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: March 8, 2022

To: Plan Commissioners

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the March 14, 2022 Plan Commission Meeting

Proposed planned development concept plan for a food production and storage facility at the Moe Farm lands along Williams Drive.
This request is to introduce a planned development concept plan for a proposed food production and storage facility. We anticipate an annexation request and an urban service area amendment will be necessary. A planned development, general development plan will also be anticipated.

City of Stoughton Application for Planned Development (PD) Review and Approval
(Requirements per Section 78-914)

Applicant Name: Strand Associates, Inc. - Jim Ternus

Applicant Address: 910 West Wingra Drive, Madison, WI 53715

Applicant Phone and Email: 608-251-4843, jim.ternus@strand.com

Property Owner Name (if different than applicant): Sun Prairie 2021 Property Acquisition Company, LLC.

Property Owner Phone: Rob Fisher 850-251-8176

Subject Property Address: NE Corner of Williams Drive and Glacier Moraine Drive

This form is designed to be used by the Applicant as a guide to submitting a complete application for a planned development *and* by the City to process said application. Parts II is to be used by the Applicant to submit a complete application; Parts I - III are to be used by the City as a guide when processing said application.

I. Recordation of Administrative Procedures for City Use

Application form filed with Zoning Administrator Date: 02/28/2022

Application fee of $0 received by Zoning Administrator Date: N/A

II. Application Submittal Packet Requirements for Applicant Use

PD Process Step 1: Pre-application

Step 1 does not require the submittal of an application packet; however, Steps 2-4 do require submittal of all application materials to the Zoning Administrator prior to Plan Commission review. This step is not mandatory but optional at the discretion of the applicant or Zoning Administrator.

- ☐ **A.** Contact the Zoning Administrator to place an informal discussion item for the PD on the Plan Commission agenda (if deemed necessary by the applicant or Zoning Administrator). No details beyond the name of the Applicant and the identification of the discussion item as a PD is required to be given in the agenda.
- ☐ **B.** Engage in an informal discussion with the Plan Commission regarding the potential PD. Appropriate topics may include: location, project themes and images, general mix of dwelling unit types and/or land uses being considered, approximate residential densities, and non-residential intensities, general treatment of natural features, general relationship to nearby properties and public streets, and relationship to the Comprehensive Plan.

NOTE: Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the Applicant or the City, but should be considered as the informal, non-binding basis for proceeding to the next step.

PD Process Step 2: Concept Plan

The Applicant shall provide a draft application for staff and Planning Commission review as follows:

- ☑ **A.** Provide Zoning Administrator with draft PD Concept Plan Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for Concept Plan review. The submittal packet shall contain all of the following items**:**
  - ☑ **(1)** A *general written description* of proposed PD including the following:
    - ☑ General project themes and images.

- ☐ The general mix of dwelling unit types and/or land uses.
- ☐ Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
- ☑ The general treatment of natural features.
- ☑ The general relationship to nearby properties and public streets.
- ☑ The general relationship of the project to the Comprehensive Plan.
- ☑ An initial draft list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and, a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.

☑ **(3)** A *written description* of potentially requested exemption(s) from the requirements of the underlying zoning district, in the following order:

1. Land Use Exemptions
2. Density and Intensity Exemptions
3. Bulk Exemptions
4. Landscaping Exceptions
5. Parking and Loading Requirements Exceptions

☑ **(4)** A *conceptual plan drawing* (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives. The Applicant may submit copies of a larger version of the plan in addition to the 11" x 17" reduction.

PD Process Step 3: General Development Plan (GDP)

The Applicant shall submit an application for staff and Planning Commission review as follows:

☐ **A.** Provide Zoning Administrator with a draft GDP Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for GDP review. The submittal packet shall contain all of the following items:

☐ **(2)** A *map of the subject property* for which the PD is proposed:

- ☐ Clearly indicating the current zoning of the subject property and its surroundings, and the jurisdiction(s) which maintains that control.
- ☐ Map and all its parts clearly reproducible with a photocopier.
- ☐ Map size of 11" x 17" and map scale not less than one inch equals 800 feet.
- ☐ All lot dimensions of the subject property provided.
- ☐ Graphic scale and north arrow provided.

☐ **(3)** A *general written description* of proposed PD including:

- ☐ General project themes and images.
- ☐ The general mix of dwelling unit types and/or land uses.
- ☐ Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
- ☐ The general treatment of natural features.

Strand Associates, Inc.®
910 West Wingra Drive
Madison, WI 53715
(P) 608.251.4843

February 28, 2022

Mr. Michael Stacey, Zoning Administrator
City of Stoughton Planning Development Services
207 South Forrest Street
Stoughton, WI 53589

Re: Industrial Food Production and Storage Facility (Development)
Sun Prairie 2021 Property Acquisition Company LLC (Applicant)

Dear Mr. Stacey:

Strand Associates, Inc.® (Strand) is representing the Applicant, and, on behalf of the Applicant, Strand is submitting this Planned Development Application (Application) for the proposed Development for the purposes of developing the agricultural property located at the northeast corner of Williams Drive and Glacier Moraine Drive in Stoughton, Wisconsin.

The Applicant is currently under contract to purchase approximately 19 acres at this site for development of a food production and associated office facility at this location. The Development includes an approximately 134,000-square-foot food production and storage facility which includes production space, cold and dry storage, shipping and receiving docks, and a two-story portion for office administration and employee welfare areas. The two-story office building will be constructed facing Williams Drive. Truck staging and dock areas will be located on the south side of the building with truck access from Glacier Moraine Drive. Employee vehicle access and parking will be from Williams Drive. A concept plan view of the building, parking, and truck access is enclosed.

