Notice and Agenda

Hartford City Plan Commission

Virtual Meeting You Tube Live

Date: May 11, 2020 Time: 5:30 p.m.

1. Call to Order
2. Welcome Alderperson Liaison Joe Kohler, Welcome Back Members Ralph Kuepper and Scott Henke
3. Minutes of April 13, 2020
4. Discussion and Consideration of Second Amended Site Plan, Trade Tech Addition, 2231 Constitution Avenue
5. Adjournment

"Persons with disabilities requiring special accommodations for attendance at the meeting should contact City Clerk at least one (1) business day prior to the meeting."

"Members of the Common Council may attend the above meeting. Pursuant to State ex. rel. Badke v. Greendale Village Board, 173 Wis.2d 553, 494 N W 2d 408 (1993) such attendance may be considered a meeting of the Common Council. This notice is given so that members of the Common Council may attend the meeting without violating the open meeting law."

PLAN COMMISSION
City of Hartford
April 13, 2020
Via Zoom

PRESENT: Chairperson Timothy C. Michalak, Vice-Chairperson Dennis Regan, Members Ralph Kuepper, Tony Anderek, Scott Henke, Tom Stapleton, and Alderperson Liaison Barry Wintringer

ABSENT AND EXCUSED: None

ALSO PRESENT: City Planner Justin Drew; Patrick Patton, Prescription Analytics

Call to Order – Chairperson Michalak called the meeting to order virtually at 5:30 p.m.

Minutes – Chairperson Michalak requested review of the minutes of March 9, 2020. Motion by Regan, second by Kuepper to approve minutes of March 9. Motion carried.

Appearances – Chairperson Michalak noted that all who requested to attend meeting were present.

Discussion and Consideration a Proposed Amendment to the City of Hartford 2030 Smart Growth Plan, 780 East Loos Street

Executive Summary Review:

In 2010 the Plan Commission and Common Council approved the nine elements of the City of Hartford 2030 Smart Growth Plan and component Long-Range Land Use Map. The Long-Range Land Use Map was subsequently amended for small areas later in 2010, 2012, 2016, and 2018. During the Smart Growth creation process, Staff indicated that proposed changes were likely to come forward occasionally, primarily from land owners. The Plan Commission and Common Council can vote to change the City of Hartford 2030 Smart Growth Plan at any time. Ideally the Long-Range Land Use Map should serve as a template of how the City views the current and future mix of land uses in and around Hartford. However, some of the land uses described in the Long-Range Land Use Map do not ideally describe the land use that exists or could appropriately exist in a given area. For example, in the downtown area, there are individual buildings that include residential, commercial and light industrial uses. This mix of uses is viable outside of the downtown as well. Hartford's Long-Range Land Use Map, similar to its zoning ordinance, is based on the Euclidian model. The Euclidian model seeks to separate incompatible uses. However, over time this approach has served to separate almost all different uses, rather than just the incompatible ones. It is important that the City of Hartford keep zoning and land use flexible to ensure that compatible uses can be intermixed, thus creating more memorable and sustainable neighborhoods. Our focus in reviewing proposed land use plan amendments should be to identify and prohibit the incompatible uses, and be open to changes to the plan that are compatible with surrounding land use patterns. Staff recommended that the City of Hartford 2030 Smart Growth Plan and Long-Range Land Use Map be amended to reflect the following change: 780 East Loos

Street: The adopted Smart Growth Plan identifies this area for medium density residential, mixed single and two family, 3.0 – 5.81 units/acre. The applicant is requesting commercial development, specifically B-4 Professional Office District. Surrounding areas are designated as follows: North: Commercial and medium density residential (3.0 – 5.81 units/acre); West: High density residential (8 – 11 units/acre), medium density residential (3.0 – 5.81 units/acre); South: Park & open space (the area directly across Loos Street from this parcel); East: High density residential (11 – 14 units/acre) and conservancy. The portion of this parcel that is wetland is designated as conservancy and is not developable. Under the current land use designation, the developable portion (approximately 3.1 acres) would be expected to be developed with 9-17 residential units. The entire parcel is 6.35 acres. Per the recent wetland delineation, the entire southern portion of the property is wetland. This section of the property is closest to residential developments. The northern portion of the parcel (the area to be developed) is closest to commercial or intended commercial uses, with residential development or intended residential development only along the northwest corner of the parcel. The applicant proposes an office building to house a consulting business. The business, Prescription Analytics, is currently located at 823 East Sumner Street. The proposed B-4 Professional Office District is appropriate for the business and is an appropriate zoning for the parcel considering the pond uses surrounding the north section of the property. Staff believes that the proposed zoning is an appropriate alternative to the Smart Growth/Long Range Land Use map designation of mixed single and two family development. The most recent wetlands designation removes most of the southern portion of the lot from residential development and a professional office building would be a less-intense use than multiple dwelling units located close to East Sumner Street's commercial corridor. Staff recommends that the City of Hartford 2030 Smart Growth Plan/Long-Range Land Use Map be amended for 780 East Loos Street to allow for a rezoning to B-4 Professional Office District.

Plan Commission Discussion, Proposed Amendment to the City of Hartford 2030 Smart Growth Plan, 780 E. Loos Street:

Mr. Drew reviewed the executive summary, changing to a split screen to show renderings. Mr. Drew noted that the southern half of the property is wetlands. Chairperson Michalak asked how big the developed portion of the property was going to be. Mr. Drew replied that the developed area was 2.75 acres. Alderperson Liaison noted that the address of the property was on Loos Street but the development would be facing Wilson, with a driveway off of Wilson – would the address be changed? Mr. Drew affirmed. Chairperson Michalak asked for input from Alderperson Liaison Wintringer who lives on Loos Street. Alderperson Wintringer noted his approval based on where the project is located, quality of the renderings indicating a pleasing development, and the change in address. Member Regan asked if the property could be divided. Mr. Drew noted that the City would probably not oppose a land division, but the only reason to divide the property would be to donate or sell it, and it is undevelopable. Motion by Henke, second by Wintringer to recommend approval of the proposed amendment to the 2030 Smart Growth Plann for 780 East Loos Street. Motion carried.

Discussion and Consideration of a Rezoning Request for 780 East Loos Street

Executive Summary Review:

Keller Incorporated, representing Prescription Analytics, has requested rezoning for 780 East Loos Street (tax key number 36-2104-007-021), from A-1 Agricultural District to B-4 Professional Office District. The property, with an East Loos Street address, borders on East Loos and South

Wilson and extends north to Bell Avenue. Properties on East Sumner back up to its north border, and its west border runs along properties on Brault Street, McKinley Avenue, and Misty Meadows Boulevard. The property was originally part of a larger annexation that occurred in 1996. This annexation resulted in the extension of South Wilson and East Loos, and the development of the multi-family and condo developments on the east side of South Wilson (Wilson Heights, Fox Haven and Willow Glen). A professional medical office development concept plan and B-4 rezoning was approved in 2005 for 150 South Wilson, north of what is now Wilson Heights Apartments. That development did not move forward but the parcel remains B-4 and conservancy zoning. Prescription Analytics is a consulting firm specializing in supporting pharmaceutical, life science and bio-technology companies. They have outgrown their current location at 823 E. Sumner Street and have been looking for expansion opportunities that allow them to stay in the City. The proposed location at 780 East Loos Street was originally intended for residential development but given that the parcel has a large area made up of wetlands that is inappropriate for development, the lesser impact of a single professional office development makes sense. The property is surrounded by single-family, multi-family and duplex units on the west; conservancy zoning to the south; multi-family, B-4 Professional Office, B-5 Highway Business District, and conservancy zoning to the east; and single-family and B-4 zoning to the north. The mixed-use nature of this area makes it a particularly good fit for B-4 zoning given the explanation of B-4 in the Municipal Code: 'The B-4 Business District is intended to provide for individual or limited office, professional, and special service uses where the office activity would be compatible with neighborhood uses and not exhibit the intense activity of retail or wholesale business districts.' The site plan for the proposed structures indicate plenty of room to meet setback requirements for the B-4 zoning and for required wetland buffer setbacks. Planning Staff recommended approval.

