



CITY OF FORT ATKINSON, Fort Atkinson, WI, 53538

Date: May 18, 2018

TO: Planning Commission

FROM: Andy Selle, P.E.

SUBJECT: Butch's High Lite Auto Body Addition

Background:

Butch's High Lite Auto Body is planning an addition to the north on their existing building.



Figure 1: Existing aerial of the property

City Department Reviews:

All City departments have reviewed the submittal comments are below.

Fire Department – Our records indicate that this facility has several outstanding fire code violations. It is suggested that if approved, the approval be conditional and require that all existing fire code violations be corrected during construction.

There is mention of taking some of the gravel areas and possibly turning them into grass/lawn. If this is being considered, a site plan should be presented to the FAFD to ensure minimum NFPA 1 fire access code requirements are maintained as NFPA 1 access requirements apply on the property itself as well as to the public roadways.



Figure 2: Proposed Addition

Zoning – All requirements can be met under the zoning code contingent upon the following:

1. Lot lighting should reduce to 1 foot-candle at property lines and no light emission above the horizontal as discussed with developer.
2. Being it is an existing structure and use, the building should at a minimum match the existing building for materials and design.
3. Full buffer yards aren't required as it is an existing development, however a minimum of five foot greenbelts and minimum plantings should be installed to help development conform with and compliment intended new development in the area. See attached sketch of landscaping and greenbelts

4. Handi-cap parking should be located at main entrance and clearly signed and marked.
5. Signage changes must be submitted in future if proposed.

Stormwater – The buffer yards mentioned above and shown in the drawing should be swaled in order to collect stormwater and allow infiltration. The project will not create additional impervious surface, but as City lots are updated, low cost improvements in the treatment of stormwater are being implemented.

Erosion Control – Little sediment will be available on the site for runoff. Stockpiles will be minimized and if open ground is created, silt fence or other means of eliminating any brown water discharge associated with the project will be employed.

Recommendation:

Staff recommends approval of the plan as set forth in the attachment with the contingencies noted in the above department reviews.

Attachments:

Original drawing and narrative submittal

Bos Design Builders LLC

N2775 County Road J, Fort Atkinson, WI 53538. Tel: 920.563.9461 Ext#2

Date: 5/1/18

Mr. Andy Selle
City Engineer
Fort Atkinson, WI 53538

Dear Mr. Andy Selle:

We are pleased to submit the attached Site Plan information for a 4230sqft addition onto the current Building owned by Butch's High Lite Auto Body located at 310 Woodland Drive in Fort Atkinson WI.

This addition will include space for new offices, bathroom, waiting area, additional work bays as well as a Drive-In Estimating Bay.

NOTES:

- There is no anticipated negative impact to any neighbors or neighboring properties.
- Drainage on the site will remain the same – general sheet drainage to the North, South and West.
- During construction all spoils from foundation work will be removed from the site so there will be no opportunity for erosion onto neighboring properties or City Storm Sewer.
- Existing building lighting will remain on unchanged portions of the building. New lighting will be shielded to reduce light trespass to neighboring properties.
- Landscaping: Butch's Auto Body will be working together with the new property owner to the east on a mutually agreeable plan.

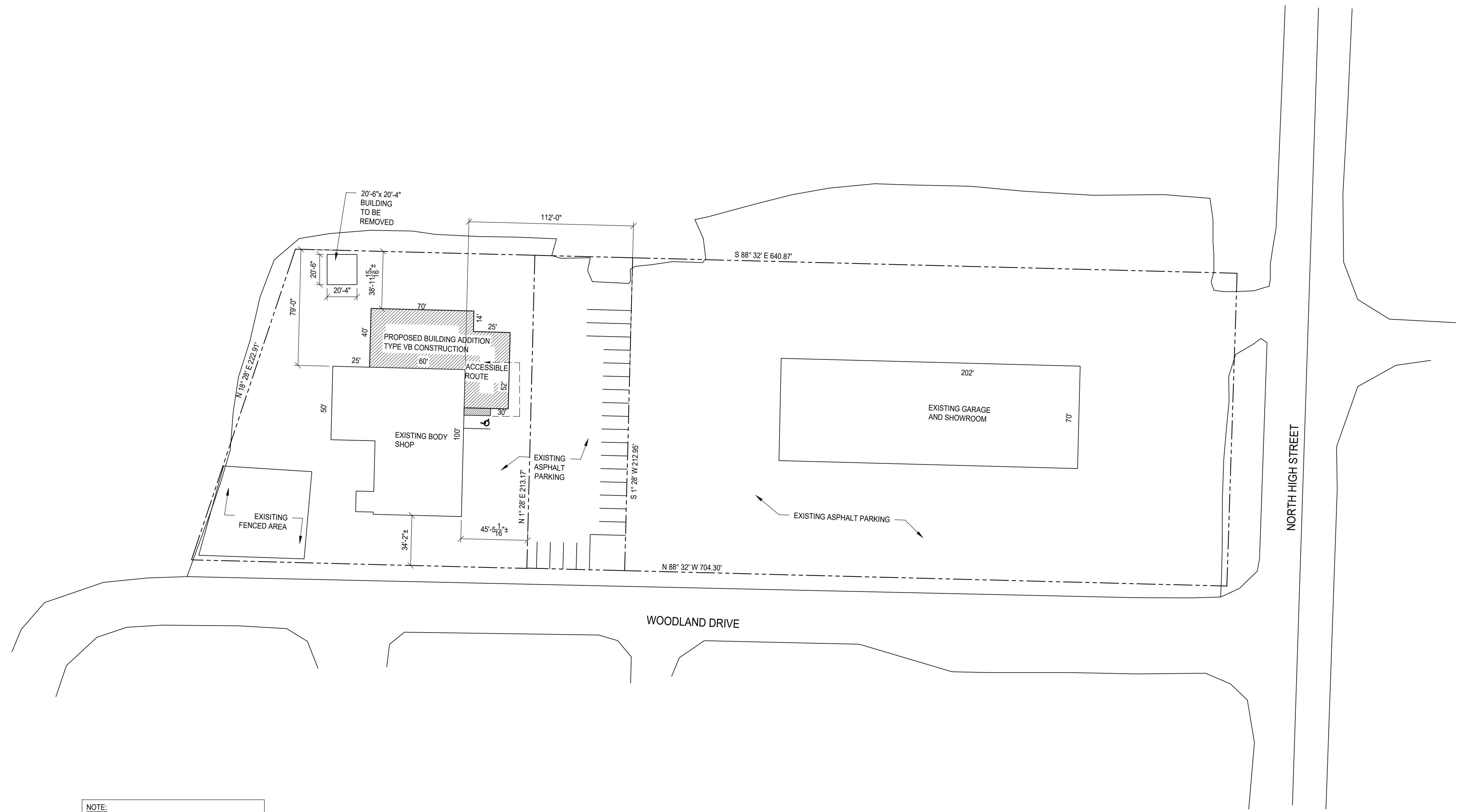
Sincerely,




**Harman J Bos
Bos Design Builders LLC**

and

**Butch's High Lite Auto Body
Trevor Knaack**



NOTE:
 DIMENSIONS, LOT LINES, ETC. BASED OFF
 PLAT SURVEY BY ANDERSON LAND SURVEYING LLC
 DATED 9-21-15

NORTH

 1
 C1.1
 SITE PLAN
 SCALE: 1" = 40'-0"

4th DIMENSION DESIGN, INC.
 817 Venture Court
 Waukesha, Wisconsin 53189
 PHONE: (262) 896-6500
 FAX: (262) 896-6505
 www.4DD.com

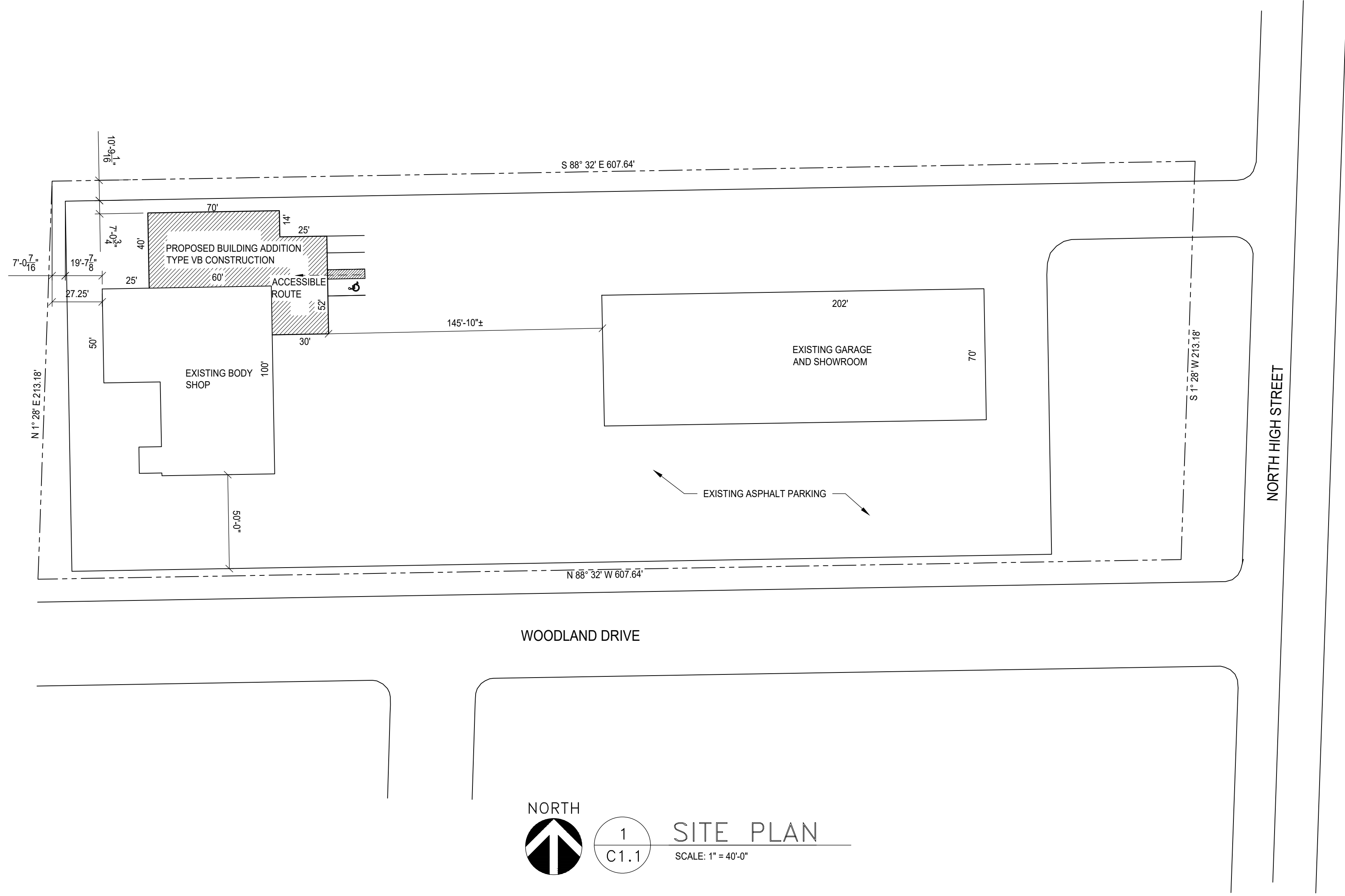
BOS
 Design Builders
 N2775 COUNTY ROAD J
 FORT ATKINSON, WI 53538


BUTCH'S HIGH LITE
 AUTO BODY
 301 WOODLAND DRIVE
 FORT ATKINSON, WI 53538

| REV. | DATE: | DESCRIPTION |
|------|----------|--------------|
| △ | 5/4/2018 | UPDATED PLAN |
| | | |
| | | |
| | | |
| | | |

DATE: 4-30-2018
 BY: SB/JRG
 SCALE: 40' = 1"
 SITE PLAN

DRAWING NO:
 C1.1




1
C1.1
SITE PLAN
SCALE: 1" = 40'-0"


4th DIMENSION DESIGN, INC.
 817 Venture Court
 Waukesha, Wisconsin 53189
 PHONE: (262) 896-6500
 FAX: (262) 896-6505
 www.4DD.com

