



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

RODNEY J. SCHEEL
DIRECTOR

(608) 873-6619 www.ci.stoughton.wi.us

Date: September 8, 2020

To: Plan Commissioners and Common Council

From: Rodney J. Scheel
 Director of Planning & Development

 Michael P. Stacey
 Zoning Administrator/Assistant Planner

Subject: Agenda Item for the September 14, 2020 Plan Commission Meeting and September 22, 2020 Common Council Meeting.

Request by Lutz Brothers Investments, ABC Home Specialists, for a conditional use permit - (Group Development (2 principal structures)) and site plan approval to construct a new building at 520 Business Park Circle.

This conditional use permit request will allow a second structure to be constructed at 520 Business Park Circle. ABC Home Specialists plan to open their operation at this location and use the new building primarily for cold storage. The existing building would be used for offices. The Business Park North Committee will review the site plan prior to the Plan Commission meeting and provide a recommendation. A Plan Commission public hearing and recommendation to Council is necessary for the conditional use permit. Site plan approval is by the Plan Commission. The resolution, application information, and staff review are provided.

CITY OF STOUGHTON, 207 S. FORREST STREET, STOUGHTON, WISCONSIN

RESOLUTION OF THE COMMON COUNCIL

Approving a Conditional Use Permit request by Lutz Brothers Investments, at 520 Business Park Circle, Stoughton, Wisconsin.

Committee Action: Plan Commission recommends Common Council approval – 0

Fiscal Impact: None.

File Number: R- -2020

Date Introduced:

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

WHEREAS, on September 14, 2020 the City of Stoughton Plan Commission held a public hearing and reviewed the proposed conditional use permit application by Lutz Brothers Investments, at 520 Business Park Circle, Stoughton, Wisconsin; and

WHEREAS, the conditional use permit is requested for the following:

- A Group Development (2 principal structures on a lot)

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 Plan 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

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

RESOLUTION OF THE PLAN COMMISSION

Approving a site plan to construct a new building at 520 Business Park Circle, Stoughton, WI.

Committee Action: Plan Commission approves the request – 0

Fiscal Impact:

File Number: R - 18 - 2020

Date Introduced: September 14, 2020

RECITALS

- A. Lutz Brothers Investments (the “Applicant”) are seeking site plan approval to construct a new building at 520 Business Park Circle, in the City of Stoughton, Dane County, Wisconsin (the “Property”).
- B. The Property is zoned Planned Industrial and the proposed site plan is subject to Plan Commission approval.
- C. The City Plan Commission reviewed and discussed the proposed site improvements at their regular September 14, 2020 meeting and found that the site improvements meet the intent of the zoning ordinance and comprehensive plan.
- D. A recommendation to approve the site plan was provided by the Business Park North Committee.

RESOLUTION

BE IT RESOLVED, the City of Stoughton Plan Commission approves the site plan to construct a new building at 520 Business Park Circle, Stoughton, WI, with the following conditions:

- Meet conditions of the staff review letter dated 9/3/20

Mayor Tim Swadley
Planning Commission Chair

Date

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

Applicant Name: Lutz Brothers Investments, LLC
Applicant Address: 814 North Ave Madison, WI 53713
Applicant Phone and Email: 608 250-4950 JimL@abc-homespecialists.com
Property Owner Name (if different than applicant): _____
Property Owner Phone: 608 250-4950
Subject Property Address: 520 Business Park Circle Stoughton, WI 53589

This form is designed to be used by the Applicant as a guide to submitting a complete application for a conditional use review *and* by the City to process said application. Parts II and III are to be used by the Applicant to submit a complete application. (See conditional use review and approval procedures attached)

I. Record of Administrative Procedures for City Use

Application form filed with Zoning Administrator Date: 8/13/2020
Application fee of \$455.00 received by Zoning Administrator Date: 8/13/2020

II Application Submittal Packet Requirements

Prior to submitting the final complete application as certified by the Zoning Administrator, the Applicant shall submit an initial draft application for staff review at least 30 days prior to a Planning Commission meeting, followed by one revised draft final application packet based upon staff review and comments. The final application materials are required to be submitted at least 2 weeks prior to the Planning Commission meeting.

Initial Packet

(1 electronic 11 x 17 copy of plans to Zoning Administrator) Date: _____

Final Packet

(1 electronic 11 x 17 copy of plans and if necessary one large scalable copy of plans to Zoning Administrator) Date: 8/13/20

(a) A map of the proposed conditional use:

- Showing all lands under conditional use consideration.
- All lot dimensions of the subject property provided.
- Graphic scale and north arrow provided.

(b) 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.

(c) 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)). 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.

(d) 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(5)(c)1.-6, as follows.

III Justification of the Proposed Conditional Use Request.

1. How is the proposed conditional use and 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?

we are building a new storage building to accommodate our building products. This building will be very consistent with every other building in this area.

2. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 78-905(4)(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 or ordinance adopted?

This building will have no adverse affect on any neighboring property. It is a perfect fit for the area.

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

This building will be completely consistent with the surrounding properties.

4. 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?

This is an unheated storage building, with no plumbing, and will have no impact on service agencies.

5. 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(5)(c)1-5.), after taking into consideration any proposed options to minimize such impacts?

Yes, completely.

IV. Application Information for City Use

Notified Neighboring Property Owners (within 300 feet)

Date: 8/17/20

Notified Neighboring Township Clerks (within 1,000 feet)

Date: 9/9/20

Class 2 legal notice sent to official newspaper by City Clerk

Date: 8/13/20

Class 2 legal notice published on 8/20/20 and 8/27/20

Date: _____

Conditional Use recorded with the County Register of Deeds Office after approval



City of Stoughton Application for Site Plan Review and Approval (Requirements per Section 78-908)

Applicant Name: ABC Home Specialists Jim Lutz
Applicant Address: 520 Business Park Circle, Stoughton, WI 53589
Applicant Phone and Email: 608 250-4950 JimL@abchomespecialists.com
Property Owner Name (if different than applicant): _____
Property Owner Phone: _____
Subject Property Address: 520 Business Park Circle Stoughton, WI 53589

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

I. Record of Administrative Procedures for City Use

Application form filed with Zoning Administrator

Date: 8/26/20

II Application Submittal Packet Requirements for Applicants Use

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

- (a) **A written description of the intended use describing in reasonable detail the following:**
- Existing zoning district(s) (and proposed zoning district(s) if different).
 - Comprehensive Plan Future Land Use Map designation(s).
 - Current land uses present on the subject property.
 - Proposed land uses for the subject property (per Section 78-206).
 - Projected number of residents, employees, and daily customers.
 - Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio.
 - Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation.
 - Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 78-701 through 721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.
 - If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII".
 - Exterior building and fencing materials (Sections 78-716 and 78-718).

- Possible future expansion and related implications for points above.
- Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.
- (c) **A *Property Site Plan* drawing which includes the following:**
 - A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer or planner) for project.
 - The date of the original plan and the latest date of revision to the plan.
 - A north arrow and a graphic scale (not smaller than one inch equals 100 feet).
 - A reduction of the drawing provided electronically at 11" x 17".
 - A legal description of the subject property.
 - All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
 - All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose.
 - All required building setback lines.
 - All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, utilities and walls.
 - The location and dimension (cross-section and entry throat) of all access points onto public streets.
 - The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance.
 - The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas.
 - The location of all outdoor storage areas and the design of all screening devices.
 - The location, type, height, size and lighting of all signage on the subject property.
 - The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property—including the clear demonstration of compliance with Section 78-707.
 - The location and type of any permanently protected green space areas.
 - The location of existing and proposed drainage facilities.
 - In the legend, data for the subject property on the following
 - a. Lot Area
 - b. Floor Area
 - c. Floor Area Ratio (b/a)
 - d. Impervious Surface Area
 - e. Impervious Surface Ratio (d/a)
 - f. Building height

- (d) **A Detailed Landscaping Plan of the subject property:**
 - Scale same as main plan (> or equal to 1" equals 100').
 - Electronic Map at 11" x 17".
 - Showing the location of all required bufferyard and landscaping areas.
 - Showing existing and proposed Landscape Points including fencing.
 - Showing berm options for meeting said requirements.
 - Demonstrating complete compliance with the requirements of Article VI.
 - Providing individual plant locations and species, fencing types and heights, and berm heights.
 - (e) **A Grading and Erosion Control Plan:**
 - Scale same as main plan (> or equal to 1" equals 100').
 - Electronic map at 11" x 17"
 - Showing existing and proposed grades including retention walls and related devices, and erosion control measures.
 - (f) **Elevation Drawings of proposed buildings or remodeling of existing buildings:**
 - Showing finished exterior treatment.
 - With adequate labels provided to clearly depict exterior materials, texture, color and overall appearance.
 - Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

NOTE: Initiation of Land Use or Development Activity: Absolutely no land use or development activity, including site clearing, grubbing, or grading shall occur on the subject property prior to the approval of the required site plan. Any such activity prior to such approval shall be a violation of law and shall be subject to all applicable enforcement mechanisms and penalties.

NOTE: Modification of an Approved Site Plan: Any and all variation between development and/or land use activity on the subject property and the approved site plan is a violation of law. An approved site plan shall be revised and approved via the procedures of Subsections 78-908(2) and (4) so as to clearly and completely depict any and all proposed modifications to the previously approved site plan, prior to the initiation of said modifications.

III. Final Application Packet Information for City Use

Receipt of (8.5" by 11" text and 11" by 17" graphics electronically)
copies of complete final application packet by Zoning Administrator

