

OFFICIAL MEETING NOTICE AND AGENDA

The **City of Stoughton** will hold a **Joint** meeting of the **Planning Commission and Business Park North Committee** on **Monday, November 10, 2014 at 5:30 pm**, in the **Council Chambers**, Second Floor, **Public Safety Building**, 321 S. Fourth Street, Stoughton WI.

AGENDA:

1. Call to Order
2. R-134-14 Rob Boettcher, Midwest Construction Materials, 220 Business Park Circle, requests certified survey map (CSM) approval to combine lots 16, 17 & 18, Business Park North and for site plan approval to construct a fence only. Not for gravel or storage.
 - Recommendation to Council (CSM)
3. Future agenda items.
4. Adjournment.

Donna Olson, Mayor – Chair, Planning Commission
Laurie Furseth – Chair, Business Park North Committee
11/3/14mps

Packets sent to:

Planning Commission

Mayor Donna Olson, Chair
Ron Christianson, Council member, Vice-Chair
Eric Hohol, Council member
Greg Jenson, Council member
Scott Truehl, Citizen Member
Todd Krcma, Citizen Member
Matt Hanna, Citizen Member

Business Park North Committee

Laurie Furseth, Chamber President, Chair
David Wendt, Business Park North Rep.
Erica Dial, Chamber Exec. Director
Paul Lawrence, Council member
Greg Jenson, Council member
Laurie Sullivan, Finance Director
Rodney Scheel, Planning Director

cc: Zoning Administrator Michael Stacey (2 Packets)
Utilities Director Bob Kardasz (Packet)
Stoughton Newspapers (fax)
City Attorney Matt Dregne (email)
Department Heads & Council Members (email)
Debbie Blaney (email)
Area Towns (email)
Derek Westby (email)
Rob Boettcher (email)
Tim Miller
Peter Sveum
DErickson@madison.com
Bill Livick

“IF YOU ARE DISABLED AND IN NEED OF ASSISTANCE, PLEASE CALL 608-873-6677 PRIOR TO THIS MEETING.”

AN EXPANDED MEETING MAY CONSTITUTE A QUORUM OF THE COUNCIL.

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

RESOLUTION OF THE COMMON COUNCIL

Approving a Certified Survey Map (CSM) for Rob Boettcher, Midwest Construction Materials, 220 Business Park Circle, to combine lots 16, 17 and 18, Business Park North, Stoughton, Wisconsin.

Committee Action: Planning Commission and Business Park North recommend Council approval – with the Mayor voting.

Fiscal Impact: None

File Number: R- 134 -2014

Date Introduced: November 25, 2014

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

WHEREAS, on November 10, 2014 the City of Stoughton Planning Commission and Business Park North Committee reviewed the proposed certified survey map approval request by Rob Boettcher, Midwest Construction Materials to combine lots 16, 17 and 18, Business Park North, Stoughton, Wisconsin; and

WHEREAS, the certified survey map was reviewed by the Zoning Administrator and found to be in compliance with the City land division ordinance; and

WHEREAS, the Planning Commission and Common Council have determined the proposed certified survey map to combine the parcels will not create undesirable impacts on nearby properties, the environment, nor the community as a whole; now therefore

BE IT RESOLVED, by the City of Stoughton Common Council that the certified survey map approval request by Rob Boettcher, Midwest Construction Materials, 220 Business Park Circle to combine lots 16, 17 and 18, Business Park North, Stoughton, Wisconsin is hereby approved as presented.

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

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

Donna Olson, Mayor Date

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



220 Business Park Circle, Stoughton, WI 53589
Ph: 608-205-6040 Fax: 608-205-6045

3825 S. Mount Zion Rd, Decatur, IL 62521
Ph: 217-864-1278 Fax: 217-864-1285

Planning Commission
City of Stoughton
381 E. Main Street
Stoughton, WI 53589

Subject: Lot 16 Business Park North
Re: CSM and fence approval

My business situation is in need of more space so I would like to expand my current use to include Lot 16. I have submitted a Certified Survey Map combining Lot's 16, 17 & 18 into one parcel. Also I have submitted a plan for placing a fence around Lot 16 to match my existing fencing. I realize the covenants call for an 8' fence, but my current fencing is 6' high. I would like to match that height if possible for continuity.

