



CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
381 East Main Street, Stoughton, WI. 53589

(608) 873-6619

www.ci.stoughton.wi.us

RODNEY J. SCHEEL
DIRECTOR

Date: September 5, 2017

To: Planning Commissioners

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the September 11, 2017 Planning Commission Meeting.

Request by Craig Whitehead for a conditional use permit and site plan approval to construct a front drive-up canopy and rear loading dock enclosure for Goodwill, 1780 US Highway 51 & 138.

This request is to install a drive-up canopy for Goodwill donations. Additionally, a rear loading dock enclosure is proposed for transferring of donations. In-vehicle service uses are allowable as a conditional use. The applicant proposes bollards though code requires interior curbs to separate driving areas from the canopy supports. The site plan, staff review, resolution and related materials are provided. The applicant does not expect heavy use of the drive-through so stacking of vehicles should not be a concern. The owner of the property is working with the tenants to decide what to do about freestanding signage. A public hearing and recommendation to Council are necessary. The Planning Commission has site plan review authority. Staff recommends any site plan decisions to be contingent on Council approval of the CUP and staff review letter.

CITY OF STOUGHTON, 381 E. MAIN STREET, STOUGHTON, WISCONSIN

RESOLUTION OF THE PLANNING COMMISSION

Approving a site plan for Goodwill at 1780 US Highway 51 - 138, Stoughton, WI.

Committee Action: Planning Commission approves the site plan – 0 with the Mayor voting

Fiscal Impact:

File Number: R- 31 -2017

Date Introduced: September 11, 2017

RECITALS

- A. Craig Whitehead (the “Applicant”) is seeking site plan approval for the installation of a Drive-up Canopy and Rear Loading Dock Enclosure Addition for Goodwill, 1780 US Highway 51 - 138 in the City of Stoughton, Dane County, Wisconsin (the “Property”).
- B. The Property is zoned Planned Business which allows in-vehicle service establishments as a conditional use.
- C. The City Planning Commission reviewed and discussed the provided site plan at their regular September 11, 2017 meeting and found that the plan meets the intent of the Zoning Code and Comprehensive Plan.

RESOLUTION

BE IT RESOLVED, the City of Stoughton Planning Commission approves the site plan for a drive-up canopy and rear loading dock enclosure addition at 1780 US Highway 51 - 138, Stoughton, WI, subject to the staff review dated August 28, 2017 and Council approval of the conditional use permit.

Mayor Donna Olson
Planning Commission Chair

Date

CITY OF STOUGHTON, 381 E. MAIN STREET, STOUGHTON, WISCONSIN

RESOLUTION OF THE COMMON COUNCIL

Approving a Conditional Use Permit to allow an in-vehicle service use (Donation Drive-up Canopy) for Goodwill at 1780 US Highway 51 – 138, Stoughton, Wisconsin.

Committee Action: Planning Commission recommend Council approval – 0

Fiscal Impact: None.

File Number: R- -2017

Date Introduced:

The City of Stoughton, Wisconsin, Common Council does proclaim as follows:

WHEREAS, on September 11, 2017 the City of Stoughton Planning Commission held a public hearing and reviewed the proposed conditional use permit request by Craig Whitehead, for property located at 1780 US Highway 51 - 138, Stoughton, Wisconsin; and

WHEREAS, the conditional use permit is requested to allow an in-vehicle service use (Donation Drive-up Canopy); and

WHEREAS, the Zoning Administrator has determined:

- The proposed conditional use (the use in general and at the proposed specific location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Stoughton comprehensive Plan, zoning ordinance or any other plan;
- The conditional use in its proposed location and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the comprehensive plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the city of other government agency having jurisdiction to guide development;
- The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property;
- The proposed conditional use is located in an area that will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property;
- The potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts; and

WHEREAS, the Planning Commission and Common Council determined the proposed conditional use permit will not create undesirable impacts on nearby properties, the environment, nor the community as a whole; now therefore

BE IT RESOLVED, by the City of Stoughton Common Council that the Conditional Use Permit request for Goodwill to operate an in-vehicle service use (Donation Drive-up Canopy) at 1780 US Highway 51 - 138, Stoughton, Wisconsin is hereby approved as presented.

Mayoral Action: ☐ **Accept** ☐ **Veto**

Mayor Donna Olson	Date
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Council Action: _____ ☐ **Override** **Vote** _____

PUBLIC HEARING NOTICE

The City of Stoughton Planning Commission will hold a Public Hearing on Monday, September 11, 2017 at 6:00 o'clock p.m., or as soon after as the matter may be heard, in the Council Chambers, Public Safety Building, 321 South Fourth Street, Second Floor, Stoughton, Wisconsin, 53589, to consider a proposed conditional use permit application by Goodwill, for an In-Vehicle Sales and Service use (Drop Off Drive-through with canopy) for Goodwill, 1780 US Highway 51 & 138, Stoughton, WI.

The property is more formally described as:

Parcel #281/0511-063-9802-2

Legal Description: PRT LOT 1 CSM 5317 CS24/144&146-8/4/87 DESCR AS SEC 6-5-11 PRT SE1/4SW1/4 COM SW COR SEC 6 TH ALG S SEC LN N87DEG00'14"E 1830.42 FT TH N02DEG00'20"W 71.72 FT TO POB SD PT BEING THE SW COR LOT 1 CSM 5317 TH N02DEG00'20"W 774.85 FT TO NW COR SD LOT 1 TH ALG N LN SD CSM N89DEG06'11"E 313.49 FT TH S01DEG56'19"E 219.52 FT TO NE COR EXISTING WAL-MART BUILDING TH ALG E LN SD BUILDING S01DEG56'19"E 160.06 FT TO SE COR SD BUILDING TH S21DEG47'04"E 45.70 FT TH S01DEG56'19"E 351.05 FT TO N R/W USH 51 TH ALG SD R/W ON CRV TO RIGHT RAD 5969.58 FT LC S88DEG25'27"W 147.14 FT TH S89DEG10'52"W 180.94 FT TO POB CONT 5.69 ACRES M/L (FORMER WALMART PARCEL) This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.

For questions regarding this notice please contact Michael Stacey, Zoning Administrator at 608-646-0421.

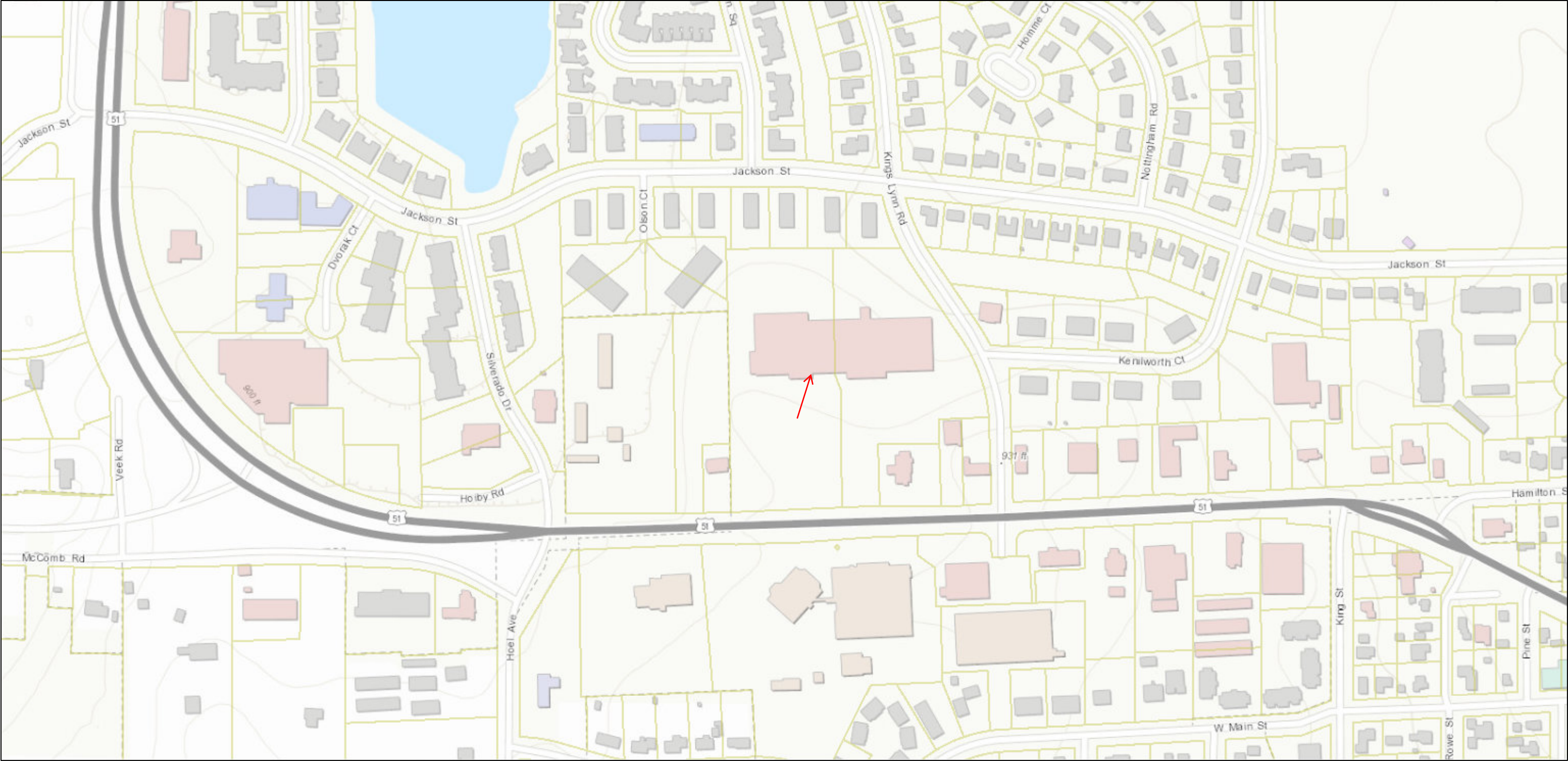
Additional information including a location map can be found at:

<http://stoughtoncitydocs.com/planning-commission/>


Published August 17, 2017 Hub

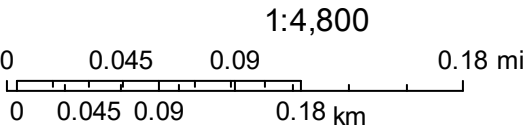
Published August 24, 2017 Hub

Dane County Web Map



August 28, 2017

 Tax Parcels



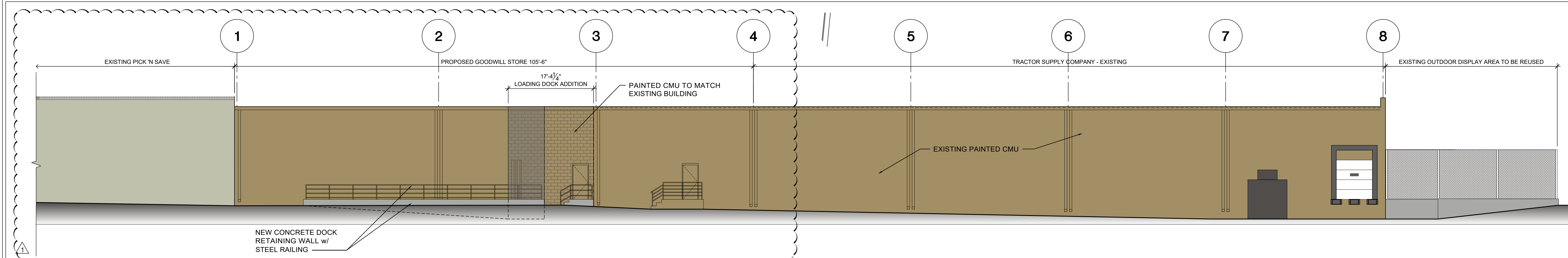
Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



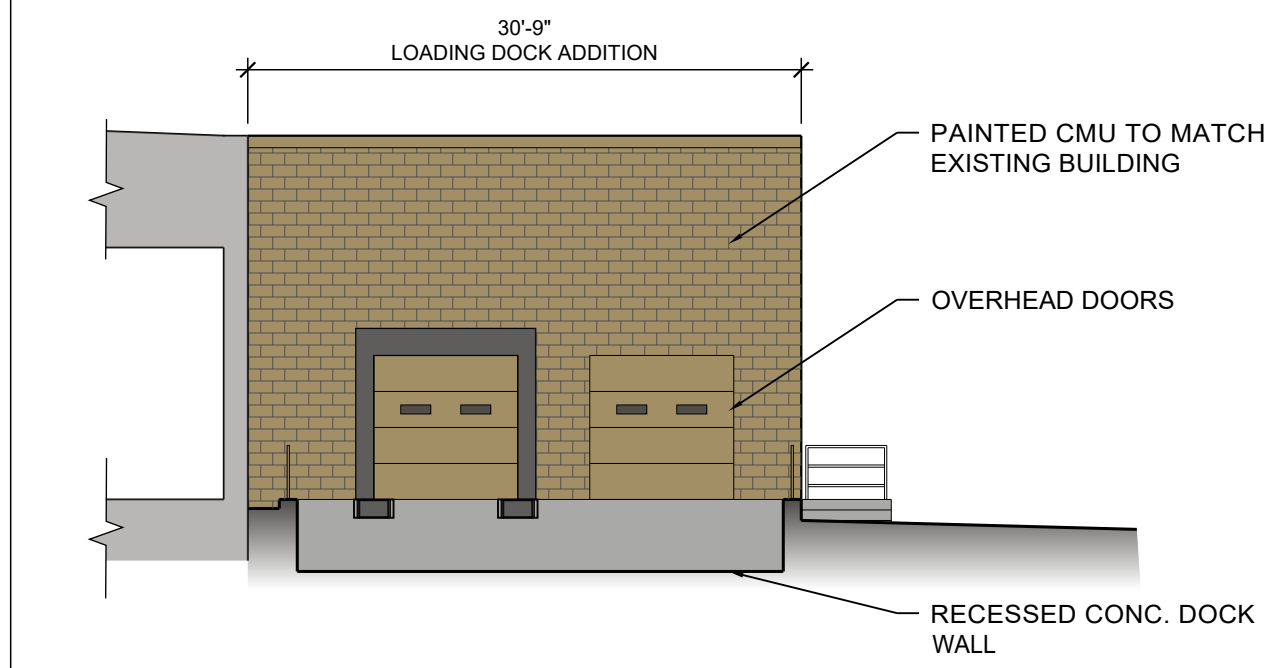
1 PROPOSED SOUTH (FRONT) ELEVATION
1/8"=1'-0" NOTE:



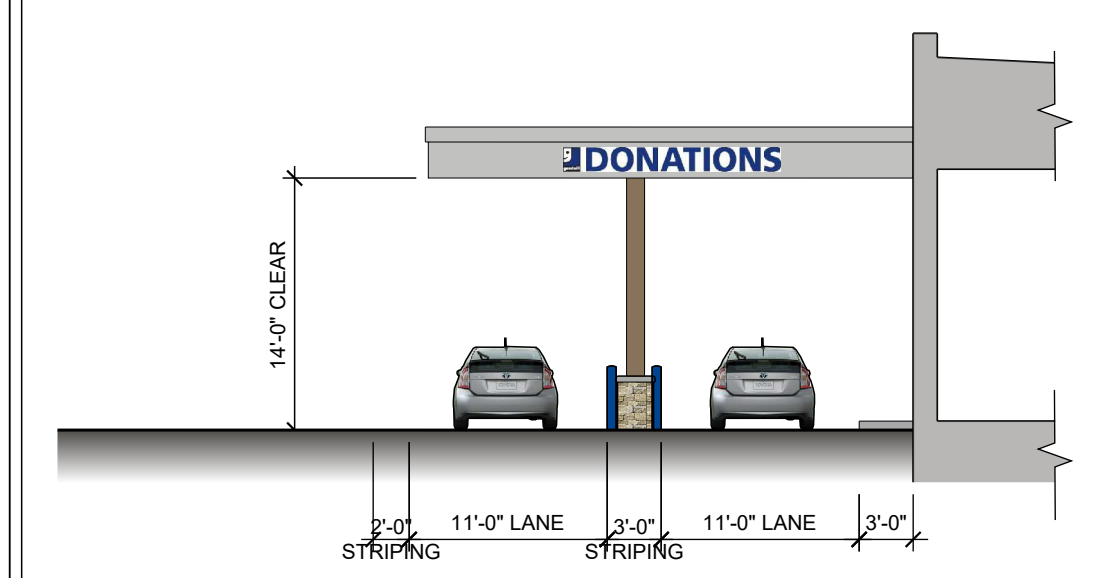
2 PROPOSED SOUTH (FRONT) ELEVATION
1/16"=1'-0" NOTE:



