



AGENDA  
City of Milton  
Plan Commission  
Tuesday, May 15, 2018  
4:00 pm  
MILTON CITY HALL  
Council Chambers, 710 S. Janesville Street

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Approval of Meeting Minutes - May 1, 2018**

Documents:

[5-1-2018 Plan Commission Minutes.pdf](#)

- 4. Discussion and Possible Action Regarding a Site Plan for Timber Hill Winery located at 1223 Storrs Lake Road.**

Documents:

[Memo - Timber Hill Winery Site Plan.pdf](#)  
[IMG\\_3178.JPG](#)  
[THW-DRAWINGS 4-11-18.pdf](#)

- 5. General Items**
- 6. Next Meeting ~ June 5, 2018 at 4:00 PM**
- 7. Motion to Adjourn**

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

Posted by Leanne Schroeder May 11, 2018 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  
May 1, 2018**

**Call to Order**

Mayor Anissa Welch called the May 1, 2018 meeting of the Plan Commission to order at 4:00 p.m.

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

Also Present: City Administrator Al Hulick.

**Approval of Agenda**

Comm. Ostrowski motioned to approve the agenda. Comm. Robinson seconded, and the motion carried.

**Approval of Meeting Minutes – April 4, 2018**

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

**Discussion and Possible Action on a Site Plan for Putman Parkway I Corp Building Located at 1750 Putman Parkway.**

Administrator Hulick provided an overview of the proposed project. Director Robinson gave an overview of the proposed Site Plan.

Comm. Himmel made a motion to approve the Site Plan for Putman Parkway I Corp located at 1750 Putman Parkway, contingent on the approval and recording of the Storm Water Management Plan. Comm. Ostrowski seconded and the motion carried unanimously.

**Discussion and Possible Action Regarding a Site Plan for Evonik Located at 337 Vincent Street**

Director Robinson provided a brief overview of the proposed Site Plan.

Comm. Seales made a motion to approve the Site Plan to install an opaque fence and add two conifer trees for Evonik located at 337 Vincent Street contingent upon the City Council granting an exemption to the landscaping points requirement. Comm. Ostrowski seconded and the motion carried unanimously.

**Discussion and Possible Action for a Temporary Gravel Driveway and Entrance**

Comm. Himmel made a motion to approve the temporary gravel driveway and entrance at 411 Crandall Street with a contingency that when the home is sold the ramp must be paved with a hard surface or removed. Comm. Seales seconded, and the motion carried unanimously.

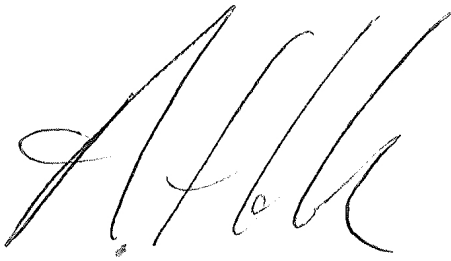
**General Items** - None

**Next Meeting ~ June 5, 2018**

**Motion to Adjourn**

Comm. Robinson motioned to adjourn. Comm. Ostrowski seconded at 4:35

Respectfully Submitted

A handwritten signature in black ink, appearing to read 'Al Hulick'. The signature is written in a cursive style with large, sweeping letters.

Al Hulick  
City Administrator



## Department of Public Works

**To:** Mayor Welch, Milton Plan Commission  
**From:** Howard Robinson, Director of Public Works  
**Date:** May 15, 2018  
**Subject:** Discussion and Possible Action Regarding a Site Plan for Timber Hill Winery  
Located at 1223 Storrs Lake Road

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### Summary

Timber Hill Winery located at 1223 Storrs Lake Road has submitted a Site Plan for review and approval. The building owner intends to replace an existing window and add an exterior door to the patio area. Additionally, they will be expanding the service area within the existing building. The increase in serving area requires a larger parking lot area be added.

Based on the submitted Site Plan (attached) Timber Hill Winery would meet all City Ordinance requirements for the interior and exterior alterations of their facility. They are looking to begin alterations as soon as possible pending approval from the Milton Plan Commission.

### Recommendation

City Staff recommends approval of the Site Plan as presented by Timber Hill Winery.



# TEO INVESTMENTS LLC TIMBER HILL WINERY

1223 East Storrs Lake Road #1, Milton, WI, 53563

## DRAWING INDEX:

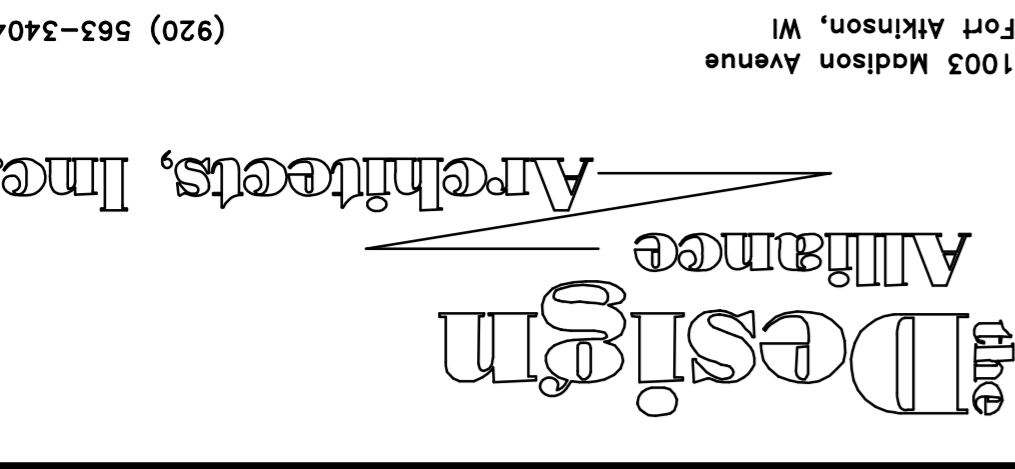
SP-1 SITE PLAN, DRAWING INDEX, LINTEL CALCULATIONS, SITE LOCATION MAP  
 A-1 MAIN FLOOR PLAN (AS-BUILT)  
 A-2 BEAM FLOOR PLAN (REMODEL)  
 A-3 OCCUPANCY SIGN DETAIL  
 EM-1 EGRESS LIGHTING PLAN

## PROJECT DESCRIPTION:

EXISTING WAREHOUSE BUILDING (GROUPS B, S.1, F.2) PROPOSED REMODEL TO CONVERT STORAGE AREA TO A WINE TASTING ROOM.  
 THE PROPOSED WINE TASTING ROOM IS < 750 S.F. AND AS SUCH IS CONSIDERED GROUP B OCCUPANCY PER IBC TABLE 303.1.  
 PROJECT INCLUDES THE REQUIRED ADDITION OF A SECOND ADA COMPLIANT RESTROOM AND GIVES THE OWNER TWO OPTIONS AS TO WHERE TO LOCATE IT.