The building is proposed to be constructed of a steel structure supporting a white insulated metal panel (IMP) exterior wall system for the cold storage and production portions of the building. Stained insulated pre-cast concrete wall panels are proposed for the two-story office and utility chiller room. IMP is a durable, high-performing thermal envelope which provides an interior finish compliant with the Good Manufacturing Practice (GMP) standards (required for food production and storage facilities) in a single-wall system that can be efficiently installed in the vertical orientation.

The site will be landscaped using sustainable plantings native to the area to meet the intent of the landscaping requirements associated with Planned Industrial Zoning (Zone PI).

Because of the nature of the process and product produced in the facility, the Development requires a significant amount of cold storage area for efficient operation. Investigation of multiple storage rack configurations, room sizes, and ceiling heights has revealed the most economical layout for both construction and operation is an approximately 200- by 300-foot area with a 46-foot clear height, which requires an overall building height of approximately 49 feet. The remaining production areas of the facility have a planned building height of approximately 38 feet while the two-story office will have an approximate building height of 26 feet. All portions of the facility will incorporate applicable code-required fire protection elements including an automatic fire suppression sprinkler system throughout the building as well as any additional firefighting mechanisms required by the fire

department. The Applicant requests relief from the height limitation of 40 feet associated with the Zone PI standard.

In general, the proposed planned development aligns with the City of Stoughton (City) Comprehensive Plan goal to strengthen and diversify the nonresidential tax base and employment opportunities. Upon completion of the project, approximately 140 jobs will be created with the potential for additional job creation after planned near-future expansion of the facility. For this specific location, the Development supports the City's Comprehensive Plan policy to provide efficient and logical expansion areas for the City's industrial parks and to provide for new commercial development opportunities on the east side of the community.

Increasing the height of the cold storage area to 49 feet allows for the most efficient organization of the building program and minimizes the building footprint. The proposed layout and height increase: 1) improves construction efficiency leading to reduced on-site waste, time on site, and embodied energy and carbon; 2) increases the amount of site area for planned native plantings; and 3) allows for efficient expansion and adaptive reuse opportunities due to the rectangular shape and standard bay spacing. Additionally, the project will incorporate infrastructure for a future roof-mounted solar array on the 38-foot-high production space, contributing further to the City's goals for sustainable development.

Based on the previously mentioned information, the Applicant submits this Application for consideration and approval of the proposed Planned Development and requests support of the Development.

Thank you for the consideration of the enclosed Planned Development Application and associated conceptual drawings. Please contact me at 608-251-4843 if you need any additional information or if you have questions concerning this Application.

Sincerely,

STRAND ASSOCIATES, INC.®

James D. Ternus, P.E.

Enclosures

February 28, 2022

Draft Legal Description

Part of the Southwest 1/4 of the Southeast 1/4 and part of the Northwest 1/4 of the Southeast 1/4 of Section 32, Township 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin, more fully described as follows:

Commencing at the South 1/4 corner of said Section 32;
Thence N 0° 00' 10" W, 743.24 feet along the west line of the Southwest 1/4 of the Southeast 1/4 of said Section 32 to the point of beginning;

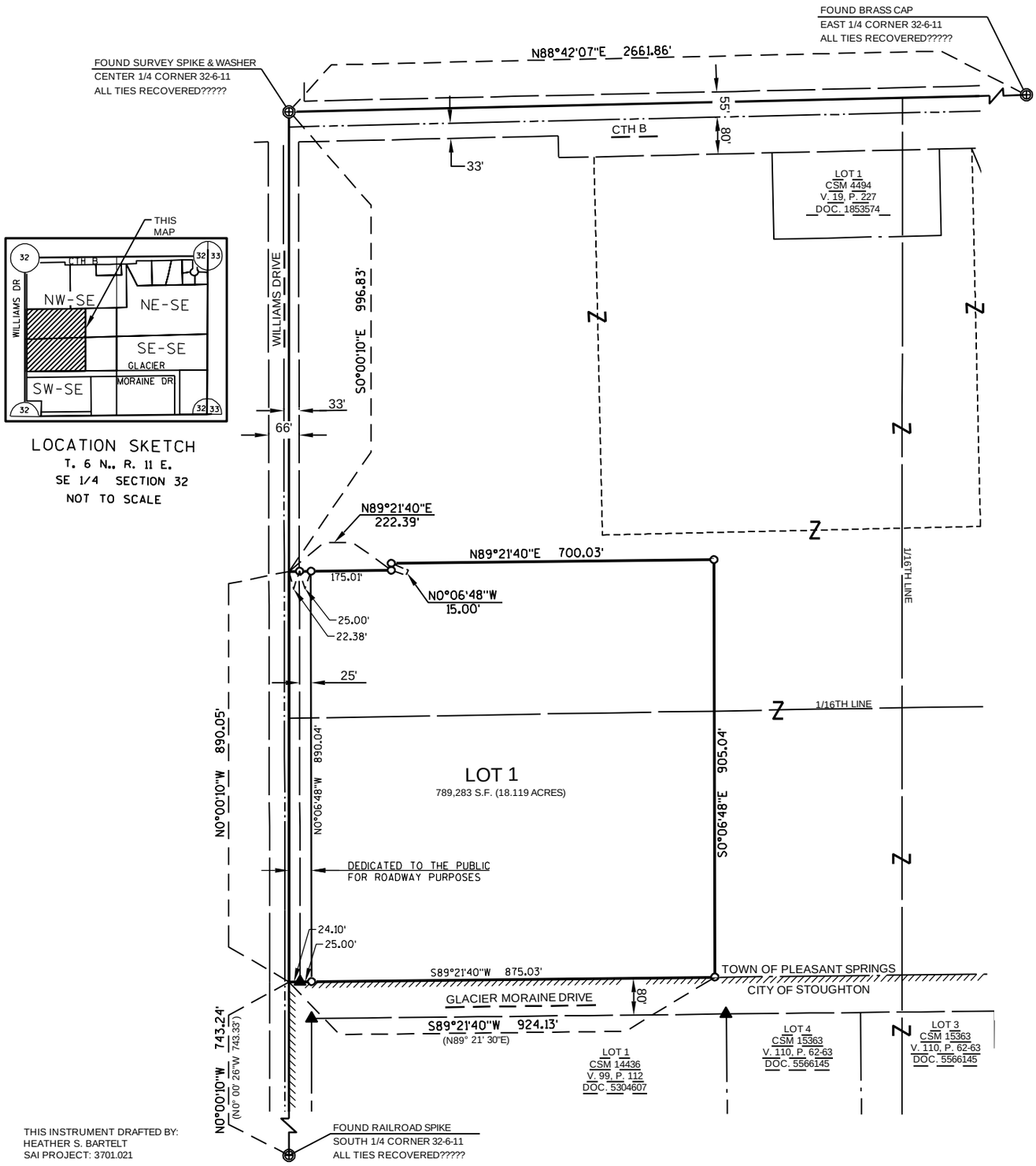
Thence, S 89° 21' 40" W, 41.91 feet to the westerly right-of-way line of Williams Drive.
Thence N 00° 06' 48" W, 890.04 feet along said westerly right-of-way line.
Thence, N 89° 21' 40" E, 43.63 feet to the west line of the Northwest 1/4 of the Southeast 1/4 of said Section 32.
Thence, N 89° 21' 40" E, 222.39 feet.
Thence, N 00° 06' 48" W, 15.00 feet.
Thence, N 89° 21' 40" E, 700.03 feet.
Thence, S 00° 06' 48" E, 905.04 feet.
Thence, S 89° 21' 40" W, 924.13 feet.