Plan Commission Discussion, Rezoning Request, 780 East Loos Street:
Mr. Drew reviewed the executive summary. Chairperson Michalak requested comments. There were no comments. Motion by Henke, second by Stapleton to recommend approval of the rezoning request for 780 East Loos Street. Motion carried.

Discussion and Consideration of a Site Plan Review of an Office Building for Prescription Analytics at 780 East Loos Street

Executive Summary Review:
Keller has submitted a site plan for an office building and storage building near the intersection of Bell Avenue and South Wilson Avenue. Though the property currently has a 780 East Loos Street address, the developable area is along the north half of the property. The office building would be for Prescription Analytics. Prescription Analytics is a consulting firm specializing in supporting pharmaceutical, life science and bio-technology companies. They have outgrown their current location at 823 E. Sumner Street and have been looking for expansion opportunities that allow them to stay in the City. Keller has also submitted a Smart Growth Plan amendment to allow for commercial development, and rezoning petition to zone the property to B-4 Office. The Common Council would need to approve the smart growth plan amendment and rezoning petition (April 14) for an approval of this site plan to take effect. The property is surrounded by single-family, multi-family and duplex units on the west; conservancy zoning to the south; multi-family, B-4 Professional Office, B-5 Highway Business District, and conservancy zoning to the east; and single-family and B-4 zoning to the north. The proposed office building would be 6,155

square feet and would be arranged near the northeast portion of the property and would have the following setbacks, all of which meet Code requirements: 80 feet from the South Wilson Avenue Right-of-Way; 225 feet from the McKinley Avenue Right-of-Way; 80 feet from the north lot line; 175 feet from the wetland to the south. The storage building would be 2,400 square feet and would be setback 45 feet from the South Wilson Avenue Right-of-Way and 25 feet from the north property line, both of which meet B-4 setback requirements. Lot Coverage would be approximately 7.1% of the 2.75 - acre developable portion of the lot, which meets the requirements for the B-4 Office District. The adopted Smart Growth Plan identifies this area for residential development at 3.0-5.8 units per acre. The Developers have proposed a change to the Smart Growth Plan to allow commercial development. The proposed office use is allowed in the B-4 Office District as a permitted use. The office building would be a single-story pitched roof structure with a façade of a stone veneer wainscot and between windows on the east side, and gray vertical LP siding (engineered wood), along with a decorative entrance canopy and back porch. Numerous windows are present on each side of the building. The storage building would have a façade of gray vertical LP siding. Four panelized garage doors would be present on the south façade. Overall, the proposed design is attractive and will fit in well with adjacent buildings. The building would be accessed from a 24-foot-wide driveway on South Wilson Avenue. The Municipal Code permits driveways in the B-4 District up to 30 feet wide at the ROW line with 10-foot minimum setbacks from adjacent properties. The plan meets this requirement. The plan shows 21 parking stalls, with an ability to add additional parking to the south. The parking proposed should be adequate for the office use and meets Code requirements. It appears the site will have more than one acre of land disturbance. If so, this will require a DNR WRAPP permit for the project. Staff believes that the site may be exempt from the post construction performance standards of NR 151 if the site has less than 10% connected impervious surface. The Developer's engineer will need to verify this. If the site has less than 1 acre of land disturbance, then they will just need an erosion control permit from the City. Keller submitted a landscaping plan with a mixture of deciduous and evergreen shrubs as well as perennials surrounding the building. In addition, the plan shows 17 evergreen shrubs surrounding the dumpster enclosure and flanking the street side of the storage building. The Developer proposes some lights on the building. Given that no parking lot light poles are proposed and the distance from the building to the edge of the property, Staff determined that a photometric plan was not needed. If parking lot light poles are added, the Developer will need to submit a photometric plan meeting City requirements. A dumpster enclosure is shown at the southeast end of the parking lot. It will be composed of LP siding to match the building. In addition, fencing is shown along the north east side of the property. The Developer will need to work with planning and inspection staff to secure a permit for the fence. Electric, sanitary sewer and water are available to the property from a combination of South Wilson Avenue and McKinley Avenue. The water main on McKinley is a 10" WM – not a 6" WM. And the preferred tapping location is on McKinley Ave. Primary electric facilities will need to be extended to the site. We will review and determine the best location for the source – either the overhead line on Brault St. or from the corner of Wilson and Loos St. The developer/owner is responsible for the cost of the extension. The developer/owner should contact Mike Thimm to discuss transformer locations, extension costs, etc. Planning Staff recommended approval of the Site Plan Review subject to Council approval of the Smart Growth Plan Amendment to allow commercial development, and Council approval of the petition to rezone the property to B-4 Professional Office District.

Plan Commission Discussion, Site Plan, 780 East Loos Street

Mr. Drew reviewed the executive summary. Chairperson Michalak asked about permeable pavement to allow the developer to forego difficulty with the DNR. Mr. Drew noted that permeable pavement is an option the developer could pursue. Chairperson Michalak requested that no above-ground wires be put in place and the developer should be encouraged to have underground wires. Mr. Drew replied that he would pass comments along to Brian Rhodes. Chairperson Michalak encouraged verbiage that would keep overhead wires out of the development. Mr. Drew replied that he would talk to Brian Rhodes and get an answer before the Tuesday Common Council meeting and noted that approval was subject to Council approval of the Smart Growth amendment and the rezone. Patrick Patton of Prescription Analytics commented that Scott from Keller was working on bringing electric from Brault Street so there would be no overhead lines. Member Henke asked if there would be access from McKinley Avenue. Mr. Drew stated that access from McKinley Avenue was not proposed. Member Henke asked if access was planned from STH 60 (East Sumner Street). Mr. Patton noted that the current location at 823 E. Sumner will be sold. Chairperson Michalak asked if Prescription Analytics will be the only occupant of the building. Mr. Drew affirmed.
Motion by Henke, second by Wintringer to approve the site plan for 780 E. Loos Street. Motion carried.

Meeting adjourned by call of Chair at 5:53 p.m.

Respectfully submitted,
Justin Drew, City Planner

Compiled by Char Smelter, Planning Secretary

Executive Summary

Title: Second Amended Site Plan Review – Tradetech Addition, 2231 Constitution Avenue

Background: The Plan Commission approved an 18,012 square foot addition to the main building at 2231 Constitution Avenue in December 2019. Tradetech then determined that the approved addition would be insufficient for their needs and the Plan Commission approved an 22,062 square foot addition in February 2020.

Soon after that approval, Sarens came to them with an offer to be a tenant. Sarens is a large multinational company that makes very large cranes and Trade Tech makes and services parts for Sarens USA. Sarens USA is looking for a Midwest location and is seeking to partner with Tradetech in a new larger addition. As a result, Tradetech has submitted a new site plan proposal for a 56,305 square foot addition. Sarens USA will lease approximately the southern 25,000 square feet of the addition.

In order to facilitate their current and long-term expansion plans, as well as to meet setback, lot coverage and impervious surface Code requirements, Tradetech recently completed the purchase of two parcels to the south of their existing property from Quad Graphics and are combining all of the lots into one. The new larger lot will be 15.66 acres.

Site Plan Criteria and Staff Comment:

Section 13.0324 (h) of the Municipal Code grants the Plan Commission the power to review and approve site plans based on the following criteria:

Adjacent Uses, General Layout, Building Plans

Trade Tech is a full service machine shop including CNC machining, large machining, welding, fabricating and project management. They are surrounded by industrial properties to the north, south and east and Town of Rubicon land to the west. The proposed addition would be erected south of the original building, which was approved in 2006 and completed in 2007.

