CITY OF MILTON

a community since 1838

AGENDA
City of Milton
Virtual Plan Commission Meeting
Tuesday, June 16, 2020
4:00 p.m.

PLEASE NOTE: In-person attendance by members of the public temporarily prohibited due to COVID-19 physical distancing protocols pursuant to the Rock County Health Departments Reopening Phased Plan, dated May 21, 2020, which discourages public gatherings. Members of the public may monitor this meeting at https://us02web.zoom.us/j/84303634050

Any person who is unable to access the meeting via the internet link may call 1(312) 626-6799 and enter Meeting ID: 843 0363 4050 to monitor the meeting via telephone.

1. **Call to Order**

2. **Approval of Agenda**

3. **Approval of Plan Commission Meeting Minutes - June 2, 2020**

   Documents:

   Plan Commission Minutes 06-02-2020.pdf

4. **Public Hearing, Discussion and Possible Action Regarding Approval of Site Plan and Conditional Use Permit for Chicagoland Roofers at 222 Sunnyside Drive.**

   Documents:

   Memo - Chicagoland Roofers.pdf
   CUP Application - Chicago Roofers.pdf
   Chicagoland Roofers Site Plan.pdf
   Chicagoland Roofers Findings of Fact.pdf
   222 Sunnyside Site Photos - Chicago Roofers.pdf

5. **Discussion and Possible Action Regarding a Site Plan for Milton Veterinarian Clinic at 745 McEwan Lane**

   Documents:

   Memo - Milton Vet Clinic Site Plan.pdf
   745 McEwan Drawings.pdf

6. **Discussion and Possible Action Regarding an Offer to Purchase Land from the City of Milton along Gateway Drive**

   Documents:

Memo - Offer to Purchase - Gateway Drive.pdf
Land Sale Location Map.pdf

7. **Discussion and Possible Action Regarding a of Site Plan for Window Replacements at 742 East Madison Avenue.**

   Documents:

   Memo - Goodrich House.pdf
   Goodrich House Facade Improvement Grant Application.pdf

8. **General Items**

9. **Next Meeting ~ July 7, 2020**

10. **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 June 12, 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
June 2, 2020

Call to Order
Mayor Anissa Welch called the June 2, 2020 meeting of the Plan Commission to order at 4:02 p.m.

Present: Mayor Anissa Welch, Ald. Larry Laehn, Public Works Director Howard Robinson, Dave Ostrowski, Bob Seales, Ethel Himmel, and Frank Green.

Also Present: City Administrator Al Hulick, City Engineer Mark Langer, and Administrative Services Director Inga Cushman.

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

Approval of Plan Commission Meeting Minutes - May 5, 2020
Comm. Ostrowski motioned to approve the minutes. Comm. Himmel seconded, and the motion carried.

Public Hearing, Discussion and Possible Action Regarding Ordinance #474 Amending Section 78-1233 of the Code of Ordinances Concerning Mini Warehouse Off-Street Parking Requirements
Administrator Hulick provided an overview of this agenda item.

Mayor Welch opened the public hearing at 4:08 p.m.

Vern Jessie, 4921 Enchanted Valley Road, Middleton, WI 53562 – He is the attorney for B&J Storage. He spoke in favor of the ordinance, and asked the commission to give consideration to a change in the proposed ordinance to 1 for every 20 stalls based on the decision from the Zoning Board of Appeals on a recent request.

Mayor Welch closed the public hearing at 4:14 p.m.

The Plan Commission discussed the proposed ordinance.

Comm. Ostrowski motioned to recommend to the Common Council to amend the proposed ordinance to decrease the parking requirement to 1 for every 20 units or part thereof. Comm. Director Robinson seconded, and the motion carried.

Discussion and Possible Action Regarding Site Plan Approval for Mini Warehouse on Arthur Drive.
Comm. Laehn motioned to approve the site plan for mini warehouses on Arthur Drive contingent upon the following:

1. Approval of the Conditional Use Permit.
2. Approval of DNR and City Engineer review of stormwater plan.
3. Submittal of a Lighting Plan that matches City Ordinances.
4. Submittal of Architectural Plans of the proposed buildings that show dimensions and materials.
5. Approval of the Parking Plan contingent on the approval of proposed Ordinance #474.
6. Applicable construction permits being obtained.

Comm. Seales seconded, and the motion carried.

Discussion and Possible Action Regarding a Site Plan for 310 Sunnyside Drive

Comm. Ostrowski motioned to approve the site plan for 310 Sunnyside Drive. Comm. Director Robinson seconded, and the motion carried.

General Items

Administrator Hulick stated it is unlikely there will need to be a meeting on June 16, 2020.

Next Meeting ~ June 16, 2020

The next meeting of the Plan Commission will take place on June 16, 2020 if needed.

Motion to Adjourn

Comm. Director Robinson motioned to adjourn the June 2, 2020 meeting of the Plan Commission at 4:54 p.m. Comm. Himmel seconded, and the motion carried.

Respectfully Submitted,

Inga Cushman
Administrative Services Director

CITY OF MILTON

a community since 1838

Department of Public Works

To: Mayor Welch, Milton Plan Commission
From: Howard Robinson, Director of Public Works
Date: June 16, 2020
Subject: Public Hearing, Discussion and Possible Action Regarding Approval of Site Plan and Conditional Use Permit for Chicagoland Roofers at 222 Sunnyside Drive.

Summary

Chicagoland Roofers has submitted a request for a Conditional Use Permit to operate a roofing construction training facility at 222 Sunnyside Drive. The property is zoned M-1. Sec 78-814(22) allows a facility for education and training if a conditional use permit is obtained. We have received no correspondence from neighboring property owners concerning this application. A Findings of Fact is included. A site plan approval is required as part of the Conditional Use Application. A parking lot expansion is included with the site plan. Their site plan meets ordinance requirements. They plan to add some lights to the new parking lot to match city ordinances.

Recommendation

City staff recommends approval of the proposed site plan and Conditional Use Permit for 222 Sunnyside Drive to operate a training facility and expand the parking lot, including lighting to meet the foot candle requirements of city ordinances.

City of Milton Application and Record

Application Date: 5-5-20

Applicant Name/Agent: Matt Farris

Owner of Property: Chicagoland Roofer's JATC

Business Name: Chicagoland Roofer's JATC

Address: 7045 Joliet Rd.

City/State/Zip: Indian Head Park, IL 60525

Telephone: 815-965-6630

Email: Farris@Cordconstruction.com

Date to be Reviewed by Plan Commission: 6/16

Date to be Reviewed by Common Council: 6/16

Date to be Reviewed by Zoning Board of Appeals: _____

Fee Required:	Date Paid
Conditional Use Permit $250.00	5/19/20
Rezoning $250.00	
Variance $250.00	

Reason for Request/Appeal or Reason Permit was Refused: Section 78-814 (22) of the City ordinances requires a conditional use permit for vocational education and training, whether accredited or nonaccredited.

Property Location for Project

Address: 222 Sunnyside Drive

Legal Description: Part of the S.E. 1/4 of the S.W. 1/4 of Section 26, T. 4N., R. 13E of the 4th P.M. Milton, WI

Description of Premise (Including Existing and Proposed Buildings): Remodel existing space. Update parking lot and drive way.

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: Empty now; Was a print shop

Proposed Use: Training facility for roofing trade

Present Occupancy: Unknown

Proposed Occupancy: 50-55

Name of Proposed Subdivision: ——

Surveyor's Name: Arc Design

Address: 5291 Zenith Parkway, Loves Park, IL 61115

Property Lot Size: 3.0003 (square feet or acres)

Lot Size of Preliminary Land Division: 3.0003 Lot Size of Final Land Division: 3.0003

Building Setback Front: 30' North Side: 20' Rear: 40'

Building Setback Corner: South Side: 25' Rear:

Number of Stories: 1 Number of Rooms: 18 Height: 18' ± @ ridge

Architect: McClellan Blakemore General Contractor: Cord Construction

Off Street Parking: — Number of Stalls: 68 + ADA of 3

Estimated Cost of Work: $ 1.2m

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: M Farris

Print Name: Matt Farris

Recommendations by Director of Public Works: A site plan has been submitted that will meet city ordinance requirements. I would recomend approval.

Filed this 18 day of May, 20 20

Howard Robinson

Director of Public Works / Building Inspector, Howard Robinson

Leanne Schroeder

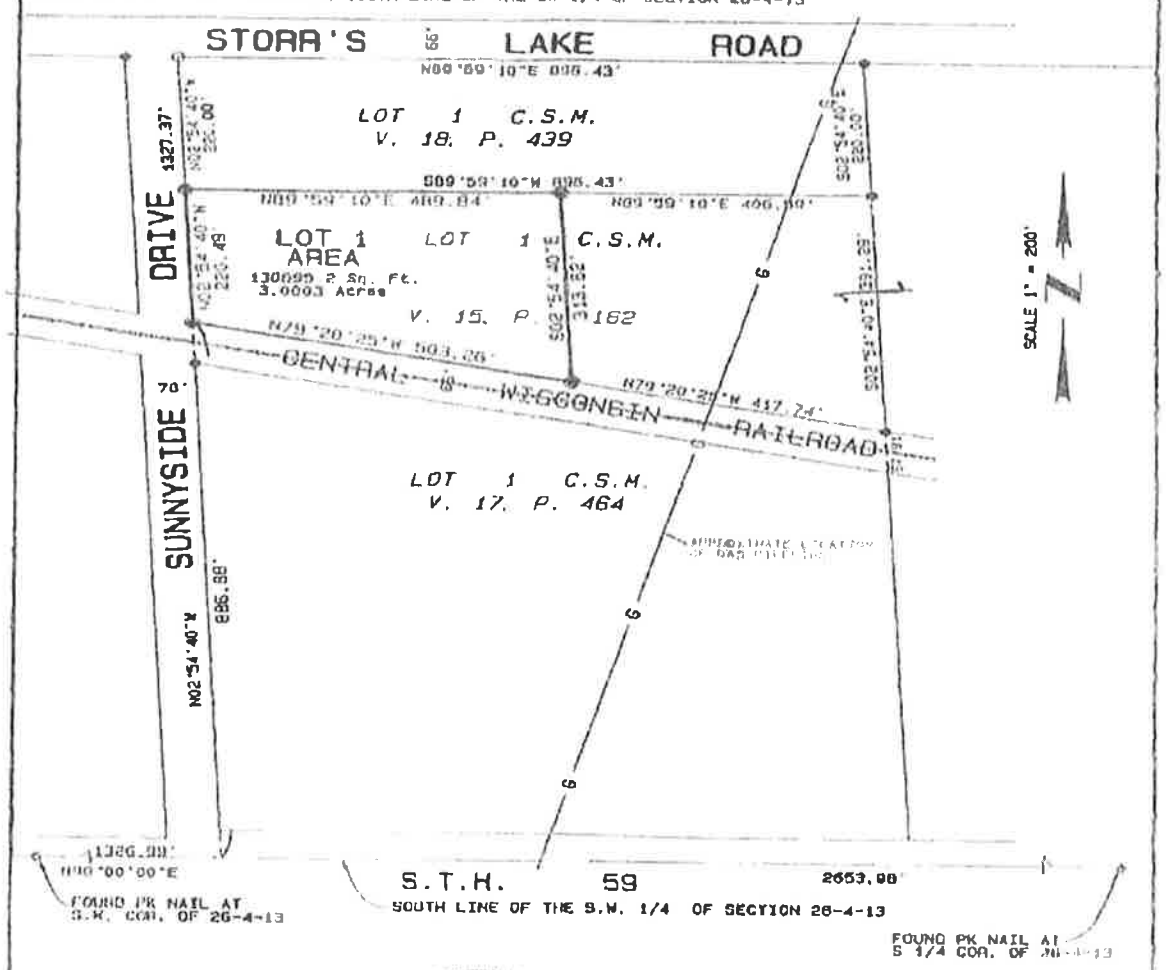
City Clerk, ~~Elena Hilby~~

Publication Date: 5/28, 6/4

CERTIFIED SURVEY MAP OF

PART OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 26, T. 4N., R. 13E. OF THE 4TH P.M., CITY OF MILTON, ROCK COUNTY, WISCONSIN

NOTE: THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.
NOTE: ASSUMED EAST ALONG THE SOUTH LINE OF THE SW 1/4 OF SECTION 26-4-13



LEGEND

- FOUND 1 1/4" IRON PIN
- FOUND 3/4" IRON PIN
- SET IRON PIN, 3/4" x 24" 1.5 lbs/lin ft.
- FOUND PK NAIL

WISCONSIN DANIEL L. KASTEN S-2314 MILTON, WI LAND SURVEYOR

Arnold Lundgren & Associates
Professional Engineers and Land Surveyors
220 Merchant Row • Milton, Wisconsin
(608) 868-9840 • Fax (608) 868-6841

DATE: MARCH 30, 2001
ORDER NO. M 1048
FOR: CITY OF MILTON
SHEET 1 OF

CERTIFIED SURVEY MAP OF

PART OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 26, T. 4N., R. 13E. OF THE 4TH P.M., CITY OF MILTON, ROCK COUNTY, WISCONSIN

SURVEYORS CERTIFICATE

STATE OF WICONSIN)
COUNTY OF ROCK) SS

I, Daniel L. Kasten, a Registered Land Surveyor, do hereby certify that I have surveyed, divided, and mapped part of the Southeast Quarter of the Southwest Quarter of Section Twenty-six (26), Township Four (4) North, Range Thirteen (13) East of the Fourth Principal Meridian, City of Milton, Rock County, Wisconsin, described as follows: Commencing at a PK Nail at the Southwest corner of said Section 26; thence East (bearings) along the South line of the Southwest Quarter of said Section, 1325.39 feet to the Southwest corner of the Southeast Quarter of said Southwest Quarter of said Section; thence North 02°-54'-40" West, along the West line of said Southeast Quarter of said Southwest Quarter of said Section and along the East line of Sunnyside Drive, 805.88 feet to the point of beginning for the following described parcel; thence continuing North 02°-54'-40" West, along the West line of said Southeast Quarter of said Southwest Quarter of said Section, and along the East line of Sunnyside Drive, a distance of 220.49 feet; thence North 89°-59'-10" East, parallel with the North line of said Southeast Quarter of said Southwest Quarter of said Section a distance of 489.84 feet; thence South 02°-54'-40" East, parallel with the West line of said Southeast Quarter of said Southwest Quarter of said Section, a distance of 313.82 feet to its intersection with the North line of the Central Wisconsin Railroad Property; thence North 79°-20'-25" West, along the North line of the Central Wisconsin Railroad Property, 503.20 feet to the point of beginning. Containing 3.000 acres.

Given under my hand and seal this 30th day of March, 2001 at Milton, Wisconsin.

WISCONSIN
DANIEL L. KASTEN
S-2014
MILTON, WI
LAND SURVEYOR

OWNER'S CERTIFICATE OF DEDICATION

As owner(s) I/we hereby certify that I/we have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented hereon.

Owner/Agent Owner/Agent

State of Wisconsin
County of Rock SS.

Personally came before me this 17th day of April 2001,
to me well known to be the person(s) who executed the owner's certificate hereon shown and acknowledged the same.

Notary Public, Rock County, Wisconsin
My commission 8-29-04

Arnold Lundgren & Associates
Professional Engineers and Land Surveyors
220 Merchant Row • Milton, Wisconsin
(608) 868-5840 • Fax (608) 868-6841

ORDER NO. M1049
FOR: CITY OF MILTON
DATE: MARCH 30, 2001
SHEET 2 OF 3

153

CERTIFIED SURVEY MAP OF

PART OF THE S.E. 1/4 OF THE S.W. 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 2nd day of April, 20 01, and the City Council this 4 day of April, 20 01

City Clerk Nancy J. Zastrow

COUNTY TREASURER

I hereby certify that the property taxes on the parent parcel are current and have been paid as of April 19, 20 01

County Treasurer Peggy S. Lawson

THERE ARE NO OBJECTIONS TO THIS PLAT WITH RESPECT TO SECTION 236.12(2)(a) OF THE WISCONSIN STATUTES.

CERTIFIED THIS 19th DAY OF April, 20 00

SECRETARY
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE

RECORDING DATA

No. 1490500 received for record this 20 day of April, 2001 at 11:22 o'clock A.M., and recorded in Volume 24 Pages 152, 153 and 154 of Certified Survey Maps of Rock County, Wisconsin.