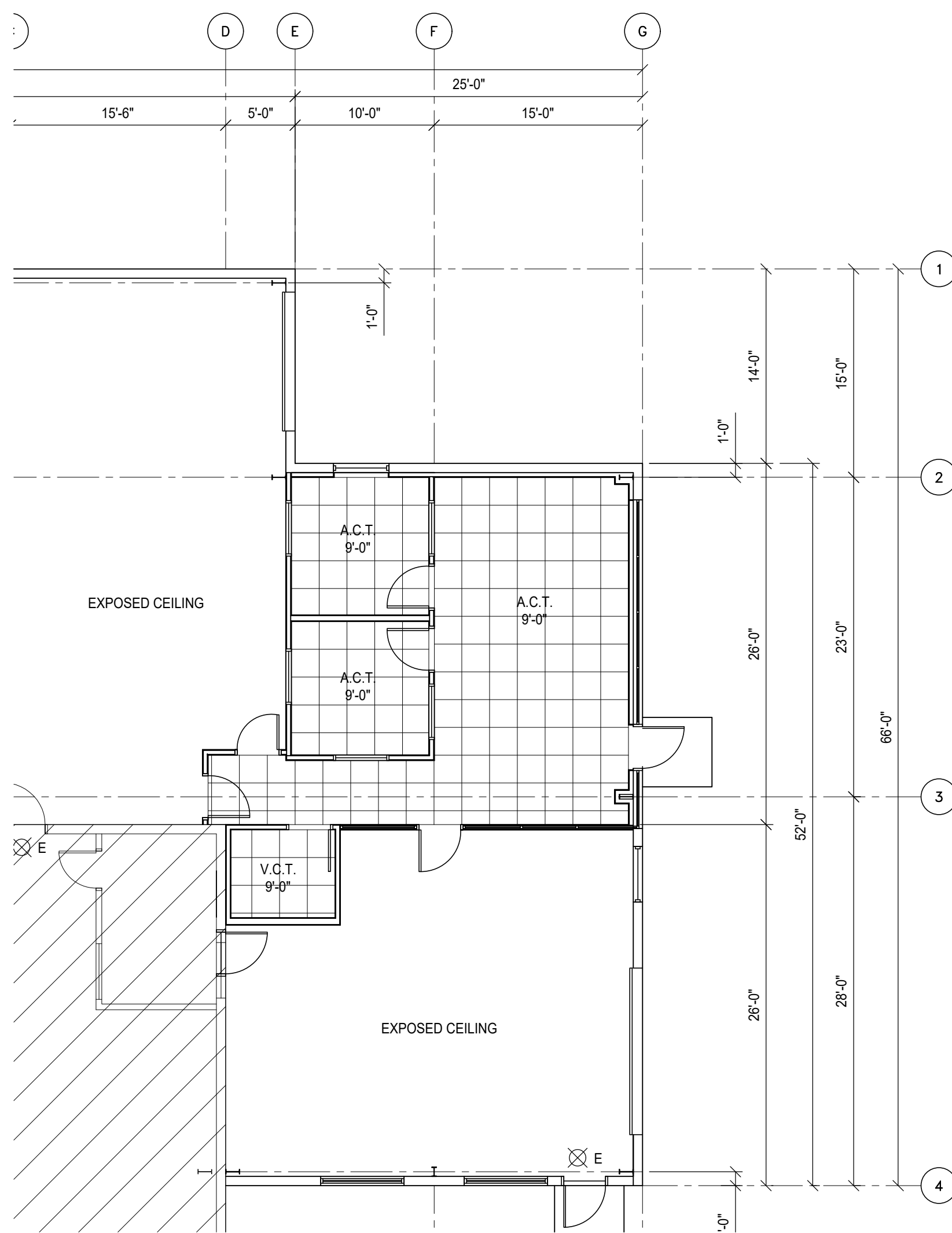

BOS
Design Builders
 N2775 COUNTY ROAD J
 FORT ATKINSON, WI 53538

BUTCH'S HIGH LITE
AUTO BODY
 301 WOODLAND DRIVE
 FORT ATKINSON, WI 53538

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| 1 | - | - |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

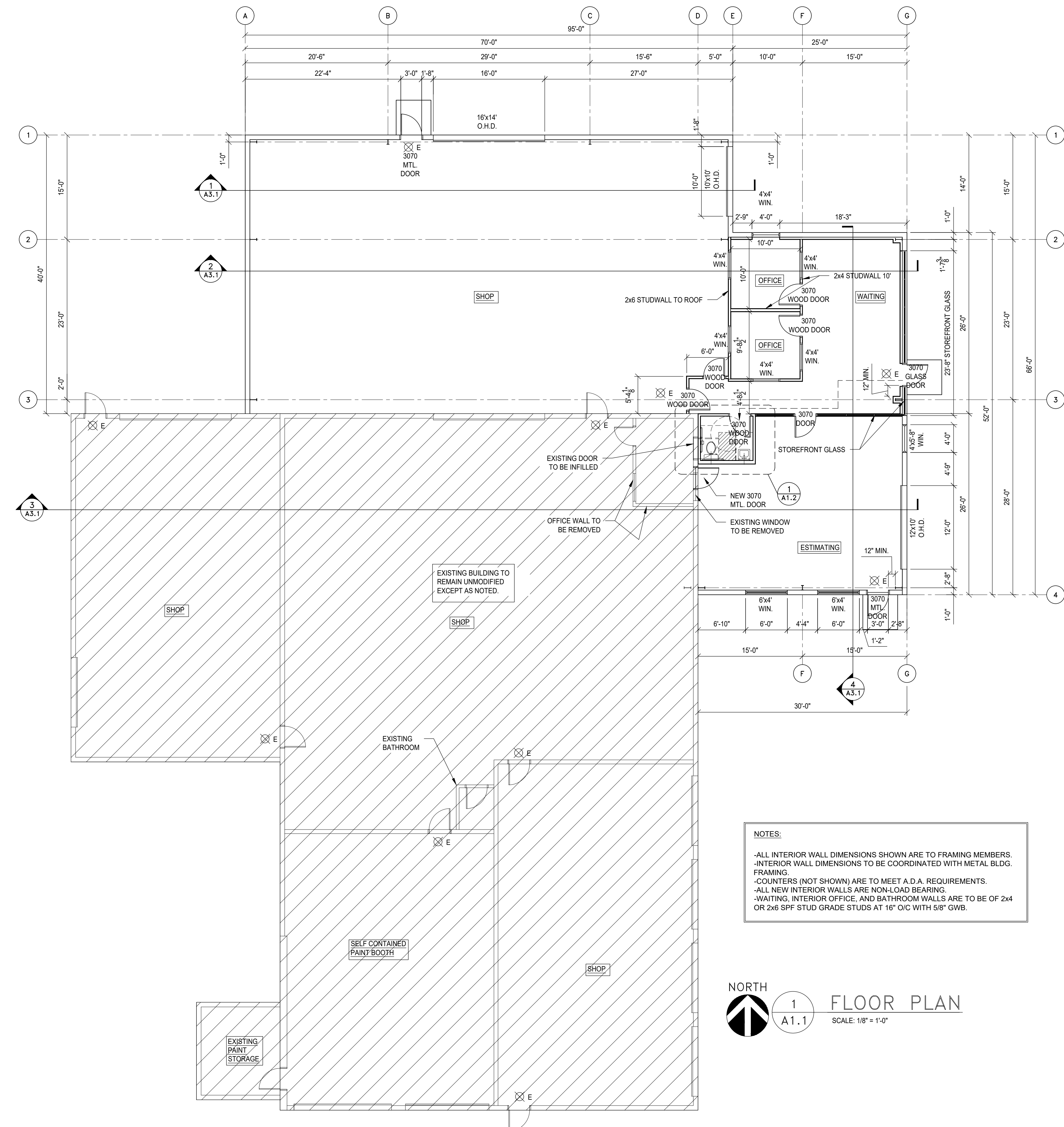
DATE: 4-30-2018
 BY: SB/JRG
 SCALE: 40' = 1"
 SITE PLAN

DRAWING NO:
C1.1



NOTES:
 A.C.T. - 2x2 REVEALED EDGE ACOUSTICAL TILE ON SUSPENDED GRID SYSTEM
 V.C.T. - 2x2 VINYL COVERED GYPSUM BOARD ON SUSPENDED GRID SYSTEM

NORTH
 REFLECTED CEILING PLAN
 SCALE: 1/8" = 1'-0"

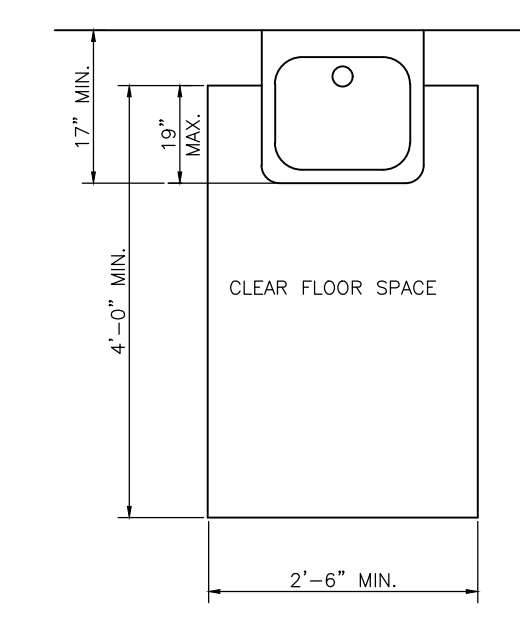
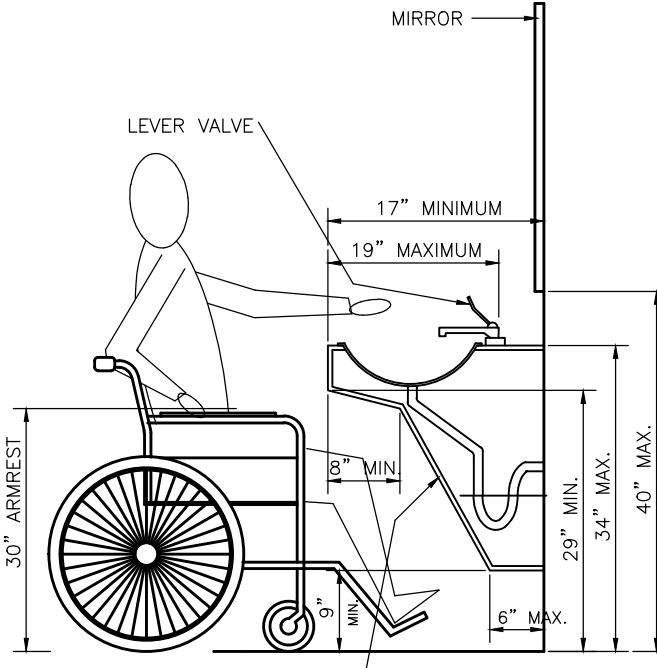
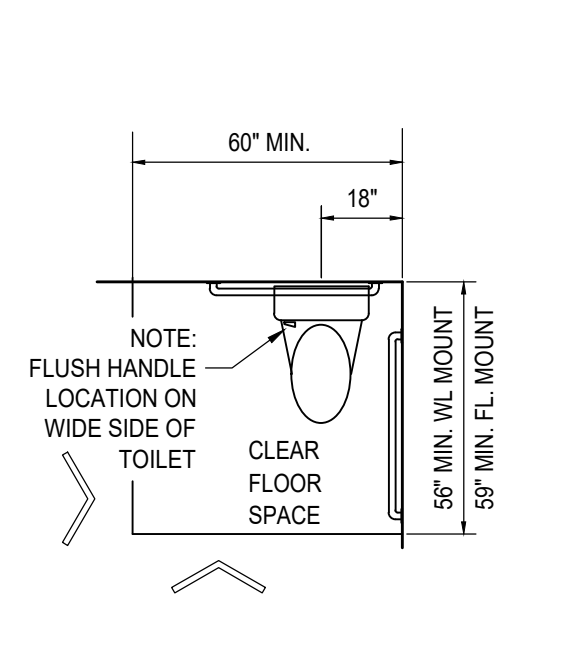
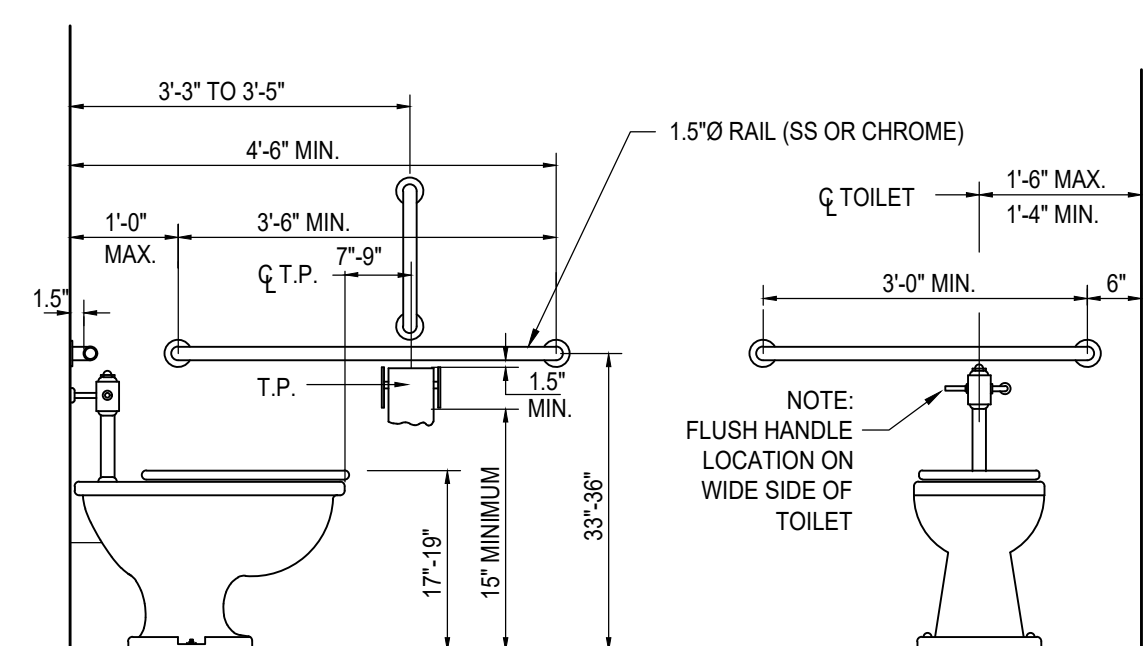