Date: 8/26/20

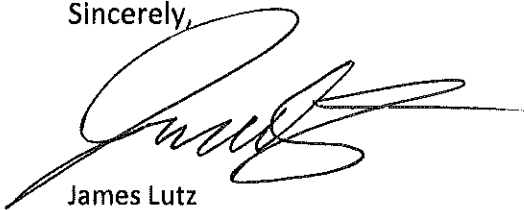
Intended Use of the Property

James W. Lutz
Lutz Brothers Investments, LLC
814 North Avenue
Madison, WI 53713

08/25/2020

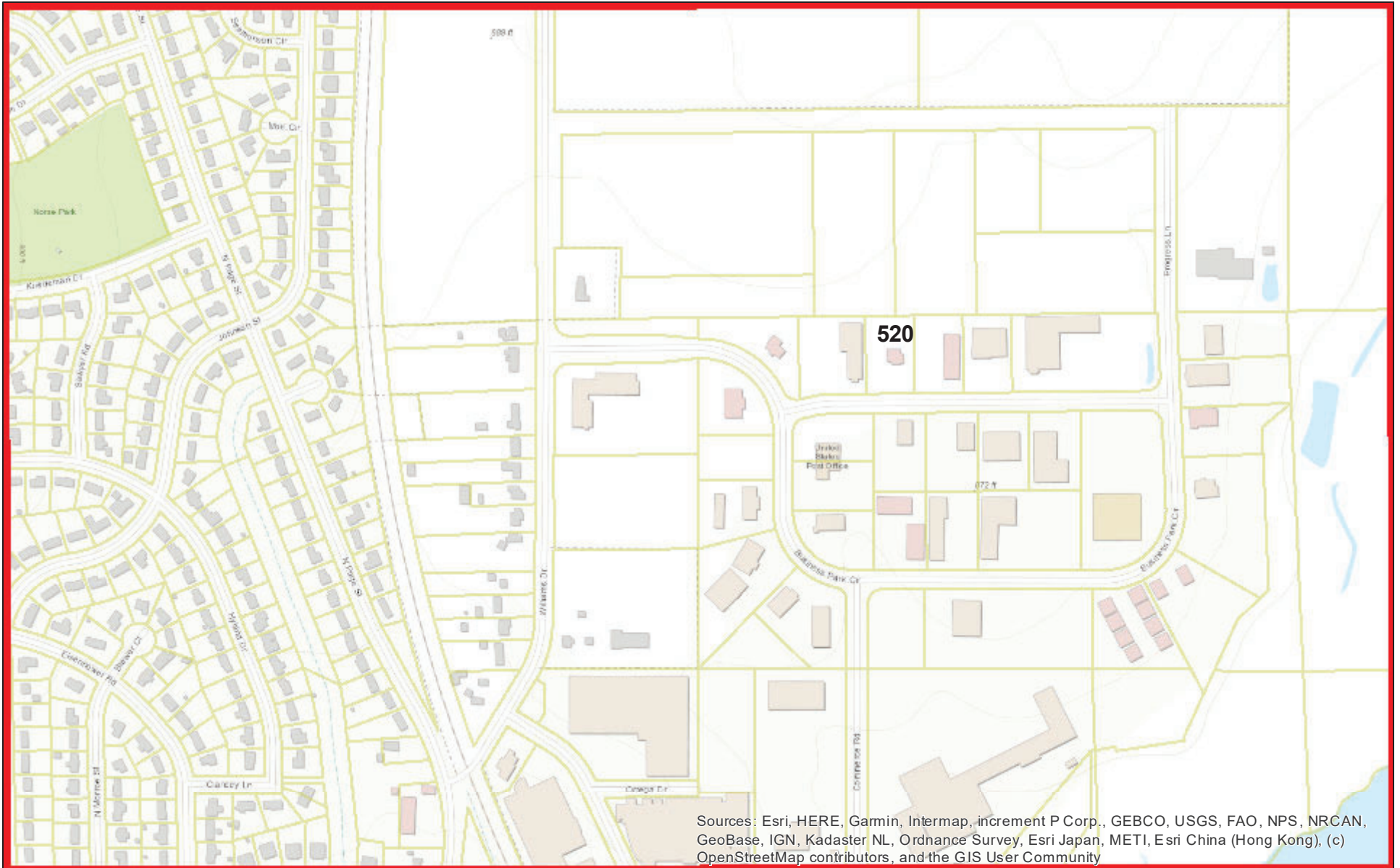
We have purchased this property located at 520 Business Park Circle, Stoughton, WI 53589, with the intent to move our current remodeling business to this location. We are an exterior remodeling company that has been in business in this county for over 40 years. We are intending to use the current office building to accommodate our staff. We have 2 full time office staff and 2 owners that will occupy the offices daily. Our business hours of operation are Monday – Friday, 7:00 am – 4:00 pm. We will have clients occasionally visiting the office during normal business hours. Installation crews stop in periodically, during business hours, for job information and supplies. Our business produces no onsite noise or nuisance to the surrounding properties. The proposed storage building will be merely a cold storage unit to house our materials and equipment. This building will have no plumbing or heating. The exterior lighting will consist of outdoor LED light fixtures attached directly to the building. The light fixtures will be installed above the entrances, 3 on the front of the building and 2 on the rear, as shown in the plans. The property will be landscaped, per plans, to perfectly blend into the surrounding community. The signage will consist of 1 sign, approximately 4 feet tall by 8 feet wide and will be installed onto the signage posts that are currently at the front of the property, thus keeping the aesthetics and curb appeal as it is now. I have lived and worked in the Stoughton area for years. We respect the community and the properties that we own.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Lutz', written over a white background.



James Lutz
President

Dane County Map



August 24, 2020

Dane County Mask

-  Dane County Mask
-  Parcels



GENERAL NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE.
- CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
- ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF STOUGHTON STANDARD SPECIFICATIONS.

SITE PLAN NOTES:

- PAVEMENT DESIGN SHALL BE AT THE RECOMMENDATION OF THE ASPHALT CONTRACTOR.

GRADING PLAN NOTES:

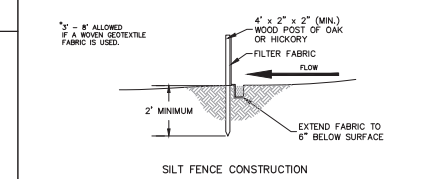
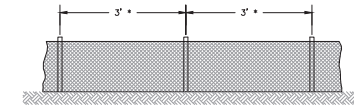
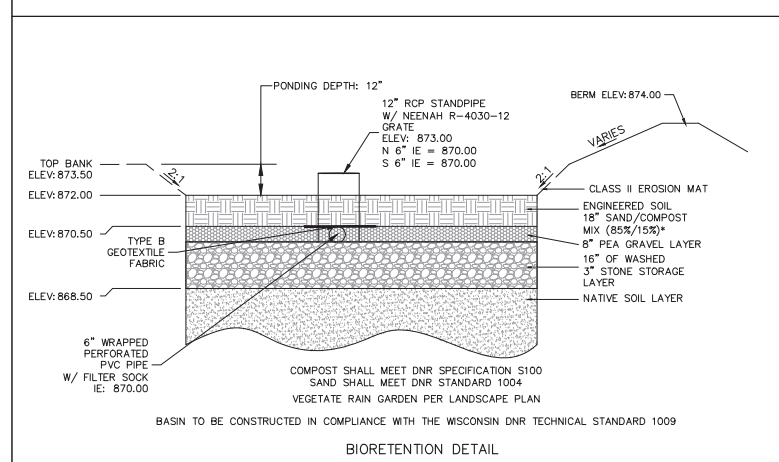
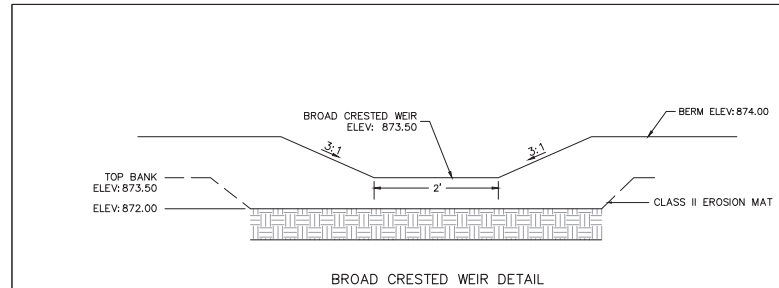
- ALL GRADES ARE FINISH ELEVATION UNLESS NOTED OTHERWISE.
- STRIP TOPSOIL FROM AREAS OF THE NEW BUILDING, NEW PAVEMENT AND WHERE CHANGE IN GRADE DICTATES IT.
- ROUGH GRADE THE BIORETENTION BASIN FAR ENOUGH TO INSTALL STAND PIPE AND PIPE TO PUBLIC STREET. DO NOT EXCAVATE TO FULL DEPTH UNTIL PREPARE TO COMPLETE THE BASIN. IT IS RECOMMENDED THAT THE BASIN SHOULD NOT BE COMPLETED UNTIL ALL DISTURBED AREAS ARE STABILIZED AND THE THREAT OF SILT-LADEN RUNOFF ENTERING THE DEVICE IS ELIMINATED. THIS WILL LIKELY REQUIRE AN ADDITIONAL MOBILIZATION.

SCHEDULE:

SEPTEMBER 14, 2020	SILT FENCE AND CONSTRUCTION ENTRANCE INSTALLED.
SEPTEMBER 14, 2020	BEGIN DISTURBANCE OF SITE GROUND COVER.
NOVEMBER 14, 2020	HEAVILY APPLIED MULCH TO DISTURBED AREAS. REPLENISH AS NECESSARY.
FEBRUARY 28, 2021	BUILDING COMPLETE
MAY 15, 2021	BEGIN LANDSCAPING
MAY 30, 2021	LANDSCAPING COMPLETE W/ SEED AND MULCH. SITE IS STABILIZED. COMPLETE BIORETENTION BASIN.

LEGEND/ABBREVIATIONS

---	ACCESSIBLE ROUTE
---	EXISTING EASEMENT
---	PROPERTY BOUNDARY
L.S.	LANDSCAPED AREA
BIT.	BITUMINOUS PAVEMENT
CONC.	CONCRETE PAVEMENT
-876.78	SPOT GRADE
FG	FINISH GRADE
SW	SIDEWALK
EP	EDGE OF PAVEMENT
FL	FLOW LINE
LP	LOW POINT
HP	HIGH POINT
TC	TOP OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
BOW	BACK OF WALK
FOW	FRONT OF WALK
EXP	EXPOSURE
SW	PROPOSED SANITARY SEWER
ST	PROPOSED STORM SEWER
WL	PROPOSED WATER LATERAL
S	SILT FENCE
CE	CONSTRUCTION ENTRANCE
UD	UTILITY DEMOLITION
X	TREE REMOVAL
-1041	EXISTING MINOR CONTOUR
-1040	EXISTING MAJOR CONTOUR
-1041	PROPOSED MINOR CONTOUR
-1040	PROPOSED MAJOR CONTOUR
-	PROPOSED RIDGE LINE
-	PROPOSED SWALE/DITCH
AP	ACCESSIBLE PARKING SIGN
SL	SOIL TEST PIT LOCATION
R	RIPRAP
IP	INLET PROTECTION



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C-001	CIVIL DETAILS
C-100	EXISTING CONDITIONS
C-200	EROSION CONTROL
C-300	SITE PLAN
C-400	GRADING & UTILITY PLAN
L-100	LANDSCAPE PLAN

DIGGERS HOTLINE
 Dial 800 or (800) 242-8511
 www.DiggersHotline.com

Burse
 Surveying and Engineering, Inc.
 2800 International Lane, Suite 100
 Madison, WI 53704
 Phone: 608-250-0503
 Fax: 608-250-0504
 email: burse@BES-INC.net
 www.burse-surveying.com

ABC Home Specialists
 520 Business Park Circle
 Stoughton, WI 53589

ABC Seamless Home Specialists
 814 North Ave
 Madison, WI 53713

PROJECT #	BSE2288
PLOT DATE	8/25/2020
REVISION DATES:	
ISSUE DATES:	8/25/2020

CIVIL DETAILS

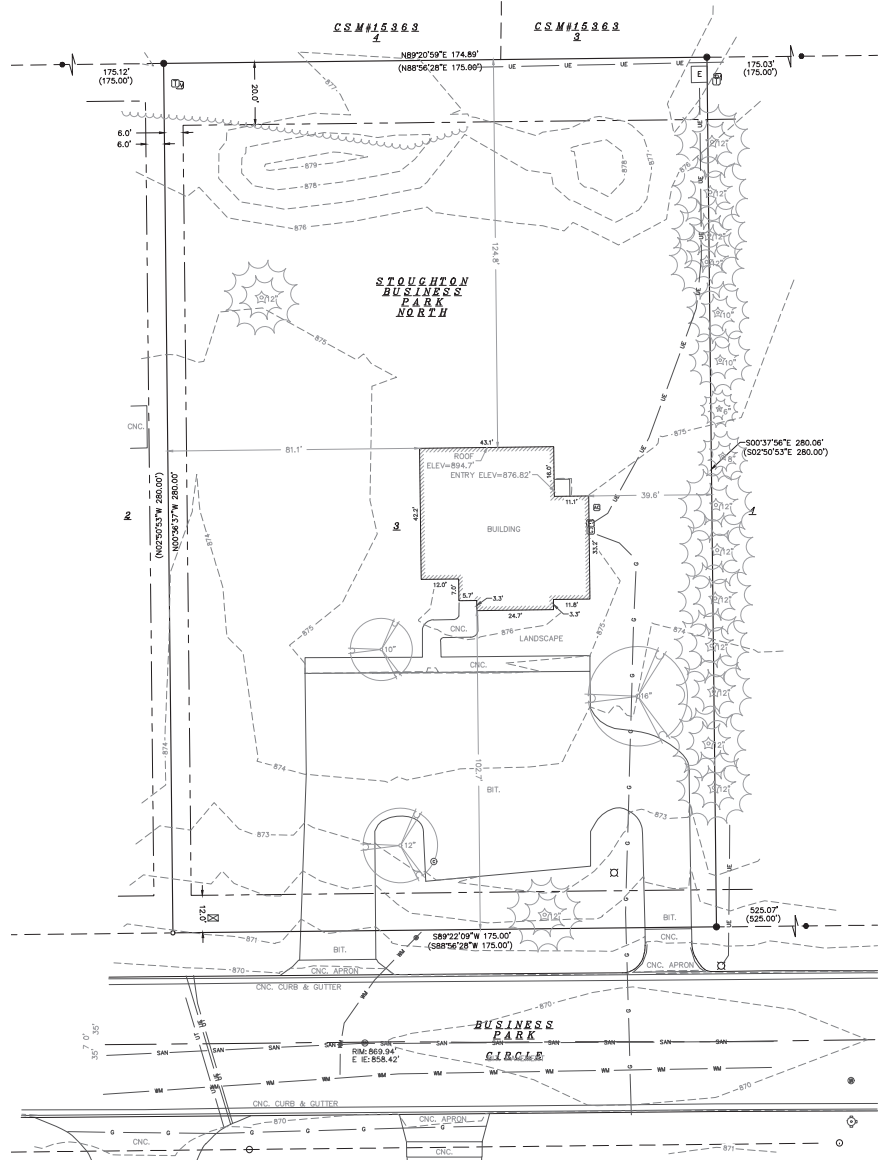
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DRAWING NUMBER
C-001

