

OFFICIAL NOTICE AND AGENDA

The City of Stoughton will hold a meeting of the **Business Park North Committee** on **Monday, March 11, 2019 at 5:45 pm** in the **Council Chambers, Second Floor, Public Safety Building, 321 S. Fourth Street, Stoughton WI.**

AGENDA

1. Call to order
2. Consider approval of the Business Park North minutes of July 9, 2018.
3. Request by Mike Kohlbeck for approval of a building addition at Dairyland Electric, 340 Business Park Circle.
 - Recommendation to Plan Commission
4. Future agenda items
5. Adjournment

mps

Sent to:

Greg Jenson, Council member, Chair
Denise Duranczyk, Council member
Laura Trotter, Chamber of Commerce Director
Shelley Edgington, Chamber Board President, Vice-Chair
Rodney Scheel, Planning Director
Jamin Friedl, Finance Director
Vacant, Chamber member

cc: Michael Stacey (2 Packets)
Stoughton Newspapers (fax)
City Attorney Matt Dregne (email)
Desi Weum (email)
Derek Westby (email)
smonette@stolib.org
Shelley Edgington (Packet)

Area Towns (email)
DERickson@madison.com
Leadership Team (email)
Council Members (email)
Steve Kittelson (email)
Laura Trotter (Packet)
Mike Kohlbeck (email)

IF YOU ARE DISABLED AND NEED ASSISTANCE, PLEASE CALL 873-6677 PRIOR TO THE MEETING.

NOTE: AN EXPANDED MEETING MAY CONSTITUTE A QUORUM OF THE COUNCIL.

Business Park North Committee Minutes

Monday, July 9, 2018 – 5:30 p.m.

Council Chambers, Second Floor, Public Safety Building, 321 S. Fourth Street, Stoughton WI.

Business Park North Members Present: Denise Duranczyk; Greg Jenson; Rodney Scheel; Laura Trotter and Shelly Edgington

Absent and Excused:

Staff Present: Zoning Administrator, Michael Stacey

Press: None

Guests: John Bieno; Ron and Kathy Grosso; Aaron Falkosky; Tim Swadley

1. **Call to order.** Scheel called the meeting to order at 5:30 pm.
2. **Elect Chair.** Duranczyk nominated Jenson as Chair. There were no other nominations. Jenson was unanimously approved as Chair 5 – 0. Jenson took over the meeting as Chair.
3. **Elect Vice-Chair.** Trotter nominated Edgington as Vice-Chair. There were no other nominations. Edgington was unanimously approved as Vice-Chair.
4. **Request by Ron Grosso for site plan approval to construct 2 buildings at 300 Business Park Circle**

Scheel gave an overview of the request.

Motion by **Duranczyk** to recommend the Stoughton Plan Commission approve the request as presented, 2nd by **Trotter**.

Jenson stated he would like the applicant to make an effort to minimize the removal of existing trees toward the bike path to the east.

Motion carried 5 – 0.

5. **John Bieno, TJK Design Build requests site plan approval for a building addition at Edge One, 161 Business Park Circle.**

Scheel gave an overview of the request.

John Bieno explained the intent of the addition and answered questions.

Motion by **Duranczyk** to recommend the Plan Commission approve the building addition as presented, 2nd by **Trotter**. Motion carried 5 – 0.

6. **Discuss dissolving the Business Park North Committee.**

Scheel explained the history of the Business Park North covenants.

The Committee agrees that the covenants are redundant and support dissolving the Committee.

Motion by **Duranczyk** to have the City Attorney investigate dissolving the Business Park North Committee, 2nd by **Scheel**. Motion carried 5 – 0.

7. Future agenda items.

Review dissolving the Committee.

8. **Adjournment.** Motion by **Duranczyk** to adjourn at 5:45 pm, 2nd by **Trotter**. Motion carried 5 – 0.

Respectfully submitted,

Michael P. Stacey

Dairyland Electrical Industries, Inc.

340 Business Park Circle

Stoughton, WI 53589

Proposed Building Addition Project Narrative:

Dairyland Electrical Industries, Inc. (Dairyland) is proposing to construct an addition to their existing office building located at 340 Business Park Circle. The planned 3,393 sf (footprint) building addition would expand upon the existing 3,866 sf (footprint) office building. The 3,393 sf building addition will be a two story structure with only the upper level finished off. In the future, when deemed necessary, Dairyland will finish off the lower level to provide additional office space. Until that time the lower level will be used for building mechanicals and storage. As part of the building expansion project the existing parking lot that serves the building would be expanded to add 11 parking stalls. In the future, as additional office space is created in the lower level, a new parking lot will need to be constructed on Dairyland's vacant land to the south of their facility. Specifics on floor area/ratio, impervious surface area/ratio, and landscape area/ratio are provided in table format on the provided Proposed Site Plan.

The property that Dairyland Electrical Industries, Inc. is located on is zoned Planned Industrial and is designated as Planned Industrial on the City's Comprehensive Plan Future Land Use Map. The current land use is an office building which is an accepted use in the zoning district. Dairyland will not be requesting a change to the existing zoning or future land use.

Dairyland Electrical Industries, Inc. currently employs 14 people at their Stoughton office. Due to recent growth their current facility is not large enough for their operation. The proposed building addition will provide much needed office space and will be an extension of Dairyland's existing operations.

Dairyland's hours of operation follow normal business hours primarily between the hours of 7am and 5pm, Monday through Friday. Occasionally, depending on work load, some employees may work later than 5pm and may work on the weekends. Additional traffic that will be generated due to the building addition and anticipated business growth will be negligible.

With regards to public utilities, as an office building use, the anticipated increase in peak water usage and sanitary sewer loading is minimal. The building addition will be connecting to the existing utility laterals that serve the existing building.

The proposed development shall comply with all requirements of Article VII.

The exterior of the building addition will be constructed to match the exterior of the existing building. The building addition will be constructed use the same or similar materials and colors will match or closely match the existing building. The existing dumpster enclosure will remain.

Additional landscaping will be provided around the proposed building addition to meet requirements of Article VI of the City's Ordinance. Specifics of the proposed landscaping are included in the plan set.

Additional exterior lighting, beyond building wall pack lights at building entrances, is not proposed as part of the project. After reviewing the existing parking lot lighting, it has been determined that the existing exterior lighting is adequate for the use. A copy of the existing site lighting/photometric plan has been included in this submittal.

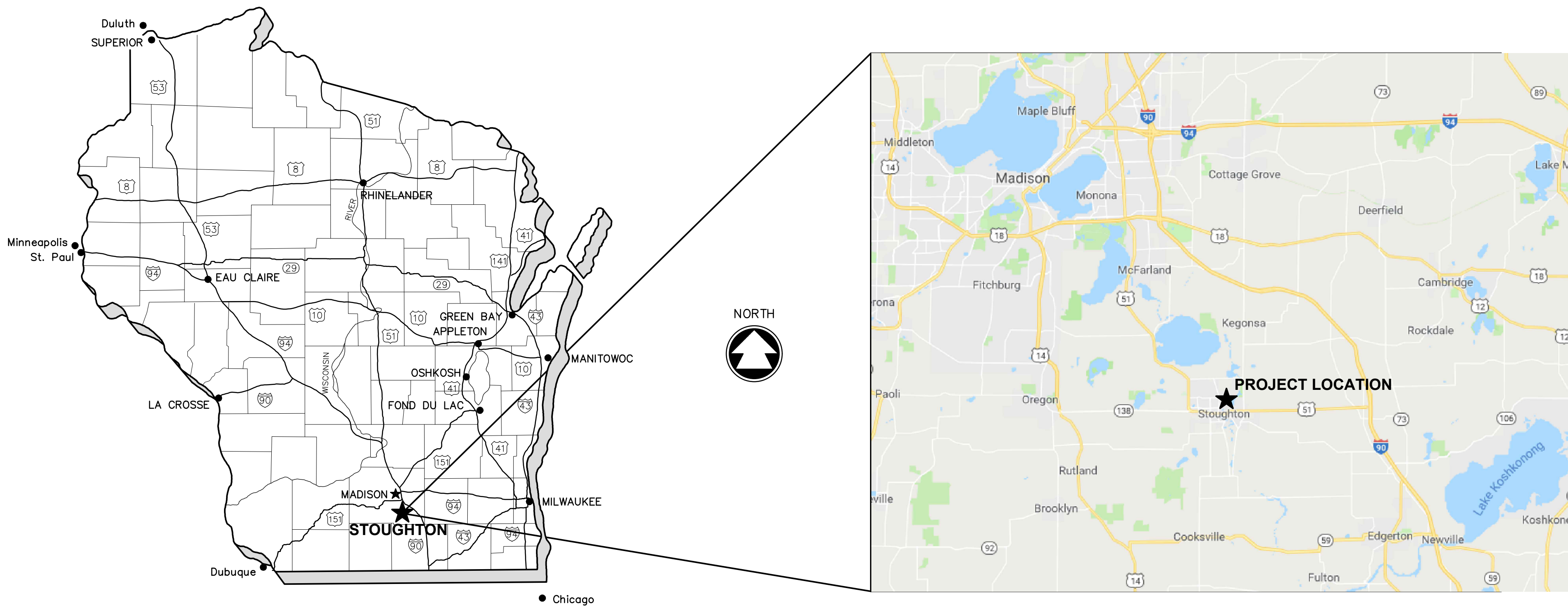
The existing dumpster enclosure will remain. No outdoor storage areas are proposed as part of this project.

The existing access point to the property from Business Park Circle will remain. No additional access points are requested as part of this project.

A stormwater management plan has not been prepared for the project as the total aggregate square footage for impervious (existing plus new) is less than 20,000 square feet. The proposed total aggregate impervious surface for the project is 18,188 square feet.

An Erosion Control Plan has been prepared for the project and is included in the plan set. An application to the City for an Erosion Control Permit will be submitted at a later date.

