

**Figure 2.2 Large Development Questionnaire**

Person filling out this form	Jim Bricker, AICP Senior Planner
Address	JSD Professional Services 161 Horizon Drive, Suite 101 Verona, WI 53593
Phone Number	608.848.5060
Date	October 9, 2013
I. Project Contacts	
Property Owner	Kettle Park West LLC
Property Owner Representative	Dennis Steinkraus % Forward Development Group
Developer:	Forward Development Group 161 Horizon Drive Verona, WI
Developer Representative	Dennis Steinkraus
Prime Contractor Representative	To Be Determined
Civil Engineering Representative	Pertaining to Kettle Park West property as a whole and off-site infrastructure:  Hans P. Justeson, PE Associate JSD Professional Services Inc 161 Horizon Drive, Suite 101 Verona, WI 53593 608.848.5060
Architectural Representative	To Be Determined
Land Planner Representative	Pertaining to Kettle Park West property as a whole:  Jim Bricker, AICP Senior Planner JSD Professional Services
Landscape Arch. Representative	Pertaining to Kettle Park West property as a whole  Mike Schmeltzer, PLA Senior Landscape Architect JSD Professional Services Inc

Exterior Lighting Representative	To Be Determined

II. Existing Site Conditions		
A. Total Site Area (inclusive of all areas within parcel boundary):	36.42 acres	1,58,5780 sq. ft.
B. Environmental Corridor Components:	6.42 acres	279,504 sq. ft.
Surface Water	0.0 acres	0.0 sq. ft.
Wetlands * Subject to final delineation (including 0 to 30 foot buffer)	0.73 acres	31,648 sq. ft.
100-Year Floodplain	0.0 acres	0.0 sq. ft.
Steep Slopes (equal to or greater than 12 percent)	0.0 acres	0.0 sq. ft.
Upland Woodlands (per Environmental Corridor criteria)	0.0 acres	0.0 sq. ft.
Stormwater Management	5.69 acres	247,856 sq. ft.

III. Adopted Plans and Policies.	
Describe how the proposed development is compatible with the following:	
A. City of Stoughton Comprehensive Plan: The Kettle Park West project was designed simultaneously with the preparation of the 51-138 Westside Neighborhood Plan which was adopted by the City of Stoughton in the spring of 2012 and incorporated into the City's Comprehensive Plan by ordinance in June 2012.	
Planned Land Use Map	See above.
Transportation Plan Map	See above.
Community Facilities Plan Map	See above.
Community Character Plan Map	See above.
Goals, Policies and Objectives	} See discussion in GDP
Agricultural and Natural Resources	
Economic Development	
Other Provisions of Comp. Plan	
B. City of Stoughton Park and Open Space Plan	The site design for KPW layout compliments the overall objective illustrated in the adopted neighborhood plan. The placement and construction of the storm water treatment basin grading accommodates the future bike/ped. path loop which is intended to eventually circumnavigate the existing kettle feature.
C. City of Stoughton	Not Applicable

Intergovernmental Agreements	
D. Dane County Comprehensive Plan	Not Applicable
E. Dane County Park and Open Space Plan	Not Applicable
F. Dane County Transportation Plan	Not Applicable (adjoining highways are USH 51 and STH 138)
G. State of Wisconsin DOT Plans and Policies	The access points serving the Kettle Park West development have been coordinated with the Wisconsin DOT. The access drive locations and have been provisionally approved subject to final intersection design plans which will be submitted as part of the preliminary plat/CSM review and approval process.
H. State of Wisconsin DNR Plans and Policies	<p>The Kettle Park West development will create a 26.52 acre shopping center with an estimated 240,500 Square Feet of Gross Floor Area (GFA) supported by a well designed parking lot area that is anticipated to accommodate over 700 vehicles in aggregate.</p> <p>The Kettle Park West development is part of territory added to the Stoughton Urban Service Area in June 2011. Urban Service Area inclusion is a requirement for the extension of sanitary sewer infrastructure. The Urban Service Area addition was reviewed and approved by the Capital Area Regional Plan Commission and the Wisconsin DNR per the requirements of NR 151.</p> <p>As part of the SIP and land division approval process additional permits pertaining to water distribution and wetlands will be requested.</p>
I. Other Pertinent Plans and Policies as Indicated by City	

IV. Proposed Development			
A. General Description of Proposed Development and Land Use Mix – See KPW Planned Development – General Development Plan			
B. Modifications to Existing Site Conditions:			
TOTAL SITE	Acres Converted	Acres Not Converted	Total
<i>Total Environmental Corridor:</i>	0.0	0.0	0.0
Surface Water Areas	0.0	0.0	0.0
Wetland Areas	TBD	TBD	TBD
Floodplain Areas	0.0	0.0	0.0

Steep Slopes (12 percent or more) Areas	0.0	0.0	0.0
Woodland Areas	0.0	0.0	0.0
<i>Total Agricultural/Open Space:</i>	29.32 acres		29.32 acres
<i>Cultivation &amp; Husbandry Areas</i>	29.32		29.32
<i>Other Open Space Areas</i>	0.0		0.0
<i>Total Existing Development:</i>	~7.1 acres		7.1 acres
<i>Existing Building Areas</i>	~0.25 acres	0.0	0.25
<i>Existing Paved Areas</i>	~0.25	0.0	0.25
<i>Existing Lawn &amp; Landscaped Areas</i>	~6.5 acres	0.0	6.5
C. General Development Details: Approximate areas estimated from initial discussions with prospective business and as represented in the proposed General Development Plan			
Total Site Area: Not including Street ROW	1,520,244 square feet (SF)	34.9 acres	
Area of Building Footprint: <i>projected</i>	225,500 SF	5.18 acres (1)	
Area of Paving: <i>projected based on lot coverage %</i>	640,908 SF	14.71 acres (1)	
Area of Pervious Paving	tbd	-0- acres (2)	
Area of Lawn & Landscaping: <i>minimum based on lot coverage %</i>	320,308 SF	7.35 acres (3)	
Area of Stormwater Management: <i>counted as open space</i>	279,655 SF	6.42 acres <del>(1)</del> (3)	
Area of Impervious Surface (all 1s)	866,408 SF	19.88 acres	
Area of Semi-Pervious Surface (all 2s)	tbd	-0- acres	
Area of Pervious Surface (all 3s)	599,963 SF	13.77 acres	
Total Floor Area: <i>projected</i>	~ 240,500 SF		
First Floor Area: <i>projected</i>	~225,500 SF		
Second Floor Area:	~15,000 SF		
Upper Floor Areas:	n/a square feet		
Useable Basement Area:	n/a square feet		