1 PROPOSED NORTH (BACK) ELEVATION
1/8"=1'-0" NOTE:



5 LOADING DOCK EAST ELEVATION
1/8"=1'-0" NOTE:



4 CANOPY EAST ELEVATION
1/8"=1'-0" NOTE:

Sto
ARCHITECTURE, LLC

Sto ARCHITECTURE, LLC
4417 N. MURRAY AVENUE
SHOREWOOD, WI 53211

PRPOSED ALTERATIONS
FOR GOODWILL
1780 US-51
STOUGHTON, WI 53589

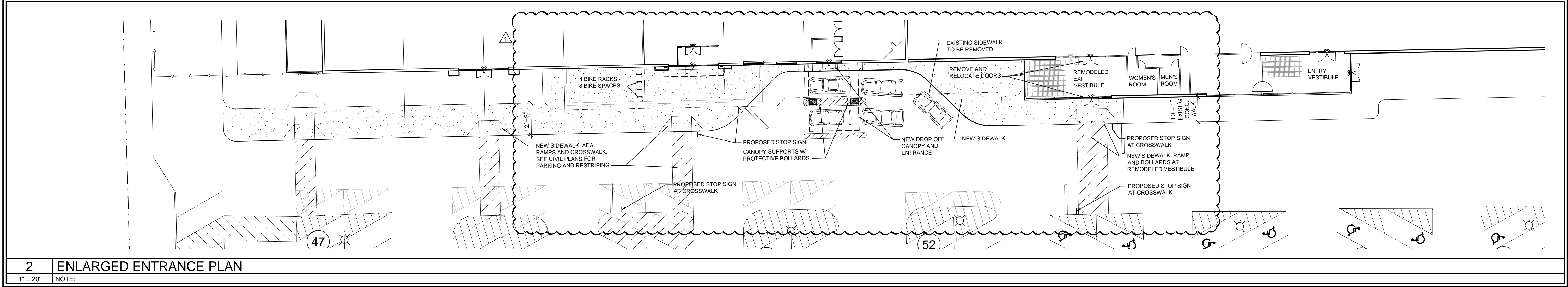
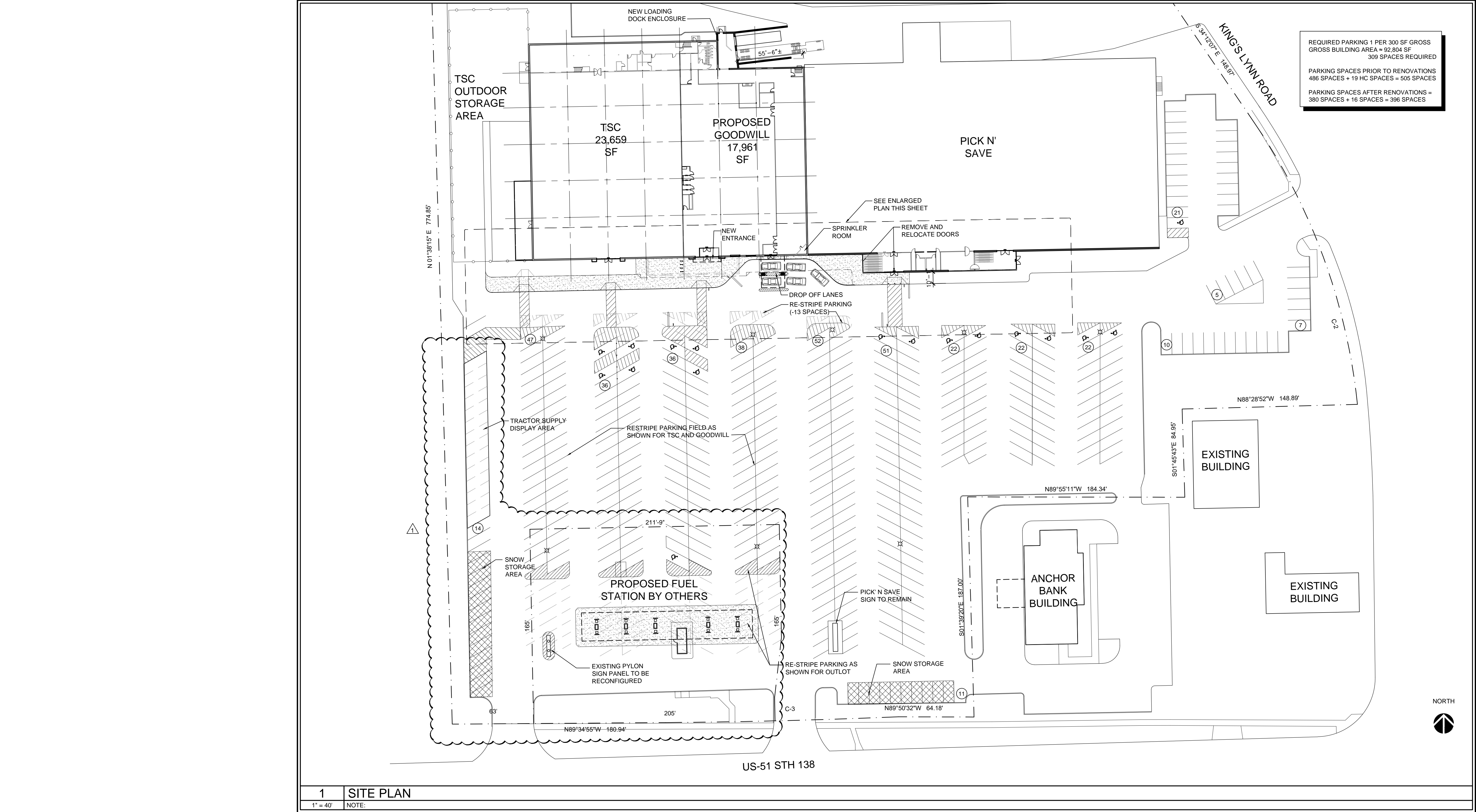
THE CROWN GROUP, INC.
1684 W. ALCONQUIN ROAD
HOFFMAN ESTATES, IL 60192

NO.	DATE	BY	DESCRIPTION
1	08/30/17	JMS	ADDED NORTH ELEVATION
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PROPOSED ELEVATIONS

SCALE: SHEET:
PROJECT #: 1616-GW
DRWN BY: JMS CHKD BY: JMS
DATE: 08/10/17

A2.0



Sto
ARCHITECTURE, LLC

Sto ARCHITECTURE, LLC
4417 N. MURRAY AVENUE
SHOREWOOD, WI 53211

PROPOSED ALTERATIONS
FOR GOODWILL
1800 US-51
STOUGHTON, WI 53589

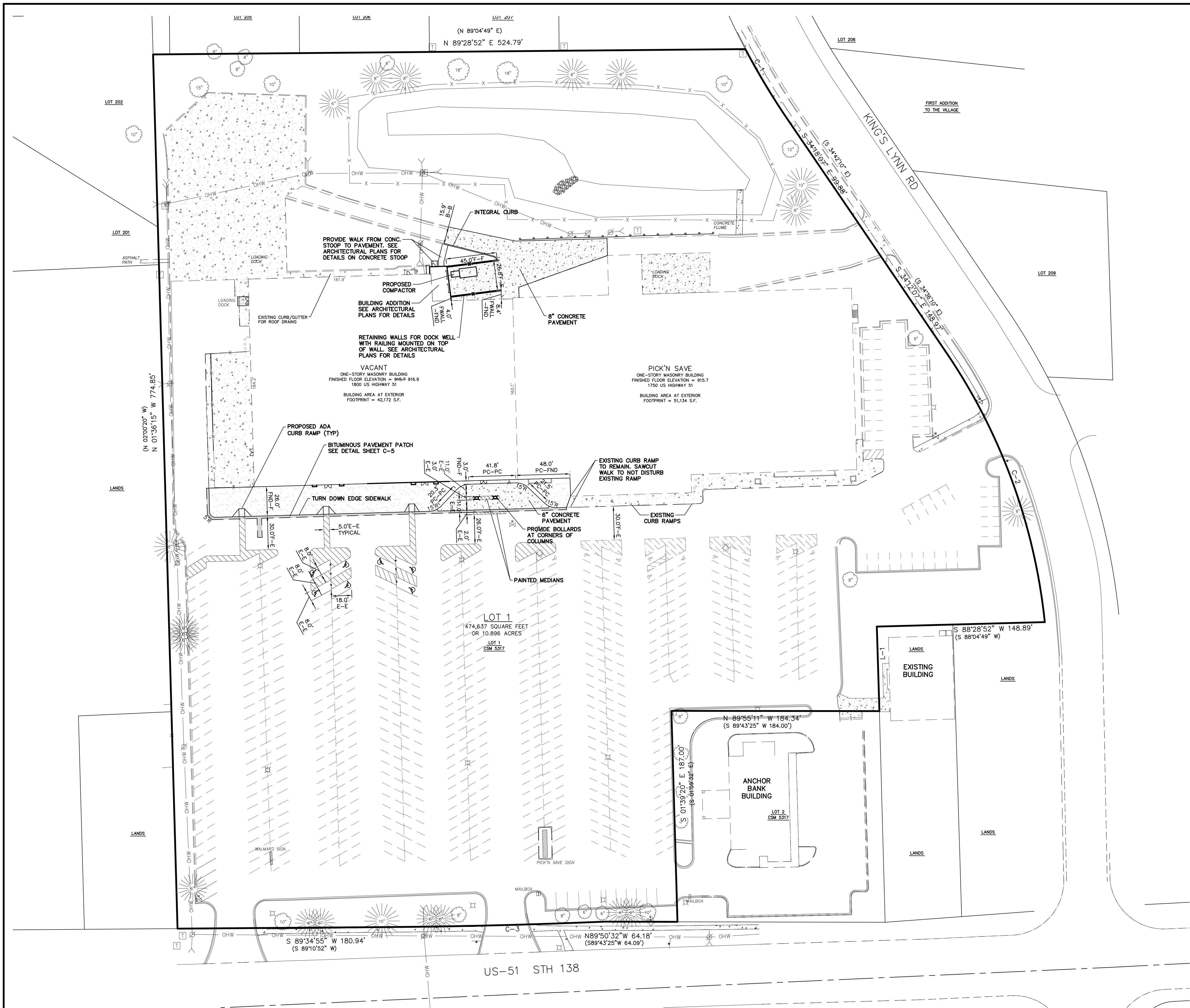
THE CROWN GROUP, INC.
1684 W. ALGONQUIN ROAD
HOFFMAN ESTATES, IL 60192