The proposed addition is in the same general location south of the existing building but is much larger. The new addition meets all setback requirements (*45-foot street yard, 25 foot side yard, 25 foot rear yard*) of the M-4 district.

Another change to the site plan is that the addition will have a flat roof rather than a pitched roof. The height of the proposed addition is 40 feet above grade, which meets the 45-foot maximum height allowed in the M-4 District. The addition would bring lot coverage to 14.0% of the new larger property, well below the 50% maximum lot coverage allowed by Code.

In addition, the existing 5,000 square foot storage shed would be relocated to the east end of the property, behind the Glenn Hoepfner property. The shed meets setback requirements of the M-4 District.

The property is in Zone B of the Wellhead Protection Overlay District, which has a maximum allowable impervious surface of 60%. After the addition and additional asphalt paving on the southeast side of the building, impervious surface would be 28.3% of the site.

The new building will have 3 bays; one 75-foot Crane bay for Trade Tech, one 75-foot Crane bay for Sarens, and one 50-foot bay for storage, inspections, and staging product that will be split between Trade Tech and Sarens.

Trade Tech will be moving their break room and adding bathroom/locker rooms to the northwest side. The old break room will be converted to a conference room.

The addition building composition changed from a metal building to Precast because of height and expansion restrictions. The precast on the south side will be constructed so that the two overhead door openings will be entrances into the next addition and the precast wall will be a load bearing permanent wall. The new proposed addition is more consistent with the existing building and is an improvement from the previously approved plan.

Parking and Driveways

The plan proposes a new driveway entrance off of south Goodland for Sarens. This would provide access around the south end of the building as well as to a new parking lot for Sarens employees on the west side of the building. A new TradeTech employee parking lot is proposed west of the existing building with a driveway access onto Constitution Avenue. Truck traffic would continue to enter from Constitution Avenue. All of the driveways meet width, setback and separation requirements.

Grading, Drainage, and Utilities

Stormwater on this property will drain to a new pond located on the southeast portion of the property. The City Engineer reviewed the stormwater management plan and found no areas of concern. A stormwater management maintenance agreement will need to be created by the Developer and recorded with the property.

Water and electric service will be extended from the existing building to the addition. A new sewer lateral is proposed west of the building and addition in order to create the appropriate pitch and avoid the need for a force main to accommodate future expansion.

Landscaping and Lighting

New landscaping is proposed on the west side of the building addition. A more detailed landscape plan for Staff review will need to be submitted within 60 days of site plan approval.

No new lighting is shown on the plan. If parking lot lighting is proposed, the Developer will need to submit a photometric plan meeting City requirements.

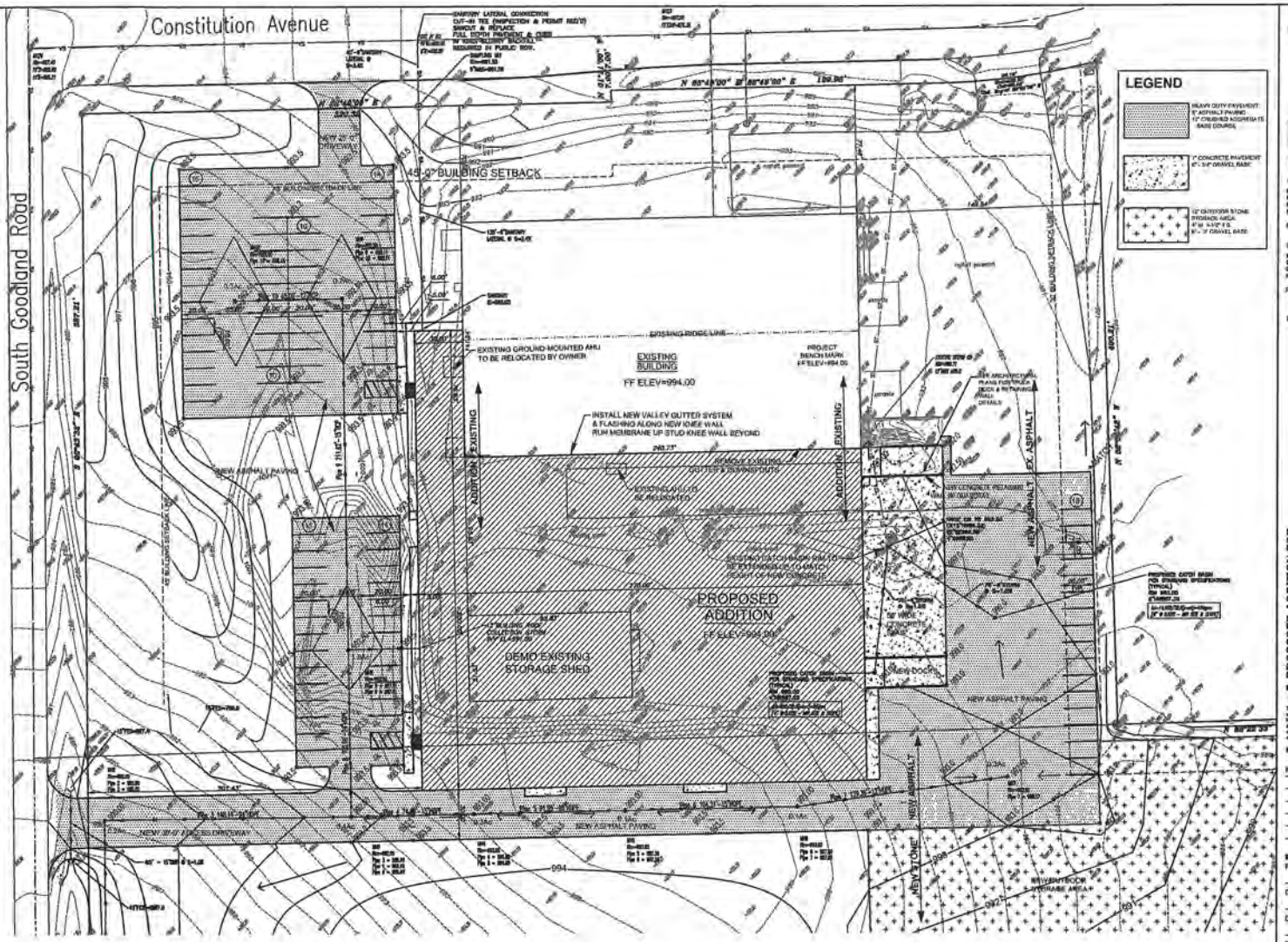
Recommendation: The Planning Staff recommends APPROVAL of the Second Amended Site Plan Review for the Tradetech addition, 2231 Constitution Avenue, subject to creation of a stormwater management maintenance agreement meeting City requirements and submission of a landscaping plan within 60 days of Site Plan approval.

Prepared By: _____ 5/7/20
Justin Drew, City Planner — Date

Reviewed By: _____ 5-7-2020
Jason Schall, City Engineer — Date

Approved By: _____ 5-7-2020
Steve Volkert, City Administrator — Date

ROUTING: PLAN COMMISSION 05/11/20



GENERAL SPECIFICATIONS FOR PRIVATE SANITARY & STORM SEWER:

1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition, and the City of Hartford Ordinances and the State of Wisconsin Standard Specifications for Sewer and Water Construction in Wisconsin.

2. The private sanitary & storm sewer design, permitting, construction, installation, supervision, maintenance, inspection and testing shall be in accordance with the City of Hartford Plumbing Inspection Department and the State of Wisconsin, Chapter SPS 382. All permits must be obtain by the contractor prior to commencing work.

3. Private sanitary laterals shall be PVC (solid wall), ASTM D-3034, SDR-35 or SC or PVC (solid wall), AWWA C900 per the State of Wisconsin Plumbing Code, Chapter SPS 382.

