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 5, 2023

To: Plan Commissioners

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the December 11, 2023

Site plan review for building demolition (former Yahara School) and new maintenance building at 900 W. Wilson Street. (Postponed from November 13, 2023)
The applicant is requesting site plan approval as described above. This project is one of several the Stoughton Area School District is planning. At the November 13, 2023 Plan Commission meeting, the applicant was directed to come back with a plan to address building aesthetics to enable the building to fit better within the residential neighborhood. We believe the applicant has done a good job addressing the concerns. 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

Approving a site plan for Stoughton Area School District at 900 W. Wilson Street, Stoughton, WI.

Committee Action: Plan Commission approves the request – 0

Fiscal Impact:

File Number:	R - 22 - 2023	**Date Introduced:**	November 13 and December 11, 2023

RECITALS

A. EUA Design Development (the "Applicant") is seeking site plan approval to demolish the former Yahara School building and for the construction of a new maintenance building and existing gym improvements for the district at 900 W. Wilson Street in the City of Stoughton, Dane County, Wisconsin (the "Property").

B. The Property is zoned I - Institutional which is consistent with the Comprehensive Plan and Zoning.

C. The City Plan Commission reviewed and discussed the proposed site plan on November 13 and December 11, 2023 and found that the plan meets the intent of the zoning ordinance and Comprehensive Plan.

RESOLUTION

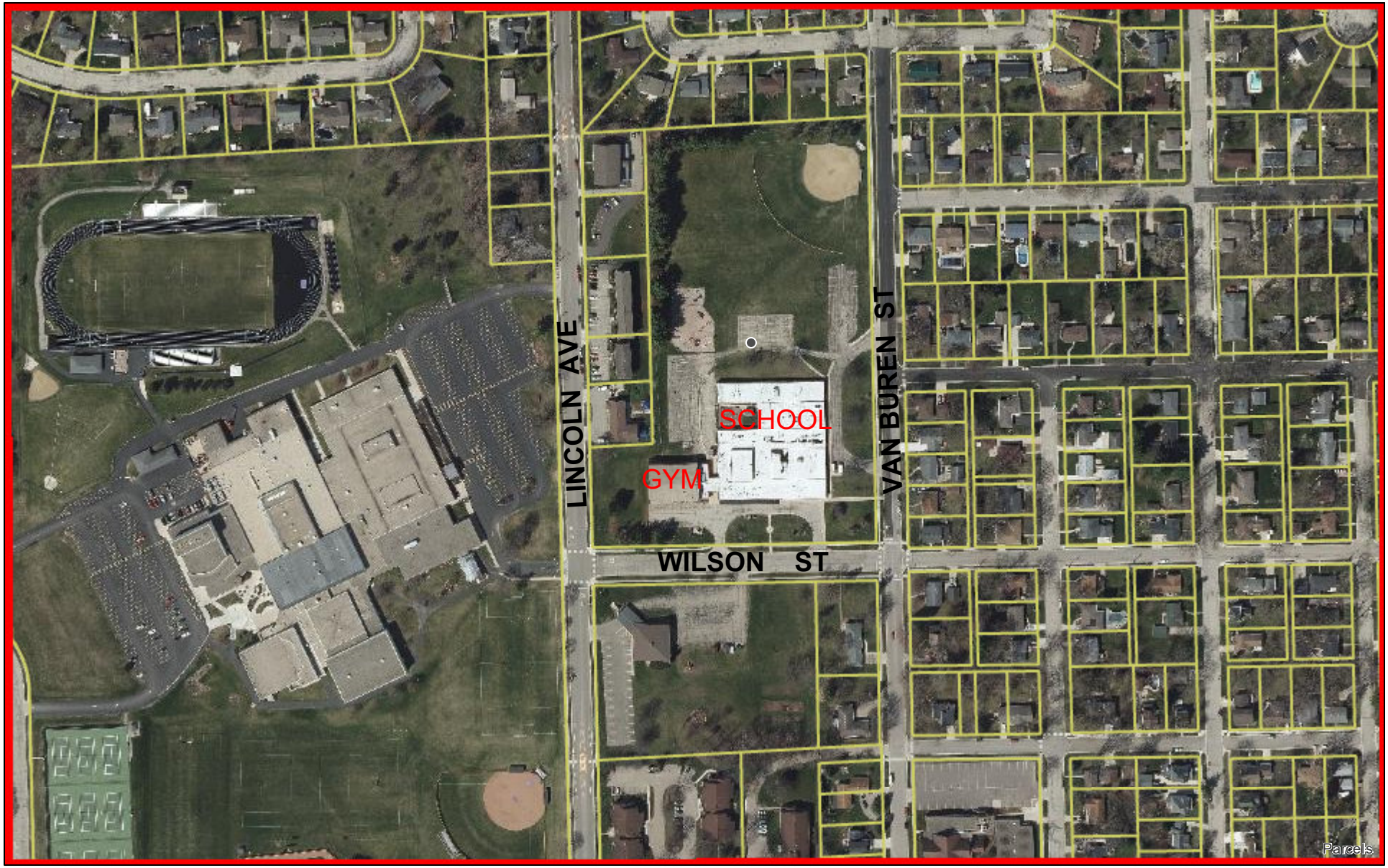
BE IT RESOLVED, the City of Stoughton Plan Commission approves the site plan for the Stoughton Area School District property located at 900 W. Wilson Street, Stoughton, WI, with the following conditions:

- Compliance with the Staff review letter;

_____

Mayor Tim Swadley Date
Planning Commission Chair

900 W. Wilson Street



December 5, 2023

Parcels

0 185 370 740 Feet

N

milwaukee : 333 E Chicago St | 414.271.5350
madison : 309 W Johnson St, Ste 202 | 608.442.5350
denver : 1899 Wynkoop St, Ste 300 | 303.595.4500
eua.com

PLAN COMMISSION REVIEW APPLICATION – PROJECT NARRATIVE

November 27, 2023

City of Stoughton
Department of Planning & Development
207 S. Forrest St.
Stoughton, WI 53589

PROJECT DESCRIPTION

Stoughton Area School District:
Yahara Gym Renovation and Maintenance Building New Build
900 W Wilson St
Stoughton, WI 53589

EUA Project Number:
318598-02

The Stoughton Area School District had a referendum approved by their communities in November 2022. The work includes major renovations to existing building to improve educational environments, mechanical systems, electrical systems, plumbing systems, physical education spaces, and improving accessibility. Specifically submitted to the Plan Commission for their review in this application is the work associated at Yahara's existing gym and the new Maintenance Building.

Building #3) Yahara Gym Renovation:

Work includes roughly 400 SF of renovation to the main entrance of the building, and removing the connector lobby to previous building. The existing school building to the east is to be demolished (current Gingerbread House Preschool) and replaced by Building #4.

Building #4) New Maintenance Building

A new 17,500 SF prefabricated metal maintenance building. It will be placed within the footprint of the demolished building (Gingerbread House Preschool) that is attached to the remaining Yahara gym. The new maintenance building and Existing Yahara Gym will no longer be connected by an adjoining lobby.