NOTES:
 -ALL INTERIOR WALL DIMENSIONS SHOWN ARE TO FRAMING MEMBERS.
 -INTERIOR WALL DIMENSIONS TO BE COORDINATED WITH METAL BLDG. FRAMING.
 -COUNTERS (NOT SHOWN) ARE TO MEET A.D.A. REQUIREMENTS.
 -ALL NEW INTERIOR WALLS ARE NON-LOAD BEARING.
 -WAITING, INTERIOR OFFICE, AND BATHROOM WALLS ARE TO BE OF 2x4 OR 2x6 SPF STUD GRADE STUDS AT 16" O/C WITH 5/8" GWB.

NORTH
 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |

DATE: 4-30-2018
 BY: SB/JRG
 SCALE: 1/8" = 1'
 FLOOR PLAN



URINALS SHALL BE STALL-TYPE OR WALL-HUNG WITH THE RIM AT 17 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC AND SHALL COMPLY WITH SECTION 309 OF ICC/ANSI A117.1-2003 AND SHALL BE MOUNTED NO MORE THAN 44\"/>

URINAL WALLS OR PARTITIONS SHALL BEGIN AT A HEIGHT NOT MORE THAN 12 INCHES FROM AND EXTEND NOT LESS THAN 60 INCHES ABOVE THE FINISHED FLOOR SURFACE. THE WALLS OR PARTITIONS SHALL EXTEND FROM THE WALL SURFACE AT EACH SIDE OF THE URINAL A MINIMUM OF 18 INCHES OR TO A POINT NOT LESS THAN 6 INCHES BEYOND THE OUTERMOST FRONT LIP OF THE URINAL MEASURED FROM THE FINISHED BACK WALL SURFACE, WHICHEVER IS GREATER.

WATER CLOSET FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC AND SHALL COMPLY WITH SECTION 309 OF ICC/ANSI A117.1-2003. FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS NO MORE THAN 44\"/>

THE FRONT OF LAVATORIES AND SINKS SHALL BE 34 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND, MEASURED TO THE HIGHER OF THE FIXTURE RIM OR COUNTER SURFACE. FAUCETS SHALL COMPLY WITH SECTION 309 OF ICC/ANSI A117.1-2003. HAND-OPERATED, SELF-CLOSING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM. SINKS SHALL BE 6 1/2 INCHES DEEP MAXIMUM. MULTIPLE COMPARTMENT SINKS SHALL HAVE AT LEAST ONE COMPARTMENT COMPLYING WITH THIS REQUIREMENT. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS. FAUCETS & SOAP DISPENSER CONTROLS SHALL HAVE A REACH DEPTH OF 11 INCHES MAX. OR, IF AUTOMATIC, SHALL BE ACTIVATED WITHIN A REACH DEPTH OF 11 INCHES MAX. WATER & SOAP FLOW SHALL BE PROVIDED WITH A REACH DEPTH OF 11 INCHES MAX.

CLEAR FLOOR SPACES ARE ALLOWED TO OVERLAP. FIXTURES, HOWEVER MAY NOT OVERLAP INTO ANOTHER FIXTURE'S CLEAR FLOOR SPACE. DOORS MAY NOT SWING INTO THE CLEAR FLOOR SPACE OF A FIXTURE.

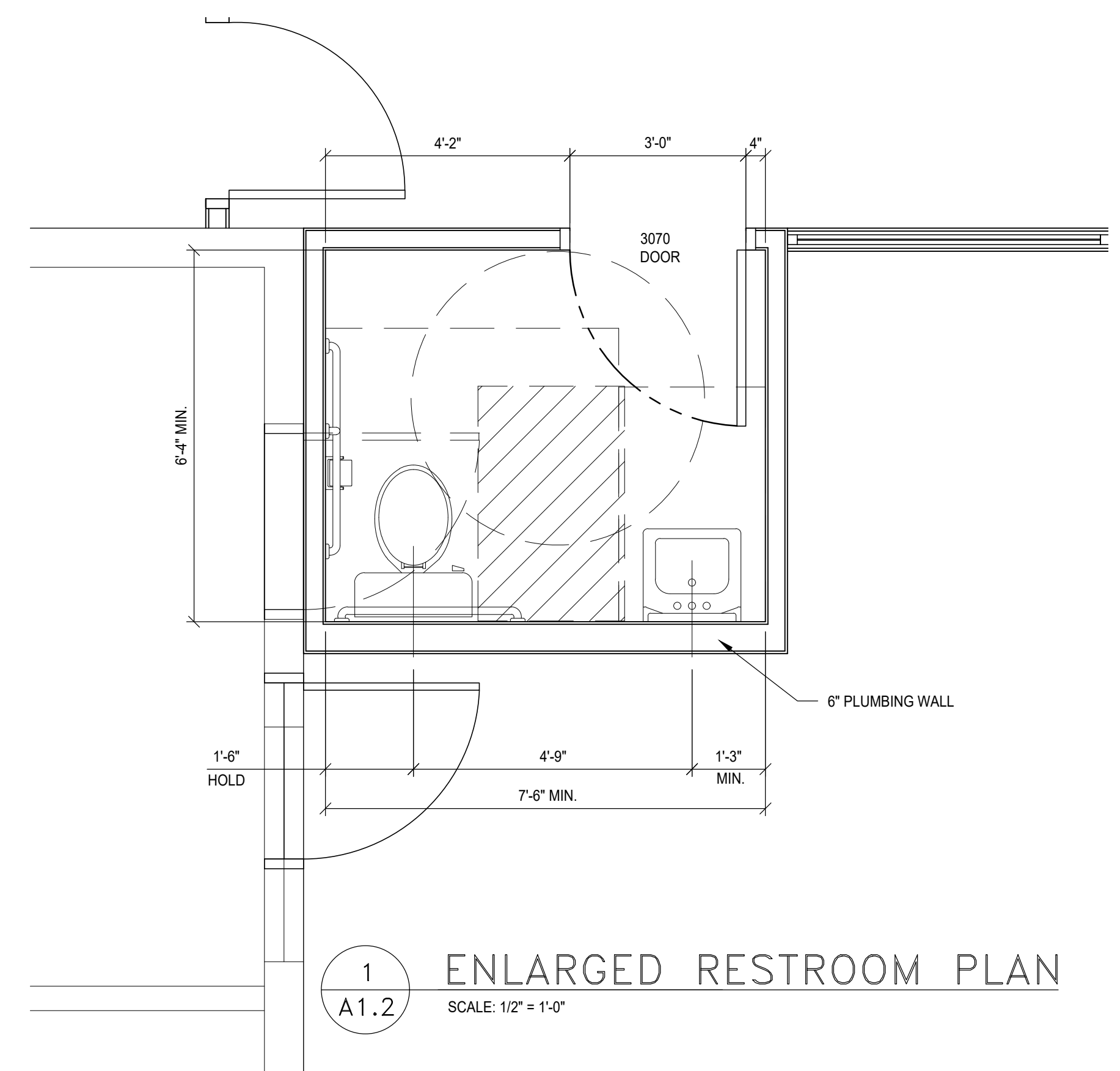
IN OTHER THAN DWELLING UNITS, TOILET AND BATHING ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 INCHES. WALLS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT OF 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.

TOILET ROOMS SHALL NOT OPEN DIRECTLY INTO A ROOM USED FOR THE PREPARATION OF FOOD FOR SERVICE TO THE PUBLIC. TOILET ROOMS SHALL BE VENTED IN ACCORDANCE WITH THE PROVISIONS OF THE CODE. (SEE HVAC SUBMITTAL)

OPERABLE PARTS ON TOWEL DISPENSERS & HAND DRYERS SHALL COMPLY WITH TABLE 606.7 (SEE TABLE)

| TABLE 606.7 MAXIMUM REACH DEPTH & HEIGHT | | | | | | |
|---|-----|-----|-----|-----|-----|-----|
| MAXIMUM REACH DEPTH | 5' | 2' | 5' | 6' | 9' | 11' |
| MAXIMUM REACH HEIGHT | 48" | 46" | 42" | 40" | 36" | 34" |

NOTE: THESE NOTES & DETAILS ARE FOR THE SOLE PURPOSE OF DEFINING ADA REQUIREMENTS. THEY ARE NOT INTENDED TO SPECIFY PLUMBING FIXTURES. SEE PLUMBING DRAWINGS FOR FIXTURE SPECIFICATIONS.



1 ENLARGED RESTROOM PLAN
A1.2 SCALE: 1/2" = 1'-0"

BATHROOM DETAILS
SCALE: NONE

4th DIMENSION DESIGN, INC.
817 Venture Court
Waukesha, Wisconsin 53189
PHONE: (262) 896-6500
FAX: (262) 896-6505
www.4DD.com