LOT 3, STOUGHTON BUSINESS PARK NORTH, AS RECORDED IN VOLUME 56-179A OF PLATS, ON PAGES 550-551, AS DOCUMENT NUMBER 2572399, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 05, TOWNSHIP 05 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

LEGEND	
●	3/4" SOLID IRON ROD FOUND
○	3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
⊕	851.23 SPOT ELEVATION
—○—	OVERHEAD UTILITY WIRE
—○—	BURIED GAS LINE
—○—	WATER MAIN
—○—	SANITARY SEWER
—○—	STORM SEWER
—○—	BURIED TELEPHONE
—○—	BURIED ELECTRIC
—○—	BURIED CABLE ACCESS TELEVISION LINE
—○—	BURIED FIBER OPTIC
●	WATER VALVE
●	GAS VALVE
●	GAS METER
⊠	AIR CONDITIONER
⊠	TV PEDESTAL
⊠	ELECTRIC PEDESTAL
⊠	UTILITY POLE
⊠	LIGHT POLE
⊠	GROUND LIGHT
⊠	TELEPHONE PEDESTAL
⊠	FIRE HYDRANT
⊠	SIGN
⊠	GUY WIRE
⊠	MAILBOX
⊠	BOLLARD
⊠	STORM SEWER INLET
⊠	ELECTRIC MANHOLE
⊠	TELEPHONE MANHOLE
⊠	STORM SEWER MANHOLE
⊠	ROUND CATCH BASIN
⊠	STORM SEWER STRUCTURE
⊠	SANITARY SEWER MANHOLE
⊠	MISC SYMBOL
⊠	DECIDUOUS TREE (DBH IN INCHES)
⊠	CONIFEROUS TREE (DBH IN INCHES)
()	INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.	

- NOTES:
- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose. Survey was performed without the benefit of a title report.
 - 2) No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
 - 3) Date of field work: July 20 and 21, 2020.
 - 4) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
 - 5) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
 - 6) Routing of public utilities is based upon drawings obtained from the City of Stoughton Engineering Department, markings provided by Digger's Hotline Ticket and visible above ground structures. Additional buried utilities/facilities may be encountered. No excavations were made to locate utilities. Before excavations are performed contact Digger's Hotline.
 - 7) Total parcel area = 48,990 square feet
 - 8) Elevations are based upon NAVD83 datum. Elevations are transferred to the site utilizing RTK GPS surveying WSCORS Network.



Burse
Surveying and Engineering, Inc.

2801 International Lane, Suite 100
Madison, WI 53704
Phone: 608-250-6023
Fax: 608-250-6256
email: mburser@BSE-INC.net
www.burse-surveying.com

APPROVALS	DATE	INITIALS
PROJECT MANAGER		
DRAWING CHECKER		
REGISTERED PROFESSIONAL ENGINEER		

ABC Home Specialists
520 Business Park Circle
Stoughton, WI 53589

ABC Seamless Home Specialists
814 North Ave
Madison, WI 53713

PROJECT # : BSE2248
PLOT DATE : 8/25/2020

REVISION DATES:

NO.	DATE	DESCRIPTION

ISSUE DATES:

NO.	DATE	DESCRIPTION
	8/25/2020	

EXISTING CONDITIONS

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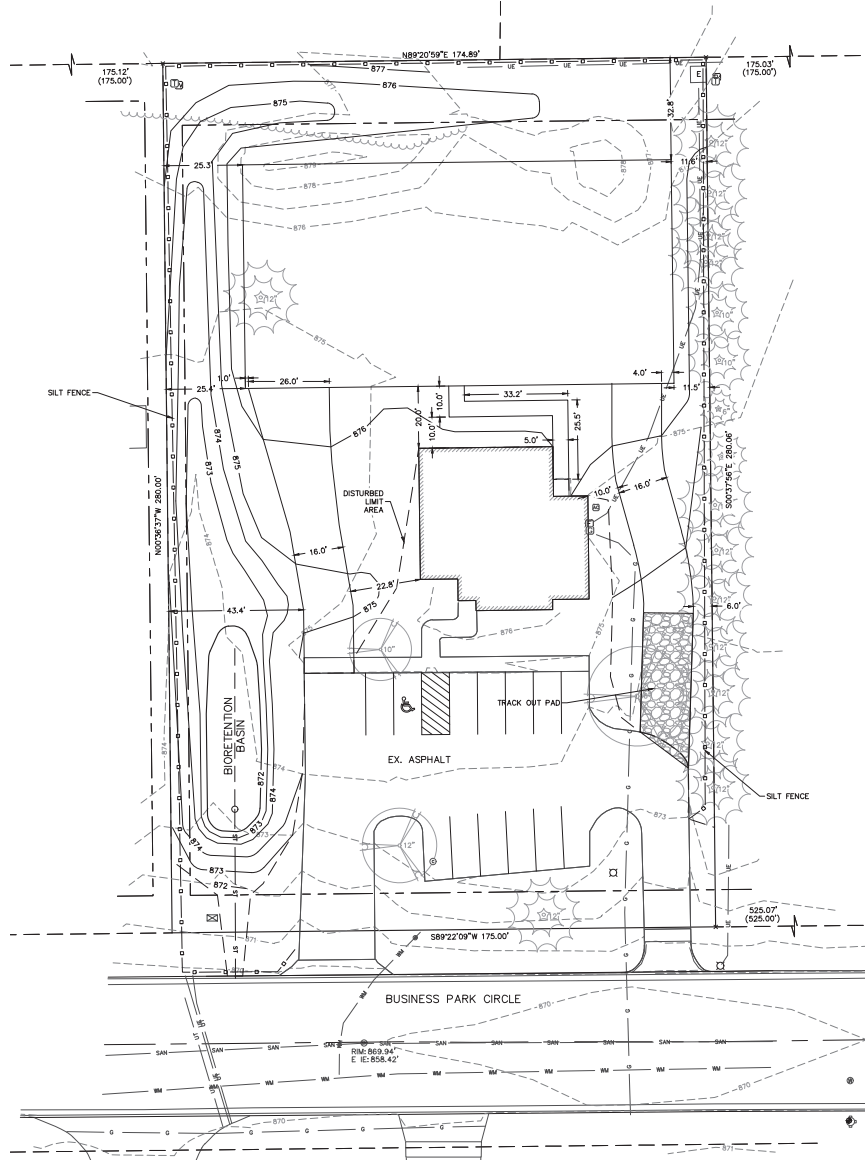
DRAWING NUMBER
C-100

Erosion Control Notes/Specifications:

1. Erosion control devices and/or structures shall be installed prior to clearing and grubbing operations. These shall be properly maintained for maximum effectiveness until vegetation is re-established.
2. Erosion control is the responsibility of the contractor until acceptance of this project. Erosion control measures as shown shall be the minimum precautions that will be allowed. The contractor shall be responsible for recognizing and correcting all erosion control problems that are the result of construction activities. Additional erosion control measures, as requested in writing by the state or local inspectors, or the developer's engineer, shall be installed within 24 hours.
3. All erosion control measures and structures serving the site must be inspected at least weekly or within 24 hours of the time 0.5 inches of rain is produced. All maintenance will follow an inspection within 24 hours. Inspection schedule and record keeping shall comply with NR 216.46(9), Wis. Adm. Code.
4. Construction Entrances - Provide a stone tracking pad at each point of access. Install according to WDNR Standard 1057. Refer to WDNR's stormwater web page of technical standards at: http://dnr.wis.gov/topic/stormwater/standards/const_standards.html. The Tracking Pad must be maintained in a condition that prevents the tracking of material onto the public street.
5. Soil Stockpiles - A row of silt fence placed downslope and at least 10 feet away from the stockpile shall protect all stockpiles. Soil stockpiles that are inactive for more than 14 consecutive days shall be stabilized with seed & mulch, erosion mat, polymer, or covered with tarps or similar material. No stockpile shall be placed within 20 feet of a drainage way.
6. Storm Sewer Inlets - Provide WDOT Type D "CatchAll" inlet protection or equivalent. Refer to WDOT Product Acceptability List at: <http://www.dot.wiscnhs.gov/business/angrsrvy/pal.htm>. Inlet protection shall be installed prior to the storm sewer system receiving site runoff. Other than for performing maintenance, these devices shall not be removed until plot-level stabilization is complete.
7. Building and waste materials shall be prevented from running-off the site and entering waters of the state in conformance with NR151.12(6m).
8. No solid material shall be discharged or deposited into waters of the state in violation of Ch. 30 or 31 of the Wisconsin State Statutes or 33 USC 1344 permits.
9. Erosion control devices shall adhere to the technical standards found at: <http://dnr.wis.gov/runoff/stormwater/techstds.htm> and comply with all City of Madison ordinances.
10. All debris tracked onto public streets shall be swept or scraped clean by the end of each workday.
11. All building and waste material shall be handled properly to prevent runoff of these materials off of the site.
12. All disturbed areas shall be seeded immediately after grading activities have been completed.
13. All disturbed areas, except paved areas, shall receive a minimum of four (4) inches of topsoil, fertilizer, seed, and mulch. Seed mixtures shall be selected appropriate to the intended function. A qualified Landscaping Contractor, Landscape Architect or Nursery can be consulted for recommendations. Seeding rates shall be based on pounds or ounces of Pure Live Seed per acre and shall be provided by the seed supplier. Fertilizer can be applied to help promote growth, but a soil test is recommended to determine the type and amount of fertilizer to be applied. All seeding and restoration shall be in conformance to WDNR Technical Standard 1059 found at http://dnr.wis.gov/topic/stormwater/standards/const_standards.html. Seeding and sodding may only be used from May 1st to September 15th of any year. Temporary seed shall be used after September 15. If temporary seeding is used, a permanent cover shall also be required as part of the final site stabilization.
14. For the first six (6) weeks after the initial stabilization of a disturbed area, watering shall be performed whenever more than seven (7) days of dry weather elapse.

Emergency Contact
 Andy King
 King Construction, Inc.
 W 3010 Sand Crane Drive
 Belleville, WI 53508
 608-225-0432
 kingconstruction1956@gmail.com

Disturbed Area = 33,546 SF



2801 International Lane, Suite 100
 Madison, WI 53704
 Phone: 608-250-8003
 Fax: 608-250-8006
 email: mburse@BUSE-INC.net
 www.bursesurveying.com

APPROVALS	DATE	MLB
Prepared		
Checked		
Reviewed		
Approved		

ABC Home Specialists
 520 Business Park Circle
 Stoughton, WI 53589

ABC Seamless Home Specialists
 814 North Ave
 Madison, WI 53713

PROJECT #: BSE2288
 PLOT DATE: 8/25/2020

REVISION DATES:

NO.	DATE	DESCRIPTION

ISSUE DATES:

NO.	DATE
1	8/25/2020

EROSION CONTROL PLAN

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DRAWING NUMBER
C-200

LEGAL DESCRIPTION

LOT 3, STOUGHTON BUSINESS PARK NORTH, AS RECORDED IN VOLUME 58-179A OF PLATS, ON PAGES 550-551, AS DOCUMENT NUMBER 2572399, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 05, TOWNSHIP 05 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

