

NOTICE

The **City of Stoughton** will hold a **Joint Meeting** of the **Planning Commission and Business Park North Committee** on **Monday August 23, 2010 at 6:00 p.m.**, in the **Council Chambers**, Second Floor, **Public Safety Building**, 321 S. Fourth Street, Stoughton WI.

AGENDA:

1. Call to Order
2. Elect Chair & Vice-Chair of the Business Park North Committee
3. Mark Halverson, Lean Distribution, LLC requests site plan approval for a building addition at 241 Business Park Circle, Stoughton Business Park.
4. Adjournment.

Mayor Donna Olson – Chair, Planning Commission
Planning Director Rodney Scheel – Chair, Business Park North Committee
8/19/10mps

Packets sent to:

Planning Commission

Mayor Donna Olson, Chair
Eric Hohol, Council member & Vice-Chair
Ron Christianson, Council member
Carl Chenoweth, Council member
Troy Wieser
Todd Krcma
Rollie Odland

Business Park North

Planning Director Rodney Scheel, Chair
Finance Director Laurie Sullivan, Vice-Chair
Dave McKichan, Council member
Eric Olstad, Council member
Randy McLaury, Chamber Rep.
Dave Phillips, Chamber Executive Director
Dick Entwistle, Chamber Rep.
Keith Comstock

cc: Zoning Administrator Michael Stacey (3 Packets)
Utilities Director Bob Kardasz (Packet)
Stoughton Newspapers/Wisconsin State Journal (fax)
City Attorney Matt Dregne (e-mail)
Department Heads & Council Members (e-mail)
Pili Hougan (e-mail)
Area Towns (e-mail)
Mark Halverson (email) mhalverson@businesstransportation.net
Scott Truehl (email) sgtruehl@friede.com
Derek Westby (email)

**"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.**



August 10, 2010

To: Stoughton Planning Department

Re: Proposed use - 241 Business Park Circle expansion

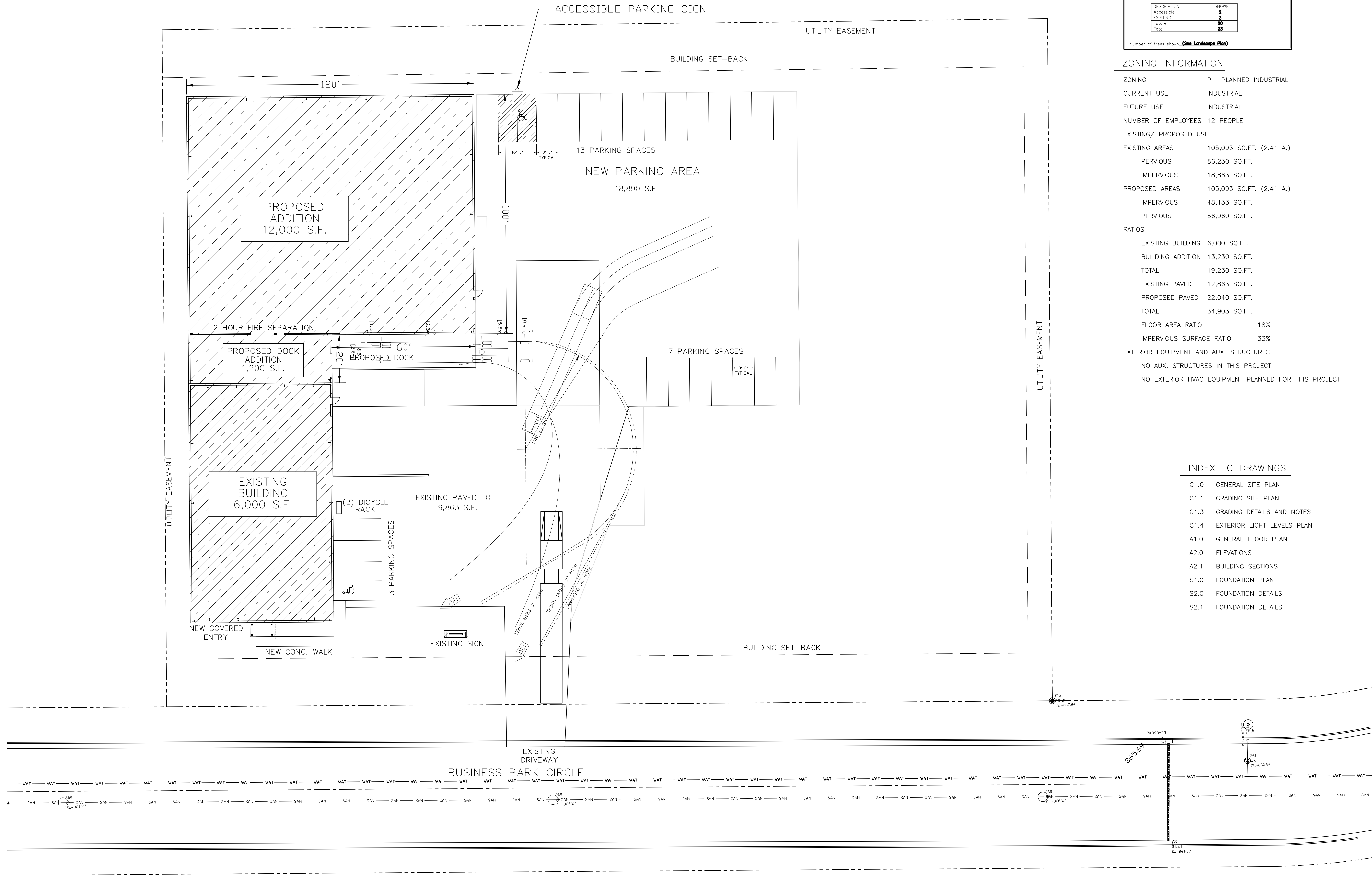
Business Transportation Solutions, Inc. proposes to add 13,200 square feet to the existing structure located at 241 Business Park Circle. The addition will allow existing tenants to expand their business of manufacturing portable heating and air-conditioning units and allow us to expand our freight brokerage business.

With this expansion to the existing structure, we anticipate that the employment at this facility could rise from the current 12 employees to 20 by 2012.

The expansion will also provide local distribution space for manufactures in the Stoughton area.

Please call me if you have any questions.

Mark Halverson



GENERAL SITE PLAN
SCALE: 1"=20'

PARKING LOT PLAN SITE INFORMATION BLOCK	
Site Address	LOTS 33 & 34 STOUGHTON BUSINESS PARK NORTH
Site acreage (total)	2.41 ACRES
Number of Parking stalls:	
DESCRIPTION	SHOWN
Accessible	2
EXISTING	3
Future	20
Total	23
Number of trees shown (See Landscape Plan)	

ZONING INFORMATION	
ZONING	PI PLANNED INDUSTRIAL
CURRENT USE	INDUSTRIAL
FUTURE USE	INDUSTRIAL
NUMBER OF EMPLOYEES	12 PEOPLE
EXISTING/ PROPOSED USE	
EXISTING AREAS	105,093 SQ.FT. (2.41 A.)
PERVIOUS	86,230 SQ.FT.
IMPERVIOUS	18,863 SQ.FT.
PROPOSED AREAS	105,093 SQ.FT. (2.41 A.)
IMPERVIOUS	48,133 SQ.FT.
PERVIOUS	56,960 SQ.FT.
RATIOS	
EXISTING BUILDING	6,000 SQ.FT.
BUILDING ADDITION	13,230 SQ.FT.
TOTAL	19,230 SQ.FT.
EXISTING PAVED	12,863 SQ.FT.
PROPOSED PAVED	22,040 SQ.FT.
TOTAL	34,903 SQ.FT.
FLOOR AREA RATIO	18%
IMPERVIOUS SURFACE RATIO	33%
EXTERIOR EQUIPMENT AND AUX. STRUCTURES	
NO AUX. STRUCTURES IN THIS PROJECT	
NO EXTERIOR HVAC EQUIPMENT PLANNED FOR THIS PROJECT	

INDEX TO DRAWINGS	
C1.0	GENERAL SITE PLAN
C1.1	GRADING SITE PLAN
C1.3	GRADING DETAILS AND NOTES
C1.4	EXTERIOR LIGHT LEVELS PLAN
A1.0	GENERAL FLOOR PLAN
A2.0	ELEVATIONS
A2.1	BUILDING SECTIONS
S1.0	FOUNDATION PLAN
S2.0	FOUNDATION DETAILS
S2.1	FOUNDATION DETAILS

General Notes

2	RELEASED FOR REVIEW	8.17.10
1	RELEASED FOR REVIEW	4.29.10
No.	Revision/Issue	Date

MENTE ENGINEERING

P.O. BOX 591
320 W. MAIN STREET
REEDSBURG, WI 53959
608-524-4701
mente-engineering@verizon.net