BOS
Design Builders
N2775 COUNTY ROAD J
FORT ATKINSON, WI 53538

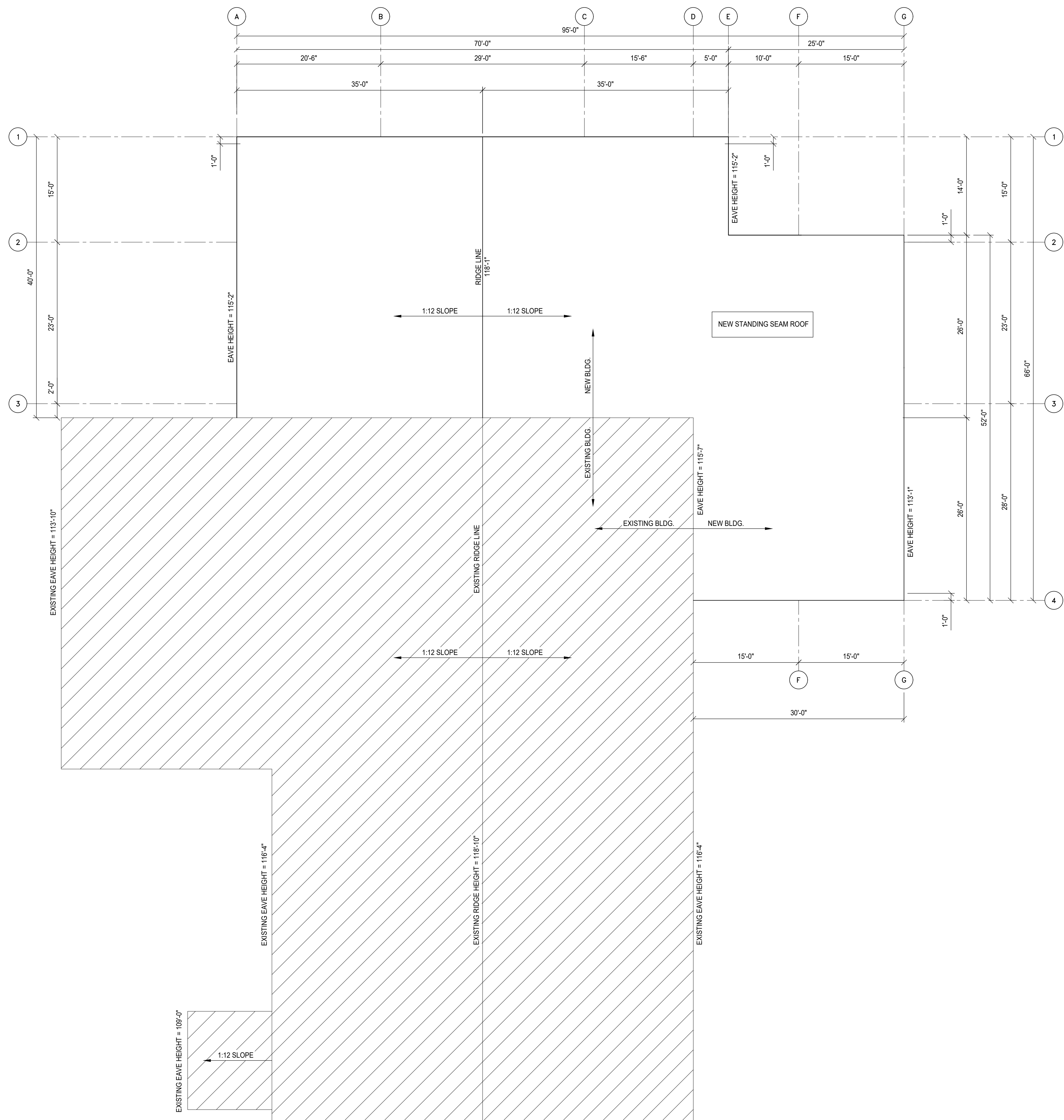
**BUTCH'S HIGH LITE
AUTO BODY**
301 WOODLAND DRIVE
FORT ATKINSON, WI 53538

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| 1 | | |

DATE: 4-30-2018
BY: SB/JRG
SCALE: 1/2" = 1'
ENLARGED RESTROOM PLAN

DRAWING NO:
A1.2

FIELD VERIFY ALL EXISTING BUILDING DIMENSIONS AND ELEVATIONS.



1 / A1.3

ROOF PLAN

SCALE: 1/8" = 1'-0"

4th DIMENSION DESIGN, INC.
817 Venture Court
Waukesha, Wisconsin 53189
PHONE: (262) 896-6500
FAX: (262) 896-6505
www.4DD.com

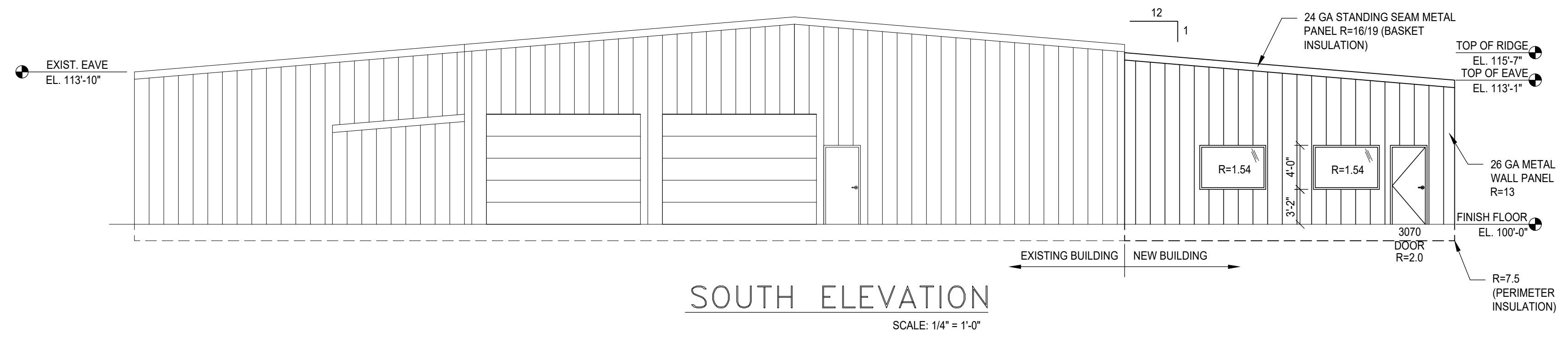
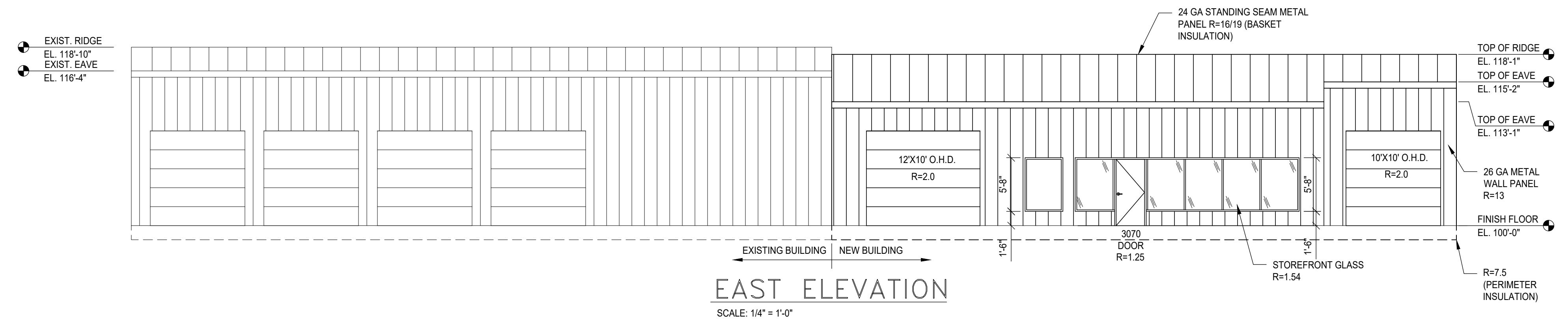
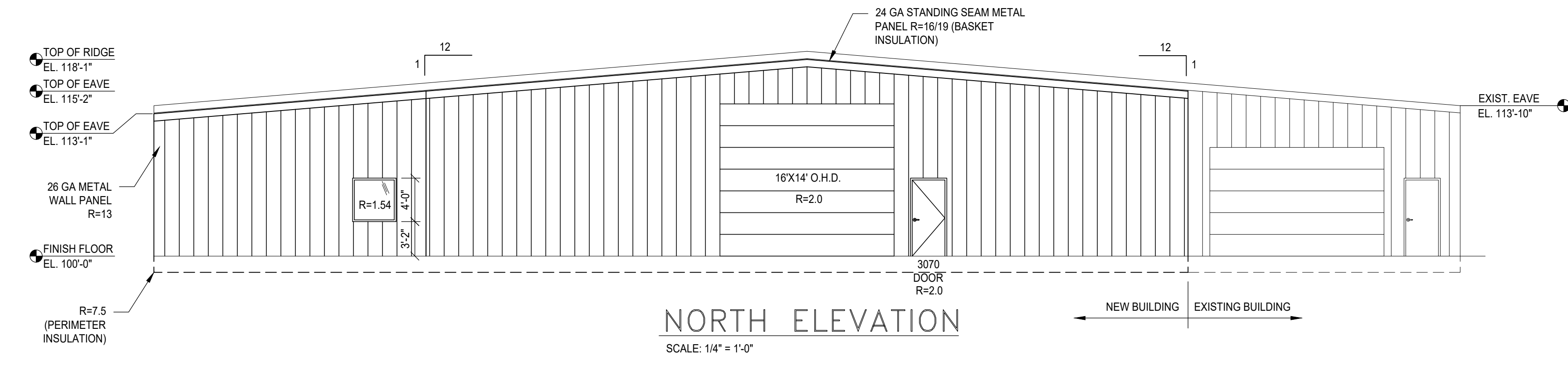
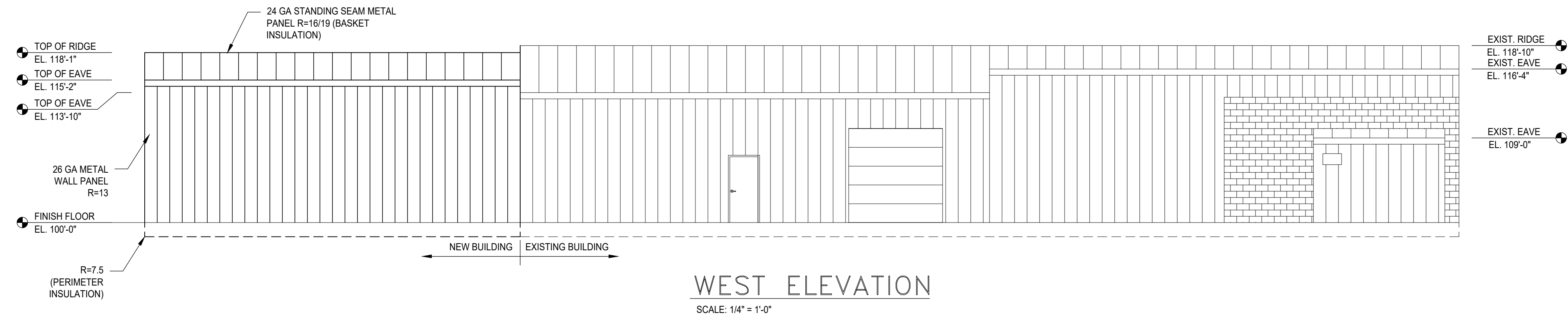


BUTCH'S HIGH LITE
AUTO BODY
301 WOODLAND DRIVE
FORT ATKINSON, WI 53538

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |
| | | |

DATE: 4-30-2018
BY: SB/JRG
SCALE: 1/8" = 1'
ROOF PLAN

DRAWING NO:
A1.3



4th DIMENSION DESIGN, INC.
 817 Venture Court
 Waukesha, Wisconsin 53189
 PHONE: (262) 896-6500
 FAX: (262) 896-6505
 www.4DD.com