PROPOSED ADDITION FOR:
DAIRYLAND ELECTRICAL INDUSTRIES, INC.
340 BUSINESS PARK CIRCLE
STOUGHTON, WISCONSIN



CONTACT INFORMATION

OWNER CONTACT

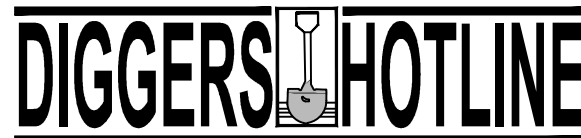
DAIRYLAND ELECTRICAL INDUSTRIES, INC.
340 BUSINESS PARK CIRCLE
STOUGHTON, WI 53589
(608) 877-9900

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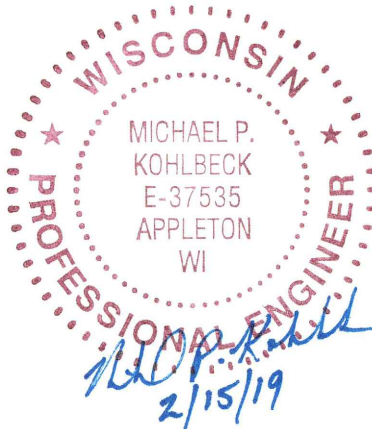


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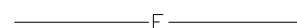













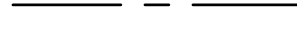



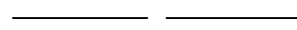

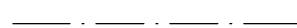

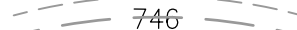





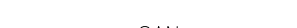





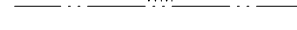

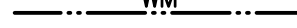

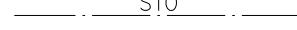

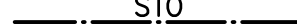

















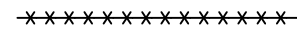











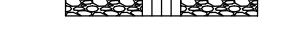




























SHEET INDEX

- C100 ABBREVIATIONS, SYMBOLS & NOTES
- C101 EXISTING CONDITIONS SITE PLAN
- C102 PROPOSED SITE PLAN
- C103 GRADING, UTILITY & EROSION CONTROL PLAN
- C104 EROSION CONTROL NOTES
- C105 LANDSCAPE PLAN
- C106 MISCELLANEOUS CONSTRUCTION DETAILS



DATE
FEBRUARY 15, 2019
PROJECT NO.
C0046 61800137

STANDARD SYMBOLS (PLAN VIEW ONLY)

	2" IRON PIPE FOUND		TELEPHONE CABLE - BURIED
	1 1/4" REBAR FOUND		ELECTRIC CABLE - BURIED
	1 1/4" x 30" IRON REBAR WEIGHING 4.30 LB/LF SET		UTILITIES - OVERHEAD
	1" (1.315 OD) IRON PIPE FOUND		FIBER OPTIC CABLE - BURIED
	1" IRON PIPE SET		GAS MAIN
	3/4" IRON REBAR FOUND		CABLE TELEVISION - BURIED
	3/4" IRON PIPE FOUND		DITCH LINE
	3/4" x 24" IRON REBAR WEIGHING 1.5 LB/LF SET		STREET C/L OR R/L
	MAG NAIL FOUND		PROPERTY LINE
	MAG NAIL SET		RIGHT-OF-WAY LINE
	MAG SPIKE FOUND		SECTION LINE
	MAG SPIKE SET		EXISTING CONTOURS
	CHISEL CROSS FOUND		PROPOSED CONTOURS
	CHISEL CROSS SET		EXISTING FORCEMAIN SEWER
	COUNTY MONUMENT		EXISTING SANITARY SEWER
	CONCRETE MONUMENT FOUND		PROPOSED SANITARY SEWER
	CONTROL POINT HORIZONTAL		EXISTING WATER MAIN
	CONTROL POINT VERTICAL		PROPOSED WATER MAIN
	SOIL BORING or MONITORING WELL		EXISTING STORM SEWER
	POWER POLE		PROPOSED STORM SEWER
	POWER POLE W/GUY WIRE		EXISTING CURB & GUTTER
	TELEPHONE OR TELEVISION PEDESTAL		PROPOSED CURB & GUTTER
	MAILBOX		PROPOSED REJECT CURB & GUTTER
	SIGN		EXISTING CULVERT WITH END SECTIONS
	RAILROAD CROSS BUCK		PROPOSED CULVERT WITH END SECTIONS
	RAILROAD GATE ARM		BUILDING OUTLINE
	RAILROAD TRACKS		FENCE LINE
	LIGHT POLE		SAW CUT REQ'D
	WOOD POLE		SILT FENCE
	TRAFFIC SIGNAL		GUARD RAIL
	TRAFFIC SIGNAL MAST ARM		DITCH CHECK
	CONIFEROUS TREE		INLET PROTECTION
	DECIDUOUS TREE		TRACKING PAD
	TREE OR BRUSH LINE		TURBIDITY BARRIER OR SHEET PILING
	BED ROCK (IN PROFILE VIEW)		SANDBAG COFFERDAM
	HANDICAPPED PARKING STALL		SLOPE INTERCEPT
	EXISTING SPOT ELEVATION		LIMITS OF DISTURBANCE
	PROPOSED SPOT ELEVATION		
	DRAINAGE HIGH POINT		ASPHALT PAVEMENT
	DRAINAGE DIRECTION		CONCRETE SIDEWALK/DRIVEWAY
	EXISTING MANHOLE		GRAVEL
	PROPOSED MANHOLE		RIP-RAP (SIZE AS SPECIFIED)
	EXISTING INLET		EROSION MAT
	PROPOSED INLET		
	EXISTING YARD DRAIN		
	PROPOSED YARD DRAIN		
	EXISTING CLEAN OUT		
	PROPOSED CLEAN OUT		
	EXISTING DOWNSPOUT		
	PROPOSED DOWNSPOUT		
	EXISTING WATER VALVE		
	PROPOSED WATER VALVE		
	EXISTING CURB STOP		
	PROPOSED CURB STOP		
	EXISTING FIRE HYDRANT		
	PROPOSED FIRE HYDRANT		
	PROPOSED WATER FITTING		
	PROPOSED WATER REDUCER		
	PROPOSED ENDCAP		
	GAS VALVE		

OWNER CONTACT

DAIRYLAND ELECTRICAL INDUSTRIES, INC.
340 BUSINESS PARK CIRCLE
STOUGHTON, WI 53589

DESIGN CONTACT

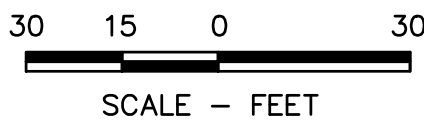
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rdavenport@1call2build.com

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PRELIMINARY NOT FOR CONSTRUCTION



PRELIMINARY NOT FOR CONSTRUCTION

**PROPOSED ADDITION FOR:
DAIRYLAND ELECTRICAL INDUSTRIES, INC.
EXISTING CONDITIONS SITE PLAN**

DESIGNED MPK	DRAWN MPK
PROJECT NO. C0046 61800137	
DATE FEBRUARY 15, 2019	
SHEET NO. C101	

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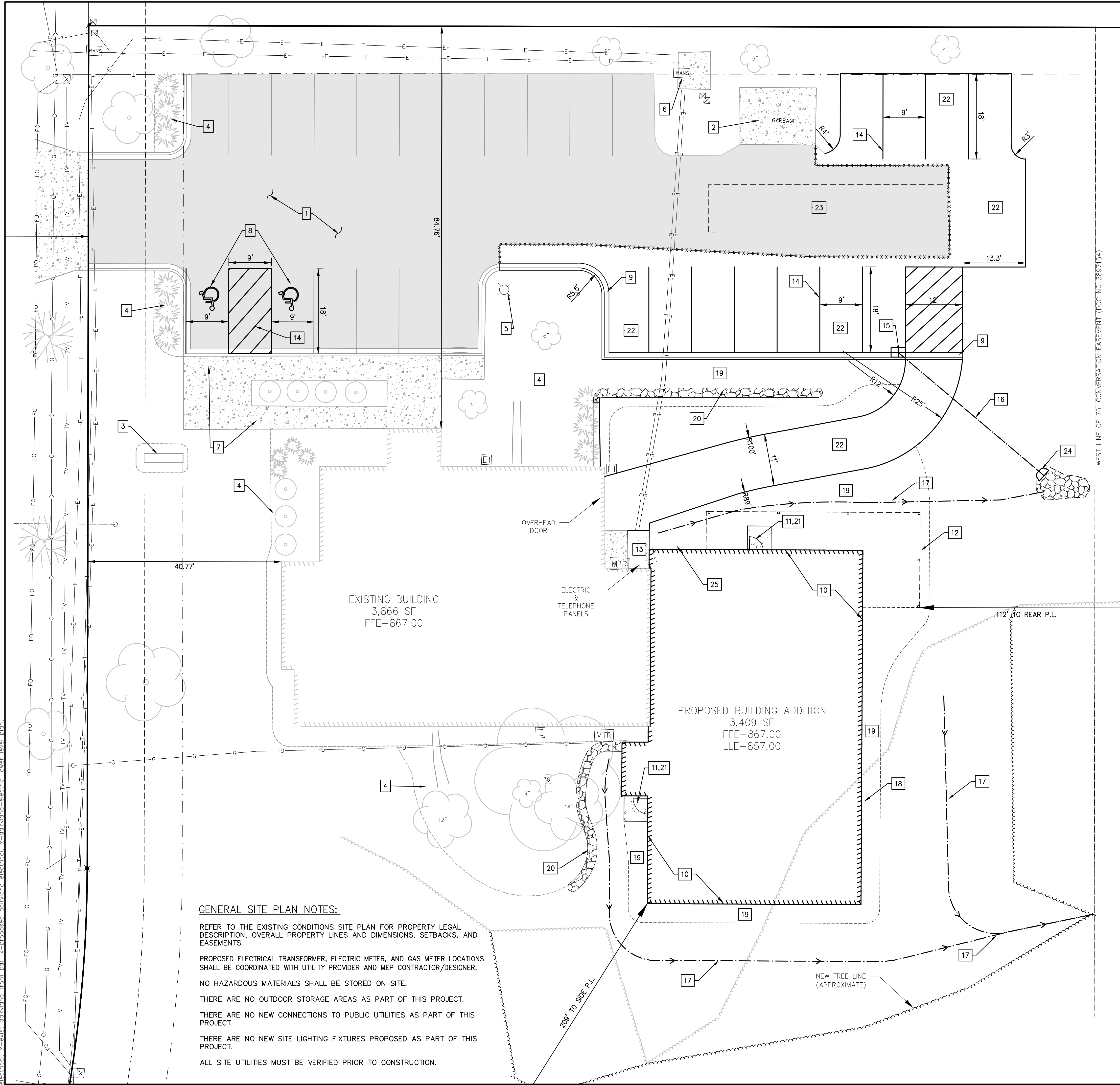
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W:\PROJECTS\00466\800137\CADD\400\Par_Sheet\102 PROPOSED SITE PLAN.dwg, C102 PROPOSED SITE PLAN, 2/18/2019 9:29:07 AM, Mchahon 1:1

mchahon, W:\PROJECTS\00466\800137\CADD\400\Par_Sheet\102 PROPOSED SITE PLAN.dwg, c102 proposed site plan, Plot Date: 2/18/2019 9:29 AM, xrefs: (dairyland elec comp's dew, x=exist topo dairyland electrical, x=exist shade dairyland electrical, x=exist dairyland from pdf, x=proposed dairyland electrical, x=dairyland-electric lower level plan)



GENERAL SITE PLAN NOTES:

- REFER TO THE EXISTING CONDITIONS SITE PLAN FOR PROPERTY LEGAL DESCRIPTION, OVERALL PROPERTY LINES AND DIMENSIONS, SETBACKS, AND EASEMENTS.
- PROPOSED ELECTRICAL TRANSFORMER, ELECTRIC METER, AND GAS METER LOCATIONS SHALL BE COORDINATED WITH UTILITY PROVIDER AND MEP CONTRACTOR/DESIGNER.
- NO HAZARDOUS MATERIALS SHALL BE STORED ON SITE.
- THERE ARE NO OUTDOOR STORAGE AREAS AS PART OF THIS PROJECT.
- THERE ARE NO NEW CONNECTIONS TO PUBLIC UTILITIES AS PART OF THIS PROJECT.
- THERE ARE NO NEW SITE LIGHTING FIXTURES PROPOSED AS PART OF THIS PROJECT.
- ALL SITE UTILITIES MUST BE VERIFIED PRIOR TO CONSTRUCTION.