NO.	DATE	BY	DESCRIPTION
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SITE EXHIBIT - TSC, GOODWILL & PICK N SAVE

SCALE: SHEET:
PROJECT #: 1616-GW
DRAWN BY: JMS CHKD BY: JMS
DATE: 08/10/17

SP-2



GENERAL NOTES:
1. THESE PLANS ARE BASED ON THE ALTA SURVEY, SURVEY PROJECT #14-6271 DATED 6/25/14
PREPARED BY: JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101, VERONA, WI 53593
PHONE: 608-848-5060
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

SITE DATA	
LOT AREA	= 474,637 S.F. (10.896 AC.)
IMPERVIOUS AREA	= 359,175 S.F. (8.245 AC.)(76%)
PERVIOUS AREA	= 115,462 S.F. (2651 AC.)(24%)
BUILDING AREA	= 92,458 S.F.

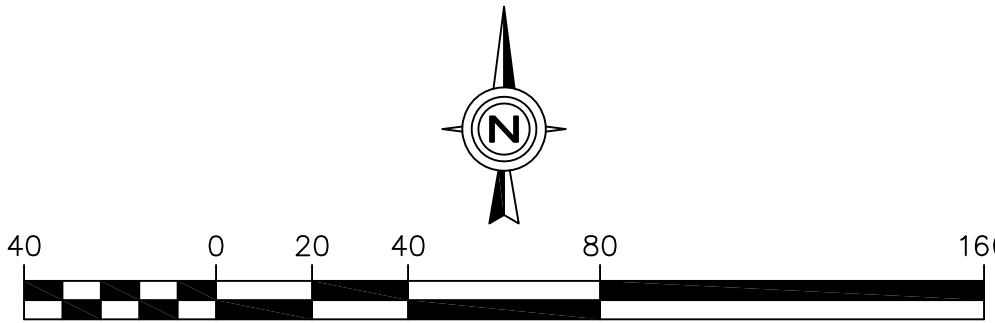
GEOMETRIC PLAN NOTES:
1. PROPOSED IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE EXISTING BUILDING LINE.
2. ALL RADIUS DIMENSIONS ARE TO BACK OF CURB.
3. SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS.
4. ALL STRIPING TO BE DOUBLE COATED 4" YELLOW PAINT UNLESS OTHERWISE NOTED.
5. WHERE PEDESTRIANS HAVE TO CROSS A TAPERING RAMP OR CURB RAMP THE FACE AND TOP OF CURB ARE TO BE PAINTED USING YELLOW, SLIP RESISTANT PAINT.

PAVEMENT LEGEND

	 5" P.C.C. (SIX BAG MIX) 4" AGGREGATE BASE COURSE (1/2" TO 3/4" CRUSHED STONE) COMPACTED SUBGRADE
	 1 1/2" BITUMINOUS CONCRETE SURFACE COURSE, CLASS 1 2 1/2" BITUMINOUS CONCRETE BINDER COURSE, TYPE 2 8" AGGREGATE BASE COURSE (1/2" TO 3/4" CRUSHED STONE) COMPACTED SUBGRADE
	 6" P.C. CONCRETE WITH 6"x6" NO. 10 WELDED WIRE MESH MESH TO BE FLAT STOCK ONLY 4" AGGREGATE BASE COURSE (1/2" TO 3/4" CRUSHED STONE) COMPACTED SUBGRADE
	 8" P.C. CONCRETE WITH 6"x6" NO. 10 WELDED WIRE MESH MESH TO BE FLAT STOCK ONLY 4" AGGREGATE BASE COURSE (1/2" TO 3/4" CRUSHED STONE) COMPACTED SUBGRADE

NOTES:
1. REFERENCE WIS.D.O.T. STANDARD SPECIFICATIONS (LATEST EDITION) FOR BINDER & SURFACE COURSES, AGGREGATE BASE COURSE, AND FOR FABRICS.
2. THE APPLICATION RATES FOR THE PRIME COAT AND TACK COAT ARE TO BE 0.30 AND 0.10 GALLONS PER SQUARE YARD, RESPECTIVELY.
3. SEE PROJECT SPECIFICATIONS FOR SUBGRADE COMPACTION.
4. ALL CONCRETE FLATWORK TO INCLUDE A JOINTING PATTERN SUBMITTAL TO THE CONSTRUCTION MANAGER. CONTRACTOR TO STAY AS CLOSE TO 9'x9' SQUARE PANELS IN LARGE CONCRETE FLATWORK AREAS AS POSSIBLE.
5. FOR SIDEWALKS, PROVIDE TOoled JOINTS AT 5' O.C., CONTRACTION JOINTS AT 15' O.C., EXPANSION JOINTS AT 45' O.C.
6. PROVIDE AN EXPANSION JOINT ADJACENT TO ALL STRUCTURES. THESE JOINTS SHOULD BE SEALED WITH A TOOL-FINISHED SILICONE SEALANT PER WIS.D.O.T. STANDARD.

DIMENSION LEGEND	
F = FACE	PC = POINT OF CURVE
FND = FOUNDATION	R = RADIUS
B = BACK	C = CENTER
E = EDGE	PL = PROPERTY LINE
FWALL = FACE OF WALL	



GEOMETRIC PLAN

DATE	
NO.	
REVISIONS	
Prepared For:	
The Crown Group 1564 W. Algonquin Road Hoffman Estates, IL 60192 GOODWILL - STAUGHTON, WI. 1750 Highway 51 West Staughton, Wisconsin	
Prepared By:	
 2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60002 phone 630-375-1800 fax 630-236-9600 www.watermark-engineering.com	
CHECKED BY: B. PERRY	PROJECT NO.: 16-316
DESIGN BY: B. PERRY	
DRAWN BY: D. ORLIK	
DATE: AUG. 8, 2017	
SCALE: 1" = 40'	
C-2	
GEOMETRIC PLAN	

OVERALL SITE (N.T.S.)

LANDSCAPE PLAN AREA

12 UTILITY EASEMENT, PER CSM 5317, DOCUMENT No. 2036861

WALMART SIGN

13 SANITARY SEWER AND WATER MAIN EASEMENTS, PER CSM 5317, DOCUMENT No. 2036861

ACCESS COVENANT, DOCUMENT No. 1253139

PICK'N SAVE SIGN

ACCESS IN FAVOR OF LOT 2, PER CSM 5317, DOCUMENT No. 2036861

PARKING SPACES

US-51 / STH138

RIGHT-OF-WAY VARIES

824.85'

10'x10' VISIBILITY TRIANGLE (TYP.)

PROPOSED OUTCROPPING STONE GROUPING. CONTRACTOR TO SET STONES INTO BERM. SEE DETAIL, SHEET L-2. (TYP.)