To assist you in the review of this application the following documents are attached:

1. Existing site plan
2. Demolition site plan
3. New site plan
4. Grading and erosion control plans
5. Landscaping Plans
6. Site Lighting photometrics
7. Overall and enlarged building floor plans
8. Elevation drawings of proposed building
9. Perspectives of building additions with exterior material identifications

PLAN APPLICATION DETAILS

1. Existing zoning: I-Institutional with conditional use
2. Comprehensive plan future land use map designation: I-Institutional, meets current and proposed uses zoning.
3. Current land use present on the subject property: I-Institutional with conditional use for educational, athletics, performance, community events
4. Proposed use uses for the subject property: Not changing

5. Projected number of residents, employees, and daily customers: max occupancy for Yahara during school with special events is 390. Max occupancy for Maintenance Building is 58.
6. Proposed amount of dwelling units, floor area, impervious surface area, and landscaping surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscaping surface area ratio:
    a. Floor area: Yahara Gym 10,000 SF. Maintenance Building 17,500 SF.
    b. Impervious surface area: 2.06 acres
    c. Landscaping surface area: 8.02 acres
    d. Floor area ratio: 0.06
    e. Impervious surface area ratio: 0.20
    f. Landscaping surface area ratio: 0.80
7. Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loading, and traffic generation:
    a. Hours of operation: 7:00am – 9:00pm
    b. Normal and peak water usage: Not changing
    c. Sanitary sewer or septic loading: Not changing
    d. Traffic generation: Traffic associated with student drop off and pick up is being reduced, while District service vehicles and delivery drop-offs will be increased.
8. Operational considerations relating to potential nuisance creation pertaining to noncompliance with performance standards: None. The proposed development shall comply with all requirements of Article VII.
9. Exterior building and fencing materials: included the attachments.
10. Possible future expansion and related implications for points above: does not apply
11. Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties: None
12. Parking requirements is one space per two employees: 0 full time staff at Yahara Gym and a maximum of 20 staff at District office with 27 standard parking stalls and 2 handicap accessible parking stalls.

Sincerely,

Maclain Schramm
Project Manager
Eppstein Uhen Architects, Inc.

Enclosures
Plan Commission Review Application
Project Narrative
Associated Drawings (To follow application)

BUILDING #3

SASD - YAHARA GYM

900 W Wilson St.
Stoughton, WI 53589

BUILDING #4

SASD - MAINTENANCE BUILDING

900 W Wilson St.
Stoughton, WI 53589

eu:a

PLAN COMMISSION SUBMITTAL

12/11/2023

PROJECT NUMBER: 318598-02

© 2023 Eppstein Uhen Architects, Inc.

PROJECT TEAM

OWNER
STOUGHTON AREA SCHOOL DISTRICT

320 North St
Stoughton, WI 53589
PHONE: (608) 877-5002
www.stoughton.k12.wi.us

PROJECT CONTACT: Dr. Dan Keyser , District Administrator
DIRECT PHONE: (608) 877-5002
EMAIL ADDRESS: Dan.Keyser@stoughton.k12.wi.us

GENERAL CONTRACTOR
J.H. FINDORFF & SON, INC.

1600 North 6th Street
Milwaukee, WI 53212
PHONE: (414) 272-8788
www.findorff.com

PROJECT CONTACT: Matt Claggett , PM
DIRECT PHONE: 608-729-2155
EMAIL ADDRESS: mclaggett@findorff.com

ARCHITECT
EPPSTEIN UHEN ARCHITECTS

333 E Chicago St
Milwaukee, WI 53202
PHONE: (414) 271-5350
www.eua.com

PROJECT CONTACT: Maclain Schramm , PM
DIRECT PHONE: (414) 291-8181
EMAIL ADDRESS: maclains@eua.com

CIVIL
SHORT ELLIOT HENDRICKSON INC.

501 Maple Ave
Delafield, WI 53018
PHONE: (262) 646-6855
www.sehinc.com

PROJECT CONTACT: Mark Mickelson , Principal, Sr. PE
DIRECT PHONE: (414) 949-8947
EMAIL ADDRESS: mmickelson@sehinc.com

STRUCTURAL
R. A. SMITH

16745 West Bluemound Road
Brookfield, WI 53005
PHONE: (262) 781-1000
www.rasmith.com

PROJECT CONTACT: David Boldt , PE
DIRECT PHONE: (608) 421-5314
EMAIL ADDRESS: david.boldt@rasmith.com

PLUMBING
RING & DuCHATEAU, INC.

17400 West Capital Drive
Brookfield, WI 53045
PHONE: (414) 778-1700
www.ringdu.com

PROJECT CONTACT: David Herbert , PM
DIRECT PHONE: (414) 778-7439
EMAIL ADDRESS: dherbert@ringdu.com

MECHANICAL
RING & DuCHATEAU, INC.

17400 West Capital Drive
Brookfield, WI 53045
PHONE: (414) 778-1700
www.ringdu.com

PROJECT CONTACT: Michael Hoadley , PM
DIRECT PHONE: (414) 778-7403
EMAIL ADDRESS: mbartley@ringdu.com

ELECTRICAL
RING & DuCHATEAU, INC.

17400 West Capital Drive
Brookfield, WI 53045
PHONE: (414) 778-1700
www.ringdu.com

PROJECT CONTACT: Jim Plewa , Sr. Electrical Designer
DIRECT PHONE: (414) 778-7465
EMAIL ADDRESS: jplewa@ringdu.com

SHEET INDEX

PLANNING COMMISSION

PC-00	INDEX
PC-01	BUILDING #3 – DEMOLITION PLAN
PC-02	BUILDING #3 – FLOOR PLAN AND MATERIAL PHOTOS
PC-03	BUILDING #4 – 3D AXON VIEW AND MATERIAL PHOTOS
PC-04	BUILDING #4 – FLOOR PLAN – BUILDING #4
PC-05	BUILDING #4 – ROOF PLAN
PC-06	BUILDING #4 – ELEVATIONS
PC-06B	BUILDING #4 – WALL SECTIONS
PC-07	CIVIL DEMOLITION & REMOVALS PLAN
PC-08	CIVIL SITE PLAN
PC-09	CIVIL GRADING & EROSION CONTROL PLAN
PC-10	CIVIL DENSITY & INTENSITY EXHIBIT
PC-11	LANDSCAPE SITE PLAN
PC-12	LANDSCAPE PLANTING LIST
PC-13	LIGHTING SITE PLAN
PC-14	LIGHTING PHOTOMETRICS PLAN
PC-15	LIGHTING DETAILS AND CUTSHEETS
PC-16	CIVIL SITE PLAN - RIVER BLUFF BIKE PARKING

VICINITY MAP

Copyright Imagery: https://www.google.com/maps/@42.9215785,-89.2327847,1189m/data=!3m1!1e3?entry=ttu

eua
milwaukee | madison | green bay | denver | atlanta

PROJECT INFORMATION

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/11/2023	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROJECT MANAGER	MS
PROJECT NUMBER	318598-02

INDEX

PC-00

© 2023 Eppstein Uhen Architects, Inc.