## BUILDING INFORMATION:

CONSTRUCTION TYPE: TYPE VB  
 BUILDING FOOTPRINT: 5,916 S.F.  
 ALTERED AREA: 805 S.F.  
 NO. OF FLOORS: 1  
 OCCUPANCY GROUP: B/S-1  
 SPRINKLERED: NONE



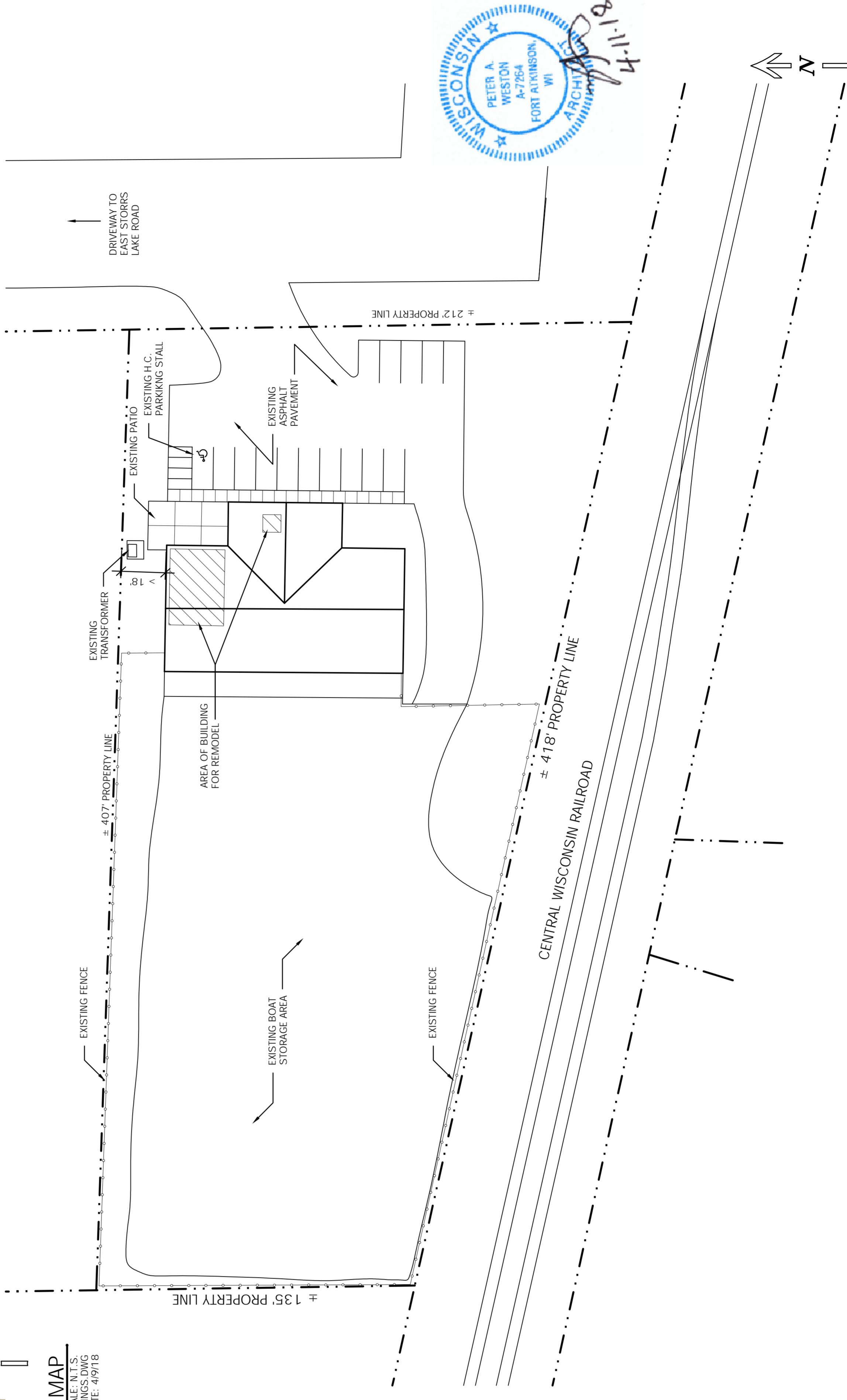
TEO INVESTMENTS LLC  
 1223 East Storrs Lake Road #1  
 Milton, WI, 53563

DRAWING NAMES	
SITE PLAN	
DRAWING INDEX	
SITE LOCATION MAP	
LINTEL CALCULATIONS	
REVISIONS	
PROJECT DATA	
DATE:	4/11/2018
DRAWN BY:	J.K.
CHECKED BY:	P.W.
SHEET NO.	
SP-1	