CONTRACTOR

FRIEDE & ASSOCIATES, LLC
DESIGN/BUILD/CONSTRUCTION MANAGEMENT

P.O. BOX 248
500 UTILITY COURT
REEDSBURG, WI 53959
TEL 608.524.4383
FAX 608.524.8393

Project Name and Address

**PROPOSED
ADDITION
STOUGHTON, WI**

Project
10-020

Date
4.27.10

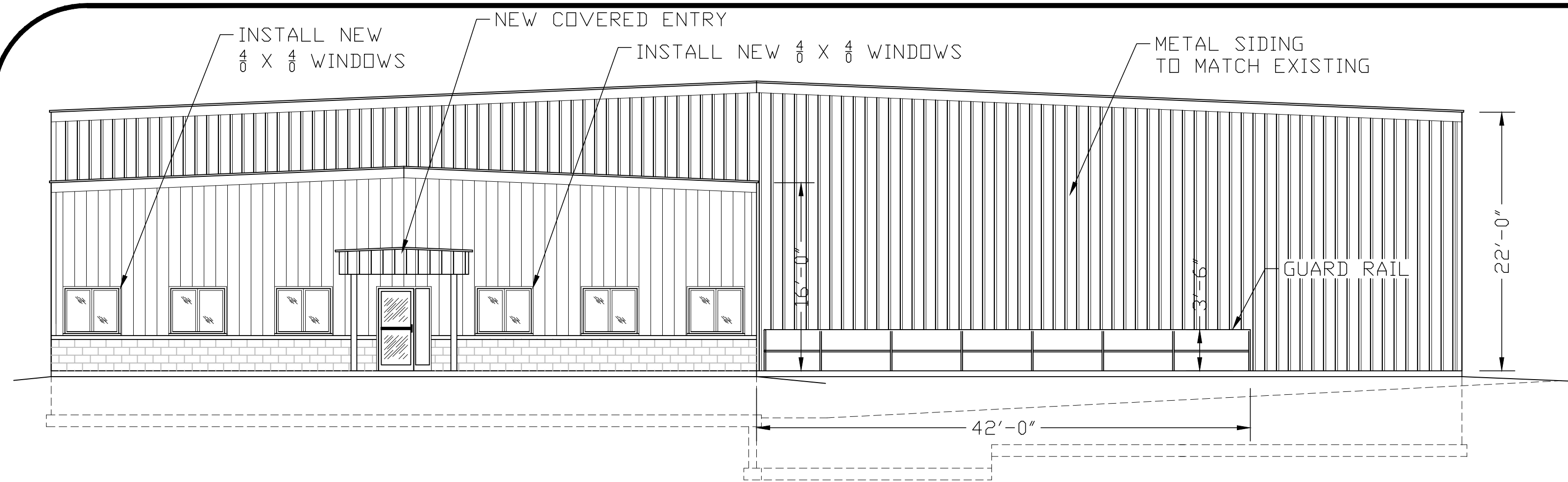
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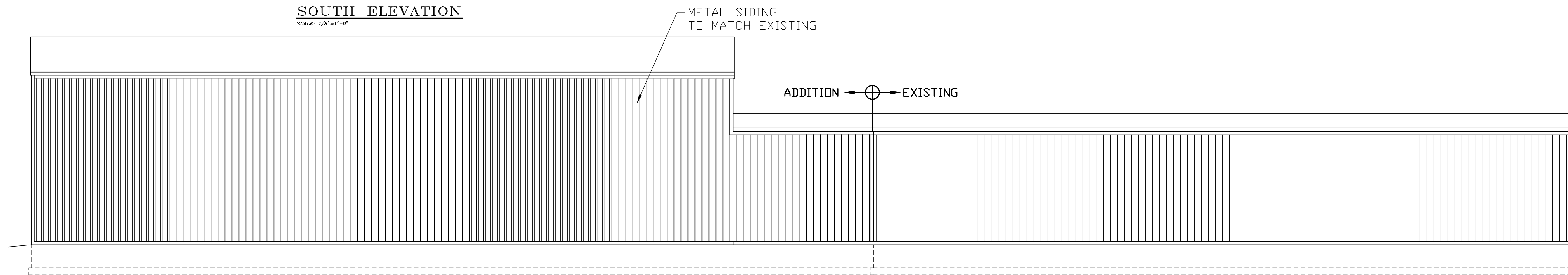
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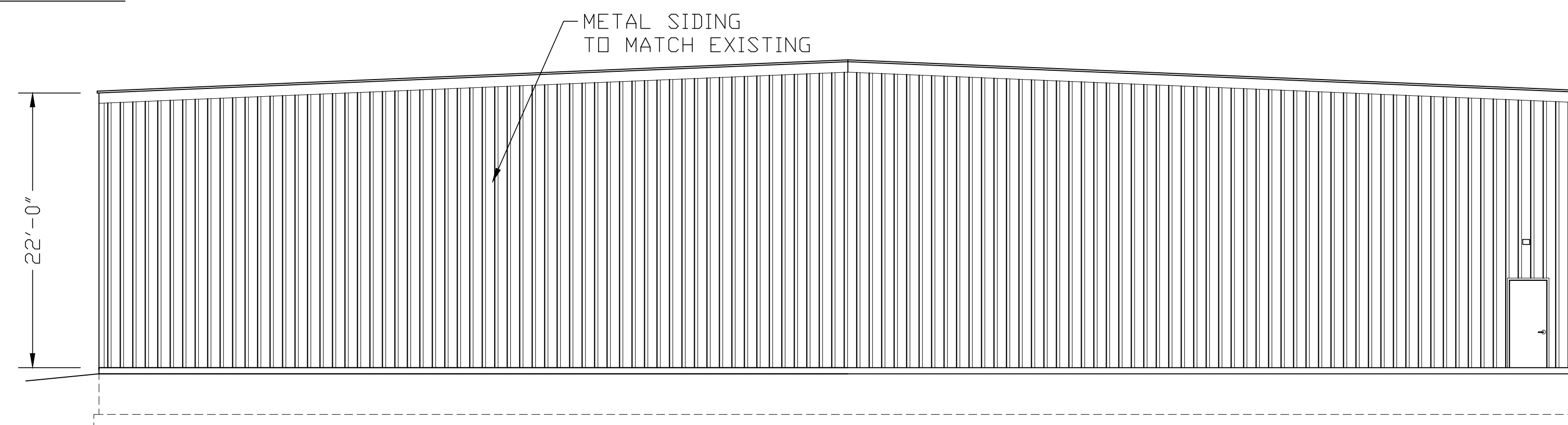
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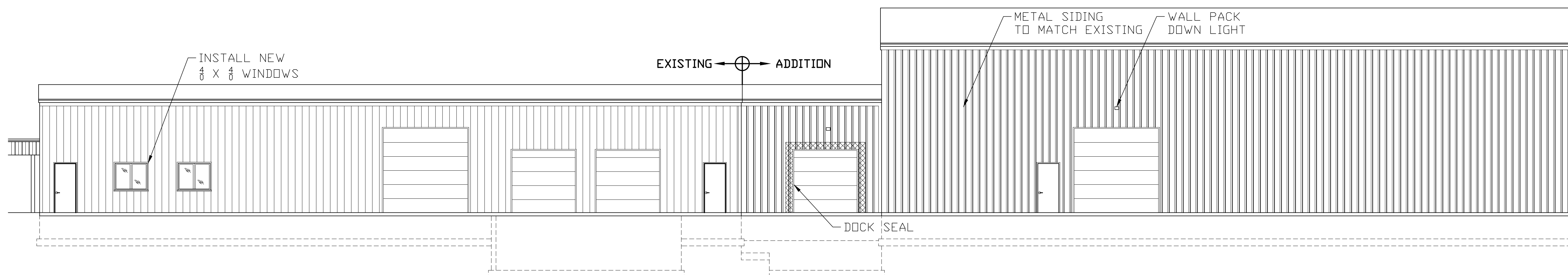
SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

