

## **MEETING NOTICE**

The **City of Stoughton** will hold a **Special** joint meeting of the **Planning Commission and Business Park North Committee** on **Tuesday, November 1, 2011 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. Consider approval of the Business Park North Committee meeting minutes of October 6, 2011.
3. Gary Gundlach requests approval of a warehouse addition at 461 Business Park Circle.
4. Future agenda items.
5. Adjournment.

Donna Olson, Mayor – Chair, Planning Commission  
Keith Comstock – Chair, Business Park North Committee

10/25/11mps

Packets sent to:

#### **Planning Commission**

Mayor Donna Olson, Chair  
Eric Hohol, Council member, Vice-Chair  
Ron Christianson, Council member  
Dave McKichan, Council member  
Scott Truehl, Citizen Member  
Todd Krcma, Citizen Member  
Rollie Odland, Citizen Member

#### **Business Park North Committee**

Keith Comstock, Chamber Rep., Chair  
Randy McLaury, Chamber Rep., Vice-Chair  
Dave Phillips, Chamber Executive Director  
Ross Scovotti, Council member  
Carl Chenoweth, Council member  
Finance Director Laurie Sullivan  
Planning Director Rodney Scheel

**cc:** Zoning Administrator Michael Stacey (2 Packets)  
Utilities Director Bob Kardasz (Packet)  
Stoughton Newspapers (fax)  
City Attorney Matt Dregne (e-mail)  
Department Heads & Council Members (e-mail)  
Pili Hougan (e-mail)  
Area Towns (e-mail)  
Derek Westby (email)  
Eric Draskowski (email) eric.d@excelengineer.com  
Gary Gundlach (email) GGundl3231@aol.com  
Matt Schultz (email) mschultz@vogelbldg.com

"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.**

**Business Park North Committee Meeting Minutes**  
**Thursday, October 6, 2011 – 6:00 p.m.**  
**Hall of Fame Room, City Hall, 381 East Main Street,**  
**Stoughton, WI.**

**Members Present:** Chair Keith Comstock, Vice-Chair Randy McLaury, Ross Scovotti, and Rodney Scheel.

**Absent and Excused:** Dave Phillips, Laurie Sullivan, Carl Chenoweth, and Mike Sasse

**Staff:**

**Guests:**

1. **Call to order.** Comstock called the meeting to order at 6:05 p.m.
2. **Consider approval of the Business Park North Committee and Planning Commission meeting minutes of September 8, 2011.** – Motion by Scovotti, seconded by McLaury to approve the minutes as presented. Motion carried unanimously.
3. **Discuss letter to repeal the Business Park North Committee Covenants.** The group discussed the draft letter. There was discussion about hand delivery of the document to the property owners. City staff will see that they are hand delivered where possible and mailed to the other owners. The group decided to change the language to indicate that property owners will no longer need to have their projects processed through the Business Park North Committee but will still need to go through the City Planning Commission only. The letter will indicate a request to return to the City within two weeks after delivery.

Motion by McLaury, seconded by Scovotti to approve the letter as amended. Motion carried unanimously.

4. **Future Agenda Items.** None
5. **Adjournment.** Motion by **McLaury** to adjourn at 6:15 p.m., 2<sup>nd</sup> by **Scovotti**. Motion carried unanimously.

**TO:** City of Stoughton

**FROM:** Eric Drazkowski – Excel Engineering

**SUBJECT:** Written Description – Gary Gundlach Warehouse Addition  
461 Business Park Circle

**DATE:** October 14, 2011

The purpose of this request is to attain approval for the proposed 5,124 sq. ft. warehouse addition at the 461 Business Park Circle. The approximate construction schedule for this project will be November of 2011 to March of 2012. The existing property is in a Planned Industrial district. The current use will remain the same, personal warehouse. There are currently no employees or customers as the building is for personal use. Total building footprint will be increased from 8,016sf to 13,140sf for a FAR increase from 15.3% to 25.1%. Open space will be 46.7% which is greater than the code required 25% minimum for this zoning district. Pavement will not increase on the site. The building will be constructed with materials to match the existing, a pre-engineered metal building. Hours of operation do not apply since this is a personal warehouse. Minimal traffic generation will remain the same. The existing water service will be replaced with an upsized fire line to serve the building's new sprinkler system. The development does not anticipate any nuisances. The proposed development shall comply with all requirements of Article VII. The existing drainage pattern will remain the same on site.

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

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.

Name of Applicant: Excel Engineering, Inc. (Eric Drazkowski)

Project Description: Warehouse Addition

**I. Record of Administrative Procedures for City Use**

Presubmittal staff meeting scheduled

Date of Meeting: \_\_\_\_\_ Time of Meeting: N/A Date: \_\_\_\_\_ By: \_\_\_\_\_

Follow-up pre-submittal staff meetings scheduled if necessary

Date of Meeting: \_\_\_\_\_ Time of Meeting: N/A Date: \_\_\_\_\_ By: \_\_\_\_\_

Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

Application form filed with Zoning Administrator Date: \_\_\_\_\_ By: \_\_\_\_\_

Application fee of \$ 65 received by Zoning Administrator Date: 10/17/14 By: MPS

If necessary, reimbursement of professional consultant costs agreement executed: Date: \_\_\_\_\_ By: \_\_\_\_\_

**II Application Submittal Packet Requirements for Applicants Use**

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

*Initial Draft Application* Date: \_\_\_\_\_ By: \_\_\_\_\_

↓ *Final Application Packet (1 copy to Zoning Administrator)* Date: 10/21/14 By: MPS

↓ ↓

(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).
- Planned 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.
- (b) **A Small Location Map at 11" x 17" showing the subject property, all properties within 300 feet, and illustrating its relationship to the nearest street intersection. (A photocopy of the pertinent section of the City's Official Zoning Map with the subject property clearly indicated shall suffice to meet this requirement.)**
- (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, 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 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, 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.
- NA**  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').
  - Map reduction at 11" x 17".
  - Showing the location of all required bufferyard and landscaping areas.
  - Showing existing and proposed Landscape Point 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').
  - Map reduction 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 one full-scale copy in blueline or blackline  
of complete Final Application Packet by Zoning Administrator