**SITE LOCATION MAP**  
 SCALE: N.T.S.  
 2018/TIMBER HILL WINERY/THW-DRAWINGS.DWG  
 DATE: 4/9/18

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

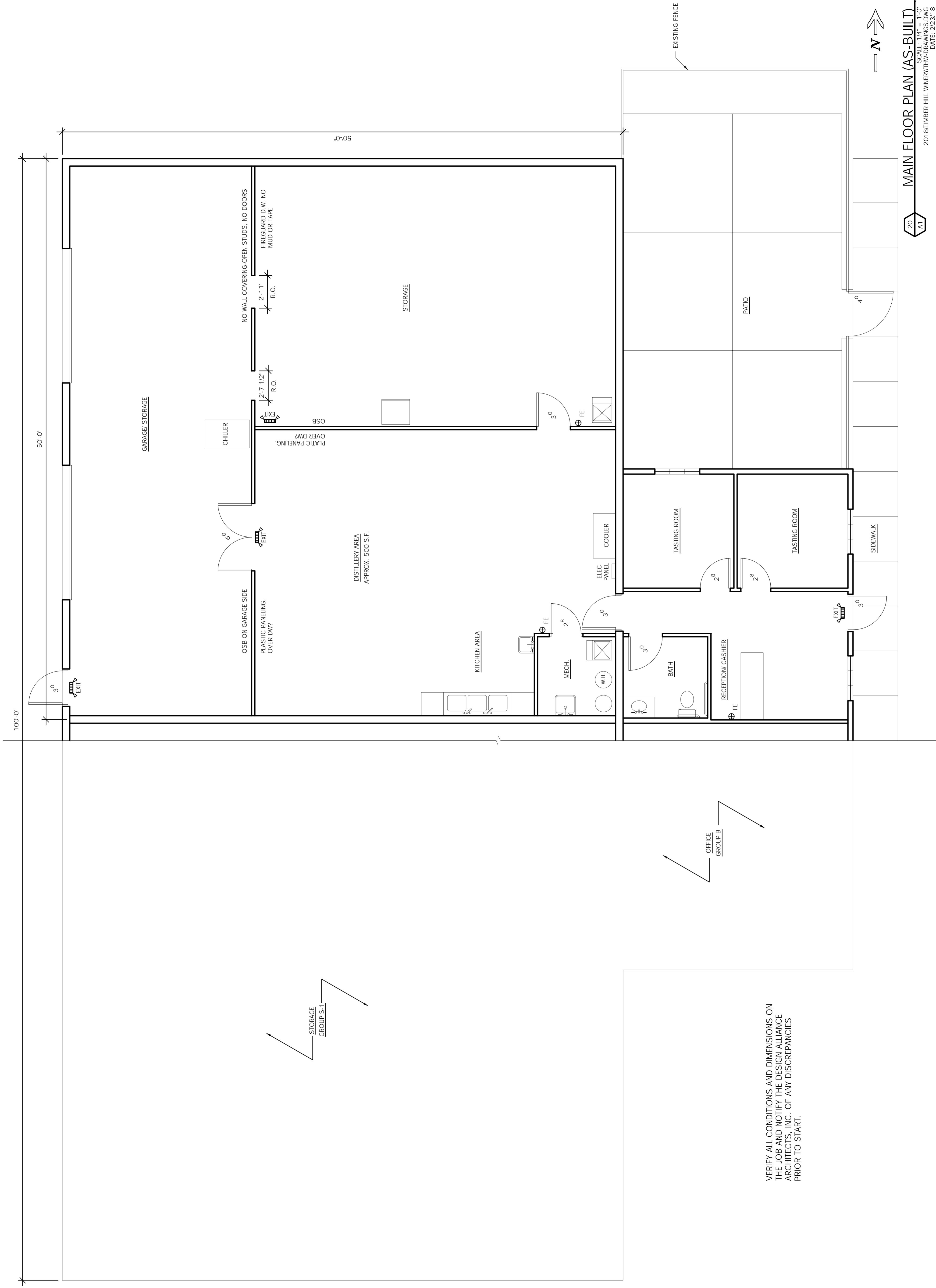


LINTEL AT 6'-8" WIDE OPENING FOR EXTERIOR DOORS:

- ROOF L.L.: 40 P.S.F. (NO SNOW DRIFT LOAD)
- ROOF D.L.: 15 P.S.F.
- TOTAL LOAD: 55 P.S.F.
- TRUSS SPAN: 50;
- (50 / 2) x 55 P.S.F. = 1,375 P.L.F. LOAD
- MASONRY WALL WEIGHT:
- 8' WALL ABOVE HEADER: 8" LIGHTWEIGHT CMU APPROX. 50 P.S.F.
- 50 P.S.F. x 8' = 400 P.L.F.
- TOTAL LINTEL LOAD:
- 1,375 P.L.F. + 400 P.L.F. = 1,775 P.L.F.
- 1,775 P.L.F. x 6' = 10,650# TOTAL LOAD
- 6' SPAN
- W8x10 ALLOWABLE CAPACITY AT L/480 DEFLECTION: 21,000 LBS. OK

**LINTEL CALCULATIONS**  
 SCALE: N.T.S.  
 2018/TIMBER HILL WINERY/THW-DRAWINGS.DWG  
 DATE: 4/9/18

**SITE PLAN**  
 SCALE: 1" = 30'-0"  
 2018/TIMBER HILL WINERY/THW-DRAWINGS.DWG  
 DATE: 2/23/18



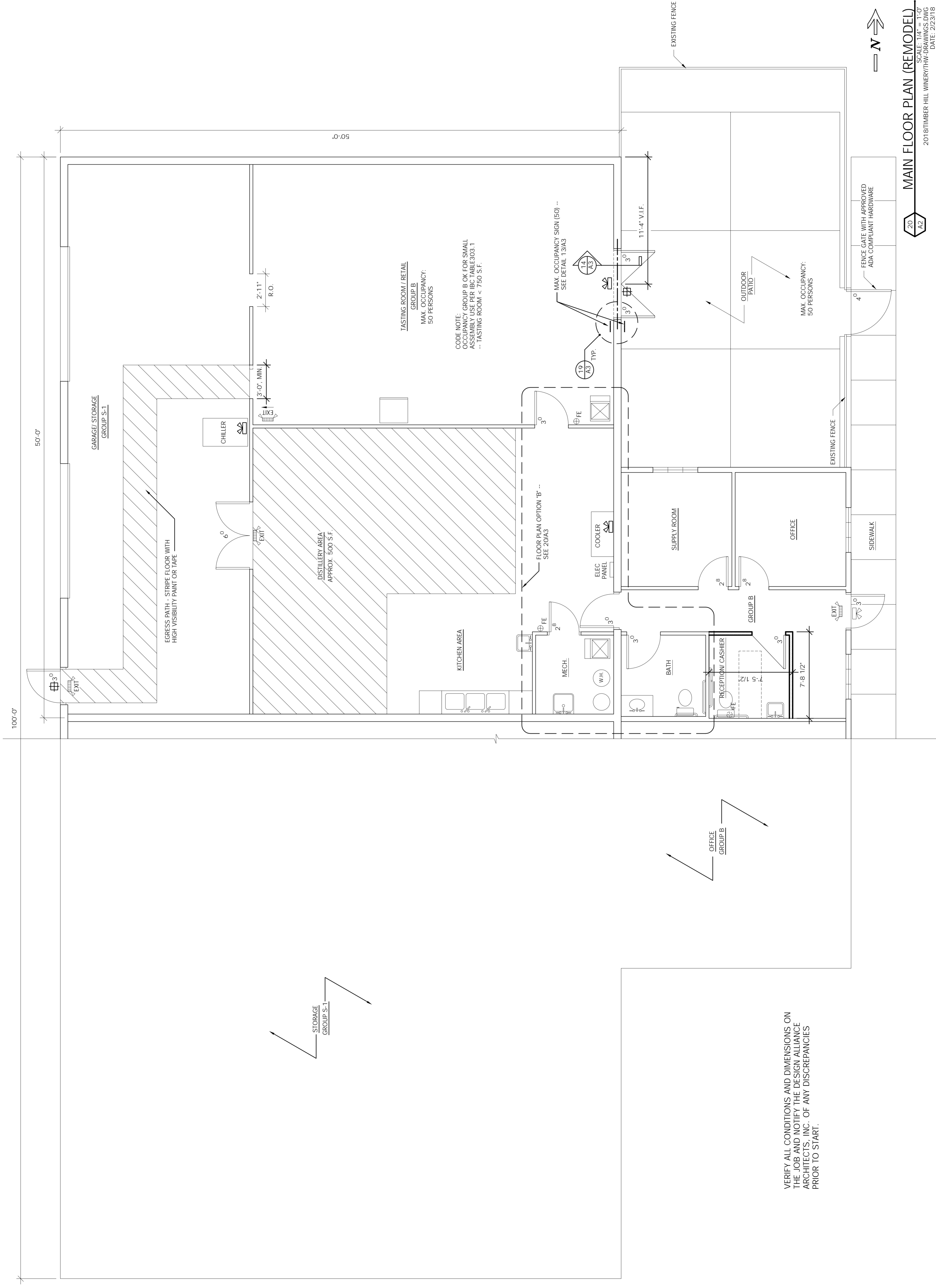
VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

