans, or as indicated.

Contractor shall provide traffic barricades in order to limit access to site during off-construction periods.

Topsoil shall be stripped from the structural areas prior to any excavation and grading, and shall be stockpiled as directed by the owner.

The contractor shall clear, grub, and dispose of all brush, stumps, trees, etc., within the construction limits of the site. Contractor shall remove those materials from the work site and dispose of them at the contractor's option and in conformance with State and local regulations.

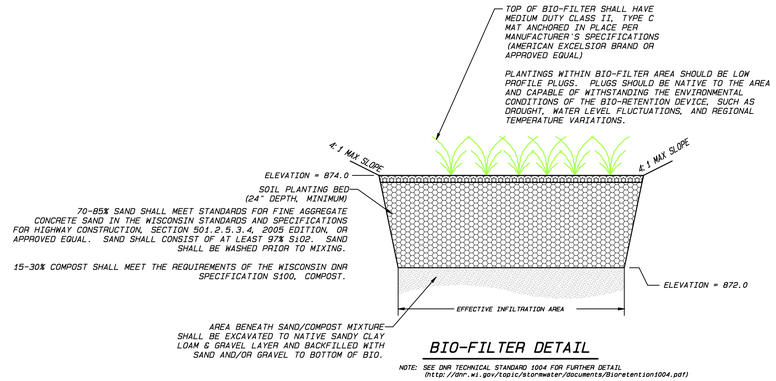
The sub-grade shall be thoroughly compacted prior to the placement of the aggregate base course. Crown shall conform to pavement crown.

Curb contractor shall depress curb at all future sidewalk ramp locations. Ramps shall be installed as Type 2 at all curb radii.

~~Asphalting of streets is to be completed over a one-year period with only the binder course being placed immediately.~~

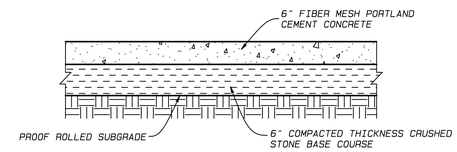
Contractor shall verify location of all existing utilities prior to excavation. Call Digger's Hotline before digging (1 800 242-8511).

Rip Rap shall conform to Wisconsin Department of Transportation "Standard Specifications for Road and Bridge Construction", Section 606. Depth of Rip Rap shall be 1.0 foot (minimum). Contractor shall place Filter Fabric under the Rip Rap.

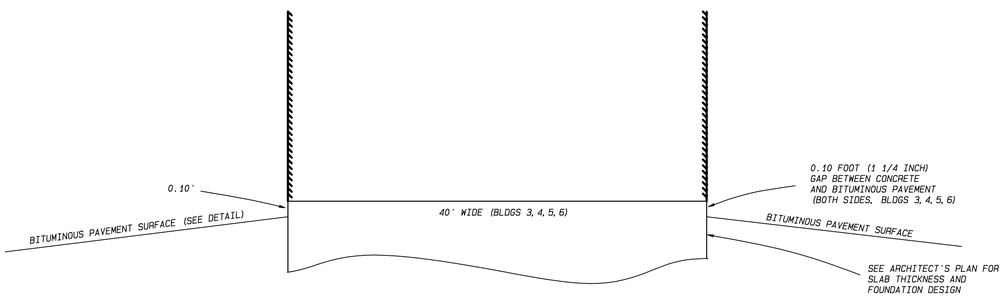


BIO-FILTER DETAIL

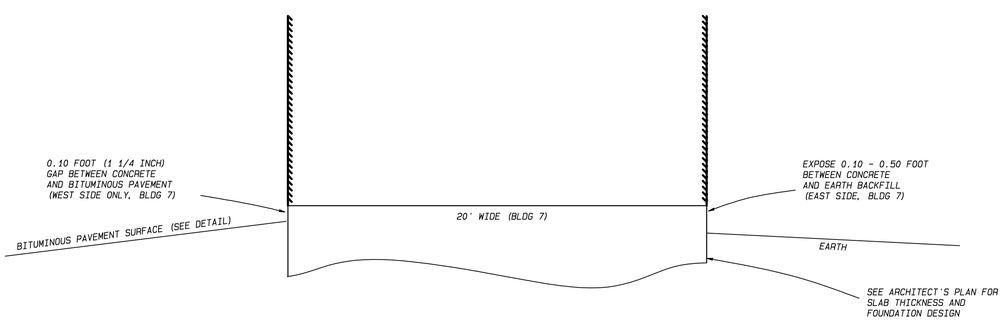
NOTE: SEE DNR TECHNICAL STANDARD 1004 FOR FURTHER DETAIL (http://dnr.wi.gov/topic/stormwater/documents/Bioretention1004.pdf)

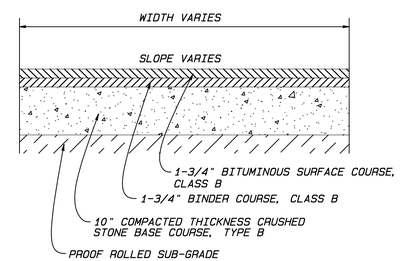


CONCRETE PAVEMENT



BUILDING PAD AND PAVING DIAGRAM





OPTIONAL BITUMINOUS PAVEMENT

Combs & Associates
109 W. Milwaukee St.
Janesville, WI 53548
www.combssurvey.com
LAND SURVEYING
LAND PLANNING
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fax: 608 752-0534

