

**WINDSOR TOWN BOARD
RESOLUTION 2014-42**

**RESOLUTION APPROVING REDEVELOPMENT AND SITE PLAN
OF CONIFER COURT MINI-WAREHOUSE AT 7646 AND 7652 CONIFER COURT,
IN THE TOWN OF WINDSOR, DANE COUNTY, WISCONSIN.**

[Bill Kippley dba Kippley Rental Properties, LLC, as Owner/Petitioner]

WHEREAS, Bill Kippley dba Kippley Rental Properties, LLC, as Owner/Petitioner (collectively, "Petitioner") is requesting site plan approval of the above-referenced project, all as described in the materials submitted to the Town, presented to the Plan Commission on June 17, 2014 and August 19, 2014, and the Town Board on July 17, 2014 and August 21, 2014; and

WHEREAS, the Town Planner has reviewed the Petitioner's initial request as well as the revised site plan request, and has set forth his recommendations in staff reports dated April 15, 2014, June 10, 2014, June 30, 2014, August 11, 2014 (collectively, "Staff Report"), which are incorporated herein by reference, and recommends conditional approval subject to the conditions set forth in the August 11, 2014 Staff Reports reviewed by the Plan Commission on August 19, 2014 and Town Board on August 21, 2014; and

WHEREAS, the Plan Commission rescinded its Plan Resolution 2014-16 adopted on June 17, 2014, which Resolution has no further force or effect, and approved the Petitioner's request as set forth in Plan Resolution 2014-22, which was adopted on August 19, 2014; and

WHEREAS, following review of the materials referenced above and consideration of the input provided at the Town Board meeting on August 21, 2014, the Town Board finds that the proposal is consistent with the Town of Windsor Comprehensive Plan: 2025 and Chapter 10 (Zoning) of the Dane County Code of Ordinances, and wishes to approve the development and site plan on the conditions set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Windsor as follows:

1. The Town of Windsor Town Board **Approves** of the Site Plan Review request Bill Kippley (d.b.a. Kippley Rental Properties, LLC) located at 7646 & 7652 Conifer Court, DeForest, WI 53532 subject to the following conditions:
 - 1.1. The petitioner shall locate the twelve (12) mini warehouse structures on the subject property as illustrated on the Grading & Erosion Control Plan, dated July 10, 2014 and amended August 15, 2014, attached hereto and presented to the Town of Windsor Plan Commission at its meeting on August 19, 2014. As the petitioner gains market experience, if construction of the mini warehouse structures, drive aisles, or phasing requires modifications, the petitioner shall notify the Town of

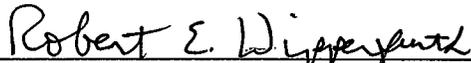
Windsor staff. Based on the proposed modifications, the Town of Windsor staff shall determine if a Site Plan Review is necessary by the Town of Windsor Plan Commission and Board.

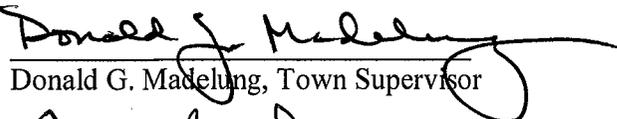
- 1.2. The petitioner shall construct the twelve (12) mini warehouse structures as illustrated on the Preliminary Drawing Plans, dated May 12, 2014, attached hereto and presented to the Town of Windsor Plan Commission at its meeting on August 19, 2014 and the Town Board at its meeting on August 21, 2014.
 - 1.3. The petitioner shall install additional lighting on the ends and sides of the mini warehouse structures in accordance with Sec. 10-529 of the Town of Windsor Code of Ordinances.
 - 1.4. The petitioner shall maintain the existing perimeter arborvitae, pine, and spruce trees for visual screening, as well as, the perimeter fencing for security. The petitioner shall repair the perimeter fencing and/or replace any arborvitae, pine, or spruce trees that may die over time.
 - 1.5. The proposed grading shall be added to the Grading and Erosion Control Plan.
 - 1.6. The petitioner shall reimburse the Town of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the Site Plan, including, but not limited to, the cost of professional services incurred by the Town of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.
2. The Town Board's approval expires one hundred-eighty (180) days from the date of adoption of this Resolution. Time is of the essence. If the petitioner either fails to act in accordance with the above-stated conditions or does not commence substantial construction of the twelve (12) mini-warehouse structures prior to expiration, then this approval shall expire. In such case, the petitioner shall be required to re-apply to the Plan Commission and the Town Board for site plan approval prior to constructing additional mini-warehouse structures on the site.

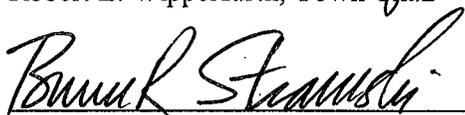
[SIGNATURES ON FOLLOWING PAGE]

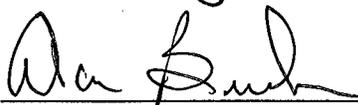
The above and foregoing Resolution was duly adopted at the regular meeting of the Town Board of the Town of Windsor on the 21st day of August, 2014.

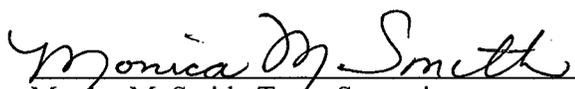
TOWN OF WINDSOR


Robert E. Wipperfurth, Town Chair


Donald G. Madelung, Town Supervisor


Bruce Stravinski, Town Supervisor


Alan Buchner, Town Supervisor


Monica M. Smith, Town Supervisor

Attested by:


Christine Capstran, Town Clerk



TO: Town of Windsor Town Board
CC: Robert Wipperfurth, Chairman
Tina Butteris, Office Manager
Amy Anderson Schweppe, Planning & Development Coordinator
Kevin Richardson, Engineer
Constance Anderson, Attorney
FROM: Jamie Rybarczyk, Planning Consultant
RPT DATE: August 11, 2014
MTG DATE: August 21, 2014
FOTH FILE: 12W027.01/21
RE: Secure Self-Storage Mini Warehousing – Site Plan Review

BACKGROUND:

1. Property Owner/Petitioner: Bill Kippley (d.b.a. Kippley Rental Properties, LLC)
2. Agent: Ryan Quam (d.b.a. Quam Engineering, LLC)
3. Location/Address: 7646 & 7652 Conifer Court, DeForest, WI 53532
4. Taxkey Number: 0910-092-8535-0 & 0910-092-8510-0
5. Area: 4.499 & 2.917 acres
6. Existing Zoning: C-2 Heavy Commercial
7. Proposed Zoning: N/A
8. Future Land Use: Roadside Mixed Use

Following the April 22, 2014 Town Plan Commission meeting, the petitioner amended the proposed Site Plan which was presented to the Town Board on June 17, 2014. It was the decisions of the Town Board that the amended Site Plan be reviewed by the Town Plan Commission prior to the Town Board taking any formal action. The Town Plan Commission recently discussed and acted upon the amended Site Plan on August 19, 2014.

OVERVIEW:

The petitioner wishes to construct a self-storage mini warehouse use in conjunction with the existing uses on the subject properties. The petitioner currently operates Prairie Truck & Auto which rebuilds trucks and autos for resale to municipalities, farmers, and various business owners, as well as, renting shop bay space to auto repairman and other hobbyists who store and repair vehicles and equipment. The subject properties are zoned C-2, Heavy Commercial, totaling approximately 7.4 acres in area, and include addresses 7646 Conifer Court and 7652 Conifer Court. The petitioner proposes to construct twelve (12) mini warehouse structures in addition to the two (2) existing structures.

The proposal will be constructed in three (3) phases, starting with sixty (60) to one hundred (100) units following approval by the Town of Windsor. The following phases will be based on market absorption rates. The petitioner will install downward lighting on the ends and sides of the mini warehouse structures. The subject properties are currently surrounded with arborvitae, pine, and spruce trees which screen the existing and proposed commercial uses from the adjoining residential uses. Within the site the petitioner proposes to add additional plantings, lawn, and rain gardens to facilitate stormwater management.