Register of Deeds Randall Lenz

WISCONSIN DANIEL L. KASTEN S-2114 MILTON, WI LAND SURVEYOR

Arnold Lundgren & Associates
Professional Engineers and Land Surveyors
220 Merchant Row • Milton, Wisconsin
(608) 868 5840 • Fax (608) 868-6841

ORDER NO. M1049
FOR: CITY OF MILTON
DATE: MARCH 30, 2001
SHEET 3 OF 3

154

14.00

1490500

RECORDED

'01 APR 20 AM 11 22

RANDAL LEYES
REGISTER OF DEEDS
ROCK CO WI 53545

X CERTIFIED SURVEY MAP

____ CONDO PLAT

____ SUBDIVISION PLAT

DATE OF DOCUMENT: 3-30-01 FEE: 14.00

DELIVERED TO: FILED Vol 24-152 154 COMPUTER CODE 107

NAME OF PLAT/OWNER(S) City of Milton

Pt. NE¼ SW¼ Sec. 26-4-13

RECORDING REQUESTED BY: Roethe Law Firm

ROUTING:

CSM	CONDO	SUB PLAT
____ Record &C	____ Record &C	____ Record &C
____ Scan	____ Scan/Realprop	____ Scan/Realprop
____ QC/Image	____ Microfilm	____ Microfilm
____ Microfilm	____ Trans/Image Sys	____ Trans/Image Sys
____ Index (vol/page)	____ QC Image	____ QC/Image
____ File	____ File	____ File

GENERAL NOTES AND CONDITIONS

1. All earthwork, grading and paving shall be performed in accordance with WISDOT standard specifications for highway and structure construction, and all revisions and supplements thereto, and the requirements and specifications of the City of Milton.
2. All sanitary sewer, water main, and storm sewer shall be constructed in accordance with the Wisconsin Department of Safety and Professional Services, safety and buildings division administrative codes, uniform dwelling code latest edition and the standard specifications and requirements of the City of Milton. The contractor is responsible for familiarizing himself with the City of Milton requirements.
3. The City of Milton building inspector must be notified at least two (2) working days prior to the commencement or resumption of any work.
4. The contractor shall keep careful measurements and records of all construction and shall furnish the engineer, the owner and the City of Milton with record drawings upon completion of his work.
5. The contractor shall verify the location of all utilities in the field prior to construction. This includes sanitary sewer, water main, storm sewer, telephone, electric, gas, and cable television, if any. The Diggers Hotline number is 1-800-242-8511.
6. All work performed by the contractor shall come with a warranty against defects in workmanship and materials. This warranty period shall run concurrent with the required warranty periods the owner must provide to each local government agency, as a condition of the permit.
7. Any excess dirt or materials shall be disposed of by the contractor offsite as directed by the developer at the contractor's expense.
8. All structures, inlets, pipes, swales and roads must be kept clean and free of dirt and debris at all times.
9. The contractor is responsible for maintaining adequate signs, barricades, fencing, traffic control devices and measures, and all other measures that are necessary to protect the safety of the site at all times.
10. The contractor, by agreeing to perform the work, agrees to indemnify and hold harmless the owner, the engineer, the City of Milton, and all agents and assigns of those parties, from all suits and claims arising out of the performance of said work, and further agrees to defend or otherwise pay all legal fees arising out of the defense of said parties.
11. All elevations are on NAVD 88 datum.
12. The contractor shall field verify the elevations of the benchmarks prior to commencing work. The contractor shall also field verify the location and elevation of existing pipe inverts, curb or pavement where matching into existing work. The contractor shall field verify horizontal control by referencing property corners to known property lines. Notify the engineer of discrepancies in either vertical or horizontal control prior to proceeding.
13. Property corners shall be carefully protected until they have been referenced by a professional land surveyor.
14. All traffic control along the state highway must be maintained at all times in accordance with current WisDOT Standard Specifications for Highway and Structure Construction and MUTCD.

EARTHWORK, GRADING AND PAVING

1. Stockpiling of soil shall be at locations approved by the owner or as shown on the drawings. Cut or fill slopes shall have a maximum ratio of 3 horizontal to 1 vertical. These slope constraints apply to temporary stock piles as well as finished slope conditions.
2. Any quantities contained in these documents are approximate and estimated, and are presented as a guide to the contractor in determining the scope of work. It is the contractor's responsibility to determine all quantities and to become familiar with the site and soil conditions.
3. The contractor is responsible for maintaining positive drainage at the conclusion of each working day.
4. The contractor is responsible for the final subgrade preparation, proof rolling, the pavement base, binder, and surface, and all final clean-up and related work associated with the paving operation.
5. Curing and protection of all concrete shall be in strict conformance with the provisions of the current WISDOT standard specifications for highway and structure construction.
6. Prior to final acceptance of by the Owner, the site shall be clean of all debris and trash.

WDNR EROSION CONTROL NOTES

WDNR Notes. Should conflicts be found between notes in the plans and these WDNR Notes, WDNR Notes shall govern.

1. Post WDNR certificate of permit coverage on site and maintain until construction activities have ceased, the site is stabilized, and a Notice of Termination is filed with WDNR.
2. Keep a copy of the current erosion control plan on site throughout the duration of the project.
3. Submit plan revisions or amendments to the WDNR at least 5 days prior to field implementation.
4. Contractor is responsible for routine site inspections at least once every 7 days and within 24 hours after a rainfall event of 0.5 inches or greater. Keep inspection reports on-site and make them available upon request.
5. Inspect and maintain all installed erosion control practices until the contributing drainage area has been stabilized.
6. When possible: preserve existing vegetation (especially adjacent to surface waters), minimize land-disturbing construction activity on slopes of 20% or more, minimize soil compaction, and preserve topsoil.
7. Refer to the WDNR stormwater construction technical standards at http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
8. Install perimeter erosion controls and rock tracking pad construction entrance(s) (Temporary Stone Construction Entrance) prior to any land-disturbing activities, including clearing and grubbing. Use WDNR Technical Standard Stone Tracking Pad and Tire Washing #1057 for rock construction entrances.
9. Install inlet protection prior to land-disturbing activities in the contributing drainage area and/or immediately upon inlet installation. Comply with WDNR Technical Standard Storm Drain Inlet Protection for construction sites #1060.
10. Stage construction grading activities to minimize the cummulative exposed area. Conduct temporary grading for erosion control per WDNR Technical Standard Temporary Grading Practices for Erosion Control #1067.
11. Notify City of Milton and WDNR if dewatering is scheduled to occur in areas of soil and/or groundwater contamination, or if dewatering will occur from a high capacity well (70 gpm or more). Dewater only after the appropriate WDNR dewatering discharge permit has been obtained.
12. Provide anti-scour protection and maintain non-erosive flow during dewatering. Limit pumping rates to either (a) the sediment basin/trap design discharge rate, or (b) the basin design release rate with the correctly fitted hose and geotextile filter bag. Perform dewatering of accumulated surface runoff in accordance with WDNR Technical Standard De-Watering #1061.
13. Install and maintain silt fencing per WDNR Technical Standard Silt Fence #1056. Remove sediment from behind silt fences and sediment barriers before sediment reaches a depth that is equal to one-half of the fence and/or barrier height.
14. Repair breaks and gaps in silt fences and barriers immediately. Replace decomposing straw bales (typical bale life is 3 months). Locate, install, and maintain straw bales per WDNR Technical Standard Ditch Checks #1062.
15. Install and maintain filter socks in accordance with WDNR Technical Standard Interim Manufactured Perimeter Control and Slope Interruption Products #1071.
16. Immediately stabilize stockpiles and surround stockpiles as needed with silt fence or other perimeter control if stockpiles will remain inactive for 7 days or longer.
17. Immediately stabilize all disturbed areas that will remain inactive for 14 days or longer. Between September 15 and October 15: stabilze with mulch, tackifier, and a perennial seed mixed with winter wheat, annual oats, or annual rye, as appropriate for region and soil type October 15 through cold weather: stabilize with a polymer and dormant seed mix, as appropriate for region and soil type.
18. Stabilize areas of final grading within 7 days of reaching final grade.
19. Sweep/clean up all sediment/trash that moves off-site due to construction activity or storm events before the end of the same workday or as directed by the City of Milton. Separate swept materials (soils and trash) and dispose of appropriately.
20. Contractor is responsible for controlling dust per WDNR Technical Standard Dust Control on Construction Sites #1068.
21. Properly dispose of all waste and unused building materials (including garbage, debris, cleaning wastes, or other construction materials) and do not allow these materials to be carried by runoff into the receiving channel.
22. Coordinate with the design engineer and WDNR to update the land disturbance permit to indicate the anticipated or likely disposal locations for any excavated soils or construction debris that will be hauled off-site for disposal. The deposited or stockpiled material needs to include perimeter sediment control measures (such as silt fence, hay bales, filter socks, or compacted earthen berms).
23. For non-channelized flow on disturbed or constructed slopes, provide class I, type A slopes erosion control matting. Select erosion matting from appropriate matrix in WISDOT's WISDOT Product Acceptability List (PAL); install and maintain per WDNR Technical Standard Non-Channel Erosion Mat #1052.
24. For channelized flow on disturbed or constructed areas, provide class I, type B erosion control matting. Unless otherwise specified on the plans, select erosion matting from appropriate matrix in WISDOT's WISDOT Product Acceptability List (PAL); install and maintain per WDNR Technical Standard Channel Erosion Mat #1053.
25. Make provisions for watering during the first 8 weeks following seeding or planting of disturbed areas whenever more than 7 consecutive days of dry weather occur.
26. Install additional erosion and sediment control measures (such as temporary sediment basins, ditch checks, erosion control matting, silt fencing, filter socks, wattles, swales, etc.), or as directed by the City of Milton or WDNR.
27. The contractor is responsible for complying with all applicable WDNR remediation and waste management requirements for handling and disposing of contaminated materials. Site-specific information for areas with known or suspected soil and/or groundwater contamination can be found on WDNR's Bureau of Remediation and Redevelopment Tracking System (BRRTS) public database at: http://dnr.wi.gov/botw/
28. Refer to the SWPPP binder if there is a discharge of sediment and/or other contaminants. A spill plan is required if there is potential to discharge contaminants to waters of the state.

CRACK SEALING REQUIREMENTS

1. General construction procedures to conform to State of Wisconsin Standard Specifications, unless superseded here.
2. Air temperature must be 45° A and rising at time of installation.
3. All cracks shall be free of vegetation prior to cleaning and sealing.
4. All cracks 1/4" wide or larger are to be cleaned and grazed prior to sealing. Contractor to make the necessary inspection of existing conditions in order to provide his bid.
5. Grazing/routing shall cut a clean edge from both sides of the crack, 1/8" into the crack face.
6. All cracks shall then be cleaned with compressed air. Vacuuming is also an acceptable crack cleaning method.
7. Work area in vicinity of cracks to be free of blown dirt and debris to avoid contaminating cleaned crack areas.
8. Sealant shall be hot applied polymeric sealant "hi-spec" by WR Meadows Company, parking lot sealant part No. 34200 by Crafco, Inc., or approved equivalent material. Follow product manufacturer's guidelines for preparation, material handling, and installation.
9. All cracks less than 1/4" wide shall be cleaned and sealed with the sealcoat.
10. Crack seal overbanding shall not exceed 1/8" in thickness and shall not be wider than 2" total width. Limit continuous flow to the actual crack.
11. Verify all cracks >1/4" are filled. Reinspect after sealcoat. Follow up and reseal any cracks missed in first application. Reseal after second crack fill operation.

EARTHWORK NOTES

1. Unsuitable Materials:
   Assume that if unsuitable materials are encountered and the replacement of these materials is required, this situation shall be handled as follows:
   A. The site contractor shall notify the general contractor immediately. The project superintendent, prior to the undercutting being completed, shall approve any additional undercutting. The quantities shall be verified by the engineer as the additional removal is being completed.
   B. If approved by the engineer, these materials shall be removed and replaced with compacted granular materials and compacted in accordance to required standards. The cost of this work shall be an extra to the contract, with the cost being adjusted by change order to be added to the contract.
   C. If the site contractor is furnishing any off site materials, a representative sample of such materials shall be furnished to the general contractor's approved testing agency to determine a proctor.
   D. These materials shall be placed as homogeneously as possible to facilitate accurate compaction and moisture testing.
3. Definition for materials
   A. "Organic material" is defined as material having an organic content in excess of 8% or as determined by the project owner's engineer.
   B. Topsoil shall be friable and loamy (loam, sandy loam, silt loam, sandy clay loam, or clay loam).
      B.1. Sand content shall generally be less than 70% by weight.
      B.2. Clay content shall generally be less than 35% by weight.
      B.3. Organic soils, such as peat or muck, shall not be used as topsoil.
   C. Topsoil shall be relatively free from large roots, weeds, brush, or stones larger than 25 mm (1 inch). At least 90% shall pass the 2.00 mm (no. 10) sieve.
   D. Topsoil ph shall be between 5.0 and 8.0. Topsoil organic content shall not be less than 1.5% by weight. Topsoil shall contain no substance that is potentially toxic to plant growth.
   E. "Existing on-site material within moisture content limits" is defined as material of such a quality that the specified compaction can be met without any additional work other than "densifying" with a roller. Scarification and drying of this material will not need to be done prior to compaction.
   F. "Existing on-site material NOT within moisture content limits" is defined as material with a high moisture content that can not meet specified compaction requirements without scarification and drying, chemical stabilization, etc. of this material prior to compaction.
   G. "Unsuitable material" is defined as any materials that:
      G.1. Cannot be utilized as "topsoil" (organic) for landscape areas.
      G.2. Cannot be utilized as "engineered fill" regardless of moisture content and / or does not structurally meet the standards of the project owner's engineer's recommendations for "engineered fill".
      G.3. Can be defined as natural materials or materials from "demolition" and / or excavated areas (i.e., materials that would not be suitable for "engineered fill").
   H. "Off-site material" is defined as any materials that are brought from any area not indicated on this plan set.
   I. "Trench backfill" shall be defined as any materials used for the purposes of backfilling any trench and / or any excavation requiring backfilling. Refer to "Standards for fill areas" to determine acceptable materials and procedures.
   J. The term "stripping" or "strip" as used herein shall be defined as the removal of all "organic materials" from a given area. The term "organic materials" is defined as material having an organic content over 8% based on ASTM D2974, or as defined by the owner's engineer.
4. Standards for cut areas:
   A. A "cut area" is defined as any area where "engineered fill" is not required to bring the site to design subgrade elevation. Instead, excavation or "cutting" is required to achieve design subgrade elevation ("engineered fill" being defined as any material being "offsite material").
   B. In "cut areas" the site contractor shall perform one of the following procedures at the discretion and in the presence of a representative of the owner's engineer and the project architect:
      B.1. For exposed building or parking lot subgrades consisting primarily of granular soils, the exposed subgrade should be compacted / densified by at least one (1) pass of a smooth-rummed vibratory roller having a minimum gross weight of 10 tons.
      B.2. For exposed building or parking lot subgrades consisting primarily of cohesive soils, the exposed subgrades should be proof-rolled with a fully-loaded six-wheel truck having a minimum gross weight of 25 tons. The maximum allowable deflection under the specified equipment shall be 1/2".
   C. In the event that adequate stability of granular soils subgrades cannot be achieved by the procedures as outlined in item 1 above, or that deflections greater than 1/2" are observed during the "proof rolling" of cohesive soils subgrades (as outlined in item 2 above) additional corrective measures will be required. These measures could include, but not necessarily be limited to, scarification, moisture conditioning, re-compaction, undercutting and replacement with engineered fill or crushed stone (with or without geotextiles), or chemical stabilization.
   D. It shall be considered as part of the scope of these documents (and thus part of this contractor's responsibility) to perform scarification and drying of the subgrade per Wisconsin Department of Transportation (WisDOT) standards (scarify a 16" depth for 3 days). If this does not work then additional drying measures shall be an extra to the contract.
   E. Any proposed corrective measures by the contractor should be reviewed by the owner's engineer and the project architect. In the event that in the opinion of the owner's engineer and / or the project architect proof rolling is not a good indicator of the subgrade stability, an alternative method shall be specified by the owner's engineer and / or the project architect.
5. Standards for fill areas:
   A. A "fill" area is defined as any area where material is required to adjust the existing elevation to a proposed subgrade elevation (these areas require installation of "engineered fill" to achieve design subgrade elevation). "Engineered fill" material can be defined as either "granular soil" or "soil" that is either from the construction site or is "offsite material". Materials having their origin from the construction site is referred to as "borrow". The composition and the compaction standards of the engineered fill for this project will be specified by owner's engineer and the project architect.
   B. In "fill" areas, "borrow" materials are allowed to be utilized as engineered fill such that the site contractor compacts the "borrow" areas to the specified compaction.
6. Compaction standards (for engineered fill and back filled areas)
   A. Prior to placement of fill in areas below the design grade, the exposed subgrade should be observed by a representative of the owner's engineer to evaluate that adequate stripping has been performed. Additionally, the proof rolling or compacting procedures outlined in the "standards for cut areas" section of these notes should be performed. It is typical practice to proof roll (and densify if necessary) exposed subgrades prior to filling. If soft or unstable subgrades are observed, these areas should be stabilized or undercut. Minimum compaction standards are based upon a percentage of the fill or backfill material's maximum standard proctor dry density (ASTM D698). All engineered subgrades should meet the following minimum compaction:
      A.1. Areas under foundations bases:
         A.1.A. 95% [or as specified in geotechnical report] standard proctor for all fill placed below foundation base elevation in the building area.
      A.2. Areas under floor slabs and above foundations/footing bases:
         A.2.A. 95% [or as specified in geotechnical report] standard proctor for all fill placed more than 12 inches below final grade for support of floor slabs and above foundation base elevation in the building area.
         A.2.B. 95% standard proctor [or as specified in geotechnical report] for fill placed in the upper 12 inches of design subgrade below slabs. The granular fill under the floor slab should be compacted to a minimum of 95% standard proctor.
      A.3. Areas under pavement sections:
         A.3.A. 95% standard proctor [or as specified in geotechnical report] for all fill placed more than 12 inches below passenger car pavement sections and 95% standard proctor for the top 12 inches.
      A.4. Landscaped areas:
         A.4.A. 90% standard proctor [or as specified in geotechnical report] for all fill placed in landscape areas. These areas should be brought to grade with "topsoil" to a depth of 12 inches in areas to be seeded, 6 inches in areas to be sodded, and 24 inches for all interior curbed landscape islands.
      A.5. Base course portion of pavement sections:
         A.5.A. 95% standard proctor for all base course materials that are part of a "pavement section".
   B. The option of utilizing the modified proctor (ASTM D1557) in lieu of the specified standard proctor (ASTM D698) shall be at the discretion of the general contractor, contingent upon written approval by the architect and owner's engineer.
   C. All backfill and fill materials shall be placed in lifts not greater than 8" in loose depth. Before compacting, moisten or aerate each layer as necessary to provide optimum moisture content. Compact each layer to required percentage of maximum density of the area.
7. Finish grading:
   A. The term "finish grading" as used herein shall be defined as that condition that areas not receiving a finish product such as parking areas, driveways, roadways, sidewalks, etc. Finish graded areas would generally be those areas receiving "landscaping" such as seed, sod, trees, bushes, mulch, etc.
   B. The site contractor is responsible for "finish grading" all areas within the perimeter of the "construction site". The definition of the "construction site" is the area encompassing all disturbed areas that were disturbed as a result of the construction process relating to the general contract of which this site contract was part of.