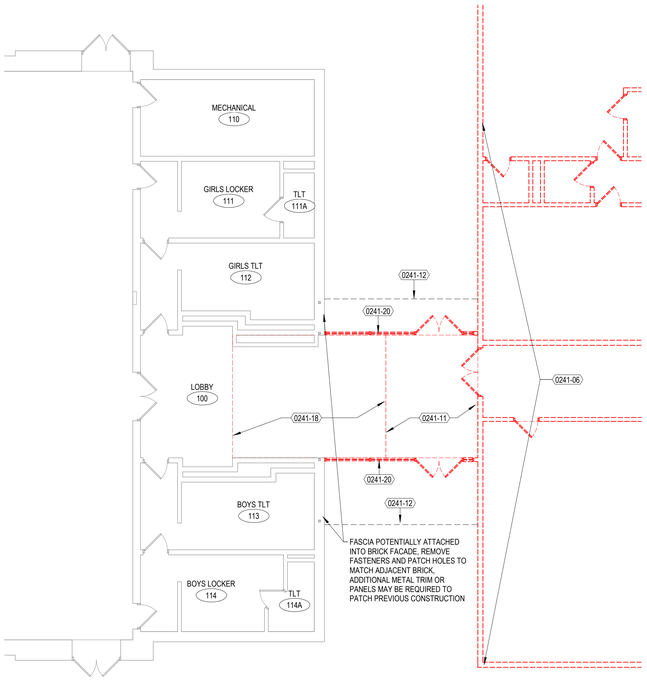
#3

SHEET NOTES - DEMOLITION

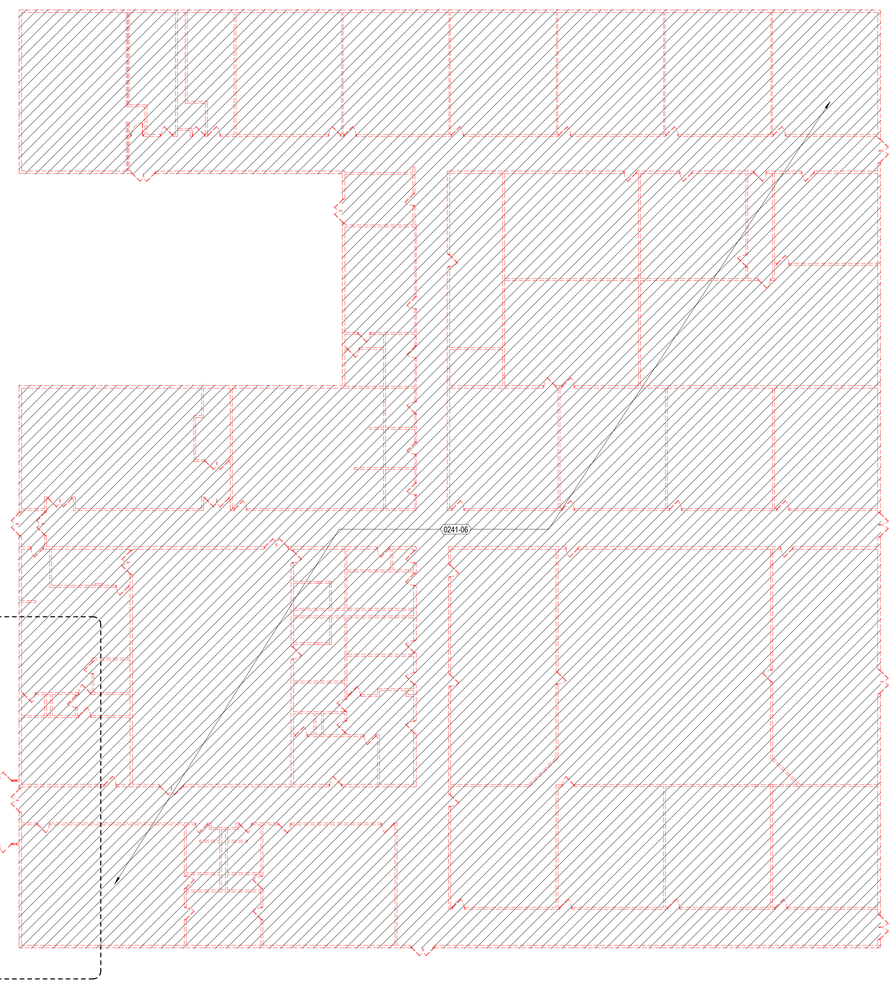
1.	PRIOR TO BEGINNING WORK, NOTIFY ARCHITECT IMMEDIATELY IF DISCREPANCIES ARE DISCOVERED BETWEEN THE PROPOSED SCOPE OF WORK AND THE EXISTING CONDITIONS.
2.	CONTRACTOR TO COORDINATE DEMOLITION WORK WITH NEW CONSTRUCTION AS SHOWN ON DRAWINGS. REPORT ANY CONFLICTS TO ARCHITECT BEFORE DEMOLITION WORK BEGINS.
3.	SEE MEP PLANS FOR ADDITIONAL DEMOLITION ITEMS AND NOTES.
4.	SCOPE OF DEMOLITION AND REMOVAL WORK SHALL NOT BE LIMITED BY THESE DRAWINGS BUT SHALL INCLUDE ALL WORK NECESSARY TO FACILITATE NEW CONSTRUCTION.
5.	PRIOR TO BIDDING, CONTRACTOR SHALL VISIT THE SITE TO VERIFY EXISTING CONDITIONS, PRODUCTS TO BE USED, AND QUANTITIES REQUIRED.
6.	IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THIS WORK. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB; IMMEDIATELY NOTIFY ARCHITECT AND OWNER. OWNER WILL REMOVE HAZARDOUS MATERIALS UNDER A SEPARATE CONTRACT.
7.	REFER TO FINISH PLANS TO IDENTIFY ALL AREAS BEING ALTERED INCLUDING ROOMS WHERE ALTERATIONS ARE LIMITED TO NEW FINISHES. AT ALL ALTERED LOCATIONS, REMOVE ALL INTERIOR AND WALL MOUNTED ITEMS. REMOVE ALL FINISHES AND RESIDUAL GLUE.
8.	COORDINATE REMOVAL OF EXISTING CABINETS AND CASEWORK AS NOTED IN DRAWINGS WITH OWNER. SALVAGE OR REMOVE AS DIRECTED.
9.	COORDINATE REMOVAL OF EXISTING DOORS, FRAMES AND HARDWARE WITH OWNER. SALVAGE OR REMOVE AS DIRECTED.
10.	CONTRACTOR TO PROTECT AREAS ADJACENT TO DEMOLITION. ANY INADVERTENT DAMAGE DONE TO ADJACENT AREAS NOT SPECIFICALLY SCHEDULED FOR DEMOLITION SHALL BE REPLACED BY THE CONTRACTOR AT NO CHARGE TO THE OWNER.
11.	REMOVE AND SALVAGE THE FOLLOWING ITEMS UNLESS SPECIFICALLY DIRECTED BY THE OWNER WINDOW TREATMENTS, CASEWORK, SECURITY DEVICES, SIGNAGE, ARTWORK, TELEVISIONS, TOILET ACCESSORIES, FULL CEILING TILES IN GOOD CONDITION, OTHER WOOD TRIM, CUBICLE CURTAINS, RAILINGS AND LIGHT FIXTURES
12.	BUILDING TO REMAIN OPERATIONAL DURING REMODELING/ CONSTRUCTION. CONTRACTOR TO INSTALL TEMPORARY CONSTRUCTION BARRIERS TO CONTROL DUST AND PROTECT THE PUBLIC FROM HARM FOR THE DURATION OF ALL CONSTRUCTION WORK. PROPER EGRESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION.

KEYNOTES PER SHEET

0241-06	REMOVE PORTION OF EXISTING BUILDING IN ITS ENTIRETY
0241-11	REMOVE CONCRETE SLAB
0241-12	REMOVE EIFS FASCIA ABOVE
0241-18	REMOVE RAMP, BASE, AND RAILING HARDWARE
0241-20	REMOVE STOREFRONT SYSTEM AND ALL ATTACHED DEVICES, CONDUIT, AND HARDWARE



C3 1ST FLR DEMOLITION PLAN - ENLARGED
1/8" = 1'-0"



A3 1ST FLR DEMOLITION PLAN - OVERALL
1/16" = 1'-0"

eua
milwaukee | madison | green bay | denver | atlanta

PROJECT INFORMATION

SASD - YAHARA GYM

320 North St.
Stoughton, WI 53589

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/11/2023	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	MS
PROJECT NUMBER	318598-02