4. Private Storm Sewers shall be PVC (solid wall), SDR-26 OR HDPE, per the State of Wisconsin Plumbing Code, Chapter SPS 382. Catch Basins shall be 4' Diameter precast manhole structures in accordance with Fire No. 12 of the Standard Specifications for Sewer & Water Construction in Wisconsin. Neenah No. R-1642 Type-4 frame & grate or EQUAL.

NOTE: TRACER WIRE REQUIRED ON ALL NEW MAINS.

LEGEND

GENERAL CONSTRUCTION SPECIFICATIONS:

1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition, and the City Ordinances and the State of Wisconsin Standard Specifications for Sewer and Water Construction in Wisconsin and the design, construction, installation, supervision, maintenance and inspection of plumbing in accordance with State of Wisconsin, Chapter SPS 382. All permits must be obtain by the contractor prior to commencing work.
2. All erosion control measures specified on the project Erosion Control Plan shall meet the design criteria, standards and specifications as set forth in the Department of Natural Resources Wisconsin Technical Standards.
3. All erosion control devices (i.e., silt fence, gravel entrance, inlet protection, etc.) shall be installed prior to commencing mass grading or utility construction.
4. All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.
5. The general contractor shall provide all surveying and construction staking for this contract. All contractors shall exercise care and diligence in protecting the same.
6. The contractor shall notify Diggers Hotline, the local municipality and all governmental agencies that may be affected by the contractor's operations at least three (3) days before breaking ground. Diggers Hotline number is 811.
7. Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the ground entrance to the property.
8. Contractor shall be responsible for maintaining the Public Roadways. The Public Roadways adjacent to this project shall be kept free of all soil and tracked from areas under construction by sweeping at the end of each work day or more often, as required. Dust generated by construction activities shall be minimized by use of watering, construction scheduling or other appropriate methods.
9. Upon completion of the work as specified, respread four (4") inches of salvaged topsoil over all disturbed open space areas and provide seed, fertilizer and mulch per the Standard Specifications.
10. All disturbed areas shall be revegetated within seven days of no disturbance. Highway mix #40 shall be used for seeding with an application rate of 4.6 lbs/1000 sf.
11. All erosion control devices shall be routinely inspected every seven days or within 24 hours of a rainfall greater than 0.5 inches. (By GENERAL CONTRACTOR).
12. If permanent seeding is not completed by September 15, apply temporary seeding. If temporary seeding is not completed by October 15, erosion control matting or other Village approved method shall be applied to inactive disturbed soils between October 15th and May 1st as a temporary soil stabilization measure during the non-growing season.

THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY METROPOLITAN SURVEY SERVICE ON FEB/SEPTEMBER 2019. BACKGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROX. IN NATURE. FIELD LOCATIONS SHOULD BE VERIFIED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY BEFORE ANY EXCAVATION BEGINS. ALL DIMENSIONS AND BEARINGS ARE FROM OR TO RECORD PER WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), ADJUSTMENT OF 1983 (2011) ZONE. ELEVATIONS ARE BASED ON NAVD 1988 DATUM PER GPS OBSERVATIONS AND ARE CONSISTENT WITH FIRM MAP NO. 55131C0191E. ALL DISTANCES ARE GROUND DISTANCES. ALL BEARINGS ARE CONSISTENT WITH THE WCCS. ALL ELEVATIONS ARE CONSISTENT WITH THE NAVD 1988 DATUM. ALL DISTANCES ARE GROUND DISTANCES. ALL BEARINGS ARE CONSISTENT WITH THE WCCS. ALL ELEVATIONS ARE CONSISTENT WITH THE NAVD 1988 DATUM.

STORM SEWER COMPUTATION SHEET

STR	Incl A	Ac (Ac)	C	Inc T	Tc (min)	Fr	I (in/hr)	Qt (cfs)	n	Slope (%)	D (in)	Cap (cfs)	Depth (in)	V (fps)	L (ft)	Uplev	Dnlev	Upelev	Dnelev
MH20	0.30	0.30	0.60	5.00	5.00	10	7.32	1.31	0.013	0.520	12	2.65	12.00	1.67	68.00	988.45	988.11	982.50	982.50
MH9	0.20	0.50	0.90	5.00	5.69	10	6.88	2.49	0.013	0.520	15	4.70	15.69	2.03	211.62	988.11	987.01	982.50	982.50
MH8	1.80	2.30	0.80	5.00	7.38	10	6.12	14.07	0.013	0.520	24	16.67	23.05	3.60	100.66	987.01	986.49	982.50	982.50
MH7	0.30	0.30	0.90	5.00	5.00	10	7.32	1.96	0.013	0.520	12	2.81	12.00	2.50	128.36	988.57	987.90	982.50	982.50
MH6	0.10	0.40	0.60	5.00	5.86	10	6.76	2.25	0.013	0.520	15	4.75	15.00	1.83	184.11	987.90	987.36	982.50	982.50
MH5	0.10	0.50	0.80	5.00	6.79	10	6.34	2.69	0.013	0.520	15	4.75	15.00	2.03	83.93	987.36	986.68	982.50	982.50
MH4	0.30	0.80	0.80	5.00	7.51	10	6.08	4.84	0.013	0.520	15	5.00	13.50	3.94	74.69	986.68	986.49	982.50	982.50
MH3	0.10	3.20	0.90	5.00	8.17	10	5.82	16.44	0.013	0.400	24	15.40	20.04	5.05	148.14	986.49	985.90	982.50	982.50
MH2	0.20	3.40	0.68	5.00	8.46	10	5.62	16.74	0.013	0.400	24	15.40	20.40	5.05	280.00	985.90	984.00	980.00	980.00
MH1	0.00	3.40	0.90	5.00	8.90	10	5.39	16.54	0.013	0.400	24	15.40	20.20	5.05	187.58	984.90	984.00	980.00	---

NORTH

SITE GRADING, PAVING & DRAINAGE PLAN

1" = 30'

WISCONSIN MARK H. ELLENA E-39886 REGISTERED PROFESSIONAL ENGINEER

ELLENA ENGINEERING CONSULTANTS, LLC
Ellena Engineering Consultants, LLC • 700 Pilgrim Parkway - Suite 100 • Elm Grove, WI 53122
Phone: 262-719-6183 • Fax: 866-457-2584 • Email: mellena@eaceng.com

Keller
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WAUSAU
5605 Lilac Ave
Wausau, WI 54401
Phone: (715)848-3401
Fax: (715)848-3409
www.kellerbuilds.com

PROPOSED ADDITION FOR:

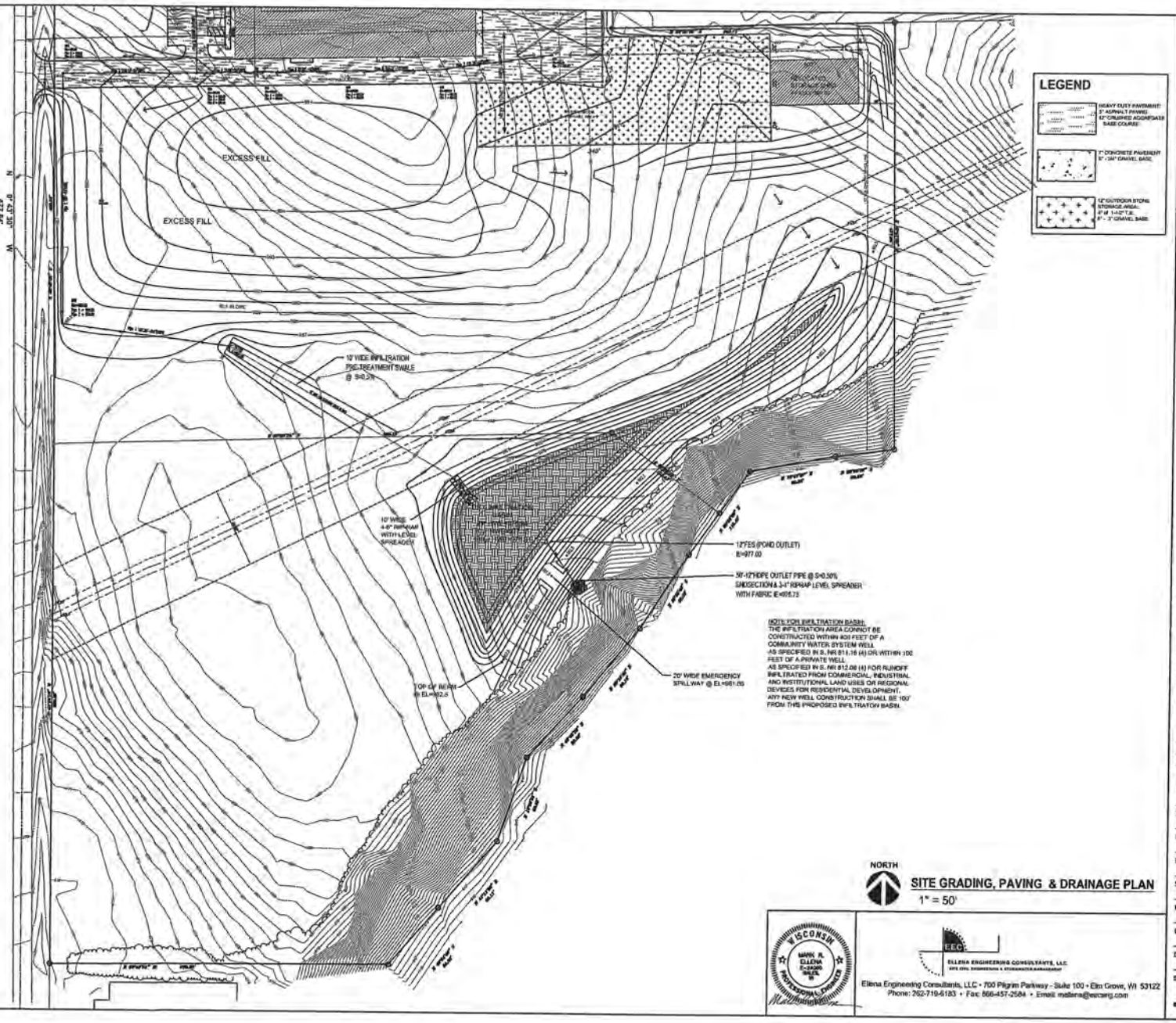
TRADE TECH INC.

HARTFORD, WISCONSIN

"COPYRIGHT NOTICE"
This design, drawing and detail is the exclusive property of KELLER, INC. no part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

PROJECT MANAGER: C. GABRIELSON
DESIGNER: MARK ELLENA, PE
DRAWN BY:
EXPEDITOR:
SUPERVISOR:
PRELIMINARY NO: P19269
CONTRACT NO:
DATE: 04.20.2020
SHEET: C100



NOTE: FOR INFILTRATION BASIN:
THE INFILTRATION AREA CANNOT BE CONSTRUCTED WITHIN 400 FEET OF A COMMUNITY WATER SYSTEM WELL AS SPECIFIED IN S. NR 811.16 (4) OR WITHIN 100 FEET OF A PRIVATE WELL AS SPECIFIED IN S. NR 812.08 (4) FOR RUNOFF INFILTRATED FROM COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL LAND USES OR REGIONAL DEVICES FOR RESIDENTIAL DEVELOPMENT. ANY NEW WELL CONSTRUCTION SHALL BE 100' FROM THIS PROPOSED INFILTRATION BASIN.

SITE GRADING, PAVING & DRAINAGE PLAN

1" = 50'

WISCONSIN MARK R. ELLENA E-24306 SALES, WI PROFESSIONAL ENGINEER

ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
Ellena Engineering Consultants, LLC • 700 Pilgrim Parkway - Suite 100 • Elm Grove, WI 53122
Phone: 262-719-6183 • Fax: 866-457-2584 • Email: mellena@eecerg.com

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MILWAUKEE
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Greenbrook, WI 53022
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WAUSAU
5600 Lilac Ave
Wausau, WI 54401
Phone (715)848-3141
Fax (715)848-3181
www.kellerbuilds.com

PROPOSED ADDITION FOR:

TRADE TECH INC.

HARTFORD, WISCONSIN

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REVISIONS

PROJECT MANAGER: C. GABRIELSON
DESIGNER: MARK ELLENA, PE
DRAWN BY: ___
EXPEDITOR: ___
SUPERVISOR: ___
PRELIMINARY NO: P19289
CONTRACT NO: ___
DATE: 04.20.2020
SHEET: C101

SHEET INDEX

C1.0	SITE PLAN
A1.0	FLOOR PLAN - NORTH
A1.1	FLOOR PLAN - SOUTH
A2.0	ELEVATIONS

PROJECT INFORMATION

APPLICABLE BUILDING CODE

2015 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)
ASHRE STANDARD 90.1-2013

BUILDING CONTENT

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	—— S.F.	—— S.F.	—— S.F.
FIRST FLOOR	33,960 S.F.	56,305 S.F.	90,265 S.F.
CANOPIES (COLUMN SUPPORTED)	—— S.F.	—— S.F.	—— S.F.
BASEMENT	—— S.F.	—— S.F.	—— S.F.
BUILDING AREA SUB-TOTALS	33,960 S.F.	56,305 S.F.	90,265 S.F.
MEZZANINES	3,523 S.F.	—— S.F.	3,523 S.F.
FIRE AREA TOTALS	37,483 S.F.	56,305 S.F.	93,788 S.F.