SITE PLAN NOTES

LOT AREA = 48,989 SF
 IMPERVIOUS = 24,481 SF
 OPEN SPACE = 50%
 LSR = 50%

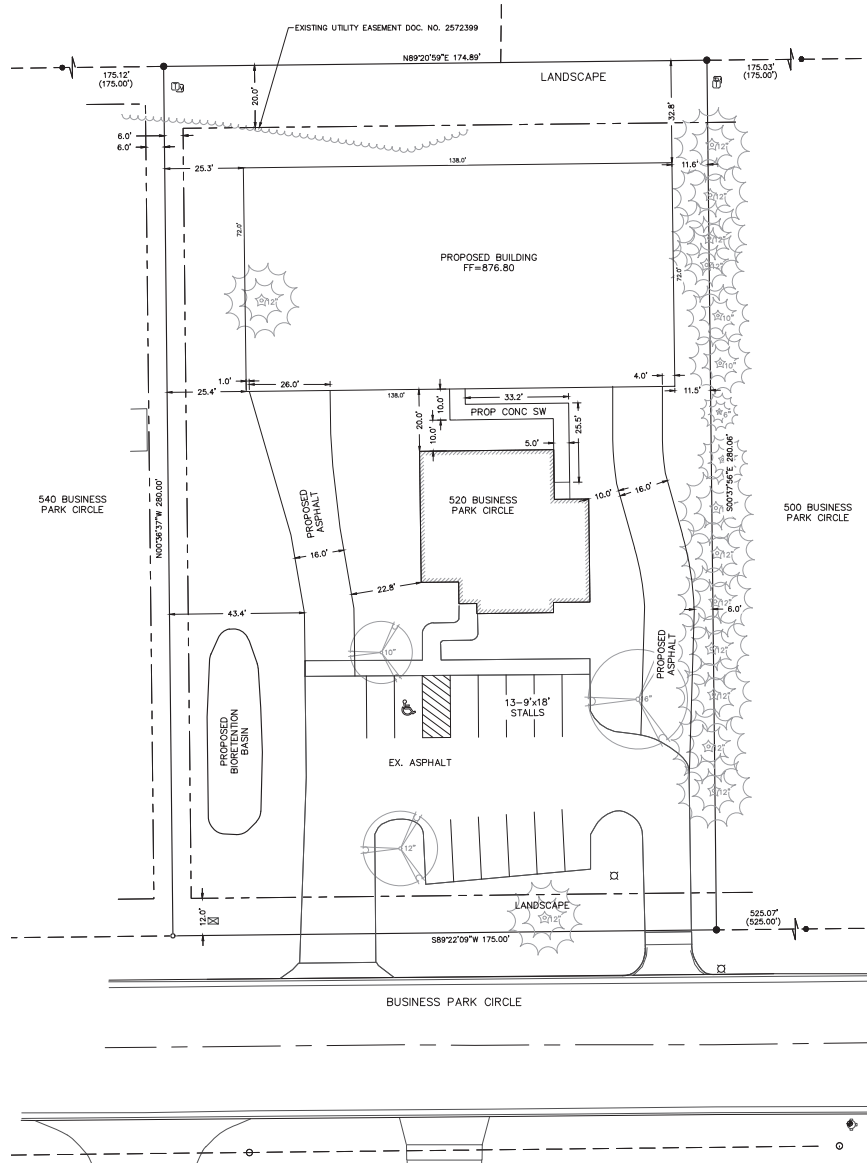
MINIMUM LANDSCAPE SURFACE RATIO (LSR) = 25 PERCENT
 MAXIMUM NUMBER OF FLOORS = FOUR
 MAXIMUM FLOOR AREA RATIO (FAR) = 1 (MAY BE EXCEEDED THROUGH EXCEPTIONS)

SETBACKS

BUILDING FRONT LOT LINE = 20 FEET
 BUILDING TO SIDE = 10 FEET
 BUILDING TO REAR = 20 FEET
 MINIMUM PAVED SETBACK = 5 FEET SIDE OR REAR; TEN FEET ROW
 MIN BUILDING SEPARATION = 20 FEET
 MAX BUILDING HEIGHT = 40 FEET

ZONED = PLANNED INDUSTRIAL

4 EMPLOYEES ON LARGEST WORK SHIFT
 NEED ONE SPACE PER EACH EMPLOYEE ON THE LARGEST WORK SHIFT
 PARKING STALLS REQ = 4 STALLS
 PROPOSED STALLS = 13 STALLS (1 HANDICAP)



2801 International Lane, Suite 100
 Madison, WI 53704
 Phone: 608-251-6533
 Fax: 608-251-6536
 email: mburser@Burse-Eng.com
 www.bursesurveying.com

APPROVALS	DATE	MLB

ABC Home Specialists
 520 Business Park Circle
 Stoughton, WI 53589

ABC Seamless Home Specialists
 814 North Ave
 Madison, WI 53713

PROJECT #: BSE2288
 PLOT DATE: 8/25/2020

REVISION DATES:

ISSUE DATES:

8/25/2020

SITE PLAN

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DRAWING NUMBER
C-300



V A R C O P R U D E N B U I L D I N G S

PANEL RIB™ WALL PANEL

WALL SYSTEMS



FEATURES

- Available in 26 or 24 gauge
- 36" wide panel with 1-3/16" high ribs 12" on center
- Available up to 48' in length*
- Variety of color options with KXL finish and a 25 year paint warranty
- Installed with self-drilling stainless steel capped fasteners
- Optional crimped base feature

**Max. length varies by manufacturing location*

BENEFITS

- Variety of gauge thicknesses to meet most codes and specifications
- Engineered for durability and aesthetically pleasing
- Long panel lengths minimize end laps for optimum wall integrity
- Superior paint finishes reduces maintenance costs
- Eliminates the need for base trim, and accelerates installation
- Economical panel for most building applications



PANEL RIB™ WALL PANEL

Durable, economical metal wall solution designed for easy installation

Panel Rib is our most economical wall system. In fact, this wall system is more economical than wood, concrete or masonry alternatives. Panel Rib wall panels come standard in 26 gauge steel, or optional 24 gauge. The panel is 36" wide with 1-3/16" high ribs. It is available in lengths up to 48' which can provide a continuous panel from foundation to eave. This can eliminate the need for end laps and assures wall integrity and weather tightness. Panels are attached with self-drilling, stainless steel capped color-matched fasteners.

VP offers an exclusive crimped base Panel Rib option, which saves installation time and cost of material, because it eliminates the need for notched metal or rubber closures. Using this panel also saves the building owner the need for painted base trim. And once constructed, crimping and notching reduces access for uninvited pests. Crimped Base Panel Rib affords no openings for birds and varmints to nest.

Panel Rib can effectively utilize blanket insulation as well as up to 2-1/2" of rigid board insulation. Your VP Builder can assist you in selecting the optimal insulation approach, considering up-front costs and long term energy savings.

All gauges of Panel Rib are available in a wide selection of standard colors with KXL finishes. The KXL paint system is a PVDF finish applied to the zinc aluminum coated steel to give a long-life color that resists fading and chalking. KXL is a 1 mil nom. PVDF finish with 70% Kynar® 500 or Hylar® 5000 standard.

Varco Pruden Buildings meet the highest standards and certifications in the industry, including IAS and Miami-Dade County, Florida Product Approvals.

Panel Width: 36" coverage
Panel Length: Min. 8' Max. 48'*
Gauges: 26 or 24 gauge
Substrate: AZ50 coated
Exterior Coating: KXL (70% PVDF)
Interior Coating: Gray primer
Ext. Coat Warranty: 25 yrs. conditional†
Finish: Smooth
Profile: Ribbed
Other options: Crimped base

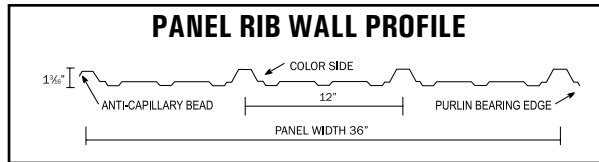
Available accessories include notched upper louvres, walk-doors, wall-lites, and window kits. For information about this or any other VP product or service, contact your local authorized VP Builder.

Note: All panels formed from light gauge metal may exhibit waviness, also known as "Oil Canning," commonly occurring in, but not restricted to, flat portions of a panel. This inherent characteristic is not a defect of material or manufacturing and is not cause for rejection.

- Kynar 500® is a registered trademark of Arkema.
- Hylar 5000® is a registered trademark of Solvay Solexis.
- Galvalume® is a registered trademark of BIEC International, Inc.

*Maximum lengths vary by manufacturing location.

† For specific warranty information, refer to VP's Warranty Guide.



Optional Crimped Base



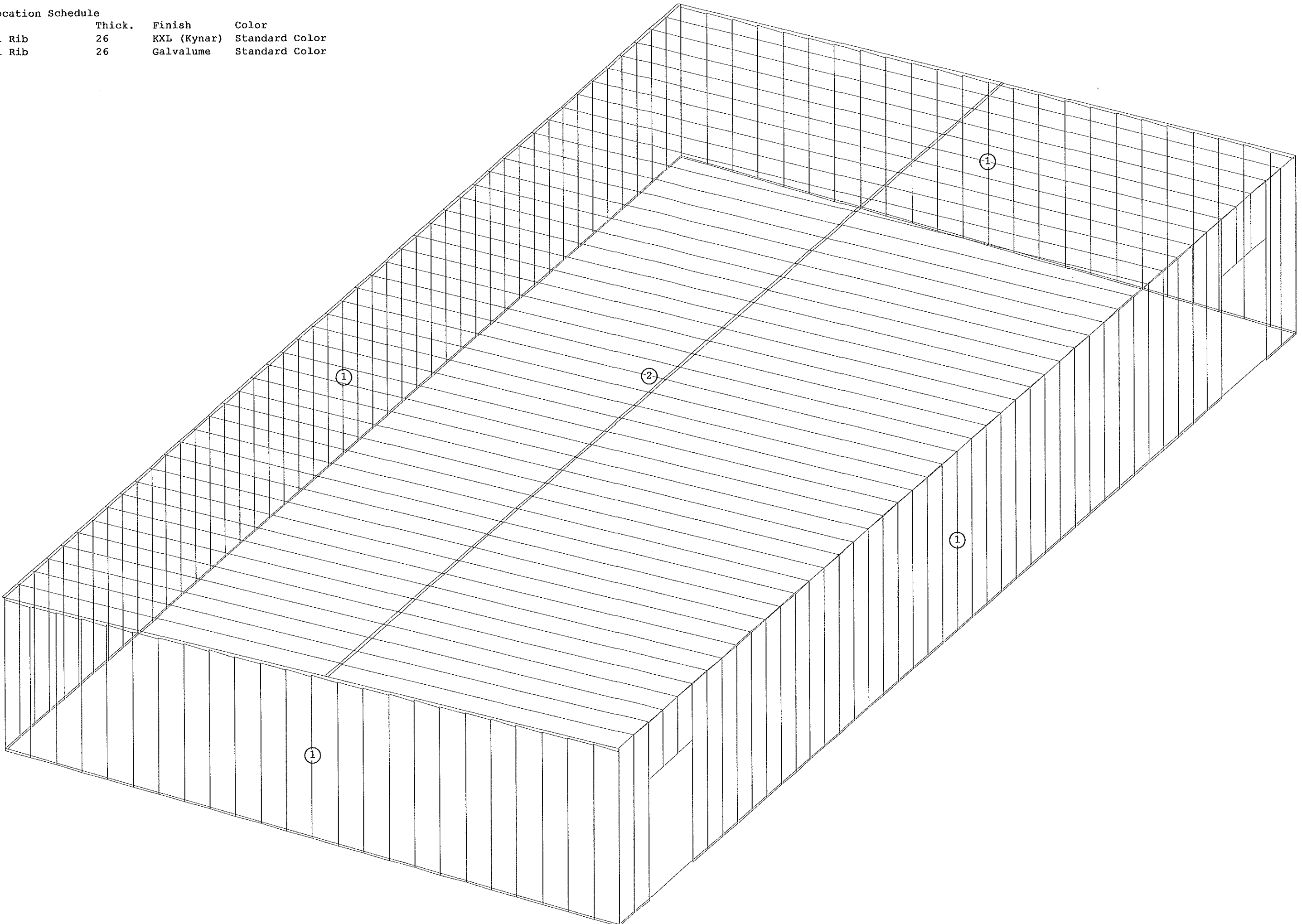
Varco Pruden Buildings, 3200 Players Club Circle, Memphis, TN 38125