1ST FLR DEMOLITION PLAN

PC-01

#3

FIELD BRICK: MATCH EXIST YAHARA DARK RED WITH ORANGE UNDERTONE

STOREFRONT: CLEAR ANODIZED ALUMINUM

METAL COPING: PAINT TO MATCH DARK METAL PANEL ON NEW MAINTENANCE BUILDING

SHEET NOTES - FLOOR PLAN

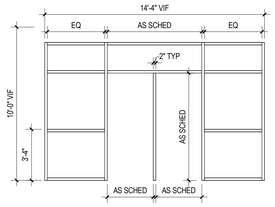
1. BEFORE BEGINNING WORK, VERIFY THE EXISTENCE AND LOCATION OF PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
2. ALL DIMENSION STRINGS ARE TO FINISH FACE OF WALL, UNLESS NOTED OTHERWISE.
3. VERIFY STRUCTURAL ELEMENTS, INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH OWNER.
4. REFER TO SHEET A000 FOR REFERENCED PARTITION TYPES AND DETAILS. WALLS NOT TAGGED ON THESE PLANS SHALL BE PARTITION TYPE S3A-S11.
5. ALL WALLS DIRECTLY BEHIND OR ADJACENT TO PLUMBING FIXTURES SHALL RECEIVE MOISTURE- AND MOLD-RESISTANT GYPSUM BOARD, UNLESS NOTED OTHERWISE.
6. LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE.
7. REPAIR, PATCH AND CLEAN ALL EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY DEMOLITION OR NEW CONSTRUCTION. MAKE APPEAR NEW, MATCHING ADJACENT CONSTRUCTION. PREPARE ALL SURFACES AS REQUIRED FOR SCHEDULED FINISHES. SKIM COAT AND PREPARE ALL DAMAGED OR UNFINISHED SURFACES.
8. PATCH ALL WALL BASE SCARS AT EXISTING WALL SURFACES. PREPARE SMOOTH TO RECEIVE NEW WALL BASE FOR UNIFORM APPEARANCE.
9. PATCH WALLS TO MATCH ADJACENT SURFACES AT ALL ABANDONED OR REMOVED OUTLET AND SWITCH LOCATIONS. BLANK COVER PLATES ARE NOT ACCEPTABLE.
10. PREPARE FLOOR LEVEL AND SMOOTH FOR NEW HARD SURFACE FINISHES. PATCH EXISTING PENETRATIONS AND ABNORMALITIES IN CONCRETE FLOOR.
11. PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, MILLWORK AND TRIM.
12. PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR TELEPHONE & ELECTRICAL EQUIPMENT. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH OWNER.

KEYNOTES PER SHEET

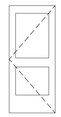
0420-01	CONCRETE MASONRY UNITS
0420-02	CLAY FACING BRICK
0531-01	METAL ROOF DECK
0721-10	BOARD INSULATION
0725-01	AIR BARRIER & WATER-RESISTIVE VAPOR RETARDER
0753-01	ROOF MEMBRANE
0753-06	BOARD INSULATION

DIMENSION NOTES

WIDTH AND HEIGHT AS SCHEDULED UNLESS NOTED OTHERWISE. ADDITIONAL DIMENSIONS AS SPECIFIED.

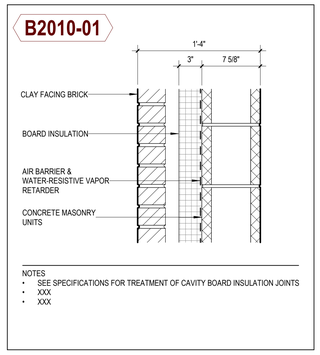


C6 STOREFRONT A
1/4" = 1'-0"

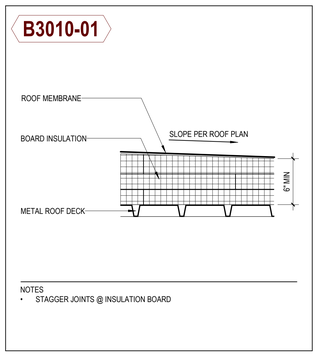


SRG2A-A
STILE AND RAIL

DOOR TYPES
1/4" = 1'-0"



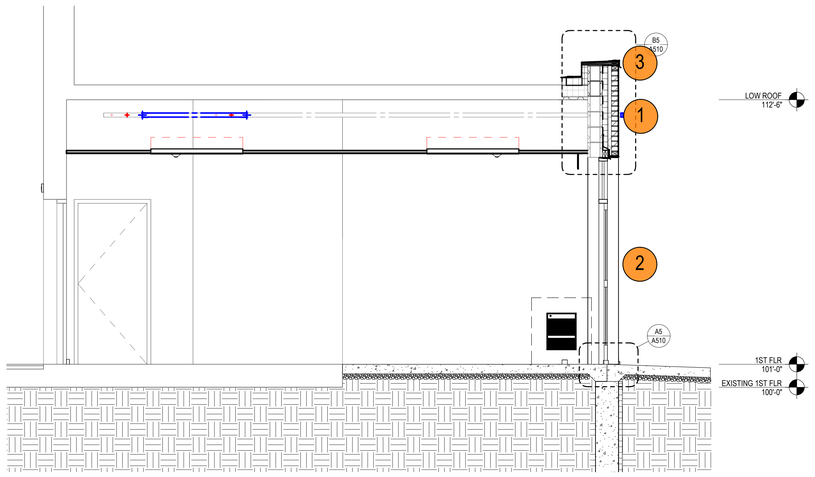
NOTES
- SEE SPECIFICATIONS FOR TREATMENT OF CAVITY BOARD INSULATION JOINTS
- XXX
- XXX



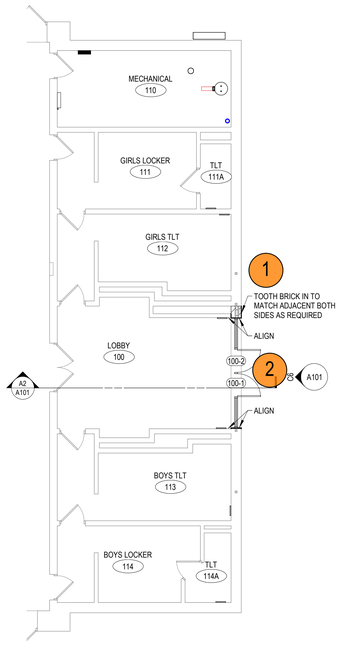
NOTES
- STAGGER JOINTS @ INSULATION BOARD

DOOR AND FRAME SCHEDULE

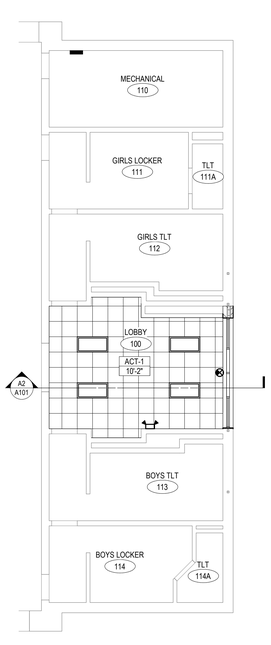
NUMBER	LEAF QTY	DOOR SIZE UNEVEN WIDTH	DOOR SIZE UNEVEN A	DOOR SIZE UNEVEN B	DOOR SIZE HGT	DOOR TYPE	DOOR MAT	DOOR FIN	DOOR GL	SIDELITE & TRANSOM SIZE SL WIDTH	SIDELITE & TRANSOM SIZE SL SILL HGT	SIDELITE & TRANSOM SIZE TRNS HGT	SIDELITE & TRANSOM GL	FRAME TYPE	FRAME MAT	FRAME FIN	FRAME DETAIL HEAD	FRAME DETAIL JAMB	FRAME DETAIL SILL	HDWE TAG	RATING (MIN)	REMARKS	NUMBER
100-1	1	3'-0"			7'-0"	SRG2A-A	ALUM		IG-1T				IG-1T	--	--								100-1
100-2	1	3'-0"			7'-0"	SRG2A-A	ALUM		IG-1T				IG-1T	--	--								100-2



