

EXHIBIT E
Site Plan and Design Information/Written Description of
The Intended Use updated June 16, 2015

**SITE PLAN AND DESIGN INFORMATION
WRITTEN DESCRIPTION OF THE INTENDED USE**

1. Existing zoning district. The Site is zoned Planned Development ("PD"). All of Walmart's proposed uses are currently permitted in the PD district.
2. Land Use Map designation. The City of Stoughton Comprehensive Plan designates the Site as Planned Business and General Business.
3. Natural Resources Site Evaluation Worksheet. Please see the attached worksheet. Walmart's development activities will not disturb any wetlands on the Site. The slopes will be modified by FDG prior to Walmart's construction activities on the Site.
4. Current land uses present on the subject property. The Site is currently vacant.
5. Proposed land uses. Walmart proposes to build an approximately 152,500 square foot Store on the Site. The Store will include indoor sales and service, outdoor displays and possible personal and professional services. The Store will include several departments, such as a general merchandising/department store, full service grocery with deli, produce, bakery, liquor and dry goods departments, a pharmacy (with drive-thru) and a garden center. In addition, the Store may include some or all of a bank or savings and loan, dental, optical and medical clinics, a photography studio and processing lab, and various other customer service components such as a beauty shop and restaurants, etc., as well as customary accessory uses.
6. Projected number of residents, employees, and daily customers. There will not be any residents on the Site. Walmart will offer all approximately 70 associates at its current Stoughton store jobs at its new store. In addition, 100-130 new jobs will be created. It is anticipated that there will be an estimated 3,000 daily customers at the new Store.
7. 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. There will not be any dwelling units on the Site. The approximate floor area ratio will be 23%. Approximately 72% of the Site will be impervious surface and 28% will be landscaped and open space.
8. Operational considerations. Walmart seeks to operate the proposed Store 24 hours per day, seven days a week. Delivery truck parking will be only for the reasonable time required to load and unload the trucks. All loading activities will occur on-Site and outside of the public right of way. There will be no fleet vehicles stored on the Site. Only an average of one to three Walmart fleet delivery trucks are expected to visit the Store each day. In addition, several smaller vendor trucks/vans will deliver merchandise, such as milk, soda and snack foods, several times each week.

The Store will not be a heavy user of water or sewer service. The sanitary sewer loading is estimated to be approximately 5,415 gallons per day (54 PE). Walmart's stormwater detention, water quality and infiltration requirements will be provided within a regional facility located to the north of the Site. The design, permitting and construction of the regional stormwater/infiltration facilities will be the responsibility of FDG. As a method of on-Site pre-treatment, Walmart will install inlet filters within all proposed catch basins.

For traffic, please see the Traffic Impact Analysis prepared for FDG.

The Site lighting is designed to provide safety for customers while meeting the City's requirements. All luminaires will utilize downward facing, full cutoff fixtures on 22 foot poles with three foot bases. The lighting is modeled horizontally on a 10 foot by 10 foot grid that extends 10 feet outside of the property line. All spill light at the property lines is designed to meet the code requirement of 0.5 maximum. Pedestrian and parking areas are kept above a minimum of 0.9 footcandles.

Consistent with its company-wide sustainability initiatives, Walmart will implement multiple sustainability measures both in the development and operation of the Store to maximize recycling and energy conservation opportunities. This initiative includes utilizing LED lighting, energy efficient HVAC, ozone friendly refrigerants, recycled water heating and various recycling methods. Walmart will attempt to recycle as much as possible. Any food service garbage that relates to earth grown products will be put into a composting bin. Cardboard, paper and plastics will be recycled in bales. Grease from food service and grocery will be picked up by a recycler.

9. Operational considerations relating to potential nuisance creation. The proposed development will comply with all requirements of Article VII, subject to items 7(d) through 7(g) of the enclosed Specific Implementation Plan General Written Description.

10. Exterior building and fencing materials. The Store will utilize tilt-up concrete panels as the structural shell. The exterior surface of the concrete panels will be painted and treated with a decorative "brick" stamped pattern. Store accents will consist of cultured stone water table with precast cap, areas of Calstar Brick architectural masonry with soldier coursing accents and EIFS cornices, and aluminum storefront systems with spandrel glazing. The proposed design will also utilize standing seam metal accent roofs at the pharmacy drive-thru locations and the main facade colonnade. The colonnade will consist of fiberglass columns on cultured stone bases. The main building entries will utilize EIFS, cultured stone, and aluminum storefront systems. The main entries will also feature canopies of Trespa phenolic resin panels over rigid metal frames.

Screening walls at bale and pallet areas, compactor and loading docks will consist of either nine foot high or 12 foot high tilt-up concrete panels to match the Store structure with metal coping.

The proposed fencing along the right side and rear elevations will be a wooden board-on-board fence.

11. Possible future expansion and related implications for 1 through 10, above. Not applicable.