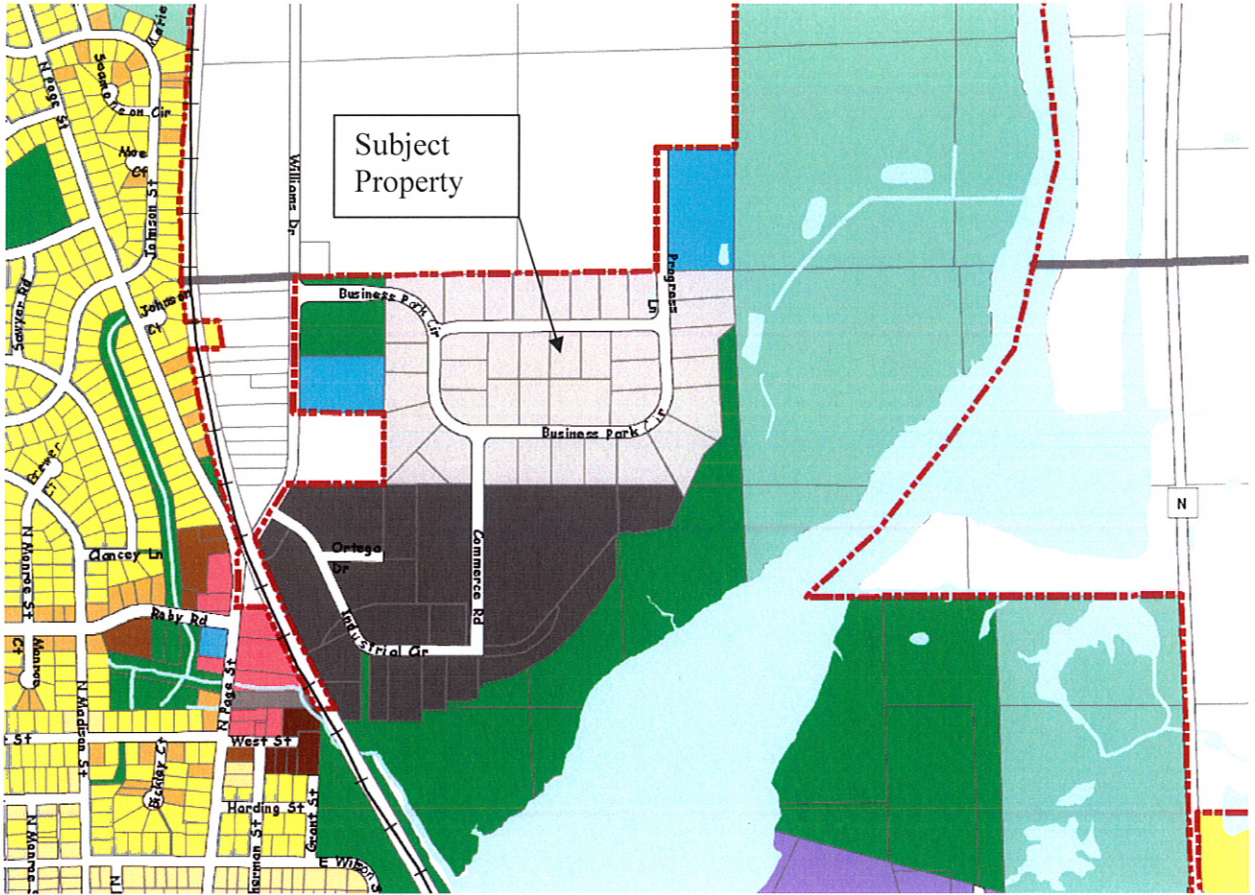
Date: \_\_\_\_\_ By: \_\_\_\_\_ *N/A*

Receipt of one reduced (8.5" by 11" text and 11" by 17" graphics)  
copy of complete final application packet by Zoning Administrator

Date: 02/21/11 By: PYS

# Location Map

Gary Gundlach Warehouse Addition  
461 Business Park Circle

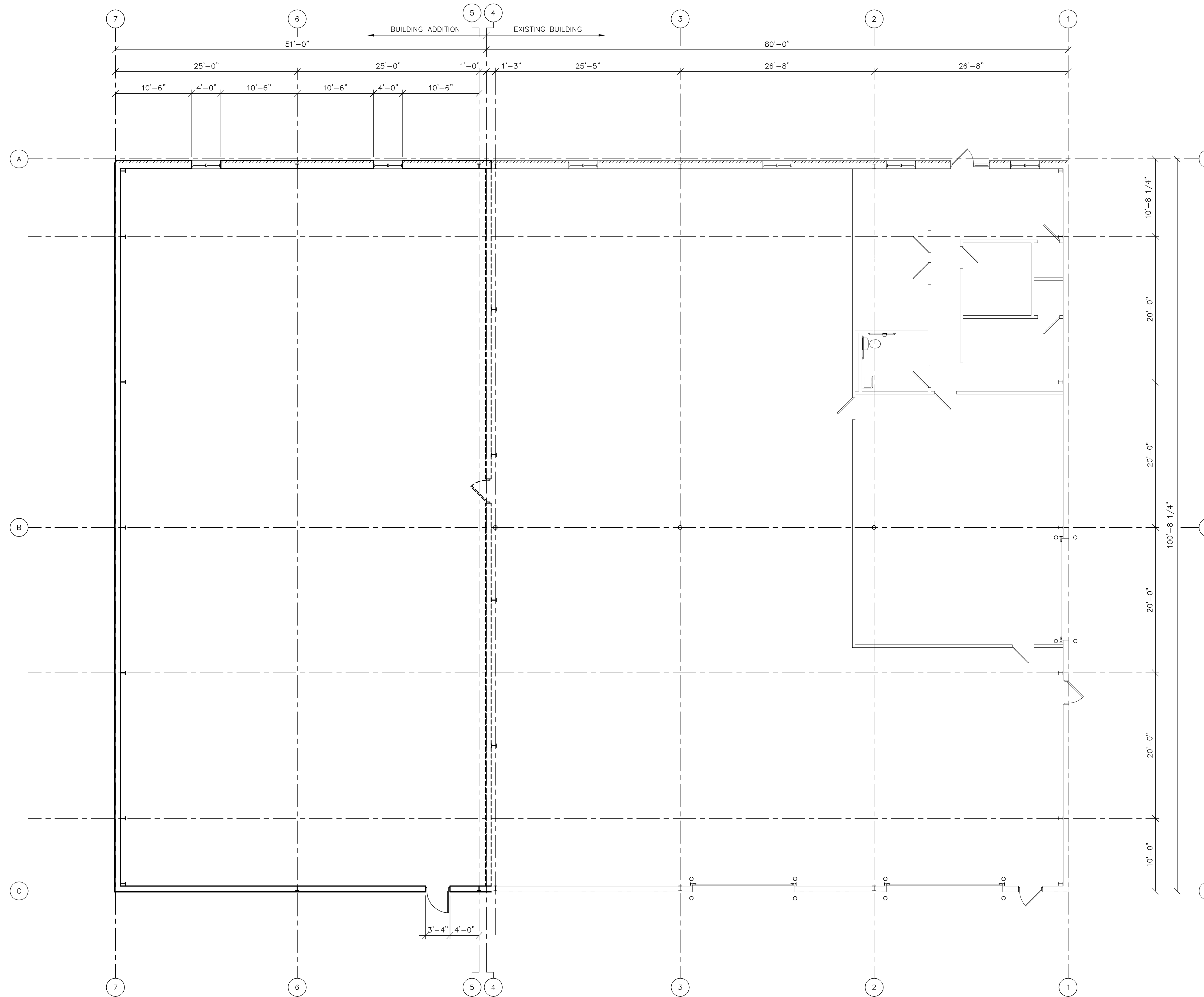


From City Zoning Map



**TYP. FLOOR PLAN SYMBOLS:**

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL
- SEE PLAN FOR ALL WALL WIDTHS
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- NEW DOOR



**FLOOR PLAN**

SCALE: 1/8" = 1'-0"



**VOGEL BROS. BUILDING CO.**

2701 PACKERS AVENUE  
P.O. BOX 7896  
MADISON, WI 53704-7841  
PHONE: (808) 241-5454  
FAX: (808) 241-5155  
WWW.VOGELBLDG.COM