Staff Report

The subject properties currently have perimeter fencing and gates, and the petitioner proposes to install additional security cameras on the subject properties. 24/7 access will be available to the subject properties with the installation of an electronic gatekeeper and access cards for tenants.

The mini warehouse use will be managed by the personnel and staff from Prairie Truck & Auto. Office hours will be Monday through Friday from 8:00am to 5:00pm and Saturday from 8:00am to 12:00pm.

PLANNING COMMENTS:

Staff has the following comments regarding the proposed amendments to the Site Plan dated July 10, 2014:

1. The north-south drive aisles between the proposed storage buildings in Phase 1 & 2 have been reduced from 30' in width to 26' in width. The southernmost east-west driveway between the proposed buildings in Phase 2 has been reduced from 35' in width to 29' in width.
2. The space saved from the reduced driveway aisle widths has been added to four of the buildings in Phase 1 & 2:
 - a. The two 24' x 161' buildings are now shown as 30' x 161' buildings.
 - b. The 24' x 201' building is now shown as 30' x 201'.
 - c. The 24' x 261' building is now shown as 30' x 261'.
3. The bottom areas of the two bioretention basins on the site have been increased.
4. The amended Site Plan illustrates a proposed sign in the southeast corner.
5. The amended Site Plan does not illustrate the proposed grading as did the previous Site Plan.

TOWN POLICY CONCERNS/ISSUES:

Staff has no policy concerns/issues regarding the Site Plan Review for the Secure Self-Storage Mini Warehousing.

STAFF RECOMMENDATION:

Depending on confirmation by the Town of Windsor Town Board of the above described comments, the Town of Windsor Town Board may take the following action:

The Town of Windsor Town Board **Approves** of the Site Plan Review request Bill Kippley (d.b.a. Kippley Rental Properties, LLC) located at 7646 & 7652 Conifer Court, DeForest, WI 53532 subject to the following conditions:

1. The petitioner shall locate the twelve (12) mini warehouse structures on the subject property as illustrated on the Grading & Erosion Control Plan, dated August 15, 2014, attached hereto and presented to the Town of Windsor Plan Commission at its meeting on August 19, 2014. As the petitioner gains market experience, if construction of the mini warehouse structures, drive aisles, or phasing requires modifications, the petitioner shall notify the Town of Windsor staff. Based on the proposed modifications, the Town of Windsor staff shall determine if a Site Plan Review is necessary by the Town of Windsor Plan Commission and Board.
2. The petitioner shall construct the twelve (12) mini warehouse structures as illustrated on the Preliminary Drawing Plans, dated May 12, 2014, attached hereto and presented to the Town of Windsor Plan Commission at its meeting on August 19, 2014.
3. The petitioner shall install additional lighting on the ends and sides of the mini warehouse structures in accordance with Sec. 10-529 of the Town of Windsor Code of Ordinances.
4. The petitioner shall maintain the existing perimeter arborvitae, pine, and spruce trees for visual screening, as well as, the perimeter fencing for security. The petitioner shall repair and/or replace any arborvitae, pine, or spruce trees that may die over time.
5. The proposed grading shall be added to the Grading and Erosion Control Plan.



Staff Report

6. The petitioner shall obtain approval of the Grading & Sedimentation Control Plan and Stormwater Management Plan by the Town of Windsor, Dane County, and the Wisconsin Department of Natural Resources (WDNR).
7. Approval of the Site Plan Review does not constitute approval of any proposed signage. To date, the Town has not received any details regarding proposed signage for the site.
8. The petitioner shall install a Knox Box Security Key Vault for the DeForest Area Fire & EMS to access the gated entrances, as well as, install fire extinguishers every 75' on the exterior of the proposed storage units.
9. The petitioner has reimbursed the Town of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the Site Plan, including, but not limited to, the cost of professional services incurred by the Town of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.

COMPREHENSIVE PLAN CONSISTENCY:

The Site Plan request is consistent with the Town of Windsor Comprehensive Plan: 2025.

ZONING ORDINANCE CONSISTENCY:

The Site Plan is consistent with Chapter 10 (Zoning) of the Dane County Code of Ordinances.

SITE PLAN REVIEW ORDINANCE:

The Site Plan request is consistent with the Article IX of the Town of Windsor Code of Ordinances.

EXHIBITS:

- A. Project Narrative
- B. Aerial Photography
- C. Construction Drawings
- D. Application

KIPPLEY RENTAL PROPERTIES, LLC

SECURE SELF STORAGE MINI WAREHOUSING

LOCATED AT 7646 & 7652 CONIFER COURT

TOWN OF WINDSOR, DANE COUNTY WI

May 21, 2014

Kevin Richardson and Town Staff,

I am responding to your recent request for some explanation of four topics related to our proposed new self-storage mini-warehouses on our Conifer Court property. We briefly discussed these matters in our concept overview presentation to the Windsor Plan Commission on April 22. We will provide you with more narrative and details on the following items: 1- Building Phasing; 2-Integration of Existing and New Property Uses; 3- Landscaping; and 4- Lighting.

1- Building Phasing

As shown on the Site Plans we provided to you, each new building shows a projected phasing guideline. We understand the Town Plan Commission and Board members want to get a relative idea on the timing and order that the buildings will be constructed. Obviously, the prudent timing and pace of construction will be based upon the market demand and economic conditions.

The economy seems to be recovering since 2007, but it is hard for us to pinpoint the exact timing of each building and phase, even our Federal Reserve Board states they are unsure of future economic trends. Within that framework, we can clearly state that it is our goal and intention to get the buildings completed and generating business and tax revenue as soon as reasonably possible.

Our initial market research shows there is demand for more safe, secure, and visually screened storage facilities. This information gives us the confidence to start the initial 60-100 units soon after the final Town approvals. Then, the pace of the next phases will be based upon market absorption rates of the first phase units. We want to add more units as current buildings are rented and filled on a consistent and stable basis. We also need the flexibility to adjust which buildings are constructed in each phase as the market experience we gain will guide our planning of the build-out process.

2-Integration of Existing and New Property Uses

As we have discussed, we plan to use our property within the permitted uses of the existing C-2 Commercial zoning. We will continue to operate Prairie Truck &Auto with our existing buildings as we have for many years. We repair and rebuild trucks and autos, then sell them to towns and municipalities, farmers, and various business owners. This business has been very successful and in the past we have used the entire property to store trucks and related truck bodies and equipment.

As I get older and want to bring my sons into the business, we have developed a strategic plan to “throttle back” the hectic pace of the truck business and add more rental units to more effectively utilize the property. In the past two years, we have not needed all of our shop space for our truck work, so we have rented out some of the space to an auto repairman and other hobbyists who store their cars and equipment in some of the shop bays. We foresee this present use of our existing buildings continuing on as a very compatible use with the new mini warehouse and storage facilities.

As you can see on the 2012 aerial photo and new Site Plan, the new buildings will be located in the space that formerly held our used trucks, truck bodies, and parts inventories. We have sold and removed much of this excess inventory and the site is ready for the new self-storage buildings. Since the storage facilities have a proven history of low impact and low traffic generation, these should be very compatible with the current facility operations. In turn, our present operations should not have any impact on the self-storage rental operations. We see these integrated businesses working very well together.

The current Prairie Truck & Auto office personnel and staff will provide the rental management and maintenance of the new storage facilities, so this facet of the business is already established. The self-storage office hours will match our Prairie Truck & Auto office hours, which are currently 8:00AM to 5:00PM Monday through Friday, and 8:00AM to 12:00PM on Saturday. We will provide 24/7 access to the property with the installation of an electronic gatekeeper and access cards for renters.

The property has the perimeter fencing and gates already in place and we will place additional security cameras around the new self-storage buildings for added protection when the office is closed. The electronic access cards will show our staff the name of the renter and the access time of their entry onto the property. These security measures will attract a higher quality renter to this facility.