DEMOLITION NOTES

1. The contractor shall be responsible for the demolition and removal of all items that impede the proper placement of any items proposed by this plan set.
2. The removal work shall include but not be limited to: obtaining all demolition permits required, removal of the existing trees, sealing of the existing water well(s), removal any septic system or dry wells (if any) and other items to complete the removals.
3. The contractor shall remove all materials deemed unsuitable by the engineer within eight inches of the proposed building footprint to the depth that such unsuitable materials exist. Voids shall be filled in accordance with the "Earthwork Notes" on this plan sheet.
4. Tree removal shall include the complete removal of all trees as indicated in the plan set.
5. The contractor shall coordinate disconnection, removal, and relocation of the existing utilities with the appropriate utility companies. The contractor shall be responsible for all fees that are levied by utility companies in conjunction with demolition and removal of existing utilities.
6. Disposal of all materials shall comply with all local, state, and federal regulations. All waste material shall be disposed of off-site. The contractor shall be responsible for the removal of all materials from the site, including all associated permits and regulatory requirements.
7. The contractor shall be familiar with the appropriate specifications for well abandonment, materials, procedures, and access to equipment required to properly seal wells (if any). The contractor shall be responsible to obtain, complete, and file the appropriate forms through the City of Milton and the Wisconsin Department of Natural Resources (WDNR).
8. The contractor shall maintain all existing utility services to adjacent lots. Interruption of services to adjacent lots shall not occur without proper approval. A minimum of 48 hours notice shall be given to the property owners prior to the connection of the new services. The contractor shall be responsible for costs associated with the connection of temporary utility services, if required, to facilitate construction staging.
9. The contractor shall ensure that all existing parking, sidewalks, drives, etc., are free and clear of any construction activity and / or excavated and hauled material to ensure easy and safe pedestrian and vehicular traffic to and from adjacent sites.
10. The contractor shall perform a full-depth saw cut along the perimeter of pavement removal that abuts existing pavement that is to remain.
11. Any damage sustained by items that are to remain in place shall be repaired or replaced to the owner's satisfaction at no cost to the owner.

SEALCOAT APPLICATION REQUIREMENTS

1. General construction procedures to conform to State of Wisconsin Standard Specifications, as applicable.
2. Air temperature must be 50° and rising at the time of seal coat application.
3. Contractor shall clean entire surface area to be sealed with a power broom or compressed air.
4. Contractor shall perform any crack filling operation for visible cracks >1/4" in advance of sealcoat application.
5. Contractor shall apply 2 coats of coal tar emulsion asphalt sealer. Sealer shall contain 3 pounds of sand per gallon of sealer. Application rate shall be per the manufacturer specifications for this product. A latex additive is required per ASTM D5727 (2 gal/100 gal)
6. The actual area sealed shall be according to the limits on the plans and the final area will not be measured for payment. Contractor shall inspect the existing conditions prior to his bid.
7. Edge treatment - hand apply edges or use a board to prevent over-spray on adjacent sidewalks, curbs, or grass.
8. First coat to be hand applied or machine-squeegee applied. Second coat can be hand applied, machine squeegee applied or spray applied.
9. First coat to be dry (track free) prior to application of second coat.

GENERAL PAVING NOTES

1. All pavement shall be constructed in accordance with the following:
   A. Concrete pavement shall be constructed in accordance with the Wisconsin Department of Transportation (WisDOT) (Standard Specifications), latest edition, including all updates and standards thereto.
   B. Standards and requirements of the City of Milton.
   C. Additional details and requirements provided in the contract documents, including this plan set.
2. All proposed pavement areas shall be stripped of all topsoil and unsuitable material and excavated or filled to within 0.10 feet of design subgrade.
3. The subgrade of pavement areas shall be free of all unsuitable material and shall be compacted to a minimum 98 percent of Standard proctor density.
4. The subgrade shall be proof rolled and inspected prior placing base material. Inspection and approval of the subgrade and subbase by the general contractor is required. Notify the engineer at least 48 hours prior to finished subgrade preparation.
5. The earthwork contractor shall be responsible for removal of spoil material from the underground contractors, preparing the roadway subgrade, proof rolled, placing topsoil to a minimum depth of 3 inches to finished grade in the parkways areas only, grading of drainage swales, and all other tasks as directed by the owner or engineer.
6. The quantities contained in these documents are approximate and estimated, and are presented as a guide to the contractor in determining the scope of work. It is the Contractor's responsibility to determine all quantities and to become familiar with the site and soil conditions.
7. The paving Contractor is responsible for the final subgrade preparation, proof rolling, the pavement base, binder, and surface, and all final clean-up and related work associated with the paving operation.
8. The proposed pavement shall be of the type and thickness as specified in the engineering drawings, and constructed in strict conformance with the previously referenced WisDOT standard specifications and the City of Milton.
9. Areas of deficient paving, including compaction, smoothness, thickness, and asphalt mixture, shall be delineated, removed, and replaced in compliance with Specifications requirements unless corrected otherwise as directed and approved by the owner.
10. Field quality control tests specified herein will be conducted by the owner's Independent Testing Laboratory (ITL) at no cost to the contractor. Any testing and inspection resulting from the requirements of necessary permits by the City of Milton or the State of Wisconsin shall be at the contractor's expense. The contractor shall perform additional testing as considered necessary by the contractor for assurance of quality control. Retesting required as a result of failed initial tests shall be at the contractor's expense.
    A. Field testing, frequency, and methods may vary as determined by and between the owner, the ITL and City of Milton.
    B. Testing shall be performed on finished surface of each asphalt concrete course for smoothness, using 10'_0" straightedge applied parallel with, and at right angles to centerline of paved area. The following tolerances in 10 ft shall not be exceeded: Base Course Surface: 1/4-inch, Wearing Course Surface: 1/8-inch.
    C. No ponding shall occur on paved surfaces. Refer to "General Notes" in this plan set.

STORM SEWER NOTES

1. Storm sewer shall be constructed in accordance with the following:
   A. All applicable state and local storm sewer codes (but not limited to State of Wisconsin Facility Development Manual)
   B. Storm sewer shall be constructed in accordance with the Wisconsin Department of Transportation (WisDOT) (Standard Specifications), latest edition, including all updates and standards thereto.
   C. Standards and requirements of the City of Milton.
   D. Additional details and requirements provided in the contract documents, including this plan set.

   Where criteria of the aforementioned specifications conflict, the more stringent criteria shall be implemented.
2. Material Specifications. All storm sewer system elements shall conform to the following specifications:
   A. Sewer Pipe. All storm sewer pipe shall be HDPE unless otherwise specifically noted in this plan set. All sewer pipe shall meet the requirements of Section 608 Storm Sewers of the Wisconsin Department of Transportation's Standard Specifications.
      a. Corrugated polyethylene pipes--AASHTO M294 S
      b. Sump pump service connection and storm sewer extension (4" and 6")--ABS sewer pipe or PVC sewer pipe ASTM D2751, SDR35, or ASTM D3034, SDR35, respectively.
      c. Concrete sewer pipe (10" diameter and smaller), minimum Class 3, ASTM C14.
      d. Reinforced concrete pipe (12" diameter and larger), circular reinforcement, minimum Class 3, wall B, ASTM C76.
      e. Reinforced concrete arch culvert pipe--double line reinforcement, minimum Class 3, ASTM C506.
      f. Reinforced concrete elliptical culvert pipe--minimum Class HE-III or VE-III, ASTM C507.
      g. PVC underdrain pipe (4" and 6")--ASTM D2729, SDR35.
      h. Galvanized corrugated steel culvert pipe AASHTO M246, Type B, minimum wall thickness 14 gauge (shall only be used for culverts).
   B. Sewer Pipe Joints.
      a. ABS pipe--ASTM C443.
      b. PVC pipe--ASTM D3212, push-on type, except underdrain pipe which shall have solvent welded joints.
      c. Reinforced concrete pipe--ASTM C443 ("O" ring).
      d. Reinforced arch or elliptical pipe--ASTM C877.
   C. Casing Pipes. Steel pipe--ASTM A120, 3/8" minimum thickness.
   D. Manholes and Catch Basins.
      a. Precast reinforced concrete--ASTM C478.
      b. Size:
         b.1. For sewer eighteen inches in diameter or less, manhole shall have a forty-eight inches inside diameter.
         b.2. For sewer twenty-one to thirty-six inches in diameter, manhole shall have a sixty inch inside diameter.
         b.3. For sewer greater than thirty-six inches in diameter, manhole shall have an offset riser pipe of forty-eight inches inside diameter.
      c. Adjustment: No more than two precast concrete adjusting rings with six inch maximum height adjustment shall be allowed.
      d. Pipe and frame seals: All pipe connection openings shall be precast with resilient rubber watertight pipe to manhole sleeves or seals. External flexible watertight sleeves shall also extend from the manhole cone to the manhole frame.
      e. Bottom sections: All bottom sections shall be monolithically precast including bases and invert flowlines.
   E. Inlets.
      a. Precast reinforced concrete--ASTM C478 and ASTM C443.
      b. Size: Inlets shall have a twenty-four inch inside diameter and a maximum depth of four feet.
      c. Adjustment: No more than two precast concrete adjusting rings with six inch maximum height adjustment shall be allowed.
      d. Only one pipe connection is allowed, and it shall be precast with resilient rubber watertight pipe to manhole sleeves or seals. External flexible watertight sleeves shall also extend from the manhole cone to the manhole frame.
      e. Bottom sections: All bottom sections shall be monolithically precast including bases and invert flowlines.
   F. Castings (Unless otherwise noted within the plans)
      Manhole frame and cover--Use area inlet as listed below unless specified as a "closed lid" in this plan set. Closed lid frame and covers shall be Neenah No. R-1772-C embossed "STORM SEWER".
      a. Manhole steps--Neenah No. R-1981-I.
      b. Six inch curb and gutter inlet--Neenah No. R-3032.
      c. Yard inlet--Neenah No. R-2579.
      d. Parking lot inlet--Neenah No. R-2450.
   G. Crushed Granular Bedding: Crushed gravel or crushed stone course aggregate--ASTM C33, Size No. 67.
3. All end sections 24" and greater shall come equipped with trash grate and toe block in compliance with Wisconsin Department of Transportation standard.
4. Inspect pipe for defects and cracks before being lowered into the trench, piece by piece. Remove and replace defective, damaged or unsound pipe or pipe that has had its grade disturbed after laying. Protect open ends with a stopper to prevent earth or other material from entering the pipe during construction. Remove dirt, excess water, and other foreign materials from the interior of the pipe during the pipe laying progress.
5. Install pipe in accordance with manufacturer's written recommendations.
6. Commence installation at the lowest point for each segment of the route. Lay RCP with the groove or bell end up-stream.
7. Lay pipe to the required line and slope gradients with the necessary fittings, bends, manhole, risers and other appurtenances placed at the required location as noted on Drawings.
8. All storm sewers under and within two feet of any existing or proposed pavement shall be backfilled with granular backfill material meeting Wisconsin standard specifications (WisDOT 17 Spec - Section 209/AASHTO T27).
9. Compact backfill to 98 percent of maximum density in accordance with ASTM D698, (or 95 percent of maximum density, in accordance with ASTM D1557) obtained at optimum moisture as determined by AASHTO T180.
10. Do not backfill trenches until required tests are performed and utility systems comply with and are accepted by applicable governing authorities.
11. Backfill trenches to contours and elevations shown on the drawings.
12. As per State of Wisconsin statutes SPS 382.30(11)(h), SPS 382.36(7)(d)10.a, and SPS 382.40(8)(k), a means to locate buried underground exterior non-metallic sanitary and storm sewers/mains and water services/mains must be provided with tracer wire or other methods in order to be located with the provisions of these code sections as per 182.0715(2r) of these statues.
13. As per State of Wisconsin 384.30(3)(c), storm sewer building pipes shall conform to on of the standards listed in Table 384.30-6.

PAVEMENT MARKING NOTES

1. Apply two (2) coats for all pavement markings.
2. Material description: a fast drying, high hiding marking paint for concrete, brick and bituminous surface. this product has been designed for painting centerlines and edgelines of highways, City crosswalks and stop zones, parking lots, traffic aisles, etc. Do not apply to in temperatures below 50 F.

WISCONSIN
JEFFREY S. LINKENHELD
E-41802
ROCKFORD
IL
PROFESSIONAL ENGINEER
5-5-2020
Exp 7-31-2020

ARC DESIGN RESOURCES INC.
5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

REMODELING FOR UNITED UNION OF ROOFERS WATERPROOFERS & ALLIED WORKERS LOCAL #11

222 SUNNYSIDE DRIVE
MILTON, WI 53563

CONSULTANTS

CORD CONSTRUCTION CO.

ISSUED FOR	DATE
1. CLIENT REVIEW	02/07/2020
2. CLIENT REVIEW	02/14/2020
3. CLIENT REVIEW	03/03/2020
4. CLIENT REVIEW	03/04/2020
5. ADDENDUM #1	03/24/2020
6. ADDENDUM #2	03/31/2020
7. VILLAGE COMMENTS	04/23/2020
8. FOR CONSTRUCTION	05/05/2020
9. ----	----
10. ----	----
11. ----	----
12. ----	----
13. ----	----
14. ----	----
15. ----	----
16. ----	----
17. ----	----

REVISIONS ITEM	DATE
1. ----	----
2. ----	----
3. ----	----
4. ----	----
5. ----	----
6. ----	----
7. ----	----

SHEET TITLE

GENERAL NOTES

DRAWN	TRF
CHECKED	RGS
PM	JSL

PROJECT NUMBER
SHEET NUMBER

20005

C1

LEGEND

SEE SITE PLAN SET FOR EXISTING SYMBOLS

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- PERMANENT STORM SEWER
- 800 — PROPOSED CONTOUR LINE
- 800 — EXISTING CONTOUR LINE
- EDGE OF PAVEMENT
- PROPOSED MANHOLE
- DIRECTION OF OVERLAND FLOW
- X.XX — SEE SPECIFIC KEY NOTE ON THIS SHEET

EROSION DETAILS (SEE SWPPP DETAILS SHEET FOR ITEMS BELOW)

- 1.01 CE — TEMPORARY STONE TRACKING PAD
- 1.02 SF — SF — TEMPORARY SILT FENCE
- 1.03 IP — INLET PROTECTION PER STRUCTURE TYPE
- WO — CONCRETE WASHOUT
- 1.04 — TURF AREA
- CD — TEMPORARY CHECK DAM

EROSION CONTROL REFERENCE NOTES

1.01 SEE CONSTRUCTION EXIT DETAIL. THE CONSTRUCTION EXIT SHALL BE A MINIMUM OF 24' IN WIDTH AND 50' FEET IN LENGTH FROM EXISTING PAVED SURFACE. ALL CONSTRUCTION TRAFFIC MUST UTILIZE CONSTRUCTION EXITS PER DETAIL TO ACCESS THE PUBLIC ROAD. DURING CONSTRUCTION, THE CONSTRUCTION EXITS MAY BE SHIFTED AT THE CONTRACTOR'S DISCRETION TO FACILITATE GRADING OPERATION. EXIT MUST TERMINATE AT EXISTING PAVED SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE RUNOFF FROM THE CONSTRUCTION EXIT IS DIRECTED BACK TOWARD THE SITE OR THAT THE RUNOFF IS CLEAR OF SEDIMENT.

1.02 THE CONTRACTOR MAY PERMANENTLY REMOVE ANY PORTION OF THE PERIMETER SILT FENCE AFTER ESTABLISHMENT OF FINAL GRADE AND/OR FINAL STABILIZATION RENDERS THE RESPECTIVE PORTION OF THE PERIMETER SILT FENCE UPSTREAM OF A DISTURBANCE AND/OR INEFFECTIVE AS A BEST MANAGEMENT PRACTICE. ANY SUCH REMOVAL SHALL BE NOTED ON THE SWPPP SITE MAPS ALONG WITH UPSTREAM STABILIZATION AND GRADING CONDITIONS.

1.03 NO STRUCTURE SHALL BE ALLOWED TO BE PROTECTED WITH ANY MEASURE OTHER THAN THOSE DETAILED IN THIS SWPPP SITE MAP FOR MORE THAN 48 HOURS OR IF RAIN IS IMMINENT. STRUCTURES THAT WILL NOT RECEIVE A CASTING WITHIN 48 HOURS OF INSTALLATION SHALL RECEIVE INLET PROTECTION. UPON INSTALLATION OF THE GRATE, INLET PROTECTION SHALL BE INSTALLED RESPECTIVE TO THE TYPE OF GRATE. STRUCTURES WITH CLOSED LIDS WILL NOT REQUIRE PROTECTION FOLLOWING INSTALLATION OF LID. CONTRACTOR SHALL NOTE TIME STRUCTURE INSTALLATION (AND PROTECTION INSTALLATION, INCLUDING TYPES OF PROTECTION) ARE EMPLOYED. WHENEVER PIPE INSTALLATION IS HALTED FOR MORE THAN 24 HOURS OR WHEN RAIN IS IMMINENT, THE OPEN END SHALL BE PROTECTED WITH A TEMPORARY BULK HEAD. A 3/4" SHEET OF PLYWOOD THAT EXTENDS 6" BEYOND THE OUTSIDE DIAMETER OF THE PIPE SHALL BE PLACED AGAINST THE EXPOSED PIPE END. GRAVEL SHALL BE PLACED AGAINST THE PLYWOOD IN SUFFICIENT QUANTITY SO AS TO ENSURE THE TIGHTEST POSSIBLE SEAL. THE TRENCH SHALL BE DEWATERED PRIOR TO REMOVING THE BULKHEAD.