**OWNER:**  
GARY GUNDLACH  
4643 TONYAWATHA TRAIL  
MONONA, WI 53716

**PROJECT:**  
GARY GUNDLACH WAREHOUSE ADDITION  
461 BUSINESS PARK CIRCLE  
STOUGHTON, WI

**PRELIMINARY SHEET DATES:**

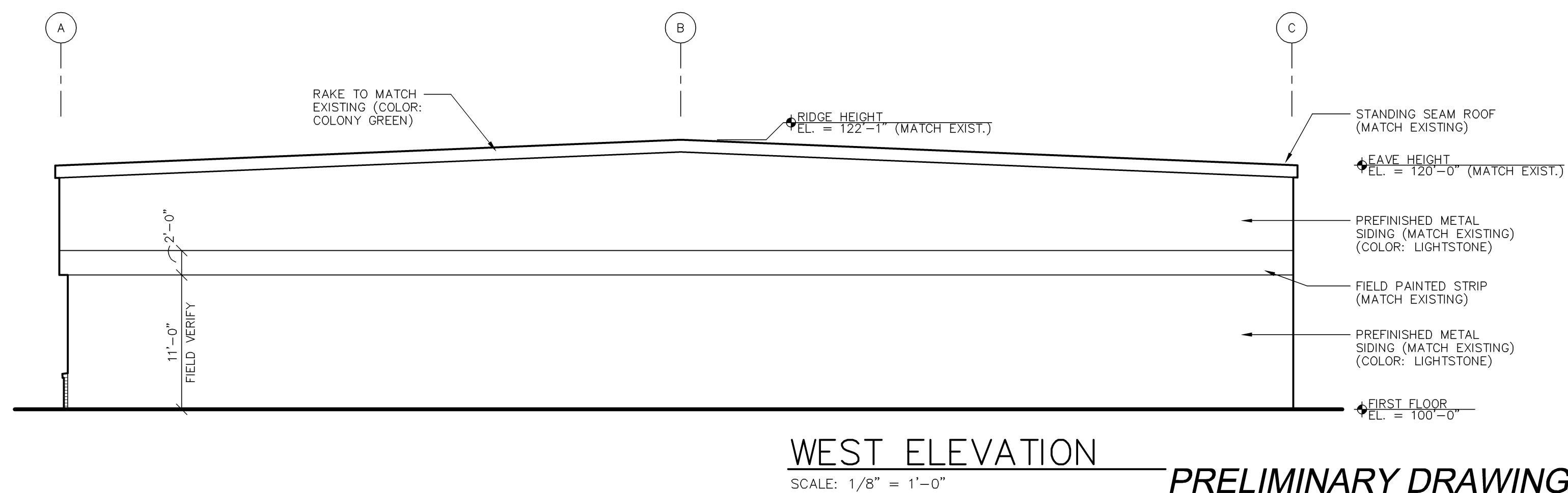
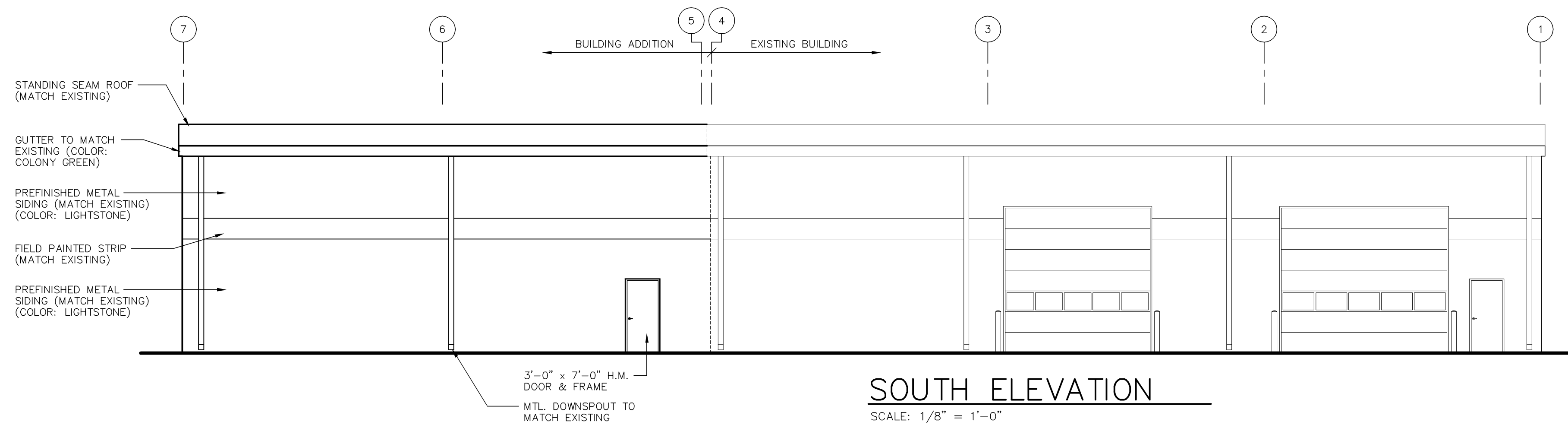
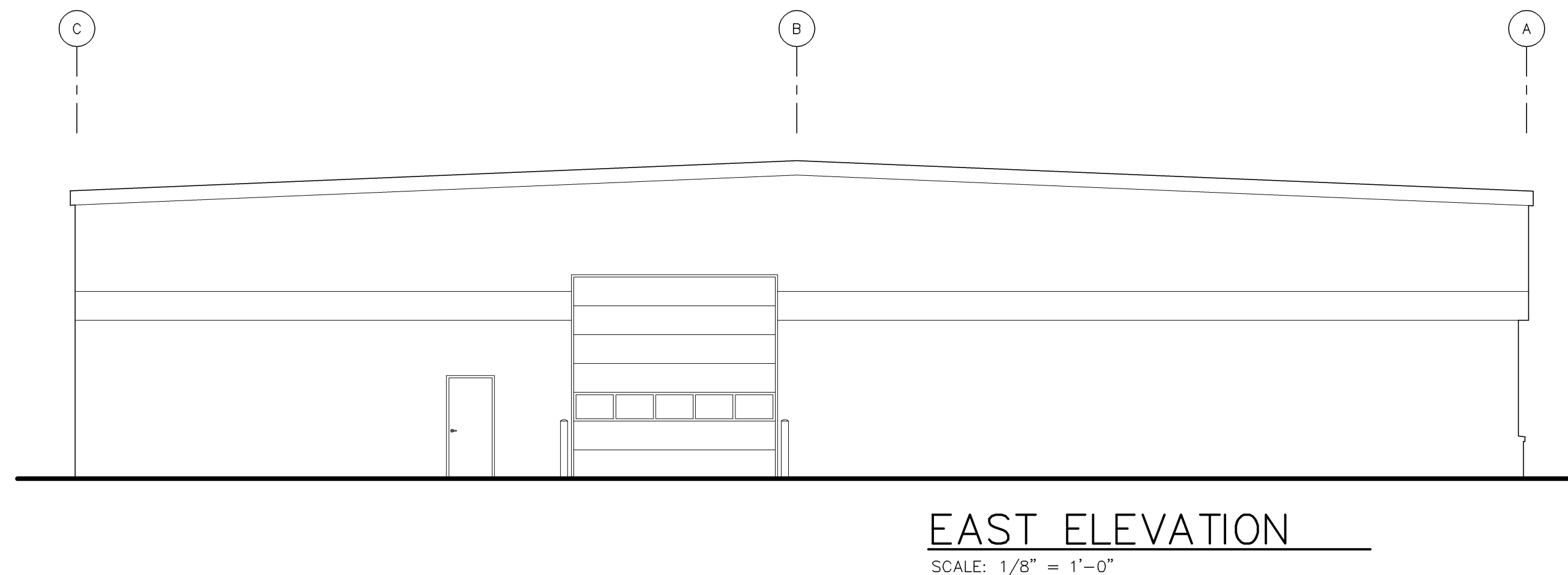
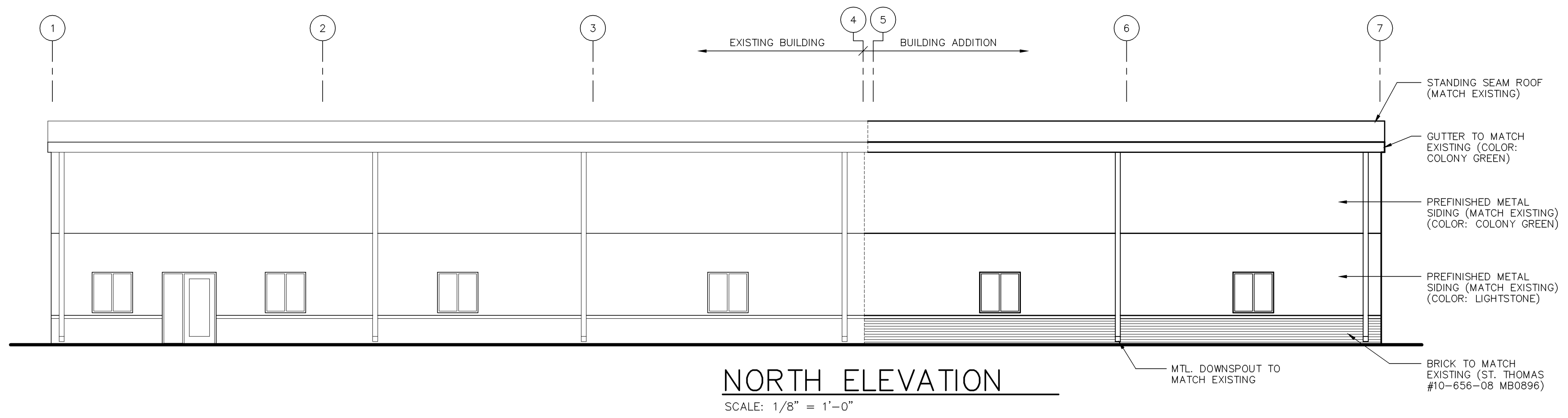
OCTOBER 18, 2011