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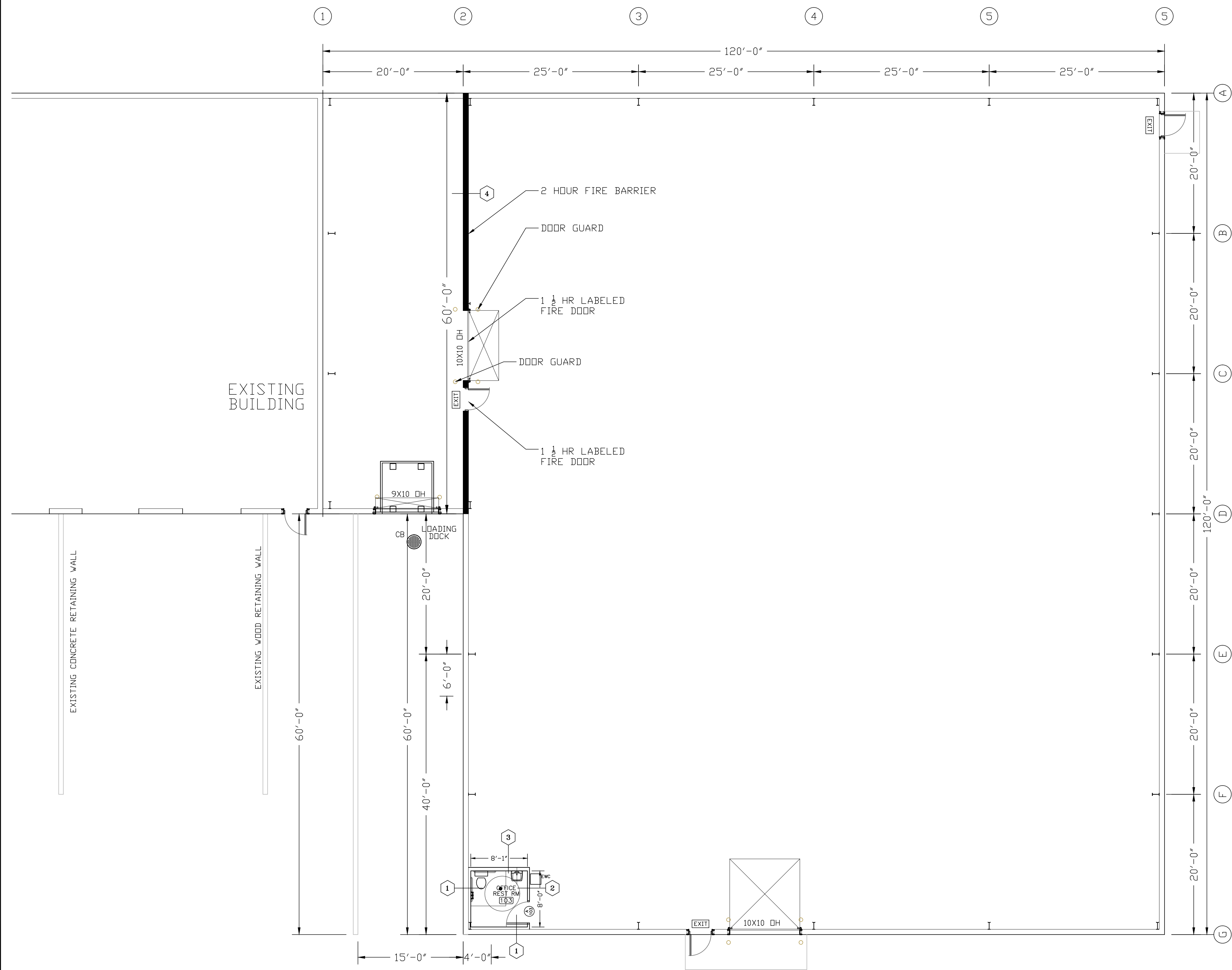
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FLOOR PLAN
SCALE: 1/8" = 1'-0"

General Notes

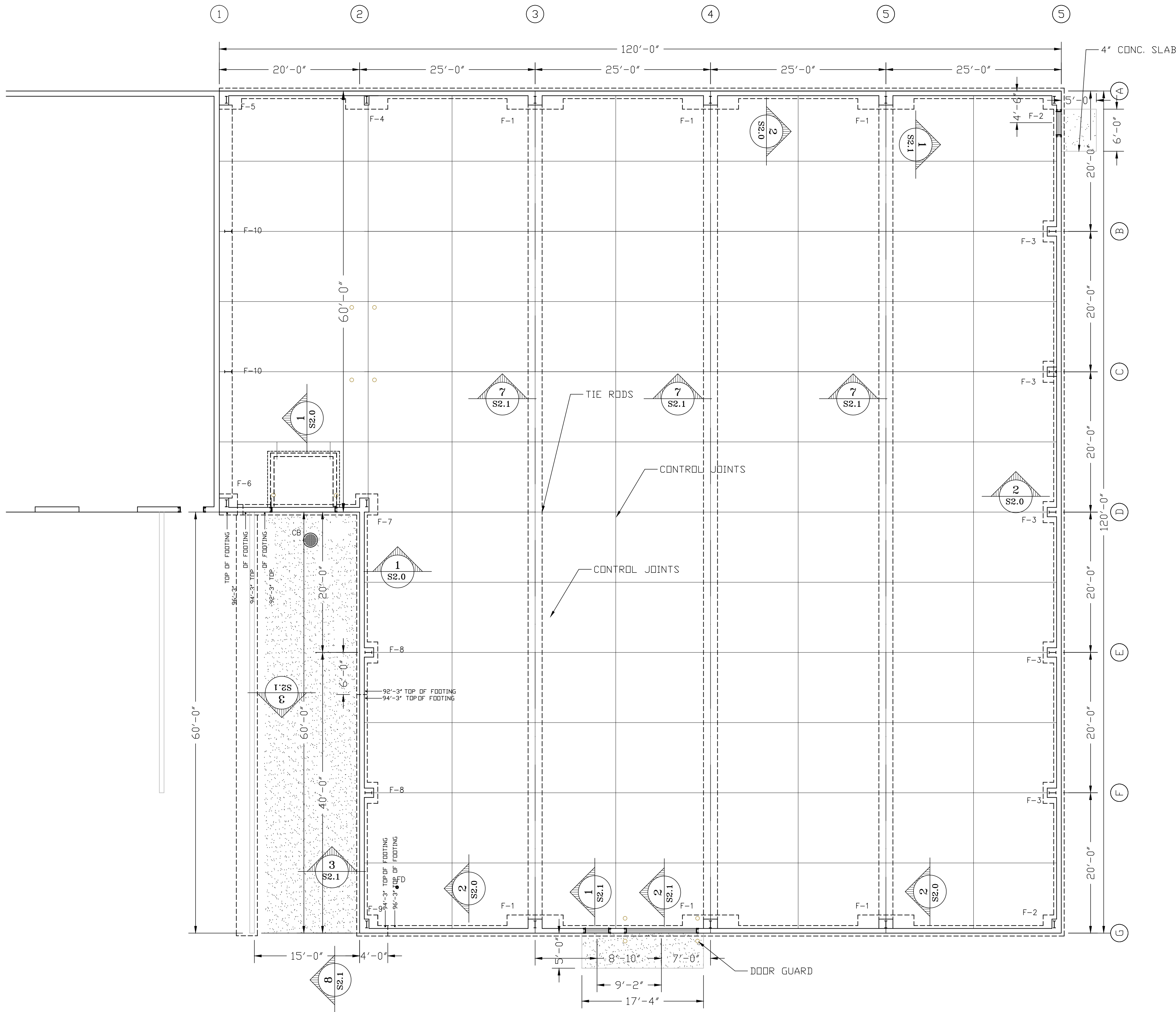
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Project 10-020	Sheet A1.0
Date 4.27.10	
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FOUNDATION PLAN
SCALE: 1/8"=1'-0"

REINFORCING NOTES

REINFORCING SHALL BE IN ACCORDANCE WITH ACI SP-66.
ALL LAPS SHALL BE CLASS "B" (PER ACI 318-89) UNLESS NOTED OTHERWISE ON THE DESIGN DRAWINGS OR UNLESS THE DETAILER TAKES SPECIAL CARE TO PROVIDE STAGGERED LAPS. USE TOP BAR LAP LENGTHS FOR ALL HORIZONTAL WALL BARS AND FOR TOP BARS IN SLABS AND BEAMS OVER 14" DEEP.
LAP LENGTH SHALL BE SPECIFICALLY NOTED ON DRAWINGS WHERE MORE THAN ONE BAR MAKES UP A CONTINUOUS STRING.

MILD STEEL REINFORCING PROTECTION

FOOTINGS - BOTTOM & SIDES - 3"
FOOTINGS - TOP - 2"
PERIMETER WALLS - #5 & SMALLER - 1-1/2"
PERIMETER WALLS - #6 & LARGER - 2"
INTERIOR WALLS - 3/4"
BEAMS, GIRDERS, PIERS & COLUMNS (Over Ties & Stirrups) - 1-1/2"
SLABS - BOTTOM & SIDES (Typical Unless Noted Otherwise) - 1"
SLABS - TOP (Unless Noted Otherwise) - 3/4"

CONCRETE NOTES

- ALL TOP SOIL AND UNUSABLE SOIL ARE TO BE REMOVED FROM THE BUILDING SITE. ALL FOOTINGS ARE TO BE SET ON UNDISTURBED SOILS. FLOORS AND SLABS TO BE SET ON COMPACTED GRANULAR FILL IN 12" MAXIMUM LIFTS.
- FOOTINGS AND WALLS TO REACH A MINIMUM OF 3,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
- IN NO CASE SHALL A STRUCTURAL MODIFICATION BE MADE TO ANY CONCRETE FOOTING, FOUNDATION, OR STRUCTURAL MEMBER UNLESS PREVIOUSLY APPROVED BY THE ENGINEER.
- SIMILAR PORTIONS OF A BUILDING SHALL HAVE SIMILAR DETAILING UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- THE DESIGN STRESSES OF ALL CONCRETE CONSTRUCTION AND ITS RELATED REINFORCING SHALL MEET THE REQUIREMENTS LISTED IN THE DESIGN STRESSES LEGEND AND THE REINFORCING NOTES.
- ALL FLOOR AND SLABS TO BE CURED IN ACCORDANCE WITH THE LATEST ACI CODE RECOMMENDATIONS. FLOORS AND SLABS TO TREATED WITH A SEALER/HARDENER APPLIED IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS.