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REVISIONS	

GENERAL NOTES AND DETAILS

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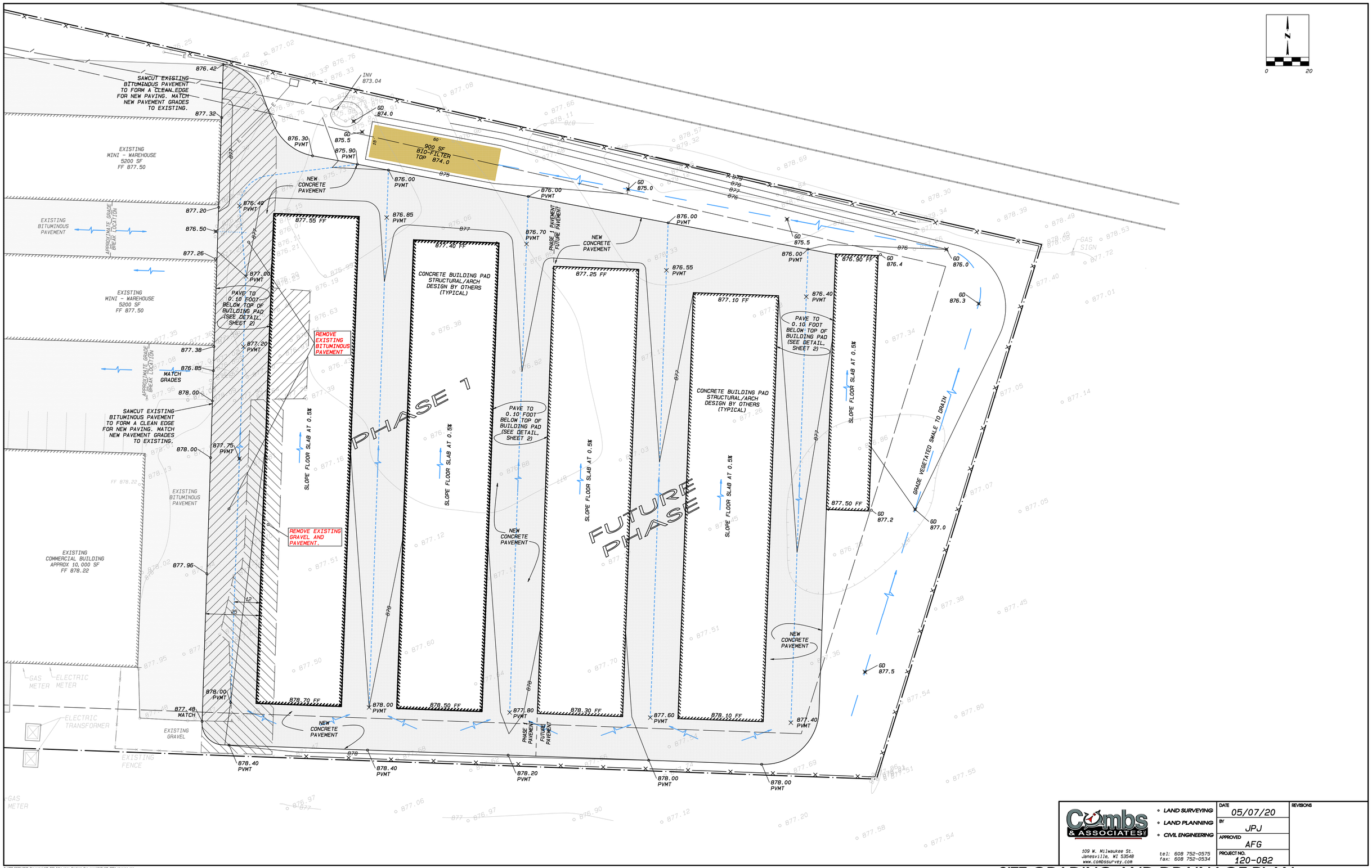

Combs & ASSOCIATES

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109 W. Milwaukee St.
Janesville, WI 53548
www.combssurvey.com

tel: 608 752-0575
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BY	JPJ
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REVISIONS