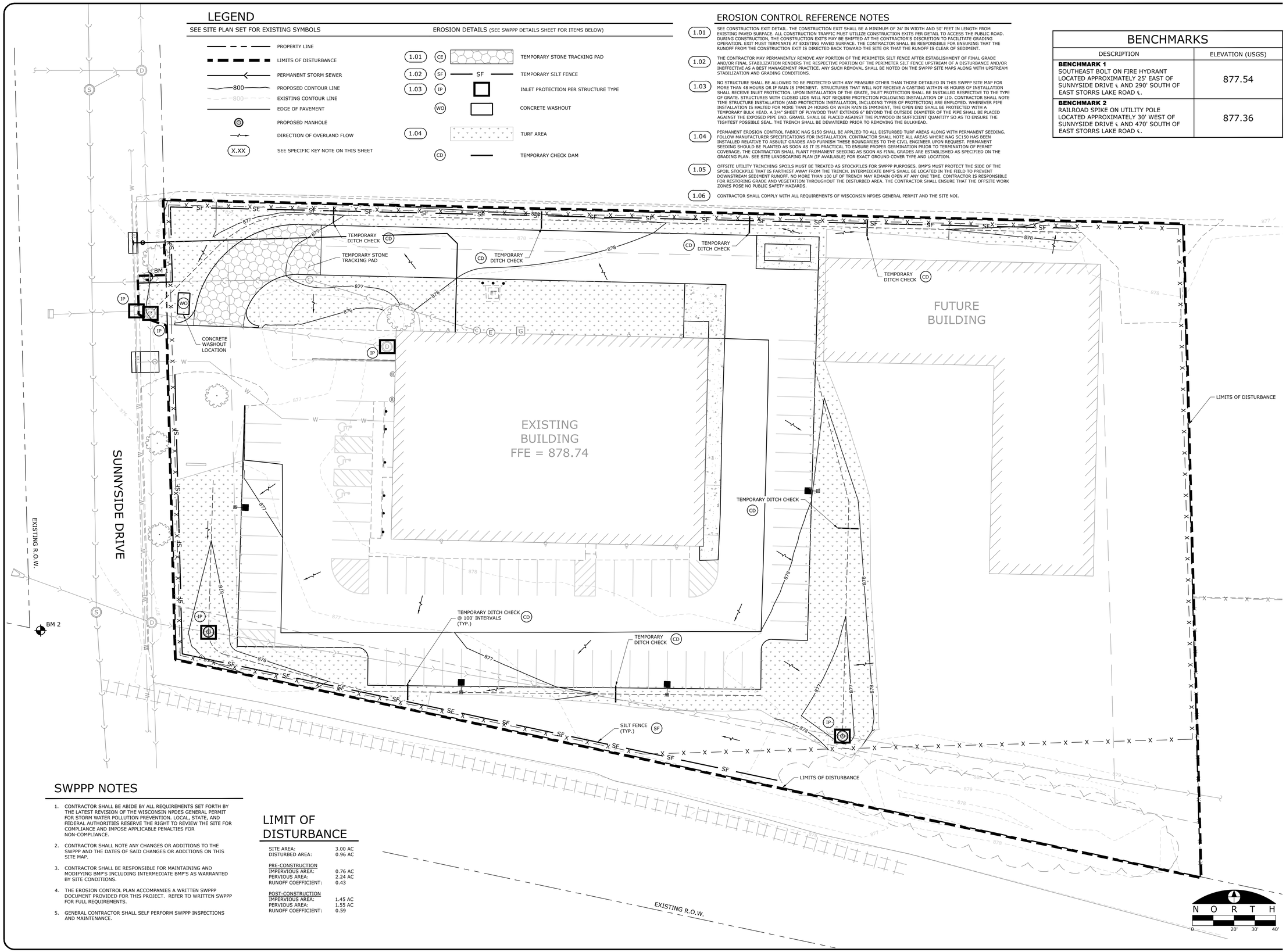
1.04 PERMANENT EROSION CONTROL FABRIC NAG S150 SHALL BE APPLIED TO ALL DISTURBED TURF AREAS ALONG WITH PERMANENT SEEDING. FOLLOW MANUFACTURER SPECIFICATIONS FOR INSTALLATION. CONTRACTOR SHALL NOTE ALL AREAS WHERE NAG SC150 HAS BEEN INSTALLED RELATIVE TO ASBUILT GRADES AND FURNISH THESE BOUNDARIES TO THE CIVIL ENGINEER UPON REQUEST. PERMANENT SEEDING SHOULD BE PLANTED AS SOON AS IT IS PRACTICAL TO ENSURE PROPER GERMINATION PRIOR TO TERMINATION OF PERMIT COVERAGE. THE CONTRACTOR SHALL PLANT PERMANENT SEEDING AS SOON AS FINAL GRADES ARE ESTABLISHED AS SPECIFIED ON THE GRADING PLAN. SEE SITE LANDSCAPING PLAN (IF AVAILABLE) FOR EXACT GROUND COVER TYPE AND LOCATION.

1.05 OFFSITE UTILITY TRENCHING SPOILS MUST BE TREATED AS STOCKPILES FOR SWPPP PURPOSES. BMP'S MUST PROTECT THE SIDE OF THE SPOIL STOCKPILE THAT IS FARTHEST AWAY FROM THE TRENCH. INTERMEDIATE BMP'S SHALL BE LOCATED IN THE FIELD TO PREVENT DOWNSTREAM SEDIMENT RUNOFF. NO MORE THAN 100 LF OF TRENCH MAY REMAIN OPEN AT ANY ONE TIME. CONTRACTOR IS RESPONSIBLE FOR RESTORING GRADE AND VEGETATION THROUGHOUT THE DISTURBED AREA. THE CONTRACTOR SHALL ENSURE THAT THE OFFSITE WORK ZONES POSE NO PUBLIC SAFETY HAZARDS.

1.06 CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF WISCONSIN NPDES GENERAL PERMIT AND THE SITE NOI.

BENCHMARKS

DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 SOUTHEAST BOLT ON FIRE HYDRANT LOCATED APPROXIMATELY 25' EAST OF SUNNYSIDE DRIVE ℄ AND 290' SOUTH OF EAST STORRS LAKE ROAD ℄.	877.54
BENCHMARK 2 RAILROAD SPIKE ON UTILITY POLE LOCATED APPROXIMATELY 30' WEST OF SUNNYSIDE DRIVE ℄ AND 470' SOUTH OF EAST STORRS LAKE ROAD ℄.	877.36



SWPPP NOTES

1. CONTRACTOR SHALL BE ABIDE BY ALL REQUIREMENTS SET FORTH BY THE LATEST REVISION OF THE WISCONSIN NPDES GENERAL PERMIT FOR STORM WATER POLLUTION PREVENTION. LOCAL, STATE, AND FEDERAL AUTHORITIES RESERVE THE RIGHT TO REVIEW THE SITE FOR COMPLIANCE AND IMPOSE APPLICABLE PENALTIES FOR NON-COMPLIANCE.
2. CONTRACTOR SHALL NOTE ANY CHANGES OR ADDITIONS TO THE SWPPP AND THE DATES OF SAID CHANGES OR ADDITIONS ON THIS SITE MAP.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND MODIFYING BMP'S INCLUDING INTERMEDIATE BMP'S AS WARRANTED BY SITE CONDITIONS.
4. THE EROSION CONTROL PLAN ACCOMPANIES A WRITTEN SWPPP DOCUMENT PROVIDED FOR THIS PROJECT. REFER TO WRITTEN SWPPP FOR FULL REQUIREMENTS.
5. GENERAL CONTRACTOR SHALL SELF PERFORM SWPPP INSPECTIONS AND MAINTENANCE.

LIMIT OF DISTURBANCE

SITE AREA:	3.00 AC
DISTURBED AREA:	0.96 AC
PRE-CONSTRUCTION	
IMPERVIOUS AREA:	0.76 AC
PERVIOUS AREA:	2.24 AC
RUNOFF COEFFICIENT:	0.43
POST-CONSTRUCTION	
IMPERVIOUS AREA:	1.45 AC
PERVIOUS AREA:	1.55 AC
RUNOFF COEFFICIENT:	0.59

ARC DESIGN RESOURCES INC.
5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

REMODELING FOR UNITED UNION OF ROOFERS WATERPROOFERS & ALLIED WORKERS LOCAL #11

222 SUNNYSIDE DRIVE
MILTON, WI 53563

CONSULTANTS

CORD CONSTRUCTION CO.

ISSUED FOR

	DATE
1. CLIENT REVIEW	02/07/2020
2. CLIENT REVIEW	02/14/2020
3. CLIENT REVIEW	03/03/2020
4. CLIENT REVIEW	03/04/2020
5. ADDENDUM #1	03/24/2020
6. ADDENDUM #2	03/31/2020
7. VILLAGE COMMENTS	04/23/2020
8. FOR CONSTRUCTION	05/05/2020
9. ----	----
10. ----	----
11. ----	----
12. ----	----
13. ----	----
14. ----	----
15. ----	----
16. ----	----
17. ----	----

REVISIONS

	ITEM	DATE
1.	----	----
2.	ADDENDUM #2	03/31/2020
3.	----	----
4.	----	----
5.	----	----
6.	----	----
7.	----	----

SHEET TITLE

SWPPP SITE MAP

DRAWN	TRF
CHECKED	RGS
PM	JSL

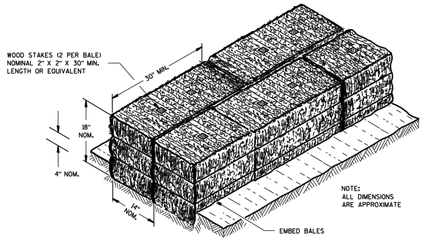
PROJECT NUMBER
SHEET NUMBER

20005

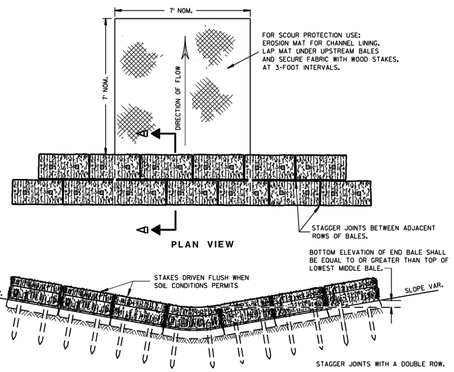
C2

Cord Construction 8382 dated 5-05-20 s177554

SDD 8e8 Typical Installations of Erosion Bales/Temporary Ditch Checks



SECTION A-A



PLAN VIEW

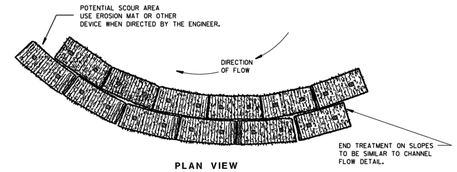
FRONT ELEVATION

TEMPORARY DITCH CHECK USING EROSION BALES ①

GENERAL NOTES

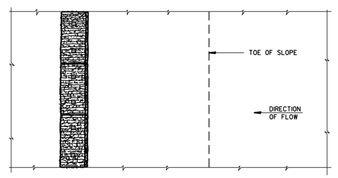
DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

① TEMPORARY DITCH CHECKS EITHER EROSION BALES OR MANUFACTURED SHALL BE PAID FOR UNDER THE BID ITEM OF TEMPORARY DITCH CHECK. THE DEPARTMENT WILL NOT PAY FOR TEMPORARY DITCH CHECKS CONSTRUCTED OF A SINGLE ROW OF EROSION BALES.

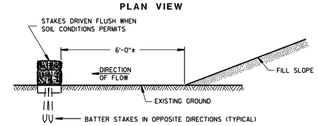


PLAN VIEW

WHEN ALTERING THE DIRECTION OF FLOW



PLAN VIEW



FRONT ELEVATION

WHEN EXISTING GROUND SLOPES AWAY FROM FILL SLOPE

EROSION BALES FOR SHEET FLOW

TYPICAL INSTALLATIONS OF EROSION BALES / TEMPORARY DITCH CHECKS

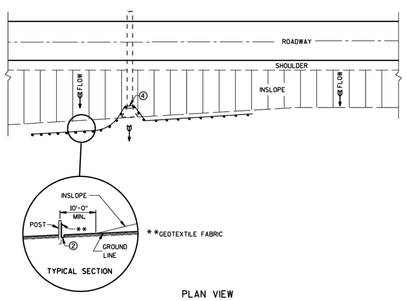
STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
6/04/02 — DATE
/S/ Beth Cornestra — CHIEF ROADWAY DEVELOPMENT ENGINEER
FHWA

6

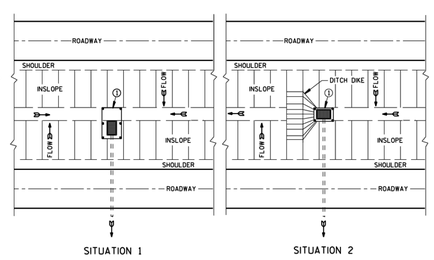
SDD 8 E 8-3

SDD 8e9 Silt Fence



PLAN VIEW

TYPICAL APPLICATION OF SILT FENCE



PLAN VIEW

SILT FENCE AT MEDIAN SURFACE DRAINS

GENERAL NOTES

DETAILS OF CONSTRUCTION NOT SHOWN ON THS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

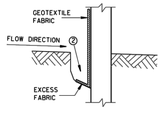
① HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.

② FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

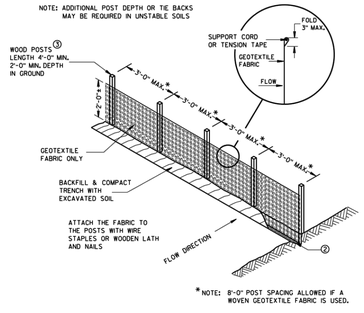
③ WOOD POSTS SHALL BE A MINIMUM SIZE OF 1½" X 1½" OF OAK OR HICKORY.

④ SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.

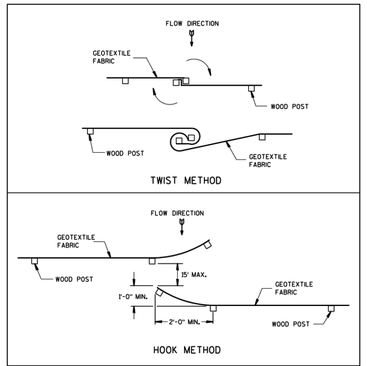
⑤ CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTH.



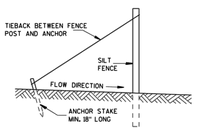
TRENCH DETAIL



SILT FENCE



JOINING TWO LENGTHS OF SILT FENCE ⑤



SILT FENCE TIE BACK
(WHEN REQUIRED BY THE ENGINEER)

SILT FENCE

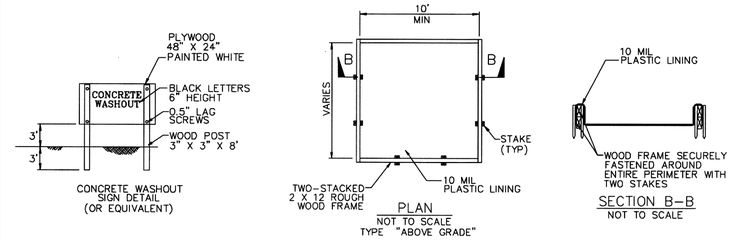
STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
4-29-05 — DATE
/S/ Beth Cornestra — CHIEF ROADWAY DEVELOPMENT ENGINEER
FHWA

6

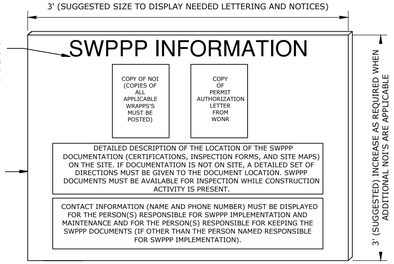
SDD 8 E 9-6

CONCRETE TRUCK WASHOUT DETAIL



SWPPP INFORMATION SIGN

NOT TO SCALE



CONSTRUCTION SCHEDULE

BEGIN CONSTRUCTION: 5/1/20 - 7/15/20
- PLACE EROSION CONTROL MEASURES
- EARTHWORK
- DRAINAGE SWALES
- STORM SEWER AND UNDERDRAINS
- PROPOSED BUILDING

PAVING: 7/15/20 - 8/15/20
- AGGREGATE BASE
- CRACK FILL AND SEAL COAT EXISTING PAVEMENT
- PAVING OF BINDER AND SURFACE COURSE

RESTORATION: 8/15/20 - 9/30/20
- EROSION MATTING
- SEEDING

END CONSTRUCTION: 9/30/20

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
TEMPORARY CONSTRUCTION EXITS																		
TEMPORARY CONTROL MEASURES																		
SEDIMENT CONTROL BASINS																		
STRIP & STOCKPILE TOPSOIL																		
ROUGH GRADE																		
STORM FACILITIES																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FOUNDATION / BUILDING CONSTRUCTION																		
FINISH GRADING																		
LANDSCAPING/SEED/FINAL STABILIZATION																		

1) CONTRACTOR SHALL UPDATE THE TABLE BY SHADING OR DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES. 2) TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.

SEQUENCE OF CONSTRUCTION

1. PREPARE TEMPORARY PARKING AND STORAGE AREA. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASONS AREA, FUEL AND MATERIAL STORAGE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
2. CONSTRUCT THE SILT FENCES ON THE SITE. INSTALL INLET PROTECTION DEVICES IN EXISTING STRUCTURES.
3. BEGIN SITE DEMOLITION, REMOVALS, AND GRADING.
4. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
5. BEGIN ROUGH GRADING BEGINNING WITH ESTABLISHING SWALES.
6. INSTALL STORM SEWER STRUCTURES. INSTALL INLET PROTECTION CONCURRENTLY.
7. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
8. PREPARE AREA OF SITE FOR PAVING AND PAVE THE SITE.
9. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
10. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED.)

ARC DESIGN RESOURCES INC.
5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

REMODELING FOR UNITED UNION OF ROOFERS WATERPROOFERS & ALLIED WORKERS LOCAL #11

222 SUNNYSIDE DRIVE
MILTON, WI 53563

CONSULTANTS

CORD CONSTRUCTION CO.