JOB NUMBER:

1114860

SHEET

**A1.1**



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BROS. BUILDING CO.  
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P.O. BOX 7896  
MADISON, WI 53704-7841  
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OCTOBER 18, 2011

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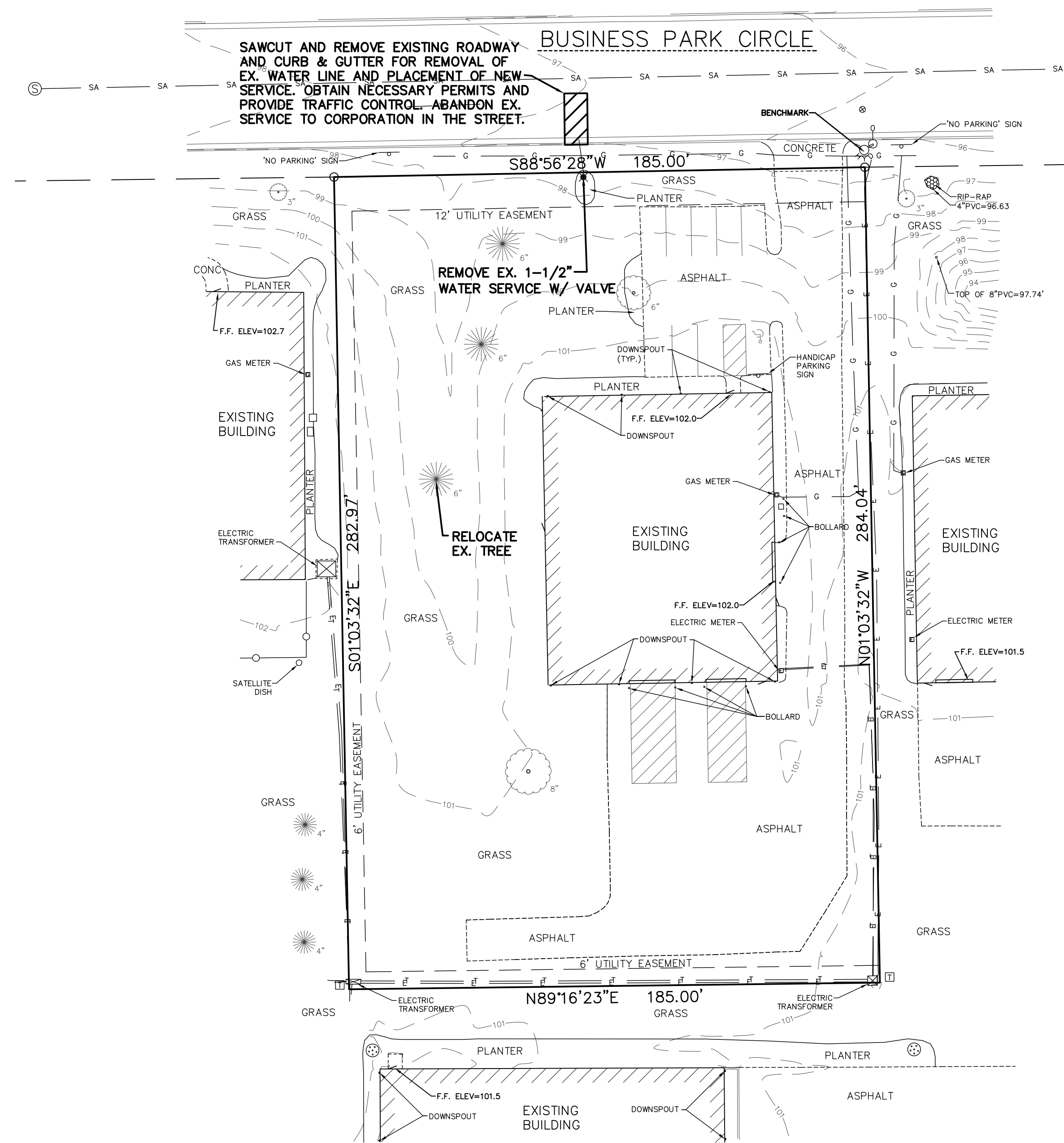
1114860

**SHEET**

**A2.0**

**PRELIMINARY DRAWING - NOT FOR CONSTRUCTION**

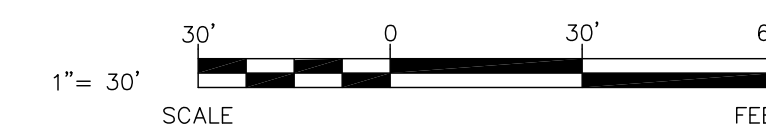




BENCHMARK  
(ASSUMED)  
TAG NUT OF HYDRANT LOCATED ON SOUTH SIDE OF BUSINESS  
PARK CIRCLE APPROXIMATELY 510' WEST OF BUSINESS PARK  
CIRCLE AND PROGRESS LANE INTERSECTION.  
ELEVATION: 98.20'



EXISTING SITE AND  
DEMOLITION PLAN



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WWW.VOGLBLDG.COM

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

OWNER:  
GARY GUNDLACH  
4643 TONYAWATHA TRAIL  
MONONA, WI 53716

PROJECT:  
GARY GUNDLACH WAREHOUSE ADDITION  
461 BUSINESS PARK CIRCLE  
STOUGHTON, WI

PRELIMINARY  
SHEET DATES:

OCTOBER 18, 2011  
OCTOBER 20, 2011

JOB NUMBER:  
1114860  
SHEET

C1.1

**SITE INFORMATION:**

LEGAL DESCRIPTION: Lot 28 of the Stoughton Business Park North Subdivision Plat

PROPERTY AREA: AREA = 52,448 S.F. (1.20 ACRES).

EXISTING ZONING: PLANNED INDUSTRIAL

PROPOSED ZONING: PLANNED INDUSTRIAL

PROPOSED USE: WAREHOUSE

AREA OF SITE DISTURBANCE: 13,567 SF

SETBACKS: BUILDING: FRONT = 20'  
SIDE = 10'  
REAR = 20'

PAVEMENT: FRONT = 10'  
SIDE = 5'  
REAR = 5'

PROPOSED BUILDING HEIGHT: 22'-1" (MAX. HEIGHT 40')

PARKING REQUIRED: 1 SPACES PER EMPLOYEE (0 SPACES REQ.)