GENERAL PROJECT NOTES:

- PROJECT NAME: PROPOSED ADDITION FOR DAIRYLAND ELECTRICAL INDUSTRIES, INC.
- PROPERTY ADDRESS: 340 BUSINESS PARK CIRCLE
CITY OF STOUGHTON, DANE COUNTY, WI
- LEGAL DESCRIPTION: LOT 1 CERTIFIED SURVEY MAP 12839 RECORDED IN VOLUME 81, PAGE 211 AS DOCUMENT NO. 4627883, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWN 5 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN
- PARCEL NUMBER: 051105101912
- ZONING DESCRIPTION: PLANNED INDUSTRIAL (PI)
- PROPOSED USE: OFFICE BUILDING
- BUILDING USE & OCCUPANCY CLASSIFICATION: B (OFFICE) W/SECONDARY & S-1 (STORAGE)
- FIRE PROTECTION: NON-SPRINKLERED
- ZONING INFORMATION:
- | | PROVIDED | REQUIRED |
|--------------------|-----------------|---------------------|
| LOT SIZE: | 130,291.01 S.F. | MINIMUM 20,000 S.F. |
| LOT WIDTH: | | |
| WEST | 337.65' | REQ'D MIN. = 100' |
| EAST | 531.63' | REQ'D MIN. = 100' |
| BUILDING HEIGHT: | 21'-8" | MAXIMUM 40' |
| BUILDING SETBACKS: | | |
| FRONT YARD: | 40.77' | REQ'D MIN. = 20' |
| SIDE YARD: | | |
| NORTH | 84.76' | REQ'D MIN. = 10' |
| SOUTH | 208.52' | REQ'D MIN. = 10' |
| REAR YARD: | 109.24' | REQ'D MIN. = 20' |
- PARKING CALCULATIONS:
- OFFICE BUILDING
MINIMUM SPACES = 1 PER 300 SQUARE FEET GROSS OFFICE SPACE
MAXIMUM SPACES = 120% OF MINIMUM REQUIRED STALLS
- 4,334 SF (*EXISTING) + 3,409 SF (NEW) = 7,743 SF / 300
= 26 PARKING SPACES MINIMUM
= 31 PARKING SPACES MAXIMUM
- TOTAL SPACES PROVIDED = 28 (INCLUDES 2 HANDICAP STALLS)
- *INCLUDES 468 SF OF LOWER LEVEL OFFICE SPACE
- LOADING AREA CALCULATIONS:
- ORDINANCE (WB40) = 1-10'X50' LOADING AREA
TOTAL LOADING AREA PROVIDED = 1-10'X50' LOADING AREA

PARCEL AREAS

TOTAL PROPERTY:	130,291.01 S.F.	(2.99 AC)
ZONING DISTRICT:	PLANNED INDUSTRIAL (PI)	
GREEN SPACE REQUIREMENT:	25%	
EXISTING SITE:		
EXISTING GREENSPACE	117,534.01 S.F.	2.698 AC 90.21%
EXISTING PAVEMENT	8,891 S.F.	0.204 AC 6.82%
EXISTING BUILDING	3,866 S.F.	0.088 AC 2.97%

PROPOSED SITE:

NEW BUILDING FOOTPRINT	3,409 S.F.	0.078 AC	2.62%
TOTAL BUILDING FOOTPRINT*	7,275 S.F.	0.167 AC	5.58%
NEW PAVEMENT	2,605 S.F.	0.060 AC	2.00%
EXISTING PAVEMENT REMOVED	567 S.F.	0.013 AC	0.44%
NEW TOTAL IMPERVIOUS**	18,204 S.F.	0.418 AC	13.97%
GREEN SPACE PROVIDED	112,087.01 S.F.	2.574 AC	86.03%
GREEN SPACE REQ'D	32,572.75 S.F.	0.748 AC	25.00%

- *INCLUDING EXISTING BUILDING
- ** INCLUDES ALL IMPERVIOUS SURFACES (EXISTING AND NEW)

SITE PLAN KEY NOTES:

- EXISTING PARKING LOT (SHADED)
- EXISTING DUMPSTER ENCLOSURE
- EXISTING MONUMENT SIGN
- EXISTING LANDSCAPE AREAS
- EXISTING LIGHT POLE
- EXISTING ELECTRIC TRANSFORMER.
- EXISTING HANDICAP ACCESSIBLE ROUTE
- PROPOSED HANDICAP STALLS WITH SIGNS
- CONCRETE CURB & GUTTER, 18-INCH
- PROPOSED BUILDING
- PROPOSED BUILDING ENTRANCE
- PROPOSED DECK
- PROPOSED CONCRETE SIDEWALK
- PROPOSED 4" PAINT STRIPE (YELLOW) AT 4' O.C. AND 45'
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER PIPE
- PROPOSED DRAINAGE SWALE
- PROPOSED DOWNSPOUT (TYPICAL)
- PROPOSED LANDSCAPE AREA. REFER TO LANDSCAPE PLAN.
- PROPOSED BOULDER RETAINING WALL
- PROPOSED CONCRETE STOOP - SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION
- PROPOSED ASPHALTIC PAVEMENT
- 10'X50' LOADING ZONE
- PROPOSED STORM SEWER OUTFALL
- BIKE RACK

PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED ADDITION FOR:
DAIRYLAND ELECTRICAL INDUSTRIES, INC.
PROPOSED SITE PLAN

DESIGNED
MPK

DRAWN
MPK

PROJECT NO.
C0046 61800137

DATE
FEBRUARY 15, 2019

SHEET NO.
C102

McMAHON
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
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EROSION CONTROL NOTES

- THIS PLAN COVERS SITE GRADING AND UTILITY, STORMWATER DEVICE, PAVING & BUILDING CONSTRUCTION.
- OBTAIN AN EXCAVATION PERMIT FOR ALL WORK WITHIN THE VILLAGE OF HARRISON RIGHT OF WAY. OBTAIN AN EROSION & SEDIMENT CONTROL PERMIT PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES GREATER THAN 1 ACRE.
- EROSION CONTROL PLAN DESIGN CRITERIA, STANDARDS AND SPECIFICATIONS: ALL EROSION CONTROL MEASURES SHALL AT A MINIMUM, COMPLY WITH THE DESIGN CRITERIA, STANDARDS, AND SPECIFICATIONS FOR EROSION CONTROL BASED ON ACCEPTED DESIGN CRITERIA, STANDARDS, AND SPECIFICATIONS IDENTIFIED IN THE LATEST EDITION OF THE DEPARTMENT OF NATURAL RESOURCES' TECHNICAL STANDARDS AND BY THE REQUIREMENTS OF THE VILLAGE OF HARRISON EROSION CONTROL ORDINANCE. AS INDIVIDUAL PRACTICES FROM WI-DNR CONSTRUCTION SITE BMP HANDBOOK ARE PUBLISHED AS WI-DNR TECHNICAL STANDARDS, THE STANDARD SHALL GOVERN.
- THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF HARRISON AT LEAST 2 DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
- EROSION & SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED OR INSTALLED BEFORE LAND DISTURBING CONSTRUCTION ACTIVITIES BEGIN. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION UNTIL THE SITE IS STABILIZED BY VEGETATION OR OTHER APPROVED MEANS. FINAL STABILIZATION ACTIVITIES SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE & FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.
- ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
- CONSTRUCTION ENTRANCES UTILIZING 3" CLEAR STONE SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12 INCHES THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
- ON-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
- ALL SEDIMENT LADEN WATER PUMPED FROM THE SITE SHALL BE TREATED BY A TEMPORARY SEDIMENT BASIN OR BE FILTERED BY OTHER APPROVED MEANS. WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS. DEWATERING TO MEET THE REQUIREMENTS OF DNR TECHNICAL STANDARD 1061.
- DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREA, INCLUDING SOIL STOCKPILES LEFT INACTIVE FOR MORE THAN 10 DAYS, SHALL AT A MINIMUM BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS. STRAW MULCH SHALL BE ANCHORED BY "CRIMPING" THE STRAW INTO THE SOIL.
- WASTE MATERIAL GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO A RECEIVING WATER OR STORM SEWER SYSTEM.
- IN THE CASE OF LATE SEASON AND WINTER CONSTRUCTION, RESTORATION/LANDSCAPING OF THE SITE SHALL ALL OCCUR NO LATER THAN JUNE 1 OF THE NEXT CONSTRUCTION SEASON. EROSION CONTROL MEASURES SHALL REMAIN INTACT UNTIL FINAL RESTORATION OF THE SITE IS COMPLETE. FABRIC INSIDE THE INLET AND CATCH BASIN GRATING SHALL BE REMOVED AS SOON AS FREEZING WEATHER OCCURS SO DRAINAGE IS NOT IMPAIRED THROUGHOUT THE WINTER MONTHS. ALL EROSION CONTROL PRACTICES REMOVED OR DAMAGED DUE TO WINTER WEATHER SHALL BE REPLACED IN THE SPRING IMMEDIATELY AFTER THE THAW.
- EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF THE WORK DAY.
- INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5 INCHES OR MORE AND MAKE NEEDED REPAIRS.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AT THE CONCLUSION OF CONSTRUCTION AFTER STABILIZATION OF DISTURBED SOIL HAS OCCURRED.
- THE EXISTING GRASS STREET TERRACE SHALL BE MAINTAINED AS A BUFFER THROUGHOUT CONSTRUCTION. AT A MINIMUM, THE GRASS TERRACE SHALL BE RESTORED WITH TEMPORARY SEED (OATS/RYE) AND MULCHED WITHIN 10 DAYS OF THE COMPLETION OF ALL LATERAL INSTALLATIONS AND OTHER CONSTRUCTION ACTIVITY. IF THE TERRACE IS NOT TO BE RESTORED DURING FINAL LANDSCAPING, A PERMANENT SEED MIX SHALL BE INSTALLED.
- DIVERT CLEAR WATER AROUND WORK AREA DURING CONSTRUCTION.
- FILLED/DISTURBED AREAS SHALL BE SEEDED WITHIN 10 DAYS AFTER FINAL GRADES HAVE BEEN REACHED.
- SILT FENCE AND OTHER EROSION CONTROL DEVICES THAT ARE TEMPORARILY REMOVED FOR CONSTRUCTION ACTIVITY MUST BE REPLACED AS SOON AS THOSE ACTIVITIES ARE COMPLETED.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING OF EROSION CONTROL DEVICES ONCE CONSTRUCTION IS COMPLETED AND VEGETATION HAS BEEN ESTABLISHED.
- AIRBORNE DUST SHALL BE CONTROLLED BY WATERING ALL DISTURBED SOIL AREAS AND GRAVEL DRIVES WHERE WHEEL TRAFFIC IS PRESENT AND MOISTURE CONTENT OF THE SURFACE IS LOW ENOUGH TO ALLOW DUST EMISSION.