20  
AT

MAIN FLOOR PLAN (AS-BUILT)

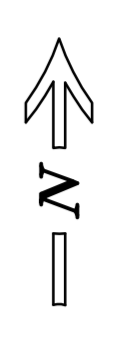
2018/TIMBER HILL WINERY/HW-DRAWINGS.DWG  
SCALE: 1/4" = 1'-0"  
DATE: 2/23/18

<p>the Design Alliance Architects, Inc. 1003 Madison Avenue Fort Atkinson, WI (920) 563-3404</p>	<p>TEO INVESTMENTS LLC TIMBER HILL WINERY 1223 East Storrs Lake Road #1 Milton, WI, 53563</p>
	<p>DRAWING NAMES</p> <p>MAIN FLOOR PLAN (AS-BUILT)</p>
<p>REVISIONS</p>	<p>PROJECT DATA</p> <p>DATE: 4/11/2018 DRAWN BY: J.K. CHECKED BY: P.W.</p>
<p>SHEET NO. <b>A-1</b></p>	



VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

20  
**MAIN FLOOR PLAN (REMODEL)**  
 SCALE: 1/4" = 1'-0"  
 2018/TIMBER HILL WINERY/HW-DRAWINGS.DWG  
 DATE: 2/23/18



FENCE GATE WITH APPROVED ADA COMPLIANT HARDWARE

MAX. OCCUPANCY: 50 PERSONS

OUTDOOR PATIO

EXISTING FENCE

SUPPLY ROOM

OFFICE

SIDEWALK

TASTING ROOM / RETAIL  
 GROUP B  
 MAX. OCCUPANCY:  
 50 PERSONS

CODE NOTE:  
 OCCUPANCY GROUP B OK FOR SMALL ASSEMBLY USE PER IBC TABLE 203.1 -- TASTING ROOM < 750 S.F.

DISTILLERY AREA  
 APPROX. 500 S.F.

KITCHEN AREA

OFFICE  
 GROUP B

STORAGE  
 GROUP S-1

EGRESS PATH - STRIPE FLOOR WITH HIGH VISIBILITY PAINT OR TAPE

CHILLER

GARAGE/STORAGE  
 GROUP S-1

DRAWING NAMES  
 MAIN FLOOR PLAN (REMODEL)

REVISIONS

PROJECT DATA

DATE: 4/11/2018  
 DRAWN BY: J.K.  
 CHECKED BY: P.W.

SHEET NO.

**A-2**

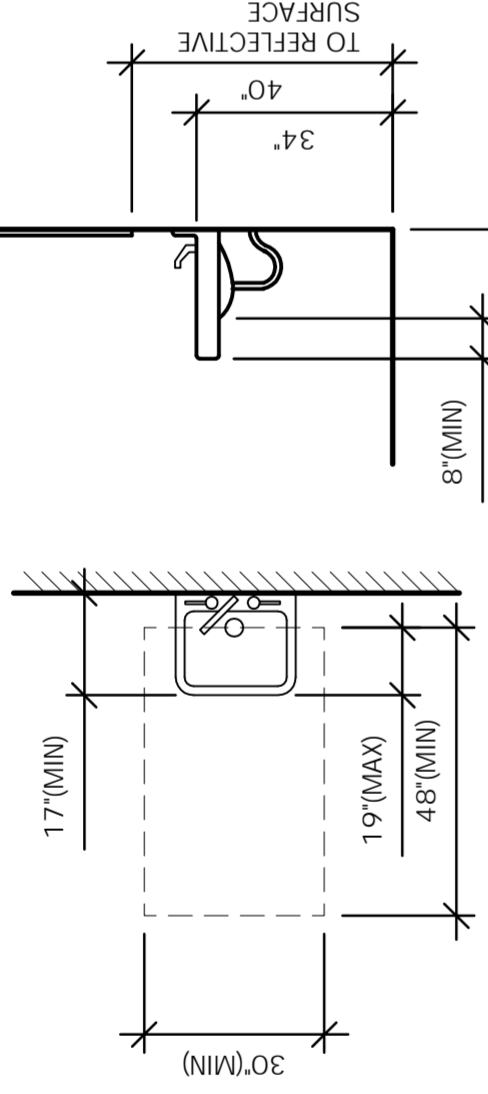
TEO INVESTMENTS LLC  
 1223 East Storrs Lake Road #1  
 Milton, WI, 53563