PARKING PROVIDED: 9 SPACES (1 H.C. ACCESSIBLE)

HOURS OF OPERATION: 8A-5P (PRIVATE WAREHOUSE)

BUILDING OCCUPANCY CLASSIFICATION = S1

CLASS OF BUILDING CONSTRUCTION = 3B

LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 25%

**PROJECT NOTES**

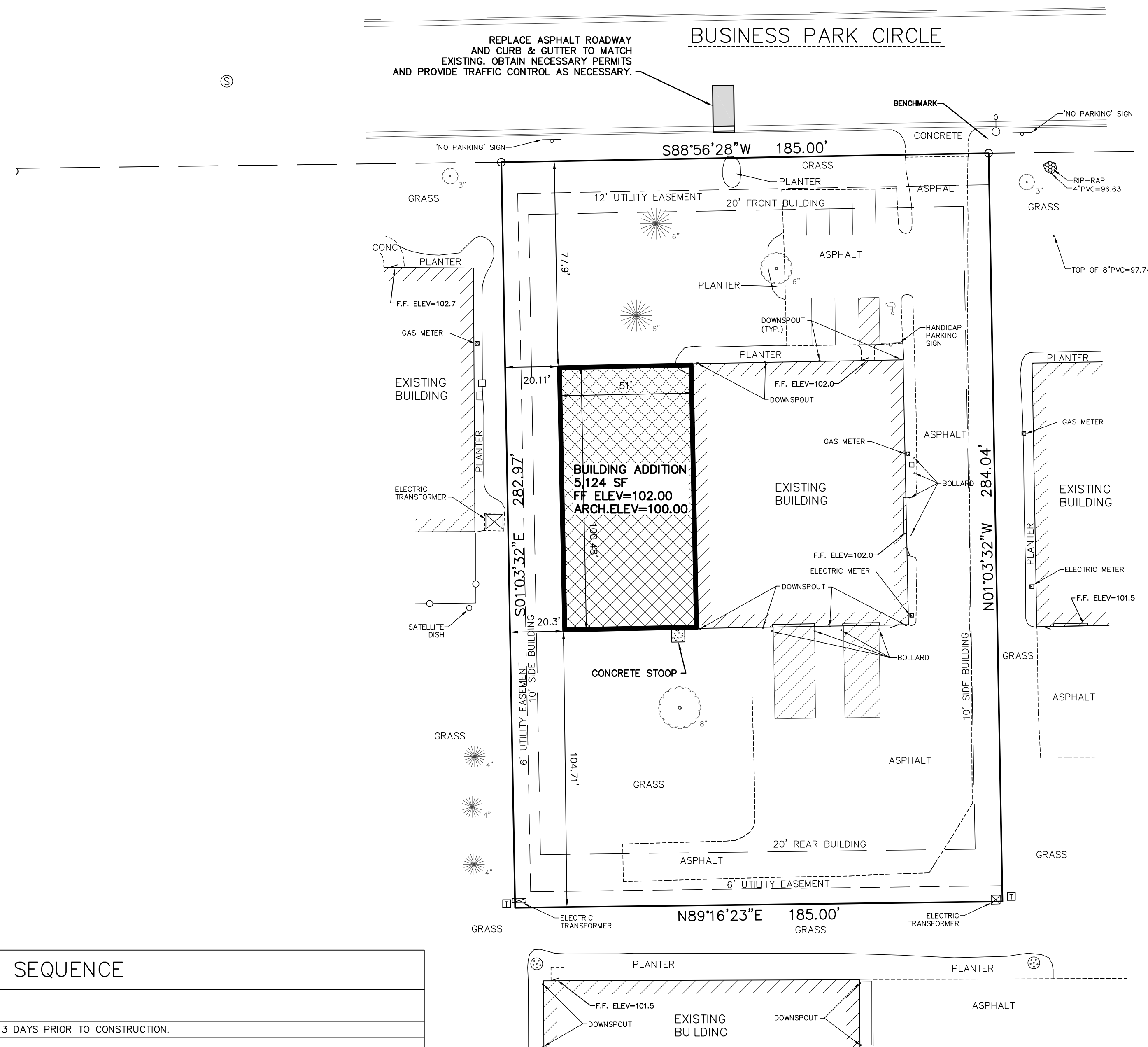
GENERAL NOTES:

- CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. STAKING SHALL BE COMPLETED BY EXCEL AS REQUESTED BY THE CONTRACTOR. THE CONTRACTOR WILL BE INVOICED BY EXCEL ENGINEERING AT THE STANDARD TIME AND MATERIAL RATES UP TO THE STAKING ALLOWANCE STATED ABOVE. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE ALLOWANCE DUE TO RE-STAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

EXISTING SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.20	52,448	
BUILDING FLOOR AREA	0.18	8,016	15.3%
PAVEMENT (ASP. & CONC.)	0.34	14,833	28.3%
TOTAL IMPERVIOUS	0.52	22,849	43.6%
LANDSCAPE/OPEN SPACE	0.68	29,599	56.4%

PROPOSED SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.20	52,448	
BUILDING FLOOR AREA	0.30	13,140	25.1%
PAVEMENT (ASP. & CONC.)	0.34	14,833	28.3%
TOTAL IMPERVIOUS	0.64	27,973	53.3%
LANDSCAPE/OPEN SPACE	0.56	24,475	46.7%



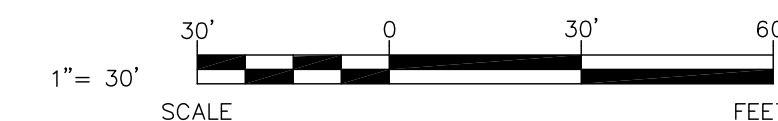
CONSTRUCTION SEQUENCE	
PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	1. CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION. 2. PLACE ALL SILT FENCE. 3. CONSTRUCT PERMANENT STORMWATER CONVEYANCE SYSTEMS.
2. CONSTRUCTION ACTION	1. REMOVE TREE AS REQUIRED. 2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE LOCATION BY OWNER. SURROUND WITH SILT FENCE 3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD. 4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE. 5. DIG AND POUR ALL BUILDING FOOTINGS. 6. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING. 7. CONSTRUCT BUILDING. 8. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION. 2. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS.

\*\*CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.\*\*

POST CONSTRUCTION OPERATION AND MAINTENANCE PLAN	
THE OWNER OF THE PROPERTY AFFECTED SHALL INSPECT AND MAINTAIN THE FOLLOWING STORMWATER MANAGEMENT SYSTEMS FREQUENTLY, ESPECIALLY AFTER HEAVY RAINFALLS, BUT AT LEAST ON AN ANNUAL BASIS UNLESS OTHERWISE SPECIFIED.	
STORMWATER FACILITY	TYPE OF ACTION
1. LAWN AND LANDSCAPED AREAS	ALL LAWN AREAS SHALL BE KEPT CLEAR OF ANY MATERIALS THAT BLOCK THE FLOW OF STORMWATER. RILLS AND SMALL GULLIES SHALL IMMEDIATELY BE FILLED AND SEEDED OR HAVE SOD PLACED IN THEM. THE LAWN SHALL BE KEPT MOWED, TREE SEEDLINGS SHALL BE REMOVED, AND LITTER SHALL BE REMOVED FROM LANDSCAPED AREAS.
2. SWALES	ALL GRASSED SWALES SHOWING SIGNS OF EROSION, SCOUR, OR CHANNELIZATION SHALL BE REPAIRED, REINFORCED, AND REVEGETATED IMMEDIATELY. ALL SWALES SHALL BE REPAIRED TO THE ORIGINAL PLAN REQUIREMENTS. MOWING SHALL TAKE PLACE NO LESS THAN TWICE PER YEAR AT A HEIGHT OF NO LESS THAN THREE INCHES. GRASSES SHALL NOT BE ALLOWED TO GROW TO A HEIGHT THAT PERMITS BRANCHING OR BENDING. MOWING SHALL ONLY TAKE PLACE WHEN THE GROUND IS DRY, AND ABLE TO SUPPORT MACHINERY.



