CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
207 S Forrest Street, Stoughton, WI. 53589

(608) 873-6619 www.ci.stoughton.wi.us

RODNEY J. SCHEEL
DIRECTOR

Date: December 28, 2023

To: Plan Commissioners

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the January 8, 2024

Site plan review for building addition at Cummins, 1801 US Highway 51-138
The applicant is requesting site plan approval to allow a small addition to an accessory building for a rollout recycling container. The application, plans, resolution, staff review and related documents are provided. Plan Commission approval is necessary.

CITY OF STOUGHTON, 207 S. FORREST STREET, STOUGHTON, WISCONSIN

RESOLUTION OF THE PLAN COMMISSION

Proposed Building Addition at 1801 US Highway 51-138, Stoughton, WI.

Committee Action: Plan Commission approves the request - 0

Fiscal Impact:

File Number:	R - 1 - 2024	**Date Introduced:**	January 8, 2024

RECITALS

A. Todd Kane of Cummins Emissions Solutions (the "Applicant") requests approval of a small building addition at 1801 US Highway 51-138, Stoughton, Dane County, Wisconsin (the "Property").

B. The intended use meets the zoning requirements of the Planned Industrial district.

C. The proposal meets the intent of the City Comprehensive Plan.

D. The City Plan Commission reviewed and discussed the proposed addition at their regular January 8, 2024 meeting and found that the addition meets the intent of the Comprehensive Plan and zoning ordinance requirements.

RESOLUTION

BE IT RESOLVED, the City of Stoughton Plan Commission approves the building addition at 1801 US Highway 51-138, Stoughton, WI, as presented

_____

Tim Swadley Date
Chair

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

Applicant Name: Cummins Emission Solutions

Applicant Address: 1801 Hwy 51-138 Stoughton WI 53589

Applicant Phone and Email: 608-513-2394 todd.kane@cummins.com

Property Owner Name (if different than applicant): NA

Property Owner Phone: NA

Subject Property Address: NA

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.

I. Record of Administrative Procedures for City Use

Application form filed with Zoning Administrator Date: _____

II Application Submittal Packet Requirements for Applicants Use

(see next page)

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

- ❑ **(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).
  - ❑ Comprehensive Plan Future 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).

Application for Site Plan Review and Approval

Section (a)

- Existing Zoning I1
- No future change in Land Use – shed roof addition for waste/recycling shed
- Current land use is office buildings and Lt industrial technical space – no change to land use
- Employees 100-270 currently, no increase planned. Daily visitors 1-4. Current occupancy (largest daily work shift) averages 120 employees since COVID and Cummins reclassifying employees to Hybrid (option to work from home) has dramatically reduced occupancy for office employees.
- Additional dwellings
    - 5650 sq.ft. Building addition for warehouse/shipping
    -
    - 1322 sq. ft. Landscape Surface area
    - .00516 Floor Area ratio
    - .17863 Impervious Surface ratio
    - .00363 Landscape surface area ratio (this ratio does not include existing landscaping)
- No operational changes for hours of operation
- No additional water usage
- No sanitary sewer loading change
- Change to traffic for shipping and receiving carriers will be reversed to enter from main street and leave at exit on Pleasant View Dr or Hwy 51
- The proposed development shall comply with all requirements of Article VII
- Roof will be Metal panel and supported by steel frame to match existing.
- No future expansion planned
- This "project" an addition to the waste recycling building. This addition is to add additional compactor. There should be no relationship to nearby properties.

Section (b)

- See attached project plan and site map

Section (c)

