

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

RESOLUTION OF THE COMMON COUNCIL

Approving a Conditional Use Permit (CUP) request by Craig Whitehead, Crown Group to allow an outdoor display use for Tractor Supply Inc. at 1800 US Highway 51-138, Stoughton, Wisconsin.

Committee Action: Planning Commission recommends approval - 0 with the Mayor voting.

Fiscal Impact:

File Number: R- -2017

Date Introduced:

RECITALS

- A. Craig Whitehead, Crown Group (the "Applicant") is requesting a conditional use permit for the property located at 1800 US Highway 51-138 in the City of Stoughton, Dane County, Wisconsin (the "Property").
- B. The Applicant has applied for a conditional use permit for the Property authorizing an Outdoor Display use pursuant to Section 78-206(4)(d), for Tractor Supply Inc.
- C. The City Plan Commission, after giving proper notice, held a public hearing on the application for the Conditional Use Permit on May 8, 2017 and found that the proposed conditional use meets the standards of Section 78-905 of the Stoughton Municipal Code and recommends that the application for a conditional use permit be granted as presented.
- D. The Common Council agrees with the Plan Commission's findings and recommendations.

RESOLUTION

BE IT RESOLVED, by the City of Stoughton Common Council that a conditional use permit is granted authorizing use of the Property for Outdoor Display pursuant to Section 78-206(4)(d) for Tractor Supply Inc. in accordance with the site plan approved by the Planning Commission on May 8, 2017.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

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

Donna Olson, Mayor

Date

Council Action: _____ ☐ **Override** **Vote** _____

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

RESOLUTION OF THE PLANNING COMMISSION

Approving a Site Plan for Tractor Supply Inc. at 1800 US Highway 51-138 Stoughton, WI.

Committee Action: Planning Commission approves the site plan – 0.

Fiscal Impact:

File Number: R- 16 -2017

Date Introduced: May 8, 2017

RECITALS

- A. Craig Whitehead, Crown Group (the “Applicant”) is seeking site plan approval for Tractor Supply Inc. at 1800 US Highway 51-138 in the City of Stoughton, Dane County, Wisconsin (the “Property”).
- B. The Property is zoned Planned Business which allows indoor sales as a permitted use and allows outdoor display as a conditional use.
- C. The City Planning Commission reviewed and discussed the provided site plan at their regular May 8, 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 the property located at 1800 US Highway 51-138, Stoughton, WI, subject to Common Council approval of the conditional use permit for outdoor display.

Mayor Donna Olson
Planning Commission Chair

Date

PUBLIC HEARING NOTICE

The City of Stoughton Planning Commission will hold a Public Hearing on Monday, May 8, 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 Stoughton Pick, LLC, for an Outdoor Display use at 1800 US Highway 51 & 138, Stoughton, WI. (Previously Walmart)

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 (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 April 6, 2017 Hub
Published April 13, 2017 Hub

ABOUT TRACTOR SUPPLY

Tractor Supply is the largest retail store chain of rural lifestyle products in the United States. At December 31, 2016, the Company operated over 1,700 stores in 49 states, including nearly 1,600 Tractor Supply stores and over 140 Petsense pet specialty stores, and an e-commerce website at TractorSupply.com. We are a growth company, and believe we have an opportunity to grow to 2,500 Tractor Supply and nearly 1,000 Petsense domestic store locations.

EXPANDING OUR BUSINESS



Core Store Count

136%

Increase of
over 10 years

Sales
(in millions)*



Sales per store
(in millions)*



*excluding 143 Petsense stores



OUR FOCUS

Tractor Supply is focused on being the most dependable supplier of basic maintenance products for the lifestyle needs of recreational farmers and ranchers. Tractor Supply customers are home, land, pet and animal owners that live a conservative and self-reliant lifestyle. They depend on us to have the products they need for Life Out Here.

OUR MISSION

Our mission is to work hard, have fun and make money by providing legendary service and great products at everyday low prices.

This mission is supported by a key set of values—ethics, respect, balance, winning attitude, communication, development, teamwork, change, initiative and accountability—that are the foundation of our culture and the guiding principles for how we conduct business.

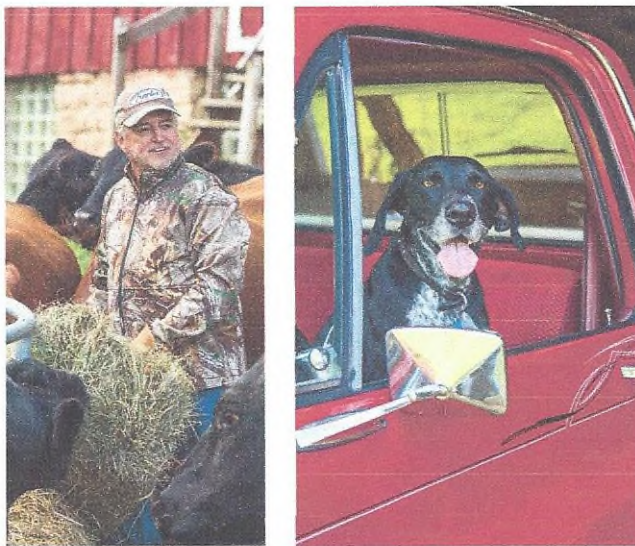
OUR BUSINESS


Our stores are located in towns outlying major metropolitan markets and in rural communities. Our Tractor Supply store format includes an average of 16,000 square feet inside as well as additional outside selling space. We expect to open—approximately 100 Tractor Supply stores in 2017, and we believe we are well-positioned to reach our long-term target of 2,500 stores. Additionally, our customers can shop most of our products, plus an extended selection in many categories, on our website at www.tractorsupply.com. Our Petsense store format includes an average of 5,500 selling square feet, and we expect to open 25 to 30 Petsense stores in 2017.

OUR MERCHANDISE

We offer a comprehensive, yet tailored, assortment of products:

- ▼ Equine, livestock, pet and small animal products, including items necessary for their health, care, growth and containment
- ▼ Hardware, truck, towing and tool products
- ▼ Seasonal products, including heating, lawn and garden items, power equipment, gift and toys
- ▼ Work/recreational clothing, outerwear and footwear
- ▼ Maintenance products for agricultural and rural use





“Our unique team members provide exceptional service in-store and online to grow sales and build customer loyalty.”

GREG SANDFORT
Chief Executive Officer

OUR TEAM



A UNIQUE **CUSTOMER EXPERIENCE**

We seek to hire store team members with farming and ranching backgrounds. The 20,000 Tractor Supply team members that our customers meet in our stores are supported by the 4,000 more who work in merchandising, marketing, logistics, online and in many other support roles. We have demonstrated our ability to adapt to our customers' changing needs through product enhancements and refreshes, improved content in stores and online and continuous improvement in digital and customer engagement opportunities. We work hard to support our customers.