DESIGN STRESSES

CAST-IN-PLACE CONCRETE:
FOOTINGS - f'_c = 3,000 PSI
WALLS - f'_c = 3,000 PSI
SLAB ON GRADE - f'_c = 4,000 PSI
SIDEWALKS, APRONS, STOOPS - f'_c = 4,000 PSI
REINFORCING STEEL:
TIE RODS (MAIN FRAMES) - f_y = 60,000 PSI
COLLARS, TIES, BEAM STIRRUPS, HAIRPINS - f_y = 40,000 PSI
REINFORCING BARS - f_y = 40,000 PSI
WELDED WIRE MESH - ASTM 185
OTHER - f_y = 60,000 PSI
STRUCTURAL BOLTS:
ANCHOR BOLTS - A307 OR A36
EXPANSION BOLTS - WEDGE TYPE
SOIL BEARING CAPACITY - q = 2,000 PSI
(TYPE "SW" SOILS)

STRUCTURAL DESIGN LOADS

STRUCTURAL DESIGN CODE
2006 WISCONSIN COMMERCIAL BUILDING CODE (IBC 2006)
BUILDING OCCUPANCY CATEGORY - II
EXPOSURE CATEGORY - C

DESIGN LIVE LOADS
FIRST FLOOR (WAREHOUSE LIGHT STORAGE) - 125 PSF
ROOF - 20 PSF

DEAD AND COLLATERAL LOADS
LOADING PER METAL BUILDINGS SUPPLIER PROJECT 0-XXXXX

SNOW LOADS
GROUND SNOW - P_g = 30 PSF
SLOPED ROOF SNOW - P_s = 21 PSF
SNOW EXPOSURE FACTOR - C_e = 1.0
SNOW IMPORTANCE FACTOR, I_s - 1.0
THERMAL FACTOR, C_t - 1.0
PLUS APPLICABLE DRIFT LOADING AND MECHANICAL EQUIPMENT

WIND LOADS
METHOD: SIMPLIFIED PROVISIONS FOR LOW-RISE BUILDINGS
BASIC WIND SPEED (3 SECOND GUST) - 90 MPH
WIND IMPORTANCE FACTOR, I_f - 1.0
BUILDING ENCLOSURE - ENCLOSED
TERRAIN CATEGORY - C
EXPOSURE FACTOR - 1.0 (FULLY EXPOSED)

SEISMIC DESIGN LOADS
SEISMIC DESIGN CATEGORY - B
SITE CLASSIFICATION - "D" (PRESUMED)
SDS - 13.0%
SD1 - 7.8%
IMPORTANCE FACTOR - 1.0

General Notes

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Project

10-020

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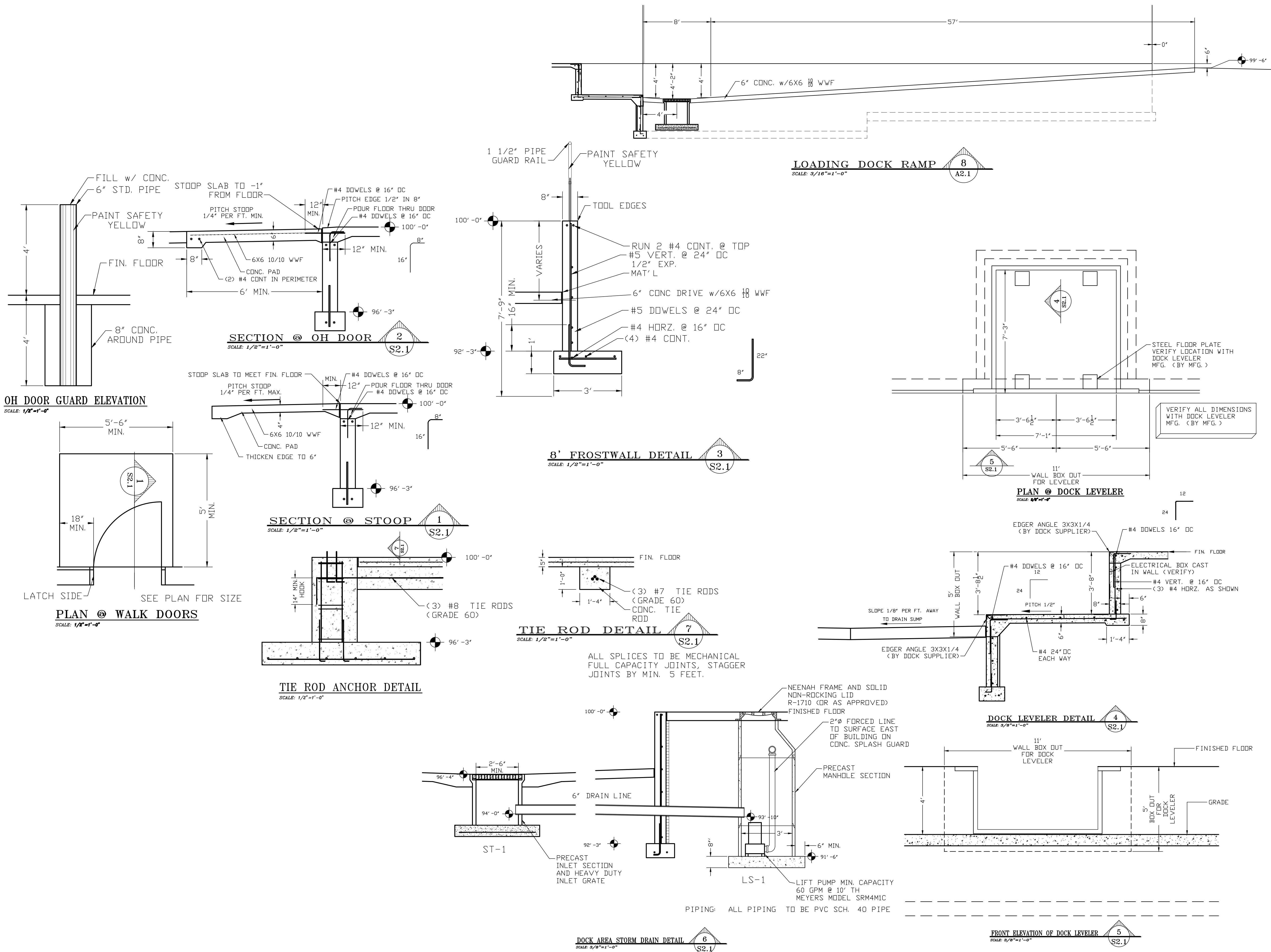
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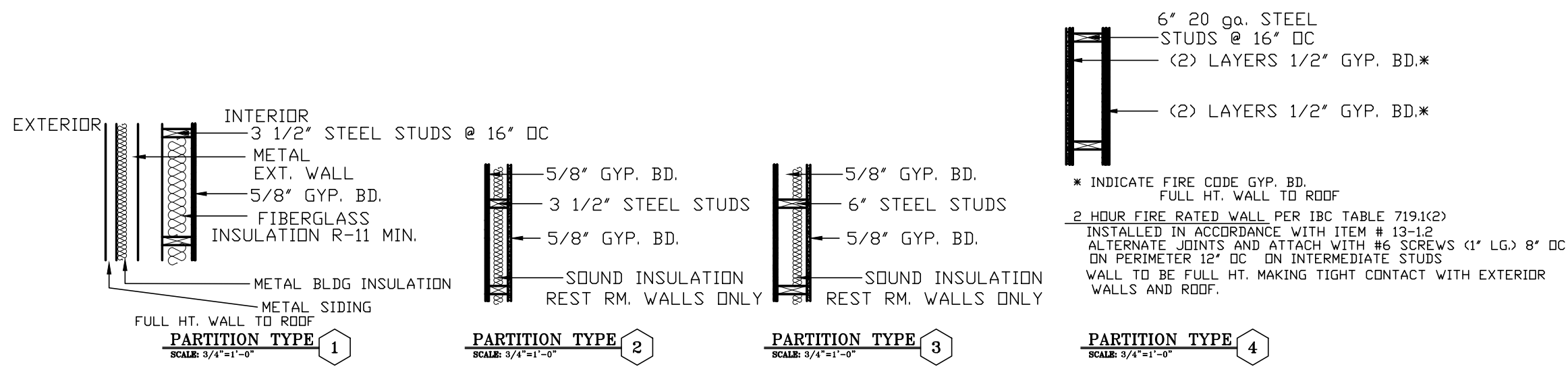
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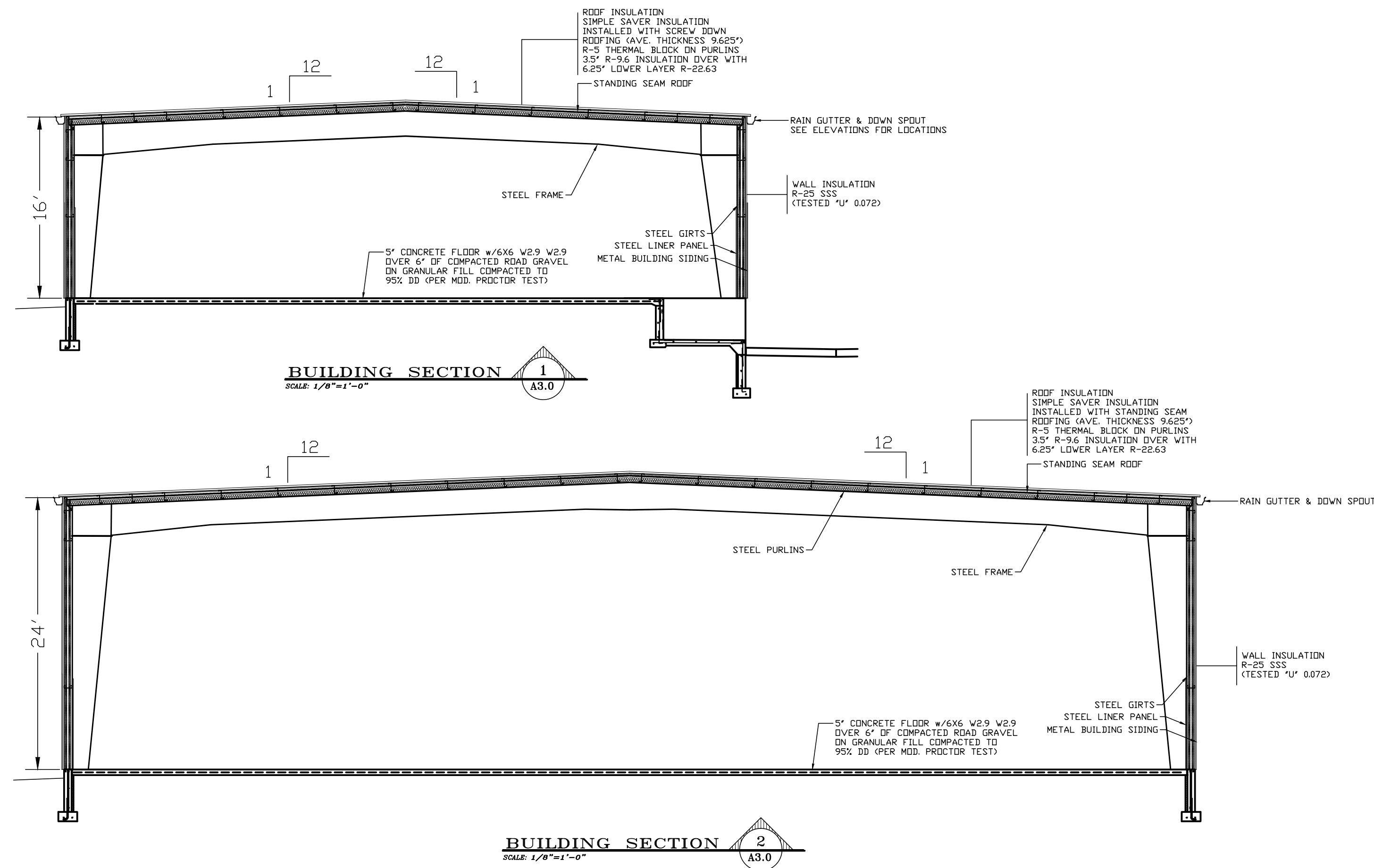
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S2.1