BOS
 Design Builders
 N2775 COUNTY ROAD J
 FORT ATKINSON, WI 53538

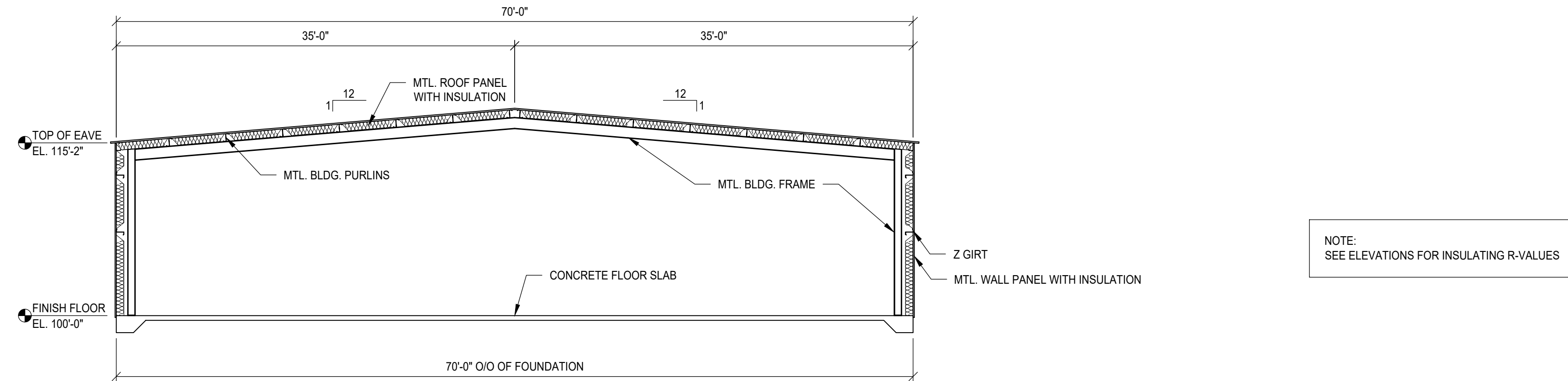
BUTCH'S HIGH LITE
 AUTO BODY
 301 WOODLAND DRIVE
 FORT ATKINSON, WI 53538

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| 1 | | |

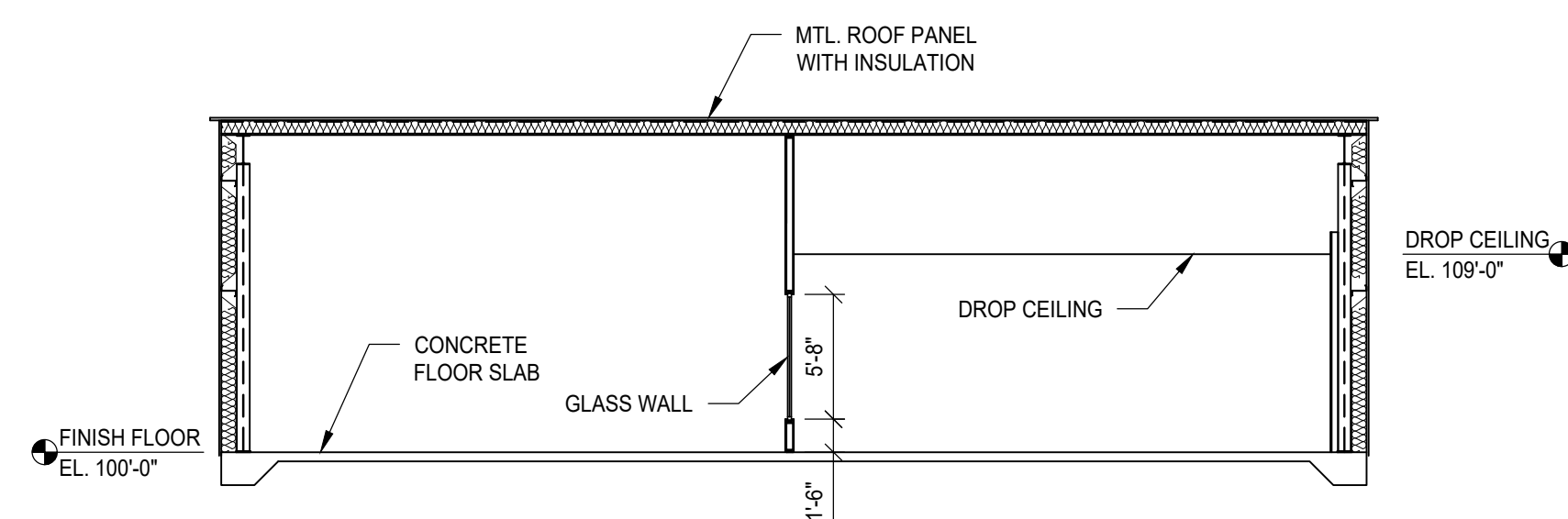
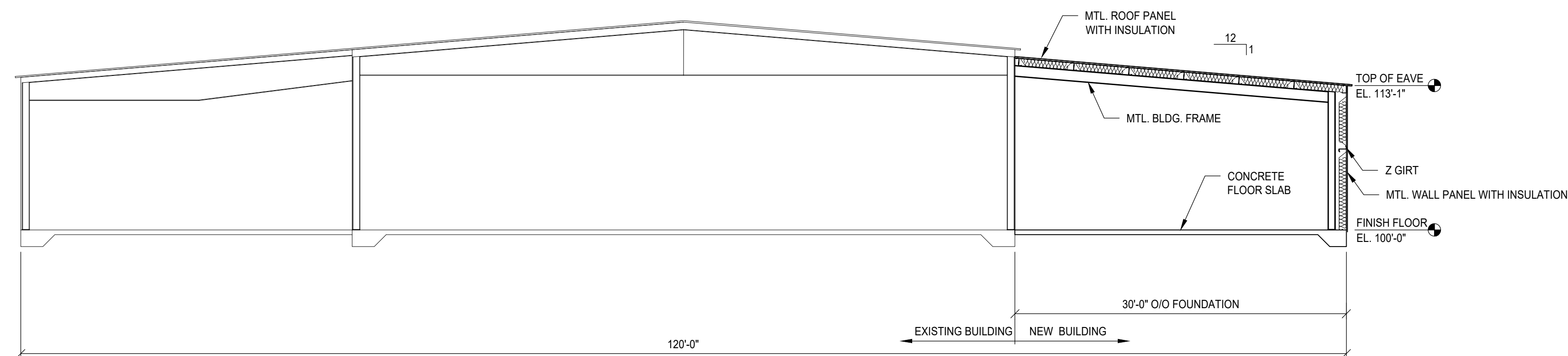
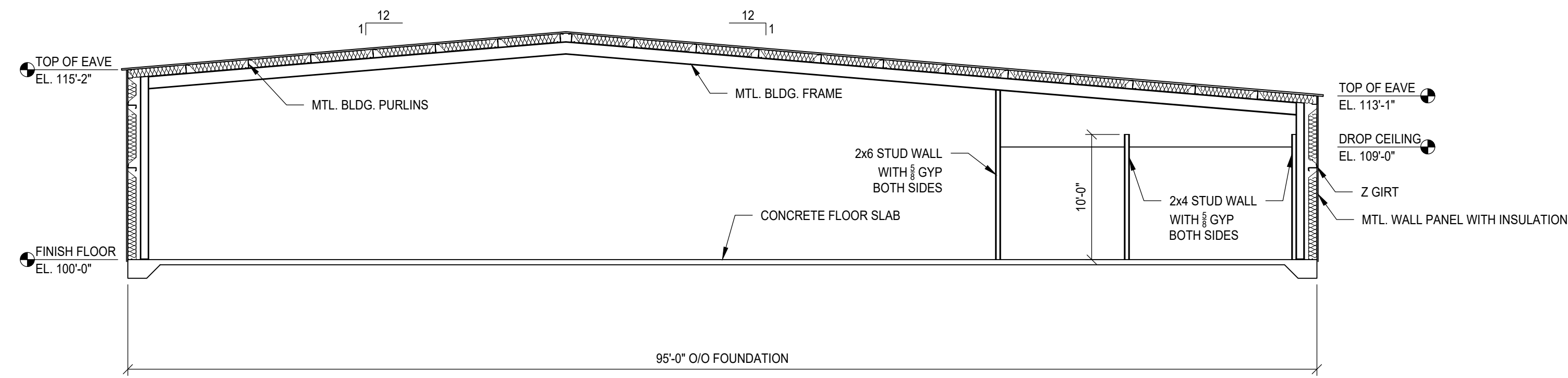
DATE: 4-30-2018
 BY: SB/JRG
 SCALE: 1/4" = 1'

ELEVATIONS

DRAWING NO:
 A2.1



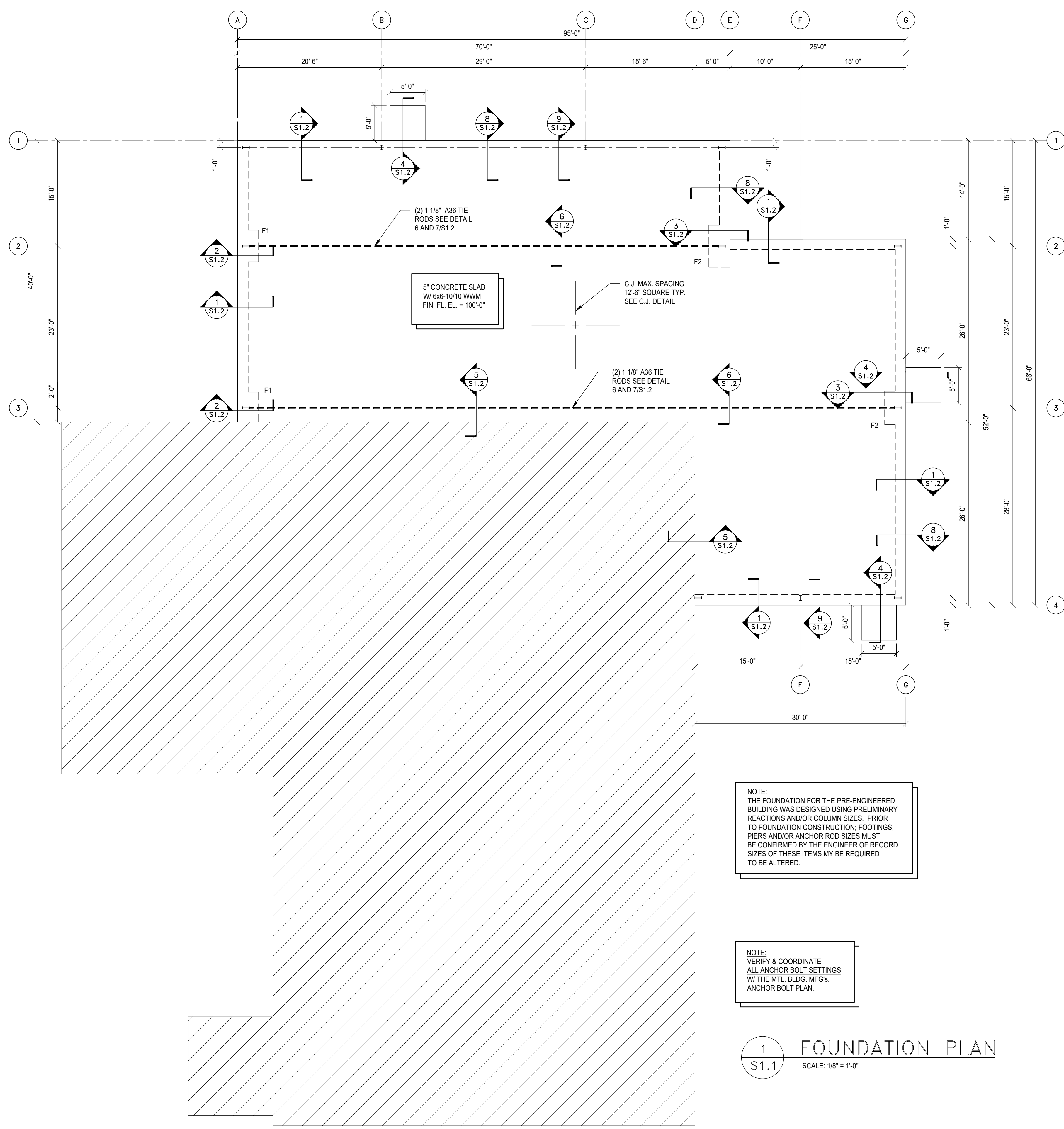
NOTE:
SEE ELEVATIONS FOR INSULATING R-VALUES



| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

DATE: 4-30-2018
BY: SB/JRG
SCALE: 1/8" = 1'

CROSS SECTIONS



NOTE:
 THE FOUNDATION FOR THE PRE-ENGINEERED BUILDING WAS DESIGNED USING PRELIMINARY REACTIONS AND/OR COLUMN SIZES. PRIOR TO FOUNDATION CONSTRUCTION; FOOTINGS, PIERS AND/OR ANCHOR ROD SIZES MUST BE CONFIRMED BY THE ENGINEER OF RECORD. SIZES OF THESE ITEMS MAY BE REQUIRED TO BE ALTERED.

NOTE:
 VERIFY & COORDINATE ALL ANCHOR BOLT SETTINGS W/ THE MTL. BLDG. MFG'S. ANCHOR BOLT PLAN.