NOTE: CONTRACTOR TO MULCH ALL PLANT BEDS PROPOSED WITH TWICE SHREDDED HARDWOOD BARK, DARK BROWN IN COLOR, AND SPADE EDGE WHERE APPLICABLE (TYP)

BUILD UP ALL PROPOSED LANDSCAPE BEDS WITH 12" CLEAN, WEED FREE TOPSOIL. SEE DETAIL, SHEET L-2.

Plant codes: 11 KFF, 1 PSQ, 3 LAS, 4 DKR, 5 AFS, 9 KFF, 13 GBF, 17 JTC, 3 OSA, 9 WOR, 15 BHB, 5 LJP, 6 BHB, 8 RHI, 3 LAS, 5 AFS, 3 DKR, 9 KFF, 11 LSB, 5 DKR, 8 KFF, 8 AFS, 1 PSQ, 3 KFF, 3 DBB, 17 GBF, 7 NSO, 7 AFS, 5 GBF, 3 LAS, 5 BHB, 5 DHW, 5 SDD, 13 GBF, 7 DHW, 5 DJJ, 8 SDD, 12 PSR, 28 LSB, 12 DJJ, 11 PDS, 3 DKR, 7 DHW, 5 AFS, 9 GBF.

A circular seal for the International Society of Arboriculture (ISA). The outer ring contains the text "DAN OLSON" at the top and "IL-5081A" at the bottom. The center features the ISA logo, which consists of the letters "ISA" in a stylized font with a tree inside the "A", and the words "CERTIFIED ARBORIST" below it.

L-1

LANDSCAPE PLAN

The Crown Group
1564 W. Algonquin Road
Hoffman Estates, IL 60192
PICK'N SAVE- STAUGHTON
1750 Hwy. 51 West
Staughton, Wisconsin

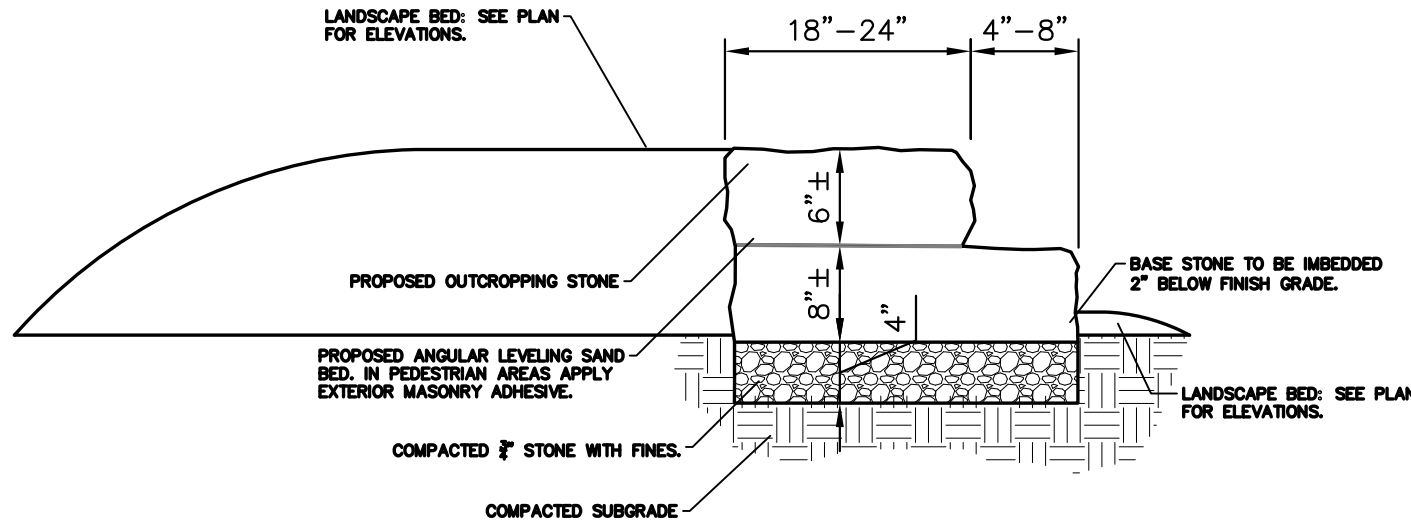
Prepared By:	
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Watermark Engineering Resources, Ltd.
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1600 fax 630-236-9800 www.watermark-engineering.com

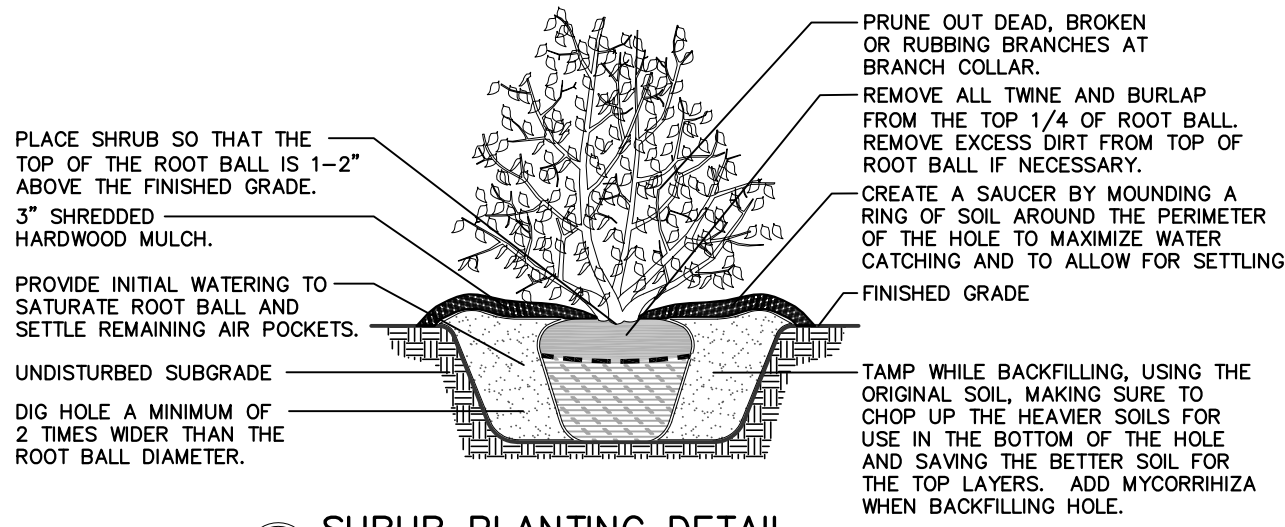
CHECKED BY: B. PERRY
DESIGN BY: D. OLSON
DRAWN BY: D. OLSON
DATE: MARCH 30, 2017
SCALE: 1" = 20'
PROJECT NO.: 16-316
SHEET NO.: 16-316-1

LANDSCAPE NOTES

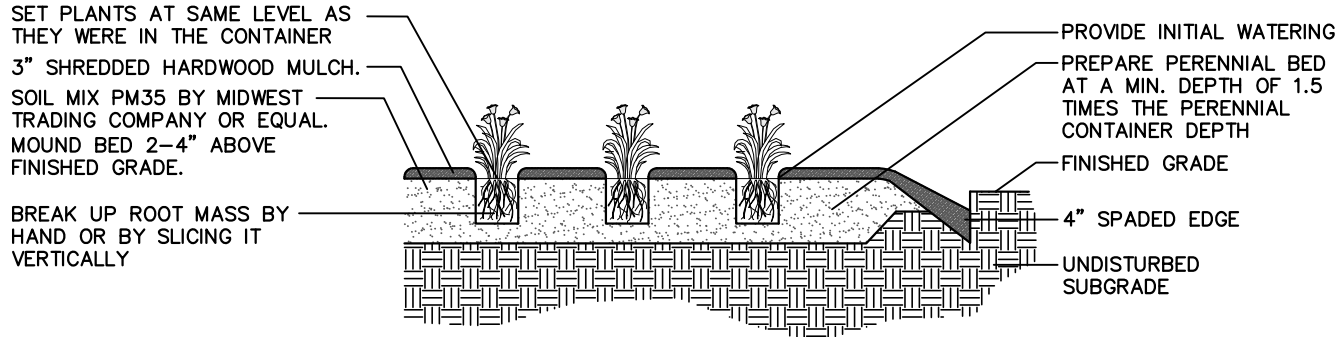
- ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
- PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
- SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER – SEE NOTE 5.
- ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- SOIL MIX PM35 BY MIDWEST TRADING COMPANY OR EQUAL SHALL BE ROTOTILLED INTO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
- CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
- ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
- ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNOTTING. IF TURF SEED AND SOD OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOD.
- AREAS TO BE SODDED SHALL BE WITH AN "APPROVED TURFGRASS SOD" OF PREMIUM GRADE. SOD SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOD MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOD SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOD SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOD SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 55 DEGREES (F). SOD SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOIL THICKNESS (1.5" OF SOD IS DESIRED) BUT SOD THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOD SHALL BE LAID IN STAGGERED STRAIGHT LINES, TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOD STAKES SHALL USED ON ALL SLOPES 4:1 OR GREATER.
- CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (INTENDED OR UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
- THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.
- ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM IT'S ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT BECOME UNREASONABLE TO TRANSPLANT ANY OF THE PLANT MATERIAL AS DESCRIBED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH IT'S INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
- CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
- BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
- ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.
- IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. AN IRRIGATION PLAN ALONG WITH AN AS BUILT OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.
- IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM, THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED ALTERATIONS/ADDITIONS TO THE EXISTING LANDSCAPE. CONTRACTOR SHALL PROVIDE THE OWNER AN AS BUILT OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
- PROVIDE TOPSOIL RE-Spread PER THE FOLLOWING UNLESS OTHERWISE NOTED:
 - 4" MINIMUM IN GRASS OR SOD AREAS
 - 6" MINIMUM IN PLANTING AREAS
 - 12" MINIMUM IN LANDSCAPE ISLANDS