HIGH PILE STORAGE YES (NO)
FIRE ALARM SYSTEM (YES) NO

OCCUPANCY

B, F2, S2
NON SEPARATED

CONSTRUCTION CLASSIFICATION

TYPE 2B CONSTRUCTION
SPRINKLED YES
FIREWALL NO

ALLOWABLE AREA

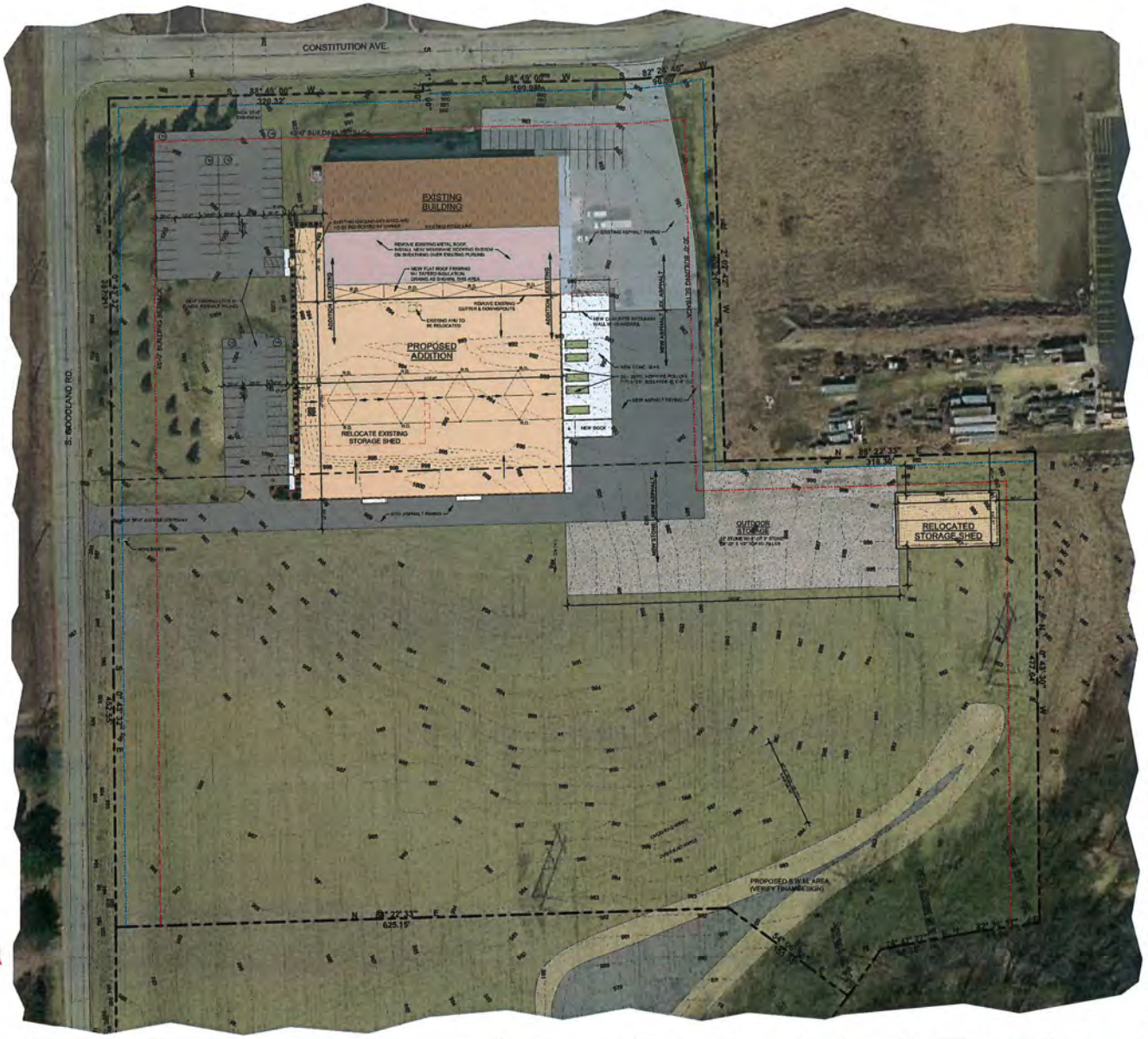
TABULAR FLOOR AREA:	23,000 S.F.
FRONTAGE INCREASE:	17,250 S.F.
SPRINKLER INCREASE:	69,000 S.F.
TOTAL ALLOWABLE AREA:	109,250 S.F.
ALLOWABLE FIRE AREA:	UNLIMITED AREA

BUILDING/SITE CONTENT

BUILDING SIZE	90,265 S.F.	13.24%
HARD SURFACE	98,050 S.F.	14.38%
GREEN SPACE	493,703 S.F.	72.38%
PARCEL SIZE (APPROX.)	682,018 S.F.	15.656 ACRES
PARKING PROVIDED	97 STALLS (1 STALL/---.- S.F.)	

ZONING INFORMATION

ZONING:	M4
FRONT YARD SETBACK:	45'-0"
SIDE YARD SETBACK:	30'-0"
REAR YARD SETBACK:	30'-0"
PAVING SETBACK:	10'-0"



NORTH

CONCEPTUAL SITE PLAN
1" = 50'-0"

0' 25' 50' 100' 200'

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED FOR:
TRADE TECH INC.
HARTFORD, WISCONSIN

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
1010 Dale Road 35
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-0795 / 1-800-236-2534
FAX (920) 766-0804

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE (608) 370-3336
FAX (608) 318-0307

MILWAUKEE
W204 N15599
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

WAUSAU
2600 Kiley Ave
Wausau, WI 54401
PHONE (715) 845-3141
FAX (715) 845-3181

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PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS
R1 11.04.2019 TDP
R2 12.24.2019 TDP
R3 01.10.2020 TDP
R4 04.13.2020 KRW
R5 04.20.2020 KRW

PROJECT MANAGER:	C. GABRIELSON
DESIGNER:	C. MANSKE
DRAWN BY:	KRW
EXPEDITOR:	----
SUPERVISOR:	----
PRELIMINARY NO:	P19269
CONTRACT NO:	----
DATE:	10.16.2019
SHEET:	C1.0

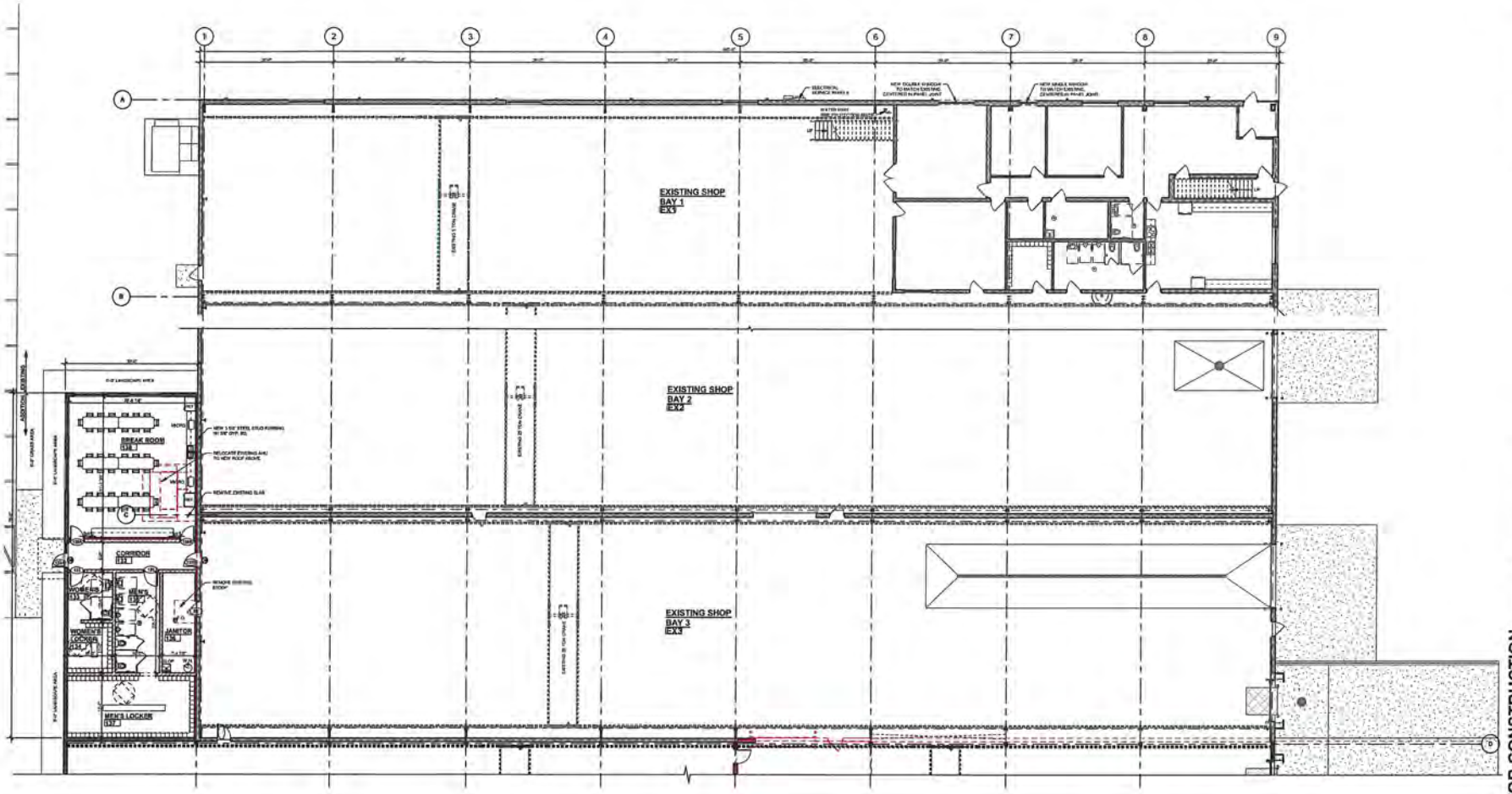
TRADE TECH INC.
CNC Machining • Full Service Machine Shop
Large Machining & Fabrication

TRADE TECH INC.