**the Design Alliance**  
 Architects, Inc.  
 1003 Madison Avenue  
 Fort Atkinson, WI  
 (920) 563-3404



VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

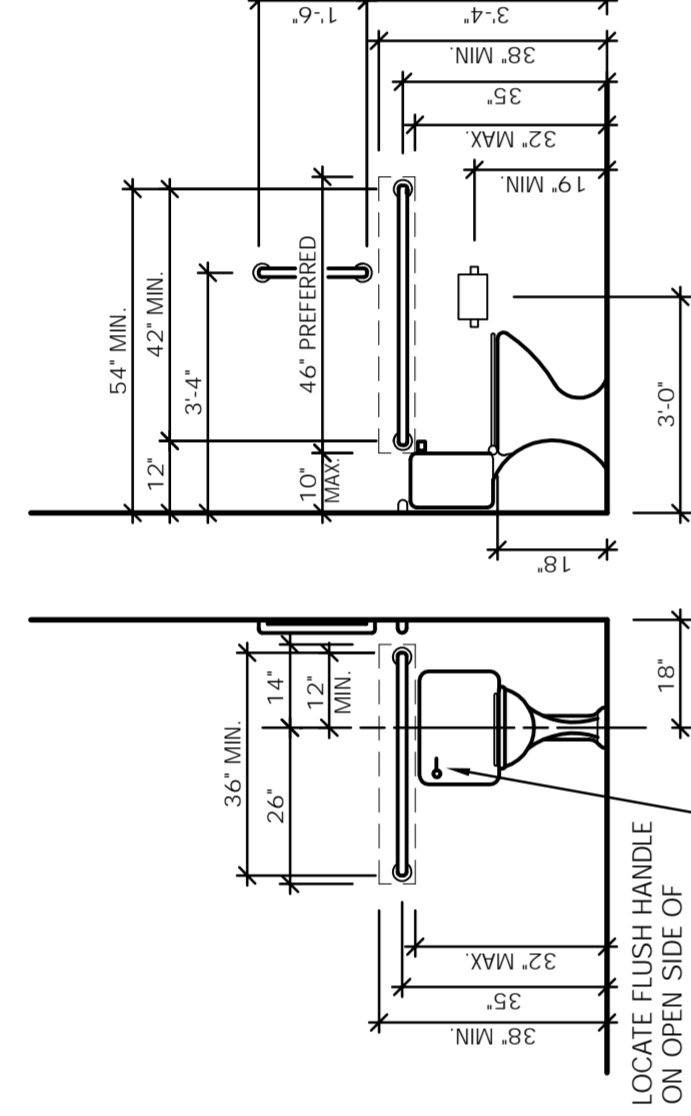
ADA COMPLIANT FAUCET HANDLES. INSULATED DRAIN AND HOT WATER PIPING REQUIRED



**ADA COMPLIANT LAV PLAN & ELEVATION**

SCALE: 3/8" = 1'-0"  
2018/TIMBER HILL WINERY/THW-DRAWINGS.DWG  
DATE: 4/9/18

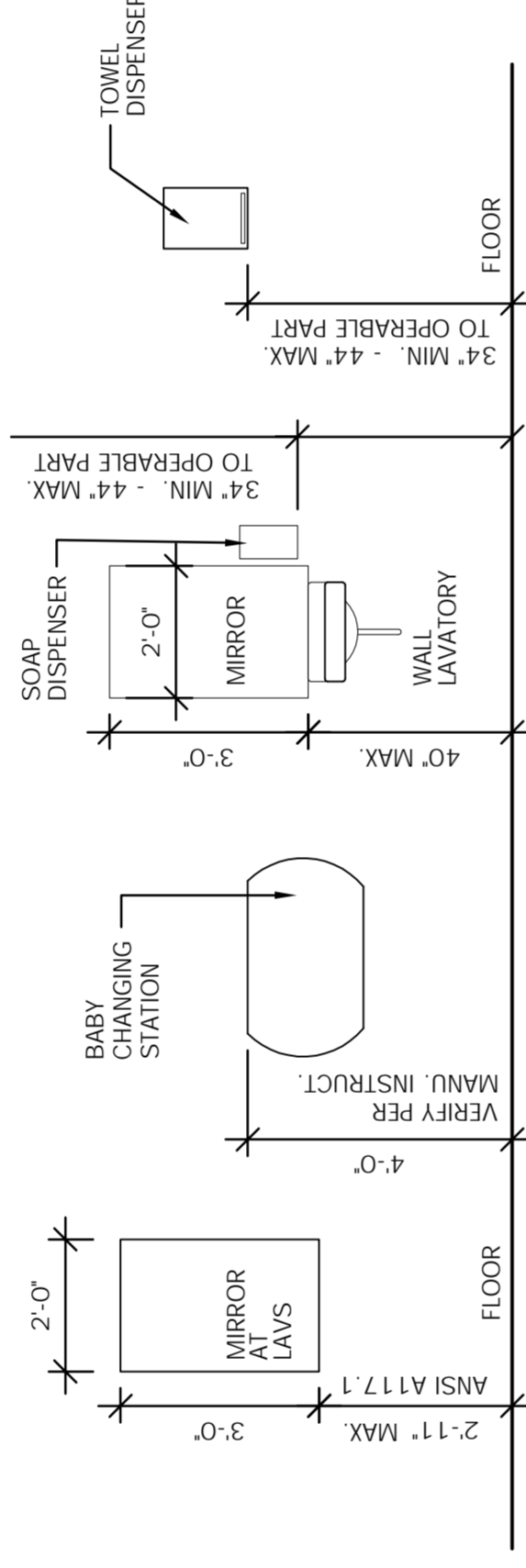
3 A3



**ADA COMPLIANT TOILET ELEVATIONS**

SCALE: 3/8" = 1'-0"  
2018/TIMBER HILL WINERY/THW-DRAWINGS.DWG  
DATE: 4/9/18

4 A3



**ADA COMPLIANT MOUNTING HEIGHT DETAILS**

SCALE: 3/8" = 1'-0"  
2018/TIMBER HILL WINERY/THW-DRAWINGS.DWG  
DATE: 4/9/18

9 A3

**NOTICE**  
FOR YOUR SAFETY  