'LANNON WEATHERED EDGE' OUTCROPPING STONE DETAIL



SHRUB PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



PERENNIAL PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.

- GENERAL NOTES:
- THESE PLANS ARE BASED ON THE ALTA/ACSM LAND TITLE SURVEY, SURVEY PROJECT #14-6271 DATED 6-24-14 PREPARED BY: JDS PROFESSIONAL SERVICES INC. 161 HORIZON DRIVE, SUITE 101 (608) 848-5060
 - PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

DATE	4/18/17
REVISIONS	NO REVISIONS
NO.	1
NO.	2

Prepared For:

The Crown Group
1564 W. Algonquin Road
Hoffman Estates, IL 60192
PICK'N SAVE- STAUGHTON
1750 Hwy 51 West
Staughton, Wisconsin

Prepared By:

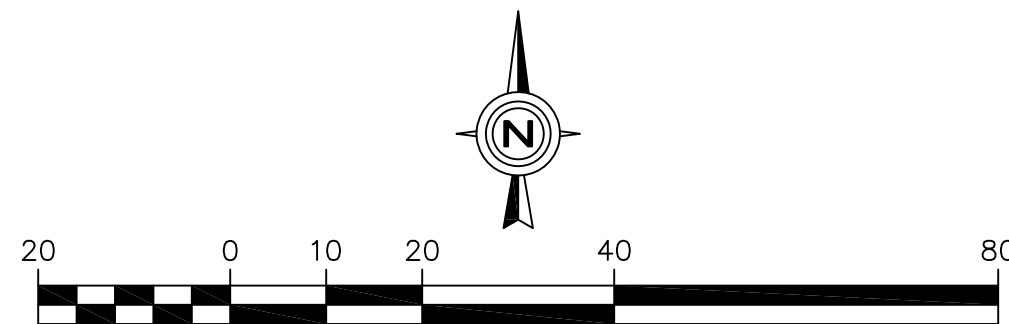
Watermark Engineering
RESOURCES, LTD
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-575-1800 fax 630-236-9800 www.watermark-engineering.com

CHECKED BY: B. PERRY
DESIGN BY: D. OLSON
DRAWN BY: D. OLSON
DATE: MARCH 30, 2017
SCALE: 1" = 20'
PROJECT NO.: 16-316

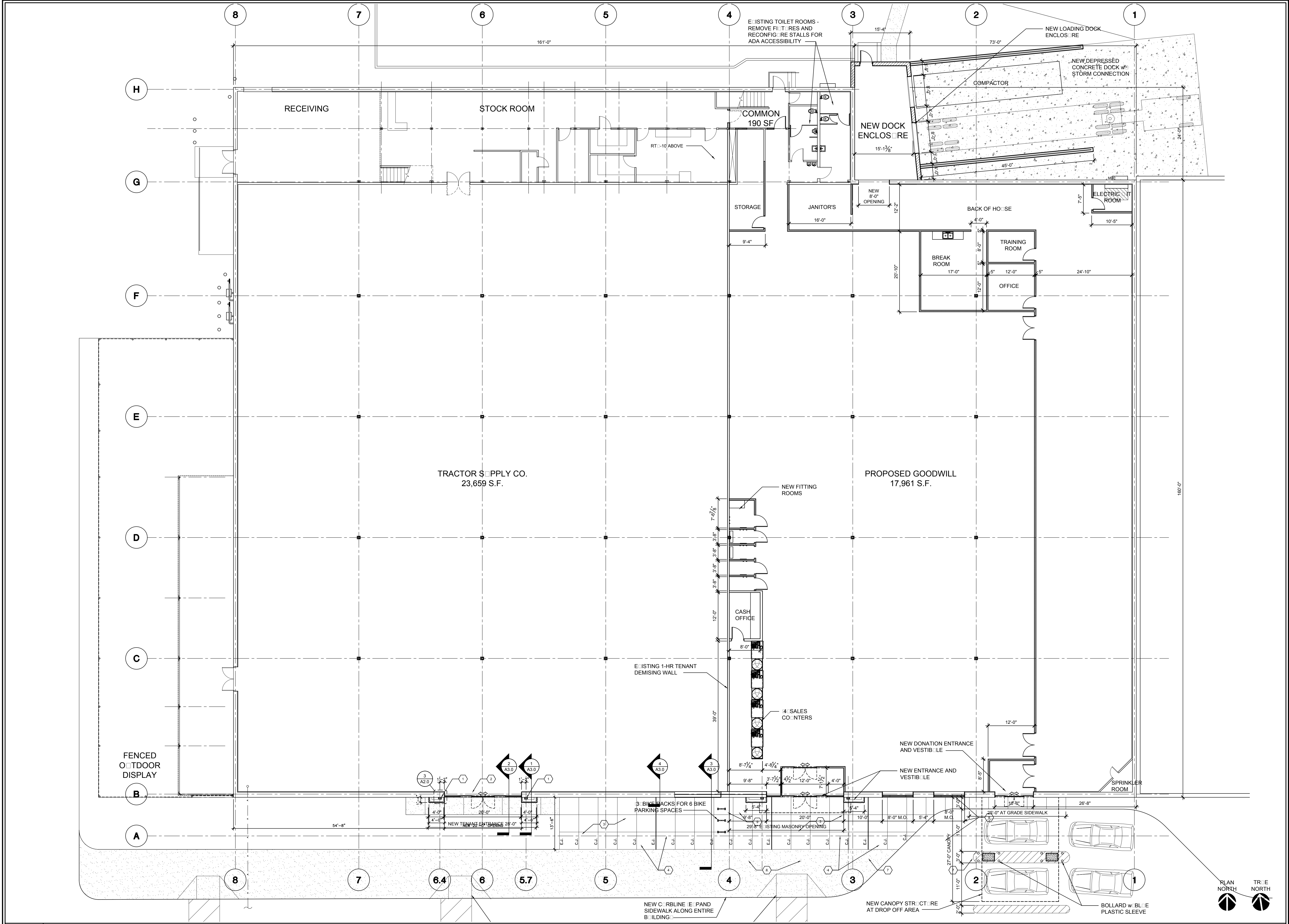
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DIGGERSHOTLINE

TOLL FREE (800) 242-8511
MILWAUKEE AREA (414) 259-1181
HEARING IMPAIRED TDD (800) 542-2289
WWW.DIGGERSHOTLINE.COM



LANDSCAPE DETAILS
AND SPECIFICATIONS



Sto

ARCHITECTURE, LLC

4417 N. MURRAY AVENUE
SHOREWOOD, WI 53211

PRPOSED ALTERATIONS
FOR GOODWILL
1780 US-51
STOUGHTON, WI 53589

THE CROWN GROUP, INC.
1684 W. ALGONQUIN ROAD
HOFFMAN ESTATES, IL 60192

NO.	DATE	BY	DESCRIPTION
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PROPOSED FLOOR PLAN

SCALE: SHEET:
PROJECT #: 1616-GW
DRWN BY: JMS CHKD BY: JMS
DATE: 08/10/17

A1.0

08/10/17 PRINTED FOR PLAN COMMISSION SUBMITTAL

City of Stoughton Procedural Checklist for Conditional Use Review and Approval (Requirements per Section 78-905)

This form is designed to be used by the Applicant as a guide to submitting a complete application for a conditional use *and* by the City to process said application. Parts II and III are to be used by the Applicant to submit a complete application; Parts I - IV are to be used by the City when processing said application.