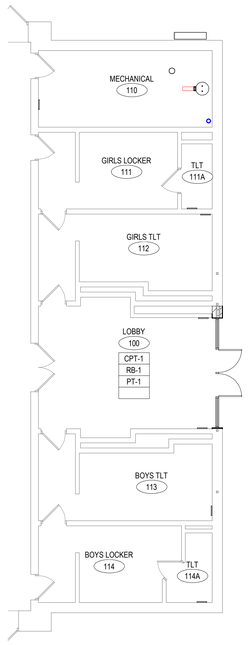
A2 SECTION - NORTH/SOUTH
3/8" = 1'-0"



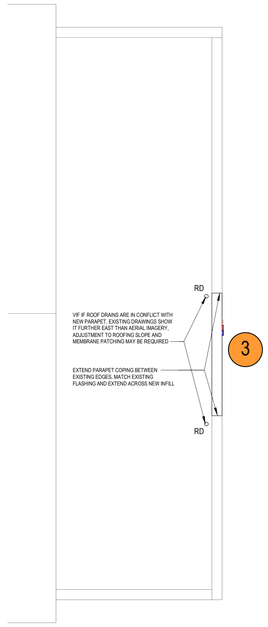
A4 1ST FLR PLAN
1/8" = 1'-0"



A5 1ST FLR CEILING PLAN
1/8" = 1'-0"



A6 1ST FLR FINISH PLAN
1/8" = 1'-0"



A7 ROOF PLAN
1/8" = 1'-0"

eua
milwaukee | madison | green bay | denver | atlanta

PROJECT INFORMATION

SASD - YAHARA GYM

320 North St.
Stoughton, WI 53589

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/11/2023	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	MS
PROJECT NUMBER	318598-02

PLANS, DETAILS, DOOR AND FRAMES

PC-02

1 2 3 4 5 6 7

A B C D E

#4

A-Panel

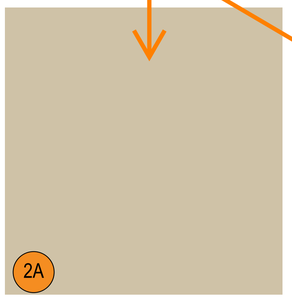
The A-Panel provides an excellent choice for decorative wall designs with an attractive shadow pattern and semi-concealed fasteners. These panels offer 36" of coverage with ribs on 12" centers. The A-Panel is made of 26 gauge steel, with 24 gauge available by special order. A-Panel Specifications

Standing Seam II & Standing Seam 360

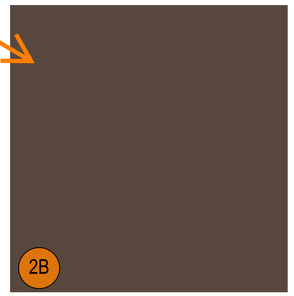
The American Buildings Standing Seam II & Standing Seam 360 roof systems are designed to float on a system of sliding clips that prevent damage from thermal expansion and contraction. This standing seam design eliminates 80% of through-fasteners found in other systems, offering greater weathertightness. These panel systems provide 24" width coverage with 3" high ribs. Standing Seam 360 panels are joined by an electric seaming machine, developing a full 360° rolled seam – preferred by many architects and specifiers.

KEYNOTES PER SHEET

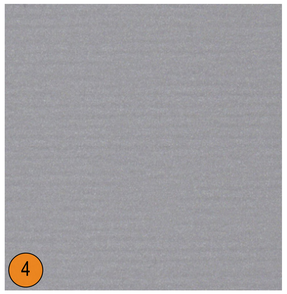
FIELD BRICK: MATCH EXIST YAHARA DARK RED WITH ORANGE UNDERTONE



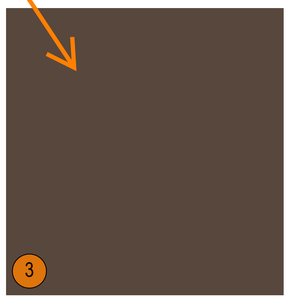
METAL PANEL: HIDDEN FASTENER RIBBED PANEL WITH 12" PRIMARY JOINT, COLOR: SURREY BEIGE



METAL ROOF: STANDING SEAM METAL WITH 12" PRIMARY JOINT, COLOR: DARK BRONZE



STOREFRONT: CLEAR ANODIZED ALUMINUM



METAL ROOF: STANDING SEAM METAL WITH 12" PRIMARY JOINT, COLOR: DARK BRONZE

OVERHEAD DOOR: WHITE PAINTED INSULATED ALUMINUM DOOR

SUSTAINABILITY: PHOTOVOLTAIC ARRAY

A1 SOUTHEAST AXON

eua
milwaukee | madison | green bay | denver | atlanta

PROJECT INFORMATION

SASD - MAINTENANCE BUILDING

900 W Wilson St.
Stoughton, WI 53589

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/11/2023	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER MS

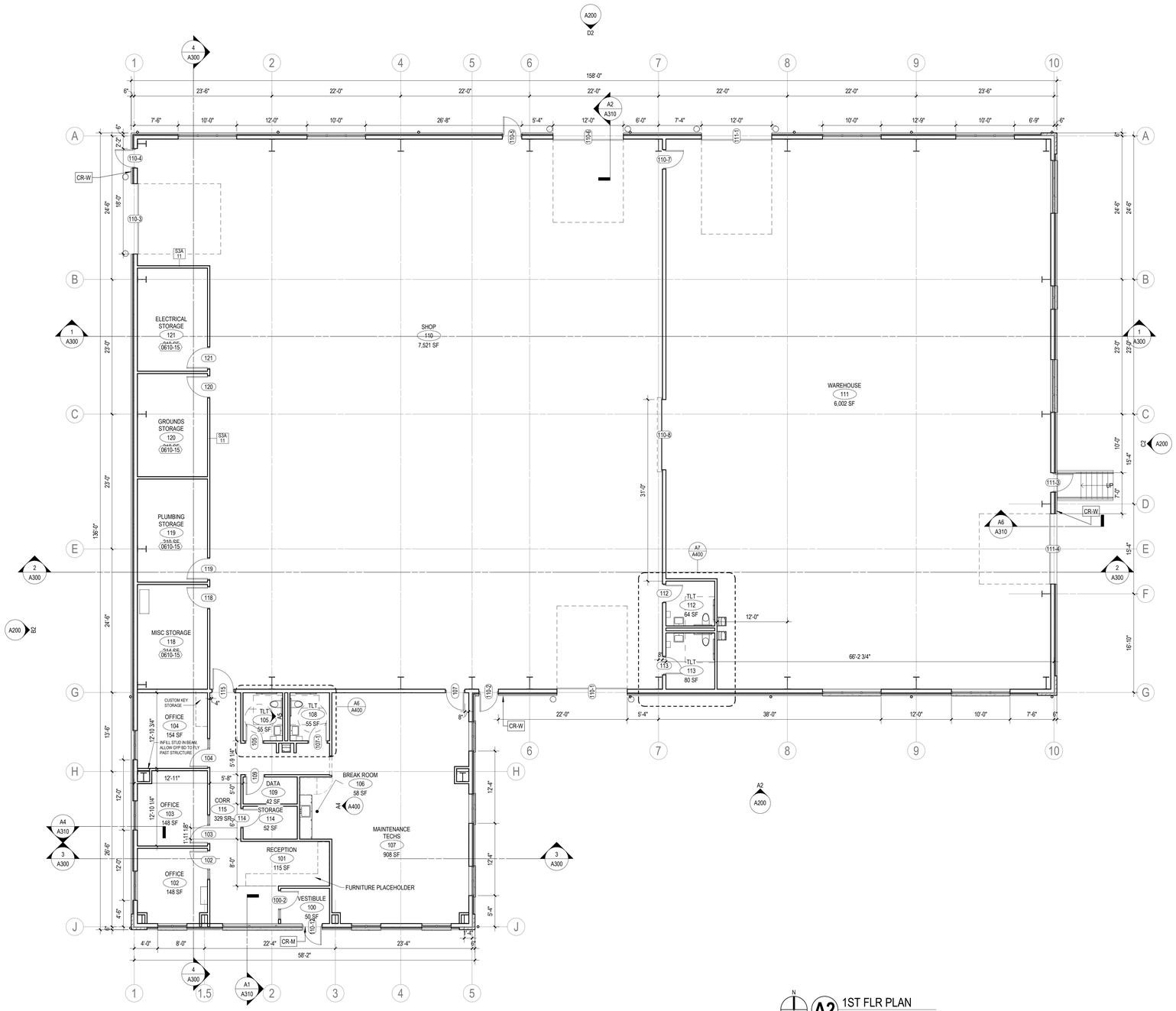
PROJECT NUMBER 318598-02

EXTERIOR AXONOMETRIC VIEWS

PC-03

© 2023 Eppstein Uhen Architects, Inc.