SITE GRADING AND DRAINAGE PLAN

SHEET 3 OF 5

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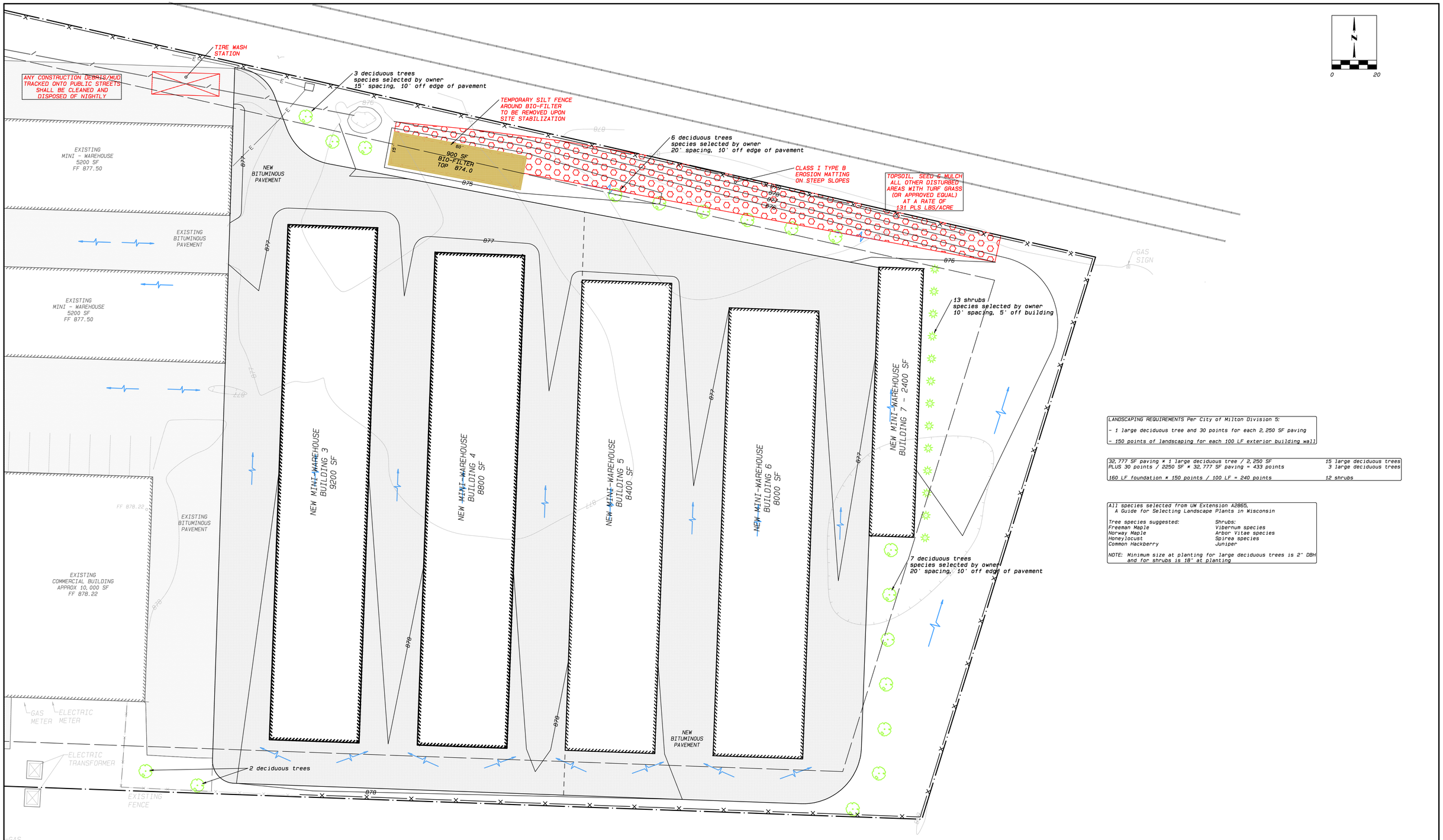
2:30 PM



LANDSCAPING REQUIREMENTS Per City of Milton Division 5:

- 1 large deciduous tree and 30 points for each 2,250 SF paving
- 150 points of landscaping for each 100 LF exterior building wall

32,777 SF paving ÷ 1 large deciduous tree / 2,250 SF	15 large deciduous trees
PLUS 30 points / 2250 SF ÷ 32,777 SF paving = 433 points	3 large deciduous trees
160 LF foundation ÷ 150 points / 100 LF = 240 points	12 shrubs

All species selected from UW Extension A2865, A Guide for Selecting Landscape Plants in Wisconsin

Tree species suggested:	Shrubs:
Freeman Maple	Vibernum species
Norway Maple	Arbor Vitae species
Honeylocust	Spirea species
Common Hackberry	Juniper

NOTE: Minimum size at planting for large deciduous trees is 2" DBH and for shrubs is 18" at planting

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DATE	05/07/20
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REVISIONS

SITE EROSION CONTROL AND LANDSCAPE PLAN

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2:30 23PM

GENERAL EROSION NOTES

A. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING, THE EROSION CONTROL DETAILS, THE NOI PERMIT, SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF WISCONSIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP's) AS REQUIRED BY THE SWPPP. ADDITIONAL BMP's SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

D. BEST MANAGEMENT PRACTICES AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS, OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

E. THE SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS AND PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS, AND MUST BE MAINTAINED ON-SITE AT ALL TIMES.

F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICABLE OR AS REQUIRED BY THE GENERAL PERMIT.

G. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.

H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

I. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOATATION BOOMS SHALL BE MAINTAINED ON-SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.

J. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

K. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE SWPPP SHALL BE INITIATED AS SOON AS PRACTICABLE.

M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPING PLAN.

O. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

P. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

Q. CONTRACTORS OR SUBCONTRACTORS SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION PONDS AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

R. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

S. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.

U. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

EROSION CONTROL PLAN NOTES:

1. PHASED CONSTRUCTION / STABILIZATION

TO ENSURE THAT DISTURBED AREAS ARE NOT VULNERABLE TO EROSION FOR EXTENDED PERIODS, THE SITE NEEDS TO BE BROKEN INTO ZONES OF LAND DISTURBANCE.

WITHIN EACH ZONE, STABILIZE (E.G., SEED & MULCH, COMPOST, EROSION MAT, POLYMER) ALL DISTURBED AREAS OUTSIDE OF STREET RIGHT-OF-WAY BEFORE BREAKING GROUND IN THE NEXT ZONE. STABILIZATION SHALL OCCUR WITHIN 30 DAYS OF INITIAL GROUNDBREAKING OR WITHIN 7 DAYS OF ACHIEVING FINAL GRADE, WHICH EVER OCCURS FIRST.