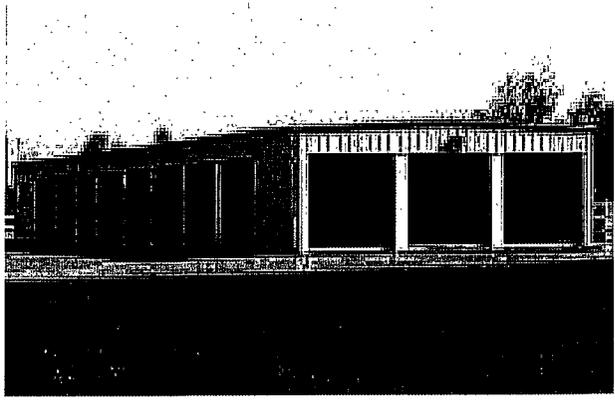
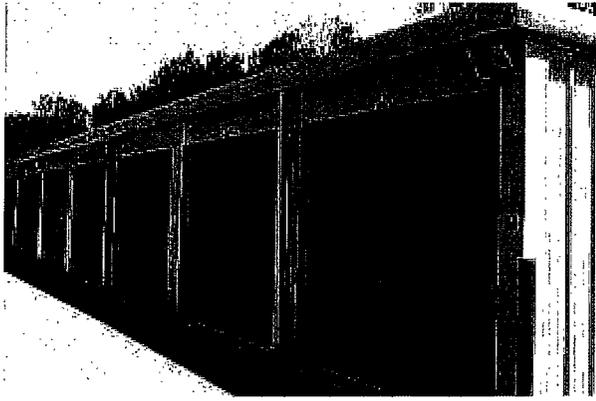
3- Landscaping

As we have shown in our aerial photos and initial meeting presentation photos, the current property is surrounded by conifer trees (arborvitae, pine, and spruce trees) for exceptional visual screening of the current and proposed property uses. The building color scheme of tan sidewalls and dark green roofs will blend very well with these conifer trees. The rain gardens shown on the site plan will provide functional storm water management values as well as attractive perennial plants that provide seasonal flowering benefits.

Within the site, there will be additional lawn added where there is existing gravel surfaces now. We plan to add shrubbery and flower planter boxes where they fit in and don't impede traffic flow. These will add some splashes of color and aesthetic balance to the new buildings. Overall, these new facilities and the associated landscape will be an attractive visual upgrade to our property.

4- Lighting

We will install the typical downward shining lighting on the new storage buildings to provide enough light to ensure for safe operation of the facility. We do not want to generate a “bright greenhouse” effect that would annoy neighbors. We presently have several yard lights and building lights in place. All new lighting will be kept to a minimum, yet bright enough to provide for good travel and access in and around the buildings. This is especially important in the shorter daylight hours from November to April. The surrounding conifers trees will help screen the site lighting as well.



Here are two examples of the building lighting we intend to install on our facilities. They provide a downward focus of light. We will space them out on the building ends and sides similar to these in the photos above.

We hope that this information gives you a good understanding of the items you requested. Please let us know if there is any additional info you need and we will be glad to provide it to you.

Thank you,

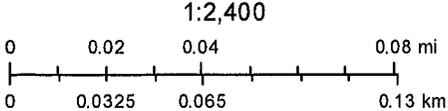
William J. Kippley
Kippley Rental Properties, LLC
7646 Conifer Court
DeForest, WI 53532

Kippley Rental Properties, LLC



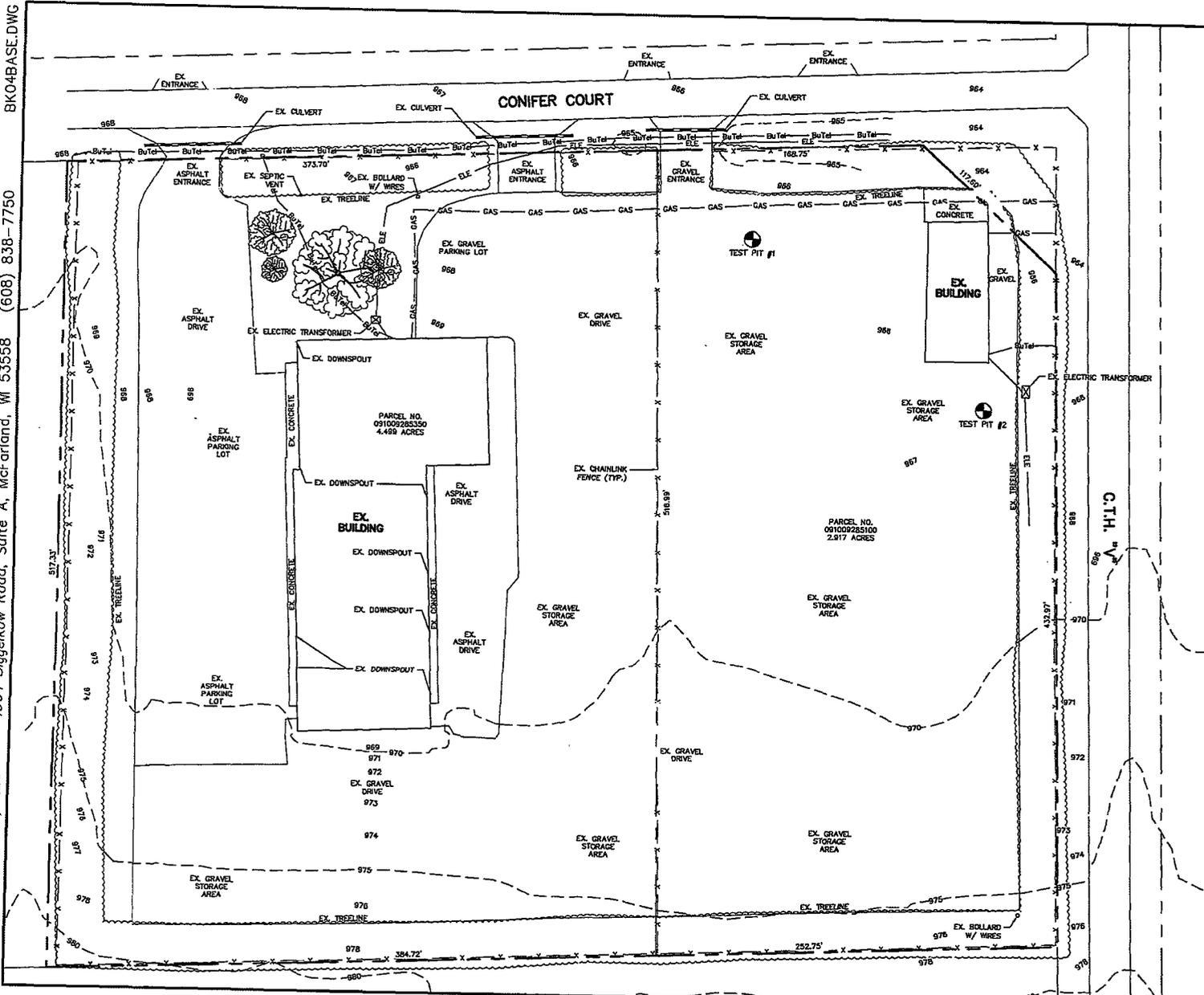
June 10, 2014

Parcel Number
Tax Parcels



Planning
Administrative
Geophysical
Water Resources
Recreation

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A, McFarland, WI 53558 (608) 838-7750 BK04BASE.DWG



LEGEND

492	EXISTING MINOR CONTOUR
---490---	EXISTING MAJOR CONTOUR

TO OBTAIN LOCATION OF PARTNERSHIP UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DOC'S HOTLINE
 1-800-552-6881
 BEFORE YOU EXCAVATE (800)552-6881
 SEE NEARBY SIGNAGE (DNR) PROVIDING LIST OF SOILS DATA PROVIDERS BEFORE YOU EXCAVATE