TRAINING AND DEVELOPMENT OPPORTUNITIES FOR **UNIQUE TALENT**

To help our team members find opportunities for advancement within Tractor Supply and to develop the skills of our team, we devote considerable resources to training our team members. Our training programs include:

- ▼ a thorough on-boarding process, which we call “tractorization”;
- ▼ core skills development in their area of expertise;
- ▼ extensive management and leadership development training;
- ▼ enhancing product knowledge skills, often supported by vendor expertise, to deliver seasoned advice; and
- ▼ maintaining technical skills to ensure we respond to the ever-changing retail landscape.

The following is a count of store locations by state:

State	Number of Stores	State	Number of Stores
Texas	196	New Hampshire	21
Pennsylvania	89	Kansas	20
North Carolina	89	Maine	19
Ohio	87	Colorado	19
Tennessee	87	Massachusetts	19
Michigan	81	Wisconsin	17
Georgia	79	Connecticut	17
New York	76	Nebraska	15
Kentucky	63	Utah	15
Florida	58	Illinois	14
Virginia	54	New Jersey	13
Indiana	54	North Dakota	13
Alabama	52	Minnesota	10
Oklahoma	51	Iowa	9
California	50	South Dakota	7
South Carolina	42	Vermont	7
Louisiana	36	Wyoming	7
Arkansas	35	Montana	6
Mississippi	34	Delaware	5
Arizona	32	Idaho	4
West Virginia	27	Oregon	4
New Mexico	27	Rhode Island	4
Missouri	25	Hawaii	2
Washington	24	Nevada	2
Maryland	21		
			<u>1,738</u>

The following is a list of distribution locations including the approximate square footage and if the location is leased or owned:

Distribution Facility Location	Approximate Square Footage	Owned/Leased Facility
Franklin, Kentucky	833,000	Owned
Pendleton, Indiana	764,000	Owned
Macon, Georgia	684,000	Owned
Waco, Texas	666,000	Owned
Casa Grande, Arizona	650,000	Owned
Hagerstown, Maryland ^(a)	482,000	Owned
Hagerstown, Maryland ^(a)	309,000	Leased
Waverly, Nebraska	422,000	Owned
Seguin, Texas ^(b)	71,000	Owned
Lakewood, Washington	64,000	Leased
Longview, Texas ^(b)	63,000	Owned

^(a) The leased facility in Hagerstown is treated as an extension of the existing owned Hagerstown location and is not considered a separate distribution center.

^(b) This is a mixing center designed to process certain high-volume bulk products.

The Company's Store Support Center occupies approximately 260,000 square feet of owned building space in Brentwood, Tennessee, and the Company's Merchandising Innovation Center occupies approximately 32,000 square feet of leased building space in Nashville, Tennessee.

**TRACTOR SUPPLY COMPANY'S INTENDED USE AND
TYPICAL OUTSIDE DISPLAY MERCHANDISE**

Intended Use: A typical Tractor Supply Company retail facility is primarily used for the sale of farm/ranch equipment and maintenance products; general maintenance products; animal (domestic and farm) feeds, equipment and health products; horse and rider tack, equipment and related products; bird feed, housing and related products; lawn and garden equipment and products; tools and hardware; vehicle equipment and maintenance products; all-terrain vehicles; utility vehicles; clothing and footwear; other items normally sold in TSC's stores; and any lawful use.

Items Typically Displayed in the Fenced Outside Display Area: The following items may not appear in all stores as merchandise mix varies by region and by season. All items identified in Permanent Trailer and Equipment Display Areas and Permanent Sidewalk Displays Areas may also be display in the Fenced Outside Display Area.

A. FENCING MATERIALS

Fencing and Posts, including wooden fence posts
Gates

B. PET AND LIVESTOCK EQUIPMENT

Round Pens	Corral Panels
Feeding Equipment	Horse Stalls and Mats Watering Tanks

C. MISCELLANEOUS/SEASONAL

Drainage Tile
Water Pipe (Plastic)
Culverts

Items Typically Displayed in the Permanent Trailer and Equipment Display Areas: The following items may not appear in all stores as merchandise mix varies by region and by season.

A. TRAILERS

Open Trailers
Closed Trailers

B. 3-POINT EQUIPMENT

Plows	Fertilizer Spreaders	Seeder
Box/Grader Blades	Cultivators	Bale Carriers
Rakes	Harrows	Sprayers w/tanks
Scoops	Tillers	Rotary Cutters
Finish Mowers		

Items Typically Displayed in the Permanent Sidewalk Display Areas: The following items may not appear in all stores as merchandise mix varies by region and by season.

A. LAWN AND GARDEN EQUIPMENT

Push Lawn Mowers	Chippers and Shredders
Riding Lawn Mowers	Log Splitters
Garden Carts	Mow-n-Vacs
Snow Blowers	All-Terrain Vehicles/Utility Vehicles

B. FENCING MATERIALS

Gates – small selection may show seasonally

C. PET AND LIVESTOCK EQUIPMENT

Dog Kennels

Dog Houses

D. 3-POINT EQUIPMENT

Plows

Box/Grader Blades

Rakes

Scoops

Finish Mowers

Fertilizer Spreaders

Cultivators

Harrows

Tillers

Seeder

Bale Carriers

Sprayers w/tanks

Rotary Cutters

E. MISCELLANEOUS/SEASONAL

Go Karts

Wheel Barrows

Bagged Mulches/Soils

Water softener salt

Pedal Boats

Bagged Pine Shavings

Bagged Fertilizer

Ice melt salt

Dirt Bikes

Bulk Propane

Tool Rental

Other bagged product

FREQUENTLY ASKED QUESTIONS
APPROVALS
4/4/17

TSC Operation/Use:

Tractor Supply Company is the largest operator of rural lifestyle retail stores in the United States. The company operates over 1,600 retail stores in 49 states, employs more than 24,000 team members and is headquartered in Brentwood, Tenn. Its stock is traded on the NASDAQ exchange under the symbol "TSCO".

The company was founded in 1938 as a mail order catalog business offering tractor parts to America's family farmers. Today Tractor Supply is a leading edge retailer with annual revenues of approximately \$6.8 billion.

Tractor Supply stores are located primarily in towns outlying major metropolitan markets and in rural communities. The typical Tractor Supply store has about 15,500 square feet of selling space inside, with a similar amount of outside space.

Stores supply the unique products to support their customers' rural lifestyle, from welders and generators to animal care products and men and women's workwear. You can also find pet supplies, animal feed, power tools, riding mowers, lawn and garden products and more. Each store team includes welders, farmers and horse owners who collectively provide an exceptional depth of knowledge and resources.

Interior Product Quadrants:

1. Front Right – Clothing (western wear), workwear (Carhartt), work boots.
2. Front Left – Seasonal/Lawn and Garden
3. Back Left – Automotive, Truck Boxes, Implement tires.
4. Back Right – Largest category (see below) – Animal Health/Animal Feed. Large and small.