**SITE PLAN**

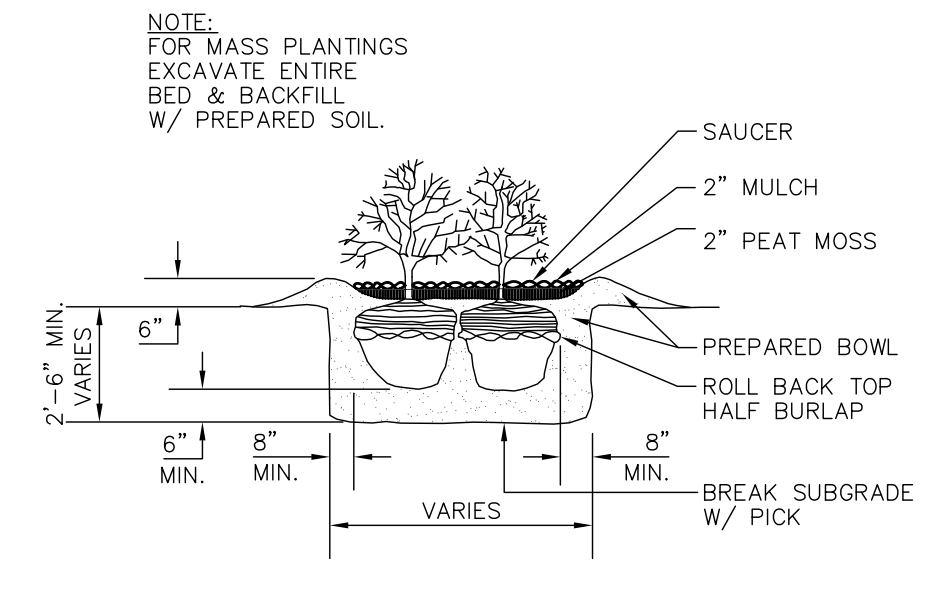
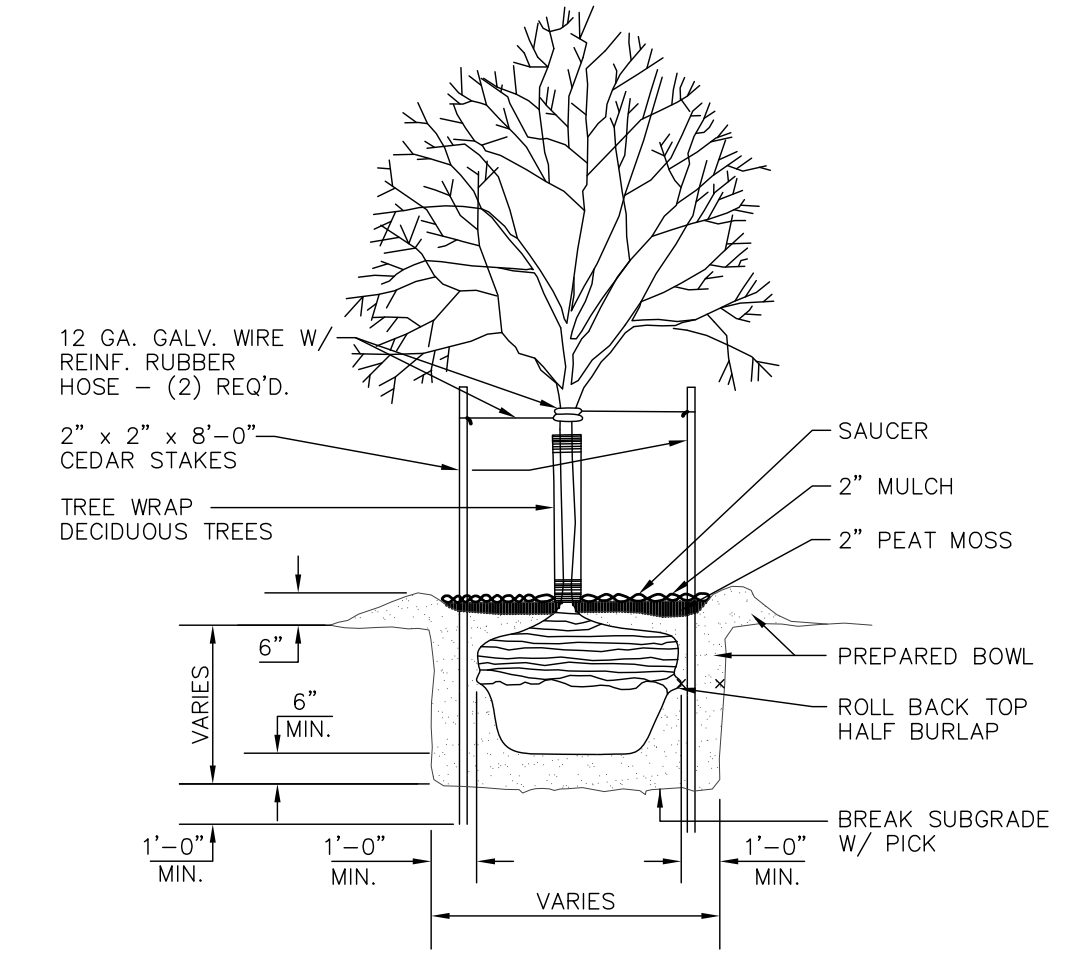
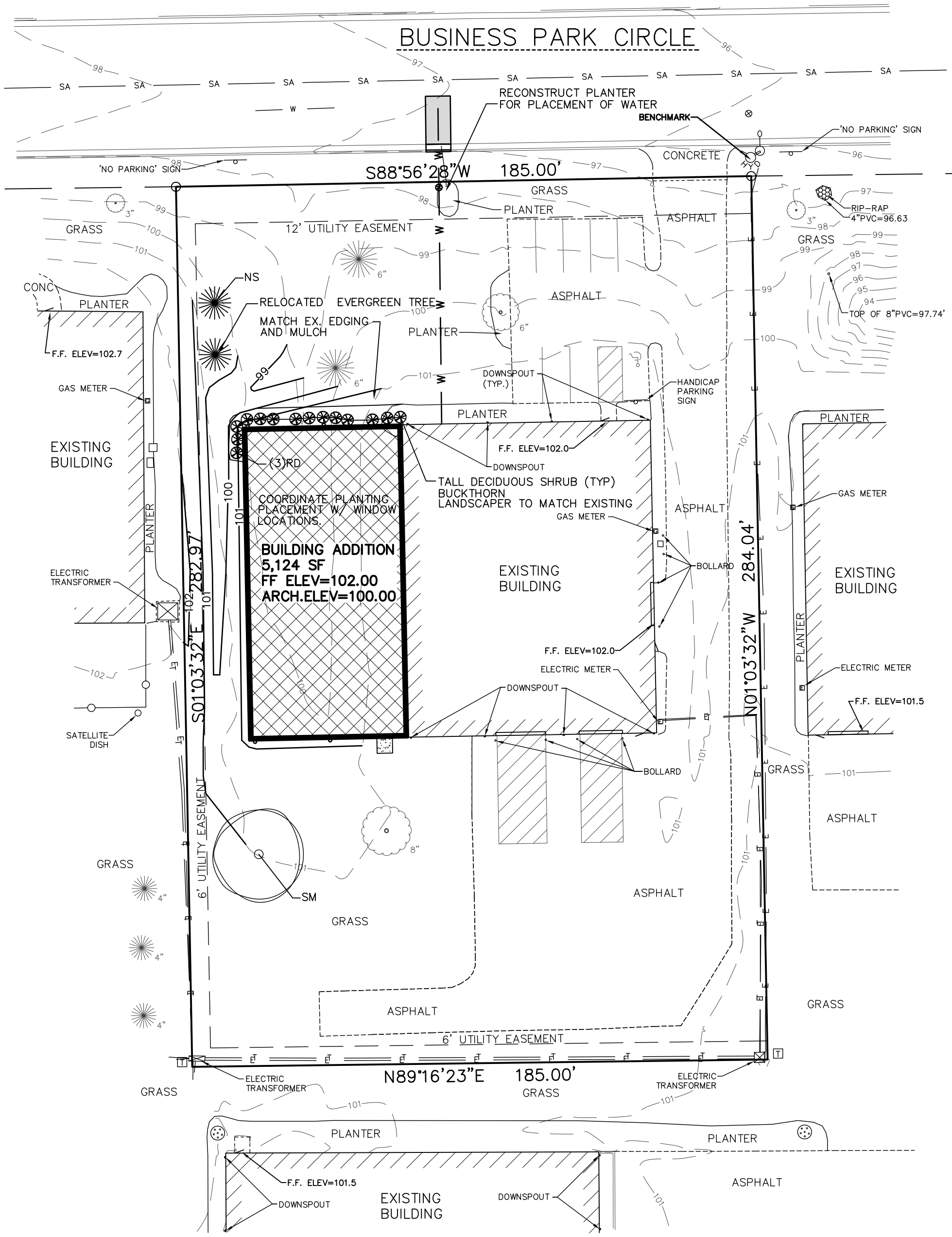