EXISTING AREA INFORMATION

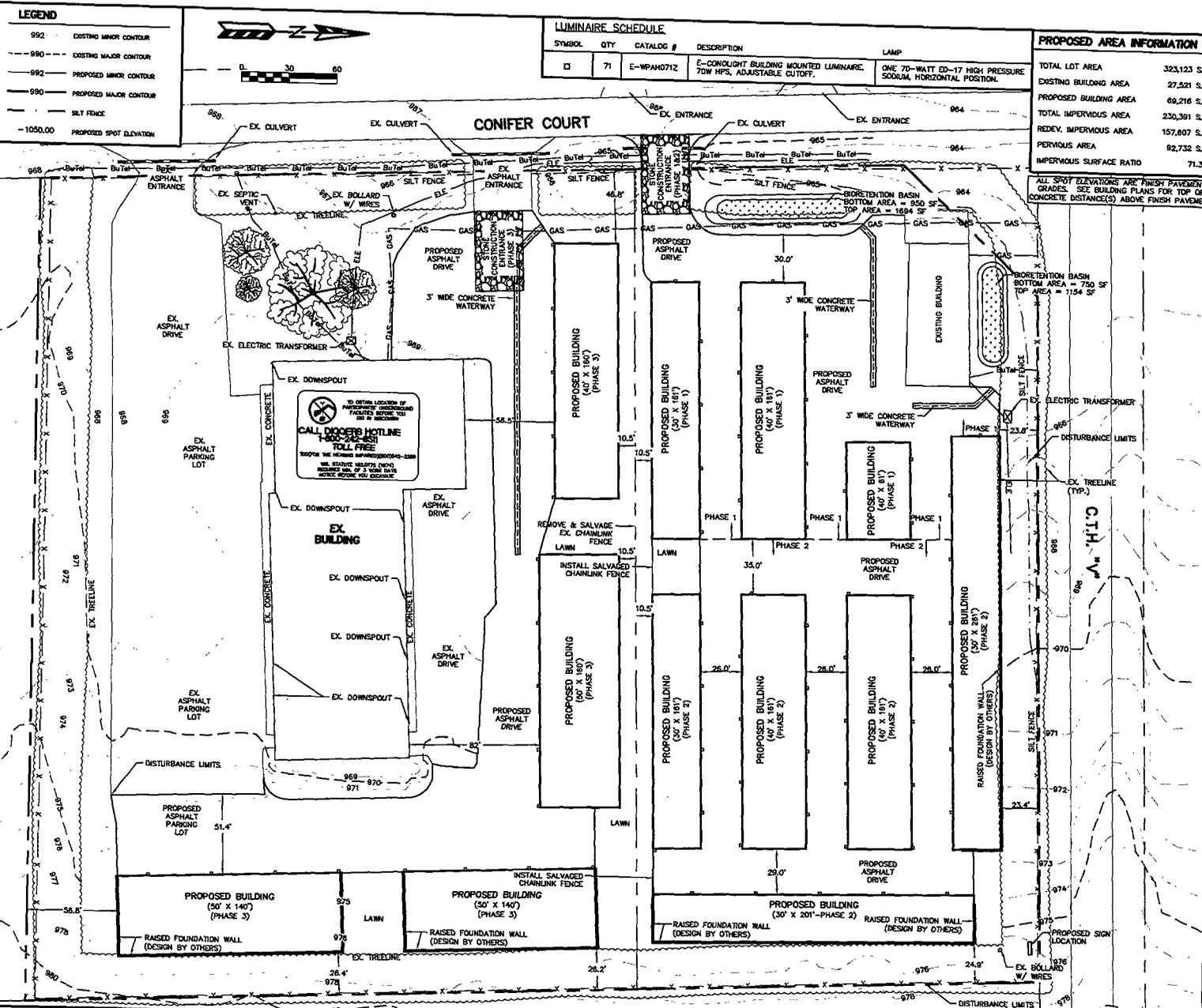
TOTAL LOT AREA	323,123 S.F.
IMPERVIOUS AREA	251,483 S.F.
PERVIOUS AREA	71,640 S.F.
IMPERVIOUS SURFACE RATIO	77.8%

C.T.H. MINI-WAREHOUSE DEVELOPMENT
 EXISTING SITE PLAN
 EXHIBIT #2
 DATED: MAY 6, 2014

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

 www.quamengineering.com
 4604 Siggelkow Road, Suite A, McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

BKOBASE.DWG
 QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A, McFarland, WI 53558 (608) 838-7750



LEGEND

- 992--- DISTING MINOR CONTOUR
- 990--- DISTING MAJOR CONTOUR
- 992--- PROPOSED MINOR CONTOUR
- 990--- PROPOSED MAJOR CONTOUR
- SILT FENCE
- 1050.00 PROPOSED SPOT ELEVATION

LUMINAIRE SCHEDULE

SYMBOL	QTY	CATALOG #	DESCRIPTION	LAMP
□	71	E-MPH4071Z	E-CONDUIT BUILDING MOUNTED LUMINAIRE, 70W HPS, ADJUSTABLE CUTOFF.	ONE 70-WATT ED-17 HIGH PRESSURE SODIUM, HORIZONTAL POSITION.

PROPOSED AREA INFORMATION

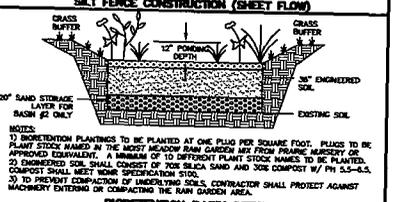
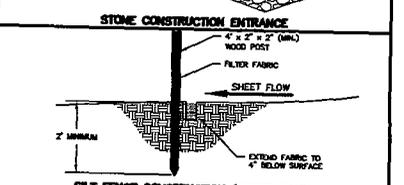
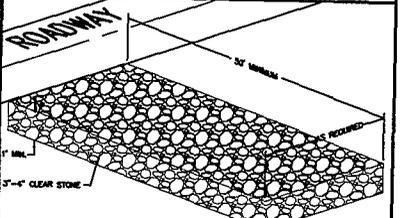
TOTAL LOT AREA	323,123 S.F.
EXISTING BUILDING AREA	27,521 S.F.
PROPOSED BUILDING AREA	69,216 S.F.
TOTAL IMPERVIOUS AREA	230,391 S.F.
REDEV. IMPERVIOUS AREA	157,607 S.F.
PERVIOUS AREA	92,732 S.F.
IMPERVIOUS SURFACE RATIO	71.3%

EROSION NOTES:
 THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACK OF HARD OR SOFT EROSION INTO THE ADJACENT PUBLIC STREET. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRANTIC FLUSHING) BEFORE THE END OF EACH WORKDAY OR MORE FREQUENTLY AS REQUIRED BY THE TOWN.
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL DESTRUCTION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY FOR WITHIN 24 HOURS AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY FOR WITHIN 24 HOURS. ALL MAINTENANCE WILL FOLLOW AN
 SILT FENCE AND STOOPS SHALL BE FIELD LOCATED BY THE ENGINEER.
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MODIFICATIONS AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. MODIFICATIONS AND CORRECTING MEASURES, AS REQUIRED BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:
 JULY 21, 2014 (PHASE 1) INSTALL INITIAL EROSION CONTROL DEVICES.
 MAY 1, 2015 (PHASE 2)
 MAY 1, 2016 (PHASE 3)
 JULY 21 - SEPTEMBER 15, 2014 (PHASE 1) CONSTRUCT BUILDING, PAVEMENT AREAS, AND RESTORE DISTURBED AREAS.
 MAY 1 - AUGUST 31, 2015 (PHASE 2)
 MAY 1 - JULY 21, 2016 (PHASE 3)

RESTORATION NOTES:
 ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL. FERTILIZER, SEED AND MULCH RESTORATION SHALL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE AD SHALL BE USED ON ALL AREAS. MULCHES SHALL BE IN ACCORDANCE WITH SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL FERTILIZER SHALL BE ADDED TO THE MULCH.
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SHALL BE APPLIED TO THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 8% POTASH, NOT LESS THAN 6%.