The following chart indicates the percentage of sales represented by each of our major product categories during fiscal 2015, 2014 and 2013:

Product Category:	Percent of Sales		
	2015	2014	2013
Livestock and Pet	44%	44%	43%
Hardware, Tools, Truck and Towing	23	22	23
Seasonal, Gift and Toy Products	20	20	20
Clothing and Footwear	8	9	9
Agriculture	5	5	5
Total	100%	100%	100%

Our buying team continuously reviews and updates our product assortment to respond to customer needs and to offer new, relevant products. We are focused on providing key products that our customers use on a regular basis for their lifestyle and maintenance needs with emphasis on consumable, usable, edible ("C.U.E.") products. Examples of C.U.E product categories include, but are not limited to, livestock feed and bedding, pet food, lubricants, and various seasonal products, such as heating, pest control and twine.

Exterior Product: See attached.

Lighting schedule:

1. Pylon/Building Sign/Parking Lot Lights – Dusk to 9:15 PM.
2. Building Lights/Wall Packs – Dusk to Dawn.
3. Business Lights/Employee Lights – 7:30 AM – 8:30 PM

TRACTOR SUPPLY **LIGHTING & HEATING SCHEDULE**

	PYLON/BUILDING SIGN PARKING LOT LIGHTS*	BUILDING LIGHTS WALL PACKS	BUSINESS LIGHTS (DAYLIGHTING CONTROL)	EMPLOYEE LIGHTS	HEATING	COOLING	SUNDAY
ON	DUSK (BY PHOTOCELL)	DUSK TO DAWN PHOTOCELL (ALWAYS ON DURING DARK)	7:30 AM	7:30 AM	68 DEGREES AT 8:00 AM	74 DEGREES AT 8:00 AM	SAME TEMPS AT 10:00 AM
OFF	9:15 PM	DURING THE DAY	8:30 PM	8:30 PM	62 DEGREES AT 9:00 PM	80 DEGREES AT 9:00 PM	SAME TEMPS AT 6:00 PM
LIGHTING CONTROL ZONE	LZ-3	LZ-2	DL-X	LZ-1			
NOTES: CONTROL ZONE	THE SYSTEM CAN BE OVERRIDDEN BY THE OVERRIDE SWITCH IN CASE THE STORE IS OPEN EARLIER OR LATER THAN NORMAL STORE HOURS.						

LZ-X DENOTES LIGHTING CONTROL ZONE VIA CONTACTOR IN UNITIZED SWITCHGEAR.
DL-X DENOTES LIGHTING CONTROL ZONE VIA CONTACTORS IN UNITIZED SWITCHGEAR AND PHOTOCELL FOR DAY LIGHTING CONTROL.
GC RESPONSIBLE FOR PROGRAMMING ALL THERMOSTATS AND LIGHTING CONTROLS.
LIGHTSTAT TME THERMOSTAT MODEL TME-DGC. SEE MECHANICAL PLANS FOR MORE INFORMATION.

BIDDING MECHANICAL AND ELECTRICAL CONTRACTORS SHALL COORDINATE WITH GC PRIOR TO BID ON ALL WORK AS IT RELATES TO THE PROGRAMMING OF NON-EMS THERMOSTATS AND LIGHT TIMERS.
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Deliveries:

1. 1-2 WB 65 per week.
2. Daily UPS/FedEx.
3. If asked, most of the time during business hours but occasionally after hours.

Store Hours: 8-8 Monday – Saturday. 9-7 Sunday.

Product type: See attached.

Speaker: TSC has an outdoor speaker to announce to customers when their items are ready for pick up in the drive through fenced display area.

Employees – 12-16. Half full time. Assistant and Manager. All have bonus for store performance.

TO WHOM IT MAY CONCERN

Tractor Supply Company operates retail stores supplying the lifestyle needs of recreational farmers and ranchers. TSC also serves the maintenance needs of those who enjoy a rural lifestyle, as well as tradesmen and small businesses.

Listed below are customer traffic counts and hours for a typical TSC store.

Hours Monday through Saturday are from 8AM to 8PM. Sunday hours are 9AM – 7PM.

Weekdays

Daily Total Count	150-200 customers
Peak Periods per Hour	20-40 customers/hour

(Peak Weekday = 11AM- 1PM & 5PM-8PM)

Weekends

Daily Total Count	200-350 customers
Peak Periods per Hour	30-50 customers/hour

(Noon Friday-8PM on Saturday is normally our busiest period of the week)

The average customer will stay in the store for approximately 15-20 minutes.