ISSUED FOR

	DATE
1. CLIENT REVIEW	02/07/2020
2. CLIENT REVIEW	02/14/2020
3. CLIENT REVIEW	03/03/2020
4. CLIENT REVIEW	03/04/2020
5. ADDENDUM #1	03/24/2020
6. ADDENDUM #2	03/31/2020
7. VILLAGE COMMENTS	04/23/2020
8. FOR CONSTRUCTION	05/05/2020
9. ----	----
10. ----	----
11. ----	----
12. ----	----
13. ----	----
14. ----	----
15. ----	----
16. ----	----
17. ----	----

REVISIONS

ITEM	DATE
1. ----	----
2. ----	----
3. ----	----
4. ----	----
5. ----	----
6. ----	----
7. ----	----

SHEET TITLE

SWPPP DETAILS 1

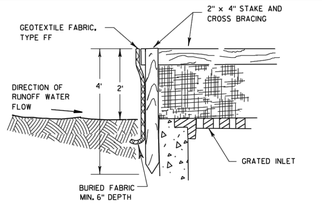
DRAWN	TRF
CHECKED	RGS
PM	JSL

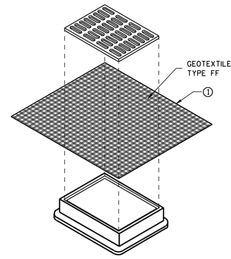
PROJECT NUMBER
SHEET NUMBER

20005

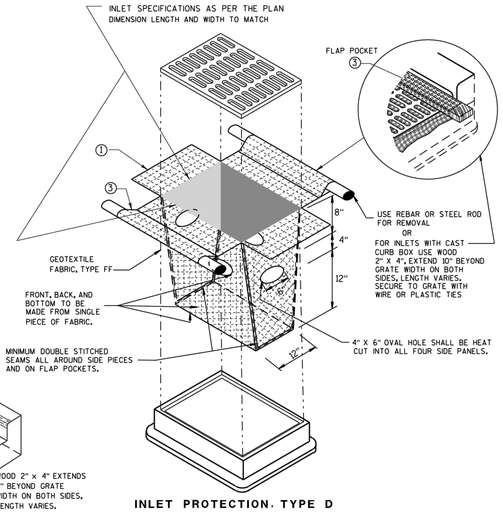
C3

SDD 8e10 Inlet Protection Type A, B, C and D

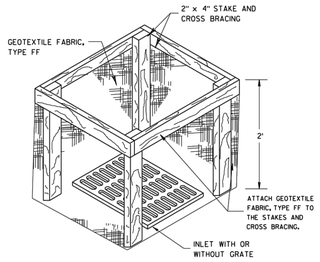




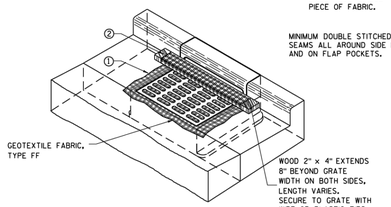
INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE 2)



INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE C (WITH CURB BOX)

6

GENERAL NOTES

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

TYPE B & C

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

INLET PROTECTION TYPE A, B, C, AND D	
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION	
APPROVED 10-16-02 DATE	/S/ Beth Cannestra CHIEF ROADWAY DEVELOPMENT ENGINEER
FHWA	

S.D.D. 8 E 10-2

SDD 8e14 Tracking Pad

GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

TRACKING PAD SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

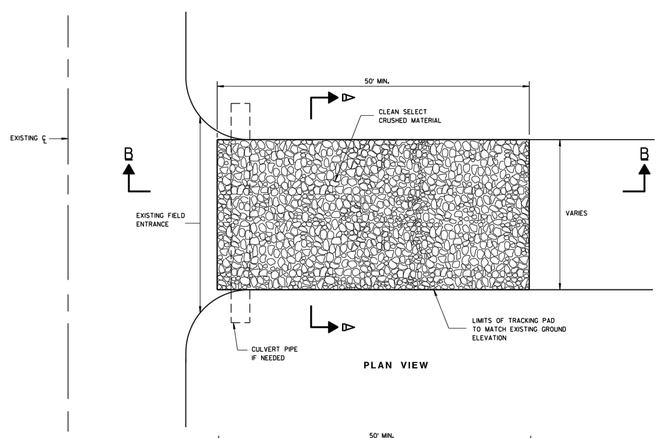
TRACKING PAD TO BE REMOVED AFTER CONSTRUCTION IS COMPLETED.

TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT.

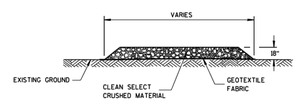
SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY, AROUND OR CONVEYED UNDER THE TRACKING PAD.

CULVERT PIPE OR OTHER BMP USED TO DIVERT WATER AWAY, AROUND OR UNDER THE TRACKING PAD SHALL BE DESIGNED TO CONVEY THE 2 YEAR - 24 HOUR EVENT.

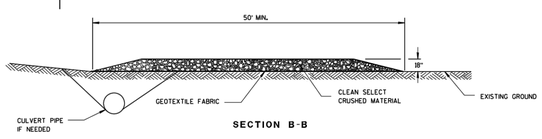
THE COST OF ADDITIONAL BMP TO DIVERT WATER ARE INCIDENTAL TO THE TRACKING PAD BID ITEM.



PLAN VIEW



SECTION A-A



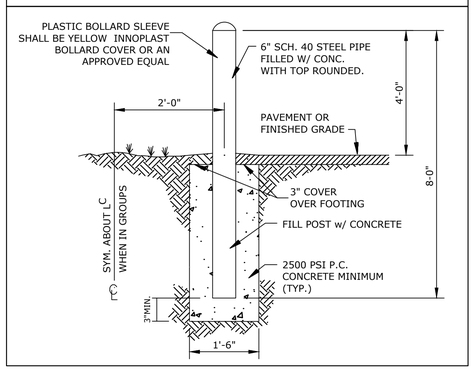
SECTION B-B

TRACKING PAD

TRACKING PAD	
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION	
APPROVED 3-24-2011 DATE	/S/ Jerry H. Zogg ROADWAY STANDARDS DEVELOPMENT ENGINEER
FHWA	

S.D.D. 8 E 14-1

BOLLARD DETAIL



ARC DESIGN RESOURCES INC.
5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

REMODELING FOR UNITED UNION OF ROOFERS WATERPROOFERS & ALLIED WORKERS LOCAL #11

222 SUNNYSIDE DRIVE
MILTON, WI 53563

CONSULTANTS

CORD CONSTRUCTION CO.

ISSUED FOR

	DATE
1. CLIENT REVIEW	02/07/2020
2. CLIENT REVIEW	02/14/2020
3. CLIENT REVIEW	03/03/2020
4. CLIENT REVIEW	03/04/2020
5. ADDENDUM #1	03/24/2020
6. ADDENDUM #2	03/31/2020
7. VILLAGE COMMENTS	04/23/2020
8. FOR CONSTRUCTION	05/05/2020
9. ----	----
10. ----	----
11. ----	----
12. ----	----
13. ----	----
14. ----	----
15. ----	----
16. ----	----
17. ----	----

REVISIONS

	ITEM	DATE
1.	----	----
2.	ADDENDUM #2	03/31/2020
3.	----	----
4.	----	----
5.	----	----
6.	----	----
7.	----	----

SHEET TITLE

SWPPP DETAILS 2

DRAWN	TRF
CHECKED	RGS
PM	JSL

PROJECT NUMBER
SHEET NUMBER

20005

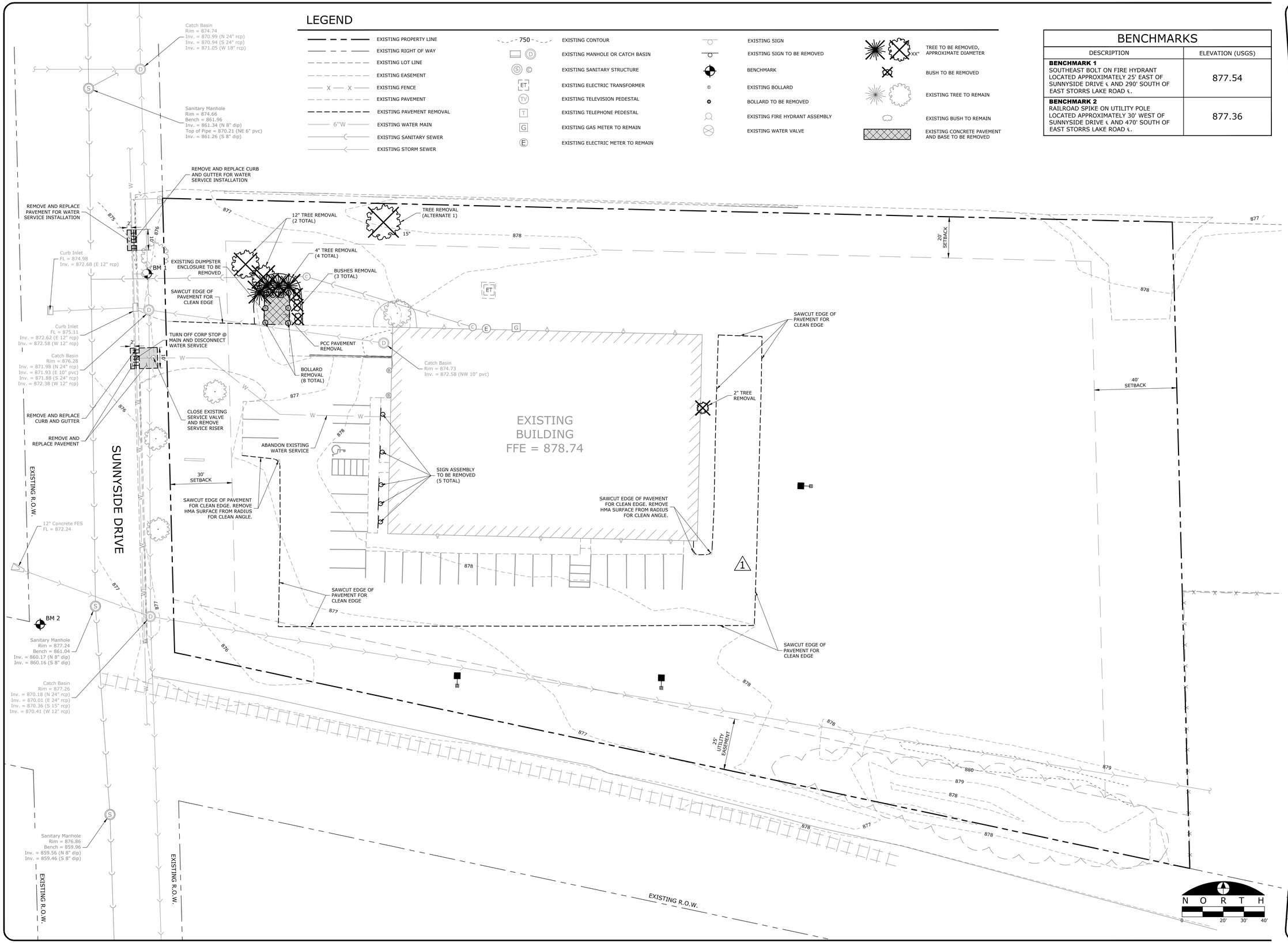
C4

LEGEND

EXISTING PROPERTY LINE	750	EXISTING CONTOUR		EXISTING SIGN	XX" TREE TO BE REMOVED, APPROXIMATE DIAMETER
EXISTING RIGHT OF WAY	D	EXISTING MANHOLE OR CATCH BASIN		EXISTING SIGN TO BE REMOVED	BUSH TO BE REMOVED
EXISTING LOT LINE	S C	EXISTING SANITARY STRUCTURE		BENCHMARK	EXISTING TREE TO REMAIN
EXISTING EASEMENT	ET	EXISTING ELECTRIC TRANSFORMER		EXISTING BOLLARD	EXISTING BUSH TO REMAIN
X X EXISTING FENCE	TV	EXISTING TELEVISION PEDESTAL		BOLLARD TO BE REMOVED	EXISTING CONCRETE PAVEMENT AND BASE TO BE REMOVED
EXISTING PAVEMENT	T	EXISTING TELEPHONE PEDESTAL		EXISTING FIRE HYDRANT ASSEMBLY	
EXISTING PAVEMENT REMOVAL	G	EXISTING GAS METER TO REMAIN		EXISTING WATER VALVE	
6"W EXISTING WATER MAIN	E	EXISTING ELECTRIC METER TO REMAIN			
EXISTING SANITARY SEWER					
EXISTING STORM SEWER					

BENCHMARKS

DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 SOUTHEAST BOLT ON FIRE HYDRANT LOCATED APPROXIMATELY 25' EAST OF SUNNYSIDE DRIVE ℄ AND 290' SOUTH OF EAST STORRS LAKE ROAD ℄.	877.54
BENCHMARK 2 RAILROAD SPIKE ON UTILITY POLE LOCATED APPROXIMATELY 30' WEST OF SUNNYSIDE DRIVE ℄ AND 470' SOUTH OF EAST STORRS LAKE ROAD ℄.	877.36



ARC DESIGN RESOURCES INC.
5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

REMODELING FOR UNITED UNION OF ROOFERS WATERPROOFERS & ALLIED WORKERS LOCAL #11

222 SUNNYSIDE DRIVE
MILTON, WI 53563

CONSULTANTS

CORD CONSTRUCTION CO.

ISSUED FOR	DATE
1. CLIENT REVIEW	02/07/2020
2. CLIENT REVIEW	02/14/2020
3. CLIENT REVIEW	03/03/2020
4. CLIENT REVIEW	03/04/2020
5. ADDENDUM #1	03/24/2020
6. ADDENDUM #2	03/31/2020
7. VILLAGE COMMENTS	04/23/2020
8. FOR CONSTRUCTION	05/05/2020
9. ----	----
10. ----	----
11. ----	----
12. ----	----
13. ----	----
14. ----	----
15. ----	----
16. ----	----
17. ----	----

REVISIONS ITEM		DATE
1.	ADDENDUM #1	03/19/2020
2.	ADDENDUM #2	03/31/2020
3.	VILLAGE COMMENTS	04/23/2020
4.	----	----
5.	----	----
6.	----	----
7.	----	----

SHEET TITLE

REMOVAL PLAN

DRAWN	TRF
CHECKED	RGS
PM	JSL

PROJECT NUMBER
SHEET NUMBER

20005

C5

Cord Construction 8382 dated 5-05-20 s177557

LEGEND

- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED EDGE OF PAVEMENT
- HOT MIX ASPHALT PAVEMENT, 3" CRUSHED LIMESTONE BASE COURSE, 10" (BASE BID)
- HOT MIX ASPHALT PAVEMENT, 4.5" CRUSHED LIMESTONE BASE COURSE, 12" (ALTERNATE 1)
- HOT MIX ASPHALT PAVEMENT, 3" CRUSHED LIMESTONE BASE COURSE, 10" (ALTERNATE 2)
- PCC PAVEMENT, 8" CRUSHED LIMESTONE BASE COURSE, 6"
- PROPOSED STRIPING
- NUMBER OF PROPOSED PARKING SPACES PAINTED YELLOW STRIPES
- BENCHMARK
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING TREE
- PROPERTY LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- EASEMENT LINE
- LOT LINE
- LIGHT POLE AND FIXTURE

LAYOUT NOTES

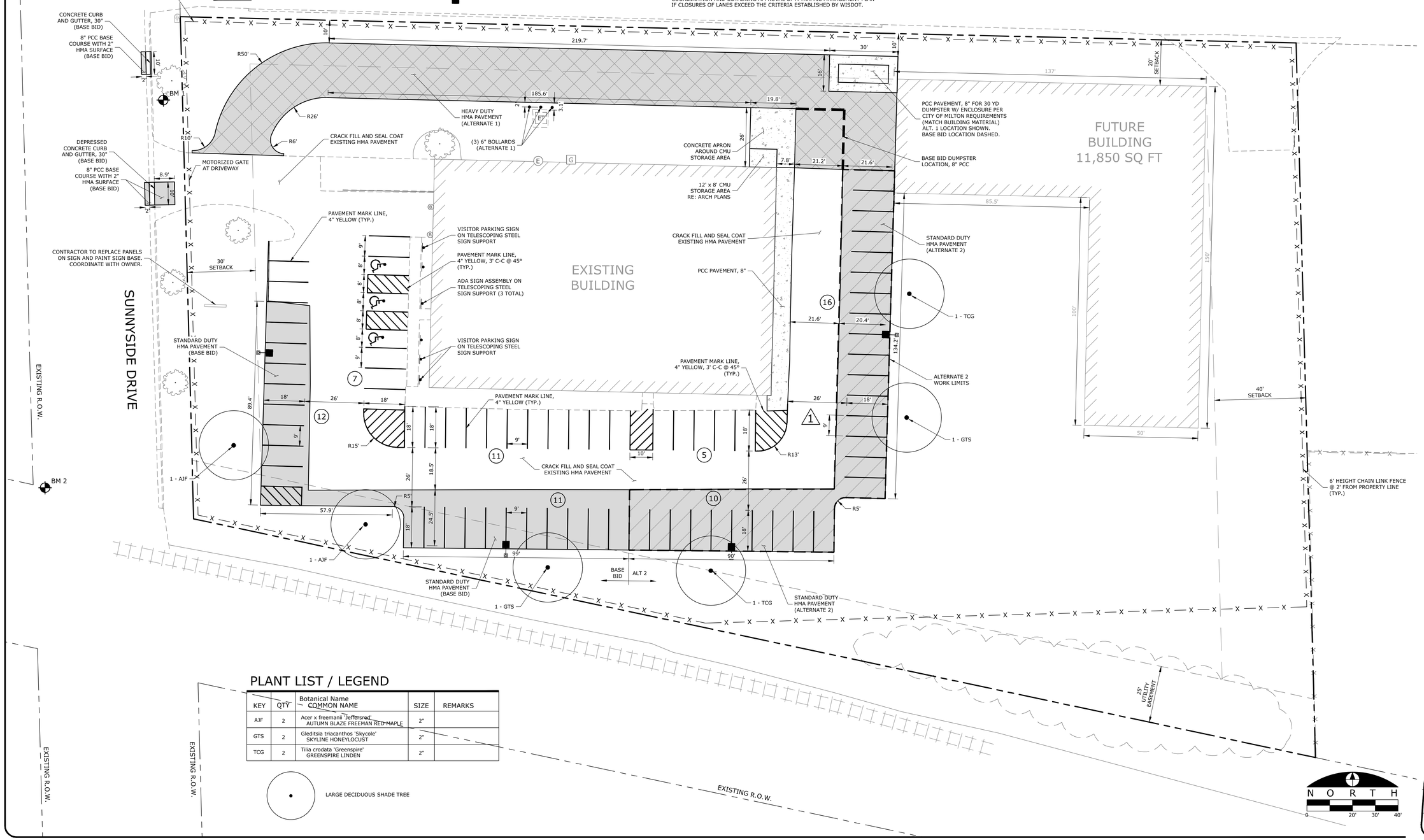
1. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS, CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
4. SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
5. ALL RADII ARE DIMENSIONED TO THE EDGE OF PAVEMENT.
6. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT, CURB AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH ENGINEER PRIOR TO CONSTRUCTION OF WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARATION, COORDINATION AND OBTAINING APPROVAL OF A TRAFFIC MANAGEMENT PLAN IF CLOSURES OF LANES EXCEED THE CRITERIA ESTABLISHED BY WISDOT.