HARTFORD, WISCONSIN

Keller
Planners | Architects | Builders

CONCEPT ONLY



NORTH

PARTIAL FLOOR PLAN - NORTH

3/32" = 1'-0"

WALL KEY

- NEW WALL/FURRING
- NEW MASONRY VENEER WALL
- NEW COOLER/ FREEZER WALLS
- NEW FOUNDATION WALL
- TYPICAL EXISTING WALL
- DEMO WALLS
- FIRE WALL OR FIRE BARRIER

Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N270 Rich Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-0700 /
1-800-236-3554
FAX (920) 766-0804

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2300
(608) 318-2307

MILWAUKEE
W234 N2100
Ridgeview Pkwy
Waukesha, WI 53072
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1-800-236-3554
FAX (262) 250-0710

WISCONSIN
2900 Kilbourn
Wausau, WI 54401
PHONE (715) 843-2101
FAX (715) 843-2107

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HARTFORD, WISCONSIN

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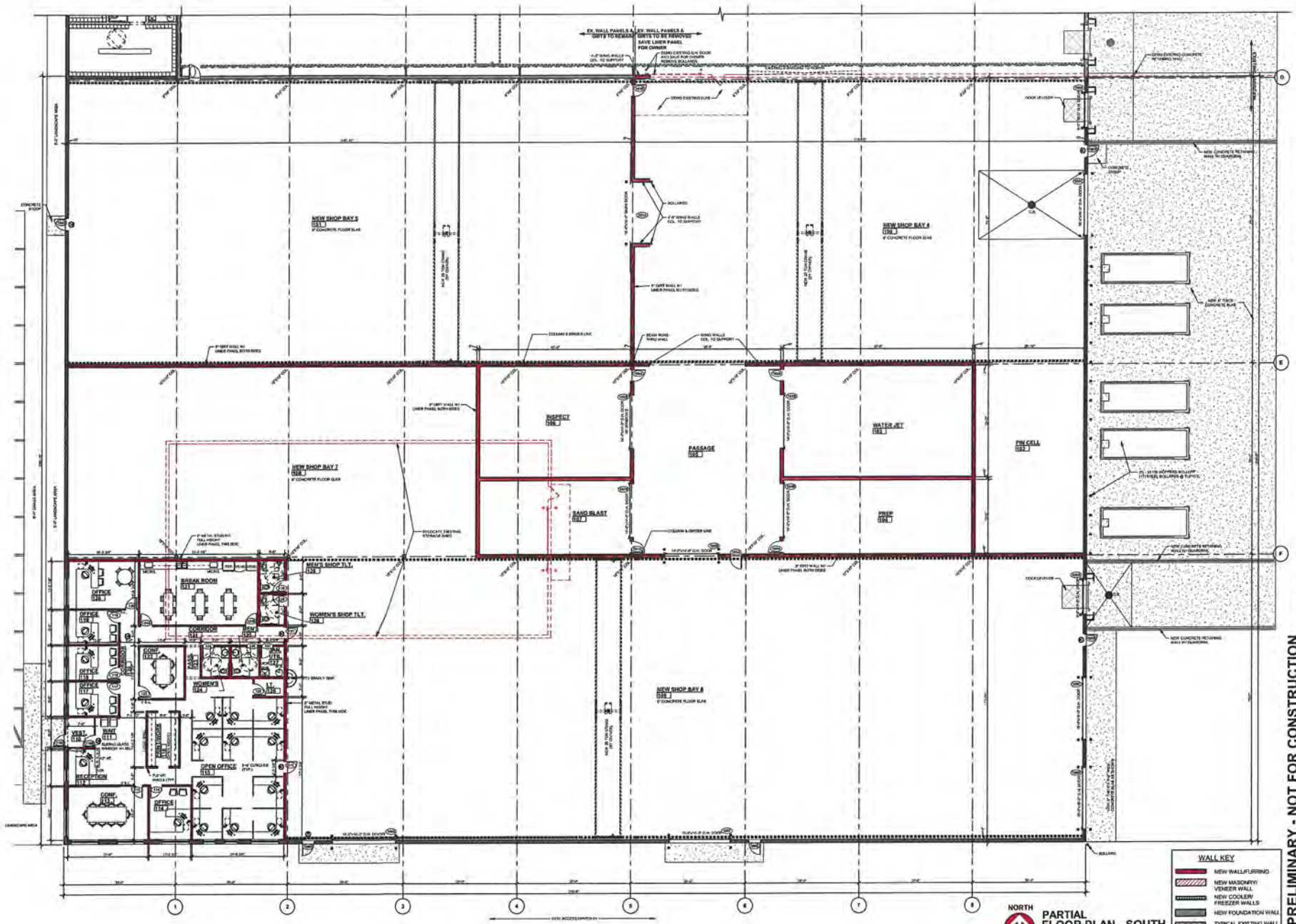
SHEET:	A1.0



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PLANNERS | ARCHITECTS | BUILDERS
FOX CITIES
N2116 State Road 55
P.O. Box 627
Kaukauna, WI 54130
PHONE (920) 766-1700 / 1-800-236-2534
FAX (920) 766-1964
MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2256
FAX (608) 318-2257
MILWAUKEE
W234 N71300
Cliffside Rd
Germantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740
WAUSAU
1002 Lilac Ave
Wausau, WI 54401
PHONE (715) 845-2141
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DRAWN BY: KRW
EXPEDITOR: ---
SUPERVISOR: ---
PRELIMINARY NO: P19269
CONTRACT NO: ---
DATE: 10.16.2019
SHEET: **A1.1**

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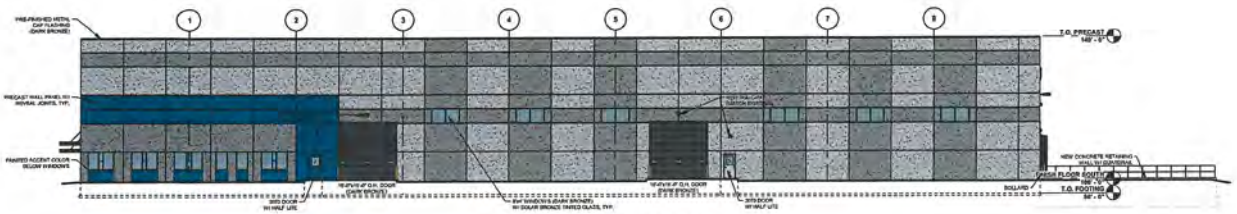
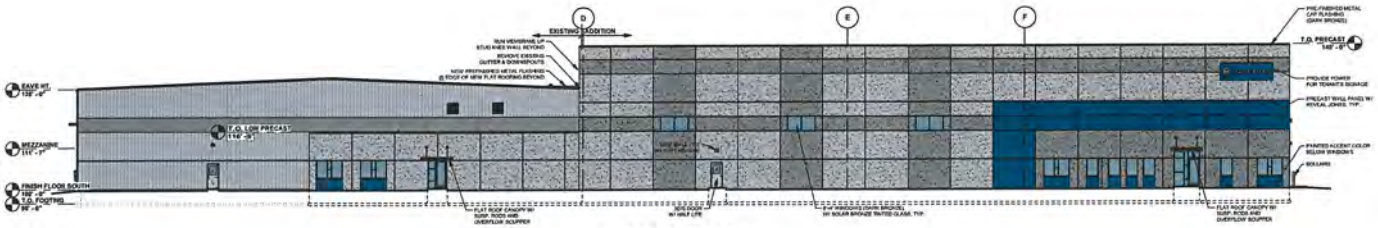
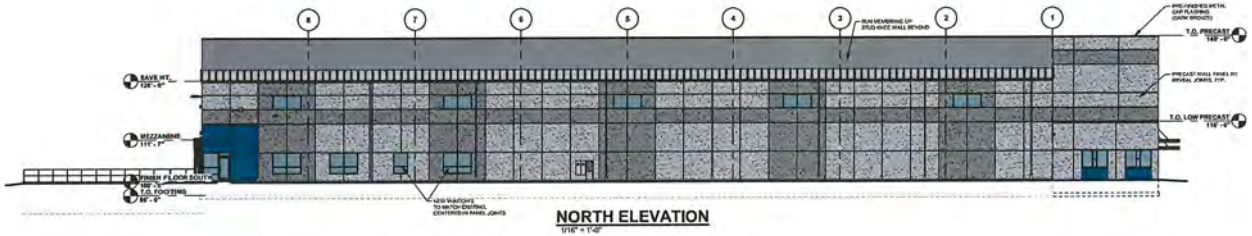