**OCCUPANCY**  
IS LIMITED TO:

50

PERSONS

BY ORDER OF  
THE CODE OFFICIAL  
KEEP POSTED UNDER PENALTY OF LAW

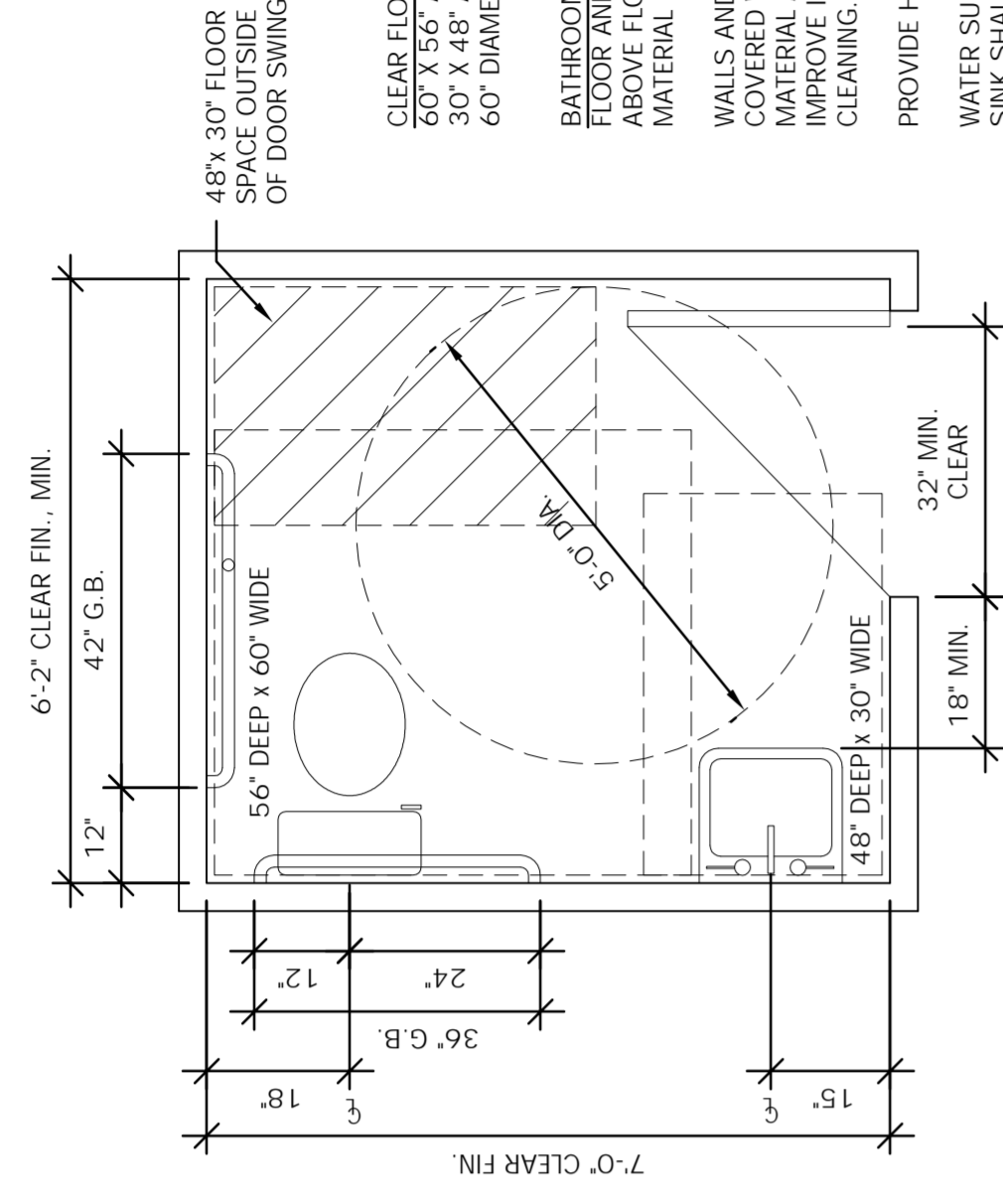
**LEGEND:**

- NEW DOOR WITH ADA COMPLIANT LEVER HANDLE
- EXISTING DOOR TO REMAIN PERMITTED TO BE REMOVED WITH ADA COMPLIANT LEVER HANDLE
- EXISTING DOOR TO BE REMOVED
- NEW WALL
- EXISTING WALL
- EXISTING WALLS TO BE REMOVED
- EXISTING ILLUMINATED EXIT SIGN WITH EMERGENCY LIGHTS AND 90 MINUTE MIN. BATTERY BACK-UP, TYP.
- NEW APPROVED ILLUMINATED EXIT SIGN WITH EMERGENCY LIGHTS AND 90 MINUTE MIN. BATTERY BACK-UP, TYP.
- APPROVED EMERGENCY LIGHTING WITH 90 MINUTE MIN. BATTERY BACK-UP, TYP. SEE EGRESS LIGHTING PLAN SHEET EM-1
- PROVIDE FIRE EXTINGUISHERS - CONFIRM REQUIREMENTS WITH LOCAL FIRE INSPECTOR