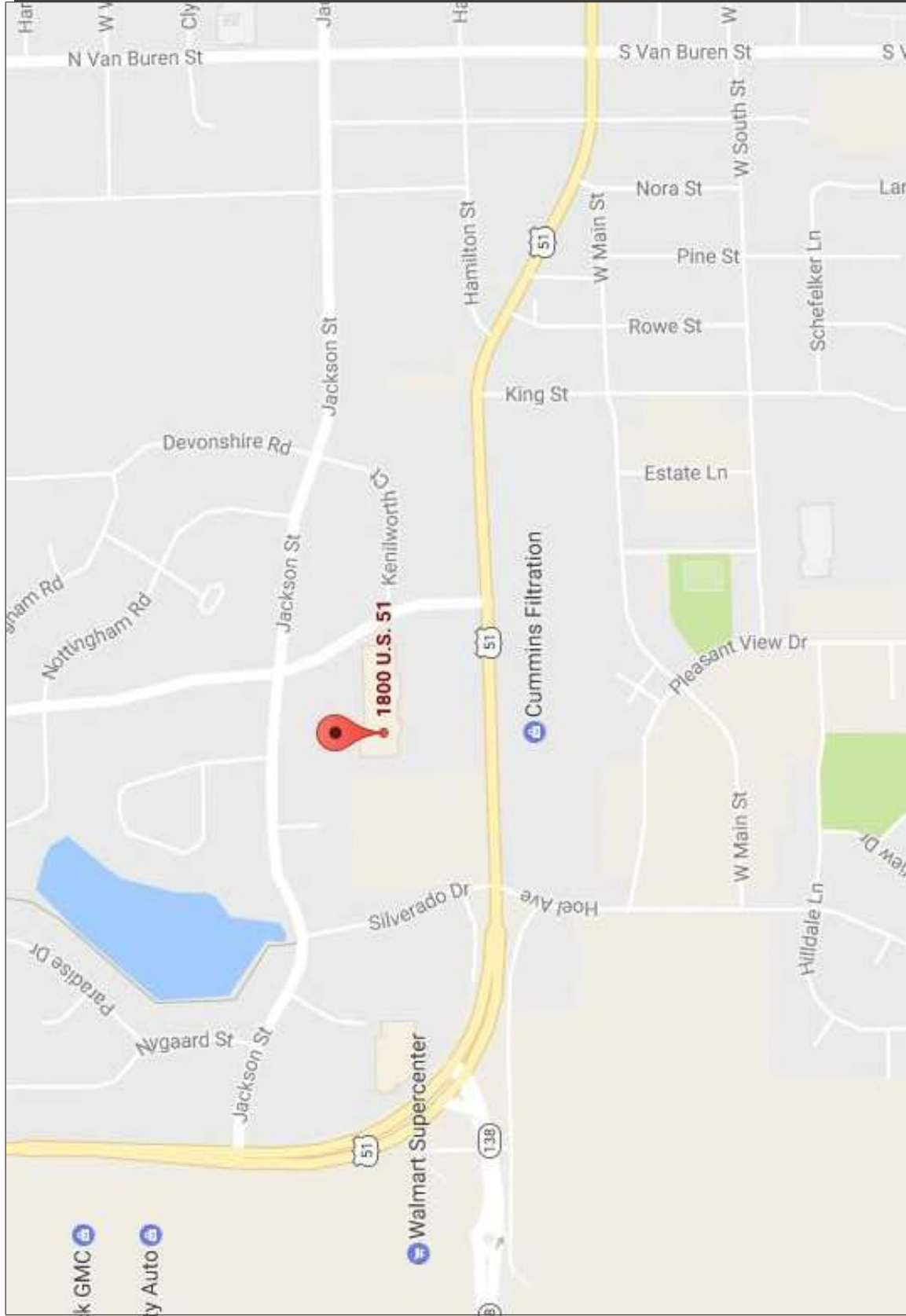


Sto ARCHITECTURE, LLC
4417 N. MURRAY AVENUE
SHOREWOOD, WI 53211

OUT LOT DEVELOPMENT
1710 SOUTH MAIN STREET
WEST BEND, WI



PROJECT NO. 1616
DATE 03-20-17
SHEET **SP-1**



SITE LOCATION MAP

SCALE: 1"=500'



March 29, 2017

□ Tax Parcels

1:3,578

0 0.03 0.06 0.12 mi
0 0.0475 0.095 0.19 km

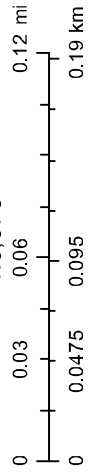
Planning
Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO,



March 29, 2017

□ Tax Parcels

1:3,578

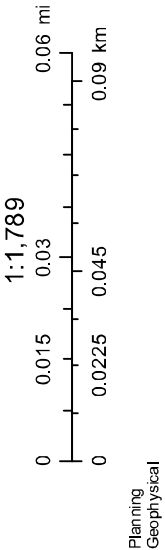


Planning
Geophysical



March 29, 2017

- House Number
- CSM Text
- Plat Labels
- Tax Parcels





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

OUT LOT DEVELOPMENT
1710 SOUTH MAIN STREET
WEST BEND, WI

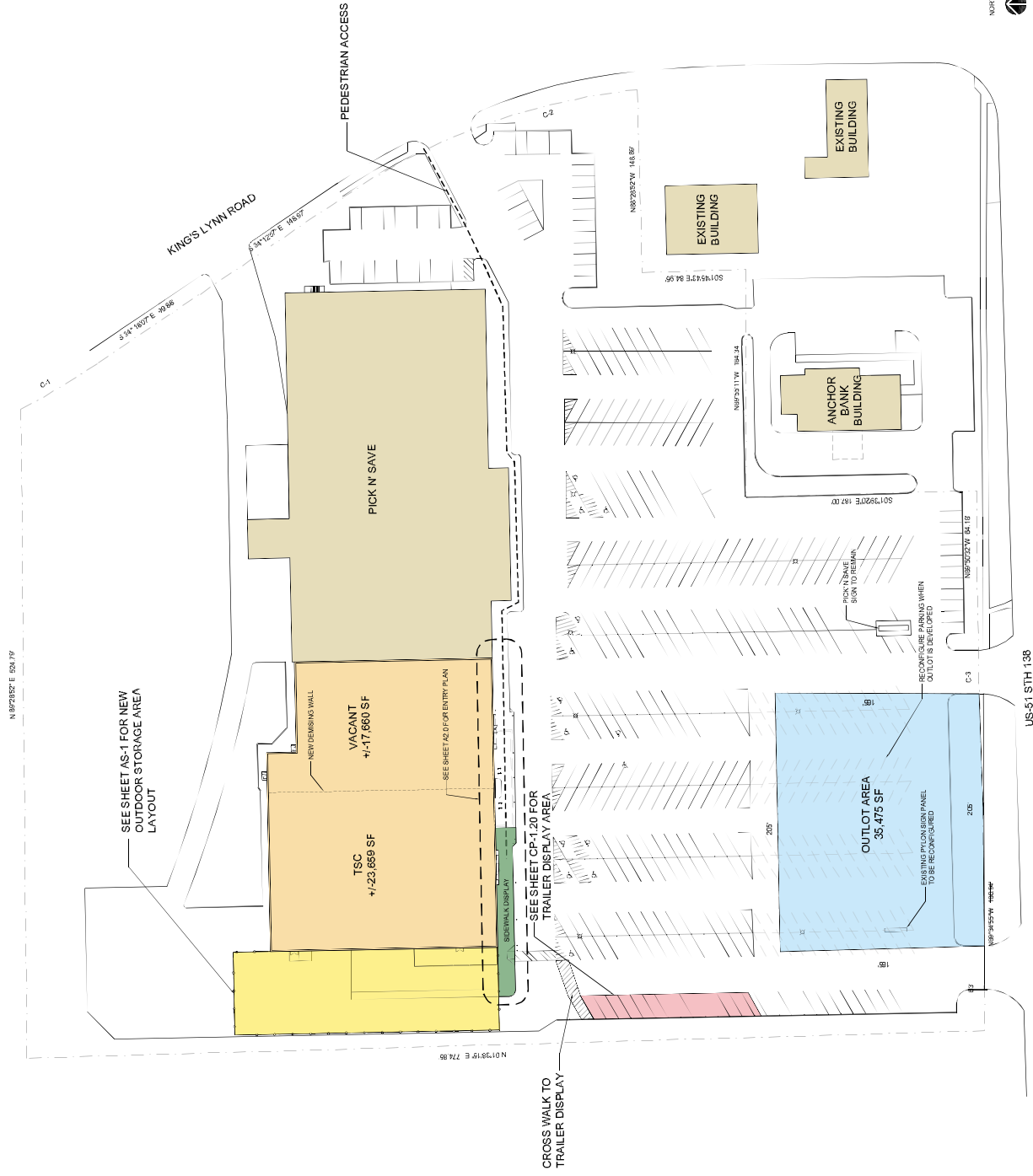


PROJECT NO. 1616
DATE 04-10-17
SHEET **SP-2**



SITE AERIAL

SCALE: 1"=100'