1 FOUNDATION PLAN
 S1.1 SCALE: 1/8" = 1'-0"

4th DIMENSION DESIGN, INC.
 817 Venture Court
 Waukesha, Wisconsin 53189
 PHONE: (262) 896-6500
 FAX: (262) 896-6505
 www.4DD.com

BOS
 Design Builders
 N2775 COUNTY ROAD J
 FORT ATKINSON, WI 53538

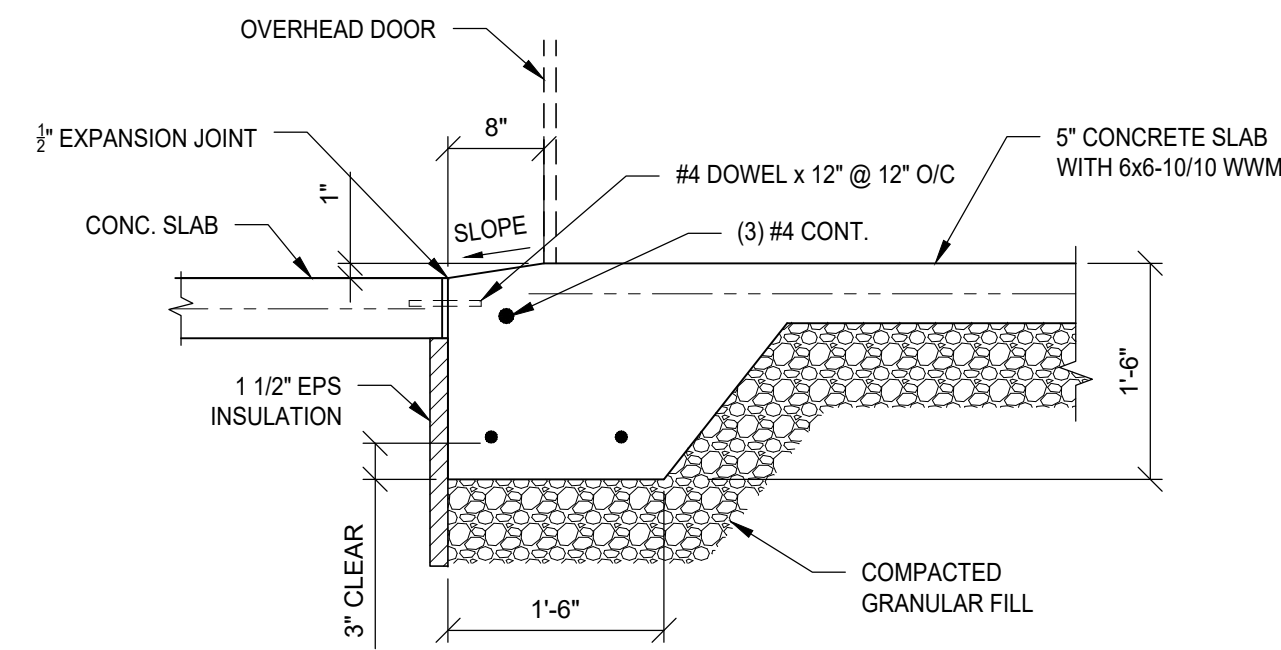
BUTCH'S HIGH LITE
 AUTO BODY
 301 WOODLAND DRIVE
 FORT ATKINSON, WI 53538

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |
| | | |

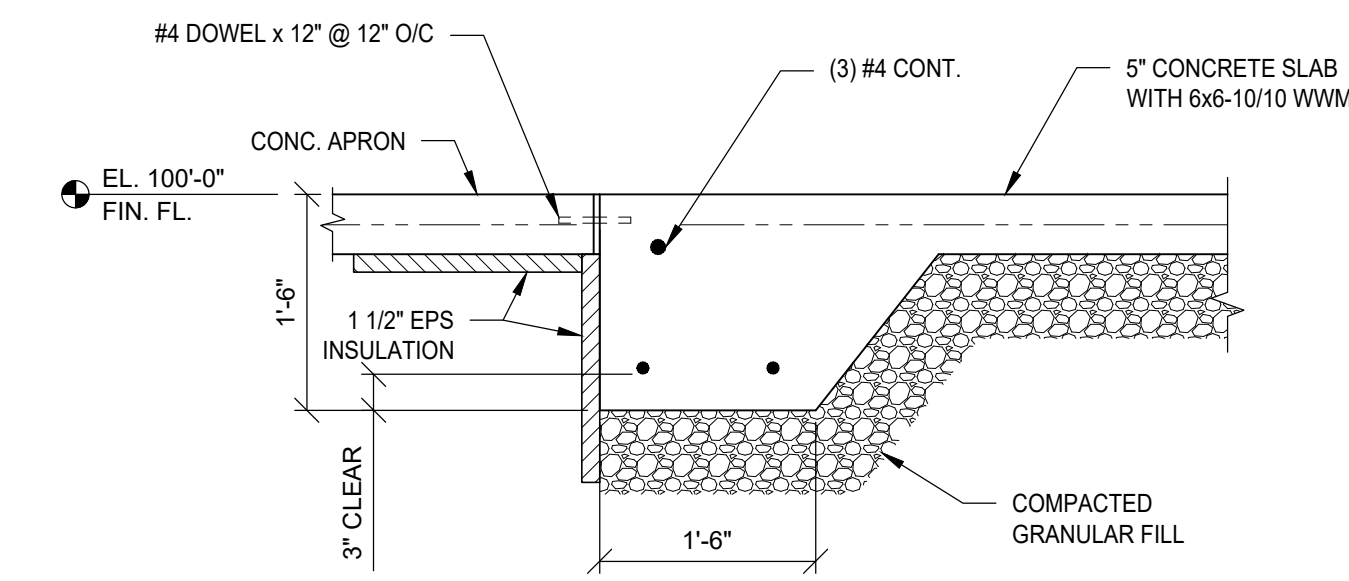
DATE: 4-30-2018
 BY: SB/JRG
 SCALE: 1/8" = 1'

FOUNDATION PLAN

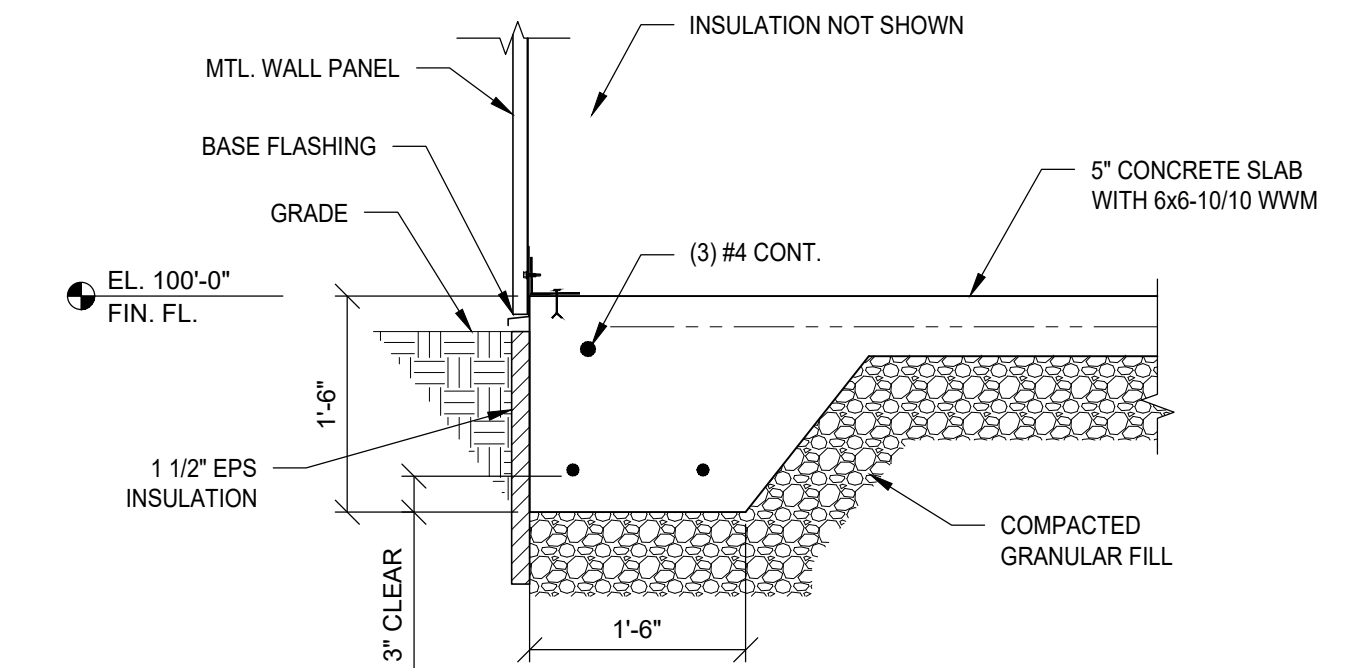
DRAWING NO:
 S1.1



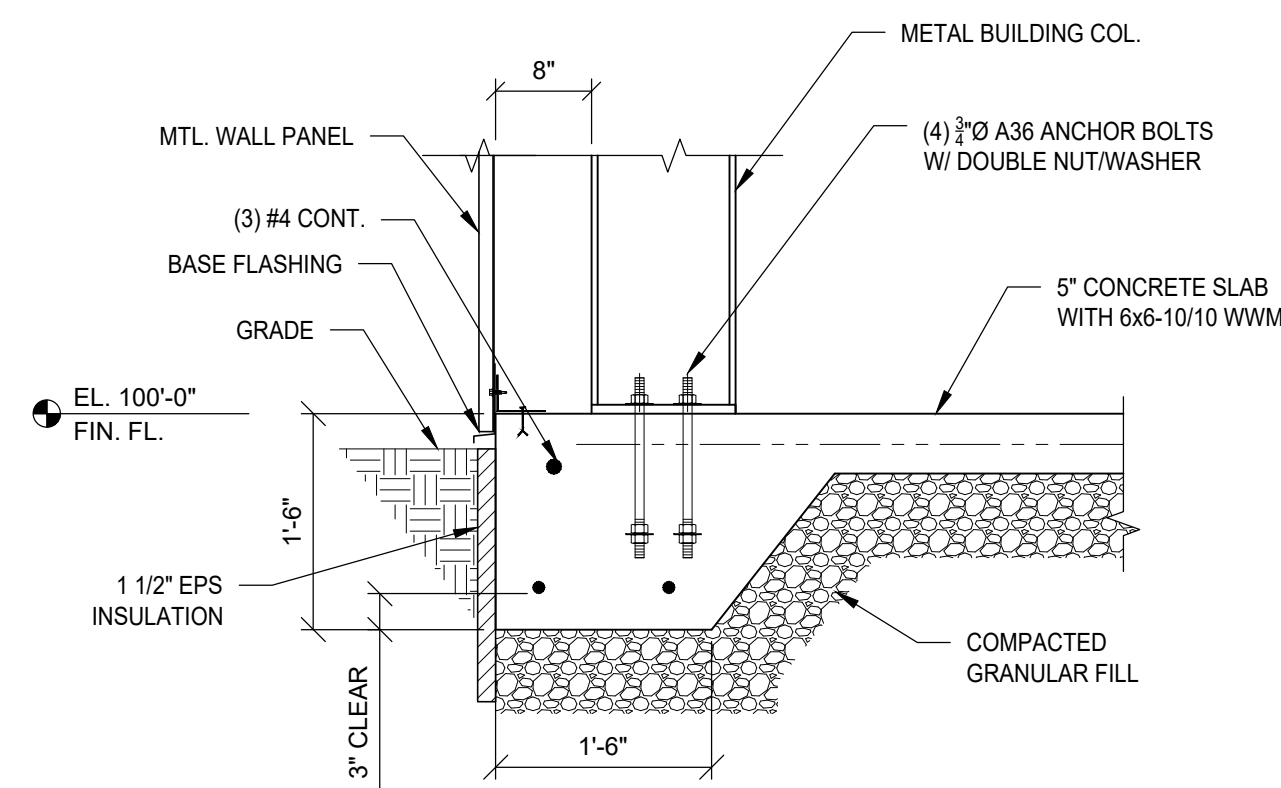
8
S1.2
O.H.D. DOORS
SCALE: 3/4" = 1'-0"