Containing 19.98 acres, more or less.

Subject to all existing easements and restrictions, recorded and unrecorded.

CERTIFIED SURVEY MAP NO. _____

PART OF THE SW 1/4 OF THE SE 1/4 AND THE NW1/4 OF THE SE 1/4 OF SECTION 32,
TOWNSHIP 6 NORTH, RANGE 11 EAST, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN.



THIS INSTRUMENT DRAFTED BY:
HEATHER S. BARTELT
SAI PROJECT: 3701.021

SURVEYED UNDER THE DIRECTION
OF MOE FAMILY FARMS, LLC.

LEGEND

—×—	FENCE LINE
∿∿	TREELINE
▲	FOUND REBAR (SIZE NOTED)
●	FOUND IRON PIPE (SIZE NOTED)
○ POST	POST
MH	MANHOLE
WV	WATER VALVE
	HYDRANT
	DANE COUNTY MONUMENT, EXISTING
○	SET 3/4" O.D. X 24" REBAR (WEIGHING 1.50 LBS./L.F.)
*	LIGHT POLE
( )	RECORDED AS
	POWER POLE
	PEDESTAL
—·—·—	PROPERTY LINE
— — —	RIGHT OF WAY LINE
////////	CORPORATE LIMITS
— — — —	PERMANENT EASEMENT
	UTILITY EASEMENT