**LEGEND**

SCALE: N.T.S.  
2018/TIMBER HILL WINERY/THW-DRAWINGS.DWG  
DATE: 4/10/18

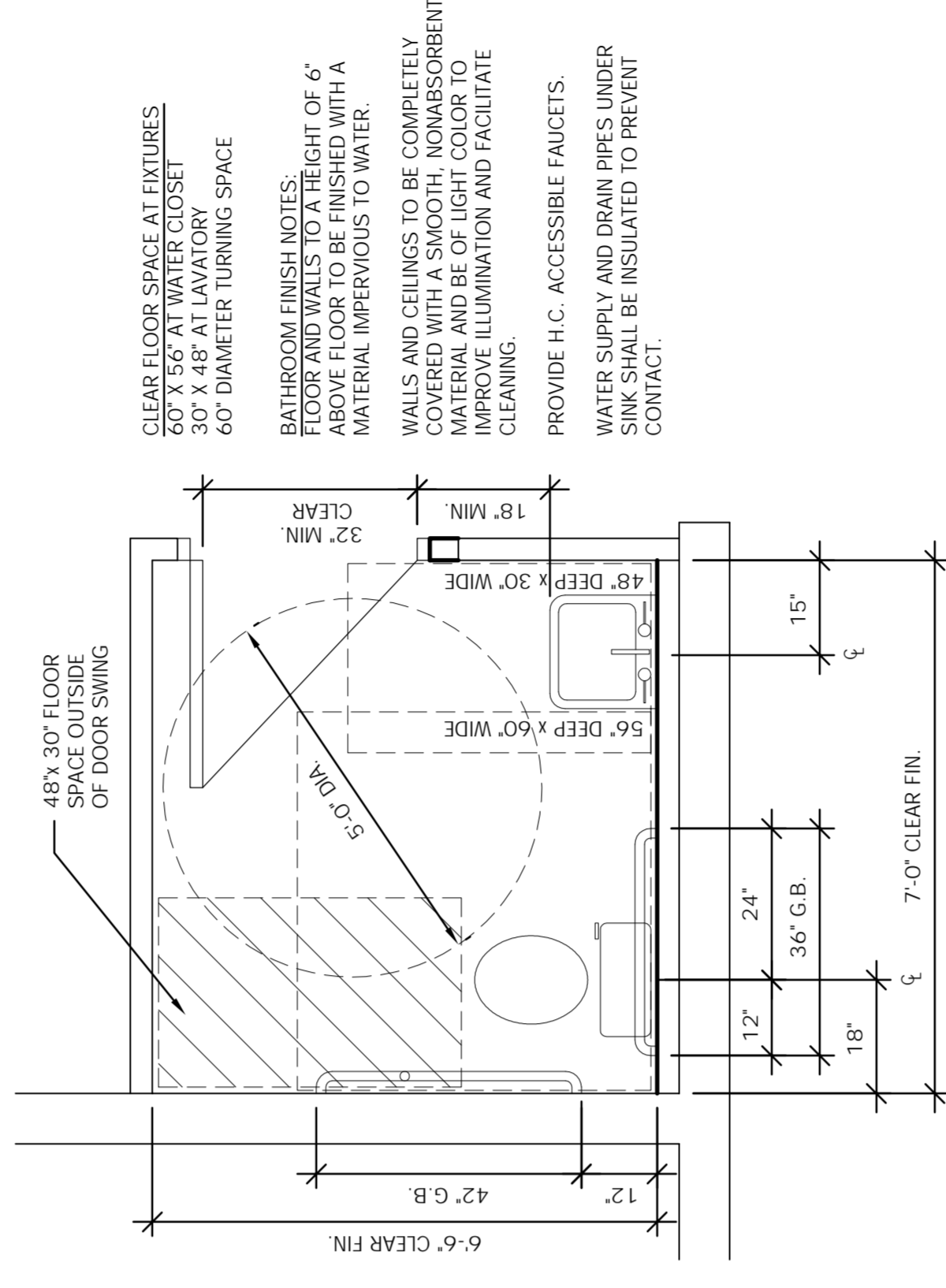
17 A3



**ADA COMPLIANT RESTROOM PLAN**

SCALE: 1/2" = 1'-0"  
2018/TIMBER HILL WINERY/THW-DRAWINGS.DWG  
DATE: 4/9/18

5 A3



**ADA COMPLIANT RESTROOM PLAN - OPTION "B"**

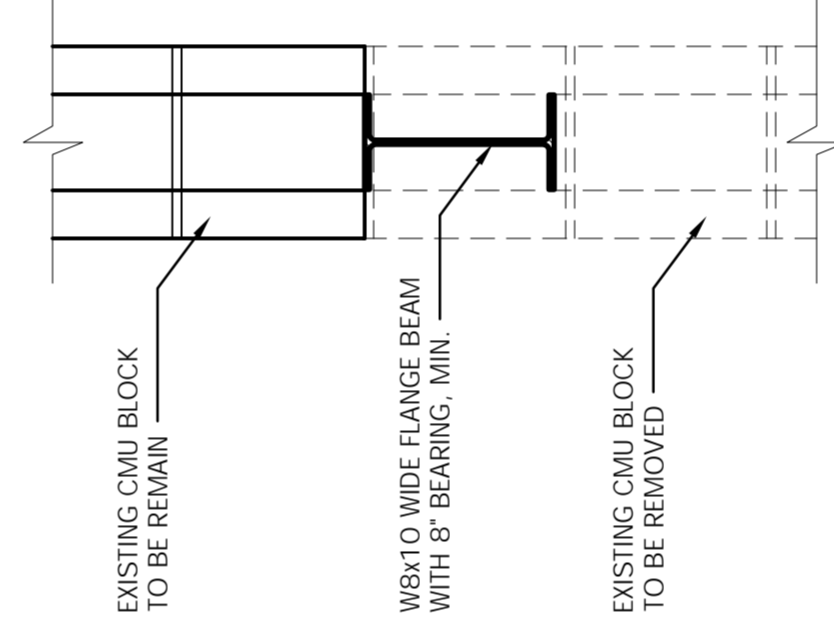
SCALE: 1/2" = 1'-0"  
2018/TIMBER HILL WINERY/THW-DRAWINGS.DWG  
DATE: 4/9/18

15 A3

**BEAM DETAIL**

SCALE: 1/2" = 1'-0"  
2018/TIMBER HILL WINERY/THW-DRAWINGS.DWG  
DATE: 4/9/18

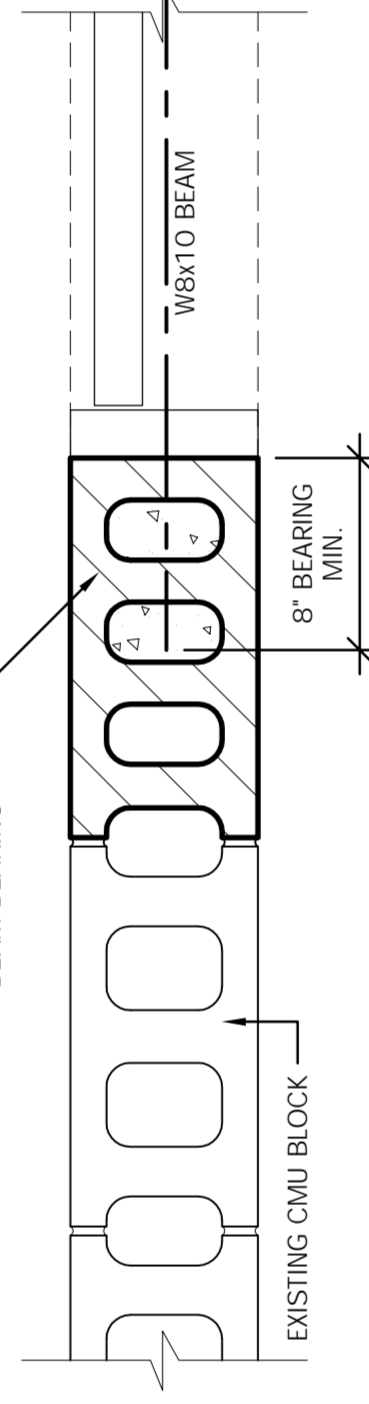
14 A3



**MAX. OCCUPANCY SIGN DETAIL**

SCALE: N.T.S.  
2018/TIMBER HILL WINERY/THW-DRAWINGS.DWG  
DATE: 4/9/18

13 A3



19 A3

1003 Madison Avenue  
Fort Atkinson, WI  
(920) 563-3404

TEO INVESTMENTS LLC  
TIMBER HILL WINERY  
1223 East Storrs Lake Road #1  
Milton, WI, 53563