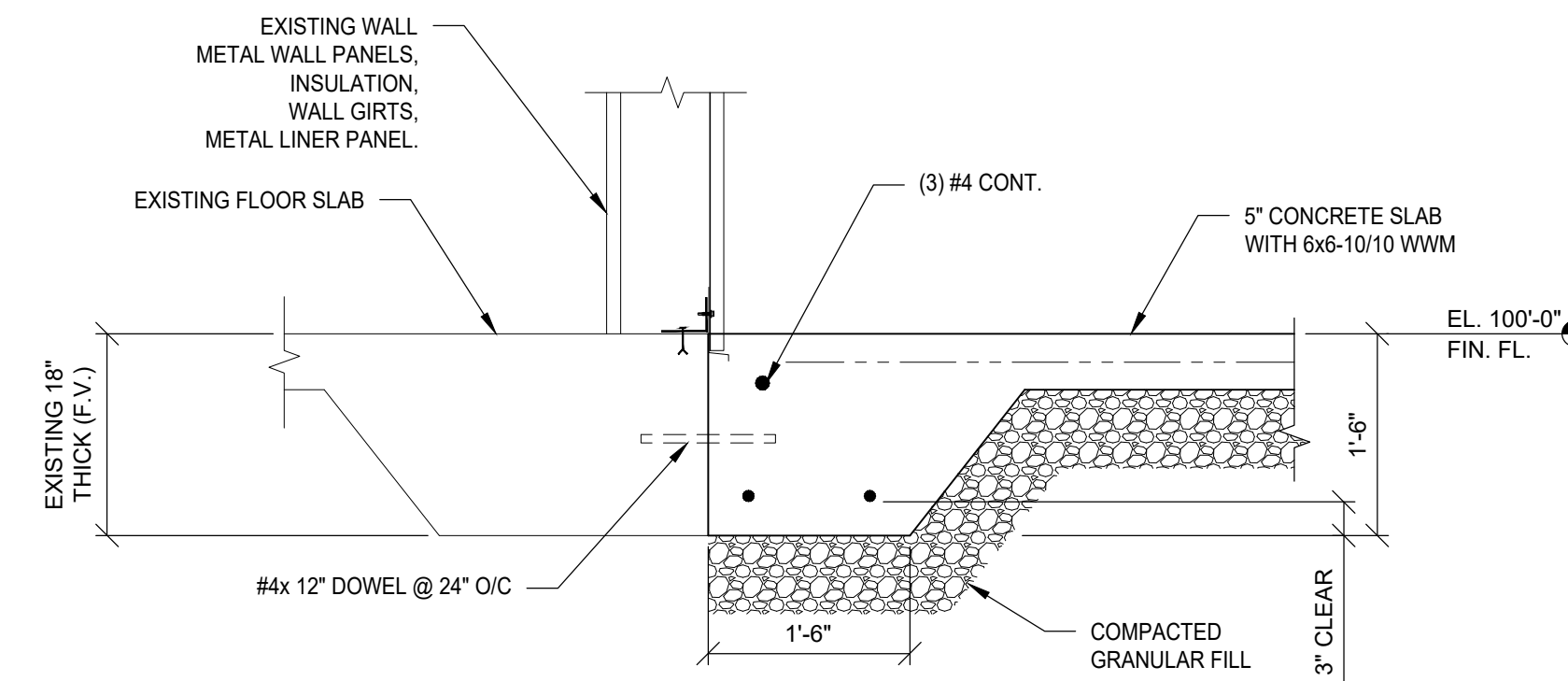
4
S1.2
WALK DOORS
SCALE: 3/4" = 1'-0"



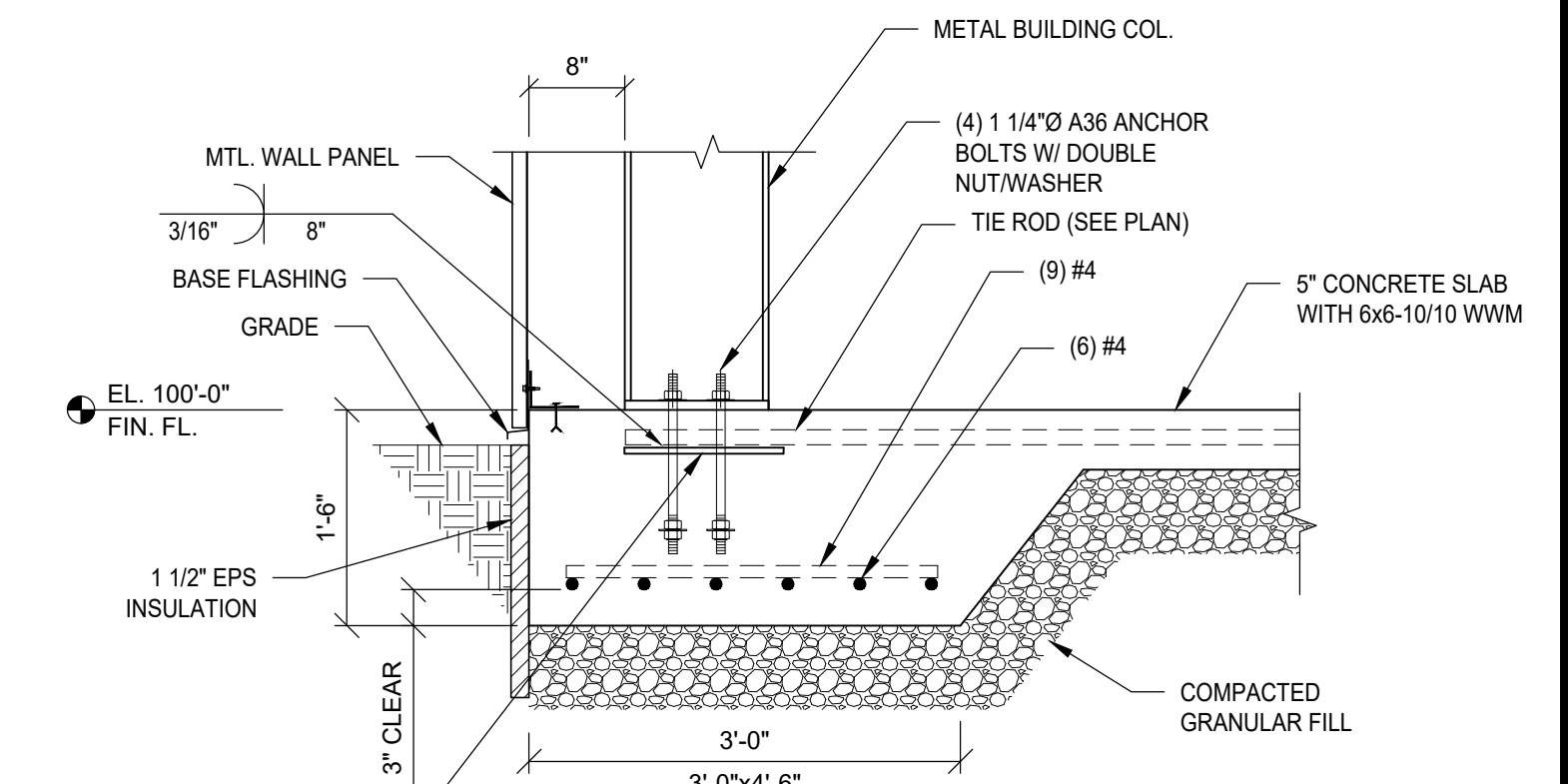
1
S1.2
DETAIL
SCALE: 3/4" = 1'-0"



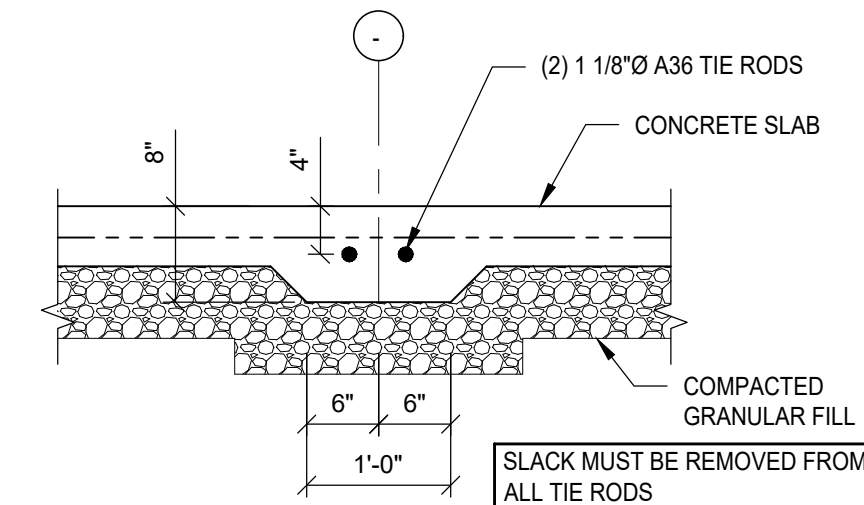
9
S1.2
DETAIL
SCALE: 3/4" = 1'-0"



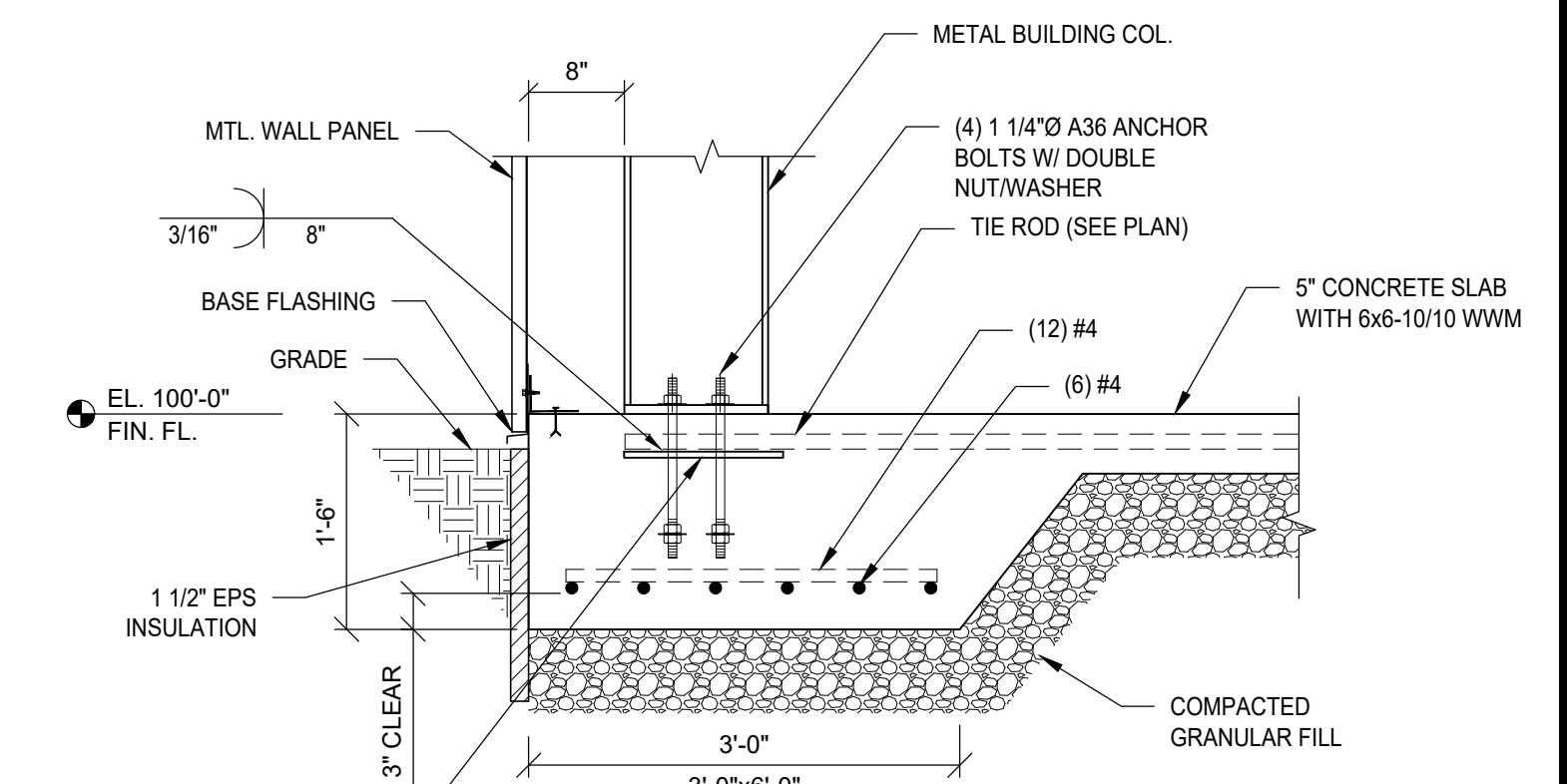
5
S1.2
DETAIL
SCALE: 3/4" = 1'-0"