Name of Applicant: Stoughton Pick, LLC

Address & Phone of Applicant: c/o The Crown Group, 1564 W. Algonquin Rd., Hoffman Estates, IL 60192; 847-934-2525 Ext. 2

Conditional Use Requested: Drop off canopy in accordance with 78.206(4)(g)

Property Address: 1780 US-51 & 138, Stoughton, WI 53589

I. Record of Administrative Procedures for City Use

Meetings with Staff:

Date of Meeting: _____ Met with: _____.

Date of Meeting: _____ Met with: _____.

Application form filed with Zoning Administrator Date: _____.

Application fee of \$_____ received by Zoning Administrator Date: _____.

If necessary, reimbursement of consultant costs agreement executed: Date: _____.

II Application Submittal Packet Requirements for City and Applicant Use

Prior to submitting the final complete application as certified by the Zoning Administrator, the Applicant shall submit an initial draft application for staff review, followed by one revised final application based upon staff review and comments.

Application (1 copy to Zoning Administrator) Date: 08-11-17

☒ (a) **A map of the proposed conditional use:**

- ☒ Map and all its parts are clearly reproducible with a photocopier.
- ☒ Map size of 11" by 17" and map scale not less than one inch equals 100 ft.
- ☒ All lot dimensions of the subject property provided.
- ☒ Graphic scale and north arrow provided.

Please find attached map with the proposed conditional use; SP-2 and C-2 Geometric Plan by Watermark Engineering Resources, Ltd.

☒ (b) **A map, such as the Planned Land Use Map, of the generalized location of the subject property in relation to the City as a whole.**

Please find attached map with the proposed conditional use; SP-1.

- ☒ (c) **A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations.**

We are requesting a conditional use for providing an exterior canopy, automobile drop off area for the property at 1780 US-51 (Main Street) & 138.

The canopy will be used to provide shelter a drive-thru drop off area for donations at the facility. The canopy is located off the entrance drive along the south side of the building. The canopy can accommodate 2 cars with room for queuing of two additional vehicles.

- ☒ (d) **A site plan (conforming to the requirements of Section 78-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a large development (per Sections 78-205(11)) or a group development (per Section 78-205(12)) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 78-908.**

Please find site plan; sheet C-2 with the proposed conditional use.

- ☒ (e) **Written justification for the proposed conditional use:**
- ☒ Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Stoughton Comprehensive Plan, particularly as evidenced by compliance with the standards set out in Section 78-905(4)

III Justification of the Proposed Zoning Ordinance Amendment for Applicant Use

1. How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Stoughton Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?

As the development is in an existing commercial development; the use conforms with the goals, objectives, standards of the City of Stoughton and the previously approved plan development for the site. The conditional use for a drive-thru area is required per 78-206(4)(g). The tenant (Goodwill) provides goods and services to help people in need and reach their full potential through learning and the power of work. The retail stores also rely on donations to fulfill this commitment to help the communities they serve.

2. How is the proposed conditional use, in its specific location, in harmony with the purposes, goals, objectives, policies and standards of the City of Stoughton Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?

Again, as the development is in an existing commercial development; the use is similar to what is currently approved for the site. The new drop-off canopy is a customer convenience to provide shelter during donation drop-offs. The drive thru is not a high traffic use such as a restaurant drive-thru and we are satisfying the requirements of zoning section 78-206(4)(g).

3. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 78-905(3)(d)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development?

The proposed conditional use will not have a negative impact on nearby properties. The use of the space is indoor retail, which is what the rest of the property is zoned. The canopy and drive-thru will have minimal impact on surrounding properties since it is for retail use and is consistent with the zoning of this property.

4. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

As previously indicated since the proposed use is consistent with how the current use of the property the land use intensities and impacts would be the same.

5. Is the proposed conditional use located in an area that will be adequately served by and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

As previously indicated since the proposed use is consistent with how the current use of the property the area is adequately served by the existing utilities' and the improvements would not have any additional burdens on the public agencies serving the property.

6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 78-905(4)(b)1.5.), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?

We believe the development as a whole will benefit from the conditional use if approved. It will keep the site vibrant with activity and be consistent with the

current use of the property. We have provided new pedestrian crossings to the front sidewalk from the parking field and pulled the drop off canopy out of the drive lane to provide safe pedestrian access and not impede motorists on site to park.

IV. Final Application Packet Information for City Use

Receipt of (8.5" by 11" text and 11" by 17" graphics) Date: _____.
copies of final application packet by Zoning Administrator

Notified Neighboring Property Owners (within 300 feet) Date: _____.

Notified Neighboring Township Clerks (within 1,000 feet) Date: _____.

Class 2 legal notice sent to official newspaper by Planning Staff Date: _____.

Class 2 legal notice published on _____ and _____.

Conditional Use recorded with the County Register of Deeds Office: Date: _____.



CITY OF STOUTHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
381 East Main Street, Stoughton, WI. 53589

(608) 873-6619

www.ci.stoughton.wi.us

RODNEY J. SCHEEL
DIRECTOR

August 28, 2017

Sto Architecture, LLC
Jeffrey Stowe
4417 N. Murray Avenue
Shorewood, WI. 53211

Dear Mr. Stowe:

I have completed a review of the proposed drop-off canopy and loading dock enclosure additions for Goodwill at 1780 US Highway 51 and 138 – plans dated 8-23-17. As part of this project, one of the front doors for Pick n Save is proposed to be relocated. **An elevation drawing for the loading dock enclosure is needed.**

1. The property at 1780 US Highway 51 & 138 is zoned PB – Planned Business. A public hearing for the proposed conditional use permit request has been scheduled for September 11, 2017. The conditional use is related to the in-vehicle service/ drop-off use.
2. The following use is allowable as an accessory conditional use:

In-vehicle sales or service is defined as follows: In-vehicle sales and service land uses include all land uses which perform sales and/or services to persons in vehicles, or to vehicles which may or may not be occupied at the time of such activity (except vehicle repair and maintenance services, see subsection 78-206(4)(q)). Such land uses often have traffic volumes which exhibit their highest levels concurrent with peak traffic flows on adjacent roads. Examples of such land uses include drive-in, drive-up, and drive-through facilities, vehicular fuel stations, and all forms of car washes. If performed in conjunction with a principal land use (for example, a convenience store, restaurant or bank), in-vehicle sales and service land uses shall be considered an accessory use (see subsection 78-206(8)(g)). The following regulations apply to in-vehicle sales or service:

- a. Clearly marked pedestrian crosswalks shall be provided for each walk-in customer access to the facility adjacent to the drive-through lane(s). **Details related to pedestrian crosswalks are provided on the plan. The drive-up canopy appears to**

be cumbersome without much stacking area and only one way to gain access from the east.

- b. The drive-through facility shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts. **Though this may not be a high traffic type of use, there appears to be the potential for vehicle/pedestrian conflicts.**
 - c. In no instance shall a drive-through facility be permitted to operate which endangers the public safety, even if such land use has been permitted under the provisions of this section. **See b. above.**
 - d. The setback of any overhead canopy or similar structure shall be a minimum of ten feet from all street rights-of-way lines, a minimum of 20 feet from all residentially-zoned property lines, and shall be a minimum of five feet from all other property lines. The total height of any overhead canopy or similar structure shall not exceed 20 feet per the measurement of roof height. **Signage is not allowed on the side of the canopy.**
 - e. All vehicular areas of the facility shall provide a surface paved with concrete or bituminous material which is designed to meet the requirements of a minimum four ton axle load. **Expected.**
 - f. Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property (section 78-610). **There are no abutting residentially zoned properties.**
 - g. Interior curbs shall be used to separate driving areas from exterior fixtures such as fuel pumps, vacuums, menu boards, canopy supports and landscaped islands. Said curbs shall be a minimum of six inches high and be of a non-mountable design. No curb protecting an exterior fixture shall be located closer than 25 feet to all property lines. It appears bollards are installed in place of the curb requirement.
3. The parking requirement for indoor sales and in-vehicle sales uses are one space per 300 square feet of gross floor area. **The existing Tractor Supply and Goodwill uses would require 138 parking stalls. There appears to be ample parking to accommodate the uses.**
 4. Handicapped parking spaces shall be provided at a size, number, location and with signage as specified by state and federal regulations. **This is expected.**
 5. The Comprehensive Plan, planned land use map designates this property as Planned Mixed-Use. **This designation meets the proposed use and zoning.**
 6. The property meets the required minimum lot area of 20,000 square feet and minimum width of 100 feet.
 7. The principal building setback and height requirements of the Planned Business district are as follows:
 - Front/Street side yard setback – minimum 20 feet;

- Side yard setback - minimum 40 feet (for lots adjacent to a street officially mapped as being equal to or exceeding 100 feet);
- Rear yard setback - minimum 20 feet;
- Building Height = max. 45 feet;

The plan meets these requirements.