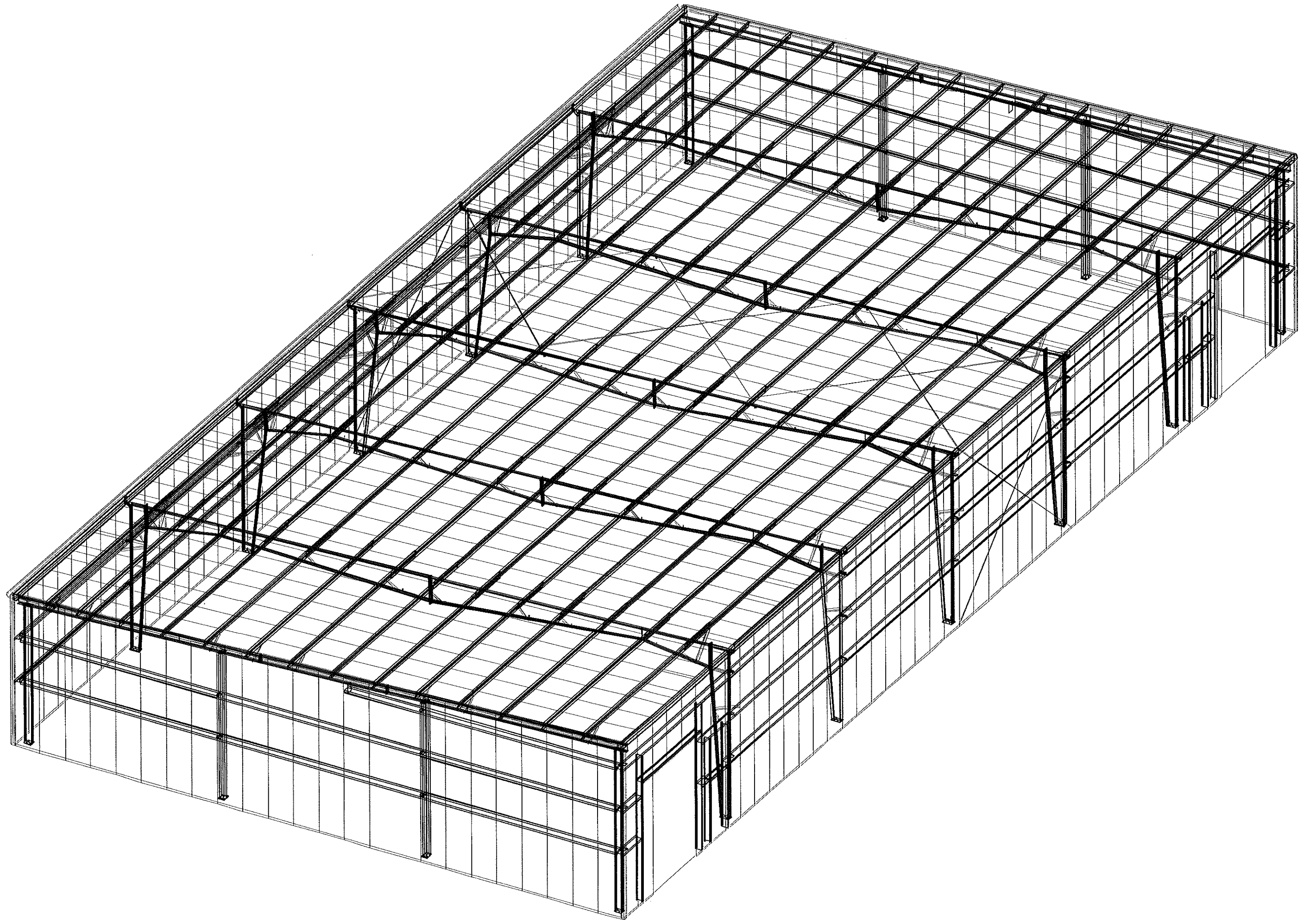
©All rights reserved. Varco Pruden Buildings® is a division of BlueScope Buildings North America, Inc. Varco Pruden meets or exceeds the most comprehensive testing and compliance standards in the building system industry. To learn more about our products, services and qualifications, visit our website, www.vp.com. **Building Solutions... one relationship at a time.**

2057 Panel Rib Wall Panel
Issue Date: 1999
Revised: 6/17

Covering Location Schedule

Loc.	Type	Thick.	Finish	Color
1	Panel Rib	26	KXL (Kynar)	Standard Color
2	Panel Rib	26	Galvalume	Standard Color





Frame Member Schedule

Part	Mem	Width	Thick	WebThk.	Depth1	Depth2	Approx. Lgth	Approx. Weight
CX003	1	6.0000	.5000	.1644	1'-0"	2'-2"	19'-11 1/8"	688#
RBX004	2	5.0000	.2500	.2500	2'-8"	1'-3"	33'-1 13/16"	939#
	3	5.0000	.3750	.1644	1'-3"	2'-10"		
RBX005	4	5.0000	.3750	.1875	2'-10"	1'-2"	33'-7"	969#
	5	5.0000	.3750	.1875	1'-2"	2'-4"		
CX004	6	6.0000	.5000	.1345	1'-0"	1'-10"	17'-0 5/8"	539#

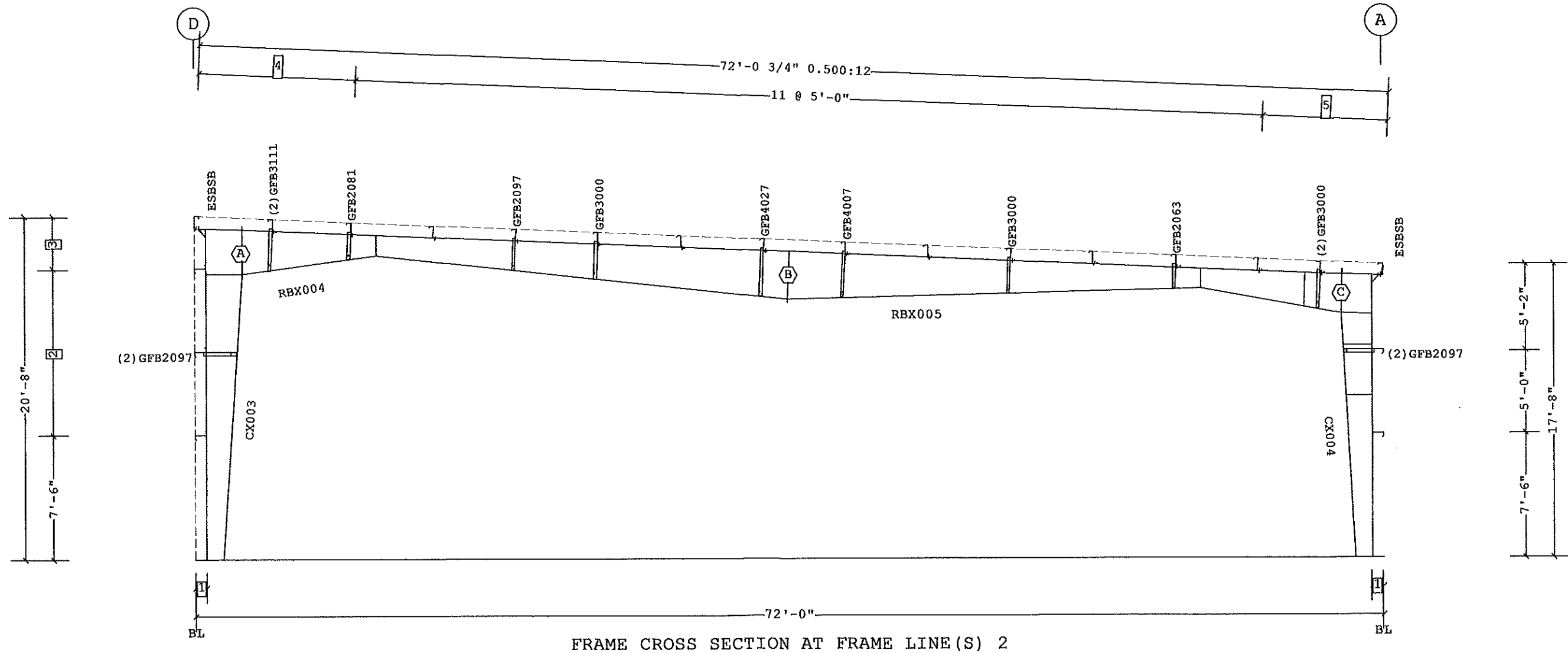
Frame Clearances

Horiz. Clearance between members 1(CX003) and 6(CX004): 66'-7"

Vert. Clearance at member 1(CX003): 17'-1 1/2"

Vert. Clearance at member 6(CX004): 14'-8 3/16"

Finished Floor Elevation = 100'-0" (Unless Noted Otherwise)



FRAME CROSS SECTION AT FRAME LINE (S) 2

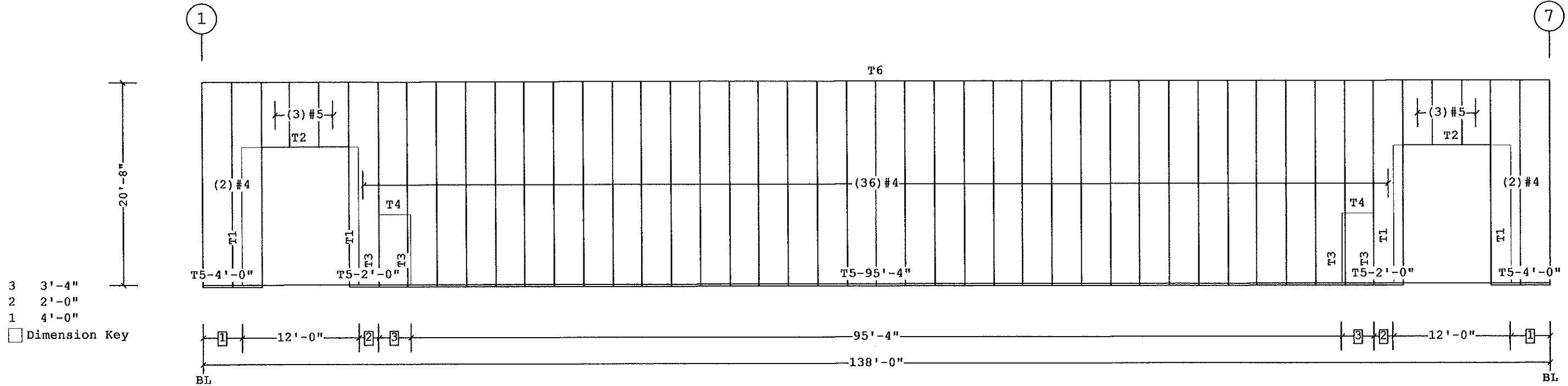
- 5 2 @ 3'-9 3/8"
- 4 2 @ 4'-9"
- 3 3'-2"
- 2 2 @ 5'-0"
- 1 8 1/2"

□ Dimension Key

Covering Schedule								
Id	Qty	Type	Start Length	Gage	OP	Fin.	Color	Direction
#4	40	PR	20'-10"	26	F	K	TD	Left to Right
#5	6	PR	6'-7 1/2"	26	1	K	TD	Left to Right

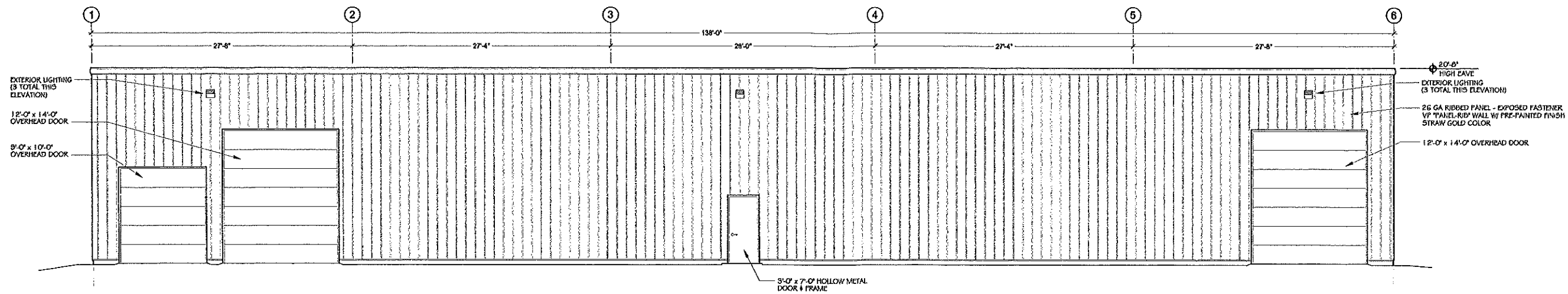
Oper. Code:F=CR,SQ
 Oper. Code:l=SQ,SQ
 Finish:K=KXL (Kynar)
 Color:TD=Standard Color