AMENDMENTS:

THE CONTRACTOR IS RESPONSIBLE FOR AMENDING THE EROSION & SEDIMENT CONTROL PLAN IF: THERE IS A CHANGE IN CONSTRUCTION, OPERATION OR MAINTENANCE AT THE SITE WHICH HAS THE REASONABLE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS; THE ACTIONS REQUIRED BY THE PLAN FAIL TO REDUCE THE IMPACTS OF POLLUTANTS CARRIED BY CONSTRUCTION SITE RUNOFF; OR IF THE DNR NOTIFIES THE APPLICANT OF CHANGES NEEDED IN THE PLAN. THE DNR AND CITY OF OSHKOSH SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO MAKING CHANGES TO THE PLAN.

THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING BEST MANAGEMENT PRACTICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES BY THE END OF THE WORK DAY. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING BEST MANAGEMENT PRACTICES TEMPORARILY REMOVED FOR CONSTRUCTION ACTIVITY AS SOON AS THOSE ACTIVITIES ARE COMPLETED. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING OF TEMPORARY BEST MANAGEMENT PRACTICES AFTER CONSTRUCTION IS COMPLETE AND PERMANENT VEGETATION IS ESTABLISHED.

EROSION & SEDIMENT CONTROL PLAN

BEST MANAGEMENT PRACTICES:

THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING, INSTALLING, MAINTAINING AND REMOVING BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) TECHNICAL STANDARDS. THESE STANDARDS MAY BE FOUND ON THE DNR WEBSITE AT <http://www.dnr.state.wi.us/org/water/wm/nps/stormwater/techstds.htm>. RIP-RAP AND DE-WATERING SHALL COMPLY WITH THE WISCONSIN CONSTRUCTION SITE BMP HANDBOOK UNTIL TECHNICAL STANDARDS 1061 AND 1065 ARE COMPLETED BY THE DNR. THE MINIMUM BEST MANAGEMENT PRACTICES SPECIFIED FOR THIS PROJECT ARE AS FOLLOWS:

- | | |
|---|--|
| <input type="checkbox"/> LAND APPLICATION OF POLYACRYLAMIDE (1050) | <input type="checkbox"/> DE-WATERING (1061) |
| <input type="checkbox"/> WATER APPLICATION OF POLYMERS (1051) | <input checked="" type="checkbox"/> DITCH CHECK (1062) |
| <input checked="" type="checkbox"/> NON-CHANNEL EROSION MAT (1052) | <input type="checkbox"/> SEDIMENT TRAP (1063) |
| <input type="checkbox"/> CHANNEL EROSION MAT (1053) | <input type="checkbox"/> SEDIMENT BASIN (1064) |
| <input type="checkbox"/> VEGETATIVE BUFFER (1054) | <input checked="" type="checkbox"/> RIP-RAP (1065) |
| <input type="checkbox"/> SEDIMENT BALE BARRIER (1055) | <input type="checkbox"/> CONSTRUCTION DIVERSION (1066) |
| <input checked="" type="checkbox"/> SILT FENCE (1056) | <input checked="" type="checkbox"/> GRADING PRACTICES (1067) |
| <input type="checkbox"/> TRACKING PAD & TIRE WASHING (1057) | <input type="checkbox"/> DUST CONTROL (1068) |
| <input checked="" type="checkbox"/> MULCHING (1058) | <input type="checkbox"/> TURBIDITY BARRIER (1069) |
| <input checked="" type="checkbox"/> SEEDING (1059) | <input type="checkbox"/> SILT CURTAIN (1070) |
| <input checked="" type="checkbox"/> STORM DRAIN INLET PROTECTION (1060) | |

General Contractor:
Consolidated Construction Company, Inc.
Attn: Rick Davenport
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Appleton, WI 54913
(920) 750-9912

Designer: McMAHON
Attn: Mike Kohlbeck, PE
1445 McMahon Drive
Neenah, WI 54956
(920) 751-4200

Owner:
Dairyland Electrical Industries, Inc.
340 Business Park Circle
Stoughton, WI 53589

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES AND IMPLEMENTING BEST MANAGEMENT PRACTICES TO DO THE FOLLOWING TO THE MAXIMUM EXTENT PRACTICABLE:

- PRESERVE EXISTING VEGETATION WHERE POSSIBLE. TEMPORARILY STABILIZE EXPOSED SOILS THAT WILL NOT BE ACTIVE FOR 30 DAYS OR MORE. POLYACRYLAMIDE, MULCHING, SEEDING AND GRAVELING MAY BE USED TO TEMPORARILY STABILIZE EXPOSED SOILS.
- DIVERT CLEAR WATER AWAY FROM EXPOSED SOILS USING CONSTRUCTION DIVERSIONS.
- MANAGE SHEET FLOW THAT IS NOT CONTROLLED WITH A SEDIMENT TRAPPING DEVICE. SILT FENCE IS USED TO MANAGE SHEET FLOW. GRADING PRACTICES MAY BE USED TO SUPPLEMENT THE SILT FENCE.
- MANAGE CONCENTRATED FLOW WITH SEDIMENT TRAPPING DEVICES. STORM DRAIN INLET PROTECTION AND A SEDIMENT BASIN ARE USED TO MANAGE CONCENTRATED FLOW. POLYMERS ARE USED FOR THE SEDIMENT BASIN TO ENHANCE TRAPPING.
- MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ANY ONE TIME.
- PROTECT INLETS FROM RECEIVING SEDIMENT WITH STORM DRAIN INLET PROTECTION.
- PREVENT TRACKING OF SEDIMENT ONTO ROADS AND PAVED SURFACES USING TRACKING PADS AND/OR TIRE WASHING. MINIMIZE TRACKING AT ALL SITE EXITS AND ENTRANCES.
- CLEANUP OFFSITE SEDIMENT DEPOSITS AT THE END OF EACH WORK DAY & BEFORE A RAIN.
- MANAGE THE USE, STORAGE AND DISPOSAL OF CHEMICALS, CEMENT, CONCRETE AND OTHER COMPOUNDS AND MATERIALS TO PREVENT THEIR DISCHARGE INTO THE DRAINAGE SYSTEM.
- STABILIZE DRAINAGE WAYS AND EROSION DISCHARGE LOCATIONS WITH CHANNEL EROSION MAT, MULCHING, SEEDING, DITCH CHECKS & RIP-RAP AS SOON AS POSSIBLE.
- PERMANENTLY STABILIZE EXPOSED SOILS WITH NON-CHANNEL EROSION MAT, MULCHING AND SEEDING AS SOON AS POSSIBLE.
- CONTROL AND MINIMIZE DUST FROM VEHICULAR TRAFFIC AND WIND EROSION. PRESERVING VEGETATION, MULCHING, SEEDING, WATERING, GRADING PRACTICES, POLYACRYLAMIDE, SOIL STABILIZERS, CHLORIDES, & BARRIERS MAY BE USED FOR DUST CONTROL.
- PREVENT THE DISCHARGE OF SEDIMENT AS PART OF DE-WATERING. GEOTEXTILE BAGS, SEDIMENT TANKS, SEDIMENT TRAPS, SEDIMENT BASINS, AND FILTRATION SYSTEMS MAY BE USED FOR DE-WATERING. POLYMERS ARE TO BE USED TO ENHANCE SEDIMENT TRAPPING.
- SOIL TYPE, PER NRCS SOIL MANUAL, IS BOYER SANDY LOAD (BoC2) AND DRESDEN SILT LOAM (DsC2) BOTH TYPE B SOILS, WITH DEPTHS TO WATER TABLE MORE THAN 80 INCHES.

ANTICIPATED GENERAL SITE CONSTRUCTION, GRADING & EROSION CONTROL PLAN

This sequence is approximate. Days are measured as calendar days, not working days. Work tasks could be done concurrently.

CONSTRUCTION TO COMMENCE APRIL 29, 2019

- Hold preconstruction conference.
- Install erosion control provisions as shown on the plan (gravel construction entrance, silt fence, inlet protection, etc), and per the construction sequence described on this page. (Day 1-2)
- Contact the City of Stoughton to notify them that the site grading is to begin and erosion control provisions are installed. (Day 3)
- Strip topsoil, demo site, and rough grade site as deemed necessary by the contractor. Remove excess material from site. Stockpiles lasting for more than 7 days require stabilization. (Days 4-11)
- Construct building foundations. (Days 5-19)
- Building construction. (Days 19-115)
- Exterior aggregate, concrete, and asphalt paving. (Days 60-81)
- Complete fine grading and landscaping, including grassy swales. Permanently stabilize disturbed areas, cut and fill areas, lawn areas. Remove all erosion control measures once soil is at least 80% stabilized. (Days 81-141)

CONSTRUCTION EROSION & SEDIMENT CONTROL PRACTICES

The following erosion and sediment control practices apply only to the proposed construction. Site development equipment that is expected to be used will include backhoes, front end loaders, bulldozers, skid steers, dump trucks and other miscellaneous equipment. Approximately 0.46 acres of land will be disturbed during construction. Offsite projects or other onsite projects that are not discussed in this plan will require their own erosion control permits and plans when the plans for those projects are finalized and submitted for review. It is expected that no dewatering will be required for this site.