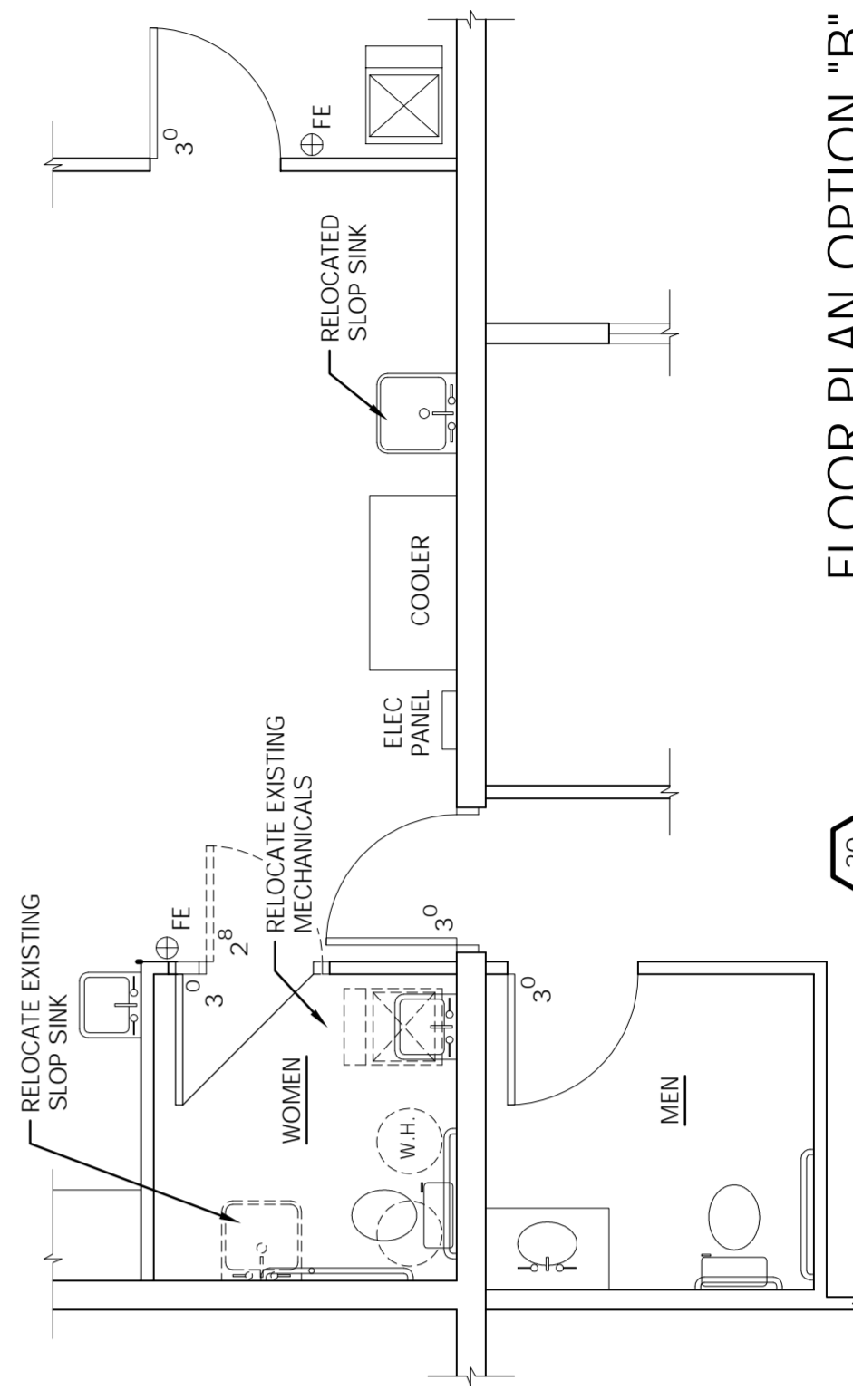
DRAWING NAMES
BEAM DETAILS
ADA DETAILS
OCCUPANCY SIGN DETAIL
LEGEND

REVISIONS

PROJECT DATA
DATE: 4/11/2018
DRAWN BY: J.K.
CHECKED BY: P.W.
SHEET NO.

**A-3**

FLOOR PLAN OPTION "B"  
SCALE: 1/4" = 1'-0"  
2018/TIMBER HILL WINERY/THW-DRAWINGS.DWG  
DATE: 4/9/18



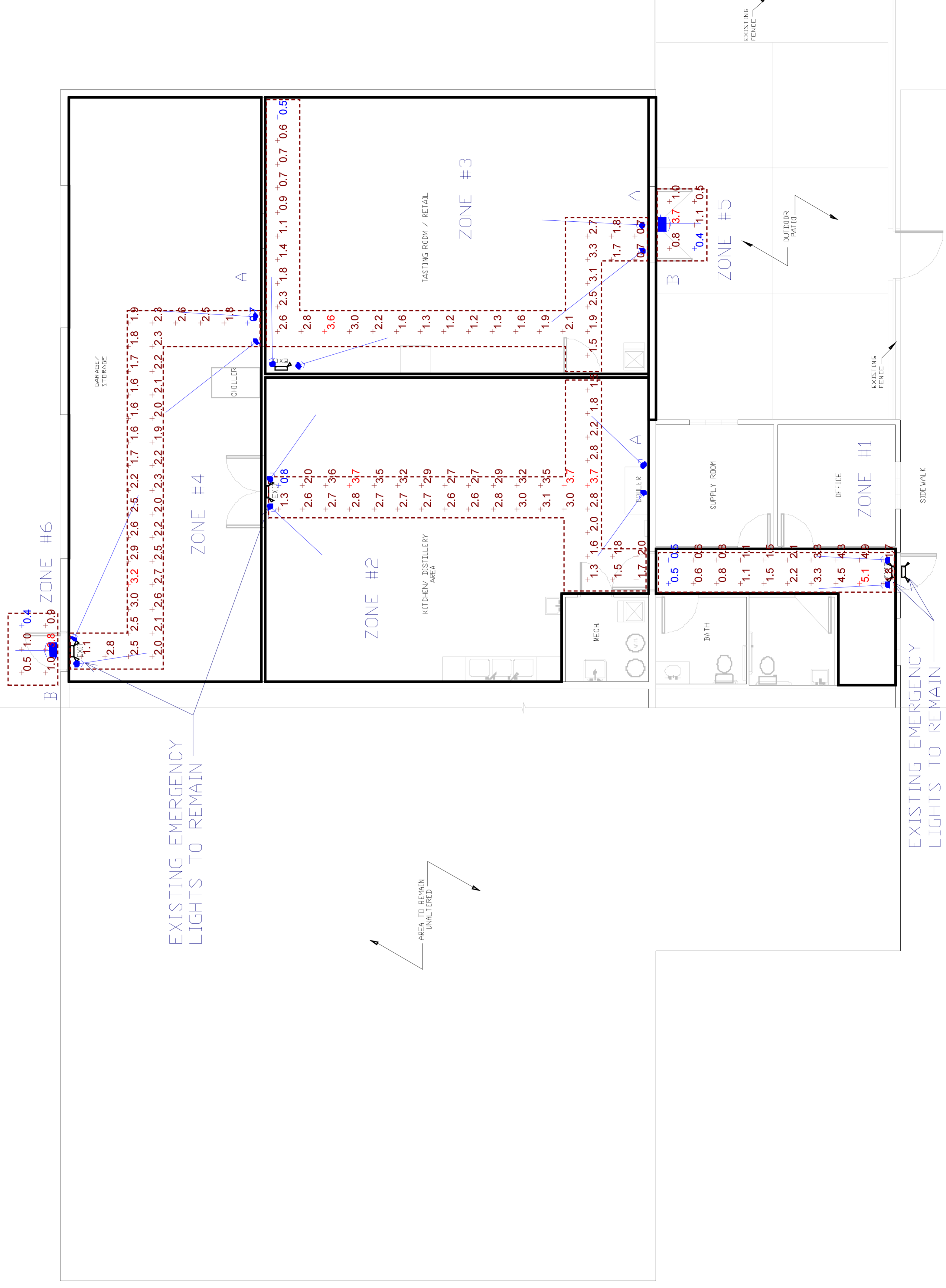
20 A3

**Schedule**

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	A	7	Lithonia Lighting	ELA LT LP06VS	QUANTUM LED EMERGENCY TWIN-HEAD UNIT (ONE HEAD ONLY). 9.6VDC.	ONE 5.4-WATT LED ASSEMBLY	1	398.0666	0.97	10.8
	B	2	Lithonia Lighting	AFN FWD	DIE-CAST ARCHITECTURAL EMERGENCY LED LIGHT WITH CAST ALUMINUM HOUSING, TWO LED LAMPS, POLYCARBONATE PRISMATIC LENS, AND FORWARD-THROW OPTICS		2	189.8	0.87	6

**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.1 fc	5.1 fc	0.5 fc	10.2:1	4.2:1
Calc Zone #2	+	2.6 fc	3.7 fc	0.8 fc	4.6:1	3.3:1
Calc Zone #3	+	1.8 fc	3.6 fc	0.5 fc	7.2:1	3.6:1
Calc Zone #4	+	2.2 fc	3.2 fc	0.7 fc	4.6:1	3.1:1
Calc Zone #5	+	1.3 fc	3.7 fc	0.4 fc	9.3:1	3.3:1
Calc Zone #6	+	1.3 fc	3.8 fc	0.4 fc	9.5:1	3.3:1



EXISTING EMERGENCY LIGHTS TO REMAIN

AREA TO REMAIN UNLIT (RED)

EXISTING EMERGENCY LIGHTS TO REMAIN

EGRESS LIGHTING PLAN  
Scale: N.T.S.  
Date: April 10, 2018