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WWW.VOGBLDG.COM





3 EXISTING BUILDING PLANTINGS  
C1.4 NO SCALE



LANDSCAPING ZONE REQUIREMENTS:  
DEVELOPED: 10 PTS PER 1,000SF OF BUILDING FOOTPRINT = 5,124SF = 51PTS REQ'D  
FOUNDATION PLANTINGS: 40PTS PER 100LF OF BUILDING. = 200' = 80PTS REQ'D  
TOTAL = 131

LANDSCAPING NOTES					
MARK	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY	POINTS
TREES					
SM	SILVER MAPLE	Acer saccharinum	1.5"	1	30
NS	NORWAY SPRUCE	Picea abies	5' tall	1	40
SHRUBS					
BT	Tallhedge Glossy Buckthorn (Field Verify)	Rhamnus frangula "Columnaris"	4' tall	11	55
RD	Red Twigged Dogwood	Cornus Baileyi	24"	3	15
				TOTAL =	140

NOTE: MATCH EXISTING EDGING AND MULCH AT ALL PLANTING AREAS

**NORTH**

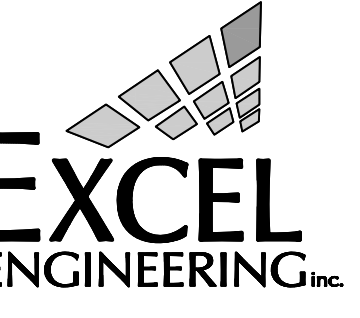
LANDSCAPE PLAN

1" = 30'  
SCALE

30' 0 30' 60'  
FEET

**VOGEL BROS. BUILDING CO.**  
2701 PACKERS AVENUE  
P.O. BOX 7898  
MADISON, WI 53704-7841  
PHONE: (608) 241-8484  
FAX: (608) 241-8188  
WWW.VOGELBLDG.COM

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



100 CAMELOT DRIVE  
FOND DU LAC, WI 54935  
PHONE: (920) 926-9800  
FAX: (920) 926-9801

Always a Better Plan

OWNER:  
GARY GUNDLACH  
4643 TONYAWATHA TRAIL  
MONONA, WI 53716

PROJECT:  
GARY GUNDLACH WAREHOUSE ADDITION  
461 BUSINESS PARK CIRCLE  
STOUGHTON, WI

PRELIMINARY SHEET DATES:  
OCTOBER 18, 2011  
OCTOBER 20, 2011

JOB NUMBER:  
1114860  
SHEET

C1.4

2011 © EXCEL ENGINEERING, INC.