All erosion and sediment control practices shall be in accordance with the Wisconsin Construction Site Technical Standards. Erosion and sediment control practices shall be in place prior to disturbing the site. Erosion and sediment control practices that may be used for this project are described as follows:

- Temporary Ditch Check - Purpose is to reduce runoff velocity in channels, ditches, or swales in order to allow larger sediment particles to settle.
- Rip-Rap Protection - Rip-rap and filter fabric prevent scour and erosion from occurring within streams, channels, ditches, swales, culvert outlets, or storm sewer outlets.
- Silt Fence - Purpose is to intercept and detain sheet flow runoff from disturbed areas for sufficient time to allow larger sediment particles to settle out.
- Street Sweeping - Street sweeping collects mud that is transported onto public roads by vehicles, equipment and storm water runoff.
- Mulching - Purpose is to reduce erosion by dissipating raindrop impact energy and reducing sheet flow velocity. Mulching also fosters grass seed growth. Mulching shall be performed within 7 days of the end of active soil disturbance.
- Seeding - Purpose is to stabilize disturbed areas by planting grass seed in order to minimize erosion and reduce runoff velocity. Seeding shall be performed within 7 days of the end of active soil disturbance.
- Erosion Blankets - Erosion blankets protect disturbed slopes and ditches from erosion.

CONSTRUCTION INSPECTION & MAINTENANCE PLAN

All temporary and permanent erosion and sediment controls shall be inspected by the contractor every 7 days and within 24 hours after a precipitation event of 0.5 inches or greater. Contractor shall maintain weekly written reports of all inspections as necessary to meet WI DNR and City of Stoughton's ordinance, until the site has undergone final stabilization and received final acceptance from the City. Logs are to be kept on site, and shall include the following:

- Time, date and location of inspection.
- Personnel completing the inspection.
- Current phase of the construction at the time the inspection is occurring.
- Specific assessment of erosion control devices.
- Specific description of maintenance or repair required on the erosion control devices.
- Date and time when the required maintenance or repairs were made.

Contractor shall inspect erosion and sediment controls for structural damage, erosion, sediment accumulation, or any other undesirable condition. Contractor shall repair any damaged structures prior to the end of the working day. Sediment shall be removed from erosion control devices when the depth of sediment has accumulated to one half the height of the device. Eroded or tracked sediment should be cleaned from roadways before the end of the business day on which it accumulated.

In addition to these requirements, the contractor is required to meet all additional Village and WI DNR regulations as stated on permits and on the construction plan sheets.

POST CONSTRUCTION WATER QUALITY, PEAK FLOW

- This site eventually drains to the Yahara River. The use of good housekeeping maintenance practices will help to maintain the quality of the River.
- The grassy swales are used to trap suspended and dissolved solids prior to discharge.
- The grassy swales reduce erosive peak flow rates prior to discharge to the navigable streams and ditches.
- Fertilizers used on the lawn during the construction restoration process, and during post construction site maintenance, are to have low/no phosphorous component. At the discretion of the owner, fertilizer should be based on a soil sample from a trusted soil scientist.
- Lawn/landscaped areas are to remain vegetated to reduce sediment runoff.
- A low salt application policy is encouraged during the winter season.

PROPOSED ADDITION FOR:
DAIRYLAND ELECTRICAL INDUSTRIES, INC.
EROSION CONTROL NOTES

DESIGNED MPK	DRAWN MPK
PROJECT NO. C0046 61800137	
DATE FEBRUARY 15, 2019	
SHEET NO. C104	

REVISION

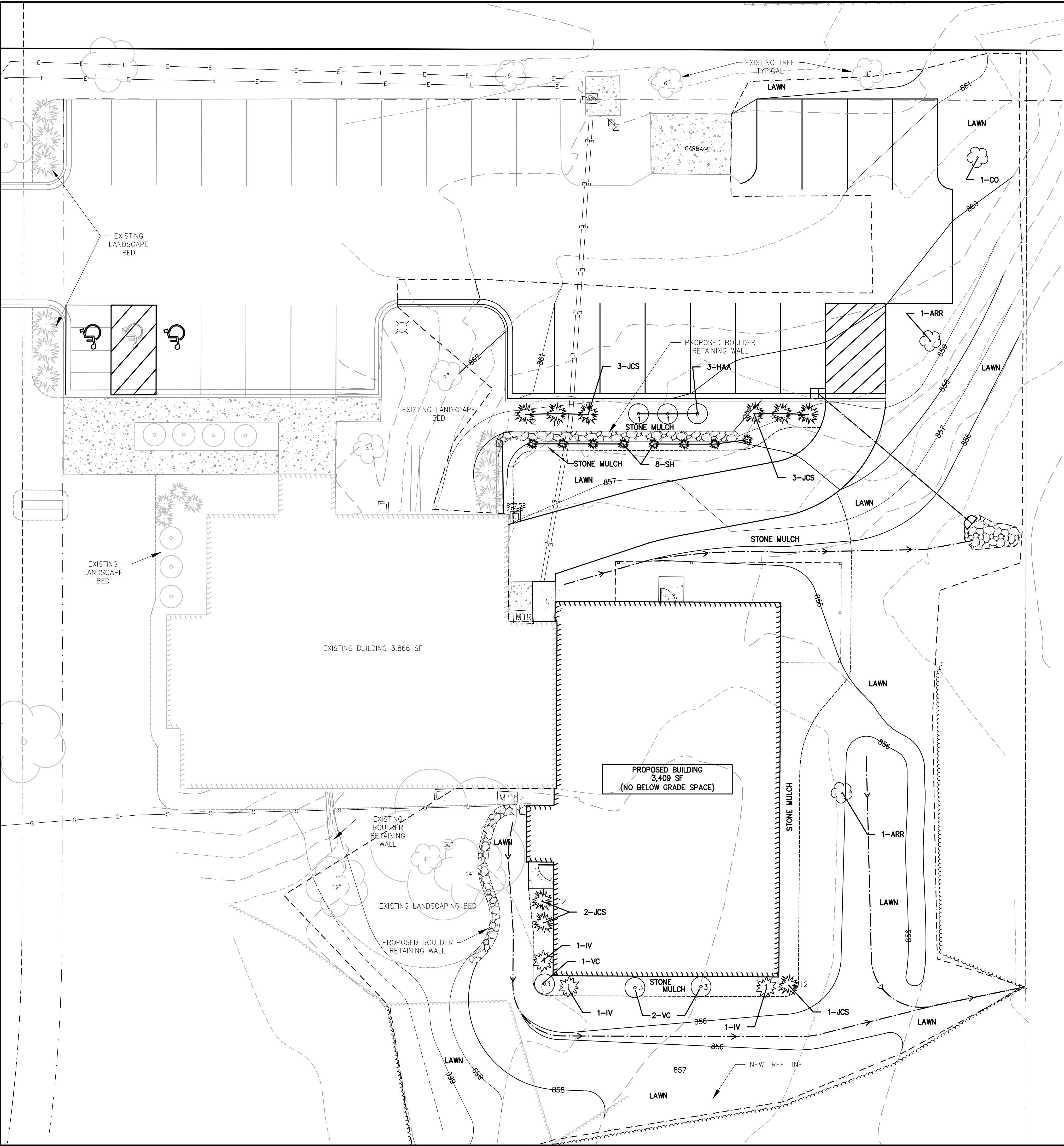
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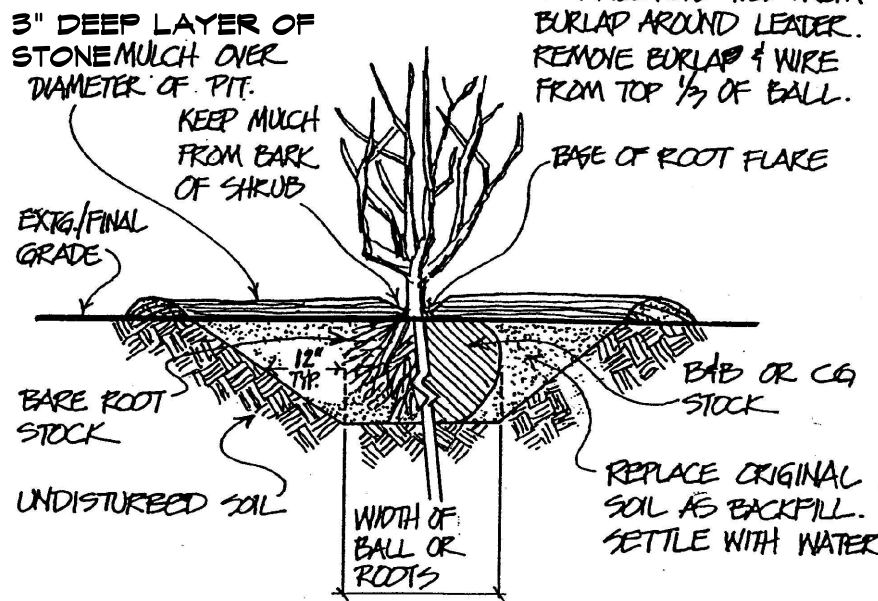
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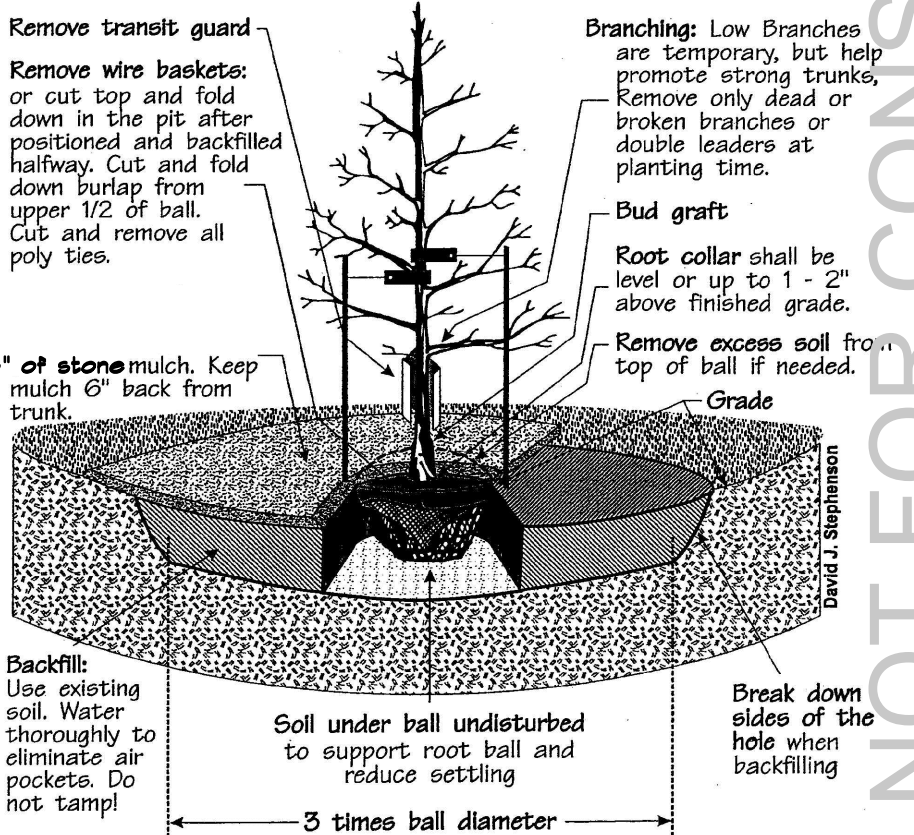
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SCALE - FEET