MULCH AS PART OF A STABILIZATION MEASURE SHALL BE APPLIED TO PRODUCE A CONTINUOUS COVER OF MULCH AND SHALL BE ANCHORED AT A RATE OF 2 TONS PER ACRE. IN ALL CASES, THE MULCH MUST BE ANCHORED INTO THE SOIL BY DISCING.

2. CONSTRUCTION ENTRANCES/EXITS

CONTRACTOR SHALL PROVIDE A STONE TRACKING PAD AT THE POINT(S) OF ACCESS AS SHOWN ON THE PLANS. INSTALL ACCORDING TO WDNR STANDARD 1057. REFER TO WDNR'S WEB PAGE OF TECHNICAL STANDARDS AT:
http://dnr.wi.gov/org/water/wm/nps/stormwater/techstds.htm#Construction

3. WATER PROVISION

FOR THE FIRST SIX WEEKS AFTER INITIAL STABILIZATION (E.G., SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, PROVISION SHALL BE MADE FOR WATERING WHENEVER MORE THAN 7 DAYS OF DRY WEATHER ELAPSE.

4. TEMPORARY STABILIZATION USING ANIONIC POLYMER

ANIONIC POLYACRYLAMIDE WILL BE APPLIED TO ALL DISTURBED AREAS WHERE THE VILLAGE ENGINEER OR WDNR REPRESENTATIVES DEEM STABILIZATION AND/OR EROSION TO BE PROBLEMATIC. APPLICATION OF POLYACRYLAMIDE WILL BE ACCORDING TO WDNR CONSERVATION PRACTICE STANDARD 1050, EROSION CONTROL LAND APPLICATION OF ANIONIC POLYACRYLAMIDE. REFER TO WDNR'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS AT:
http://dnr.wi.gov/org/water/wm/nps/stormwater/techstds.htm

~~5. DEEP TILLING~~

~~FOLLOWING HEAVY GRADING, DEEP TILLING (A.K.A. SUBSOILING) WILL BE PERFORMED ON ALL GRADED AREAS OUTSIDE THE FOOTPRINT OF STREET FOOTPRINTS. THE OPERATION SHALL BE ACCOMPLISHED USING THIN STRAIGHT STEEL SHANKS PULLED BY TRACKED MACHINERY. EACH SHANK SHALL BE 24 TO 36 INCHES LONG, POSITIONED OVER THE TRACTOR TRACKS, AND SPACED 4 TO 5 FEET APART. DEEP TILLING SHALL BE DONE ON DRY SOIL AND ACROSS THE SLOPE. REFER TO THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL, TECHNIQUE I.D.1, WHICH IS ACCESSIBLE FROM THE DANE COUNTY LAKES AND WATERSHED COMMISSION WEB SITE AT:
http://www.countyofdane.com/lwrd/lakes/stormwatermanual.shtml~~

6. SOIL STOCKPILES

A ROW OF SILT FENCE PLACED DOWNSLOPE AND AT LEAST 10 FEET AWAY FROM SOIL STOCKPILES SHALL PROTECT ALL STOCKPILES. SOIL STOCKPILES THAT ARE INACTIVE FOR MORE THAN 14 CONSECUTIVE DAYS SHALL BE STABILIZED WITH SEED & MULCH, EROSION MAT, POLYMER, OR COVERED WITH TARPS OR SIMILAR MATERIAL.

7. DEWATERING

WATER PUMPED FROM THE SITE SHALL BE TREATED BY USING A TEMPORARY SEDIMENTATION BASIN, PORTABLE DEWATERING BASIN OR AN EQUIVALENT DEVICE.

ANY INDIVIDUAL SEDIMENTATION BASIN SHALL HAVE A DEPTH OF AT LEAST 3 FEET AND PROVIDE A MAXIMUM SURFACE SETTLING RATE OF 1500 GALLONS PER SQUARE FOOT PER DAY.

THIS WATER SHALL BE DISCHARGED IN A MANNER THAT DOES NOT INDUCE EROSION OF THE SITE OR ADJACENT PROPERTY.

8. STORM SEWER INLETS

PROVIDE WDOT TYPE D "CATCHALL" INLET PROTECTION OR EQUIVALENT. REFER TO WDOT PRODUCT ACCEPTABILITY LIST AT: http://www.dot.wisconsin.gov/business/engrserv/pal.htm. INLET PROTECTION SHALL BE INSTALLED PRIOR TO THE STORM SEWER SYSTEM RECEIVING SITE RUNOFF. OTHER THAN FOR PERFORMING MAINTENANCE, THESE DEVICES SHALL NOT BE REMOVED UNTIL FLAT-LEVEL STABILIZATION IS COMPLETE.

9. INSPECTIONS

ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY AND WHENEVER 0.5 INCHES OF RAIN OR MORE IS PRODUCED WITHIN 24 HOURS. ALL NECESSARY MAINTENANCE SHOULD FOLLOW THE INSPECTIONS WITHIN 24 HOURS.

10. BIO-FILTER AREA

THE BIO-FILTER AREA SHALL BE EXCAVATED TO ALLOW SEDIMENTATION WITHIN IT DURING CONSTRUCTION, AND ACCUMULATED SEDIMENT SHALL BE REMOVED AT THE COMPLETION OF CONSTRUCTION, JUST PRIOR TO PLACING ENGINEERED MIX.