PARKING DATA TABLE

EXISTING:	
PARKING PROVIDED:	27 SPACES
REQUIRED A.D.A. PARKING:	2 SPACES
PROVIDED A.D.A. PARKING:	1 SPACES
PROPOSED (BASE BID):	
PARKING PROVIDED:	46 SPACES
REQUIRED A.D.A. PARKING:	2 SPACES
PROVIDED A.D.A. PARKING:	3 SPACES
ADDITIONAL PARKING PROVIDED:	+19 SPACES
PROPOSED (ALTERNATE 2):	
PARKING PROVIDED:	72 SPACES
REQUIRED A.D.A. PARKING:	3 SPACES
PROVIDED A.D.A. PARKING:	3 SPACES
ADDITIONAL PARKING PROVIDED:	+45 SPACES

BENCHMARKS

DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 SOUTHEAST BOLT ON FIRE HYDRANT LOCATED APPROXIMATELY 25' EAST OF SUNNYSIDE DRIVE ℄ AND 290' SOUTH OF EAST STORRS LAKE ROAD ℄.	877.54
BENCHMARK 2 RAILROAD SPIKE ON UTILITY POLE LOCATED APPROXIMATELY 30' WEST OF SUNNYSIDE DRIVE ℄ AND 470' SOUTH OF EAST STORRS LAKE ROAD ℄.	877.36



PLANT LIST / LEGEND

KEY	QTY	Botanical Name / COMMON NAME	SIZE	REMARKS
AJF	2	Acer x freemanii 'Jeffersred' AUTUMN BLAZE FREEMAN RED MAPLE	2"	
GTS	2	Gleditsia triacanthos 'Skycole' SKYLINE HONEYLOCUST	2"	
TCG	2	Tilia crodata 'Greenspire' GREENSPIRE LINDEN	2"	

LARGE DECIDUOUS SHADE TREE

ARC DESIGN RESOURCES INC.
5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

REMODELING FOR UNITED UNION OF ROOFERS WATERPROOFERS & ALLIED WORKERS LOCAL #11

222 SUNNYSIDE DRIVE
MILTON, WI 53563

CONSULTANTS

CORD CONSTRUCTION CO.

ISSUED FOR

	DATE
1. CLIENT REVIEW	02/07/2020
2. CLIENT REVIEW	02/14/2020
3. CLIENT REVIEW	03/03/2020
4. CLIENT REVIEW	03/04/2020
5. ADDENDUM #1	03/24/2020
6. ADDENDUM #2	03/31/2020
7. VILLAGE COMMENTS	04/23/2020
8. FOR CONSTRUCTION	05/05/2020
9. ----	----
10. ----	----
11. ----	----
12. ----	----
13. ----	----
14. ----	----
15. ----	----
16. ----	----
17. ----	----

REVISIONS

ITEM	DATE
1. ADDENDUM #1	03/19/2020
2. ADDENDUM #2	03/31/2020
3. VILLAGE COMMENTS	04/23/2020
4. ----	----
5. ----	----
6. ----	----
7. ----	----

SHEET TITLE

LAYOUT PLAN

DRAWN	TRF
CHECKED	RGS
PM	JSL

PROJECT NUMBER
SHEET NUMBER

20005

C6

Cord Construction 8382 dated 5-05-20 s177558

LEGEND

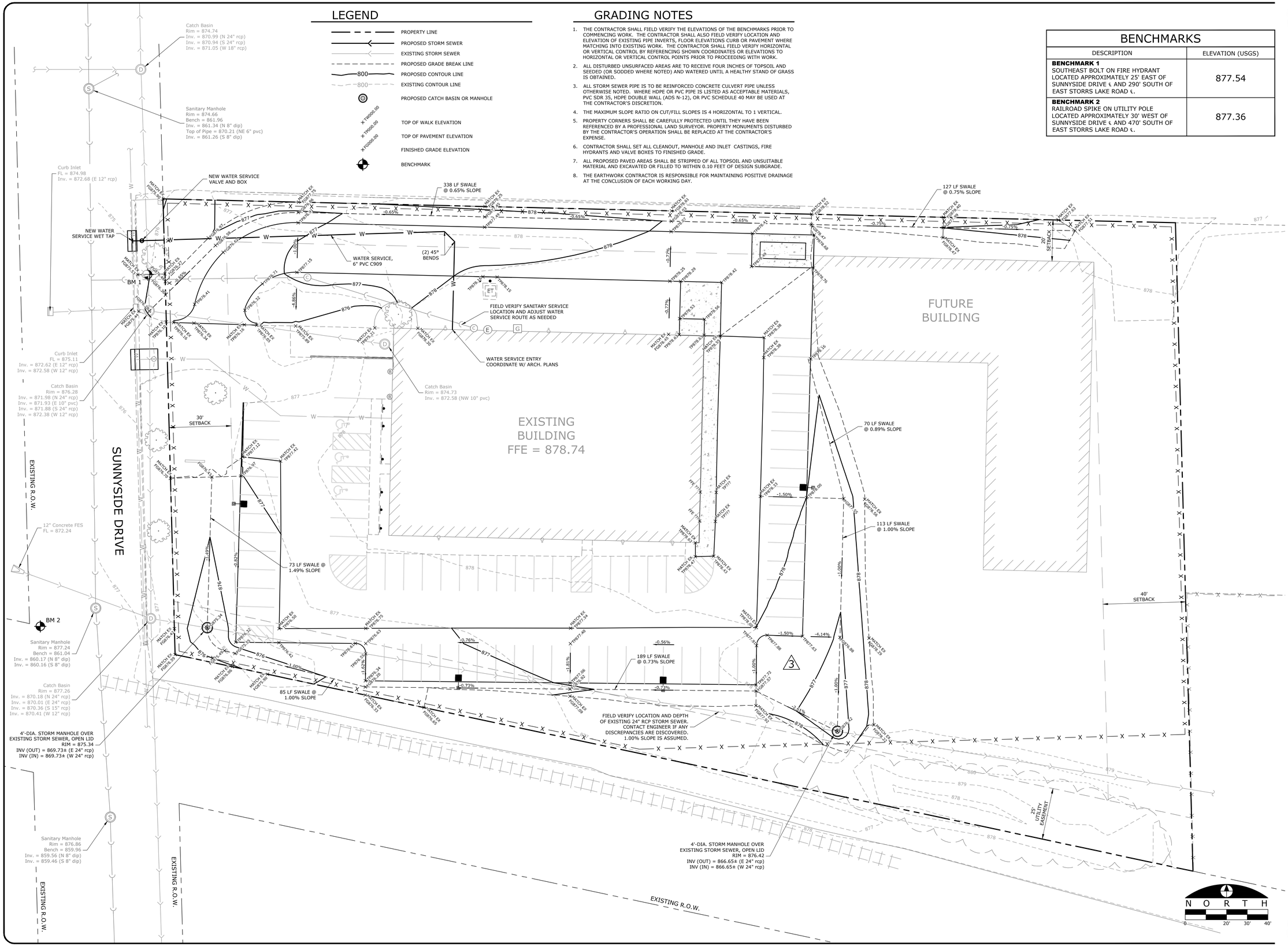
- PROPERTY LINE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED GRADE BREAK LINE
- 800 PROPOSED CONTOUR LINE
- 800 EXISTING CONTOUR LINE
- PROPOSED CATCH BASIN OR MANHOLE
- TW000.00 TOP OF WALK ELEVATION
- TP000.00 TOP OF PAVEMENT ELEVATION
- FG000.00 FINISHED GRADE ELEVATION
- BENCHMARK

GRADING NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL OR VERTICAL CONTROL BY REFERENCING SHOWN COORDINATES OR ELEVATIONS TO HORIZONTAL OR VERTICAL CONTROL POINTS PRIOR TO PROCEEDING WITH WORK.
2. ALL DISTURBED UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SEEDED (OR SODDED WHERE NOTED) AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
3. ALL STORM SEWER PIPE IS TO BE REINFORCED CONCRETE CULVERT PIPE UNLESS OTHERWISE NOTED. WHERE HDPE OR PVC PIPE IS LISTED AS ACCEPTABLE MATERIALS, PVC SDR 35, HDPE DOUBLE WALL (ADS N-12), OR PVC SCHEDULE 40 MAY BE USED AT THE CONTRACTOR'S DISCRETION.
4. THE MAXIMUM SLOPE RATIO ON CUT/FILL SLOPES IS 4 HORIZONTAL TO 1 VERTICAL.
5. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL SET ALL CLEANOUT, MANHOLE AND INLET CASTINGS, FIRE HYDRANTS AND VALVE BOXES TO FINISHED GRADE.
7. ALL PROPOSED PAVED AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
8. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.

BENCHMARKS

DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 SOUTHEAST BOLT ON FIRE HYDRANT LOCATED APPROXIMATELY 25' EAST OF SUNNYSIDE DRIVE ℄ AND 290' SOUTH OF EAST STORRS LAKE ROAD ℄.	877.54
BENCHMARK 2 RAILROAD SPIKE ON UTILITY POLE LOCATED APPROXIMATELY 30' WEST OF SUNNYSIDE DRIVE ℄ AND 470' SOUTH OF EAST STORRS LAKE ROAD ℄.	877.36



ARC DESIGN RESOURCES INC.
5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

REMODELING FOR UNITED UNION OF ROOFERS WATERPROOFERS & ALLIED WORKERS LOCAL #11

222 SUNNYSIDE DRIVE
MILTON, WI 53563

CONSULTANTS

CORD CONSTRUCTION CO.

ISSUED FOR

	DATE
1. CLIENT REVIEW	02/07/2020
2. CLIENT REVIEW	02/14/2020
3. CLIENT REVIEW	03/03/2020
4. CLIENT REVIEW	03/04/2020
5. ADDENDUM #1	03/24/2020
6. ADDENDUM #2	03/31/2020
7. VILLAGE COMMENTS	04/23/2020
8. FOR CONSTRUCTION	05/05/2020
9. ----	----
10. ----	----
11. ----	----
12. ----	----
13. ----	----
14. ----	----
15. ----	----
16. ----	----
17. ----	----

REVISIONS

ITEM	DATE
1. ADDENDUM #1	03/19/2020
2. ADDENDUM #2	03/31/2020
3. VILLAGE COMMENTS	04/23/2020
4. ----	----
5. ----	----
6. ----	----
7. ----	----

SHEET TITLE

GRADING PLAN

DRAWN	TRF
CHECKED	RGS
PM	JSL

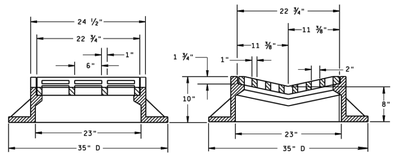
PROJECT NUMBER
SHEET NUMBER

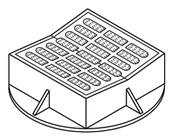
20005

C7

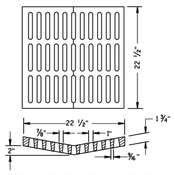
Cord Construction 8382 dated 5-05-20 s177559

SDD 8a5-b Inlet Covers Type B, B-A, C, MS, MS-A, and WM



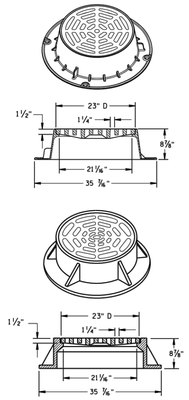


TYPE "B"



ALTERNATIVE GRATE FOR TYPE "B" COVER

USE WHERE PEDESTRIAN OR BICYCLE TRAFFIC IS POSSIBLE.
NOTED AS TYPE B-A ON THE DRAINAGE TABLE



TYPE "C"

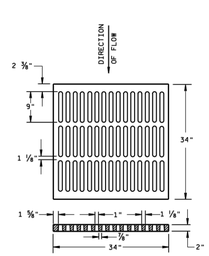
NOTE: EITHER CASTING IS ACCEPTABLE

GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

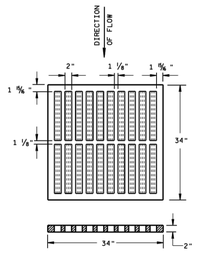
DETAIL DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR CATCH BASIN, MANHOLE AND INLET COVERS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PROVIDING THAT SUCH ALTERNATE DESIGNS MAKE PROVISION FOR EQUIVALENT CAPACITY AND STRENGTH.

ROUND FRAMES AND COVERS SHALL HAVE CONTINUOUSLY MACHINED BEARING SURFACES TO PREVENT ROCKING AND RATTLING.



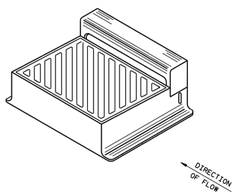
ALTERNATIVE TYPE "MS"

USE WHERE PEDESTRIAN OR BICYCLE TRAFFIC IS PERMITTED
NOTED AS TYPE MS-A ON THE DRAINAGE TABLE

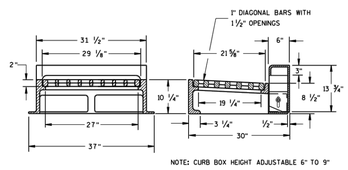


TYPE "MS"

USE ON FREEWAYS AND EXPRESSWAYS
NOTED AS TYPE MS ON DRAINAGE TABLE



DIAGONAL SLOTS, SHALL BE ORIENTED TO THE DIRECTION OF FLOW AS ILLUSTRATED. GRATES ARE MANUFACTURED TO BE REVERSIBLE.



NOTE: CURB BOX HEIGHT ADJUSTABLE 6" TO 9"

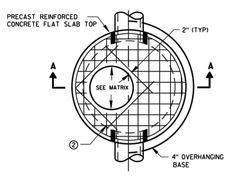
TYPE "WM"

INLET COVERS TYPE B, B-A, C, MS, MS-A, & WM	
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION	
APPROVED 4/27/2003 DATE	/S/ Jerry H. Zogg ROADWAY STANDARDS DEVELOPMENT ENGINEER
FHWA	

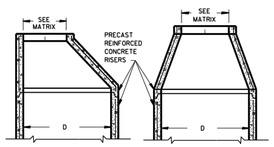
6

S.D.D. 8 A 5-19b

SDD 8b9 Manholes 3-FT, 4-FT, 5-FT, 6-FT, 7-FT, and 8-FT Diameter

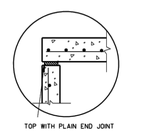


PLAN VIEW CIRCULAR OPENING

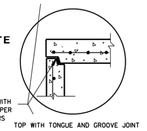


OPTIONAL PRECAST REINFORCED CONCRETE ECCENTRIC TOP

OPTIONAL PRECAST REINFORCED CONCRETE CONCENTRIC TOP

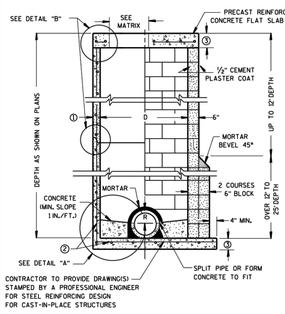


TOP WITH PLAN END JOINT



TOP WITH TONGUE AND GROOVE JOINT

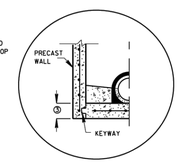
JOINTS TO BE SEALED WITH A BUTYL RUBBER SEAL PER SEALANT MANUFACTURERS RECOMMENDATIONS CONFORMING TO ASTM C990 (TYP)



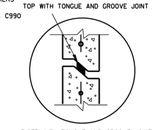
CONTRACTOR TO PROVIDE DRAWING(S) STAMPED BY A PROFESSIONAL ENGINEER FOR STEEL REINFORCING DESIGN FOR CAST-IN-PLACE STRUCTURES

PRECAST REINFORCED CONCRETE WITH MONOLITHIC BASE

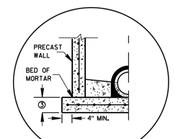
CONCRETE BLOCK WITH CAST-IN-PLACE OR PRECAST REINFORCED CONCRETE BASE ②



PRECAST REINFORCED CONCRETE WITH INTEGRAL BASE OPTION

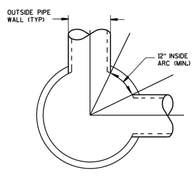


DETAIL "B"



SEPARATE PRECAST REINFORCED CONCRETE BASE OPTION

DETAIL "A"



DETAIL "C"

MANHOLES 3-FT, 4-FT, 5-FT, 6-FT, 7-FT AND 8-FT DIAMETER

GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE ENGINEER, THE CONTRACTOR SHALL NOT ORDER AND DELIVER PRECAST MANHOLE UNITS REQUIRED FOR THE PROJECT UNTIL A LIST OF SIZES IS FURNISHED BY THE ENGINEER.