LANDSCAPE SCHEDULE							
MAJOR DECIDUOUS TREES							
KEY	QUANTITY	POINTS	BOTANICAL NAME	COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	SIZE AT MATURITY HEIGHT/WIDTH
ARR	2	60	Acer rubrum 'Red Sunset'	Red Sunset Maple	Bailed & Burlapped	2"	50 x 30
CO	1	30	Celtis occidentalis 'Prairie Pride'	Rprairie Pride Hackberry	Bailed & Burlapped	2"	40 x 30
TOTAL	3	90					
MINOR DECIDUOUS TREES AND SHRUBS							
KEY	QUANTITY		BOTANICAL NAME	COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	SIZE AT MATURITY HEIGHT/WIDTH
HAA	3	3	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 Gallon Pot	2'	3'x3.5
IV	3	3	Itea virginica	Virginia Sweetspire	5 Gallon Pot	2'	3'x3.5
VC	3	9	Viburnum carlesii	Koreanspice Viburnum	5 Gallon Pot	2'	5'X5'
TOTAL	9	15					
SHRUB EVERGREEN							
KEY	QUANTITY		BOTANICAL NAME	COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	SIZE AT MATURITY HEIGHT/WIDTH
JCS	9	108	Juniperus chinensis 'Sea Green'	Sea Green Juniper	Balled & Burlapped or Potted	15"	3' x 5'
TOTAL	9	108					
GROUND COVER							
KEY	QUANTITY		BOTANICAL NAME	COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	SIZE AT MATURITY HEIGHT/WIDTH
SH	8	-	Sporobolus heterolepsis	Prairie Dropseed (grass)	1 Gallon Pot	15"	-
TOTAL	8	-					



SHRUB PLANTING DETAIL TO SCALE

Proper Tree Planting Diagram



NOTES:

- T=TREES; S=SHRUB; E=EVERGREEN; B-B=BALLED IN BURLAP; B.R.=BARE ROOT; P=POTTED; T.S.= TREE SPADE.
- THE LAYOUT OF THE PLANTING AND LOCATION OF PLANT HOLES OR BEDS SHALL BE STAKED BY THE CONTRACTOR SUBJECT TO ENGINEER/ ARCHITECTS APPROVAL. PLACE SMALL PLANTS UNDER WINDOWS.
- ALL PLANTING AREAS TO BE FREE OF WEEDS AND GRASS, TREATED WITH A NON-LEACHING PRE-EMERGENT HERBICIDE, PREEM OR EQUAL, PER MANUFACTURER'S SPECIFICATIONS AND COVERED WITH TYPAR 3301 OR SUPAC 2P AND THEN WITH 3/4" DIAMETER OF AMERICAN HERITAGE DECORATIVE STONE (WASHED MISSISSIPPI STONE), FREE OF WEEDS AND DISEASE. THE STONE SHALL BE RAKED TO PRODUCE A UNIFORM TEXTURE. SUBMIT SAMPLES OF HERBICIDE AND STONE TO ENGINEER/ARCHITECT FOR APPROVAL. ON DAY OF INSTALLATION WATER HERBICIDE TO ACTIVATE IF NECESSARY. STONE MULCH IN NEW PLANTING ISLANDS IN THE PARKING LOT TO MATCH MULCH IN EXISTING PLANTING ISLANDS.
- SEE THIS PAGE FOR PLANTING AND STAKING DETAILS.
- AREAS TO BE PAVED, SEEDED, AND BEDDED ARE INDICATED ON THE PLANS. ALL AREAS THAT ARE PAVED OR LANDSCAPED SHALL BE PLANTED WITH SEED AND FERTILIZED AND MULCHED.
- CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING PITS FOR NEW TREES.
- ALL PLANTS TO BE SIZED AND GRADED AS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE USA STANDARD FOR NURSERY STOCK.
- PLANT SUBSTITUTIONS PERMISSIBLE WITH ENGINEER/ARCHITECT AND CITY APPROVAL AND WRITTEN NOTIFICATION PRIOR TO INSTALLATION.
- PLASTIC OR METAL POTS TO BE REMOVED. SCORE ROOTBALL 1" DEEP WITH SHARP KNIFE. REMOVE TOP PORTION OF FIBER POT THAT EXTENDS ABOVE FINISH GRADE AND CUT SIDES OF POT TO AID IN DECOMPOSITION.
- ALL LAWN AREAS TO BE SEEDED AND MULCHED WITH CHOPPED STRAW. MULCH IS TO BE CRIMPED AND SHOULD CONFORM TO DNR TECHNICAL STANDARDS 1058 AND 1059.
- ALL LANDSCAPE BEDS AROUND THE BUILDING AND ISLANDS TO BE EDGED WITH DIAMOND BLACK ROYAL POLY BED EDGING. FREE STANDING TREES & EVERGREENS TO BE EDGED WITH WELL SHAPED 'SPADE CUT' EDGES, 3" DEPTH, FORMED IN LINES OR CURVES AS SHOWN ON THE DRAWINGS.
- BUILDING FOUNDATIONS:
NEW BUILDING FOUNDATION = 182 L.F.
182 L.F./100 =1.8 * 40 POINTS = 72 POINTS REQUIRED. POINTS PROVIDED = 78
- PAVED AREAS:
11 NEW PARKING STALLS = 33 POINTS REQUIRED. POINTS PROVIDED = 75
- DEVELOPED LOTS:
NEW BUILDING = 3,393 S.F.
3,393 S.F./1000 = 3.9 * 10 = 39 POINTS REQUIRED. POINTS PROVIDED = 60

DESIGNED
MPK

DRAWN
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PROJECT NO.
C0046 61800137

DATE
FEBRUARY 15, 2019

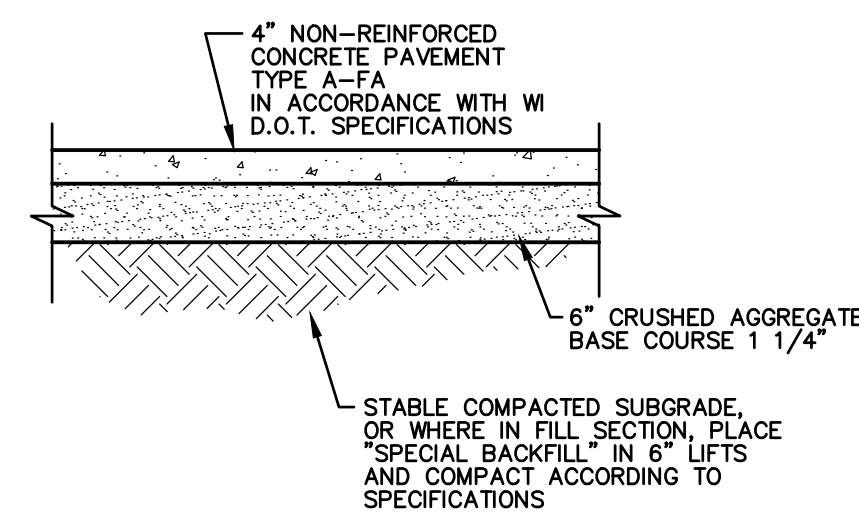
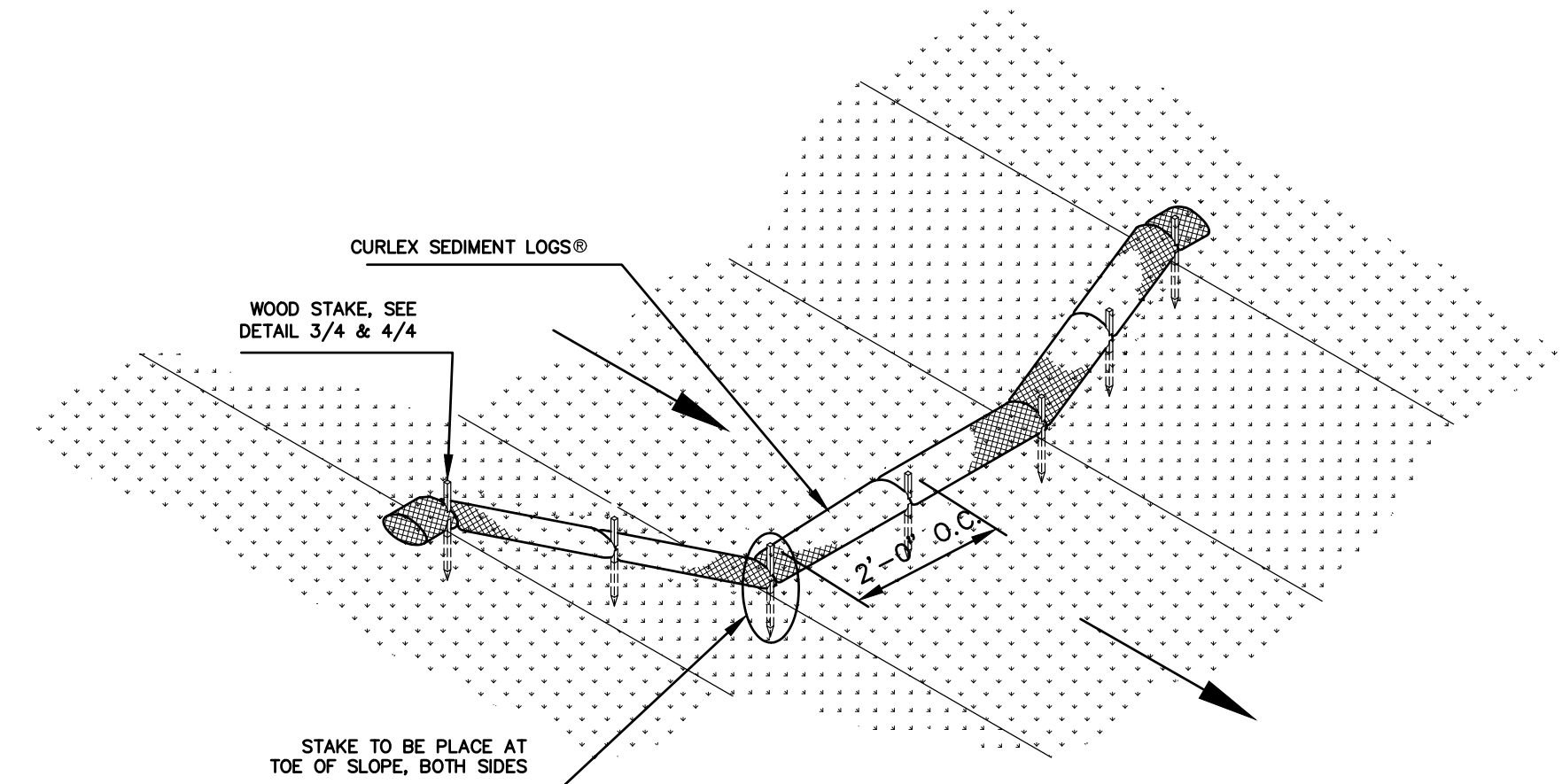
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PROPOSED ADDITION FOR:
DAIRYLAND ELECTRICAL INDUSTRIES, INC.
LANDSCAPE PLAN