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED.

CONSTRUCTION SEQUENCE:

PHASE 1

1. Install construction entrances/exits.
2. Prepare temporary parking and equipment storage area.
3. Install silt fencing where indicated.
4. Construct the temporary sedimentation basin (infiltration areas & bio-filter) and other diversions.

HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM AN INSPECTION OF BEST MANAGEMENT PRACTICES (BMP's). GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT A STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

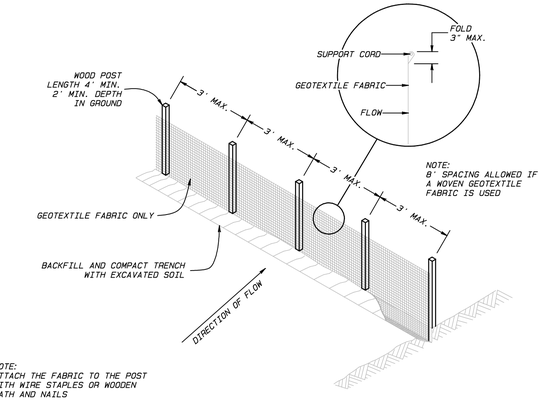
5. Clear and grub the site.
6. Begin grading the site.

PHASE 2

1. Temporarily seed denuded areas.
2. Install utilities, ~~wetland basins, storm sewers, curbs and gutters.~~
3. Install rip-rap around storm structures where indicated.
4. Install inlet protection around all storm sewer structures.
5. Stabilize all areas that are to be seeded and able to be brought to finished grade with seeding or sod.
6. Stabilize all areas that are to be paved and that are able to be brought to subgrade elevation with compacted base material.
7. Grade all possible areas while maintaining diversions and basins.
8. Stabilize all areas that are to be seeded and able to be brought to finished grade with seeding or sod.
9. Stabilize all areas that are to be paved and that are able to be brought to subgrade elevation with compacted base material.
10. Maintain 70% stabilization within disturbed areas.

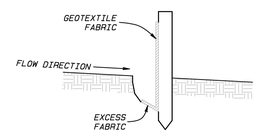
PHASE 3

1. Backfill and stabilize diversions and basin.
2. Pave site.
3. Complete grading.
4. Remove all temporary erosion and sediment control devices (only if site is stablized).

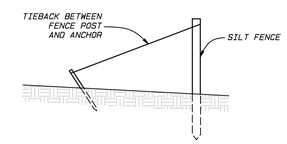


NOTE:
ATTACH THE FABRIC TO THE POST WITH WIRE STAPLES OR WOODEN LATH AND NAILS

SILT FENCE

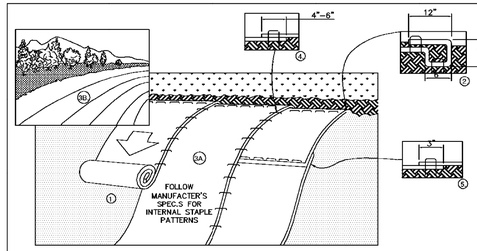


TRENCH DETAIL



SILT FENCE TIE BACK

WHEN REQUIRED BY ENGINEER



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS SHALL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 4"-6" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3"OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12"APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE INTERNAL STAPLES/STAKES PER MANUFACTURE RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.
7. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
8. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION

EROSION CONTROL BLANKET
(SLOPE INSTALLATION)
N.T.S.
BLS

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

DATE	05/07/20
BY	JPJ
APPROVED	AFG
PROJECT NO.	120-082
REVISIONS	

EROSION CONTROL NOTES & DETAILS

I:\PROJECTS\2020 Projects\120-082 24hr Home Comforts Services\CAD\120-082d phasing.pmp
2-20-2020

Combs & Associates Inc

• Land Surveying
• Land Planning
• Civil Engineering

STORM WATER MANAGEMENT

and

EROSION CONTROL PLAN

New Storage Buildings for 24hr Home Comfort Services

310 Sunnyside Drive

Milton, Wisconsin

April 22, 2020

WISCONSIN
ADAM F. GRIFFIN
#35660
PROFESSIONAL ENGINEER

109 W. Milwaukee St. • Janesville, WI 53548 • 608-752-0575 • Fax 608-752-0534
CombsSurvey.com

PROJECT DESCRIPTION

This "infill" development project includes the construction of five new metal buildings, with bituminous lanes, and drainage improvements on a site disturbing approximately 2.3 acres of a 4.28 acre property. The site is located at 310 Sunnyside Drive in Milton, Wisconsin.

Pre-Development:
The property currently contains three metal buildings and associated bituminous drives and lanes throughout its western half. The most recent construction, including that of the pond, occurred in 2013. The proposed improvements will lie on the eastern half, currently being undeveloped, relatively flat mowed grass area. The site currently drains gently overland to the northwest (see site topography), to an existing pond lying in the westerly developed area. That pond discharges to public storm sewer in Sunnyside Drive. On-site soils, as depicted in the Rock County Soil Survey, are Plano silt loam, gravelly substratum, 0 to 2 percent slopes (PmA).

Post-Development:
This project includes construction of five new mini-warehouse buildings, totaling 36,800 sf (each ranging from 2,400 sf to 9,200 sf) along with associated paved lanes. Some pavement demolition and gravel removal for new paving is proposed. Additionally, storm water management improvements consisting of a vegetated swale and a bio-filter will be constructed. The swale and the bio-filter will be sized to handle the increase in TSS due to the construction of the buildings and pavement. The bio-filter will release via infiltration and overtopping to the existing pond in larger events (see drainage plan).