My intention is to level Lot 16 to match my existing grade and rock the entire area for additional storage. I would like to clean up the frontage area and improve the landscape with a few trees.

Please review this proposal and communicate your decision to me. If more information is needed please let me know.



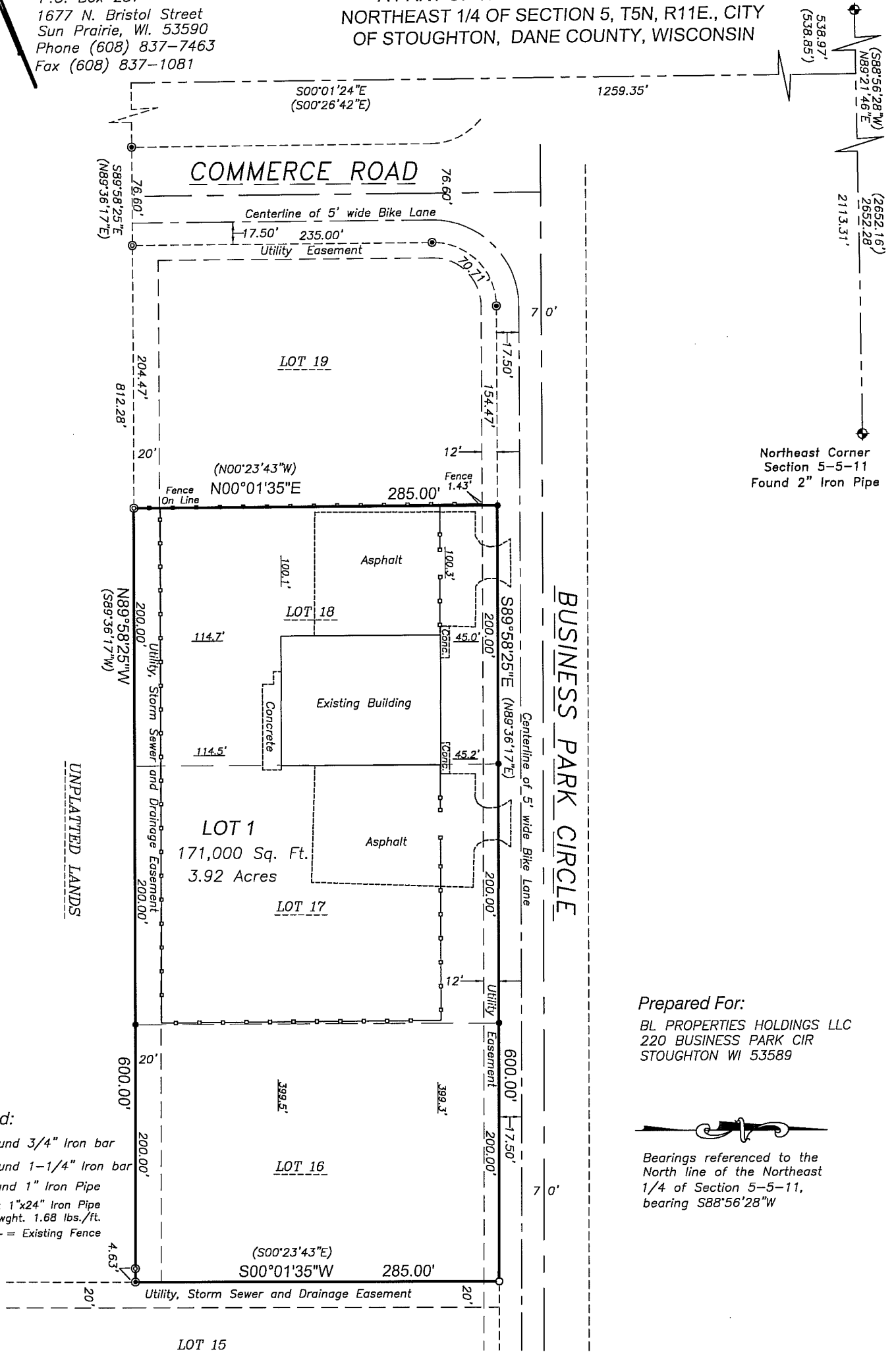
BIRRENKOTT SURVEYING, INC.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