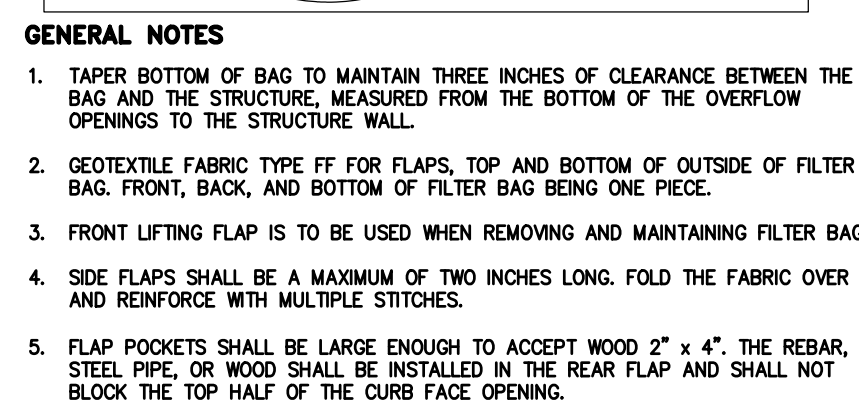
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ENGINEERS ARCHITECTS

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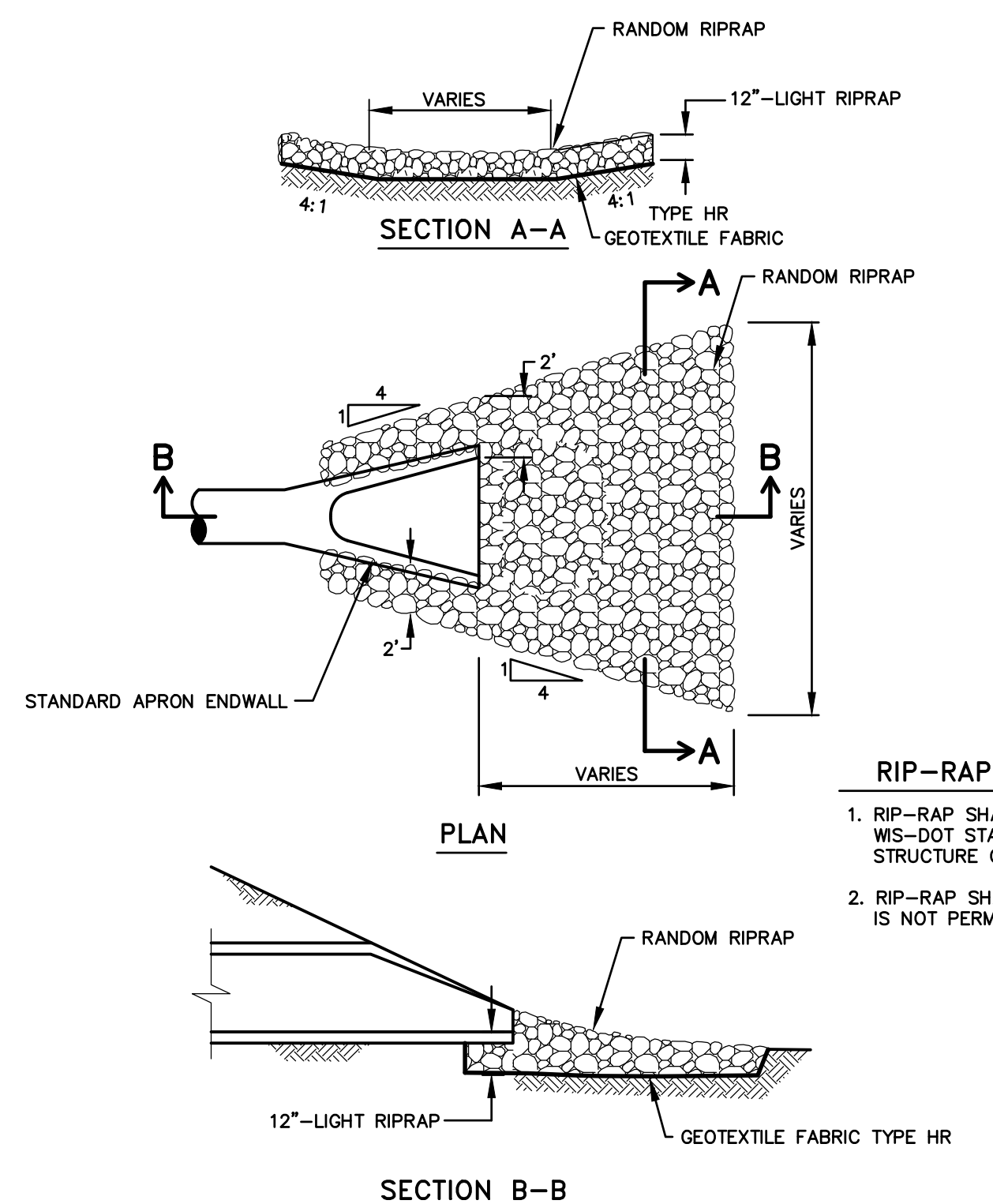


(MAXIMUM EXPOSED WALL HEIGHT IS 3 FEET)



MAINTENANCE NOTES

1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.