NOTE:
ALL WALLS TO BE ANCHORED @ 48" OC MIN.
WITH (2) ANCHORS MIN. PER SECTION
TOP OF WALLS TO BE ANCHORED TO STRUCTURE 6" OC
DIAGONAL BRACE WALLS AT ALL INTERSECTIONS



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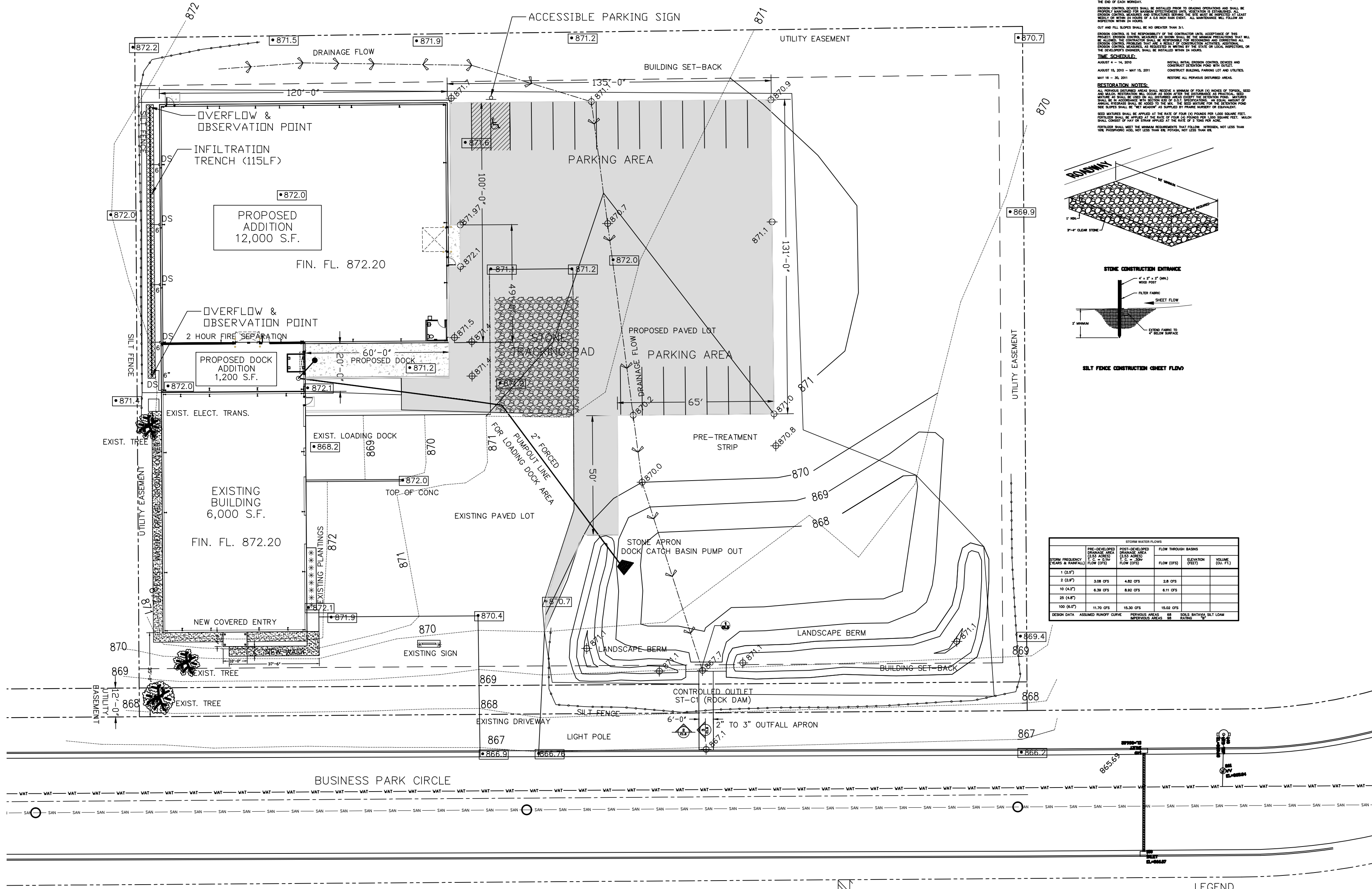
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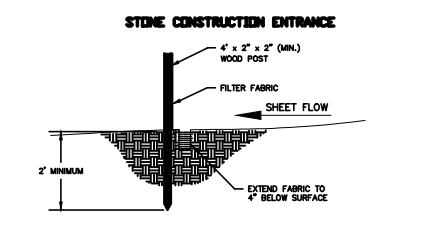
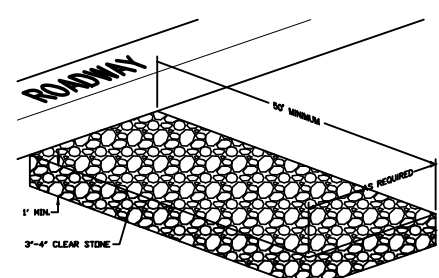
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EROSION NOTES:
THE EROSION PREVENTION MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE EROSION PREVENTION MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR IN A MANNER THAT WILL PREVENT THE EROSION OF ANY OF THE EROSION PREVENTION MEASURES. THE EROSION PREVENTION MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR IN A MANNER THAT WILL PREVENT THE EROSION OF ANY OF THE EROSION PREVENTION MEASURES. THE EROSION PREVENTION MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR IN A MANNER THAT WILL PREVENT THE EROSION OF ANY OF THE EROSION PREVENTION MEASURES.

RESTORATION NOTES:
ALL EROSION PREVENTION MEASURES SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER. THE RESTORATION SHALL BE COMPLETED BY THE CONTRACTOR PRIOR TO THE END OF THE PROJECT. THE RESTORATION SHALL BE COMPLETED BY THE CONTRACTOR PRIOR TO THE END OF THE PROJECT. THE RESTORATION SHALL BE COMPLETED BY THE CONTRACTOR PRIOR TO THE END OF THE PROJECT.