CERTIFIED SURVEY MAP

A PART OF THE NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 5, T5N, R11E., CITY
OF STOUGHTON, DANE COUNTY, WISCONSIN

North 1/4 Corner
Section 5-5-11
Found Railroad Spike



UNPLATTED LANDS

Prepared For:
BL PROPERTIES HOLDINGS LLC
220 BUSINESS PARK CIR
STOUGHTON WI 53589



Bearings referenced to the
North line of the Northeast
1/4 of Section 5-5-11,
bearing S88°56'28"W

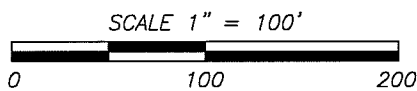
Legend:

- = Found 3/4" Iron bar
- ⊙ = Found 1-1/4" Iron bar
- ⊕ = Found 1" Iron Pipe
- = Set 1"x24" Iron Pipe
min. wght. 1.68 lbs./ft.
- = Existing Fence

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DOCUMENT NO. _____





CERTIFIED SURVEY MAP

DATED: October 28, 2014

Birrenkott Surveying, Inc.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Surveyor's Certificate:

I, Daniel V. Birrenkott, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

Daniel V. Birrenkott, Registered Land Surveyor No. S-1531

Description:

Lots 16, 17 and 18, Stoughton Business Park North, located in the Northeast 1/4 of the Northeast 114 of Section 5, Town 5 North, Range 11 East, City of Stoughton, Dane County, Wisconsin.

Owners Certificate:

As owner, I hereby certifies that it I caused the lands described on this Certified Survey Map to be surveyed, divided and mapped as shown on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the City of Stoughton as an approving authority.

Rob Boettcher, Owner
BL Properties Holdings LLC

State of Wisconsin)

Dane County SS) Personally came before me this _____ day of _____, 2014, the above-named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin.

My Commission Expires _____

City of Stoughton Approval Certificate:

This Certified Survey Map is hereby approved for recording per City of Stoughton action this _____ day of _____, 2014.

Dated this _____ day of _____, 2014

Lana Kropf, Clerk City of Stoughton

Notes:

Utility Easement: No poles or buried cables are to be placed on any lot line or corner. The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

Wetlands if present have not been delineated.

This survey is subject to any and all easements and agreements both recorded and unrecorded.

Surveyed For:

BL Properties Holdings LLC
220 Business Park Cir.
Stoughton, WI 53589

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2014

at _____ o'clock _____ m and recorded in Volume _____ of Certified Survey

Maps of _____ County on Pages _____.

Surveyed: T.A.S..

Drawn: T.R.K.

Checked: .

Approved: D.V.B.

Field book

Tape/File: J:\2014\

Kristi Chlebowski, Register of Deeds

Document No. _____

Sheet 2 of 2

Certified Survey Map No. _____, Volume _____, Page _____

Office Map No.: 140708CSM

CENTURY FENCE COMPANY



SINCE 1917 THE MARK OF PERMANENCE

Office (262)-547-3331
Toll Free (800)-558-0507
Fax (262)-691-3463
Cellular (262)-993-5515
E-Mail mcrapp@centuryfence.com

P.O. BOX 727, Pewaukee WI. 53072-0727

9/12/2014

Phone: 608-205-6040 Fax: 608-205-6045

Proposal To:

Midwest Construction Materials
Rob Boettcher
220 Business Park Circle
Stoughton, WI 53589

Ship To:

Same

Installed Material Only Prepaid Freight Freight Collect **F.O.B. Job Site** **Delivery Schedule:**

Description

410' Chain link fence without barbed wire, 6' high overall. Fabric shall be 2" mesh 9 gauge galvanized wire. Line posts shall be 2 1/2" O.D. SS20 and spaced a maximum of 10' on centers. Includes grey VIP decorative slatting

The top rail shall be galvanized rail (1-5/8" o.d.).