DETAILED DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR UNDERGROUND DRAINAGE STRUCTURES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PROVIDING THAT SUCH ALTERNATE DESIGNS MAKE PROVISION FOR EQUIVALENT CAPACITY AND STRENGTH.

ALL DRAINAGE STRUCTURES ARE DESIGNATED ON THE PLANS AS "MANHOLES 3X3-L", "CATCH BASINS 4-8", "INLETS 2X3-M", ETC. THE FIRST NUMBERS DESIGNATE THE SIZE OF THE STRUCTURE, AND THE FOLLOWING LETTER DESIGNATES THE TYPE OF COVER TO BE USED TO COMPRISE THE COMPLETE UNIT.

BASES SHALL BE PLACED ON A BED OF MATERIAL AT LEAST 6 INCHES IN DEPTH, WHICH MEETS THE REQUIREMENTS OF FOUNDATION BACKFILL. THIS BEDDING SHALL BE COMPACTED AND PROVIDE UNIFORM SUPPORT FOR THE ENTIRE AREA OF THE BASE.

PRECAST REINFORCED CONE TOPS (ECCENTRIC OR CONCENTRIC) OR PRECAST REINFORCED FLAT SLAB TOPS MAY BE USED ON CONCRETE BLOCK STRUCTURES.

ECCENTRIC CONE TOPS MAY BE USED ON ALL STRUCTURES, AND CONCENTRIC CONE TOPS SHALL BE USED ONLY ON STRUCTURES 5 FEET OR LESS IN DEPTH, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

STEPS MEETING AASHTO M199 AND THE FOLLOWING REQUIREMENTS SHALL BE INSTALLED IN ALL STRUCTURES OVER 5 FEET IN DEPTH: 16 INCH C-C MAXIMUM SPACING; PROJECT A MINIMUM CLEAR DISTANCE OF 4 INCHES FROM THE WALL AT THE POINT OF EMBEDMENT; MINIMUM LENGTH OF 10 INCHES; MINIMUM WALL EMBEDMENT OF 3 INCHES. FERROUS METAL STEPS NOT PAINTED OR TREATED TO RESIST CORROSION SHALL HAVE A MINIMUM CROSS SECTIONAL DIMENSION OF 1 INCH.

STEPS OF APPROVED POLYPROPYLENE PLASTIC COATED REINFORCEMENT BAR ARE ACCEPTABLE. REINFORCING BAR MUST BE A MINIMUM OF ½" AND MEET THE REQUIREMENTS OF ASTM A615.

CERTIFICATION SHALL BE PROVIDED THAT INSTALLED STEPS WHEN TESTED IN ACCORDANCE WITH SECTION 10 OF AASHTO T280 CAN WITHSTAND A VERTICAL LOAD OF 800 LBS. AND A HORIZONTAL LOAD OF 400 LBS.

ALL BAR STEEL REINFORCEMENT SHALL BE EMBEDDED 2 INCHES CLEAR UNLESS OTHERWISE SHOWN OR NOTED.

CONCRETE BLOCK WILL NOT BE PERMITED FOR STRUCTURES GREATER THAN 4 FEET IN DIAMETER.

PRECAST REINFORCED RISERS SHALL HAVE A TONGUE AND GROOVE JOINT WITH TONGUE UP OR DOWN.

ALL PRECAST MANHOLE UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199.

4" OVERHANGING BASES ARE REQUIRED FOR ALL CONCRETE BLOCK INSTALLATIONS. 4" OVERHANG IS REQUIRED WHEN SEPARATE PRECAST BASE IS PROVIDED. OVERHANG IS NOT REQUIRED ON PRECAST STRUCTURES WITH AN INTEGRAL OR MONOLITHIC BASE.

FOR ADDITIONAL CONFIGURATIONS, MAINTAIN A MINIMUM OF 12 INCHES AS MEASURED FROM THE INSIDE OF THE STRUCTURE WALL BETWEEN THE OUTSIDE PIPE WALLS OF ADJACENT PIPES. SEE DETAIL "C".

① MINIMUM WALL THICKNESS SHALL BE 4 INCHES FOR 3-FT, 5 INCHES FOR 4-FT, 6 INCHES FOR 5-FT, 7 INCHES FOR 6-FT, 8 INCHES FOR 7-FT AND 9 INCHES FOR 8-FT DIAMETER PRECAST MANHOLES.

② FOR PRECAST MANHOLES PROVIDE REINFORCING STEEL IN ACCORDANCE TO AASHTO M199.

③ PRECAST FLAT SLAB TOPS AND BASES WITH A DIAMETER OF 48" AND LESS SHALL HAVE A MINIMUM THICKNESS OF 6". PRECAST FLAT SLAB TOPS AND BASES WITH A DIAMETER LARGER THAN 48" SHALL HAVE A MINIMUM THICKNESS OF 8".

NOT TO SCALE

MANHOLE COVER OPENING MATRIX

MANHOLE COVER TYPE	C	ALL J/S	K	L	M
OPENING SIZE (FT)					
2 DIA.	X	X		X	
3 DIA.			X		X

PIPE MATRIX

MANHOLE SIZE	MAXIMUM INSIDE PIPE DIAMETER FOR TWO PIPES	
	180° SEPARATION (IN)	90° SEPARATION (IN)
3-FT	15	12
4-FT	24	18
5-FT	36	24
6-FT	42	36
7-FT	48	36
8-FT	60	42

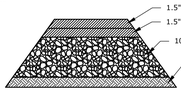
MANHOLES 3-FT, 4-FT, 5-FT, 6-FT, 7-FT AND 8-FT DIAMETER	
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION	
APPROVED Sept. 2016 DATE	/S/ Rodney Taylor ROADWAY STANDARDS DEVELOPMENT UNIT SUPERVISOR
FHWA	

6

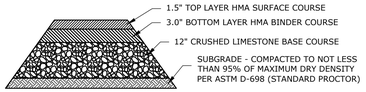
S.D.D. 8 B 9-2

PAVEMENT DETAILS

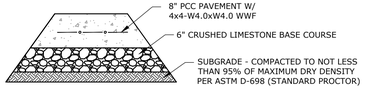
NOT TO SCALE



STANDARD DUTY ASPHALT PAVEMENT



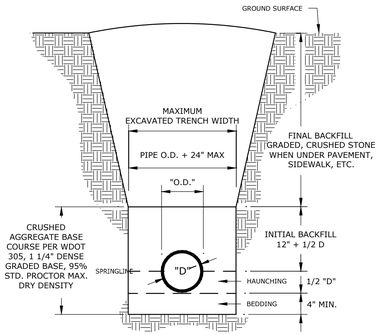
HEAVY DUTY ASPHALT PAVEMENT



CONCRETE PAVEMENT

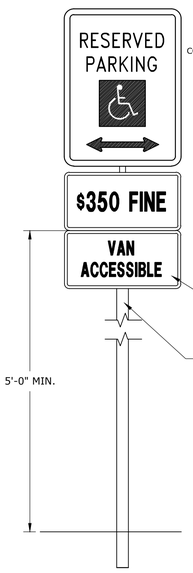
PIPE EMBEDMENT DETAIL

NOT TO SCALE



ACCESSIBLE PARKING SIGN DETAIL

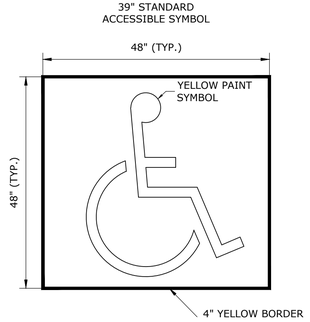
NOT TO SCALE



COLOR: TEXT, ARROW, AND BORDER; GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND WHITE

18" X 12" 18 GA. STEEL BAKED ENAMEL INTERNATIONAL HANDICAP SYMBOL MANUFACTURED IN ACCORDANCE WITH MUTCD R7-8

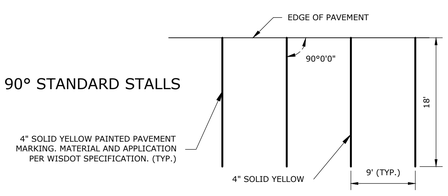
NOTE:
VERIFY HEIGHT OF H.C. SIGN FROM TOP OF GRADE WITH LOCAL AUTHORITY.



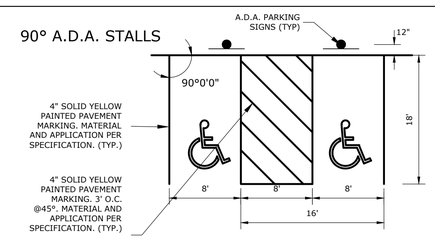
ACCESSIBLE SYMBOL

TYPICAL 90 DEGREE PARKING STRIPING DETAILS

90° STANDARD STALLS



90° A.D.A. STALLS



ARC DESIGN RESOURCES INC.
5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

REMODELING FOR UNITED UNION OF ROOFERS WATERPROOFERS & ALLIED WORKERS LOCAL #11

222 SUNNYSIDE DRIVE
MILTON, WI 53563

CONSULTANTS

CORD CONSTRUCTION CO.

ISSUED FOR

	DATE
1. CLIENT REVIEW	02/07/2020
2. CLIENT REVIEW	02/14/2020
3. CLIENT REVIEW	03/03/2020
4. CLIENT REVIEW	03/04/2020
5. ADDENDUM #1	03/24/2020
6. ADDENDUM #2	03/31/2020
7. VILLAGE COMMENTS	04/23/2020
8. FOR CONSTRUCTION	05/05/2020
9. ----	----
10. ----	----
11. ----	----
12. ----	----
13. ----	----
14. ----	----
15. ----	----
16. ----	----
17. ----	----

REVISIONS

ITEM	DATE
1. ----	----
2. ----	----
3. ----	----
4. ----	----
5. ----	----
6. ----	----
7. ----	----

SHEET TITLE

DETAILS

DRAWN	TRF
CHECKED	RGS
PM	JSL

PROJECT NUMBER
SHEET NUMBER

20005

C8

CITY OF MILTON
PLAN COMMISSION – BUSINESS AND MANUFACTURING ZONING

Conditional Use Permit Findings of Fact

Applicant Name: Chicagoland Roofer's (circle one) Property Owner Tenant

Property Address: 222 Sunnyside Dr. *Please note: if applicant is Tenant of said property, written authorization for this Conditional Use Permit request must be submitted as an attachment.*

Conditional Use Permit Request: _____

Applicable Ordinance Section: _____ Zoning of Property: _____

Plan Commission Public Hearing Date: _____

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

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

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

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

II. THE PURPOSE AND INTENT OF THIS CHAPTER.

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

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

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

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

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

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

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

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

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

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

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

c. Sec. 78-184. Land use.

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

d. Sec. 78-185. Traffic generation.

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

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

e. Sec. 78-186. Community effects.

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

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

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

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

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

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

Subdivision I

a. Sec. 78-1052. Air pollution.

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

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

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

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

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

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

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

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

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

e. **Sec. 78-1056. Noise.**

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

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

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

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

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

f. Sec. 78-1057. Odors.

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

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

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

h. Sec. 78-1059. Vibration.

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

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

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

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

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

Findings:

☐ *Not Applicable for the Proposed Use*

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

Comments: All construction noise will be during normal daysHift hours.

Subdivision II. Outdoor Trash and Garbage Storage

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

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

k. Sec. 78-1082. Purpose.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Subdivision III. Outdoor Lighting Standards

r. Sec. 78-1111. Purpose.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

y. Sec. 78-1118. Location.

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

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

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

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

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

bb. Sec. 78-1121. Street lighting.

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

Findings:
☐ *Not Applicable for the Proposed Use*
☒ *Compliance with this Section Shall be Demonstrated with Site Plan Submittal*
Comments: Added parking lot lights to meet ordinance

Subdivision IV. Vehicular Access Standards

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

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

dd. Sec. 78-1142. Permit required.

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

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

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

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

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

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

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

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

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

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

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

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

jj. Sec. 78-1148. Traffic control.

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

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

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

Findings:
☐ *Not Applicable for the Proposed Use*
☑ *Compliance with this Section Shall be Demonstrated with Site Plan Submittal*
Comments: Parking lot plan submitted

Additional Conditions of Approval (if applicable):

*Findings:*_____

_____

_____

Final Conclusions/Summary (if applicable):

*Findings:*_____

_____

_____

.....

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

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

222 Sunnyside Site Photos

CITY OF MILTON

a community since 1838

Department of Public Works

To: Mayor Welch, Milton Plan Commission
From: Howard Robinson, Director of Public Works
Date: June 16, 2020
Subject: Discussion and Possible Action Regarding a Site Plan for Milton Veterinarian Clinic at 745 McEwan Lane