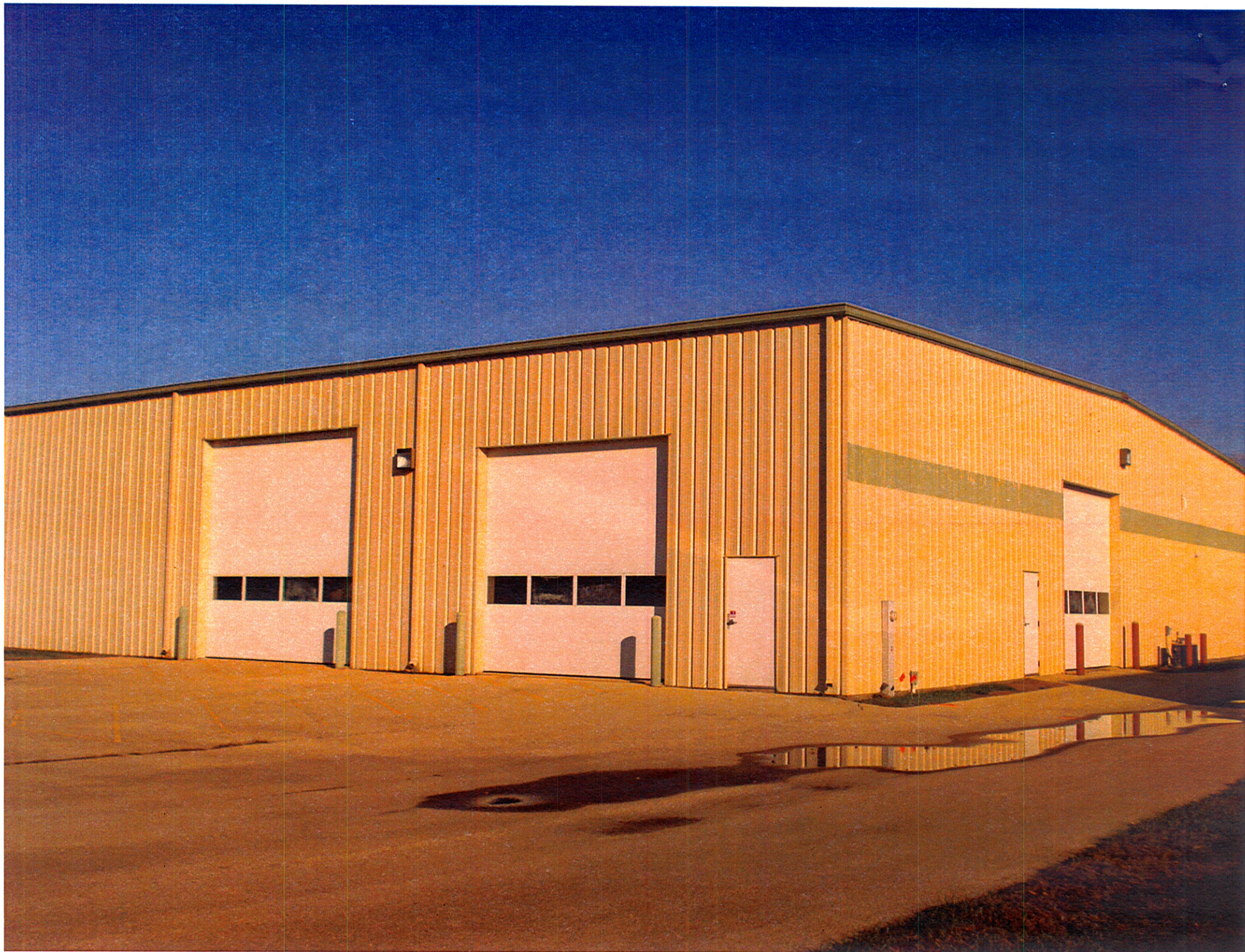


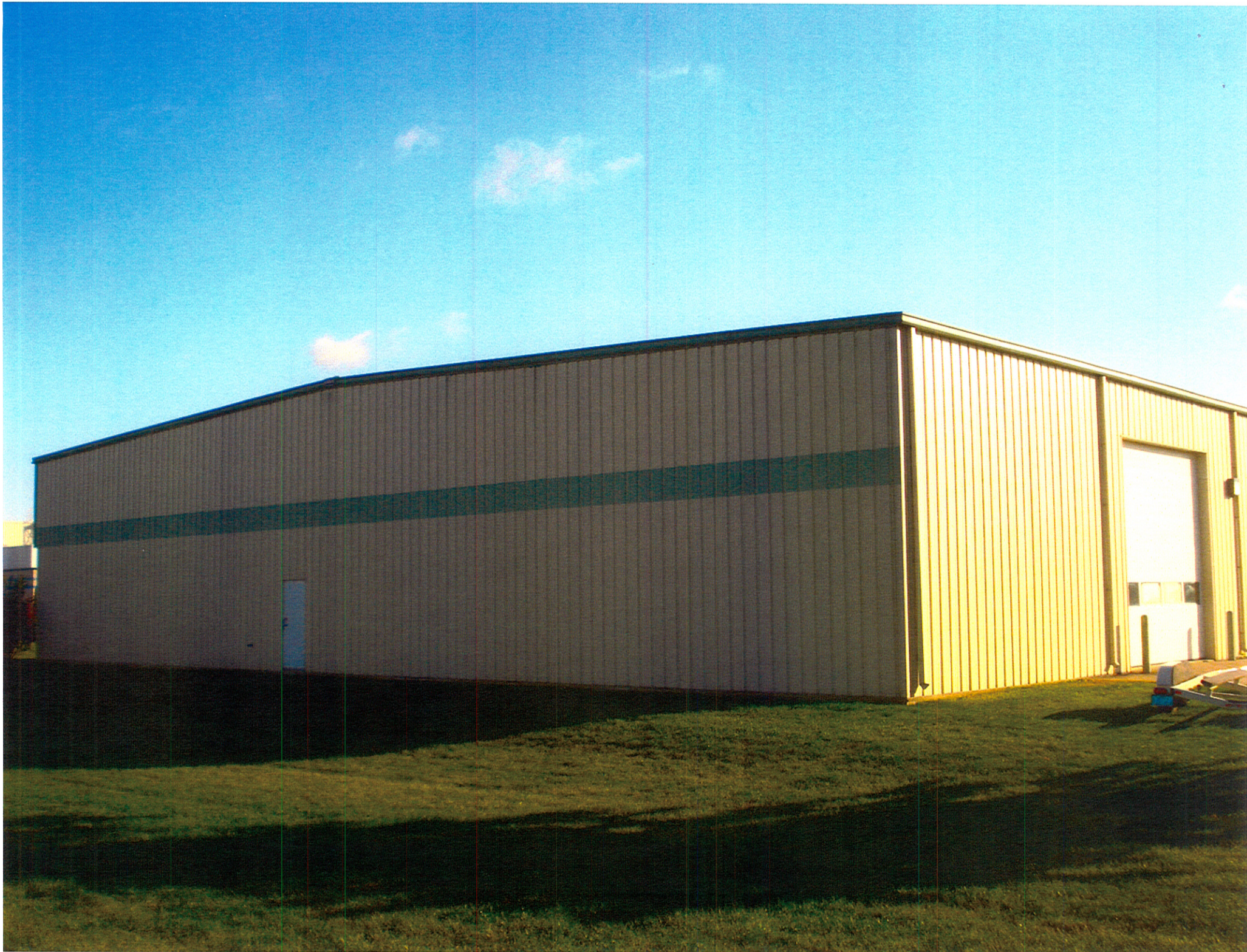
♿  
HANDICAPPED  
PARKING

461











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 21, 2011

Excel Engineering  
Eric Drazkowski  
100 Camelot Drive  
Fond Du Lac, WI. 54935

Dear Mr. Drazkowski:

I have completed a preliminary review of the proposed building addition for the Gary Gundlach Warehouse, 461 Business Park Circle - Plan submitted 10/17/11. As noted, additional information may be required to be provided or shown on the plans. A meeting is scheduled for November 1, 2011 of which you will receive notice.

**Zoning Code Requirements:**

1. The property at 461 Business Park Circle is zoned PI – Planned Industrial. Indoor storage 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. **The use of this property/building as warehousing/indoor storage meets the principle land uses permitted by right.**
2. The Comprehensive Plan, planned land use map designates this property as General Industrial. **The Planned Land Use map will need to be modified in the future to match the Planned Industrial use.**
3. The parking requirement for warehousing is one space per 2,000 square feet of gross floor area. There are 9 existing parking spaces, while code requires 7 parking stalls. **The existing parking complies with these requirements.**
4. The minimum setback and maximum height requirements are as follows: Front setback: 20 feet, Side setback: 10 feet, Rear setback: 20 feet, Height: 40 feet. **The proposed building addition meets the setback and height requirements.**
5. A landscaping plan which meets the requirements of section 78-604 must be provided. This section requires 81 landscaping points for the 202.48 feet of building foundation and 52 landscaping points for developed lots. **The provided landscaping plan does not meet the building foundation point's requirement. There are 70 points proposed while 81 are required. Adding a few more shrubs will meet this requirement. See section 78-604 for landscaping requirements.**
6. **There are no bufferyard requirements when there are adjacent properties with the same zoning classification.**
7. Section 78-707, Exterior lighting standards, requires a maximum average on-site lighting of 2.4 footcandles. The maximum lighting as measured at the property line is 0.5 footcandles. **We have been informed the proposed wall lighting will comply with these requirements.**

8. A stormwater management and erosion control plan, application and fee are required. Dane County Land Conservation, the City's consultant, will review the plan and perform inspections. **The plan, application and fees have been submitted for review by Dane County.**
9. Proposed utilities-including electrical transformers and HVAC locations shall be shown on the plan. **All utilities have been identified and the HVAC is internal.**
10. **It will be necessary to work with Stoughton Utilities to replace the existing water service and Stoughton Street Department for the street opening permit. As noted on the plan, Stoughton Utilities requires the existing water service be abandoned in the street.**
11. **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.**

### **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.**
  - c. Exterior signs. **No signage is proposed.**
  - d. Exterior Lighting. **See #7 above.**
  - e. Clearing, grading, and drainage plan showing proposed clearing limits, existing and proposed contours at two foot intervals. **The provided grading plan with one foot contours is sufficient to meet this requirement.**
  - f. Site statistics, including site square footage, percent of site coverage's and percent of park or open space. **This is provided on site plan.**
  - g. All exterior materials and colors, including manufacturer's name and catalogue numbers or samples of the same. **Colors and materials to match 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 is 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." **See #9 above.**
  - b. All areas intended to be utilized for parking space and driveways shall be surfaced with bituminous asphalt or concrete." **No additional paving 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. **N/A**
    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 not allowed unless reviewed and approved as part of this process. There is no outdoor storage proposed.**
  - i. “Outdoor storage shall be meant to include parking of all company owned and operated vehicles, with the exception of passenger vehicles.” N/A
  - j. “All outdoor refuse collection areas shall be visually screened from access streets and adjacent property by a complete opaque screen.” **No trash enclosure proposed.**
  - k. “Architectural Review. **The Business Park North Committee will take into account the appearance of all buildings, parking areas and storage areas.**”
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

cc. Planning Commissioners  
Business Park North Committee