N

BEARINGS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY

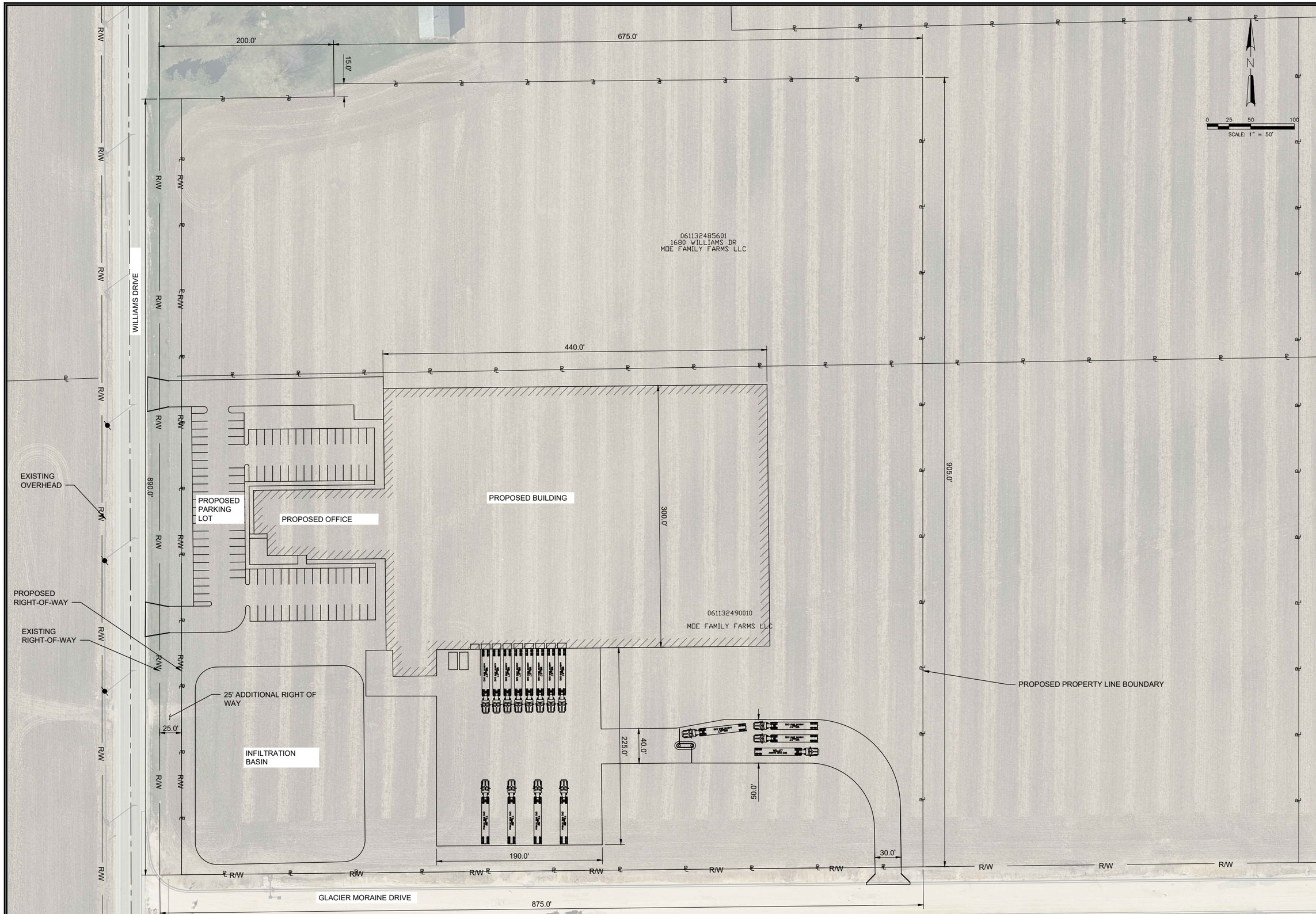
GRAPHIC SCALE IN FEET

300 0 300

1" = 300'

STRAND ASSOCIATES®

SHEET 1 OF 2



NO.	REVISIONS	DATE:
0	CONCEPT	02/24/22

CONCEPTUAL SITE PLAN

PROJECT DELTA SUN PRAIRIE 2021 PROPERTY ACQUISTION COMPANY LLC

CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

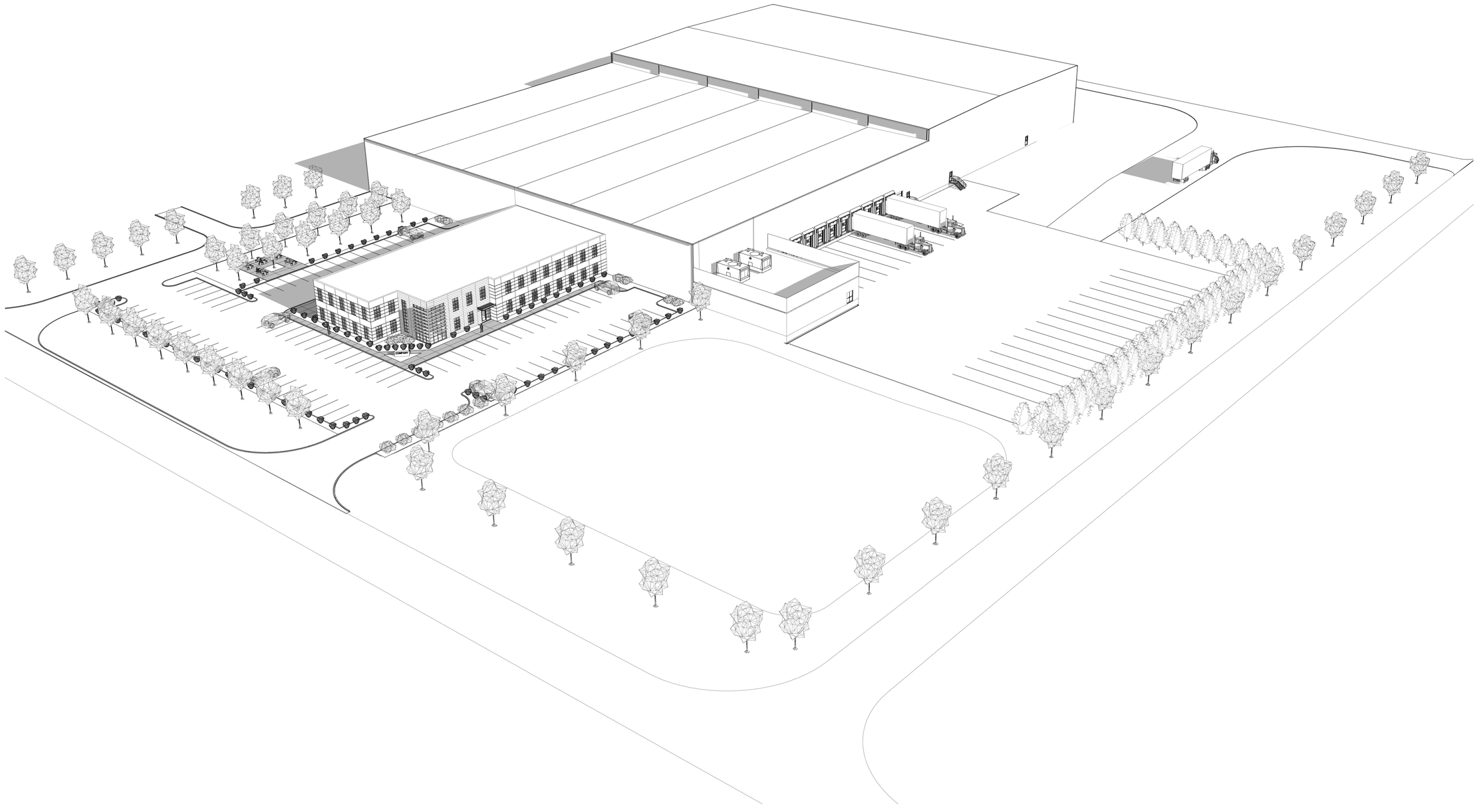
JOB NO.
3701.021

PROJECT MGR.
MAY

STRAND ASSOCIATES®

SHEET
1A

File: S:\MAD\3700--3799\3701\023\Drawings\CAD\Civil 3d\SheetsOther\Project Beyond - Stoughton Preliminary Plan.dwg Time: Feb 25, 2022 - 9:13am