#4



A2 1ST FLR PLAN
1/8" = 1'-0"

SHEET NOTES - FLOOR PLAN

1.	BEFORE BEGINNING WORK, VERIFY THE EXISTENCE AND LOCATION OF PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
2.	ALL DIMENSION STRINGS ARE TO FINISH FACE OF WALL, UNLESS NOTED OTHERWISE.
3.	VERIFY STRUCTURAL ELEMENTS, INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH OWNER.
4.	REFER TO SHEET A000 FOR REFERENCED PARTITION TYPES AND DETAILS. WALLS NOT TAGGED ON THESE PLANS SHALL BE PARTITION TYPE S3A-S11.
5.	ALL WALLS DIRECTLY BEHIND OR ADJACENT TO PLUMBING FIXTURES SHALL RECEIVE MOISTURE- AND MOLD-RESISTANT GYPSUM BOARD, UNLESS NOTED OTHERWISE.
6.	LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE.
7.	REPAIR, PATCH AND CLEAN ALL EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY DEMOLITION OR NEW CONSTRUCTION. MAKE APPEAR NEW, MATCHING ADJACENT CONSTRUCTION. PREPARE ALL SURFACES AS REQUIRED FOR SCHEDULED FINISHES. SKIM COAT AND PREPARE ALL DAMAGED OR UNFINISHED SURFACES.
8.	PATCH ALL WALL BASE SCARS AT EXISTING WALL SURFACES. PREPARE SMOOTH TO RECEIVE NEW WALL BASE FOR UNIFORM APPEARANCE.
9.	PATCH WALLS TO MATCH ADJACENT SURFACES AT ALL ABANDONED OR REMOVED OUTLET AND SWITCH LOCATIONS. BLANK COVER PLATES ARE NOT ACCEPTABLE.
10.	PREPARE FLOOR LEVEL AND SMOOTH FOR NEW HARD SURFACE FINISHES. PATCH EXISTING PENETRATIONS AND ABNORMALITIES IN CONCRETE FLOOR.
11.	PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, MILLWORK AND TRIM.
12.	PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR TELEPHONE & ELECTRICAL EQUIPMENT. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH OWNER.

KEYNOTES PER SHEET

0610-15	(1) LAYER OF 3/4" PLYWOOD INSTEAD OF GYP BD ON INTERIOR OF THIS ROOM. UNPAINTED. EXTEND 6" ABOVE SCHEDULED CEILING

eua

milwaukee | madison | green bay | denver | atlanta

PROJECT INFORMATION

SASD - MAINTENANCE BUILDING

900 W Wilson St.
Stoughton, WI 53589

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/11/2023	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

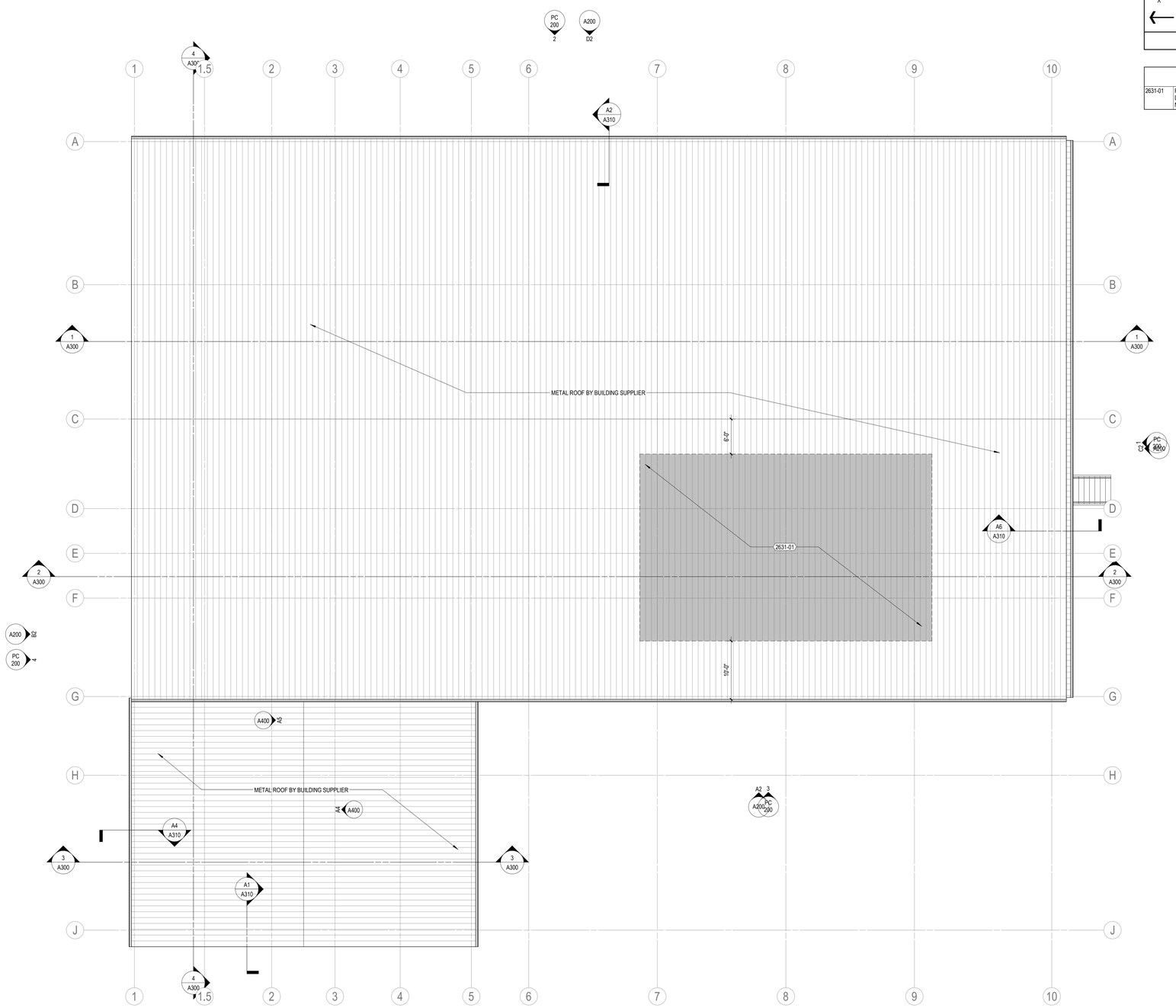
PROJECT MANAGER	MS
PROJECT NUMBER	318598-02

1ST FLR PLAN

PC-04

© 2023 Eppstein Uhen Architects, Inc.