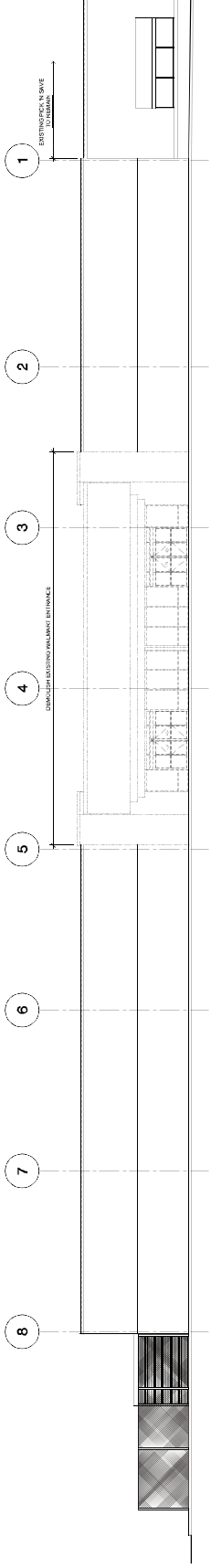
Sto ARCHITECTURE, LLC
447 N. MURRAY AVENUE
SHOREWOOD, WI 53211

PROPOSED ALTERATIONS
EXISTING STOUTSTON WALMART
STOUTSTON, WI 53589

THE CROWN GROUP, INC.
100 N. KENNAWICK AVENUE
KRAFTMAN INDUSTRIAL PARK
KRAFTMAN INDUSTRIAL PARK

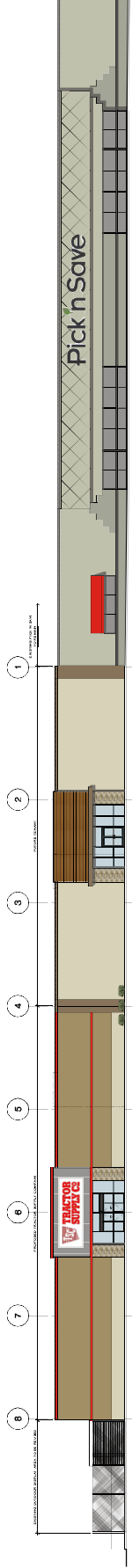
SCALE: 1/8" = 1'-0"
PROJECT # 1520
DRAWN BY: ANTHONY ST. JAMES
DATE: 04/13/17

PROPOSED ELEVATIONS



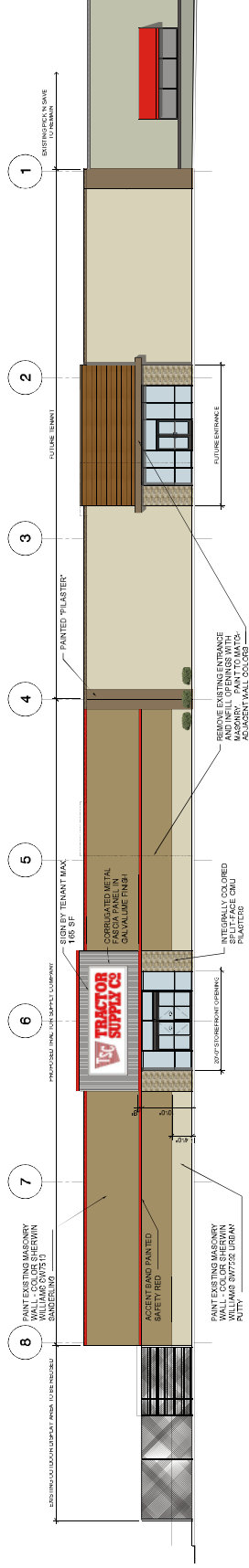
1 EXISTING/DEMOLITION SOUTH (FRONT) ELEVATION

18" x 11" NOTE



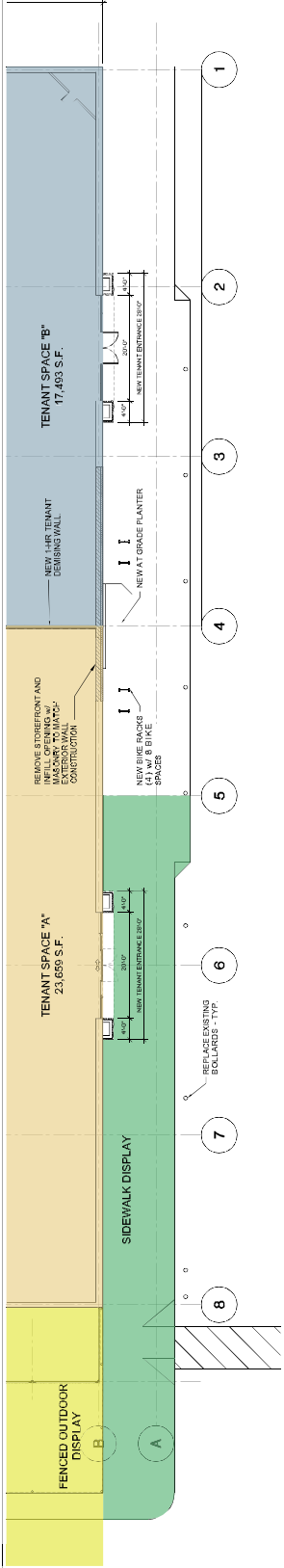
2 PROPOSED SOUTH (FRONT) ELEVATION

18" x 11" NOTE



3 PROPOSED SOUTH (FRONT) ELEVATION

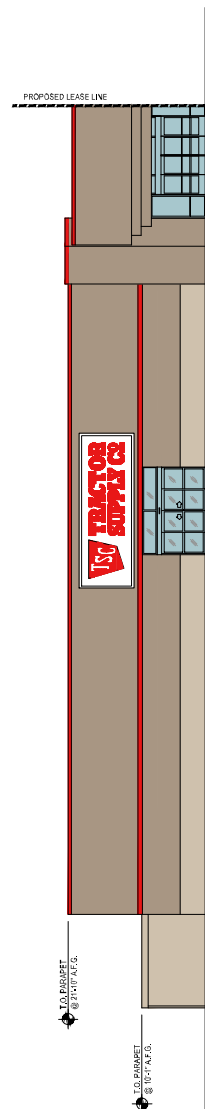
18" x 11" NOTE



4 ENTRANCE PLAN

18" x 11" NOTE

US-51



[illegible][illegible]

FLOWERING AND EVERGREEN SHRUBS

PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS[illegible]

11



DIGGERS HOTLINE
TOLL FREE (800) 242-8511
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Watermark Originals, Ltd.
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60050
Phone 630-775-1800 Fax 630-726-9800 www.watermark-originals.com