NOT FOR CONSTRUCTION

NO.	REVISION	DATE:

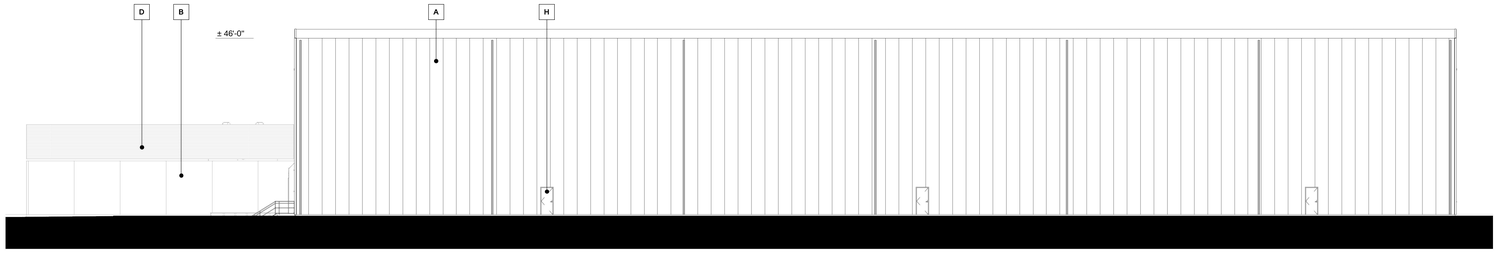
PROJECT DELTA

OVERALL SITE PERSPECTIVE
SUN PRAIRIE 2021
PROPERTY ACQUISITION COMPANY LLC

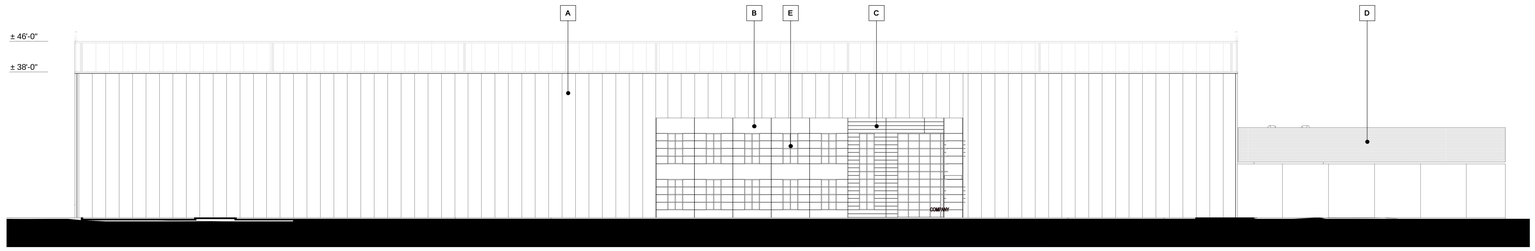
STRAND ASSOCIATES®

SHEET

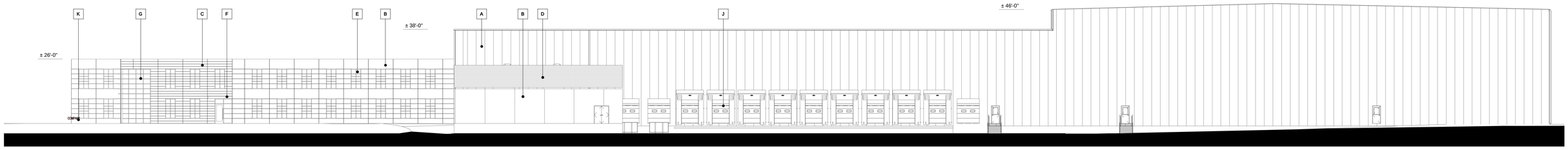
FIGURE A



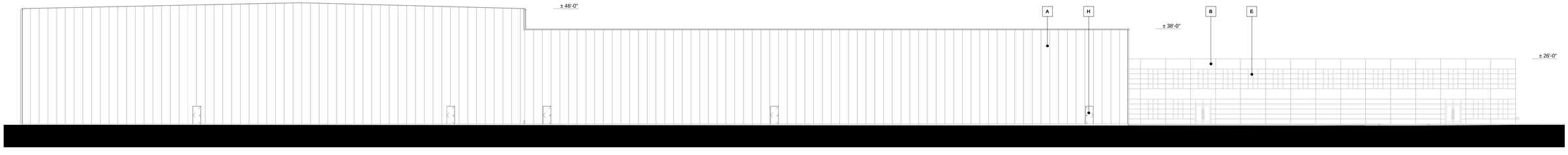
1 FIGURE B
EAST ELEVATION



2 FIGURE B
WEST ELEVATION



3 FIGURE B
SOUTH ELEVATION



4 FIGURE B
NORTH ELEVATION

A	INSULATED METAL PANEL (IMP) - EMBOSSED MESA PROFILE - PAINT WHITE
B	INSULATED PRECAST CONCRETE WALL PANEL - STAINED FINISH - COLOR TBD
C	HORIZONTAL METAL SIDING - PAINTED FINISH - COLOR TBD
D	HORIZONTAL RIBBED METAL SIDING OR PERFORATED METAL SCREEN - PAINTED FINISH - COLOR TBD
E	ALUMINUM WINDOW SYSTEM - FRAME COLOR TBD - CLEAR OR LIGHT GRAY GLASS
F	PREFABRICATED ENTRANCE CANOPY - PAINTED FINISH - COLOR TBD
G	HORIZONTAL SHADES - FINISH TBD
H	INSULATED HOLLOW METAL DOOR AND FRAME - PAINTED FINISH - COLOR TBD
J	INSULATED OVERHEAD SECTIONAL DOOR AND DOCK CANOPY - PAINTED WHITE FINISH
K	CUSTOM SIGNAGE - PAINTED FINISH - COLOR TBD

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NO.	REVISION	DATE:

PROJECT DELTA

OVERALL ELEVATIONS
SUN PRAIRIE 2021
PROPERTY ACQUISITION COMPANY LLC

STRAND ASSOCIATES®

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FIGURE B

OVERALL NORTHWEST PERSPECTIVE

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NO.	REVISION	DATE:

PROJECT DELTA

PERSPECTIVES
SUN PRAIRIE 2021
PROPERTY ACQUISITION COMPANY LLC

STRAND ASSOCIATES®

SHEET

FIGURE C.1

OVERALL SOUTHEAST PERSPECTIVE

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NO.	REVISION	DATE:

PROJECT DELTA

PERSPECTIVES
SUN PRAIRIE 2021
PROPERTY ACQUISITION COMPANY LLC

STRAND ASSOCIATES®

SHEET

FIGURE C.2

OVERALL SOUTHWEST PERSPECTIVE

NOT FOR CONSTRUCTION

NO.	REVISION	DATE:

PROJECT DELTA

PERSPECTIVES
SUN PRAIRIE 2021
PROPERTY ACQUISITION COMPANY LLC

STRAND ASSOCIATES®

SHEET

FIGURE C.3

OFFICE SOUTHWEST PERSPECTIVE

NOT FOR CONSTRUCTION

NO.	REVISION	DATE:

PROJECT DELTA

PERSPECTIVES
SUN PRAIRIE 2021
PROPERTY ACQUISITION COMPANY LLC

STRAND ASSOCIATES®

SHEET

FIGURE C.4

OFFICE NORTHWEST PERSPECTIVE

NOT FOR CONSTRUCTION

NO.	REVISION	DATE:

PROJECT DELTA

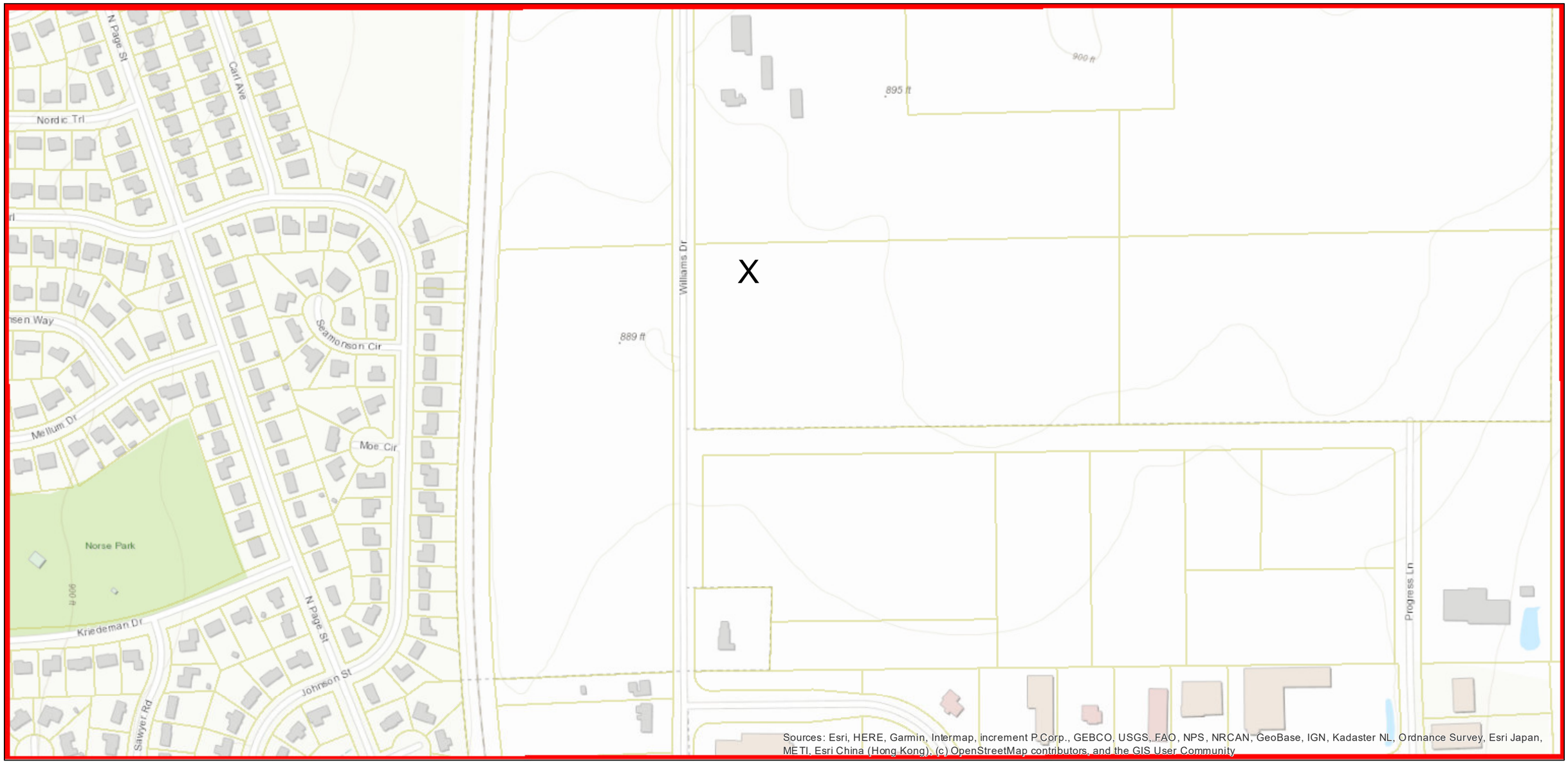
PERSPECTIVES
SUN PRAIRIE 2021
PROPERTY ACQUISITION COMPANY LLC

STRAND ASSOCIATES®

SHEET

FIGURE C.5

Moe Farm - Production Facility Lands



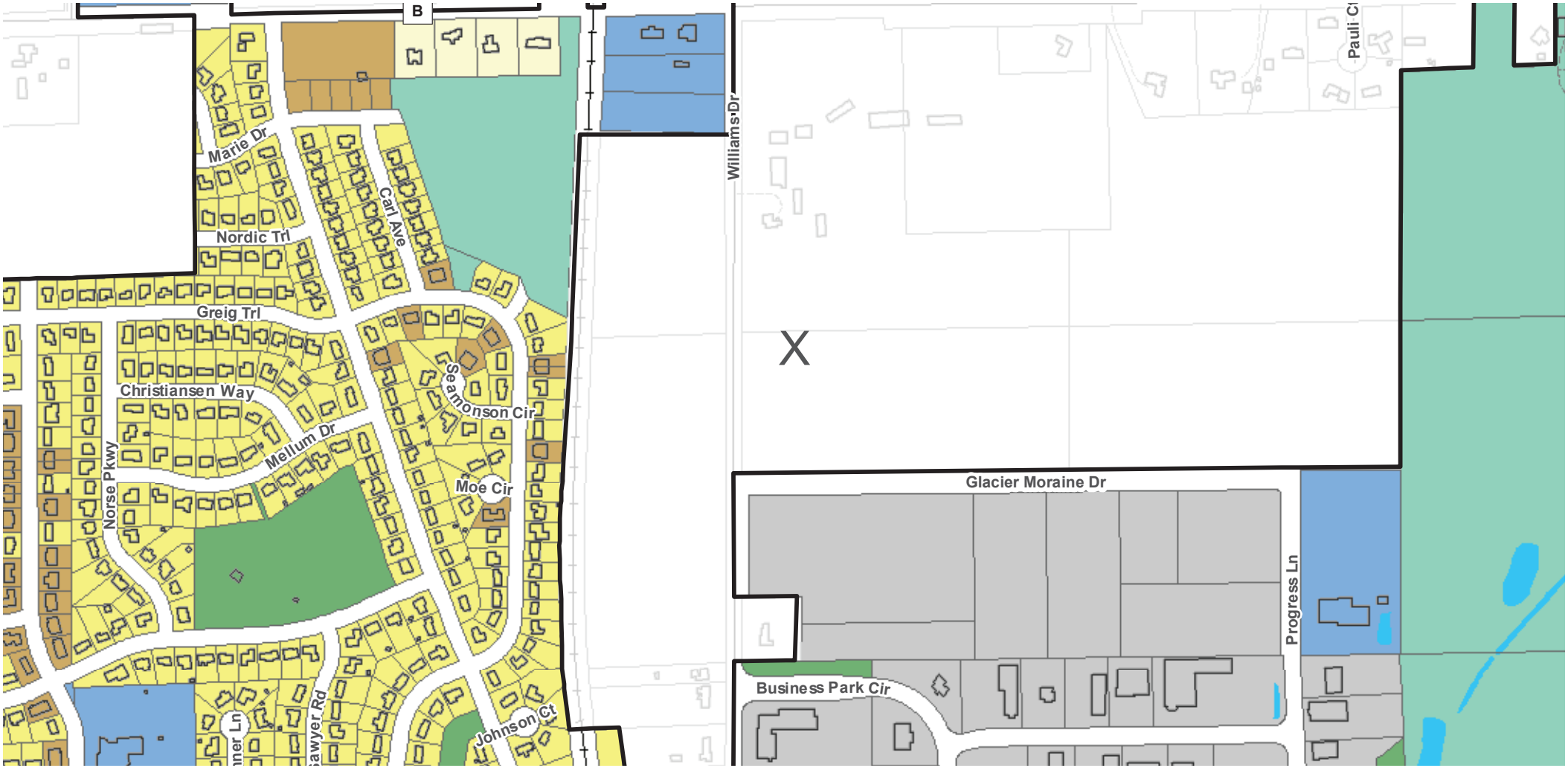
March 8, 2022

Dane County Mask

- Dane County Mask
- Parcels

0 190 380 760 Feet

N


B
Marie Dr
Nordic Trl
Carl Ave
Greig Trl
Christiansen Way
Mellum Dr
Norse Pkwy
Seamonson Cir
Moe Cir
Johnson Ct
Williams Dr
Pauli Cir
X
Glacier Moraine Dr
Progress Ln
Business Park Cir

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

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

RODNEY J. SCHEEL
DIRECTOR

February 28, 2022

James Ternus
Strand Associates
910 West Wingra Drive
Madison, WI. 53715

Dear Mr. Ternus:

I have completed a review of the proposed Planned Development – Concept Plan to develop approximately 19 acres of the Moe Farm located at the northeast corner of Williams Drive and Glacier Moraine Drive. Annexation and urban service area amendment requests are anticipated. The following items are identified for your review. (we'll need a scalable or fully dimensioned plans for future reviews)

1. The proposed property is currently under County Zoning as agricultural land in the Town of Pleasant Springs and is currently proposed to be annexed to the City of Stoughton. Once annexed the zoning is expect to transition to RH – Rural Holding and then to PD – Planned Development. This Planned Development Concept Plan proposes a food production and storage facility use.