OWNER:
 C.T.H. V MIN WAREHOUSE, LLC
 ATTN: RYAN QUAM
 4604 SIGGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558



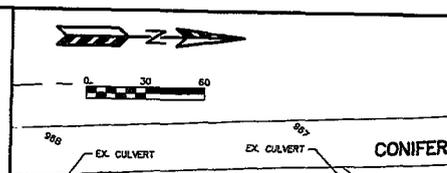
RETENTION BASIN DETAIL
 GRASS BUFFER
 12\"/>

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BK04BASE.DWG
 QUAM ENGINEERING, LLC
 4604 Sigelkow Road, Suite A, McFarland, WI 53558 (608) 838-7750

LEGEND

992	EXISTING MAJOR CONTOUR
---	EXISTING MAJOR CONTOUR
992	PROPOSED MAJOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	SILT FENCE
-1050.00	PROPOSED SPOT ELEVATION



LUMINAIRE SCHEDULE

SYMBOL	QTY	CATALOG #	DESCRIPTION	LAMP
□	71	E-WPAH071Z	E-CONDUIT BUILDING MOUNTED LUMINAIRE, 70W HPS, ADJUSTABLE CUTOFF.	ONE 70-WATT ED-17 HIGH PRESSURE SODIUM, HORIZONTAL POSITION.

PROPOSED AREA INFORMATION

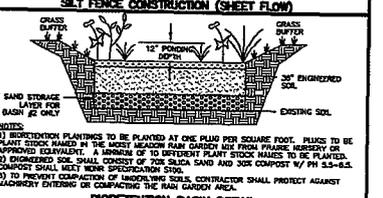
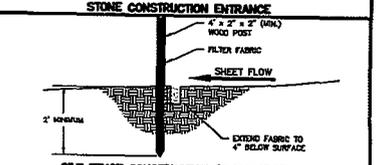
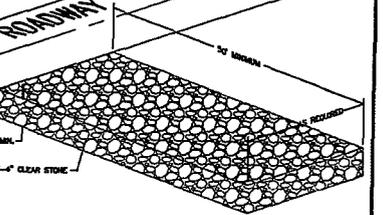
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PERVIOUS AREA	92,732 S.F.
IMPERVIOUS SURFACE RATIO	71.3%

EROSION NOTES:
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 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. EROSION CONTROL IS ESTABLISHED, ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST ONCE EVERY 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 SILT FENCE AND STOOPLES SHALL BE FIELD LOCATED BY THE DESIGNER.
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCORDING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL AGENCIES, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:
 JULY 21, 2014 (PHASE 1) INSTALL INITIAL EROSION CONTROL DEVICES.
 MAY 1, 2015 (PHASE 2)
 MAY 1, 2016 (PHASE 3)
 MAY 1, 2017 (PHASE 4)
 JULY 21 - SEPTEMBER 15, 2014 (PHASE 1) CONSTRUCT BUILDINGS, PAVEMENT AREAS, AND RESTORE DISTURBED AREAS.
 MAY 1 - AUGUST 31, 2015 (PHASE 2)
 MAY 1 - AUGUST 31, 2016 (PHASE 3)
 MAY 1 - AUGUST 31, 2017 (PHASE 4)

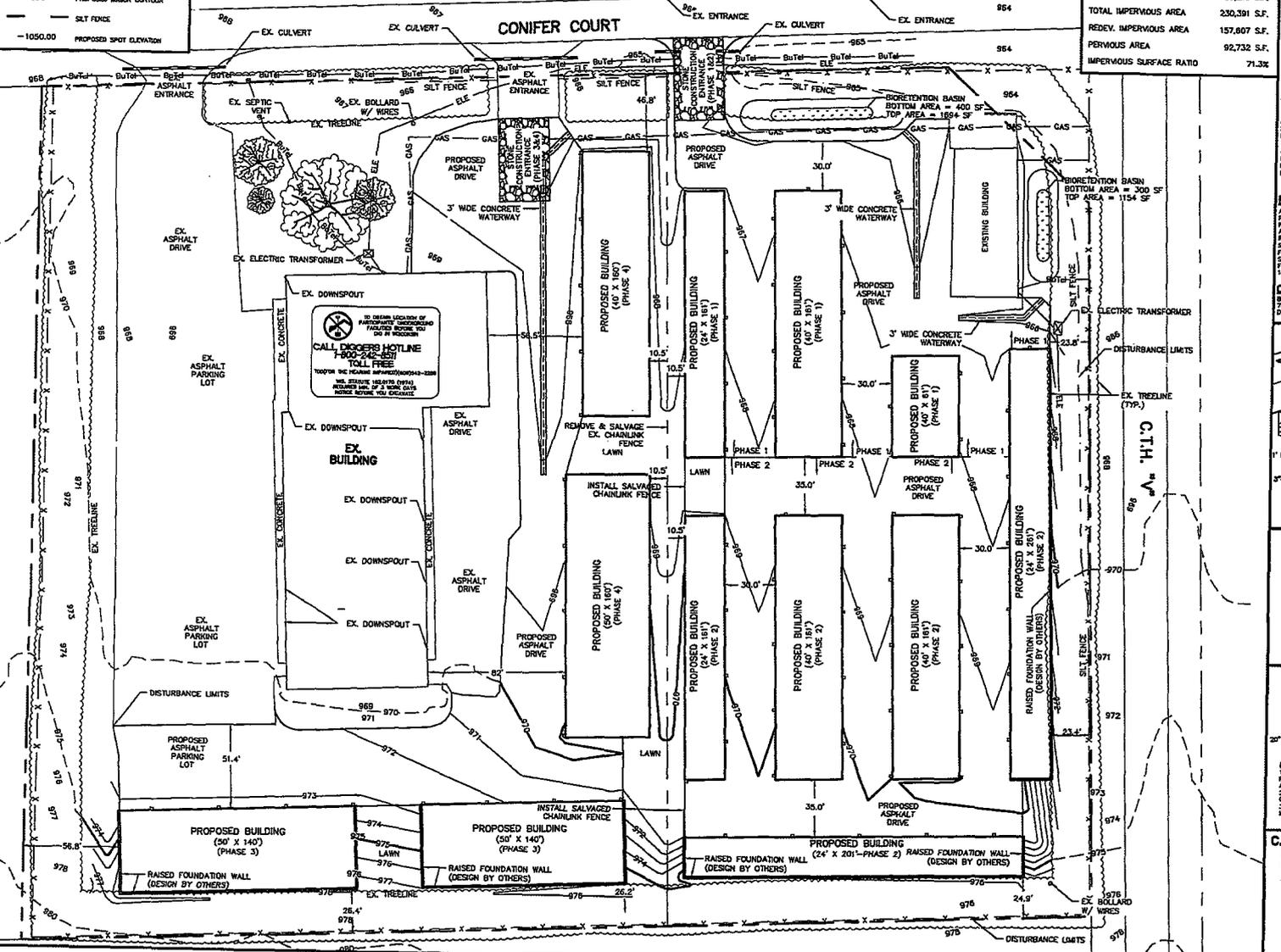
RESTORATION NOTES:
 ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AS THE DISTURBANCE AS PRACTICAL. SEED MIXTURES TO BE USED SHALL BE EQUAL AMOUNTS OF ANNUAL AND PERENNIAL SPECIES AS LISTED IN THE SPECIFICATIONS. EQUAL AMOUNTS OF ANNUAL AND PERENNIAL SPECIES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL BE APPLIED AT THE RATE OF TWO (2) INCHES DEEP. MULCH SHALL BE APPLIED TO THE ENTIRE DISTURBED AREA THAT LIES WITHIN, NOT LESS THAN 18 IN. PHOSPHORIC ACID, NOT LESS THAN 5% POTASH, NOT LESS THAN 5%.