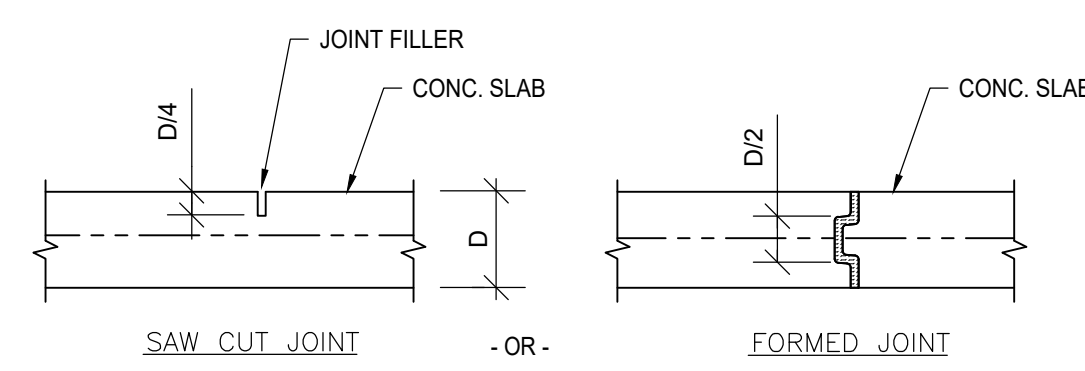
2
S1.2
DETAIL FTG (F1)
SCALE: 3/4" = 1'-0"



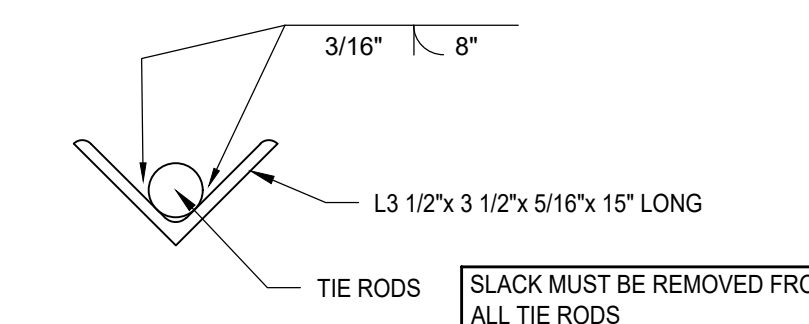
6
S1.2
DETAIL
SCALE: 3/4" = 1'-0"



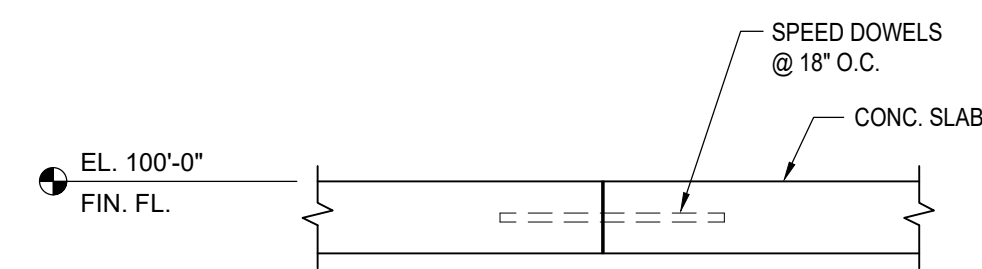
3
S1.2
DETAIL FTG (F2)
SCALE: 3/4" = 1'-0"



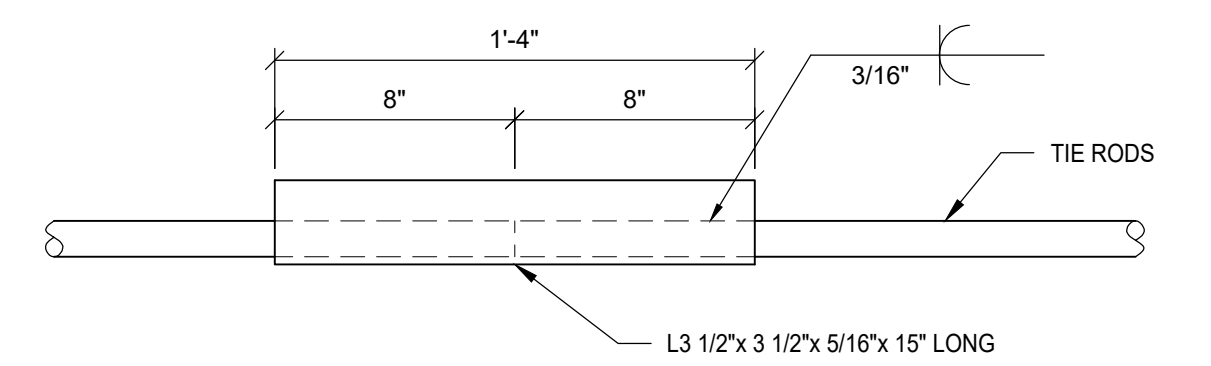
CONTROL JOINT DETAIL
SCALE: NONE



TYP. TIE ROD SPLICE



CONSTRUCTION JOINT DETAIL
SCALE: NONE



TYP. TIE ROD SPLICE

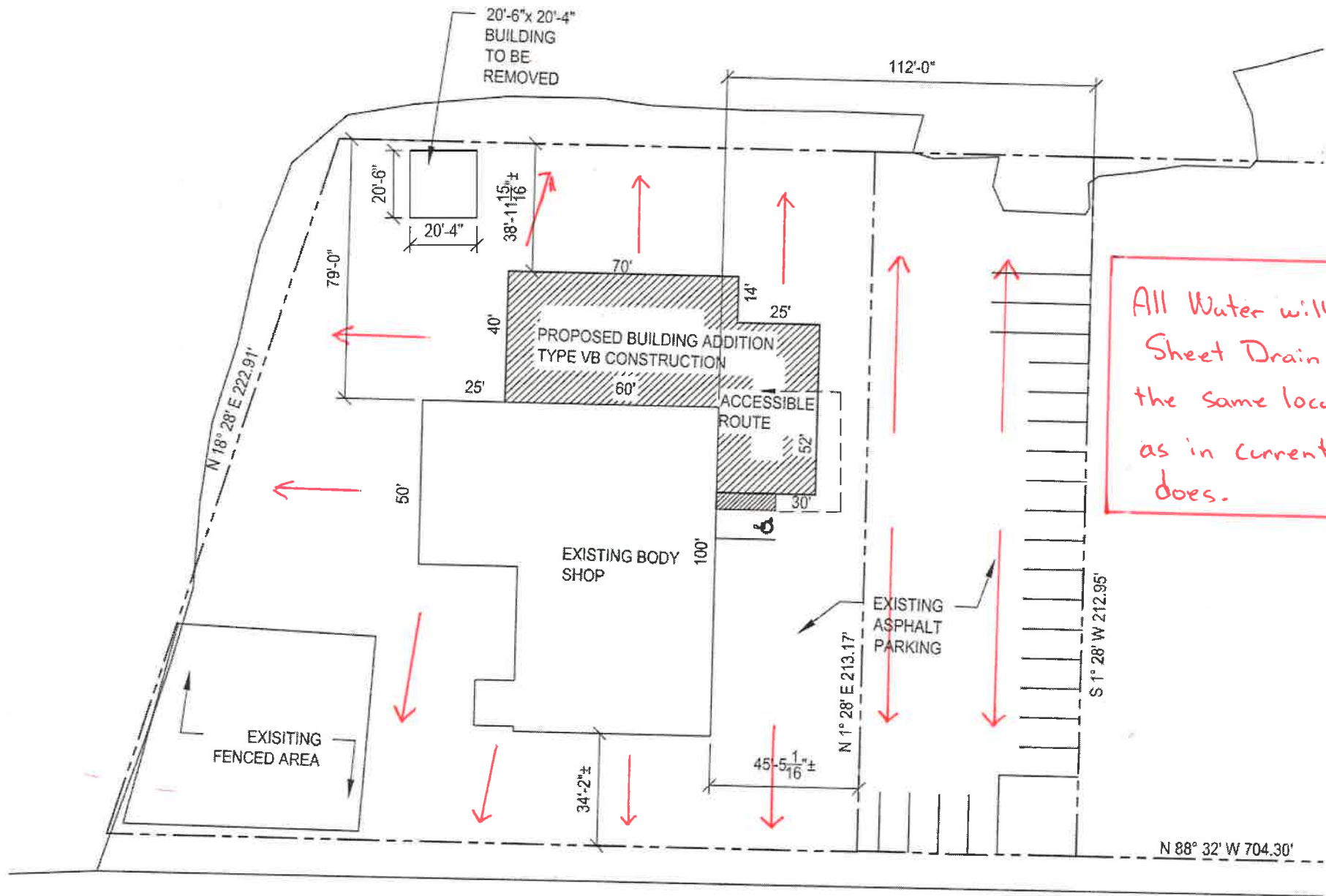
7
S1.2
DETAIL
SCALE: 3/4" = 1'-0"

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |

DATE: 4-30-2018
BY: SB/JRG
SCALE: 3/4" = 1'

FOUNDATION DETAILS

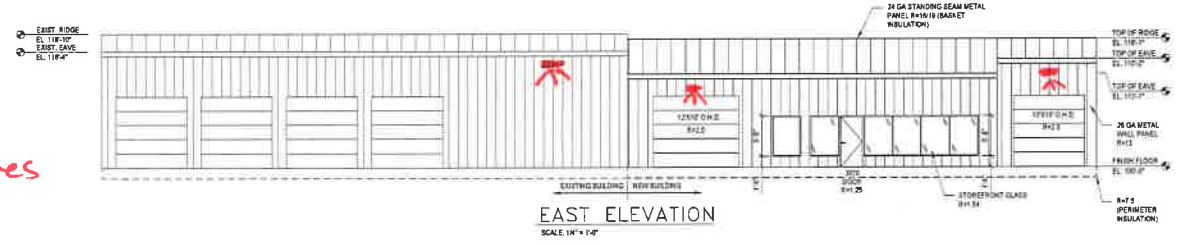
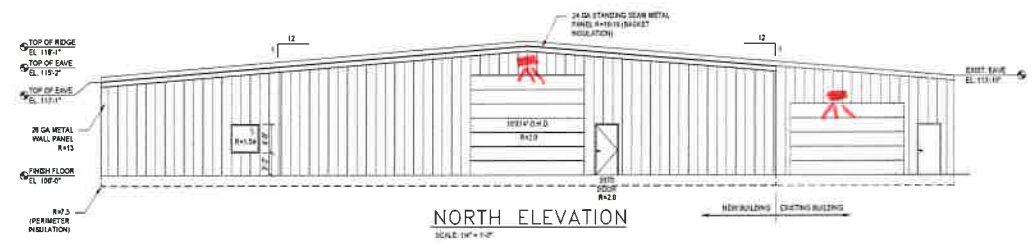
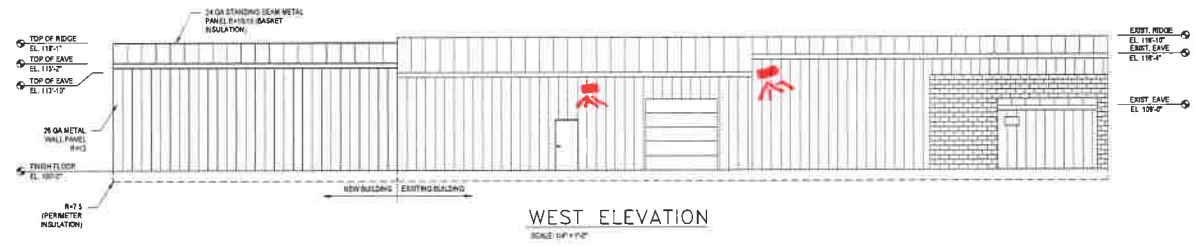
Butch's High Lite Auto Body



All Water will Sheet Drain to the same locations as in currently does.

Existing Lighting will remain on unchanged portions of the Building.

New Lighting will be shielded to reduce light trespass to neighboring properties



4th DIMENSION DESIGN, INC.
817 Venture Court
Wausau, Wisconsin 53189
PHONE: (262) 846-6500
FAX: (262) 896-6505
www.4d.com

BOS
Design Builders
N275 COUNTY ROAD J
FORT ATKINSON, WI 53538

BUTCH'S HIGH LITE
AUTO BODY
301 WOODLAND DRIVE
FORT ATKINSON, WI 53538

| | |
|------------|-----------|
| DATE: | 4-08-2018 |
| BY: | JR/JMS |
| SCALE: | 1/4" = 1' |
| ELEVATIONS | |

DRAWING NO:
A2.1

ArcGIS Web Map

*10' 5' per lot
to be grass and plantings*



May 17, 2018

- Tax Parcels
- Parcel Lines
- Property Boundary
- Old Lot/Meander Lines
- Rail Right of Ways
- Road Right of Ways
- Section Lines
- Surface Water
- Map Hooks
- Municipal Boundaries

Remove Surface to allow for grass and trees by City