2. The City of Stoughton, Future Land Use Map depicts this property as Planned Industrial zoning which meets the proposed uses.

3. The Planned Industrial use is defined as follows: "This district is intended to permit both large and small scale industrial and office development at an intensity which is consistent with the overall desired suburban community character of the community. Beyond a relatively high minimum green space ratio (GSR), the primary distinguishing feature of this district is that it is geared to indoor industrial activities which are not typically associated with high levels of noise, soot, odors and other potential nuisances for adjoining properties." "Rationale: This district is intended to provide a location for suburban intensity light industrial land uses such as assembly operations, storage and warehousing facilities, offices, and light manufacturing which are protected from potential nuisances associated with certain development permitted within the PI District. In addition, land uses shall comply with the minimum performance standards presented in article VII."

4. The following principal and conditional uses are allowable within the Planned Industrial district:

   Office. *Description:* Office land uses include all exclusively indoor land uses whose primary functions are the handling of information or administrative services. Such land uses do not typically provide services directly to customers on a walk-in or on-appointment basis.

   Indoor storage or wholesaling. *Description:* 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.

   Light industrial land use. *Description:* Light industrial land uses are industrial facilities at which all operations (with the exception of loading operations): 1) are conducted entirely within an enclosed building; 2) are not potentially associated with nuisances such as odor, noise, heat, vibration and radiation which are detectable at the property line; 3) do not pose a significant safety hazard (such as danger of explosion); and 4) comply with all of the performance standards listed for potential nuisances in article VII.

   Distribution center. *Description:* Distribution centers are facilities oriented to the short-term indoor storage and possible repackaging and reshipment of materials involving the activities and products of a single user.

5. The Planned Development District is intended to provide incentives for redevelopment in areas of the community which are experiencing a lack of reinvestment, or which require flexible zoning treatment because of factors which are specific to the site. This district is designed to forward both aesthetic and economic objectives of the City by controlling the site design and the land use, appearance, density or intensity of development within the district in a manner which is consistent with the sound land use, urban design, and economic revitalization principles. The application of these standards will ensure long-term progress and broad participation toward these principles. Section 78-914 provides regulations which govern the procedure and requirements for review and approval/denial, of the proposed Planned Development, and to provide for the possible relaxation of certain development standards pertaining to the underlying standard zoning district. **The standard zoning district for this type of development is Planned Industrial. The future General Development Plan will be reviewed according to the PI district requirements. Currently the only exception being requested is for a higher building height from 40 feet to 49 feet.**

6. The Planned Development: Concept Plan requirements per zoning code section 78-914(6) are as follows:
   1. A location map of the subject property and its vicinity at 11 inches by 17 inches, as depicted on a copy of the City of Stoughton Planned Land Use Map; **Provided by staff**
   2. A general written description of proposed PD including:

a. General project themes and images; **Provided**

b. The general mix of dwelling unit types and/or land uses; **N/A**

c. Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio; **N/A**

d. The general treatment of natural features; **N/A**

e. The general relationship to nearby properties and public streets; **Provided**

f. The general relationship of the project to the comprehensive plan; **Provided**

g. An initial draft list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and, a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply, as compared to the most comparable zoning district(s). Essentially, the purpose of this listing shall be to provide the plan commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility; and **Provided**

3. A written description of potentially requested exemption from the requirements of the most comparable zoning district, in the following order:

   a. Land use exemptions; **N/A**

   b. Density and intensity exemptions; **N/A**

   c. Bulk exemptions; **Provided (Building height of 40' to 49')**

   d. Landscaping exceptions; **N/A**

   e. Parking and loading requirements exceptions; **N/A**

4. A conceptual plan drawing (at 11 inches by 17 inches) of the general land use layout and the general location of major public streets and/or private drives. The applicant may submit copies of a larger version of the "bubble plan" in addition to the 11 inches by 17 inches reduction. **Electronic copy provided**

   a. Within ten working days of receiving the draft PD concept plan submittal packet, the zoning administrator shall determine whether the submittal is complete. Once the zoning administrator has received a complete packet, the proposed PD concept plan shall be placed on the plan commission agenda. **Found to be complete on Feb 28, 2022. Plan Commission meeting set for March 14, 2022**

   b. At the plan commission meeting, the applicant shall engage in an informal discussion with the plan commission regarding the conceptual PD. Appropriate topics for discussion may include the any of the information provided in the PD concept plan submittal packet, or other items as determined by the plan commission. **Applicant expected to attend March 14th meeting**

   c. Points of discussion and conclusions reached in this stage of the process shall be in no way be binding upon the applicant or the city, but should be considered as the informal, non-binding basis for proceeding to the next step. The preferred procedure is for one or more iterations of plan commission review of the concept

plan to occur prior to introduction of the formal petition for rezoning which accompanies the GDP application. **GDP application expected to include recommendations from the Concept Plan review.**

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

Sincerely,
City of Stoughton

Michael P. Stacey

Michael P. Stacey
Zoning Administrator