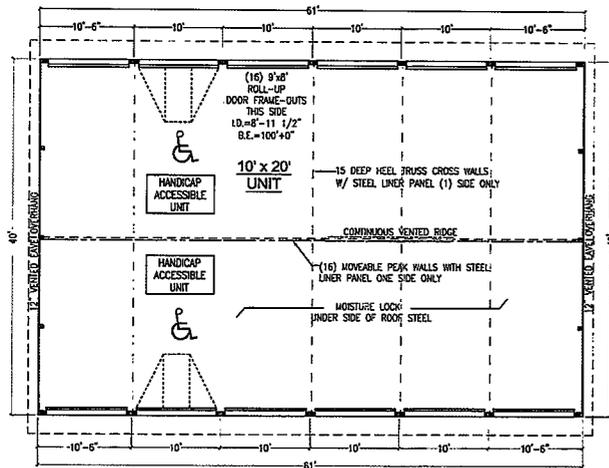
OWNER: BILL SPOFFORD, 7845 CONIFER COURT, DEPOUIT, WI 53532
ENGINEER: QUAM ENGINEERING, LLC, ATTN: RYAN QUAM, 4604 SIGELKOW ROAD, SUITE A, MCFARLAND, WI 53558



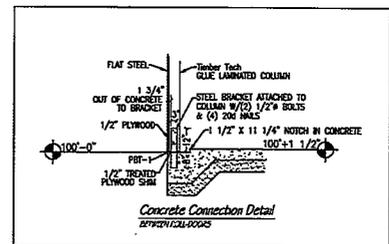
NOTES:
 1) REVEGETATION PLANTINGS TO BE PLANTED AT ONE PLANT PER SQUARE FOOT. PLANTS TO BE PLANTED SHOULD BE IN THE HEAVY WEEDS RAIN GARDEN MIX FROM PHASE 1, HERBICIDY OR 2) ENGINEERED SOIL TO PREVENT PLANT STOCK MOUNDS TO BE PLANTED. COMPOST SHALL BE A MIXTURE OF 50% SILICA SAND AND 50% COMPOST W/ PH 5.5-6.5. 3) TO PREVENT COLLAPSION OF UNDERLAYS SOILS, CONTRACTOR SHALL PROTECT AGAINST UNDESIRABLE EROSION BY COMPACTING THE SAND GARDEN MIX.

EROSION CONTROL PLAN
C.T.H. MINI-WAREHOUSE DEVELOPMENT
 GRADING AND EROSION CONTROL PLAN
 EXHIBIT #3
 DATED: MAY 6, 2014
QUAM ENGINEERING, LLC
 Residential & Commercial Site Design Consultants
 www.quamengineering.com
 4604 Sigelkow Road, Suite A, McFarland, Wisconsin 53558
 Phone (608) 838-7750, Fax (608) 638-7752



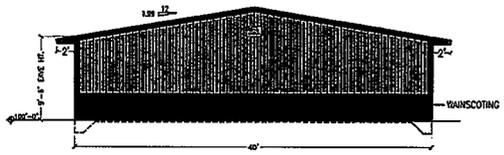


FLOOR PLAN

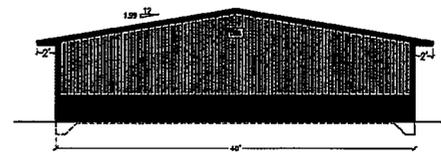


BUILDING COLORS:

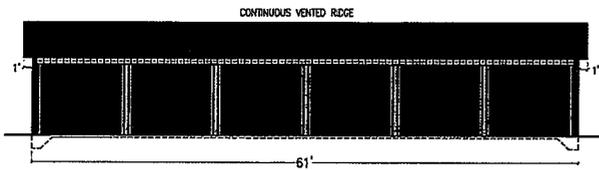
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GABLE	CLAY	CORNER TRIM	EVERGREEN
ACCENTS	N/A	ROOF	EVERGREEN
WALK DOOR	N/A	RIDGE CAP	EVERGREEN
WINDOWS	N/A	GABLE TRIM	EVERGREEN
DOOR/WINDOW TRIM	N/A	FASCIA TRIM	EVERGREEN
OVER-HEAD DOOR	EVERGREEN	EAVE TRIM	EVERGREEN
OWHD. DOOR TRIM	CLAY	SOFFIT	EVERGREEN
SLIDE DOOR	N/A	SOFFIT F&J TRIM	EVERGREEN
SLIDE DOOR TRIM	N/A	CUPOLA SIDE	N/A
WANSLOT	EVERGREEN	CUPOLA ROOF	N/A
WANSLOT TRIM	EVERGREEN	WEATHERWANE	PINNO
WNSCT. CORNER TRIM	EVERGREEN	EAVE TROUGHS	N/A
EAVE/LITE	N/A	DOWNSPOUTS	N/A



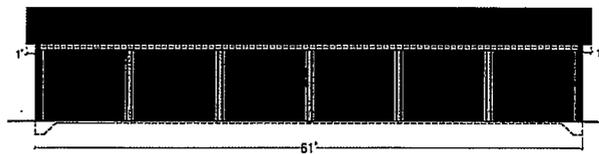
WEST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

PRELIMINARY DRAWING

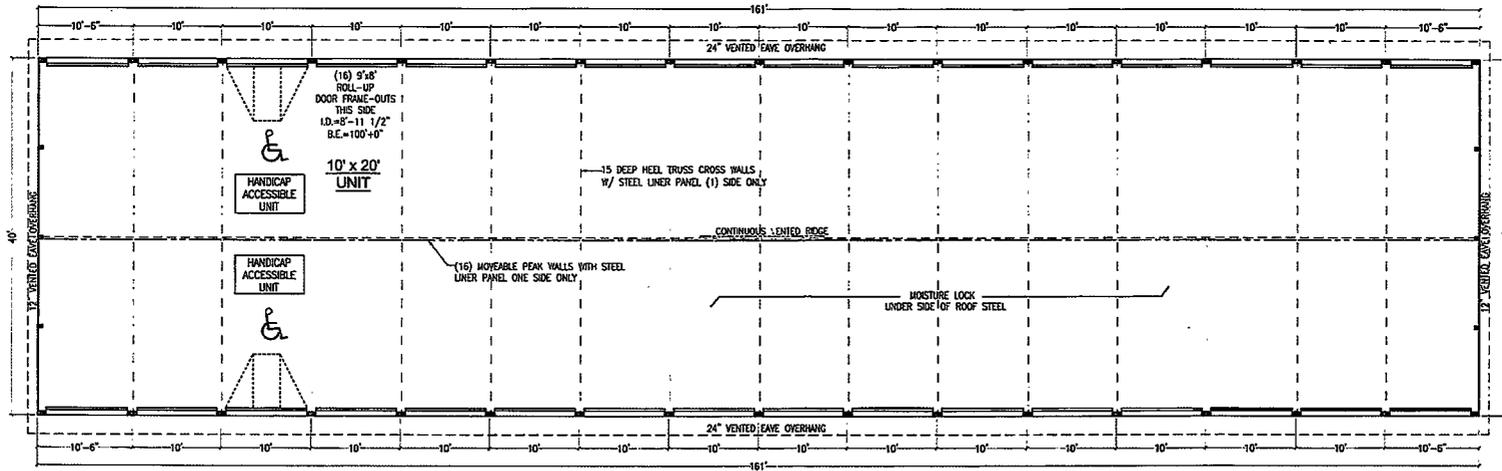
NOTE:
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 LIMITATIONS, COLORS SEEN HERE MAY NOT ACCURATELY
 REFLECT MELLOWY PAINT COLORS. PLEASE REFER TO THE
 ACTUAL PAINT OR PRODUCT SAMPLES.

Pinno Building
 QUALITY PAINT FOR HOME BUILDERS
 PINNO BUILDING
 800-877-7016
 WWW.PINNO.COM
 W8866 COUNTY ROAD T
 ROSENDALE, WI 54974

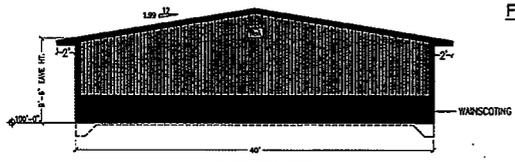
BILL KIPLEY
 PRAIRIE TRUCK SALES
 PROPOSED MINI-WAREHOUSE BUILDING
 40'x61'x8'-6"

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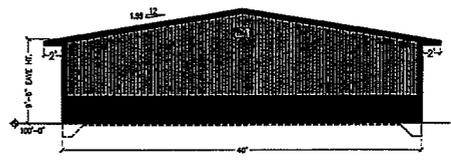
DRAWING NO.
 14-243
 DRAWN BY:
 J. IMMEL
 SCALE:
 1/8"=1'-0"
 DATE:
 5/12/2014
 REVISIONS:



FLOOR PLAN



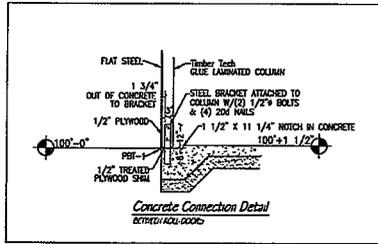
WEST ELEVATION



WEST ELEVATION



NORTH ELEVATION



Concrete Connection Detail
BETWEEN ROLLOVERS

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PRELIMINARY DRAWING

BUILDING COLORS:			
SIDE	CLAY	BOTTOM TRIM	EVERGREEN
CABLE	CLAY	CORNER TRIM	EVERGREEN
ACCENTS	N/A	ROOF	EVERGREEN
WALK DOOR	N/A	RIDGE CAP	EVERGREEN
WINDOWS	N/A	GABLE TRIM	EVERGREEN
DOOR/WINDOW TRIM	N/A	FASCIA TRIM	EVERGREEN
OVERHEAD DOOR	EVERGREEN	EAVE TRIM	EVERGREEN
CHRD. DOOR TRIM	CLAY	SOFFIT	EVERGREEN
SLIDE DOOR	N/A	SOFFIT FAJL TRIM	EVERGREEN
SLIDE DOOR TRIM	N/A	CUPOLA SIDE	N/A
WAINSCOT	EVERGREEN	CUPOLA ROOF	N/A
WAINSCOT TRIM	EVERGREEN	WEATHERVANE	PINK
WNSCT. CORNER TRIM	EVERGREEN	EAVE TROUGH/S	N/A
EAVE/SITE	N/A	DOWNSPOUTS	N/A

PINNO BUILDING

 QUALITY PART FRAME BUILDERS

 1800 W. STATE ST.

 ROSENDALE, WI 54874

BILL KIPLEY

 PRAIRIE TRUCK SALES

 PROPOSED MINI-WAREHOUSE BUILDING

 40'x161'x9'-6"

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DRAWING NO.

 14-212

 DRAWN BY:

 J. IMMEL

 SCALE:

 1/8"=1'-0"

 DATE:

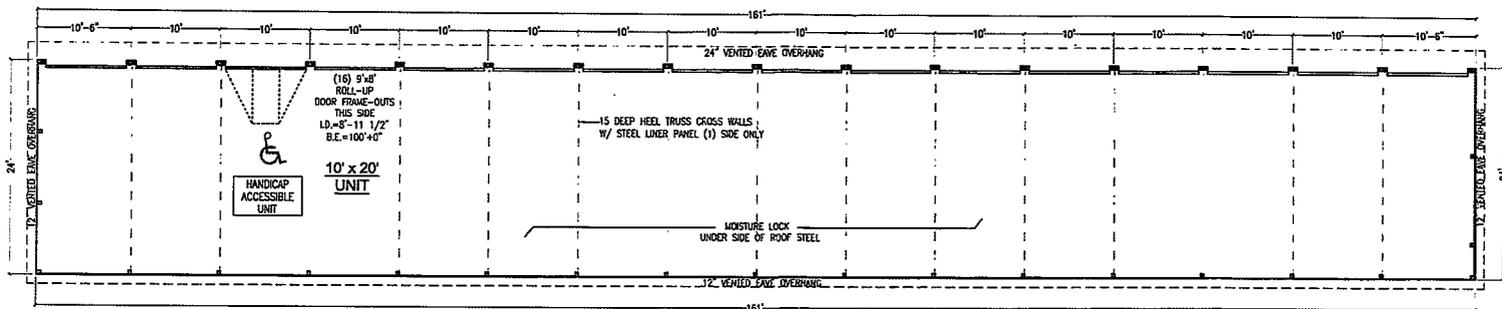
 4/21/2014

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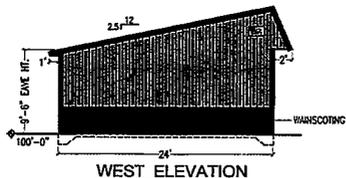
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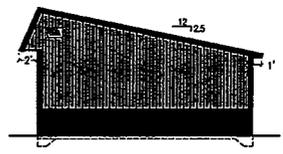
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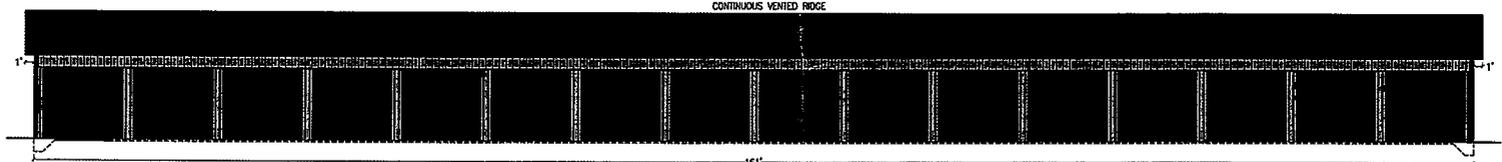
FLOOR PLAN



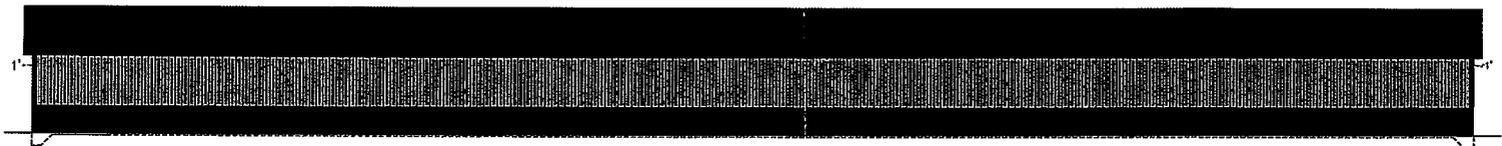
WEST ELEVATION



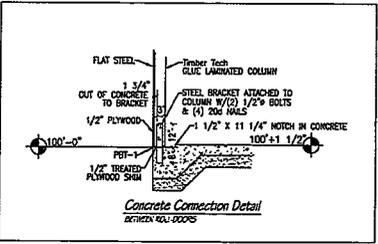
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



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PRELIMINARY DRAWING

BUILDING COLORS:			
SIDE	CLAY	BOTTOM TRIM	EVERGREEN
GABLE	CLAY	CORNER TRIM	EVERGREEN
ACCENTS	N/A	ROOF	EVERGREEN
WALK DOOR	N/A	ROOF CAP	EVERGREEN
WINDOWS	N/A	GABLE TRIM	EVERGREEN
DOOR/WINDOW TRIM	N/A	FASCIA TRIM	EVERGREEN
OVERHEAD DOOR	EVERGREEN	EAVE TRIM	EVERGREEN
OVHD. DOOR TRIM	CLAY	SOFFIT	EVERGREEN
SLIDE DOOR	N/A	SOFFIT F&J TRIM	EVERGREEN
SLIDE DOOR TRIM	N/A	CUPOLA SIDE	N/A
WANSKOT	EVERGREEN	CUPOLA ROOF	N/A
WANSKOT TRIM	EVERGREEN	WEATHERVANE	PINKO
WNSCT. CORNER TRIM	EVERGREEN	EAVE TROUGH	N/A
EAVELINE	N/A	DOWNSPOUTS	N/A

PINNO BUILDINGS
 QUALITY FAST FRAM BUILDINGS
 9800 WISCONSIN AVE
 WISCONSIN 53020
 WWW.PINNOBUILDINGS.COM
 W8868 COUNTY ROAD T
 ROSENDALE, WI 54874

BILL KIPLLEY
 PRAIRIE TRUCK SALES
 PROPOSED MINI-WAREHOUSE BUILDING
 24' x 161' x 9' - 6"

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DRAWING NO.
 14-213
 DRAWN BY:
 J. IMMEL

SCALE:
 1/8" = 1'-0"
 DATE:
 4/21/2014

REVISIONS:
 5/12/2014

PAGE:
 1 OF 1

TOWN OF WINDSOR

General Information and Application for Development, Land Division, Site Plan and Zoning

The Town of Windsor Plan Commission typically meets on the Third Tuesday of every month at 6:00 p.m., and the Town Board typically reviews planning issues on the third Thursday of every month at 5:00 p.m. (or as otherwise scheduled) at the Town Hall, 4084 Mueller Road. Applicants must submit a complete application and materials no less than 30 days prior to the next regularly scheduled Plan Commission meeting.