2 - 3" Steel pipe Corner posts, 6' high.

1 - 3" Steel pipe End posts, 6' high.

All posts set in concrete foundations. (this is a must with the slatting)

Material and Labor: [REDACTED]

Removal of existing by owner

**Option or 8' tall

Material and Labor: \$ [REDACTED]

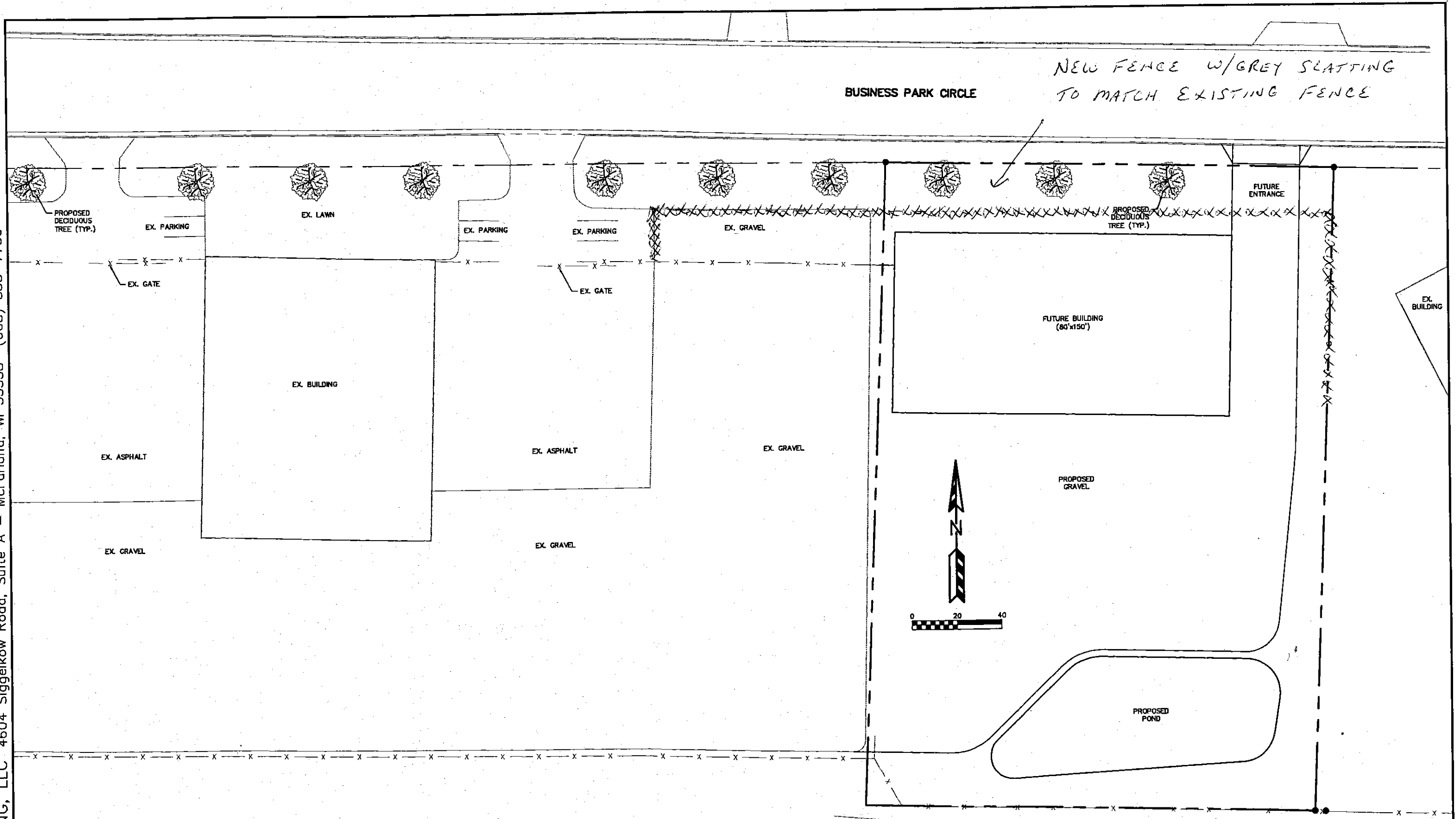
Acceptance: This proposal when accepted in writing by purchaser and by Century Fence Company's Main Office becomes a contract between two parties. The conditions on the attached "Terms and Conditions" sheet are made a part of this contract.