- See attached project plan and site map

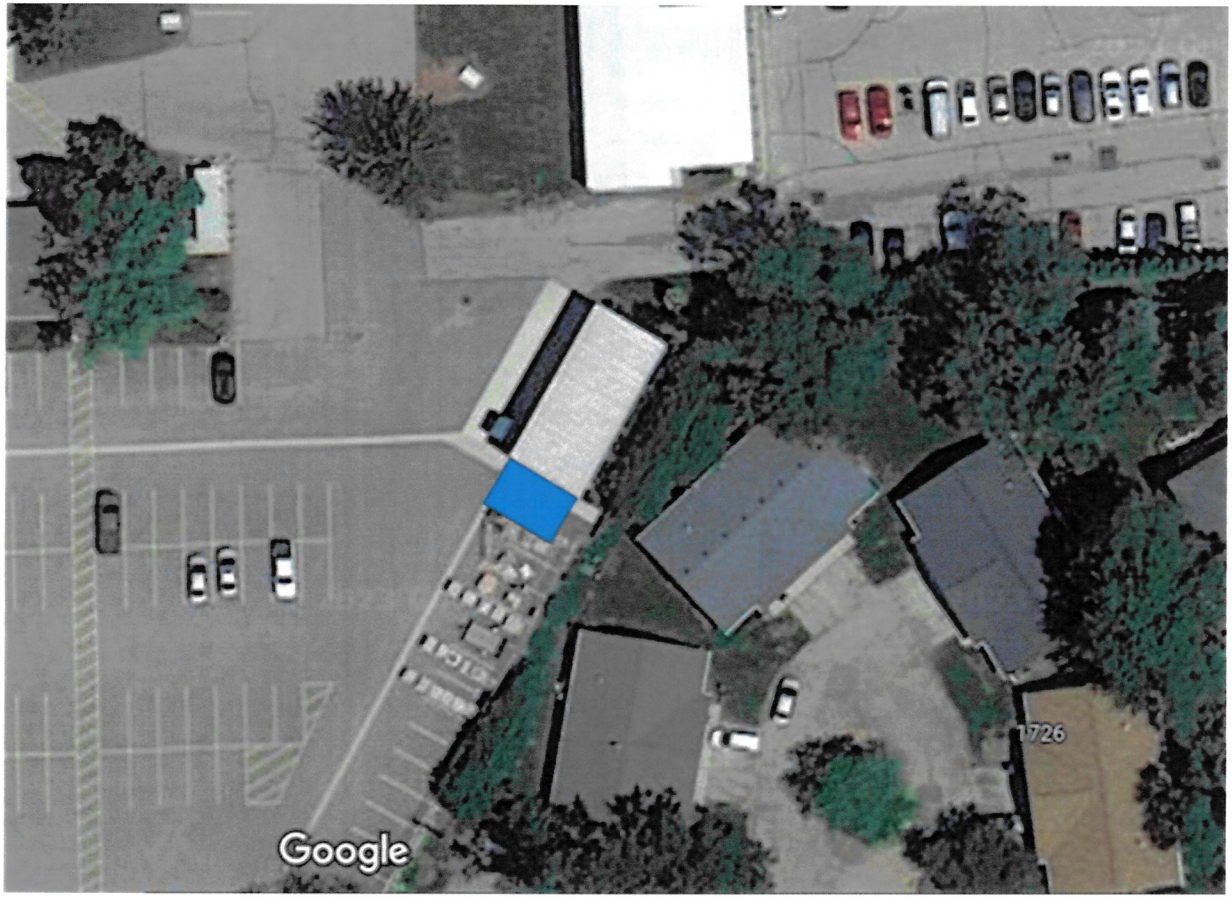
Section (d)