Trim Schedule			Color	Details
Id	Parts			
T1	DFT14, JT14		Cool Dark Bronze	WC24A1
T2	DFT12, HTS12		Cool Dark Bronze	WC24A2
T3	DFT10, JT07		Cool Dark Bronze	WC24A1
T4	DFT05, HTS05		Cool Dark Bronze	WC24A2
T5	(7.2)BG2415		Cool Dark Bronze	EN52A1, ENV003, RC00A1, WC01D9, WC04G1, WS27B2, WS27D2
T6	(7)PKF20A		Cool Dark Bronze	EN52A1, ENV003, RC00A1, RC03B1, RC35B1, WC13F1

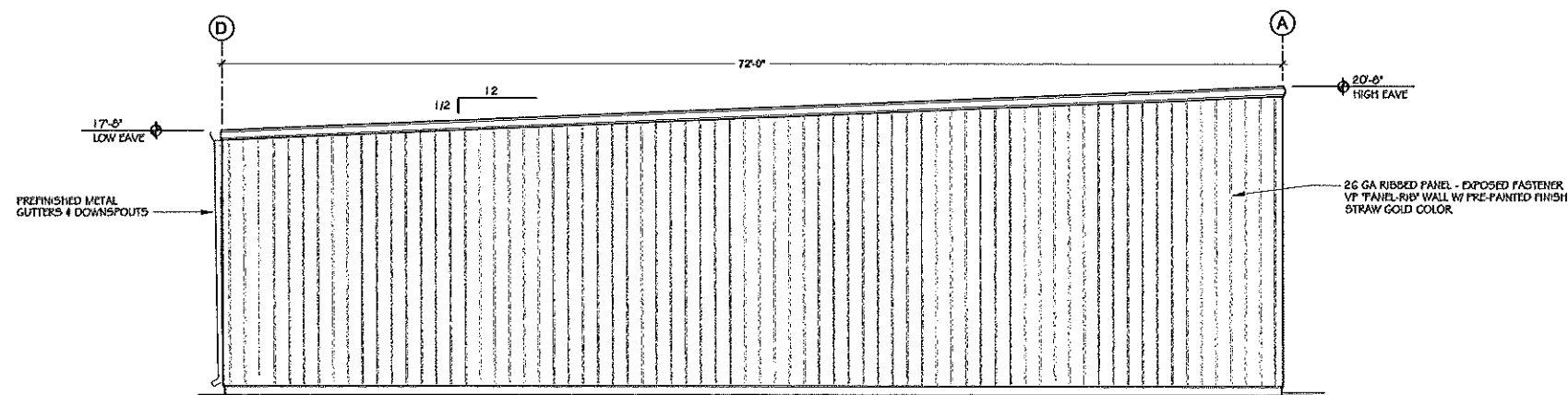


COVERING ELEVATION AT D

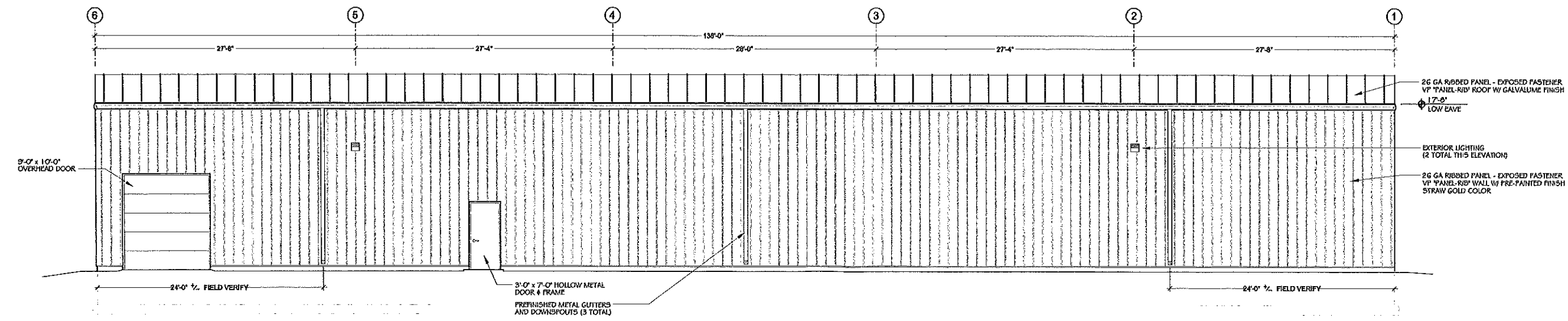
Fastener Schedule	
Part	Description
Roof Struct 1 1/4 (T-2)	#12-14 x 1 1/4", 5/16" Hex Hd, SS Cap w/Washer
0097584-105 (T-2)	#12-14 x 1 1/4", 5/16" Hex Hd, SS Cap w/Washer
Roof Stitch 7/8 S:(T-1)	1/4-14 x 7/8", 5/16" Hex Hd, SS Cap w/Washer



1 SOUTH BUILDING ELEVATION
A-1 3/16" = 1'-0"



2 WEST BUILDING ELEVATION
A-1 3/16" = 1'-0"
NOTE: EAST ELEVATION SAME / OPPOSITE



3 NORTH BUILDING ELEVATION
A-1 3/16" = 1'-0"

P.O. Box 3
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Oregon, WI 53075
Jim Barndt, PE
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E jbarndt@abc-engineers.net
www.abc-engineers.com



Structural Engineering
Mechanical Systems
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Construction Management

PROPOSED BUILDING FOR:
ABC HOME SPECIALISTS
520 BUSINESS PARK CIRCLE
STOUGHTON, WI 53713

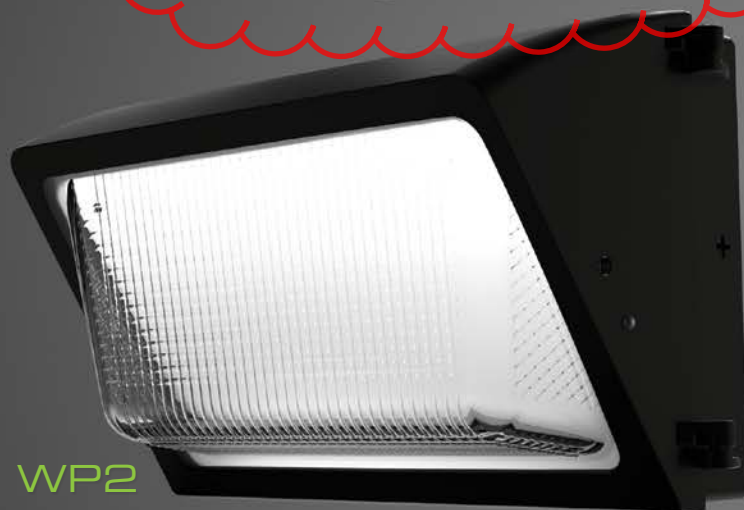
A-1
8/24/20

Maximize the Value of Outdoor Lighting

Industry-leading efficacy, now
with a 10-year warranty.



WP1



WP2



WP3

WPLED®

- Ultra-high efficacy, up to 155 lm/W, reduces energy costs by up to 75%
- DLC Premium listing qualifies for larger utility rebates
- Perfect for replacing old HID or compact fluorescent wall packs – designed with the same footprint for a quick upgrade without a major project. No paint touchups needed.
- Available in 3 sizes and 7 lumen packages:
WP1 – 3900 lumens ←
WP2 – 3400 or 4900 lumens
WP3 – 7500, 8300, 9300 or 15,000 lumens
- 0-10V Dimming standard
- Microwave sensor, photocell and Lightcloud® Controller options
- 480V Models available
- 100,000-Hour LED lifespan confirmed by TM21 calculated results

WP1
2 on Back of Bldg; and
3 in Front of Bldg



RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty



Maximized savings.

This high-efficacy line of wall packs drastically lowers your energy costs, and also qualifies for larger utility rebates only offered to DLC Premium products. Now you can save money on your up-front install and for years to come.



Maximized versatility.

With 3 available sizes and 7 lumen packages, WPLEDs were designed to replace many of the old HID and fluorescent wall packs...right down to having the same footprint, which allows for a quick, simple, seamless upgrade—no paint touch-ups needed!



Maximized control.

WPLEDs are available with an optional, integrated, microwave sensor, a photocell (button or swivel), or a Lightcloud Controller, which ensures the fixture is on when it's needed and dimmed or off when it's not...taking energy savings to a higher level.

Specifications

UL Listing:

Suitable for wet locations, wall mount only

LEDs:

Multi-chip, long-life LEDs

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and confirmed by TM-21 calculated results

Drivers:

Constant Current, Class 2, 120-277V, 50/60 Hz

WP1:

39L (26W): 0.22A @ 120V; 0.13A @ 208V; 0.12A @ 240V; 0.10A @ 277A

WP2:

34L (23W): 0.19A @ 120V; 0.11A @ 208V; 0.10A @ 240V; 0.09A @ 277V
46L (34W): 0.27A @ 120V; 0.16A @ 208V; 0.14A @ 240V; 0.12A @ 277V

WP3:

75L (51W): 0.41A @ 120V; 0.24A @ 208V; 0.21A @ 240V; 0.18A @ 277V
83L (55W): 0.46A @ 120V; 0.27A @ 208V; 0.24A @ 240V; 0.20A @ 277V
93L (65W): 0.54A @ 120V; 0.32A @ 208V; 0.28A @ 240V; 0.24A @ 277V
150L (100W): 0.83A @ 120V; 0.49A @ 208V; 0.42A @ 240V; 0.36A @ 277V

Dimming:

Dimming Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%.

Housing:

Precision die-cast aluminum

Mounting:

Surface mounting

Reflector:

High-gloss white aluminum

Reflector Lens:

WP1LED: Acrylic lens

WP2LED and WP3LED: Glass lens

Gaskets:

High-temperature silicone

Ambient Operating Temperature:

-40°C (-40°F) to 40°C (104°F)

Thermal Management:

Superior thermal management with die-cast aluminum heat-sink

Finish:

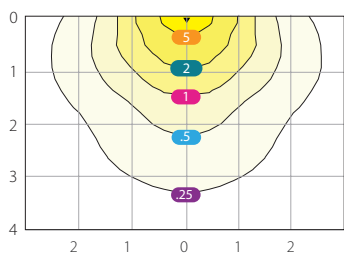
Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contain no VOC or toxic heavy metals.