TIME SCHEDULE:
AUGUST 4 - 14, 2010
AUGUST 15, 2010 - MAY 15, 2011
MAY 16 - 30, 2011



STORM WATER FLOWS				
STORM FREQUENCY (FEET & INCHES)	PRE-DEVELOPED (CFS)	POST-DEVELOPED (CFS)	FLOW THROUGH BASINS (CFS)	ELEVATION (FEET)
1 (0.47)	3.08 CFS	4.82 CFS	2.8 CFS	
2 (0.97)	6.39 CFS	8.82 CFS	6.11 CFS	
10 (4.97)	11.70 CFS	15.30 CFS	10.02 CFS	
25 (8.47)	15.70 CFS	20.30 CFS	13.02 CFS	
100 (16.07)	21.70 CFS	28.30 CFS	18.02 CFS	

GENERAL SITE GRADING PLAN
SCALE: 1"=20'

General Notes

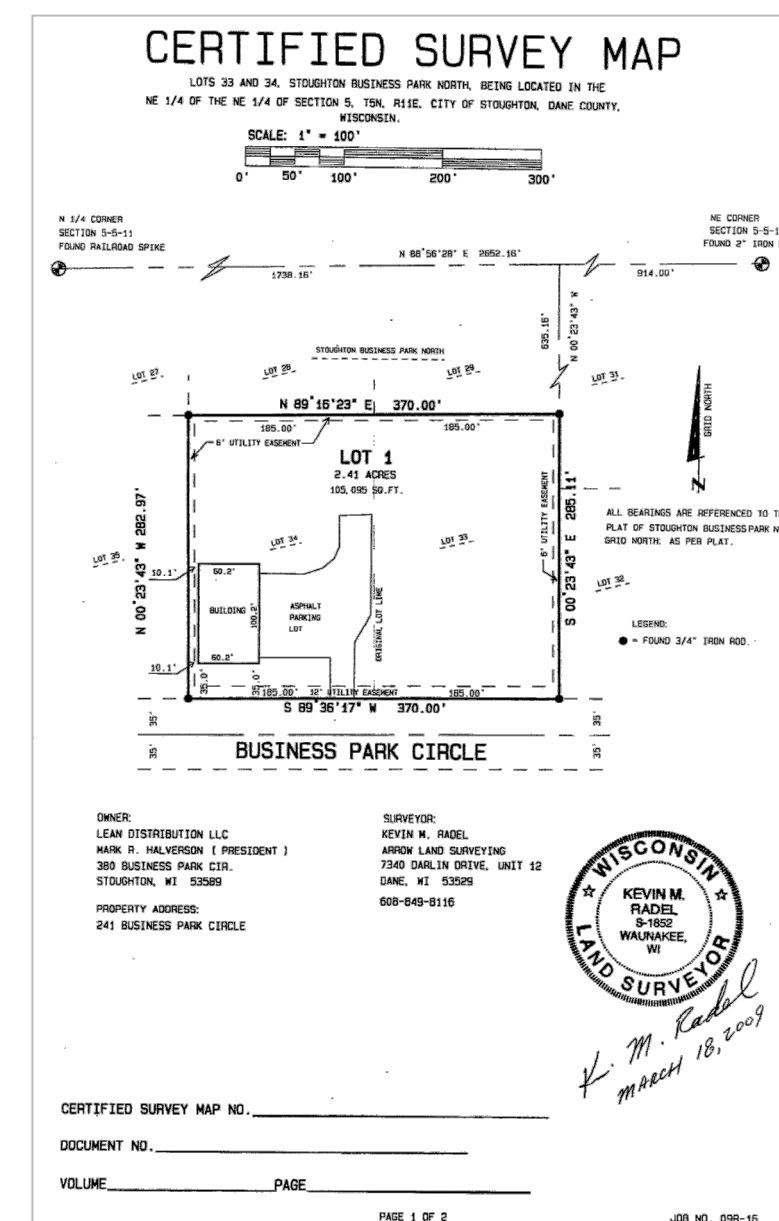
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Project Name and Address
PROPOSED ADDITION STOUTON, WI