Site plan documents and supporting information for are included with this submittal package.

The developed site will include a total of 36,800 sf of roof, 39,750 sf of gross paved parking areas (while removing 7,000 sf bituminous and 3,300 sf gravel in those areas), and a storm water management area.

STORM WATER MANAGEMENT

The developed site will drain, via the swale – or directly to – the new bio-filter area north of the buildings and pavement. This management area includes a 450-foot long grass swale and a new bio-filter (900 sf), and makes use of the existing depression and culvert relay to the existing detention pond. The detention pond was constructed in 2013 in accordance with the plans and permits in effect at that time.

The swale will be seeded with matching native turf grass, and the bio-filter will be seeded with a wet prairie seed mix.

Storm water performance standards

City of Milton and WDNR require storm water management performance standards for post-construction in-fill sites, as follows for peak flow, infiltration, and total suspended solids removal.

Methodologies

WinSlamm software is used to determine infiltration and Total Suspended Solids (TSS) removal.
Average Annual Rainfall: 28.81 inches, Madison, 1981 (March 12 to December 2)

Peak Flow: Per NR 151.123 (2)(c), an infill of less than 5 acres is **exempt** from peak flow control.

Total Suspended Solids (TSS) removal: Reduce TSS load by 80% based on an average annual rainfall, as compared to no runoff management controls (NR 151.122 (1) Table 1) for an infill less than 5 acres.

A 450-foot long grass swale, leading to a bio-filter with a total area of **900** sf will be constructed in the storm water management area. This swale/filter system will provide TSS removal and infiltration of storm water. The results of the modeling indicate an ***86.3%*** reduction in TSS (see attached WinSlamm 10.4.0 modeling results).

Worksheets and input/output data for the ***SLAMM*** modeling are included with this report.

Infiltration Requirement: NR 151.124 (3)(b)(4) An in-fill development area less than 5 acres is **exempt** from infiltration.

CERTIFIED SURVEY MAP OF

PART OF LOT 2 OF A CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 15, PAGES 162 THRU 164, LOCATED IN THE SE.1/4 OF THE SW.1/4 OF SECTION 26, T.4N., R.13E. OF THE 4TH P.M., CITY OF MILTON, ROCK COUNTY, WISCONSIN.

CITY OF MILTON APPROVAL

Approved by the City Plan Commission this 17 day of October, 1994, and the City Council this 18 day of October, 1994.

City Clerk Doris E. Vinsey

NOTE: This survey is subject to any and all easements and agreements, recorded or unrecorded.

NOTE: Assumed EAST along the South Line of the S.W 1/4 of Section 26-4-13.

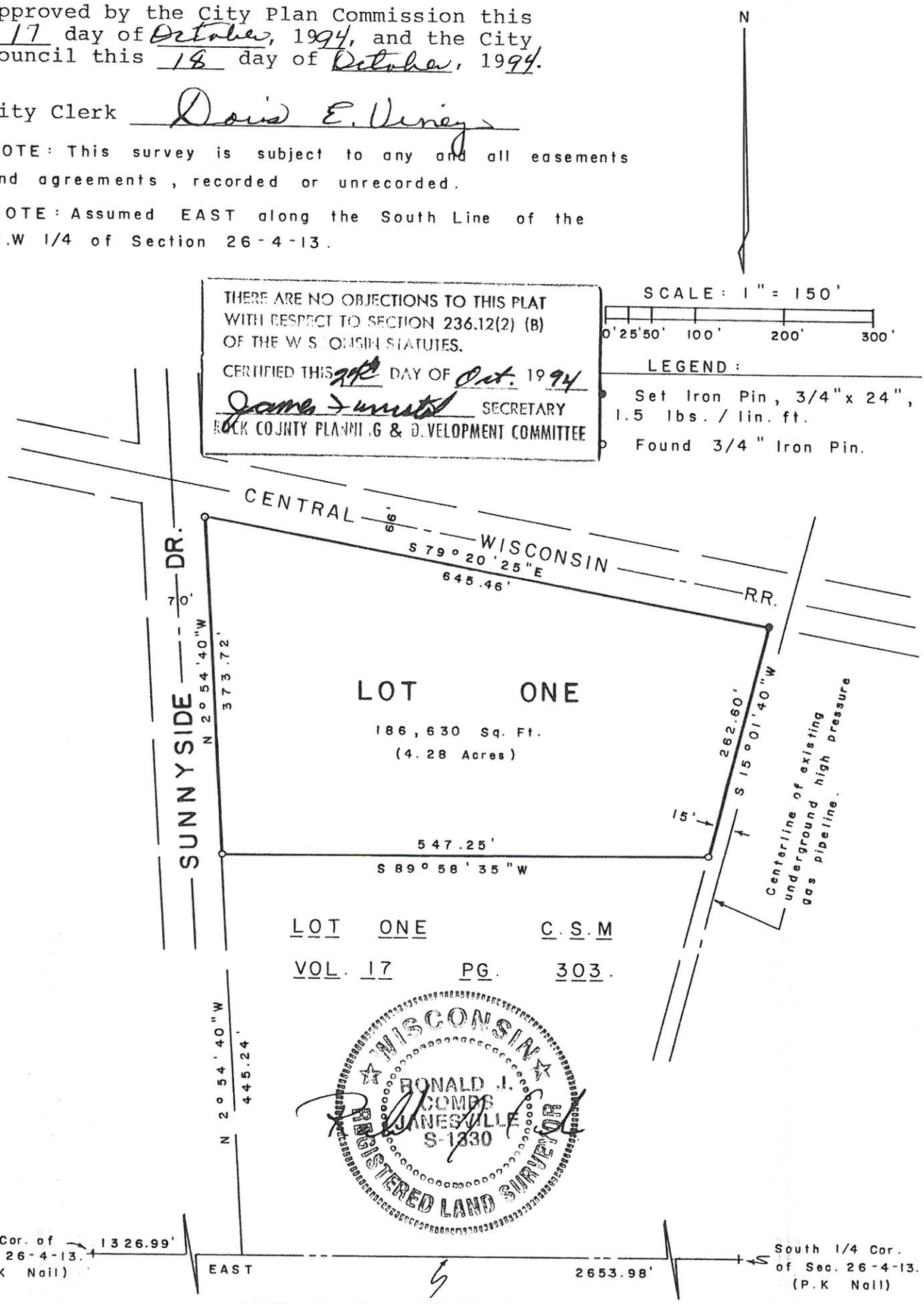
THERE ARE NO OBJECTIONS TO THIS PLAT WITH RESPECT TO SECTION 236.12(2) (B) OF THE WISCONSIN STATUTES.
CERTIFIED THIS 24th DAY OF Oct. 1994
James Lunsted SECRETARY
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE

SCALE: 1" = 150'

0' 25' 50' 100' 200' 300'

LEGEND:

- Set Iron Pin, 3/4" x 24", 1.5 lbs./lin. ft.
- Found 3/4" Iron Pin.



SHEET ONE OF TWO SHEETS

Order No. 94-464-for-City of Milton

CERTIFIED SURVEY MAP

PART OF LOT 2 OF A CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 15, PAGES 162 THRU 164, LOCATED IN THE SE.1/4 OF THE SW.1/4 OF SECTION 26, T.4N., R.13E. OF THE 4TH P.M., CITY OF MILTON, ROCK COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

State of Wisconsin
County of Rock SS. I, Ronald J. Combs, a Registered Land Surveyor, do hereby certify that I have surveyed, divided, and mapped part of Lot 2 of a Certified Survey Map as recorded in Volume 15, Pages 162 thru 164, located in the SE.1/4 of the SW.1/4 of Section 26, T.4N., R.13E. of the 4th P.M., City of Milton, Rock County, Wisconsin, DESCRIBED AS FOLLOWS: Commencing at a PK Nail at the SW Corner of said Section 26; thence East (assumed) along the South Line of the SW.1/4 of said Section, 1326.99 feet; thence N.2°54'40"W. 445.24 feet to the NW Corner of Lot One of a Certified Survey Map as recorded in Volume 17, Pages 303 and 304, also being at the place of beginning for the land to be herein described; thence continuing N.2°-54'40"W. 373.72 feet to the NW Corner of said Lot 2 (Volume 15, Pages 162 thru 164); thence S.79°20'25"E. 645.46 feet; thence S.15°01'40"W. 262.60 feet to the NE Corner of said Lot One; thence S.89°58'35"W. 547.25 feet to the place of beginning. Containing 4.28 acres. That such map is a correct representation of all of the exterior boundaries of the land surveyed and the division of that land. That I have made such survey, division and map by the direction of City of Milton and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying, dividing and mapping the same.

Given under my hand and seal this 11th day of October, 1994 at Janesville, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

As owners, the City of Milton, a Municipal Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin caused the land described on this map to be surveyed, mapped, divided and dedicated as represented hereon. IN WITNESS WHEREOF, the said City of Milton has caused these presents to be signed by Richard Dalson, its Mayor and countersigned by David E. Viney, its City Clerk, at Milton, Wisconsin.

Richard Dalson
Mayor

David E. Viney
City Clerk

State of Wisconsin
County of Rock SS. Personally came before me this 17th day of October, 1994, Richard Dalson, Mayor and Doris E. Viney, City Clerk of the above named corporation, to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as deed of said corporation, by its authority.

Notary Public, Rock County, Wisconsin Vicki L. Heritage
My Commission expires: 1-28-1996

RECORDING DATA
No. 1248153 received for Record
this 27 day of October, 1994,
at 9:40 o'clock A.M., and recorded
in Volume 17, Pages 464 & 465
_____ of Certified Survey Maps
of Rock County, Wisconsin.
Card 742 Image 793 & 794
Register Donna L. Berkley

WISCONSIN RONALD J. COMBS JANESVILLE S-1330 REGISTERED LAND SURVEYOR

SHEET TWO OF TWO SHEETS

Order No. 94-464-for-City of Milton

12.00

465

EXISTING SITE IMAGES

310 Sunnyside Drive, Milton WI 53563

Looking West from proposed building site

Looking West from proposed building site

EXISTING SITE IMAGES

310 Sunnyside Drive, Milton WI 53563

Looking East from existing 310 Sunnyside Drive site

Looking North from Southerly property line

24hr Home Comfort Services

Legend

- NRCS Wetspots
- Maximum Extent Wetland Indicators
- Index to EN_Image_Basemap_Leaf_Off