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

Prepared By:

Prepared For:	
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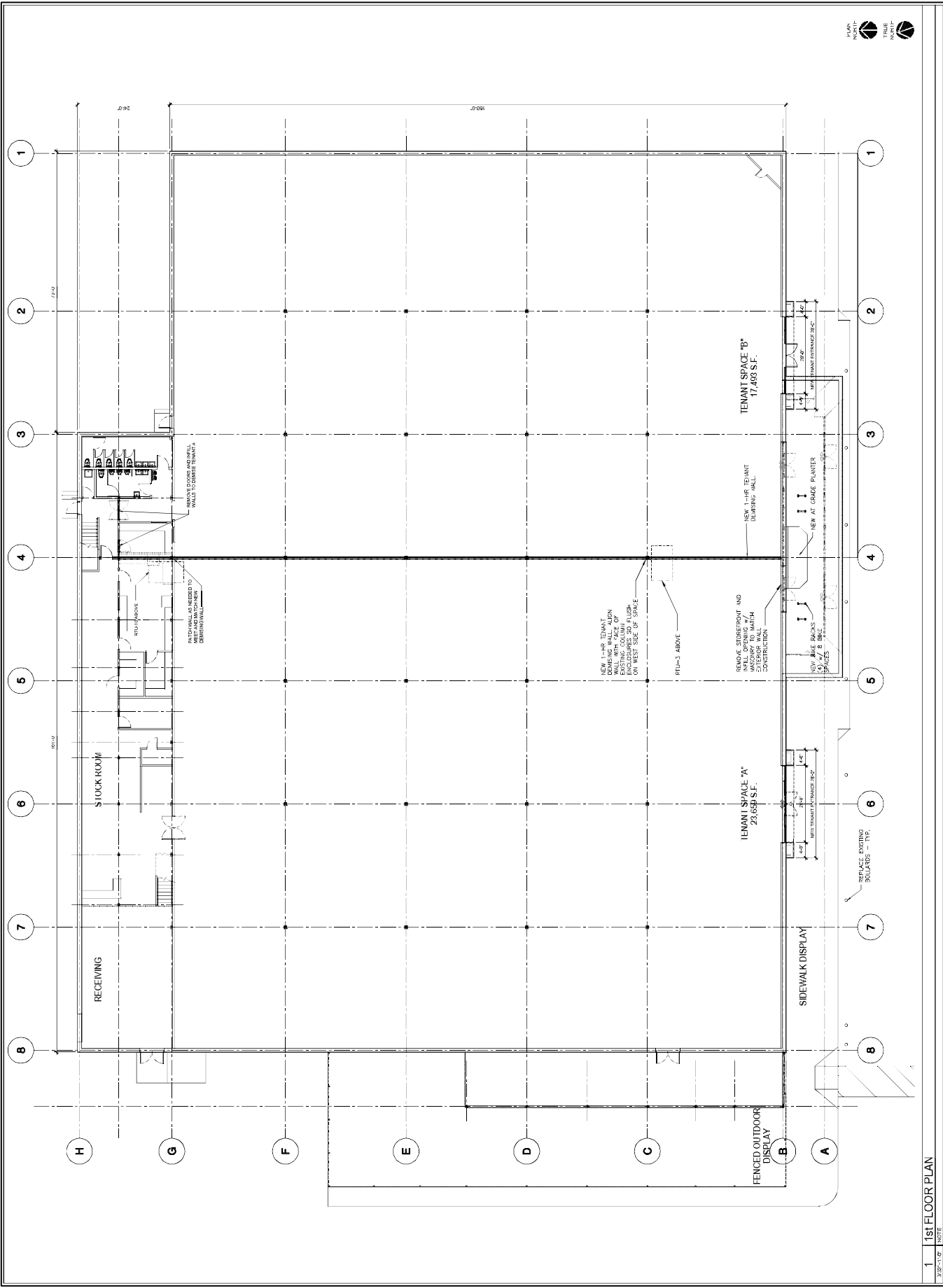
DATE _____



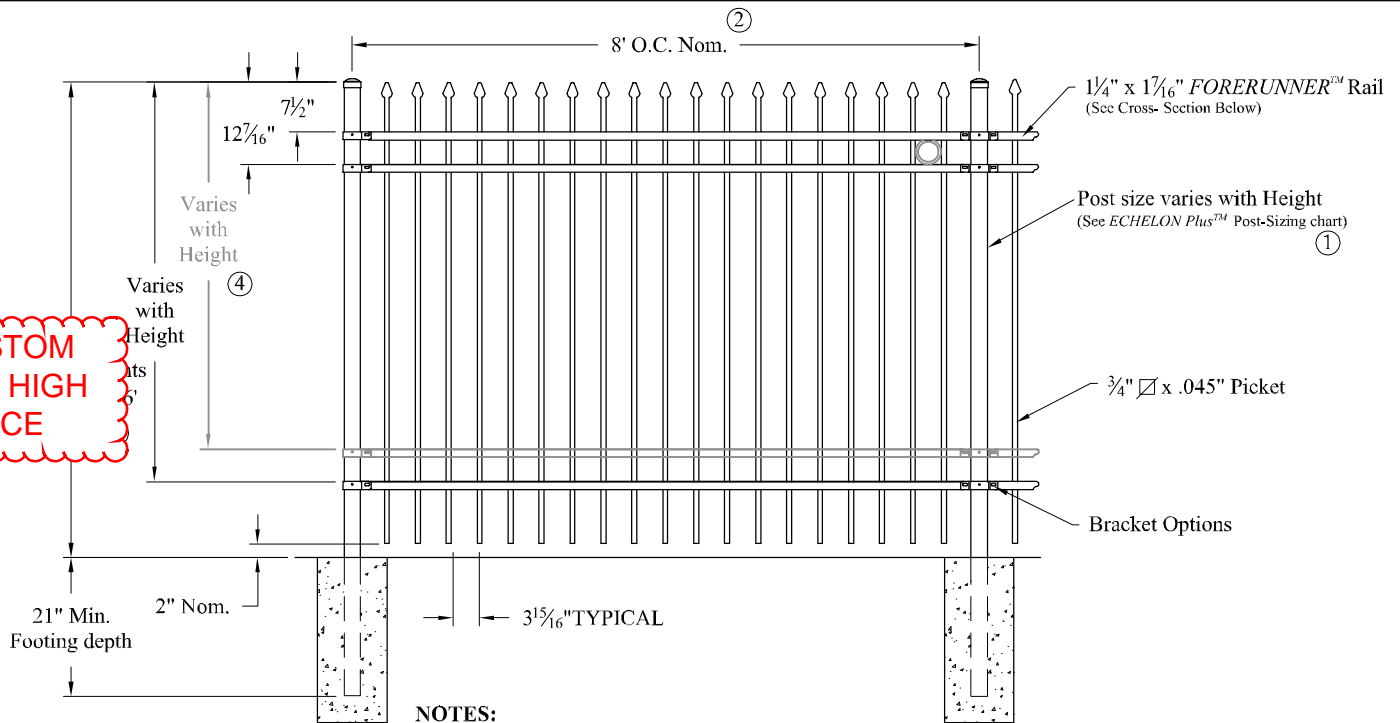
1800 U9-51
STOUGHTON, WI 53680

1

[illegible]



**CUSTOM
8'-0" HIGH
FENCE**

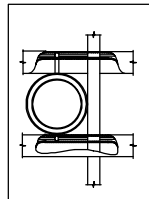


NOTES:

- 1.) Post size depends on fence height and wind loads. See ECHELON Plus™ post sizing chart.
- 2.) Panels also available for 6' on center post spacing
- 3.) Additional heights available on request
- 4.) Fourth rail optional.