Green Technology:

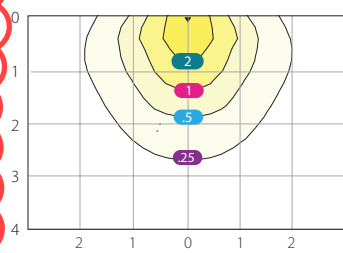
Mercury and UV free; RoHS-compliant components

Photometrics

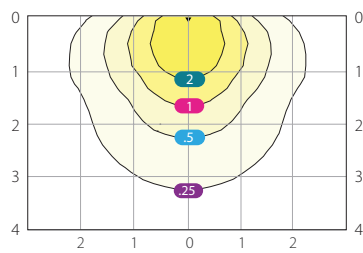
WP1LED39L 12' Mounting Ht. 5000K
Photometric Report #RAB04834MOD50



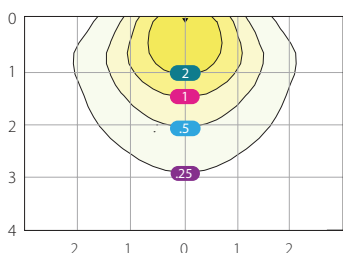
WP2LED34L 16' Mounting Ht. 5000K
Photometric Report #RAB04780MOD50



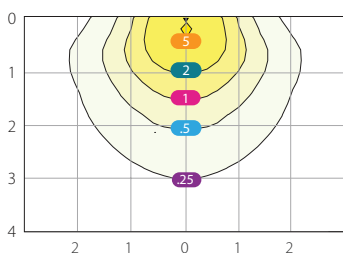
WP2LED49L 16' Mounting Ht. 5000K
Photometric Report #RAB04800



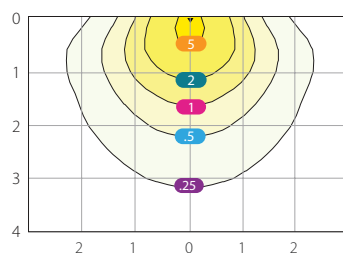
WP3LED75L 20' Mounting Ht. 5000K
Photometric Report #RAB04786MOD50



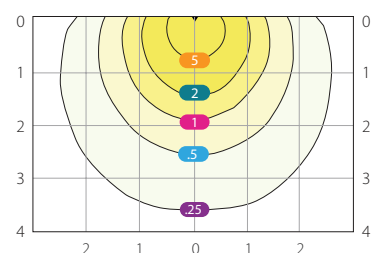
WP3LED83L 20' Mounting Ht. 5000K
Photometric Report #RAB04787MOD50



WP3LED93L 20' Mounting Ht. 5000K
Photometric Report #RAB04785

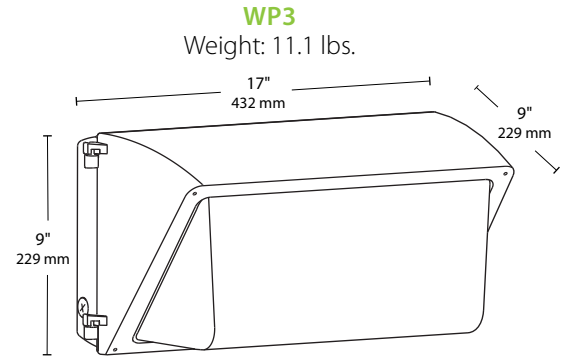
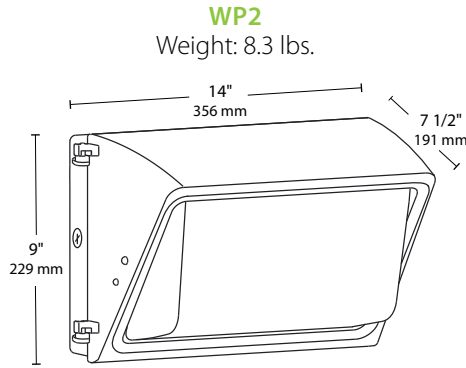
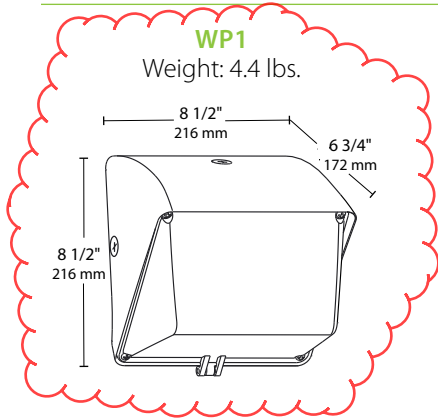


WP3LED150L 20' Mounting Ht. 5000K
Photometric Report #RAB04785MOD50



Grid scales: Multiples of mounting height
Values shown in footcandles

Dimensions and weights



Performance

WP1 39L	5000K	4000K	3000K
Input Watts	28	27	26
Lumens	4044	3941	3826
Lumens Per Watt (Lm/W)	146	148	145
Color Accuracy (CRI)	76	74	71

WP2 34L	5000K	4000K	3000K
Input Watts	23	22	22
Lumens	3431	3345	3246
Lumens Per Watt (Lm/W)	149	151	148
Color Accuracy (CRI)	76	74	72

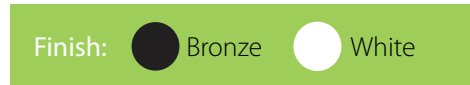
WP2 49L	5000K	4000K	3000K
Input Watts	34	33	33
Lumens	4872	4746	4608
Lumens Per Watt (Lm/W)	143	145	142
Color Accuracy (CRI)	76	74	72

WP3 75L	5000K	4000K	3000K
Input Watts	51	49	48
Lumens	7543	7351	7136
Lumens Per Watt (Lm/W)	149	151	147
Color Accuracy (CRI)	76	74	72

WP3 83L	5000K	4000K	3000K
Input Watts	55	53	53
Lumens	8296	8084	7849
Lumens Per Watt (Lm/W)	151	153	150
Color Accuracy (CRI)	76	74	72

WP3 93L	5000K	4000K	3000K
Input Watts	65	63	62
Lumens	9346	9107	8842
Lumens Per Watt (Lm/W)	144	146	143
Color Accuracy (CRI)	76	74	72

WP3 150L	5000K	4000K	3000K
Input Watts	100	99	99
Lumens	15353	15150	14534
Lumens Per Watt (Lm/W)	154	153	147
Color Accuracy (CRI)	72	73	73



Ordering information

Product Family	Lumen Package	CRI & CCT	Finish	Voltage/Driver	Options*
WP1LED	39L 39L 3900Lm, 26W	750 70 CRI, 5000K 740 70 CRI, 4000K 730 70 CRI, 3000K	Blank W Bronze White	U 120-277Vac 0-10V dimming standard H 480Vac 0-10v dimming standard	Blank No options /PCU 120-277Vac Button Photocell /PCS 120Vac Swivel Photocell /PCS2 208-277Vac Swivel Photocell /PCS4 480Vac Swivel Photocell /MVS 120-277Vac Microwave Sensor /LC Lightcloud® Controller

Product Family	Lumen Package	Color Temperature	Finish	Voltage/Driver	Options*
WP2LED	34L 3400Lm, 23W 49L 4900Lm, 34W	750 70 CRI, 5000K 740 70 CRI, 4000K 730 70 CRI, 3000K	Blank W Bronze White	U 120-277Vac 0-10V dimming standard H 480Vac 0-10v dimming standard	Blank No options /PCU 120-277Vac Button Photocell /PCS 120Vac Swivel Photocell /PCS2 208-277Vac Swivel Photocell /PCS4 480Vac Swivel Photocell /MVS 120-277Vac Microwave Sensor /LC Lightcloud® Controller /E2 Battery Backup

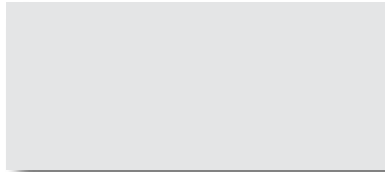
Product Family	Lumen Package	Color Temperature	Finish	Voltage/Driver	Options*
WP3LED	75L 7500Lm, 51W 83L 8300Lm, 55W 93L 9300Lm, 65W 150L 15000Lm, 100W	750 70 CRI, 5000K 740 70 CRI, 4000K 730 70 CRI, 3000K	Blank W Bronze White	U 120-277Vac 0-10V dimming standard H 480Vac 0-10v dimming standard	Blank No options /PCU 120-277Vac Button Photocell /PCS 120Vac Swivel Photocell /PCS2 208-277Vac Swivel Photocell /PCS4 480Vac Swivel Photocell /MVS 120-277Vac Microwave Sensor /LC Lightcloud® Controller /E2 Battery Backup



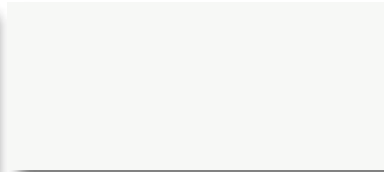
VARCO PRUDEN BUILDINGS

STANDARD WALL, TRIM & ROOF COLORS

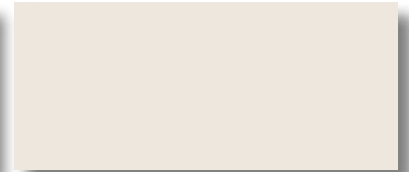
Cool Arctic White



Cool Cotton White



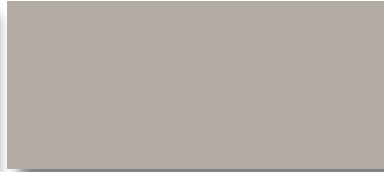
Cool Egyptian White



Cool Sierra Tan



Cool Granite Gray



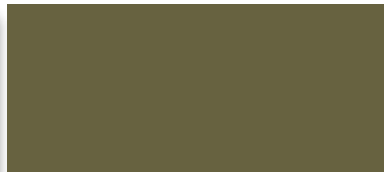
Cool Zinc Gray



Cool Straw Gold



Cool Dark Bronze



Cool Colonial Red



Cool Hemlock Green



Cool Leaf Green



Cool Bermuda Green



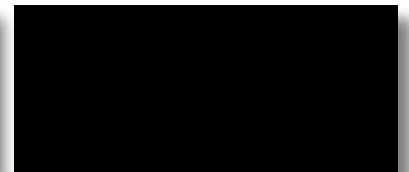
Cool Cobalt Blue



Cool Imperial Blue



Cool Ebony (trim only)



Acrylic Coated Galvalume® *



Wall panel colors for Panel Rib, RPR, Tech Four & Vee Rib. Roof panel colors for Panel Rib Roof, SSR and 26 & 24 ga. Deck-Liner. Deck-Liner panel colors are limited to 24 & 26 ga. 22 & 28 ga. Deck-Liner is available in Polyester Interior White only. LPR-36 is available in SMP Cool Cotton White only. *Acrylic Coated Galvalume® is an option for SSR, Panel Rib Roof or Wall & Deck-Liner.

COLORS & FINISHES



STANDARD WALL, TRIM & ROOF COLORS

Long-term beauty, unmatched protection, cool color performance and superior quality.

Varco Pruden uses high quality paint systems designed to provide long-term performance and protection. Each coating is formulated with thoroughly researched, tested and field proven pretreatments, primers, resins and pigments that can meet your design and performance requirements.

This paint system combines ceramic pigmentation with polyvinylidene fluoride for superior, long-lasting performance. PVDF finishes are respected for their durability, resistance and color retention. Our KXL finishes are warranted for up to 25 years.

70% PVDF finishes meet both Kynar 500® and Hylar 5000® specifications. All colors shown approximate actual paint colors as accurately as possible. Actual paint colors may vary. Colors in this guide are for reference only. Varco Pruden Buildings reserves the right to change color offerings shown here without notice. Painted metal samples are available.

Custom color matching is available through Varco Pruden. Orders with custom colors are subject to special pricing and delivery considerations. For SLR II colors, see selection card #6020.

Note: All panels formed from light gauge metal may exhibit waviness, also known as "Oil Canning," commonly occurring in, but not restricted to, flat portions of a panel. This inherent characteristic is not a defect of material and is not cause for rejection.

- Kynar 500® is a registered trademark of Arkema.
- Hylar 5000® is a registered trademark of Solvay Solexis.
- Galvalume® is a registered trademark of BIEC International, Inc.

PHYSICAL AND PERFORMANCE PROPERTIES ON COATED STEEL ¹		
Specular Gloss at 60°	ASTM D 523 ⁽²⁾	25-35
Pencil Hardness	ASTM D 3363	F-2H
T-Bend ⁽³⁾	ASTM D 4145	2T; No pick off
Adhesion	ASTM D 3359	Reverse impact 1/16" crosshatch; No adhesion loss
Humidity Resistance 100% humidity @ 95° F	ASTM D 2247 ASTM D 714	Passes 1500 hours No #8 blisters
Reverse Impact	ASTM D 2794	3.0 x metal thickness, no cracking or adhesion loss
Salt Spray Resistance 5% salt fog @ 95° F	ASTM B 117	Passes 1000 hours Less than 1/8" avg. creepage from scribe. None or few #8 blisters
South Florida Exposure 10 yrs. @ 45°	ASTM D 2244 ASTM D 4214	Max 5 fade Max 8 chalk
Dry Film Thickness	ASTM D 1400	0.20 mil primer; 0.75 mil topcoat
Acid Resistance	ASTM D 1308	10% muriatic acid 24 hours – no effect; 20% muriatic acid 18 hours – no effect
Acid Rain Test	Kesternich SO ₂	15 cycles min. DIN 50018, no objectionable color change
Alkali Resistance	ASTM D 1308	10%, 25% NaOH, 1 hour; no effect

1. Includes G90 hot dip galvanized and Galvalume 2. American Society for Testing and Materials. 3. Fracturing or rupturing of substrate will rupture coatings. Heavy gauge and clad steel substrates impose limitations on formability. KXL coatings are generally flexible beyond the point of substrate rupture.