8. One 10' x 50' loading stall is required for buildings over 6,000 square feet. **A loading stall is provided at the rear of the building at the loading dock.**
9. Per section 78-704 (13)(a), bicycle parking is required equal to 5% of the automobile parking space requirement. **Bike parking is shown on the plan.**
10. A landscaping plan is not required since the site and building are not being expanded. **A landscaping plan has been submitted which was discussed at a previous Planning Commission meeting.**
11. A photometric plan must be provided if changes to the exterior lighting are planned. **Any lighting added under the canopy will need to meet all zoning standards.**
12. All proposed signage must meet the requirements of Article VIII. **Details will be necessary for any proposed new signage. The existing pole sign is non-conforming and cannot be expanded.**
13. State of Wisconsin approved building plans may be necessary prior to issuance of a building permit but are not necessary to begin the City review process. A zoning permit is also required prior to the canopy addition.

If you have any questions, please contact me at 608-646-0421

Sincerely,

City of Stoughton

Michael P. Stacey

Michael P. Stacey
Zoning Administrator/Assistant Planner



August 22, 2017

Mr. Michael Stacey
Zoning Administrator
City of Stoughton
Planning and Development
381 East Main Street
Stoughton, WI 53589

Re: **Conditional Use Permit
Goodwill Drop off canopy
1780 US Highway 51 & 138
Stoughton, WI**

Dear Mr. Stacey:

The purpose of this letter is in response to your review of the above reference project from your later dated August 14, 2017. Listed below are copies of the comments per your letter with our responses in blue.

1. The property at 1780 US Highway 51-138 is zoned PB – Planned Business. A public hearing for the proposed conditional use permit requested has been scheduled for September 11, 2017.

Comment acknowledged, no response needed.

2. The following use is allowable as an accessory conditional use:

In-vehicle sales or service is defined as follows: In-vehicle sales and service land uses include all land uses which perform sales and/or services to persons in vehicles, or to vehicles which may or may not be occupied at the time of such activity (except vehicle repair and maintenance services, see subsection 78-206(4)(q)). Such land uses often have traffic volumes which exhibit their highest levels concurrent with peak traffic flows on adjacent roads. Examples of such land uses include drive-in, drive-up, and drive-through facilities, vehicular fuel stations, and all forms of car washes. If performed in conjunction with a principal land use (for example, a convenience store, restaurant or bank), in-vehicle sales and service land uses shall be considered an accessory use (see subsection 78-206(8)(g)). The following regulations apply to in-vehicle sales or service:

- a. Clearly marked pedestrian crosswalks shall be provided for each walk-in customer access to the facility adjacent to the drive-through lane(s). **Details will need to be provided. The drive-up canopy appears to be cumbersome without much stacking area and only one way to gain access from the east.**

The drop-off/drive-up canopy is not a high traffic type of use. Based on the tenant's use at other locations, the stacking space for 4 cars at the drop-off canopy has proven to be adequate. The drop off lanes are 11' wide and 45' long, allowing 2 cars in each lane. The angled approach would allow for a 5th car pulling in without impeding the front drive. The approach from the east side only, is to minimize pedestrian and vehicle conflicts.

- b. The drive-through facility shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts. **Though this may not be a high traffic type of use, there appears to be the potential for vehicle/pedestrian conflicts.**



We have provided striped pedestrian crosswalks at the entrances to the stores. In addition, we are adding stop signs for vehicular traffic at the crosswalks closest to the drop off canopy (Goodwill and Pick 'n Save). See revised sheet SP-2.

- c. In no instance shall a drive-through facility be permitted to operate which endangers the public safety, even if such land use has been permitted under the provisions of this section. **See b. above.**

See response b. above.

- d. The setback of any overhead canopy or similar structure shall be a minimum of ten feet from all street rights-of-way lines, a minimum of 20 feet from all residentially-zoned property lines, and shall be a minimum of five feet from all other property lines. The total height of any overhead canopy or similar structure shall not exceed 20 feet per the measurement of roof height. **Signage is not allowed on the side of the canopy.**

The canopy complies with the right of way setbacks and height restrictions. The signage on the side of the canopy is to identify to customers which side of drop off is to be used for drop-offs.

- e. All vehicular areas of the facility shall provide a surface paved with concrete or bituminous material which is designed to meet the requirements of a minimum four ton axle load. **Expected.**

Comment acknowledged, plans to conform to this requirement.

- f. Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property (section 78-610). **There are no abutting residentially zoned properties.**

Comment acknowledged, no response needed.

- g. Interior curbs shall be used to separate driving areas from exterior fixtures such as fuel pumps, vacuums, menu boards, canopy supports and landscaped islands. Said curbs shall be a minimum of six inches high and be of a non-mountable design. No curb protecting an exterior fixture shall be located closer than 25 feet to all property lines. **It appears bollards are installed in place of the curb requirement.**

The tenant uses carts to assist with unloading of customer donations. To provide better access to the far drop-off lane with a cart, we've omitted the curb and are proposing the installation of bollards to protect the canopy structure.

- 3. The parking requirement for indoor sales and outdoor display uses are one space per 300 square feet of gross floor area. **The existing Tractor Supply and Goodwill uses will require 138 parking stalls. There is ample existing parking to meet this requirement.**

There are 202 parking space available to Tractor Supply and Goodwill. This includes the proposed fuel station (under separate review) and spaces lost for that.

- 4. Handicapped parking spaces shall be provided at a size, number, location and with signage as specified by state and federal regulations. **This is expected.**

Comment acknowledged, plans to conform to this requirement.

- 5. The Comprehensive Plan, planned land use map designates this property as Planned Mixed-Use. **This designation meets the proposed use and zoning.**

Comment acknowledged, no response needed.



6. The property meets the required minimum lot area of 20,000 square feet and minimum width of 100 feet.
7. The principal building setback and height requirements of the Planned Business district are as follows:
 - Front/Street side yard setback – minimum 20 feet;
 - Side yard setback - minimum 40 feet (for lots adjacent to a street officially mapped as being equal to or exceeding 100 feet);
 - Rear yard setback - minimum 20 feet;
 - Building Height = max. 45 feet;

The plan meets these requirements.

Comments 6 & 7 acknowledged, no response needed.

8. One 10' x 50' loading stall is required for buildings over 6,000 square feet. **This will need to be detailed on the plan.**

There is a loading dock being added to the north side of the building. The loading dock meets this requirement.

9. Per section 78-704 (13)(a), bicycle parking is required equal to 5% of the automobile parking space requirement. **Bike parking is shown on the plan.**

We have revised the plan to include 8 bicycle parking spaces (4) racks. These exceeds the 7 spaces required (5% of 138 required automobile parking spaces).

10. A landscaping plan is not required since the site and building are not being expanded. **A landscaping plan has been submitted which was discussed at a previous Planning Commission meeting.**

Comment acknowledged, no response needed.

11. A photometric plan must be provided if changes to the exterior lighting are planned. **Any lighting added under the canopy will need to meet all zoning standards.**

The canopy will have recessed can downlighting conforming to the zoning standards.

12. All proposed signage must meet the requirements of Article VIII. **Details will be necessary for any proposed new signage. The existing pole sign is non-conforming and cannot be expanded.**

A separate sign package will be submitted for review.

13. State of Wisconsin approved building plans may be necessary prior to issuance of a building permit but are not necessary to begin the City review process. A zoning permit is also required prior to the canopy addition.

Comment acknowledged, plans will be submitted as required.



Sto ARCHITECTURE, LLC

4417 N. Murray Avenue
Shorewood, WI 53211

Phone 414-795-1323
www.sto-architecture.com

Please let us know if you need anything further to complete your review.

Sincerely,

A handwritten signature in blue ink, reading "Jeffrey M. Stowe", is displayed on a light gray rectangular background.

Jeffrey M. Stowe, AIA
Architect

Cc: Craig Whitehead – The Crown Group
Mark Lambert – The Crown Group

enclosures