RING OPTION

Held in place with upper and lower internal retaining rods to eliminate unsightly external fasteners.

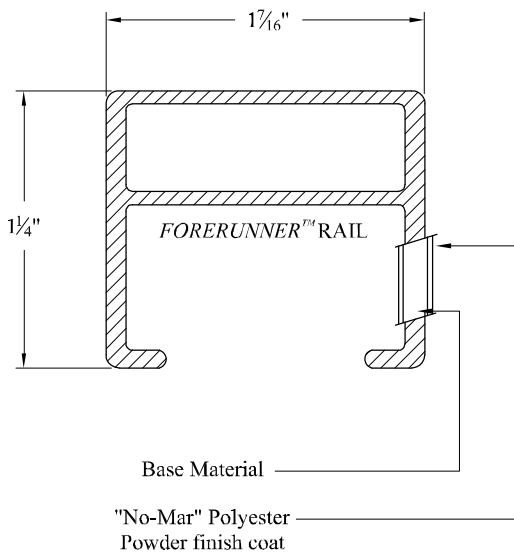


PANEL BRACKET

Specially designed two-point connection ensures fixity of rail ends for increased strength.

INTERNAL RETAINING ROD

Variable pitch connection system for ease of installation, high angle bias ability and elimination of unsightly external fasteners.



INTERIOR GUIDE CHANNEL
Channel forms lower limit of raceway for retaining rod and allows for high angle bias ability.

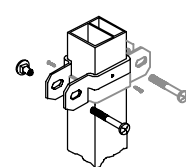
FORERUNNER™ RAIL

"U"-Channel specially formed high strength architectural shape.

REINFORCED POST

Internal rib increases against wind loading as well as other horizontally applied forces (Only on 2 1/2" aluminum posts).

OPTIONAL WRAP AROUND BRACKET



Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

COMMERCIAL STRENGTH ALUMINUM

Title: **ECHELON PLUS CLASSIC 3/4-RAIL W/RING OPTION**

DR: CI SH . 1 of 1 SCALE: DO NOT SCALE

CK: BS Date 11-8-11 REV: e



AMERISTAR®

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www.ameristarfence.com

ACISO

ATV, UTV, Dirt Runner



Green - Sidewalk Display



Green - Sidewalk Display



Pink - Trailer and Equipment Display



Store Photos



Pink - Trailer and Equipment Display



Yellow - Fenced Outdoor Display



Yellow - Fenced Outdoor Display



Interior Product



Interior Product



Interior Product



Interior Product



Interior Product



Interior Product



Interior Product



Interior Product



Interior Product



Interior Product



Yellow - Propane



Loading Dock





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

April 13, 2017

Crown Group
Craig Whitehead
1564 W. Algonquin Road,
Hoffman Estates, IL. 60192

Dear Mr. Whitehead:

I have completed a review of the proposed site plan and conditional use permit request for Tractor Supply at 1800 US Highway 51-138, Stoughton, WI. –plan dated 3/27/2017. We will need one large scalable site plan. The area labeled Outlot Area is for a potential future proposal and is not part of this review. As noted, additional information may be required to be provided or shown on the plan. A public hearing is scheduled for the May 8, 2017 Planning Commission meeting of which you will receive notice.

1. The property at 1800 US Highway 51-138 is zoned PB – Planned Business. **The proposed primary uses are Indoor Sales and Outdoor Display.**
2. Indoor Sales is permitted by right and is defined as follows:
Indoor sales land uses include all land uses which conduct or display sales or rental merchandise or equipment, or non-personal or non-professional services, entirely within an enclosed building. Depending on the zoning district, such land uses may or may not display products outside of an enclosed building. Such activities are listed as "Outdoor Display Incidental to Indoor Sales" under "Accessory Uses" in the Table of Land Uses, (subsection 78-206(8)(f)). **The indoor sales use meets this definition.**
3. The parking requirement for indoor sales and outdoor display uses are one space per 300 square feet of gross floor area. **The proposed 23,659 gross square-foot building will require 79 parking stalls. There is ample existing parking to meet this requirement.**
4. An Outdoor Display use is permitted as a conditional use and is defined as follows:
Outdoor display land uses include all land uses which conduct sales, display sales or rental merchandise or equipment outside of an enclosed building. Example of such land uses

include vehicle sales, vehicle rental, manufactured and mobile housing sales and monument sales. The area of outdoor sales shall be calculated as the area which would be enclosed by a required physical separation installed and continually maintained in the most efficient manner which completely encloses all materials displayed outdoors. Such land uses do not include the storage or display of inoperative vehicles or equipment, or other materials typically associated with a junkyard or salvage yard. If a land use displays for sale or rent only a limited amount of product outside of an enclosed building, such use may instead be considered incidental to indoor sales under subsection 78-206(8)(f). **The proposed outdoor display use meets this definition.**

5. Regulations applicable to Outdoor Display uses are as follows:
 - a. The display of items shall not be permitted in permanently protected green space areas, required landscaped areas, or required bufferyards. **The display area will be on an existing asphalt area.**
 - b. The display of items shall not be permitted within five feet of a property line. **The plan appears to meet this requirement.**
 - c. In no event shall the display of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of section 78-704. If the number of provided parking stalls on the property is already less than the requirement, such display area shall not further reduce the number of parking stalls already present. **The plan meets this requirement.**
 - d. Display areas shall be separated from any circulation area by a minimum of five feet. This separation shall be clearly delimited by a physical separation such as a greenway, curb, fence, or line of planters, or by a clearly marked paved area. **There is painted striping for trailer display separation. The plan meets these requirements.**
 - e. Signs, screening, enclosures, landscaping, or materials being displayed shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts. **Striped crosswalks shown.**
 - f. Outdoor display shall be permitted during the entire calendar year, however, if goods are removed from the display area all support fixtures used to display the goods shall be removed within ten calendar days of the goods' removal. **Expected.**
 - g. Inoperative vehicles or equipment, or other items typically stored or displayed in a junkyard or salvage yard, shall not be displayed for this land use. **N/A**
 - h. Facility shall provide a bufferyard with a minimum opacity of .60 along all borders of the display area abutting residentially zoned property, except per subsection e., above (See section 78-610.). **The area is sufficiently screened with trees to the north. The outdoor display areas are not adjacent to the residential properties to the north.**
5. A group development is defined as “Any single structure on a single lot which contains five or more dwelling units or two or more non-residential uses”. **This proposal is considered a group development since two non-residential uses are proposed. A group development**

also requires a conditional use permit. Regulations applicable to the group development as a whole and to individual uses within the group are as follows:

- a. The development shall contain a sufficient number of waste bins to accommodate all trash and waste generated by the land uses in a convenient manner. **An existing compactor area will be used for waste bins. This area will need to be screened with 6-foot fencing as proposed. A detail will need to be provided.**
 - b. All development located within a group development shall be located so as to comply with the intent of this chapter regarding setbacks of structures and buildings from lot lines. As such, individual principal and accessory structures and buildings located within group developments shall be situated within building envelopes that serve to demonstrate complete compliance with said intent. Said building envelopes shall be depicted on the site plan required for review of group developments. The use of this approach to designing group developments will also ensure the facilitation of subdividing group developments in the future, (if such action is so desired). **The existing building meets all setback requirements.**
 - c. The entire development shall provide for full and safe pedestrian and bicycle access within the development, and shall provide appropriate connections to the existing and planned pedestrian and bicycle facilities in the community and in surrounding neighborhoods, including sidewalk connections to all building entrances from all public streets. The development shall provide secure bicycle parking and pedestrian furniture in appropriate quantities and location. A central pedestrian gathering area shall be provided. The plan indicates pedestrian access from Kings Lynn Road. There does not appear to be a good pedestrian option from the public sidewalk along US Highway 51-138. A painted path could be considered.
6. Handicapped parking spaces shall be provided at a size, number, location and with signage as specified by state and federal regulations. **Expected.**
 7. Parking stalls shall be a minimum of 9 feet wide and length of 18 feet. **Expected.**
 8. All off-street parking and circulation areas shall be paved with a hard, all-weather surface prior to occupancy and shall be marked in a manner that clearly indicates required parking spaces. **Expected.**
 9. The minimum paved surface setback is 5 feet from a side or rear lot line and ten feet from a right-of-way. **The pavement is existing. Any modifications will need to meet these requirements.**
 10. The required aisle width for 60 degree parking is 16 feet. **The parking is existing. Any modifications will need to meet these requirements.**
 11. Access drives may be a maximum of 30 feet wide and may be flared between the right-of-way line and roadway up to a maximum of five additional feet. **Access drives are existing.**
 12. Site circulation shall be designed to provide for the safe and efficient movement of all traffic entering, exiting and on the site. Circulation shall be provided to meet the individual needs

of the site with specific mixing of access and through movements, and shall be depicted on the site plan. **The circulation did work for the previous tenant (Walmart) and existing tenant (Pick n Save). This proposal removes the existing truck access along the west property line which should make the site safer.**

13. The width of an access drive shall not be less than 18 feet wide. **The access drive meets this requirement.**
14. Required off-street parking and traffic circulation areas shall not be used for snow storage. **This is expected.**
15. The building shall employ only high quality, decorative construction materials on the visible exterior as required in section 78-716. Architectural and design elements shall be compatible with the surrounding area and community standards. **This is at the discretion of the Planning Commission. Building elevation drawings have been provided which includes a new entrance for Tractor Supply.**
16. The maximum floor area ratio is 1. This is calculated by dividing the total floor area of all buildings by the gross site area. **The plan meets this requirement.**
17. The minimum landscape surface ratio (LSR) is 25 percent. **This is an existing facility. Information will need to be provided if any site amendments increase impervious areas.**
18. The Comprehensive Plan, planned land use map designates this property as General Business. **The designation of General Business is consistent with the proposed use and zoning.**
19. The Planned Business District requires a minimum lot area of 20,000 square feet and minimum lot width of 100 feet. **The property meets these requirements.**
20. 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 20 feet;
 - Rear yard setback - minimum 20 feet;
 - Building Height = max. 45 feet;**The existing building meets these requirements.**
21. Buildings over 6,000 square feet which require deliveries shall provide one 10' x 50' loading stall and shall meet the requirements of section 78-705. **No vehicles are allowed to back into or from the street. The plan appears to meet this requirement for deliveries at the rear of the building from the Kings Lynn Road truck access point.**

22. Per section 78-704 (13)(a), bicycle parking is required equal to 10% of the automobile parking space requirement. **There are specific requirements related to bicycle parking in section 78-704 (13)(c). Eight bicycle parking spaces will need to be provided and are shown on the plan.**
23. There are landscaping point requirements for the building foundation (40 points per 100 feet of building foundation); paved area (60 points per 20 parking stalls or 10,000 square feet of parking area, whichever is greater); developed lots (10 points per 1,000 square feet of building footprint) and street frontage (40 points per 100 linear feet of street frontage). **Though there are no landscaping requirements since there is no building addition or change of use a plan has been provided to amend the street frontage landscaping. 443 feet of frontage requires 178 landscaping points while 390 points are provided.**
24. No fence, wall, planting, or structure shall be erected, placed, planted, or allowed to grow in such a manner to obstruct vision between a height of two and one-half feet above grade and ten feet above grade on both sides of a driveway where connected to a public sidewalk, ten feet from the points of intersection. **Plantings proposed at the entrances/exits will need to meet this requirement.**
25. Article VII of the city zoning code provides the following requirements related to lighting: "Parking and traffic circulation areas serving 6 or more vehicles shall be lit so as to ensure the safe and efficient use of said areas during the hours of use. An illumination level of between 0.4 and 1.0 footcandles is recommended for said areas, and said illumination shall not exceed 0.5 footcandles measured at the property lines. The maximum average on-site lighting is 2.4 footcandles. Exterior lighting shall be oriented so that the lighting element is not visible from a property located within a residential district". **There is existing lighting with no changes planned. A photometric plan will need to be provided if future changes to the lighting are planned.**
26. All proposed signage must meet the requirements of Article VIII. **An application, detailed plans and zoning permit are required prior to installation. A face change is planned for the existing freestanding sign.**
27. If necessary, contact Bob Kardasz, Stoughton Utilities regarding electric, wastewater and water services at 608-873-3379. If necessary, a street opening permit from the Stoughton Street Department will be necessary for any work in the street right-of-way.
28. State of Wisconsin approved building plans shall be provided electronically and will be necessary prior to issuance of a building permit but are not necessary to begin the City review process. **Expected.**

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