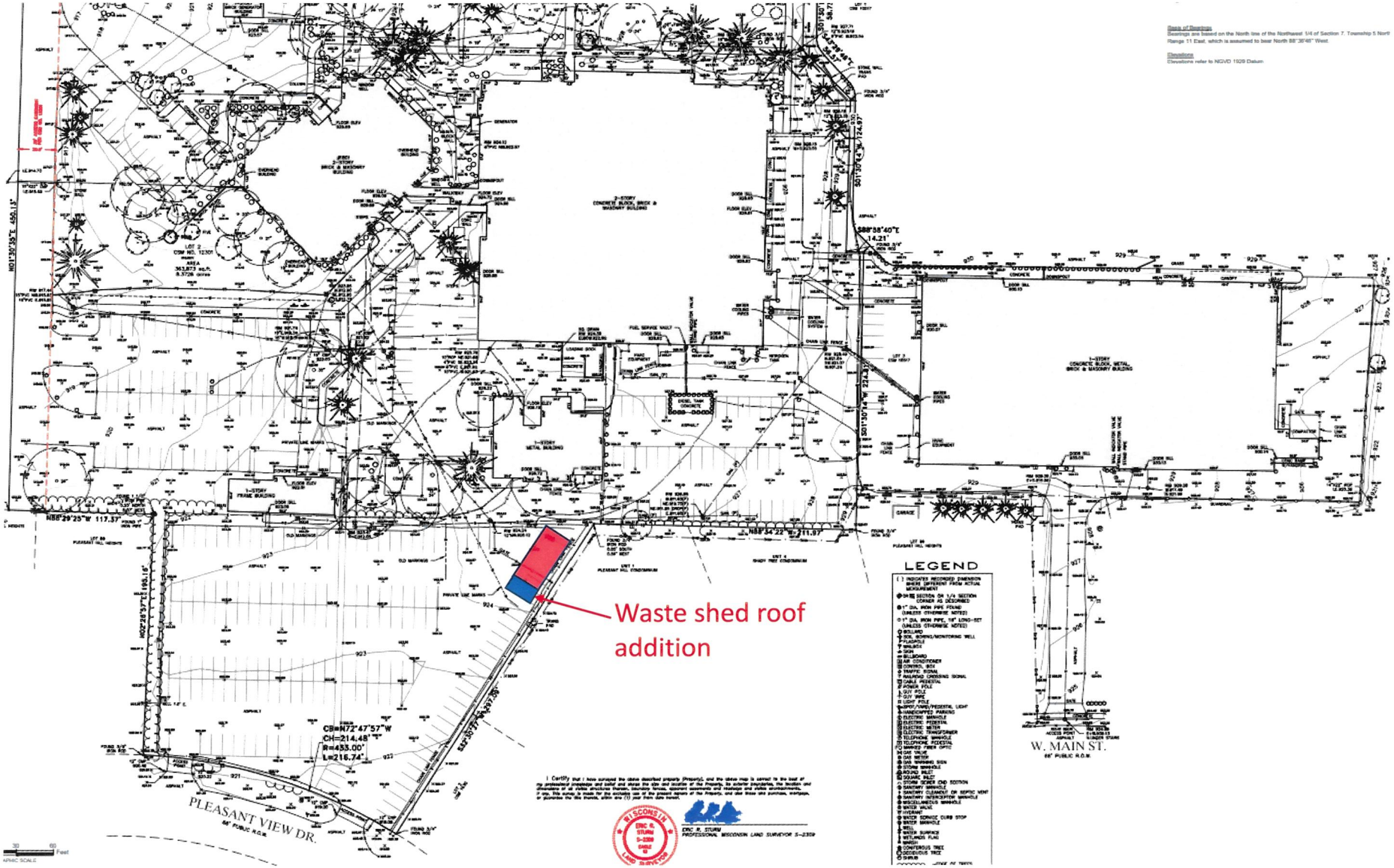
-

Section (e)

- See attached
    - Materials for shelter are black painted metal frame and corrugated metal roof

Waste shed roof addition


1726
Google


Waste shed roof addition
LEGEND
PLEASANT VIEW DR.
W. MAIN ST.
CB=N72°47'57"W
CH=214.48'
R=453.00'
L=216.74'
N88°29'25"W 117.37'
N88°34'22"W 211.97'
S88°58'40"E
14.21'
Basis of Bearings
Bearings are based on the North line of the Northwest 1/4 of Section 7, Township 5 North Range 11 East, which is assumed to bear North 88°38'48" West.
Elevations
Elevations refer to NGVD 1929 Datum
ERIC R. STURM
PROFESSIONAL WISCONSIN LAND SURVEYOR S-2309
WISCONSIN
ERIC R. STURM
S-2309
LAND SURVEYOR

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RODNEY J. SCHEEL
DIRECTOR
(608) 873-6619

December 14, 2023

Cummins CES
Todd Kane
1801 US Hwy 51 & 138
Stoughton, WI. 53589

Dear Mr. Kane:

I have completed a review of the proposed shed roof addition for Cummins CES at 1801 US Highway 51 & 138. The City Plan Commission will review these plans on January 8, 2024 of which you will receive notice. This is a hybrid meeting with an in-person and Zoom options. The addition is planned to cover a roll-out recycling container.

1. The property at 1801 US Highway 51-138 is zoned PI – Planned Industrial. The existing office, indoor storage and light industrial uses are permitted outright.

2. The Comprehensive Plan, Future Land Use Map designates this property as Planned Business, which is not consistent with the current zoning and light industrial use. **The existing light industrial use is grandfathered. It would make sense to amend the future land use map for this property to planned industrial during the next comprehensive plan amendment.**

3. There are no plans to change the existing number of employees so this small addition will not have any effect on the required employee parking.

4. The following are the minimum accessory building setback and maximum height requirements of the planned industrial district:

   Minimum side and rear yard setback – 4 feet;
   Minimum front yard setback – 20 feet and must be behind the front of the principal building;
   Max building height – 40 feet.
   The accessory building addition meets these requirements.

5. The minimum building separation requirement is 20 feet. **The plan meets this requirement.**

6. The landscape surface area requirement is 25 percent. **The overall site meets this requirement.**

7. All exterior trash storage shall be located within a gated enclosure that completely screens the view of said trash. The exterior of said enclosure shall be constructed of some or all of the materials used on the main building. **Fencing with slats is proposed to screen the trash storage from the residential properties to the east.**

8. Building and zoning permits are necessary prior to any construction.

If you have any questions, please contact me at 608-646-0421

Sincerely,
City of Stoughton

Michael P. Stacey

Michael P. Stacey
Zoning Administrator