Project 10-020	Sheet C11
Date 4.27.10	
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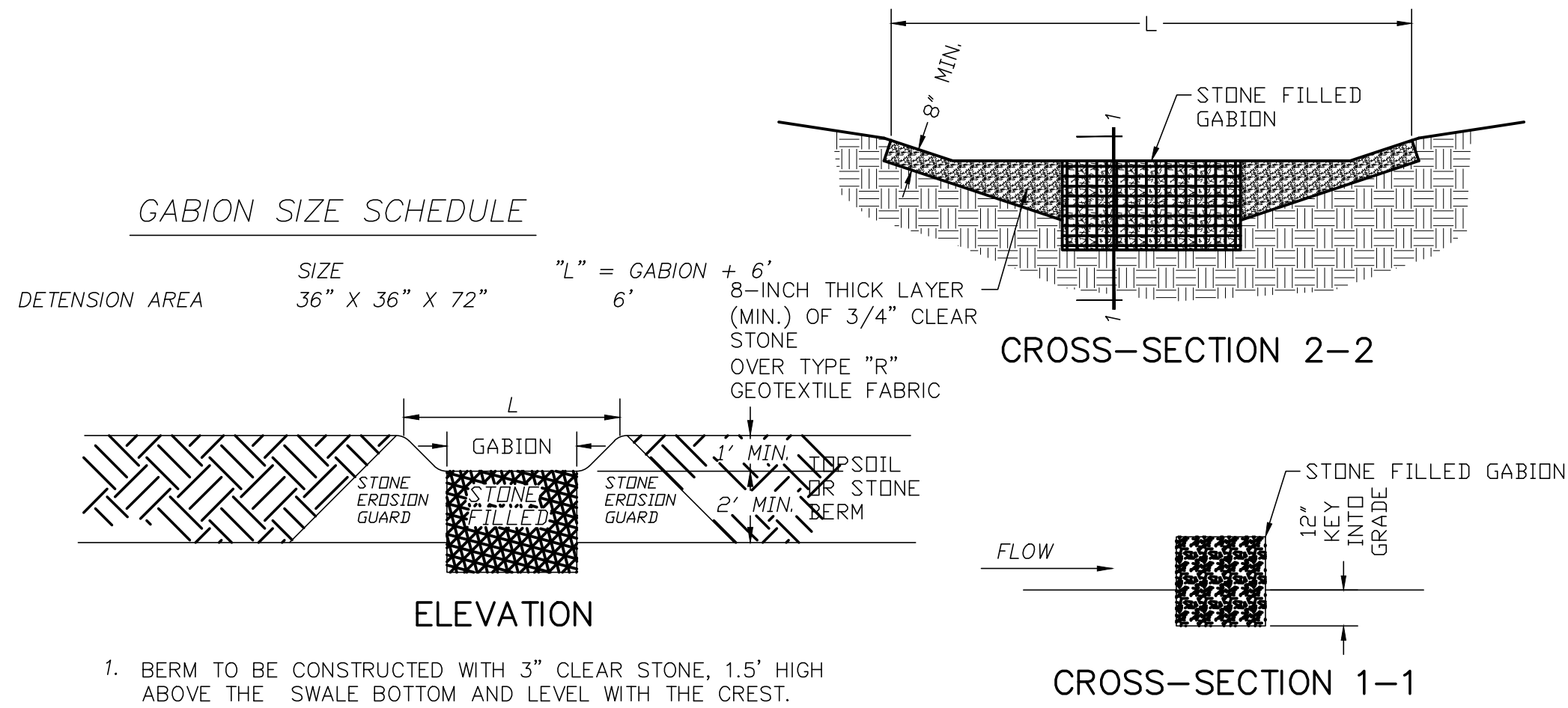
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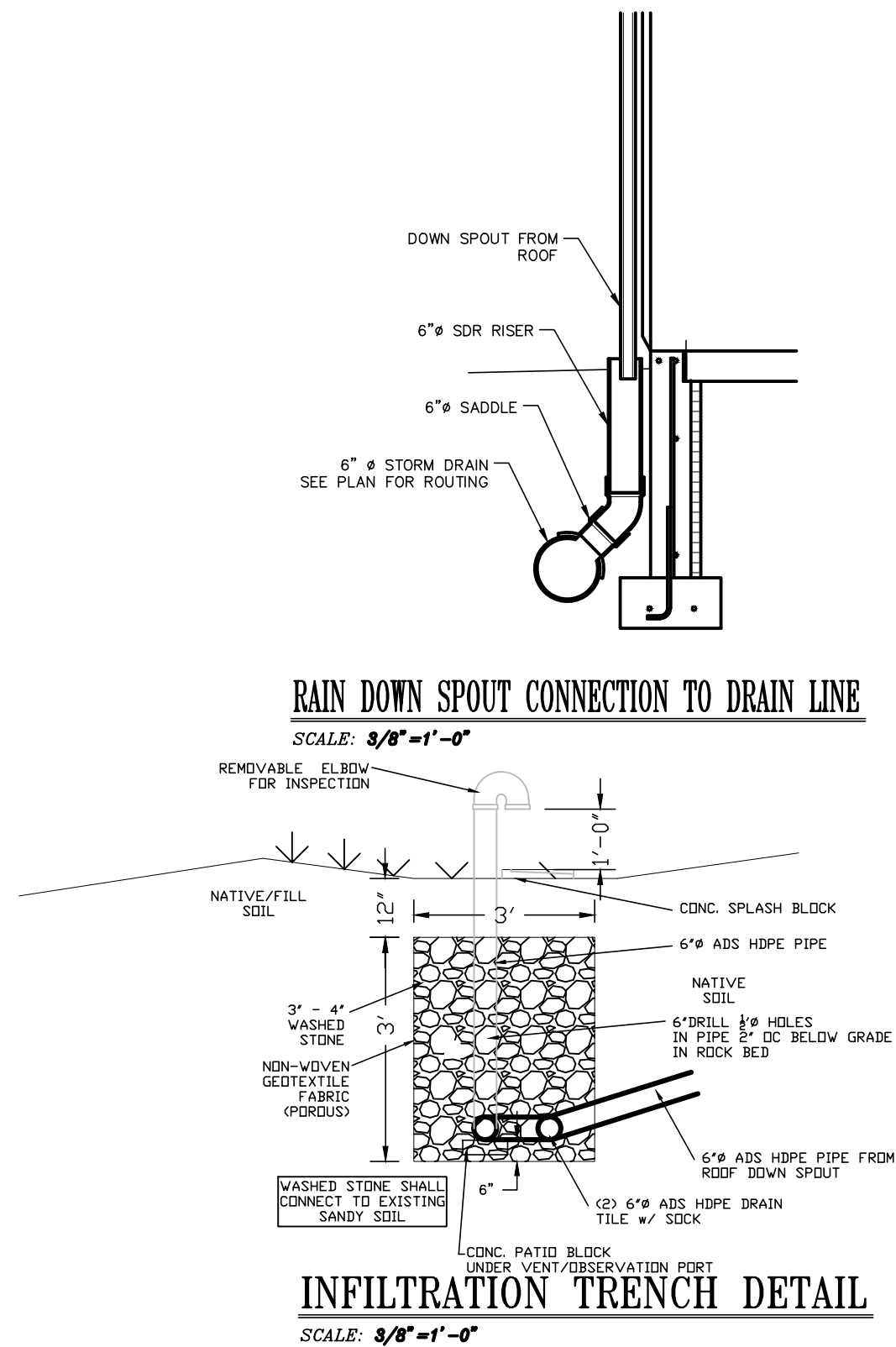
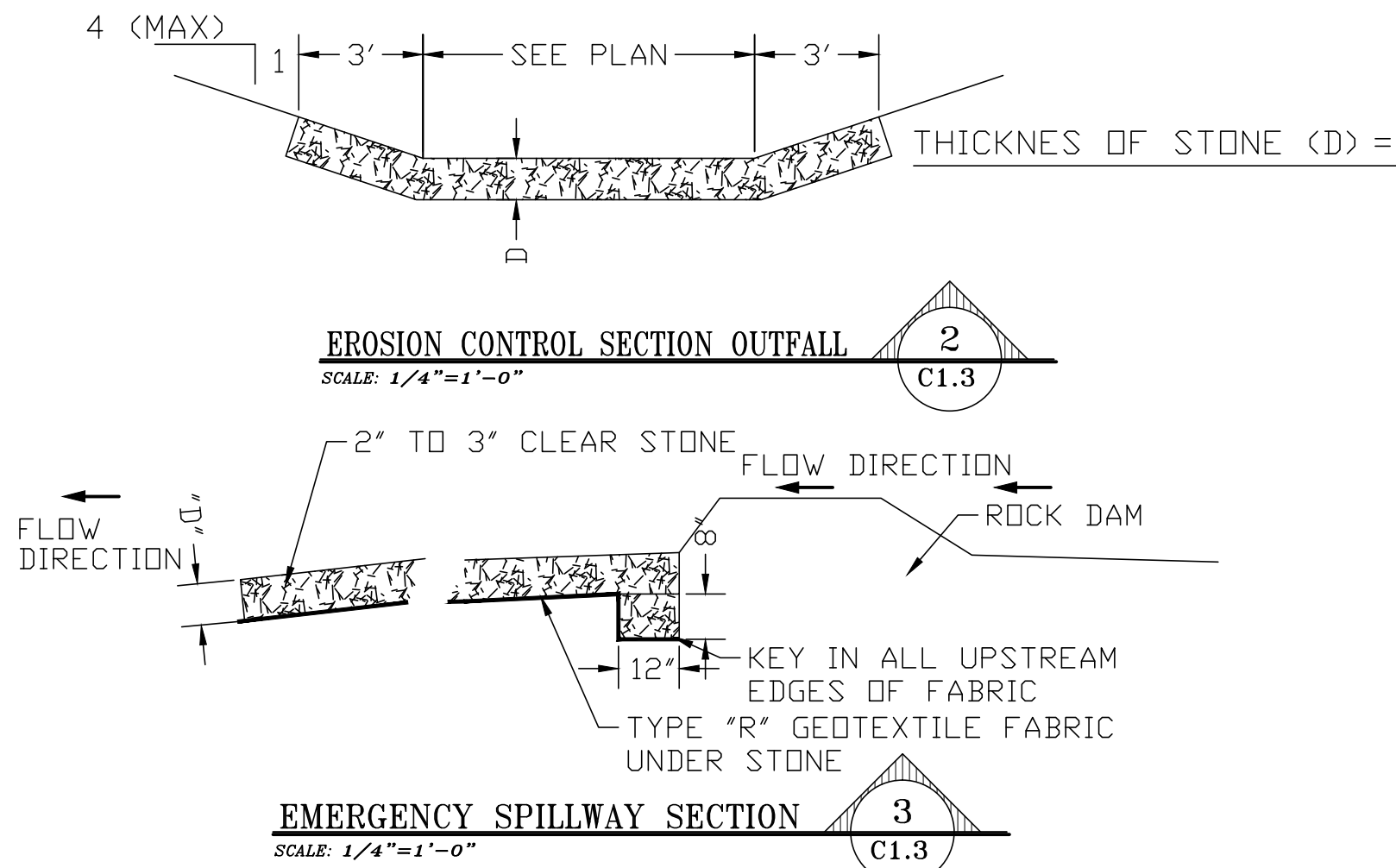
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1. BERM TO BE CONSTRUCTED WITH 3" CLEAR STONE, 1.5' HIGH ABOVE THE SWALE BOTTOM AND LEVEL WITH THE CREST.
2. EXTEND BERM ACROSS SWALE TO MEET SWALE SIDE SLOPES GRADES. WHERE SWALE IS LESS THAN 1.5' DEEP, REDUCE BERM HEIGHT TO 1.0', WITH A 4' LENGTH.

1
C1.3 **GABION ROCK DAM**
N.T.S.



GENERAL NOTES

1. REFER TO SHEET C1.0 FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION

CONSTRUCTION SEQUENCING

1. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY CONSTRUCTION ACTIVITIES. (2 DAYS)
2. INSTALL DETENTION BASIN. (3 DAYS)
3. STABILIZE DETENTION BASIN. (1 DAY)
4. INSTALL DRAINAGE SWALES AT THE BEGINNING OF CONSTRUCTION PRIOR TO MASS SITE GRADING. (1 DAYS)
5. STABILIZE DRAINAGE SWALES. (1 DAYS)
6. STRIP TOPSOIL. (1 DAYS)
7. COMPLETE ALL NECESSARY GRADING. (1 DAYS)
8. STABILIZE NEWLY GRADED SOILS. (2 DAYS)

SEEDING/GRADING/PAVING NOTES:

1. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. USING A SEEDING RATE OF 2 LBS PER 1000 S.F. ALL SLOPES EXCEEDING 5:1, CONVEYING STORM WATER RUN-OFF AND RAIN GARDEN AREAS SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING OR APPLICATION OF A WOOD APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
2. DURING CONSTRUCTION OF THE PROPOSED DETENTION BASIN, THE CONTRACTOR SHALL EXCAVATE 1 FOOT BELOW THE BOTTOM OF THE PROPOSED BASIN FOR SEDIMENT CONTROL. UPON COMPLETION OF BASIN CONSTRUCTION AND RE-VEGETATION OF ALL DISTURBED AREAS, THE CONTRACTOR SHALL REGRADE THE BASIN BOTTOM TO FINAL DESIGN GRADES SHOWN.
3. THE CONTRACTOR SHALL MINIMIZE SOIL COMPACTION WITHIN AREAS SHOWN AS RAIN GARDENS AND AREAS CONVEYING STORM WATER RUNOFF. (EAST & SOUTH OF THE PROPOSED BUILDING) THE ENGINEER SHALL DETERMINE AREAS FOR SUBSOILING. CONTRACTOR CONSTRUCTION METHODS AS FOLLOWS:

SUBSOILING SHALL BE PERFORMED BY THE PRIME OR EXCAVATING CONTRACTOR AND SHALL OCCUR AFTER TOPSOIL PLACEMENT. THE CONTRACTOR SCHEDULE A 50-FOOT, TWO DIRECTIONAL TEST AND DEMONSTRATE COMPETENCE TO THE ENGINEER PRIOR TO CONTINUING OPERATIONS. THE ENGINEER SHALL IDENTIFY THE TEST AREA. SUBSOILED AREAS SHALL BE LOOSENEED TO LESS THAN 200 PSI TO A DEPTH OF 20 INCHES OF THE IN-PLACE MATERIAL AND TOPSOIL. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL VERIFY THAT THE SUBSOILING WORK CONFORMS TO THE SPECIFIED DEPTH. TO TEST FOR CONFORMANCE, THE CONTRACTOR SHALL USE A CONE PENETROMETER THAT MEETS STANDARD ASSE SOIL TESTING SPECIFICATIONS OF A 15/16-INCH INSERTION RATE PER SECOND. AFTER OBTAINING APPROVAL BY THE ENGINEER THAT THE EQUIPMENT AND METHODS ARE SUFFICIENT TO PERFORM THE WORK, THE CONTRACTOR MAY PROCEED AND COMPLETE THE SUBSOILING OPERATION. WORK DONE WITHOUT THE ENGINEERS APPROVAL WILL BE CONSIDERED AS UNAUTHORIZED WORK.