#4



A2 ROOF PLAN
1/8" = 1'-0"

SHEET NOTES - ROOF PLAN

A	ALL CONTRACTORS SHALL COORDINATE AND LOCATE ALL ROOF OPENINGS AND PENETRATIONS WITH STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS.
B	PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURERS STANDARD DETAILS AND REQUIREMENT FOR WARRANTY AND CURRENT NRCA STANDARDS.
C	PROVIDE 4'-0" X 4'-0" PANS AT ROOF DRAINS TO ACCOMMODATE FOR SLOPE AT ACTUAL LOCATION OF ROOF DRAINS AT COLUMNS.
D	PROVIDE TAPERED INSULATION SADDLES AND CRICKETS AT 1/4" PER FOOT AT ALL ROOF TOP EQUIPMENT AND PENETRATIONS TO ENSURE POSITIVE DRAINAGE.

ROOF PLAN LEGEND

RD	ROOF DRAIN
OFD	OVERFLOW DRAIN
DS	DOWNSPOUT
	MEMBRANE ROOF PAVER
X"	INSULATION THICKNESS
	SLOPE DIRECTION OF ROOF & TAPERED INSULATION

SEE SHEET A000 FOR ROOF ASSEMBLY INFORMATION

KEYNOTES PER SHEET

2631-01	PHOTOVOLTAIC ARRAY, SEE ELECTRICAL DRAWINGS FOR BASIS OF DESIGN. ADDITIONAL 10PSF OF LOAD EXPECTED AS BASIS OF DESIGN - NOTIFY ARCHITECT IF FINAL DESIGN EXCEEDS THIS AMOUNT

eua

milwaukee | madison | green bay | denver | atlanta

PROJECT INFORMATION

SASD - MAINTENANCE BUILDING

900 W Wilson St.
Stoughton, WI 53589

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/11/2023	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

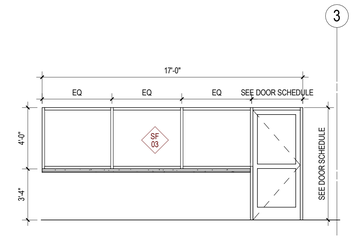
PROJECT MANAGER	MS
PROJECT NUMBER	318598-02

ROOF PLAN

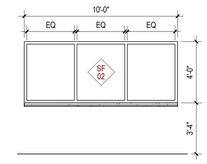
PC-05

© 2023 Eppstein Uhen Architects, Inc.

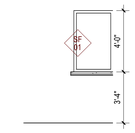
#4



ENTRANCE STOREFRONT
1/4" = 1'-0"



TRIPLE WINDOW
1/4" = 1'-0"

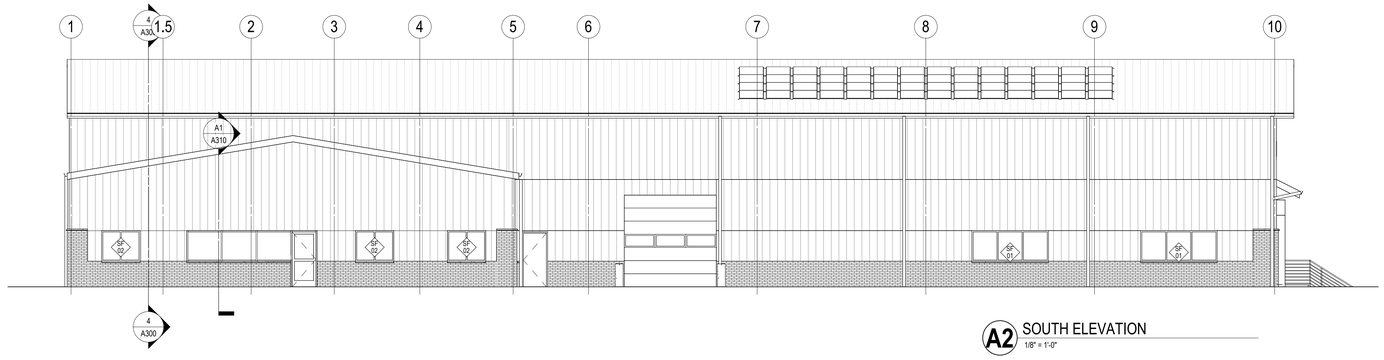


DOUBLE WINDOW
1/4" = 1'-0"

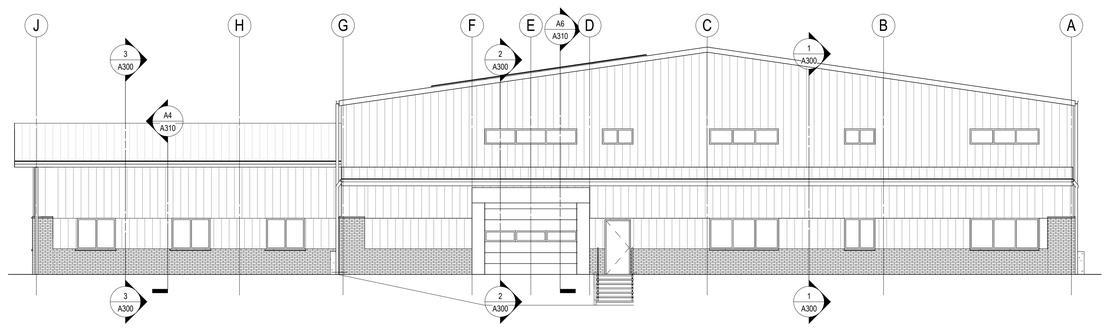
SHEET NOTES - EXTERIOR ELEVATIONS

1.	SEE SHEET A220 FOR EXTERIOR FRAME TYPES AND DIMENSIONS.
2.	PROVIDE CONTINUOUS SEALANT AND BACKER ROD AT ALL PRECAST CONCRETE JOINTS.
3.	ALL INSIDE AND OUTSIDE CORNERS OF PRECAST TRIM TO NOT BE MITERED.
4.	EXTERIOR SIGNAGE ON BUILDING TO BE COORDINATED AND VERIFIED WITH ARCHITECT, OWNER AND SIGNAGE VENDOR.
5.	ALL VERTICAL INSIDE CORNERS TO HAVE 1/2" MOVEMENT JOINT.
6.	MJ = INDICATES MOVEMENT JOINT - 1/2" GAP.
7.	PJ = INDICATES METAL PANEL JOINT - 1/2" GAP.

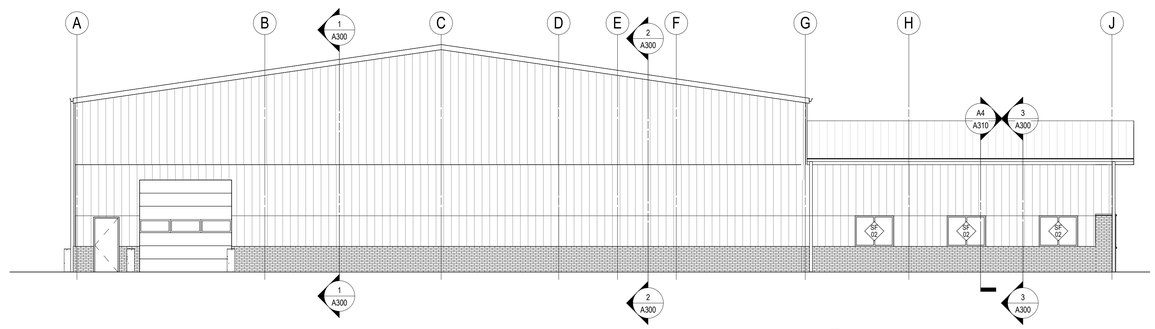
KEYNOTES PER SHEET



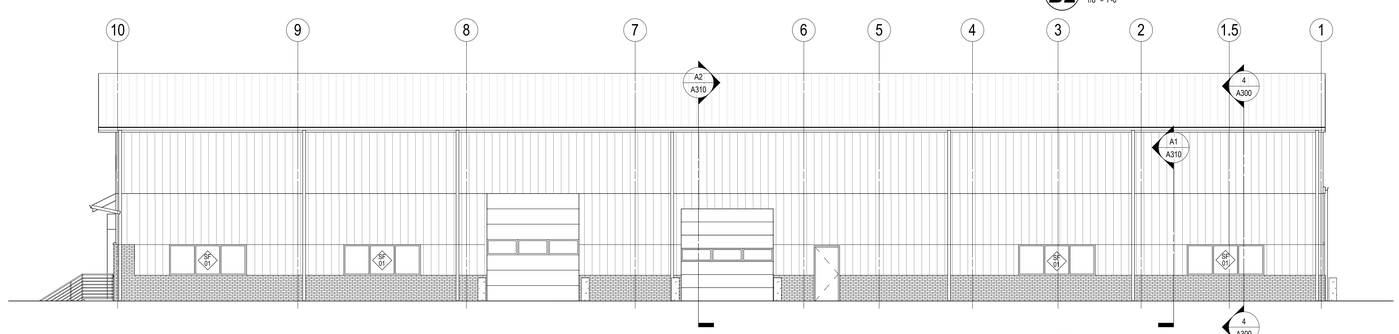
A2 SOUTH ELEVATION
1/8" = 1'-0"