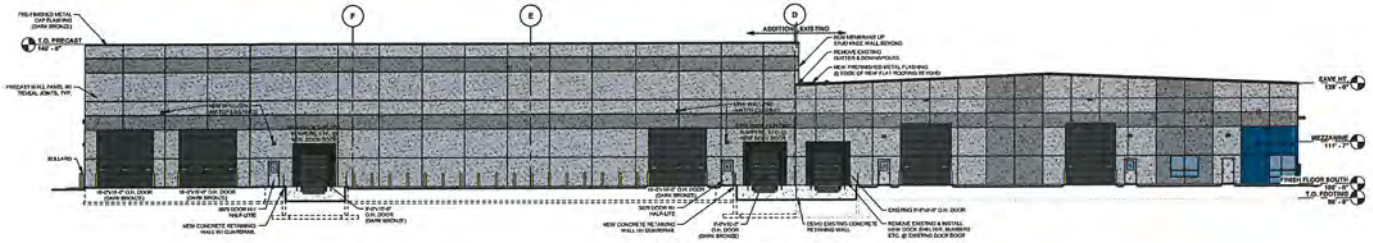
SOUTH ELEVATION
1/16" = 1'-0"



WEST ELEVATION
1/16" = 1'-0"



NORTH ELEVATION
1/16" = 1'-0"



EAST ELEVATION
1/16" = 1'-0"

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SUPERVISOR: ____
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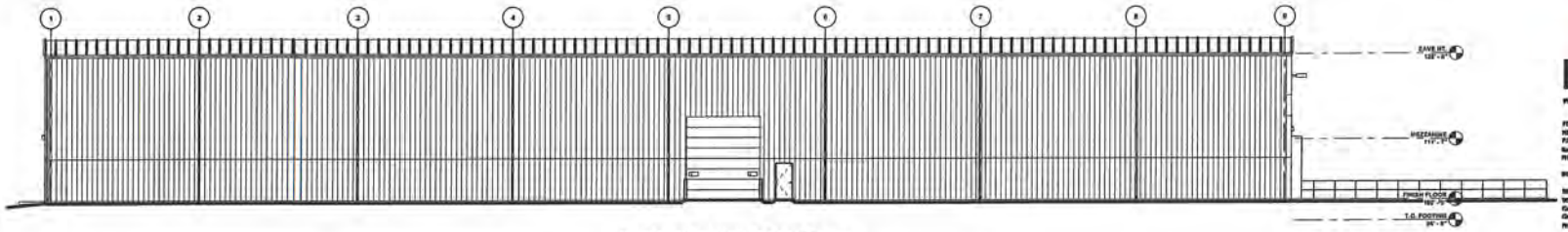
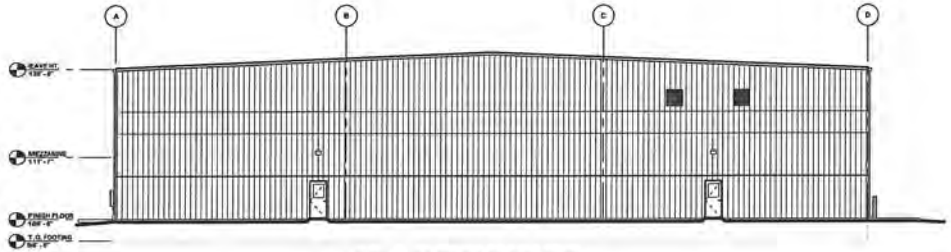
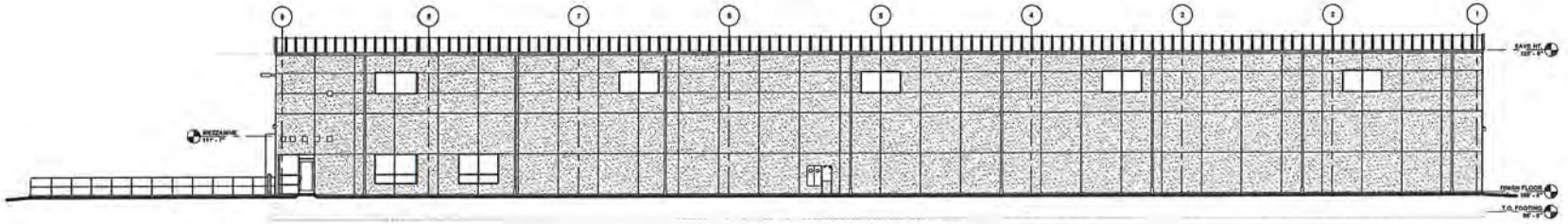
CONTRACT NO: ____
DATE: 10.16.2019
SHEET: A2.0



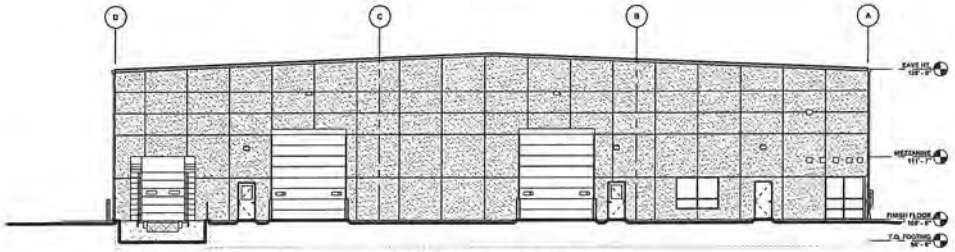
EXISTING SOUTH ELEVATION
3/32" = 1'-0"



EXISTING WEST ELEVATION
3/32" = 1'-0"



EXISTING NORTH ELEVATION
3/32" = 1'-0"



EXISTING EAST ELEVATION
3/32" = 1'-0"

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REVISIONS
R1 11.04.2019 TDP

PROJECT MANAGER: C. GABRIELSON
DESIGNER: C. MANSKE
DRAWN BY: KRW
EXPEDITOR: —
SUPERVISOR: —
PRELIMINARY NO: P19269
CONTRACT NO: —
DATE: 10.16.2019
SHEET: EX2.0

PLAT OF SURVEY

Eliens Engineering

LOCATION: 2231 Constitution Avenue, Hartford, Wisconsin

LEGAL DESCRIPTION:
Lot 1 of **CERTIFIED SURVEY MAP NO. 6102**, being a Remapping of Lots 1 and 2 of Certified Survey Map No. 3323 and being a part of the Southwest 1/4 of the Northeast 1/4, Section 13, Town 10 North, Range 17 East; ALSO, Lots 3 and 4 of CERTIFIED SURVEY MAP No. 7080, being a part of Northwest 1/4 , Southwest 1/4, Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 13 and in the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 13, Township 10 North, Range 17 East, in the City of Hartford, Dodge County, Wisconsin.

April 13, 2020

Survey No. 111410

METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS AND CIVIL ENGINEERS
9413 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
PH. (414) 529-5380 FAX (414) 529-8787
email address: survey@metropolitansurvey.com

● — *Denotes Iron Rod Found*
○ — *Denotes Iron Pipe Found*

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED ______________

Dennis C. Sauer
Professional Land Surveyor S-2421