VP COOL COLOR INFORMATION							
Color Name & Code	Solar Reflectance ¹	Thermal Emittance ²	SRI ³	LEED 2.2	LEED 4.0	LEED 2.2	LEED 4.0
				Low Slope Initial SRI > or = 78	Low Slope Initial SRI > or = 82	Steep Slope Initial SRI > or = 29	Steep Slope Initial SRI > or = 39
Acrylic Coated Galvalume (no code)	0.68	0.30	65	No	No	Yes	Yes
Cool Arctic White – BN5W183B	0.64	0.84	76	No	No	Yes	Yes
Cool Bermuda Green – BN5G176B	0.30	0.84	29	No	No	Yes	No
Cool Cobalt Blue – BN5L148B	0.33	0.84	33	No	No	Yes	No
Cool Colonial Red – BN5R143B	0.34	0.85	35	No	No	Yes	No
Cool Cotton White – BN5W184B	0.76	0.84	93	Yes	Yes	Yes	Yes
Cool Dark Bronze – BN5N239B	0.32	0.84	32	No	No	Yes	No
Cool Ebony – BN5B114B	0.30	0.84	29	No	No	Yes	No
Cool Egyptian White – BN5I137B	0.63	0.83	74	No	No	Yes	Yes
Cool Granite Gray – BN5A221B	0.55	0.84	63	No	No	Yes	Yes
Cool Hemlock Green – BN5G175B	0.34	0.85	35	No	No	Yes	No
Cool Imperial Blue – BN5L149B	0.30	0.84	29	No	No	Yes	No
Cool Leaf Green – BN5G174B	0.30	0.85	30	No	No	Yes	No
Cool Sierra Tan – BN5N235B	0.49	0.84	55	No	No	Yes	Yes
Cool Straw Gold – BN5I136B	0.61	0.84	72	No	No	Yes	Yes
Cool Zinc Gray – BN5A222B	0.37	0.85	39	No	No	Yes	Yes

Authorized Independent Testing Laboratory Results: 1 – AITL ASTM C1549 CRRC Tested Lab Results.
2 – AITL ASTM C1371 CRRC Tested Lab Results. 3 – AITL ASTM E1980 CRRC Tested Lab Results.
(Low Slope ≤ 2:12; Steep Slope > 2:12)



Varco Pruden Buildings, 3200 Players Club Circle, Memphis, TN 38125

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6021 Wall, Trim & Roof Colors
Issue Date: 1967
Revised: 2/17



CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
207 S. Forrest Street, Stoughton, WI. 53589
www.cityofstoughton.com/planning

RODNEY J. SCHEEL
DIRECTOR
(608) 873-6619
fax: (608) 873-5519

September 3, 2020

ABC Home Specialists
Jim Lutz
814 North Avenue
Madison, WI. 53713

Dear Mr. Lutz:

I have completed a review of the proposed conditional use and site plan request for 2 principle structures on a lot at 520 Business Park Circle. This item is planned to be on the Plan Commission and Business Park North virtual meeting agendas for September 14, 2020 of which you will receive notice. This project is also subject to the Business Park North Covenants as outlined below. As noted, additional information may be required to be provided or shown on the plan.

Zoning Code Requirements:

1. Ordinance section 78-905(5)(c) provides the following criteria which the Zoning Administrator may use to evaluate the conditional use application to determine whether the request is in harmony with the recommendations of the Comprehensive Plan:
 - a) 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, this chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the city?
We believe the conditional use is consistent with the Comprehensive Plan.
 - b) 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, this chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the city?
We believe the conditional use is consistent with the Comprehensive Plan.
 - c) Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see subsection (4)(d), above), 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 or other governmental agency having jurisdiction to guide development? **We do not see any substantial or major adverse impacts related to the proposed use and we have not received any complaints from neighboring property owners related to this request.**

- d) 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? **The use is consistent with the zoning requirements.**
 - e) 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? **The use should not impose a burden on utilities or services.**
 - f) Do the potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use (as identified in subsections 1. through 5., above), after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts? **No adverse impacts have been identified.**
2. The property at 520 Business Park Circle is zoned PI – Planned Industrial. Light Industrial land uses are permitted outright.
 3. Light Industrial land uses are described as follows:
Description: Light industrial land uses are industrial facilities at which all operations (with the exception of loading operations): 1) are conducted entirely within an enclosed building; 2) are not potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line; 3) do not pose a significant safety hazard (such as danger of explosion); and 4) comply with all of the performance standards listed for potential nuisances in article VII. Light industrial land uses may conduct retail sales activity as an accessory use provided that the requirements of subsection (8)(h), below, are complied with.
 5. Regulations applicable to Light Industrial land uses are: All activities, except loading and unloading, shall be conducted entirely within the confines of a building. **The use meets these requirements.**
 6. The parking requirement for Light Industrial uses are one space per employee on largest work shift. **Four employees will require 4 parking spaces. There are 13 existing parking spaces.**
 7. The Comprehensive Plan, Future Land Use Map designates this property as Planned Industrial which is consistent with the zoning and proposed uses.
 8. The following are the minimum building setback and maximum height requirements of the Planned Industrial district: Front yard setback – 20 feet; Side yard setback – 10 feet; Rear yard setback – 20 feet; Max building height – 40 feet. **The plan meets these requirements.**
 9. Accessible parking spaces shall be provided at a size, number, location and with signage as specified by state and federal regulations. **Expected.**
 10. All access drives shall have a maximum width of 30 feet as measured at the right-of-way line. Access drives may be flared between the right-of-way line and the roadway up to a maximum of 5 additional feet unless explicitly approved by the Plan Commission. **The existing access drives are not proposed to change.**
 11. 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. **The new building is proposed to have a 26 gauge ribbed metal panel in a straw gold color. Samples of exterior product provided.**

12. 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). **The plan meets this requirement.**
13. 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.**
14. The minimum landscape surface ratio (LSR) is 25 percent. **The plan meets this requirement.**
15. A landscaping plan for the building addition is required as follows:
 - Building foundations: 40 points of landscaping are required per 100 feet of foundation perimeter. 623.61 feet of foundation requires 249 points of landscaping which is required to be planted within 10 feet of the building foundations. Climax and tall trees cannot be used to meet this requirement.
 - Street frontage: 40 points of landscaping are required per 100 feet of street frontage. 175 feet of frontage will require 70 points of landscaping.
 - Developed Lots: 10 points of landscaping are required per 1,000 square feet of building footprint. 12,168.08 square feet of building requires 122 landscaping points.
 - Paved area: 60 points per 20 parking stalls or 60 points per 10,000 square feet of paved area. 24,046.68 square feet of paved area requires 144 points of landscaping.**The provided landscaping plan takes into account the entire site including the both buildings.**
16. There are no bufferyard requirements since the adjacent properties are zoned planned industrial.
17. 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. The lighting element cannot be seen from any residentially zoned property. **The parking requirement is for 4 vehicles. A compliant photometric has been provided.**
18. Any proposed trash enclosure for the handling of waste is required to be screened and gated with 6-foot fencing. **Detail provided.**
19. Outdoor storage is only allowed as an accessory conditional use. This would also trigger other requirements including screening of storage and separation from required parking and circulation areas. **No outdoor storage is proposed.**
20. An erosion control and stormwater management plan, application and fees are required for this project. Dane County Land & Water Resources, the City’s consultant, will review the plan and perform inspections. **The applications have been submitted electronically to the Department of Planning & Development office.**
21. Contact Jill Weiss, Stoughton Utilities Director at 608-873-3379 for all electric, wastewater and water service questions. A street opening permit will be necessary from the Public Works Department for any work in the street right-of-way.

22. State of Wisconsin approved building plans may be necessary prior to issuance of a building permit but is not necessary to begin the City review process. **A post construction survey will need to be provided for our records and to verify setbacks.**

Business Park Covenants:

The following items are contained in the Business Park Covenants and will need to be addressed as noted:

1. Plan Submittal
 - a. Name and mailing address of developer/owner. **Provided.**
 - b. Utilities and utility right of way easements. **Easements are shown. Elevation alterations of 6-inches or more within any easement need to be approved by Stoughton Utilities.**
 - c. Exterior signs. **No signage proposed. A zoning permit is necessary prior to placement of any new signage.**
 - d. Exterior Lighting. **Need details if applicable.**
 - e. Clearing, grading, and drainage plan showing proposed clearing limits, existing and proposed contours at two foot intervals. **A grading plan is provided.**
 - f. Site statistics, including site square footage, percent of site coverage's and percent of park or open space. **Provided.**
 - g. All exterior materials and colors, including manufacturer's name and catalogue numbers or samples of the same. **Details provided.**
 - h. Location and dimensions of all proposed outdoor storage areas, and the location and dimensions of all fencing and screening. **Outdoor Storage is not allowed unless by accessory conditional use permit. N/A**
2. Development Standards
 - a. The front facade and street-side facades shall include brick, stone, architectural concrete panels, architectural metal, architectural wood and/or glass. Unfaced concrete block, structural concrete, prefabricated metal siding, and the like are discouraged from such facade areas. The use of these materials shall only be in a manner approved by the Committee. Special consideration will be exercised for structures built on a corner lot. **The storage building is behind the principle structure so consideration should be given in requiring all frontages to be brick. We don't believe the intent of the covenant is to require brick on the rear building.**
 - b. All elevations of the building shall be designed in a consistent and coherent architectural manner. Changes in materials, color, and/or texture when permitted, shall occur at points relating to the massing, fenestration or overall design concept of the building. **Expected.**
 - c. "All electrical and air conditioning structures, including towers and air handling units, regardless of location and whether on the roof or otherwise, shall be concealed by landscaping or by decorative screening materials which form an integral part of the design." **Expected.**

- d. All areas intended to be utilized for parking space and driveways shall be surfaced with bituminous asphalt or concrete.” **The plan meets this requirement.**
 - e. “All parking stalls shall be marked with painted lines not less than 4” wide.” **Expected.**
 - f. “No parking areas will be permitted within the building set back lines with the following two exceptions:
 - 1. Office employee and visitor parking may be permitted within the front yard setback lines subject to approval of the Committee. **Parking is existing.**
 - 2. Lots bounded by more than one road may have parking areas within the building set back lines along roads other than the one on which the building fronts subject to approval by the Committee.” **N/A**
 - g. “A scale drawing of any sign, trademark or advertising device to be used on any lot or the exterior of any building or structure will be submitted to the Committee in triplicate or the written approval by the Committee.” **None proposed.**
 - h. “The front yard setback area shall be landscaped with an effective combination of trees, ground cover and shrubbery. All unpaved areas not utilized for parking shall be landscaped in a similar manner. The entire area between the curb and a point 10 feet in back of the front property line shall be landscaped, except for any access driveway in said area. Notwithstanding the above, the entire area between the right-of-way and the building setback line shall be densely landscaped with a combination of effective visual screening on all use areas.” **Meeting the zoning code requirements will sufficiently meet this requirement which is consistent with previous approvals.**
 - i. “Areas used for parking shall be landscaped and/or fenced in such a manner as to interrupt or screen said areas from view of access streets, freeways, and adjacent properties. Plant materials used for this purpose shall consist of lineal or grouped masses of shrubs and/or trees.” **Meeting the zoning code requirements will sufficiently meet this requirement which is consistent with previous approvals.**
 - j. “All outdoor storage shall be visually screened from access streets and adjacent property.” **Outdoor storage is only allowed as a conditional use and is not part of this approval process.**
 - k. “Outdoor storage shall be meant to include parking of all company owned and operated vehicles, with the exception of passenger vehicles.” **Only if applicable.**
 - l. “All outdoor refuse collection areas shall be visually screened from access streets and adjacent property by a complete opaque screen.” **Need details if necessary.**
 - m. “Architectural Review. **The Business Park North Committee will take into account the appearance of all buildings, parking areas and storage areas.**”
2. Any other information considered pertinent by the Committee.

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

Sincerely,
City of Stoughton

Michael P. Stacey

Michael P. Stacey
Zoning Administrator