SUBSOILING SHALL FORM A TWO-DIRECTIONAL (90°) GRID. CHANNELS SHALL BE CREATED BY A COMMERCIALY AVAILABLE, MULTI-SHANKED, PARALLELOGRAM IMPLEMENT ATTACHED TO TRACK-TYPE EQUIPMENT. THE EQUIPMENT SHALL BE CAPABLE OF EXERTING A PENETRATION FORCE NECESSARY FOR THE SITE. NO DISC CULTIVATORS, CHISEL PLOWS, OR SPRING-LOADED EQUIPMENT WILL BE ALLOWED. THE GRID CHANNELS SHALL BE SPACED A MINIMUM OF 12 INCHES TO A MAXIMUM OF 36 INCHES APART, DEPENDING ON EQUIPMENT, SITE CONDITIONS, AND THE PLAN. THE CHANNEL DEPTH SHALL BE A MINIMUM 20 INCHES OR AS SPECIFIED IN THE PLAN. IF SOILS ARE SATURATED THE CONTRACTOR SHALL DELAY OPERATIONS UNTIL THE SOIL DRIES TO FIELD CAPACITY OR LESS.

ONLY ONE PASS SHALL BE PERFORMED ON ERODIBLE SLOPES GREATER THAN 1 VERTICAL TO 3 HORIZONTAL. WORK SHALL BE AT RIGHT ANGLES TO THE DIRECTION OF SURFACE DRAINAGE WHENEVER PRACTICAL. EXCEPTIONS TO SUBSOIL INCLUDE AREAS WITHIN THE DRIP LINE OF ANY EXISTING TREES, OVER UTILITY INSTALLATIONS WITHIN 30 INCHES OF THE SURFACE, WHEN TRENCHING/DRAINAGE LINES ARE INSTALLED, WHERE COMPACTION IS BY DESIGN (ABUTMENTS, FOOTINGS, OR IN SOLES), AND INACCESSIBLE SLOPES, AS APPROVED BY THE ENGINEER. IN CASES WHERE EXCEPTIONS OCCUR, THE CONTRACTOR SHALL OBSERVE A MINIMUM SETBACK, AS DIRECTED BY THE ENGINEER.

4. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL PROTECT INLETS, CULVERTS AND ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED.

GENERAL SITE DATA

LAND DISTURD APPROX. 1.3 ACRES

LAND CURRENT USE 100% PLANNED INDUSTRIAL

CONCEPT PLAN PLANNED INDUSTRIAL

EXISTING CONDITIONS - GENERAL LAY OF THE LAND

DIFFERENCE IN ELEVATION - 6 FEET

MAXIMUM SLOPE - 6%

AVERAGE SLOPE - >1%

NO REMEDIATION SITES WITHIN 500 FEET OF SITE

NO ENDANGERED SPECIES HABITAT ON SITE

NO 100 YEAR FEMA FLOODPLAIN ON SITE

NO DNR WET LANDS ON SITE

NO REMEDIATION SITES WITHIN 500 FEET OF SITE

SOILS - BATAVIA SILT LOAM RATING "B"

FIELD INVESTIGATION INDICATE SILT LOAM TO 5'

INFILTRATION RATE +/- 0.13 IN. PER HR.

INFILTRATION > 0.6"/HR. ASSUME INFILTRATION NOT REQUIRED

General Notes

MENTE ENGINEERING

P.O. BOX 591
320 W. MAIN STREET
REEDSBURG, WI 53959
608-524-4701
mente-engineering@verizon.net

CONTRACTOR

FRIEDE & ASSOCIATES, LLC
DESIGN/BUILD/CONSTRUCTION MANAGEMENT
P.O. BOX 248
500 UTILITY COURT
REEDSBURG, WI 53959
TEL 608.524.4383
FAX 608.524.8393

Project Name and Address

**PROPOSED
ADDITION
STOUGHTON, WI**

Project 10-020	Sheet C1.3
Date 4.27.10	
Scale NOTED	
FILE AUTOCAD DRAWINGS-10\FRIEDE\10-020.DWG	



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

August 19, 2010

Lean Distribution, LLC
Mark Halverson
PO Box 619
Stoughton, WI. 53589

Dear Mr. Halverson:

I have completed a review of the proposed addition at the Lean Distribution facility, 241 Business Park Circle - Plan submitted 8/18/10. As noted, additional information may be required to be provided or shown on the plan.

Zoning Code Requirements:

1. The property at 241 Business Park Circle is zoned PI – Planned Industrial. Light Industrial land uses (with the exception of loading operations) are conducted entirely within an enclosed building; are not potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detected at the property line; do not pose a significant safety hazard; and comply with all of the performance standards listed for potential nuisances in article VII. All activities, except loading and unloading, shall be conducted entirely within the confines of a building. **We believe the following existing uses; Manufacturing of portable air conditioning-heating units and Transportation brokerage are permitted light industrial land uses within the Planned Industrial district as long as they are conducted entirely within an enclosed building. If the intent is to conduct any of the operation outside of a building, the uses will have to be reevaluated.**
2. The parking requirement for light industrial land uses is one space per each employee on the largest work shift. There are twenty two parking spaces proposed. We have been informed by letter there are 12 existing employees with the potential to increase to 20 employees by 2012. **The proposed parking complies with this requirement.**
3. 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). Two bicycle parking spaces are required.**
4. One off-street loading stall is required per section 78-705. **The proposed existing loading dock meets the loading requirements of Table 78-705(4). The truck turning radius is shown on the site plan.**
5. **A landscaping plan has been provided to meet the spirit of article VI of the city zoning code for the building addition. Some of the required paved area landscaping and building foundation landscaping has been provided elsewhere to provide for snow removal around the paved area and due to the lack of visible foundation area.**
6. There are no bufferyard requirements when there are adjacent properties with the same zoning classification.

7. Article VII of the city zoning code provides the following requirements related to the parking area: **“Parking spaces for vehicles exceeding 18 feet in length shall be clearly indicated on the site plan. All off-street parking and traffic circulation areas shall be completed prior to building occupancy. In no instance or manner shall any off-street parking or traffic circulation area be used as a storage area. Parking stalls shall be marked in a manner which clearly indicates required parking stalls. Parking stalls are required to be 9 feet wide and 18 feet long.”** The parking stall size complies with this requirement. We have been informed that all operations including storage will be internal.
8. 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.”** This requirement is not necessary if the parking, loading and circulation areas are not used after sunset. We have been informed that the facility is not used after sunset.
9. **Details will need to be provided describing how trash is handled for the facility. We have been informed that a dumpster is not needed on-site. A dumpster enclosure is necessary for any future dumpster located on-site.**
10. 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. **The proposed wall pack lights are compliant.**
11. The building addition meets the setback and height requirements of the Planned Industrial district.
12. 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 fee shall be submitted to the Department of Planning & Development office at City Hall. There will need to be more details related to the roof drainage, piping and infiltration trench along the west property line to prevent damage to the adjacent property.**
13. Proposed utilities-including electrical transformers and HVAC locations shall be shown on the plan. **The utilities are delineated on the plan. Stoughton Utilities requires any unused laterals to be abandoned.**
14. **State approved plans and appropriate City of Stoughton building permits are required before construction.**

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. All utilities are shown. Elevation alterations of 6-inches or more within any easement need to be approved by Stoughton Utilities. There appears to be some alteration within the easement along Business Park Circle.**
 - c. Exterior signs. **There is an existing sign. No additional signage proposed.**

- d. Exterior Lighting. **A compliant photometric plan has been provided.**
- 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. **Provided on site plan.**
- g. All exterior materials and colors, including manufacturer's name and catalogue numbers or samples of the same. **The proposal is 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 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." **This equipment has been previously screened.**
- 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. **The plan complies with 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." **NA**
- 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." **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." **Consistent with previous approvals.**
- h. "All outdoor storage shall be visually screened from access streets and adjacent property." **No outdoor storage is allowed unless reviewed and approved as part of this process.**

August 19, 2010

- i. "Outdoor storage shall be meant to include parking of all company owned and operated vehicles, with the exception of passenger vehicles." **Outdoor storage may need to be considered, if applicable.**
 - j. "All outdoor refuse collection areas shall be visually screened from access streets and adjacent property by a complete opaque screen." **Specifications need to be provided.**
 - 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

- cc. Planning Commissioners
Business Park North Committee
Mayor Donna Olson (via-email)
Director of Planning and Development Rodney Scheel (via-email)
Building Inspector Steve Kittelson (via-email)
Utilities Director Bob Kardasz (via-email)
Fire Chief Marty Lamers (via-email)
Scott Truehl (via-email)