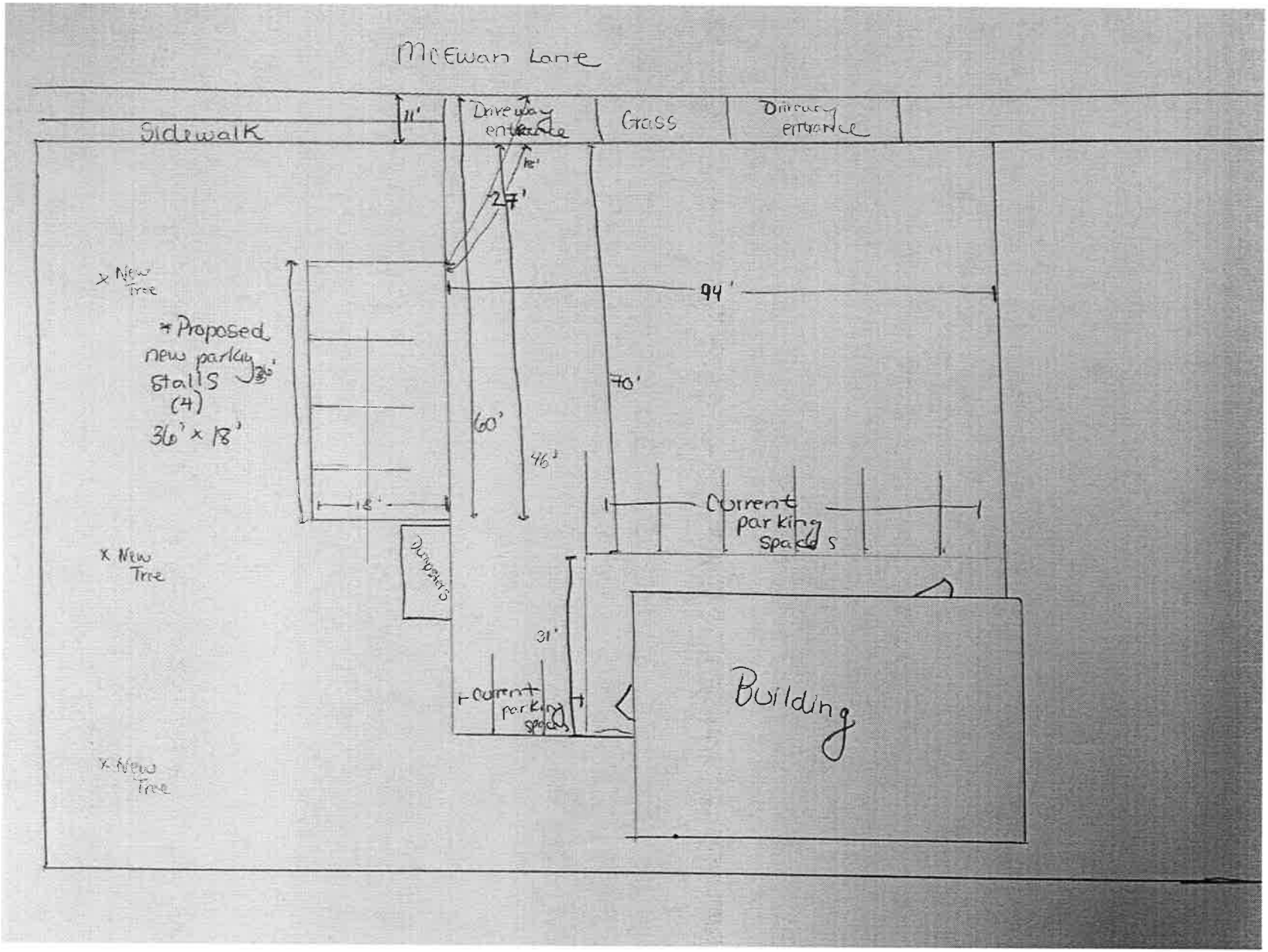
---

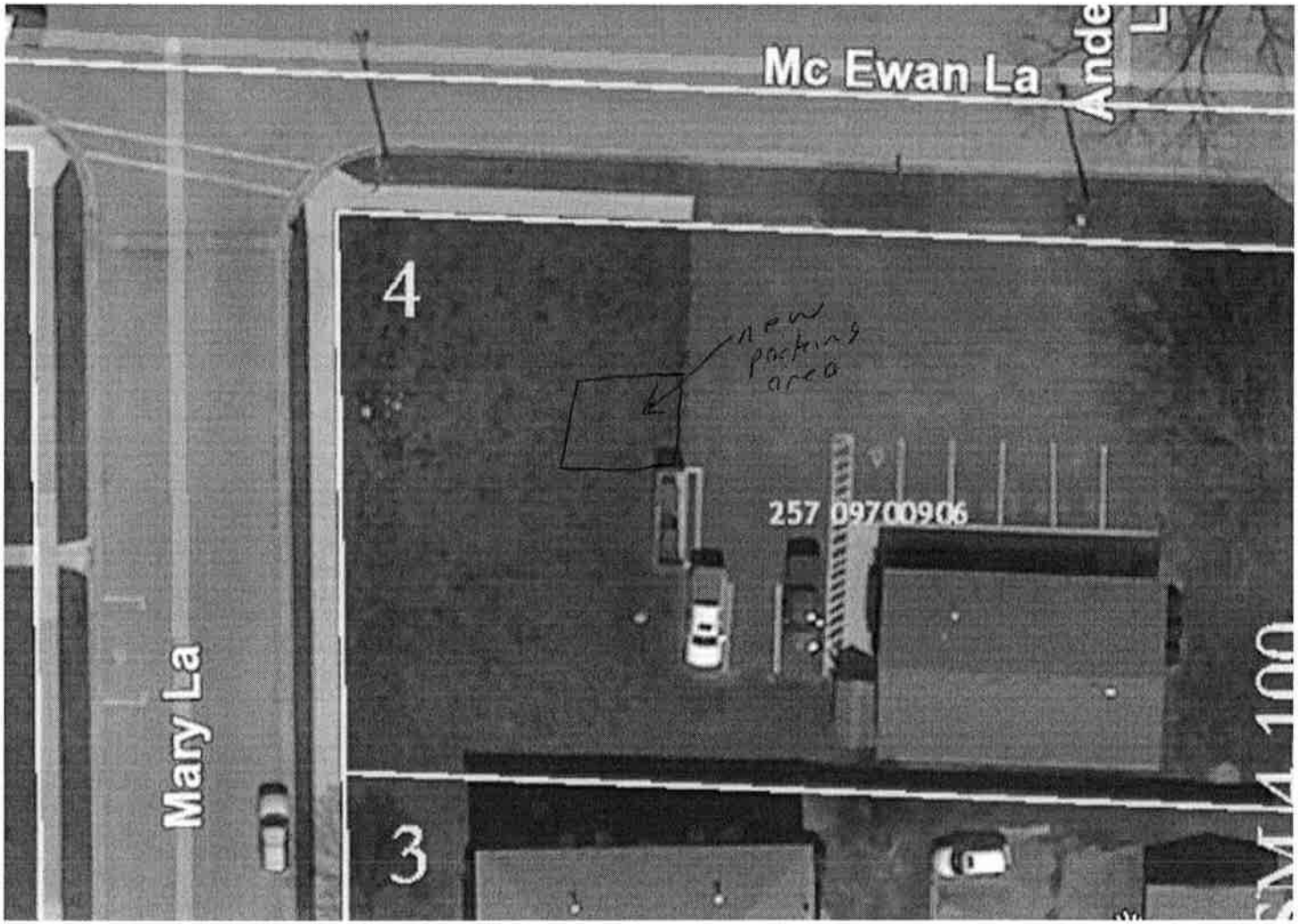
Summary

Milton Veterinarian Clinic has submitted a site plan to expand their parking at their facility located at 745 McEwan Lane. Their plan is to add 4 new stalls to their existing lot for customer convenience and employee parking. Although, not required by ordinance to expand their parking, their proposed expansion does meet all parking, greenspace, and setback requirements within the Zoning Ordinances. They will be adding one additional tree in order to meet the new landscaping requirement as they are expanding their impervious surface.

Recommendation

The City Administration recommends approval of the proposed Site Plan for Milton Veterinarian Clinic located at 745 McEwan Lane.


McEwan Lane
Sidewalk
11'
Driveway entrance
Grass
Driveway entrance
12'
27'
x New Tree
94'
* Proposed new parking stalls (4) 36' x 18'
70'
60'
46'
18'
Current parking spaces
x New Tree
Dumpsters
31'
Current parking spaces
Building
x New Tree


Mc Ewan La
Mary La
4
3
new parking area
257 09700906

CITY OF MILTON

a community since 1838

Office of the City Administrator

To: Mayor Welch, Milton Plan Commission
From: Al Hulick, City Administrator
Date: June 16, 2020
Subject: Discussion and Possible Action Regarding an Offer to Purchase Land from the City of Milton along Gateway Drive

---

Summary

The City of Milton has received an offer to purchase from Capital Asset Investments, LLC to purchase 2.5 acres of land along Gateway Drive. The subject site is directly east of the existing Kwik Trip along Chicago Street and Gateway Drive. It is the purchaser's intent to develop the site with a commercial fast food restaurant. The land is currently zoned B2 and is appropriate for that type of development.

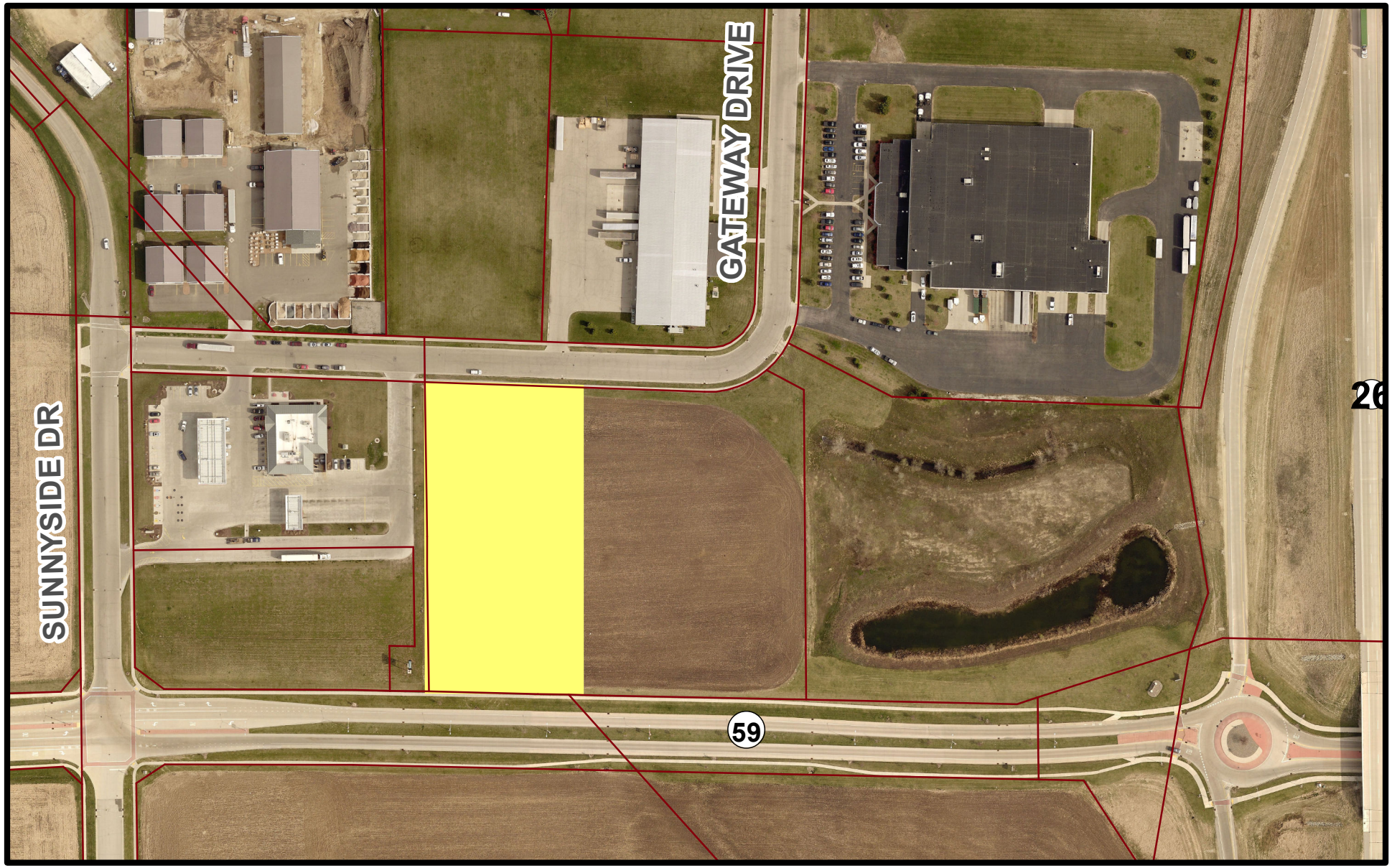
Analysis

The offer to purchase is contingent upon the City and the Developer entering into a TIF Development Agreement. The TIF Development Agreement would outline the roles and responsibilities of the developer. It is the City's intent to sell the land to the developer for $1 pursuant to the stand TIF Development Agreement that requires the developer to create a value that is commensurate or exceeds the value of the land.

The Plan Commission's statutory role in the sale or acquisition of property is to ensure that the transaction is consistent with established City Plans. Based on the site's location and proposed use as a commercial/retail facility, this land sale and proposed development would be consistent with the City's Zoning Ordinances and Comprehensive Plan.

Recommendation

The City Administration recommends the Plan Commission forward a favorable recommendation to the Common Council regarding the offer to purchase 2.5 acres of land along Gateway Drive from the City of Milton by Capital Asset Investments, LLC.



N

Land Sale Location

0 125 250 500 Feet

City of Milton

Land Sale Location Map

CITY OF MILTON

a community since 1838

Department of Public Works

To: Mayor Welch, Milton Plan Commission
From: Howard Robinson, Director of Public Works
Date: June 16, 2020
Subject: Discussion and Possible Action Regarding a of Site Plan for Window Replacements at 742 East Madison Avenue.

Summary

Terry Williamson at 742 East Madison Avenue, Goodrich House, is repairing and replacing windows. The project consists of renovating existing windows and also removing the concrete from blocked windows and making the spaces into windows that match the historic existing framework. The wooden portion of the frames will be white. Because the property is in the B-3 zoned area a site plan is required. This request meets ordinance requirements.

Recommendation

City staff recommends approval of the proposed site plan for 742 East Madison Avenue.

CITY OF MILTON
FAÇADE IMPROVEMENT PROGRAM
GRANT APPLICATION

Applicant Information	
Contact Name Terry Williamson	Contact Address 742 E. Madison Ave
Business Name Goodrich Antiques & Vintage Uniques	Project Address Same
Day Phone 608 868 3651	Alt. Phone 608 289 0944
FAX	E-Mail goodrich7@ymail.com
Type of Organization ☐ Corporation ☐ Partnership ☒ Sole Proprietorship ☐ LLC ☐ Other: _____	Federal ID #

Building Owner Information (if different than applicant)	
Owner Name	Owner Address
Day Phone	Alt. Phone
FAX	E-Mail
NOTE: If grant applicant is not the owner of the building, please attach a letter, signed and dated, from the property owner expressing approval of the project application.	

General Project Information	
Proposed Start Date June 8th 2020	Proposed Completion Date Sept. 2020
Contractor Name, Address & Contact Info Steve Olson Janesville 608-931-4233	Budget Estimates Total Project Estimate: $ 9450.00 Façade Grant Request: $ 4725.00 Private Funds: $ 4725.00 Private Loans: $ – Other Funding: $ –

Project Description

Describe the overall project and scope of work (attach additional pages if necessary):

This project started last Summer. It is a 2 phase - 2 year project. Total of 34 windows and 3 doors to be scraped, glazed painted.

Phase 1 - Cost 3850
Phase 2 - Cost 3600
Total Cost = 7450.00

He will also build 3 new windows to match existing windows on Back 1/2 of house where Concrete Block is now. Cost = 2,000

How does this project meet the goals and objectives as detailed in the Façade Improvement Program Guidelines (attach additional pages if necessary):

First and foremost this project will show the importance of restoring and preserving Miltons Historic buildings.
It will promote the attractiveness of Milton as a location for new businesses.
Promotes the TIF district
Enhances & increases property Values within TIF

Please provide the required attachments listed below:

- ☐ One (1) copy of drawings / design plans (per Sec. IV.A.1.).
- ☒ Contractor proposal (s) (per Sec. IV.A.2.).
- ☒ Historical photos of property if available.
- ☐ Electronic copy of all documents and application.

Certification: The information provided above is true and accurate to the best of my knowledge and I have read and understand the guidelines of the City of Milton Façade Improvement Program and agree to abide by its conditions. I acknowledge that the Common Council has the right to terminate this agreement under the Façade Improvement Program if I, as the applicant, am found to be in violation of any conditions set forth in the guidelines of the program.

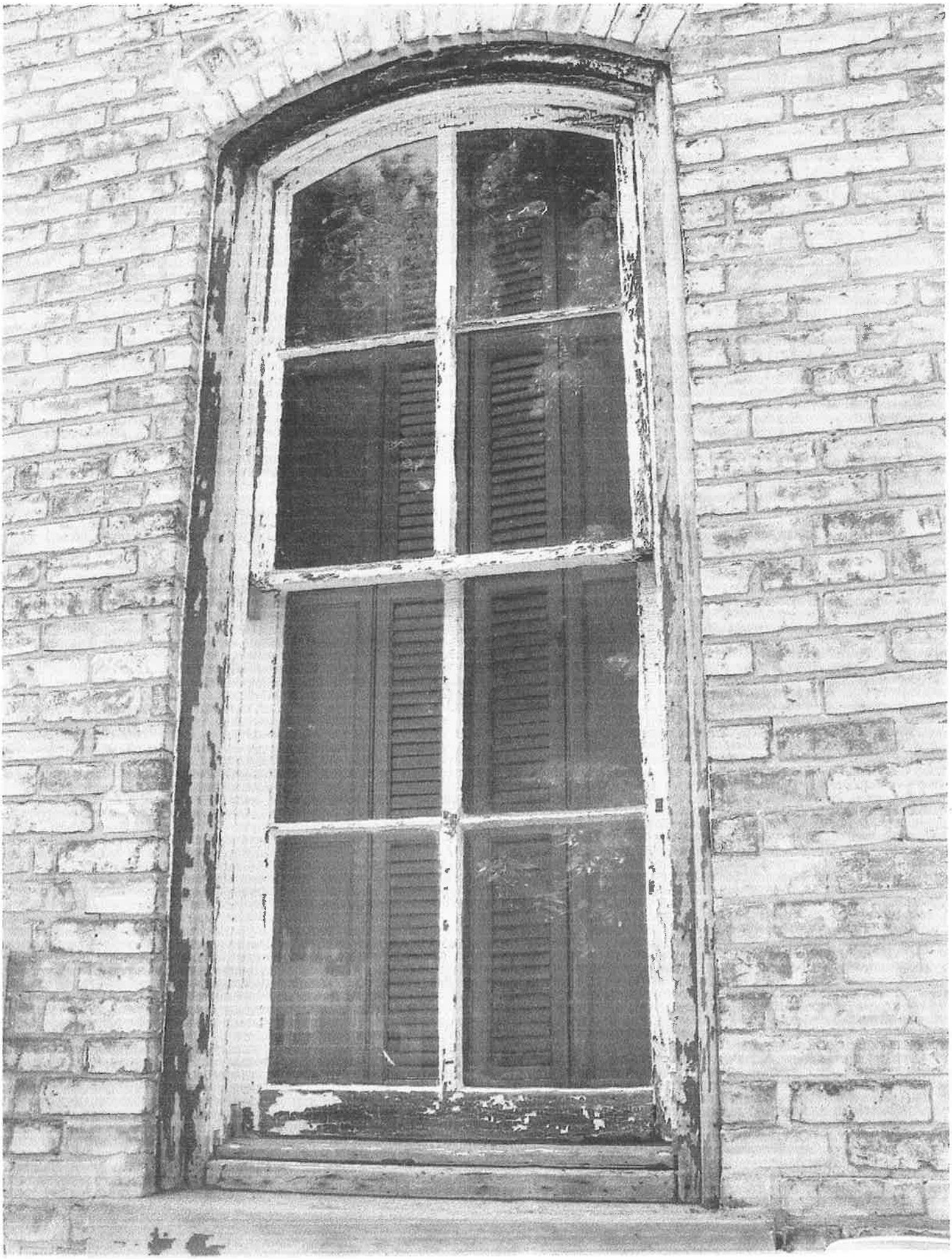
Applicant Signature

6-2-20
Date

Office Use Only	
Date Application Received:	Does applicant have outstanding delinquent taxes or municipal code violations?
Common Council Review Date:	☐ Approved w/o conditions ☐ Approved w/conditions (see attached) ☐ Denied (reasons below)
Authorized Grant Amount:	Reason for Denial if Applicable:
Common Council Reimbursement Approval Date:	Date Check Issued:

742

MILK



Cardinal Restoration

- Specializing in window glazing and restoration
- Complete window rebuilding
- Glass cutting
- Affordable pricing
- Custom stain matching
- Don't replace. Restore your windows to their original character
- No job is too big or small
- Contact Steve @ 608-931-4233 for info.

806420

Invoice

SOLD TO	SHIP TO
Terry Williamson	
ADDRESS	ADDRESS
CITY, STATE, ZIP	CITY, STATE, ZIP

CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.	DATE
				8-5-19

ORDERED	SHIPPED	DESCRIPTION	PRICE	UNIT	AMOUNT	
		Reglaze and Repaint all windows and doors (excluding Main entry) on 1st Story			3850	
		Deposit			-1239	
		Materials			76	25
		Tax			231	00
		TOTAL			2920	25

1st phase paid

adams 6840 12-13

CARDINAL
RESTORATION
LLC

Phase 2

Bid for Goodrich Home **3-24-2020**

1. Scrape, Sand and check 24 windows for any damage.
2. Prime and paint (1coat) 24 windows.
3. Scrape, Sand and refinish front door.

Total cost: $3600 + tax and materials

* Any rework on the windows (broken glass etc.) will be an additional $35 plus materials.

* Any extra carpentry work aside from the above mentioned shall be negotiated on an individual basis.

* The owner will assume the responsibility for any accidental damage due to installation.

_____ Property Owner

Steve Olson 608-931-4233

_____ Cardinal Restoration Representative

5-30-2020 _____ Date Signed