DESIGNED MPK	DRAWN MPK
PROJECT NO. C0046 61800137	
DATE FEBRUARY 15, 2019	
SHEET NO. C106	

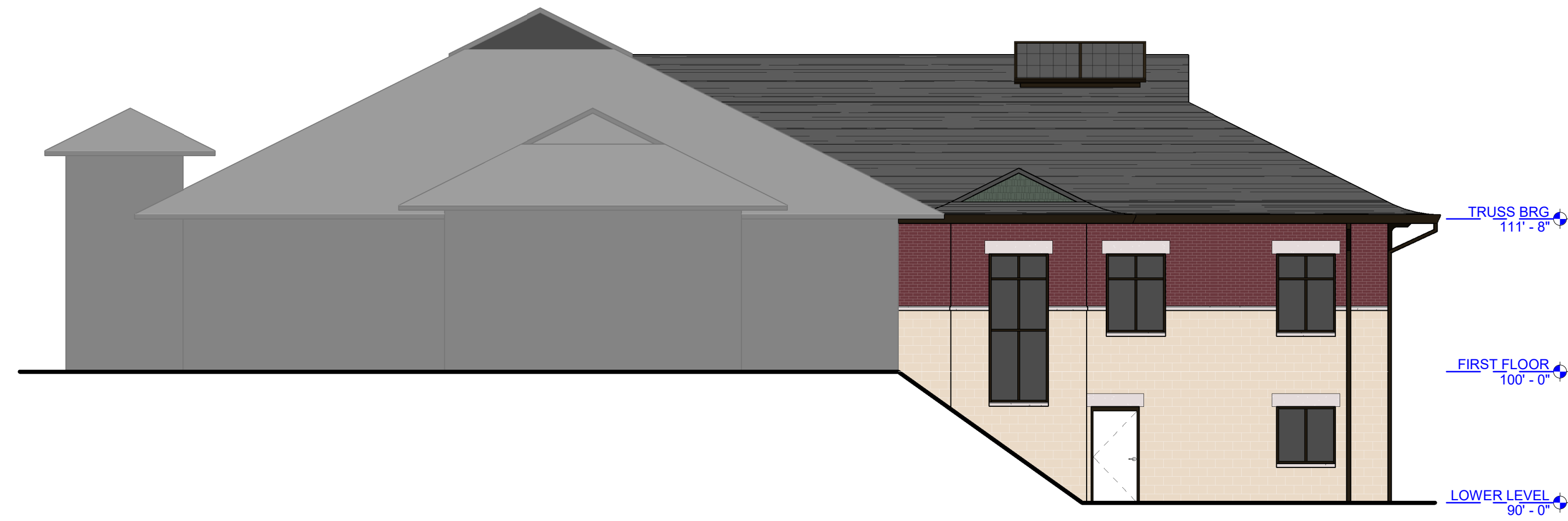
PRELIMINARY NOT FOR CONSTRUCTION



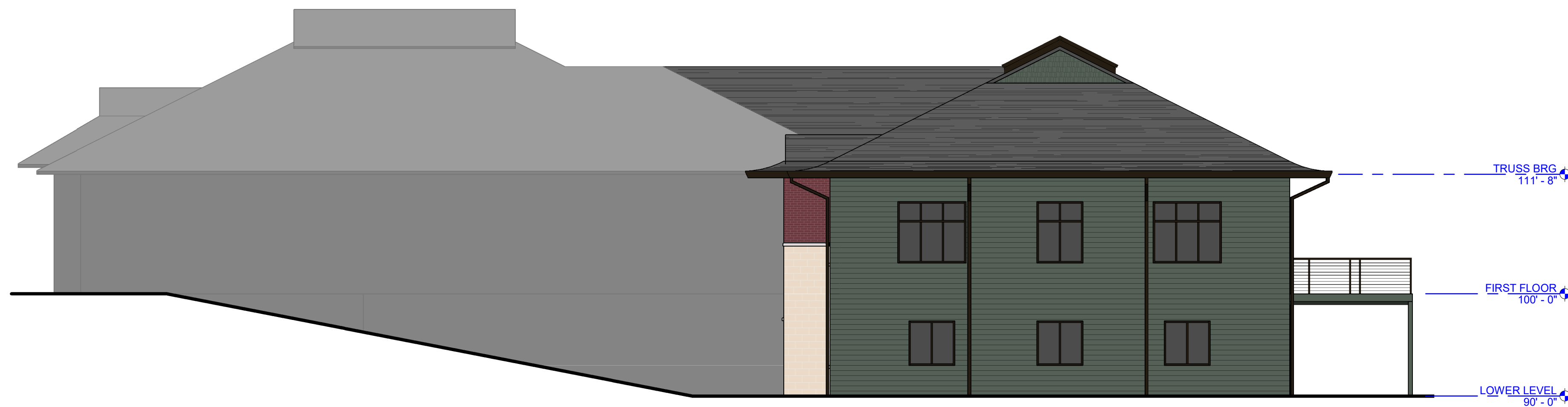
1 NORTH EXTERIOR ELEVATION
A392 1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
A392 1/8" = 1'-0"



3 WEST EXTERIOR ELEVATION
A392 1/8" = 1'-0"



4 SOUTH EXTERIOR ELEVATION
A392 1/8" = 1'-0"

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DAIRYLAND ELECTRICAL
INDUSTRIES
STOUGHTON WI

McMAHON
ENGINEERS ARCHITECTS
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcgrp.com

McMahon provides this drawing and data, regardless of form, as is, without warranty, and the client agrees to indemnify and hold McMahon harmless from and against all claims, damages, costs and expenses, including attorneys' fees, arising out of or from the use of this drawing or data, whether or not such claims, damages, costs and expenses are caused in whole or in part by the negligence of McMahon.

Project #:
C0046-6-18-00137

Designer:

Issued for Bid:

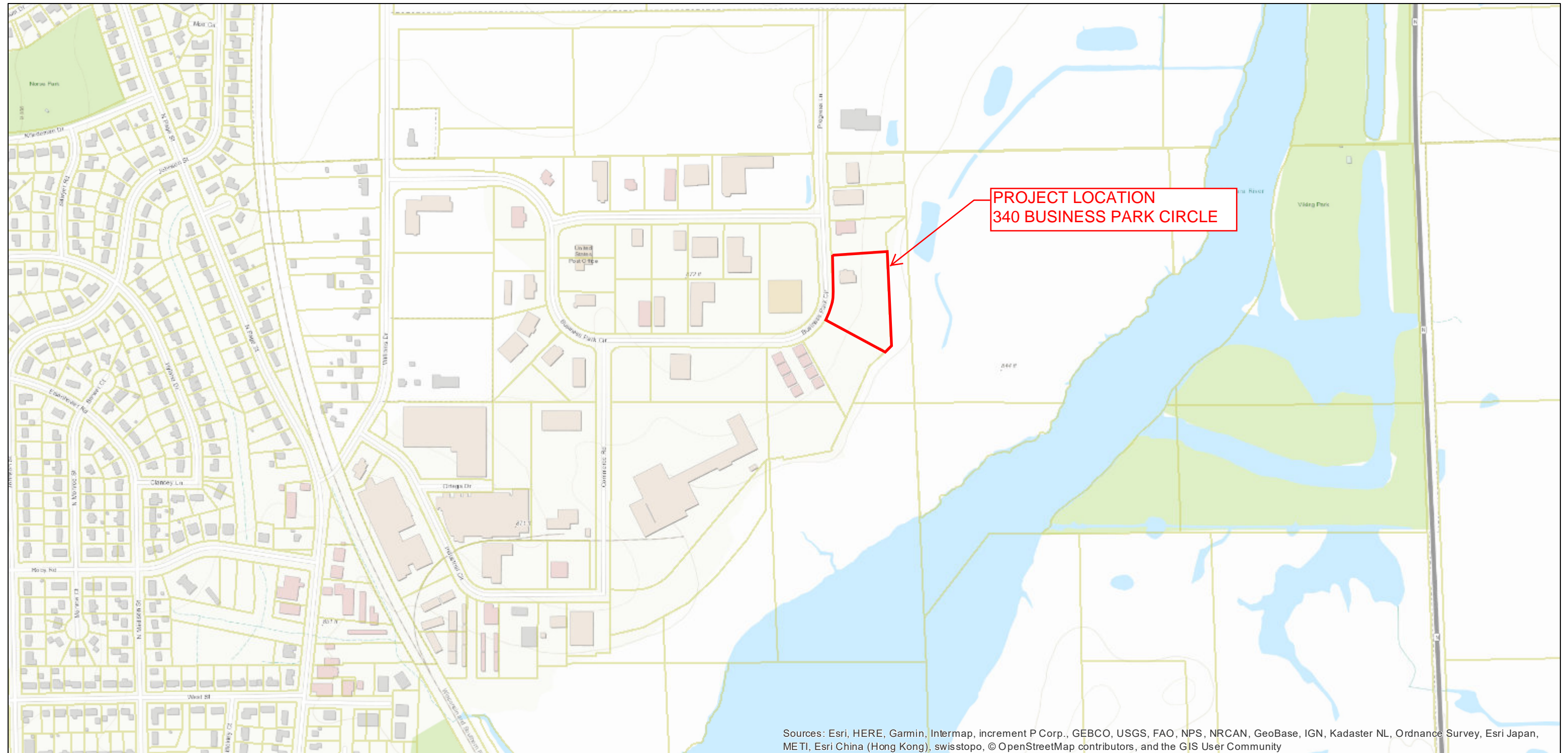
Issued for Permit:

Issued for Construction:

A392

COLORED ELEVATIONS

Dairyland Electrical Industries, Inc. - Project Location Map



February 11, 2019

 Tax Parcels

1 inch = 500 feet



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

Applicant Name: _____

Applicant Address: _____

Applicant Phone and Email: _____

Property Owner Name (if different than applicant): _____

Property Owner Phone: _____

Subject Property Address: _____

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: _____

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: _____



CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
381 East Main Street, Stoughton, WI. 53589
www.cityofstoughton.com/planning

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

February 18, 2019

McMahon Engineers-Architects
Mike Kohlbeck
1445 McMahon Drive
Neenah, WI 54956

Dear Mr. Kohlbeck:

I have completed a final review of the proposed building addition for Dairyland Electric at 340 Business Park Circle. The building addition is proposed to add 3,409 square feet of additional office space. As noted, additional information may be required to be provided or shown on the plans.

Zoning Code Requirements:

1. The property at 340 Business Park Circle is zoned PI – Planned Industrial. Office land uses include all exclusively indoor land uses whose primary functions are the handling of information or administrative services. Such land uses do not typically provide services to customers on a walk-in or on-appointment basis. **The existing use is not changing.**
2. The Comprehensive Plan, Future Land Use Map designates this property as Planned Industrial which is consistent with the zoning and existing uses.
3. The parking requirement for an office land use is one space per 300 square feet of gross floor area. **26 parking spaces are required while 28 are proposed.**
4. The proposed building addition meets the setback and height requirements of the Planned Industrial district. (Min front yard setback – 20 feet; Min side yard setback – 10 feet; Min rear yard setback – 20 feet; Max building height – 40 feet) **The plan meets these requirements.**
5. Handicapped parking spaces shall be provided at a size, number, location and with signage as specified by state and federal regulations. **Expected.**
6. 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 drive is not changing.**
7. 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 addition is proposed to match the existing building.**

8. 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). **This requirement pertains to the newly added parking. Two bike stalls are provided.**
9. 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.**
10. The minimum landscape surface ratio (LSR) is 25 percent. **The plan meets this requirement.**
11. A landscaping plan which meets the requirements of section 78-604 must be provided for the building addition and added pavement area. **The proposed landscaping meets these requirements.**
12. There are no bufferyard requirements since the adjacent properties are zoned planned industrial.
13. 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.” Section 78-707, Exterior lighting standards, requires a maximum average on-site lighting of 2.4 footcandles. The lighting element cannot be seen from any residentially zoned property. **The existing lighting should be sufficient to meet these requirements.**
14. A trash enclosure for the handling of waste is required to be screened and gated with 6-foot fencing. **There is an existing enclosure.**
15. An erosion control plan, application and fees are required for this project. Dane County Land Conservation, the City’s consultant, will review the plan and perform inspections. **The plan, application and fees shall be submitted electronically to the Department of Planning & Development office at City Hall.**
16. Proposed utilities-including electrical transformers and HVAC locations shall be shown on the plan. **Contact Brian Hoops, Assistant 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.**
17. State of Wisconsin approved building plans will be necessary prior to issuance of a building permit but are 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 on the plan. Elevation alterations of 6-inches or more within any easement need to be approved by Stoughton Utilities.**
- c. Exterior signs. **No signage proposed.**
- d. Exterior Lighting. **Existing.**
- 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. **Addition is proposed to match the existing building.**
- h. Location and dimensions of all proposed outdoor storage areas, and the location and dimensions of all fencing and screening. **No outdoor storage or fencing proposed.**

2. Development Standards

- a. "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." **These are delineated on the plan.**
- b. All areas intended to be utilized for parking space and driveways shall be surfaced with bituminous asphalt or concrete." **Expected to be paved as proposed.**
- c. "All parking stalls shall be marked with painted lines not less than 4" wide." **Expected.**
- d. "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. **Site plan meets this requirement.**
 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**
- e. "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.**

- f. “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.**
 - g. “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.**
 - h. “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.**
 - i. “Outdoor storage shall be meant to include parking of all company owned and operated vehicles, with the exception of passenger vehicles.” **Only if applicable.**
 - j. “All outdoor refuse collection areas shall be visually screened from access streets and adjacent property by a complete opaque screen.” **The trash enclosure is proposed to meet this requirement.**
 - k. “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/Assistant Planner