Terms of Payment: Net Cash upon receipt of invoice.

Buyer's signature _____ Date _____

Submitted by _____

Michael Crapp





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

October 29, 2014

Rob Boettcher
220 Business Park Circle
Stoughton, WI. 53589

Dear Mr. Boettcher:

I have completed a review of the proposed certified survey map and site plan for fence installation at 220 Business Park Circle, Stoughton, WI. 53589 – materials received 10/28/14. As noted, additional information may be required to be provided or shown on the plan.

1. The property at 220 Business Park Circle, Stoughton is zoned PI – Planned Industrial. The existing use is related to wholesaling of construction materials which is an allowable principal land use. The existing outdoor storage is a grandfathered accessory use.
2. Indoor Storage or Wholesale type uses are described as follows: Indoor storage and wholesaling land uses are primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. With the exception of loading and parking facilities, such land uses are contained entirely within an enclosed building. Examples of this land use include conventional warehouse facilities, long-term indoor storage facilities, and joint warehouse and storage facilities.
3. The Comprehensive Plan, planned land use map designates this property as Planned Industrial which is consistent with the zoning and use.
4. All off-street parking and traffic circulation areas shall be paved with a hard, all-weather surface and completed prior to building occupancy. **No additional parking is proposed at this time.**
5. The certified survey map is proposed to combine all 3 parcels. There are future plans to construct an additional building in the future.
6. Fencing shall be placed a minimum of 6 inches from a property line and shall not be placed within any easement. There is a 12-foot easement along the front and a 20-foot easement along the rear. **The lot stakes will need to be identified and inspected by City staff prior to installation of fencing.**
7. Any excavation of the site will require an erosion control plan.

Business Park Covenants:

The following items are contained in the Business Park Covenants:

1. LANDSCAPING

- a) The Front Yard Setback area of each site shall be landscaped with an effective combination of street trees, 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 ten (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 of any property fronting on Park Streets shall be densely landscaped with a combination effective visual screen on all use areas with the exception of the building facade.
- b) Side and Rear Yard Setback Areas not used for parking or storage shall be landscaped utilizing ground cover and/or shrub and tree materials. **Expected.**
- c) Undeveloped areas proposed for future expansion shall be maintained in a weed-free condition and shall be landscaped if required by the Committee. **Expected.**
- d) Areas used for parking shall be landscaped and/or fenced in such manner as to interrupt or screen said areas from view from access streets, freeways, and adjacent properties. Plant materials used for this purpose shall consist of lineal or grouped masses of shrubs and/or trees.

2. OUTDOOR STORAGE

- a) All outdoor storage shall be visually screened from access streets and adjacent property. Said screening shall form a complete opaque screen up to a point eight (8) feet in vertical height but need not be opaque above that point. Outdoor storage shall be meant to include parking of all company owned and operated motor vehicles, with the exception of passenger vehicles. No storage shall be permitted between a frontage street and the Building Line. A 6-foot fence is proposed to match existing approved fence.
- b) No materials, supplies or products shall be stored or permitted to remain on the premises outside a permanent structure without the prior written consent of the Committee.

3. 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