Requested Action:

- Rezone
- Concept Plan
- Site Plan Review
- Conditional Use Permit
- Preliminary Plat
- Final Plat
- Variance
- Certified Survey Map

Other Agencies that may need to be addressed (staff will provide direction):

- Dane County Zoning
- City of Sun Prairie
- Village of DeForest
- Token Creek Conservancy Committee or Windsor Parks Commission
- Capital Area Regional Plan Commission (CARPC)
- Wisconsin Department of Transportation (DOT)
- Wisconsin Department of Natural Resources (DNR)

Project Location:

7646 Conifer Ct E 7652 Conifer Ct

Parcel Number(s)

0910-092-8535-0 E 0910-092-8510-0

Zoning Jurisdiction:

- City of Sun Prairie / Town of Windsor Extra Territorial Zoning
- Dane County

Applicant Statement (Must be signed prior to the time the Application is reviewed by staff).

I have reviewed and understand the Town of Windsor subdivision ordinance, site plan review ordinance and applicable zoning ordinance as they relate to technical specifications, required submittal information, and standards for approval relating to this request and those standards governing the Town's recommendations and decisions.

I understand an administrative fee will be assessed and an escrow for the fees collected for review of my project by the Town and its consultants, and that payment in full is required as a condition for approval. Consultant fees are invoiced and paid separately by the applicant in additional to any application fees.

William J. Kopy
Applicant Signature

MAY 15, 2014
Date

Contact Information

Applicant:

Name: Bill Kippley
Address: 7646 Conifer Ct
City, State, Zip: DeForest, WI 53532
Phone Number(s):
Cell Phone(s): 608-575-1143
Email Address(es): Sales @ dtatucks.com

Surveyor:

Name:
Address:
City, State, Zip:
Phone Number(s):
Cell Phone(s):
Email Address(es):

Attorney:

Name:
Address:
City, State, Zip:
Phone Number(s):
Cell Phone(s):
Email Address(es):

Owner:

Name: Bill Kippley
Address: 7646 Conifer Ct
City, State, Zip: DeForest, WI 53532
Phone Number(s):
Cell Phone(s): 608-575-1143
Email Address(es): Sales @ dtatucks.com

Engineer:

Name: Quam Engineering, LLC Ryan Quam
Address: 4604 Siggottlow Rd, Ste A
City, State, Zip: MeFarland, WI 53558
Phone Number(s): 608-838-7750
Cell Phone(s):
Email Address(es): rquam @ quamengineering.com

Town of Windsor
Site Plan Review Application

General Requirements

The Town of Windsor Plan Commission typically meets on the third Tuesday of every month at 7:00 p.m., and the Town Board typically reviews planning issues on the third Thursday of every month at 5:00 p.m. (or as otherwise scheduled) at the Town Hall, 4084 Mueller Road. Applicants must submit an application for a Concept Plan review no less than 30 days prior to the next regularly scheduled Plan Commission meeting.

The applicant is responsible for adhering to all requirements of Town ordinances, regulations, plans, and policies. This form shall not be deemed a substitute for the applicant's thorough reading and understanding of applicable Town ordinances, regulations, plans, and policies.

The application shall: 1) be on forms made available from the Town and accompanied by the required fee and review escrow, 2) include 13 copies of the Site Plans and supplementary materials as described per the requirements of Section 15-6-3 of the Town Ordinance, and 3) include a digital pdf copy of all submitted drawings and supplementary data.

Applicability

Applications for building permits for any construction, expansion, or conversion of structures other than single or two family residences, agricultural structures, or agricultural accessory buildings shall require site plan approval from the Town Board, upon recommendation from the Plan Commission.

Brief Description of Project:

Re-develop the existing site into mini-warehouses, pavement, and two bio-retention basins.
The re-developed site will reduce the impervious surface by approximately 21,000 SF.

Project Location:

7652 Conifer Ct
7646 Conifer Ct

Parcel Number(s):

0910-092-8510-0
0910-092-8535-0

Process for Review and Approval (and Section 15-6-310) of the Town Ordinance

- 1) One consultation meeting with Town Staff (Engineer, Legal Counsel, Planner and Planning and Development Coordinator at no charge.) Optional
- 2) Submittal of application form, fees/review escrow, 13 copies of the Site Plan and supplementary materials as described above (at least 30 days prior to next plan commission meeting) including a digital pdf copy of all submitted drawings and supplementary data.
- 3) Staff review of application materials for compliance with requirements.
- 4) Plan Commission review and comment.
- 5) Town Board Review
- 6) Upon approval of the application, compliance with all applicable conditions and other Town ordinances, and execution of a development agreement if required, the Building Inspector, or designee, may issue or reject a building permit.

Checklist Legend:	
✓	submitted completely
N/S	not submitted
N/A	not applicable to project
W	waived for reasons to be described in staff report
P	submittal pending, material must be submitted prior to meeting as requested by staff
A	submittal pending, material required as condition for approval

Date Complete Application Submitted: May 15, 2014 

Submittal Requirements for Site Plan Review (per Section 15-6-3(a)(1) of Town Ordinance)

The Site Plan shall be prepared in accordance with the Town Ordinance, and shall include the following minimum information:

Item		Applicant
1	Site Plans shall be prepared in recognized architectural scale. Scale, site size, building area and lot coverage, and north arrow shall be shown. Site plans shall include the area surrounding the proposed development at the same level of detail as the site plan. The site plan shall show the relationship of the proposed development of the site to surrounding streets, buildings, lots, parking, landscape, topography, and any other important features.	Exhibit #2 Exhibit #3
2	Document title, date prepared, applicable Owner's and Developer's names and addresses noted. Where applicable, names and addresses of all professionals involved in any preparation of design plans shall be provided.	Exhibit #3
3	Existing and proposed topography shown at contour level of not less than 2' indicating proposed grade on a preliminary grading plan and the location of proposed improvements.	Exhibit #3
4	Building and yard setback lines indicated.	Exhibit #3
5	Locate all outdoor lighting proposed to illuminate the site. Provide lighting type and product information.	Exhibit #3
6	Indicate and locate all electrical and other easements on the subject property.	Exhibit #3
7	Locate existing and general location of proposed municipal services and proposed connection locations, if applicable.	Exhibit #3
8	Locate any proposed storm water management facilities, including retention/detention areas.	Exhibit #3
9	Identify existing and proposed road names.	Exhibit #3
10	Locate existing and proposed public and private road rights of way.	Exhibit #3
11	Show all drives, curb cuts, and ingress/egress locations.	Exhibit #3
12	Identify and show the locations of all driveways on adjoining property within 200' of the subject property.	Exhibit #2 Exhibit #3
13	Identify parking area and show number of spaces.	Exhibit #3
14	Show location and type of proposed and existing landscape plantings and buffer areas for adjoining properties.	Exhibit #3
15	Show pedestrian sidewalks and walkway locations.	Exhibit #3
16	Sketch outline of any development phasing plan.	Exhibit #3
17	Provide written project summary including operational information, construction schedule, and estimate of project value.	Exhibit #3 for schedule

18	Provide building elevations, drawn to scale, showing building materials to be used.	Attached
19	List external building materials and note building front design standards identified in this ordinance.	See Elevations
20	Where applicable, 100 year occurrence interval floodplain and floodway to be identified.	NA
21	Where applicable, wetlands as delineated in the WDNR Wetland Inventory and a 75' setback line from each wetland shall be shown.	NA
22	When proposed buildings are located within 100' of an existing building, the elevation of the existing building shall be included in the site plan at the same scale and level of detail.	Exhibit #3

Date Complete Application Submitted

May 15, 2014 *Amey*

Site Plan Review Standards

Site Plans and supplementary materials shall be reviewed relative to the review and design standards described by 15-6-3(c) and 15-6-4 of the Town Ordinance, and for consistency with approved Town plans and policies.