Notes

Indicative Soils

0.1 0 0.03 0.1 Miles

NAD_1983_HARN_Wisconsin_TM

1: 1,980

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: http://dnr.wi.gov/legal/

Data file name: T:\PROJECTS\2020 Projects\120-082 24hr Home Comfort Services\Engineering\Winslamm\2020-04-22_24hr Home Comfort Svc_actual site.mdb
WinSLAMM Version 10.4.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/01/81 Study period ending date: 12/31/81
Start of Winter Season: 12/02 End of Winter Season: 03/12
Date: 04-22-2020 Time: 13:26:51
Site information:
Simmons redevelopment

Pre-Development Area Description	Pre-Development Area (ac)	Pre-Development CN
Exi Bldg	.073	98
exi pvmt	.071	98
exi gravel	1.075	98
Total Area (ac)/Composite CN	1.219	98

LU# 1 - Commercial: Commercial Storage (actual) Total area (ac): 1.757
1 - Roofs 1: 0.845 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.912 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Grass Swale CP# 1 (DS) - Grass Swale
Total drainage area (acres)= 1.757
Fraction of drainage area served by swales (ac) = 1.00
Swale density (ft/ac) = 216.66
Total swale length (ft) = 450
Average swale length to outlet (ft)= 75
Typical bottom width (ft) = 3.0
Typical swale side slope (_H:1V) = 3.0
Typical longitudinal slope (ft.H/ft.V) = 0.007
Swale retardance factor: C
Typical grass height (in) = 6.0
Swale dynamic infiltration rate (in/hr)= 0.500
Typical swale depth (ft) for cost analysis (optional) = 0.0
Particle size distribution file name: Not needed - calculated by program
Use total swale length instead of swale density for infiltration calculations: True

Control Practice 2: Biofilter CP# 1 (DS) - DS Biofilters # 5

2020-04-22_24hr Home Comfort Svc_actual site - InputData.txt

1. Top area (square feet) = 3000
2. Bottom aea (square feet) = 900
3. Depth (ft): 3.5
4. Biofilter width (ft) - for Cost Purposes Only: 30
5. Infiltration rate (in/hr) = 3.6
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.01
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 0
10. Porosity of rock filled volume = 0
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 2
13. Engineered soil porosity = 0.33
14. Percent solids reduction due to flow through engineered soil = 0
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 15
2. Weir crest width (ft): 3
3. Height of datum to bottom of weir opening: 3.2

SLAMM for Windows Version 10.4.0
(c) Copyright Robert Pitt and John Voorhees 2012
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Data file name: T:\PROJECTS\2020 Projects\120-082 24hr Home Comfort Services\Engineering\Winslamm\2020-04-22_24hr Home Comfort Svc_actual site.mdb
Data file description: Simmons redevelopment
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Start of Winter Season: 12/02 End of Winter Season: 03/12
Model Run Start Date: 01/01/81 Model Run End Date: 12/31/81
Date of run: 04-22-2020 Time of run: 13:22:29
Total Area Modeled (acres): 1.757
Years in Model Run: 1.00

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	150223	-	77.70	728.7	-
Outfall Total with Controls:	21901	85.42%	73.16	100.0	86.28%
Annualized Total After Outfall Controls:	21961			100.3	

United States Department of Agriculture

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Rock County, Wisconsin

24hr Home Comfort Services

April 2, 2020

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:779 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 35 70 140 210

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFOR

The soil surveys that comprise your
1:20,000.

Warning: Soil Map may not be valid

Enlargement of maps beyond the sc
misunderstanding of the detail of ma
line placement. The maps do not sho
contrasting soils that could have bee
scale.

Please rely on the bar scale on each
measurements.

Source of Map: Natural Resources
Web Soil Survey URL:
Coordinate System: Web Mercator

Maps from the Web Soil Survey are
projection, which preserves direction
distance and area. A projection that
Albers equal-area conic projection, s
accurate calculations of distance or

This product is generated from the U
of the version date(s) listed below.

Soil Survey Area: Rock County, Wi
Survey Area Data: Version 17, Sep

Soil map units are labeled (as space
1:50,000 or larger.

Date(s) aerial images were photogra
2015

The orthophoto or other base map o
compiled and digitized probably diffe
imagery displayed on these maps. A
shifting of map unit boundaries may

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PmA	Plano silt loam, gravelly substratum, 0 to 2 percent slopes	2.3	100.0%
Totals for Area of Interest		**2.3**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Rock County, Wisconsin

PmA—Plano silt loam, gravelly substratum, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tjwy
Elevation: 660 to 1,080 feet
Mean annual precipitation: 33 to 37 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 110 to 185 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Plano, gravelly substratum, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Plano, Gravelly Substratum

Setting

Landform: Outwash plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loess over loamy outwash over sandy and gravelly outwash

Typical profile

Ap - 0 to 16 inches: silt loam
Bt1 - 16 to 46 inches: silty clay loam
2Bt2 - 46 to 57 inches: loam
2C - 57 to 79 inches: stratified gravelly sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 10 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: High (about 11.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 1
Hydrologic Soil Group: B
Forage suitability group: High AWC, adequately drained (G095BY008WI)
Hydric soil rating: No

Minor Components

Elburn, gravelly substratum

Percent of map unit: 10 percent
Landform: Outwash plains
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Warsaw

Percent of map unit: 5 percent
Landform: Outwash plains
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

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