C2 EAST ELEVATION
1/8" = 1'-0"



B2 WEST ELEVATION
1/8" = 1'-0"



D2 NORTH ELEVATION
1/8" = 1'-0"

eua
milwaukee | madison | green bay | denver | atlanta

PROJECT INFORMATION

SASD - MAINTENANCE BUILDING

900 W Wilson St.
Stoughton, WI 53589

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/11/2023	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	MS
PROJECT NUMBER	318598-02

EXTERIOR FRAME TYPE & ELEVATIONS

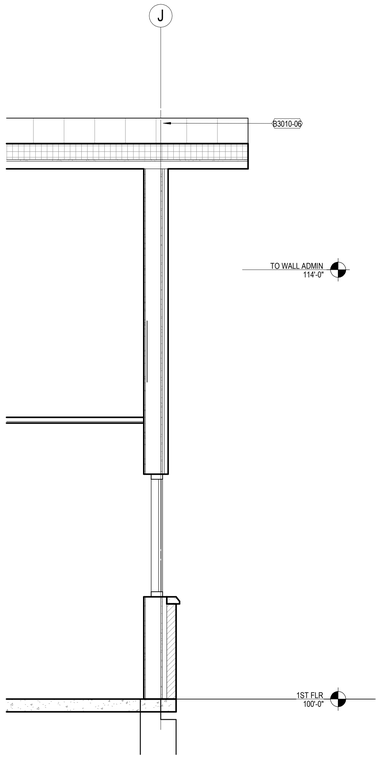
PC-06

© 2023 Eppstein Uhen Architects, Inc.

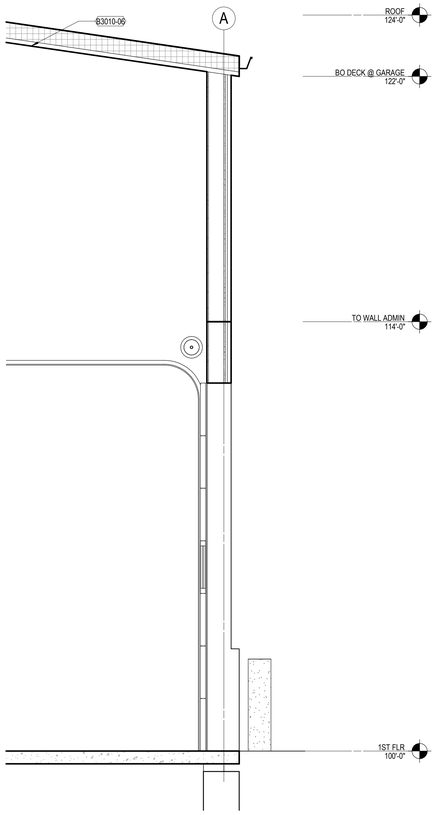
#4

KEYNOTES PER SHEET

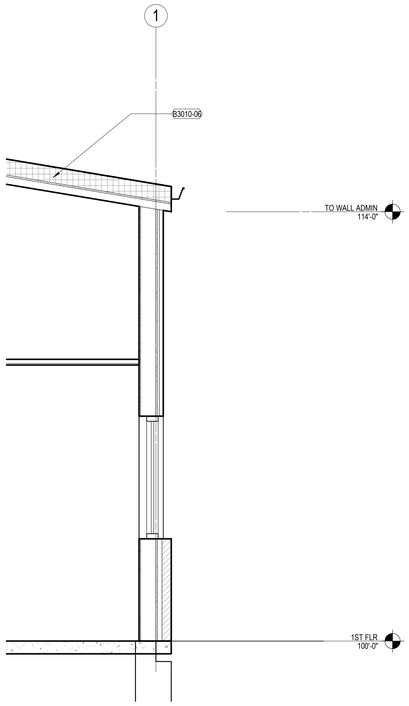
B3010-06	PREFABRICATED METAL ROOF SYSTEM PROVIDED BY MANUFACTURER



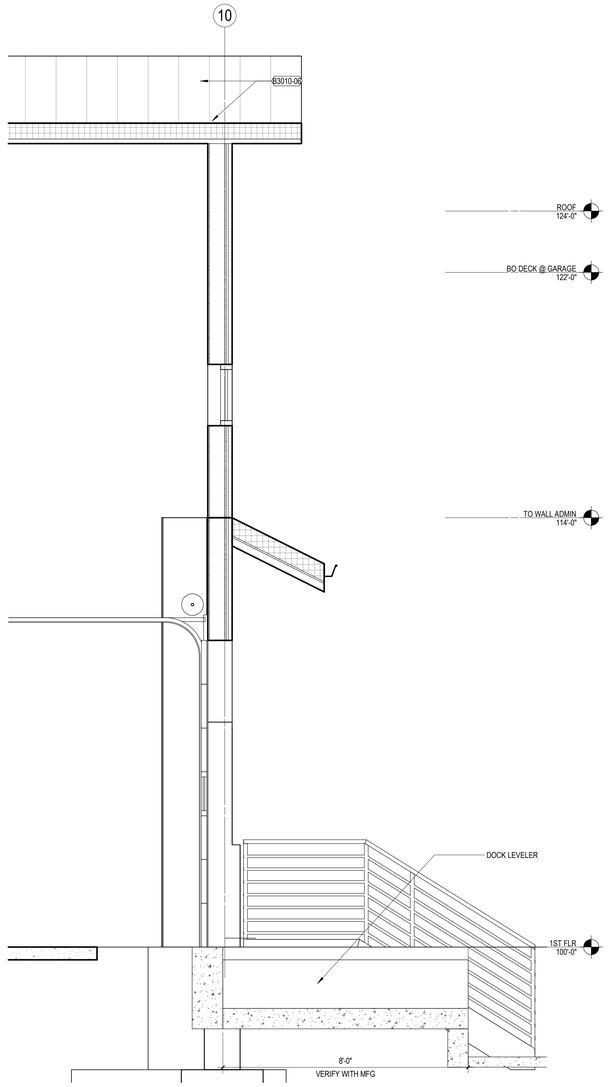
A1 WALL SECTION @ ADMINISTRATION
1/2" = 1'-0"



A2 WALL SECTION @ TYP GARAGE DOOR
1/2" = 1'-0"



A4 WALL SECTION @ CONFERENCE ROOM
1/2" = 1'-0"



A6 WALL SECTION @ LOADING DOCK
1/2" = 1'-0"

1 2 3 4 5 6 7

E D C B A

eua
milwaukee | madison | green bay | denver | atlanta

PROJECT INFORMATION

SASD - MAINTENANCE BUILDING

900 W Wilson St.
Stoughton, WI 53589

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/11/2023	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

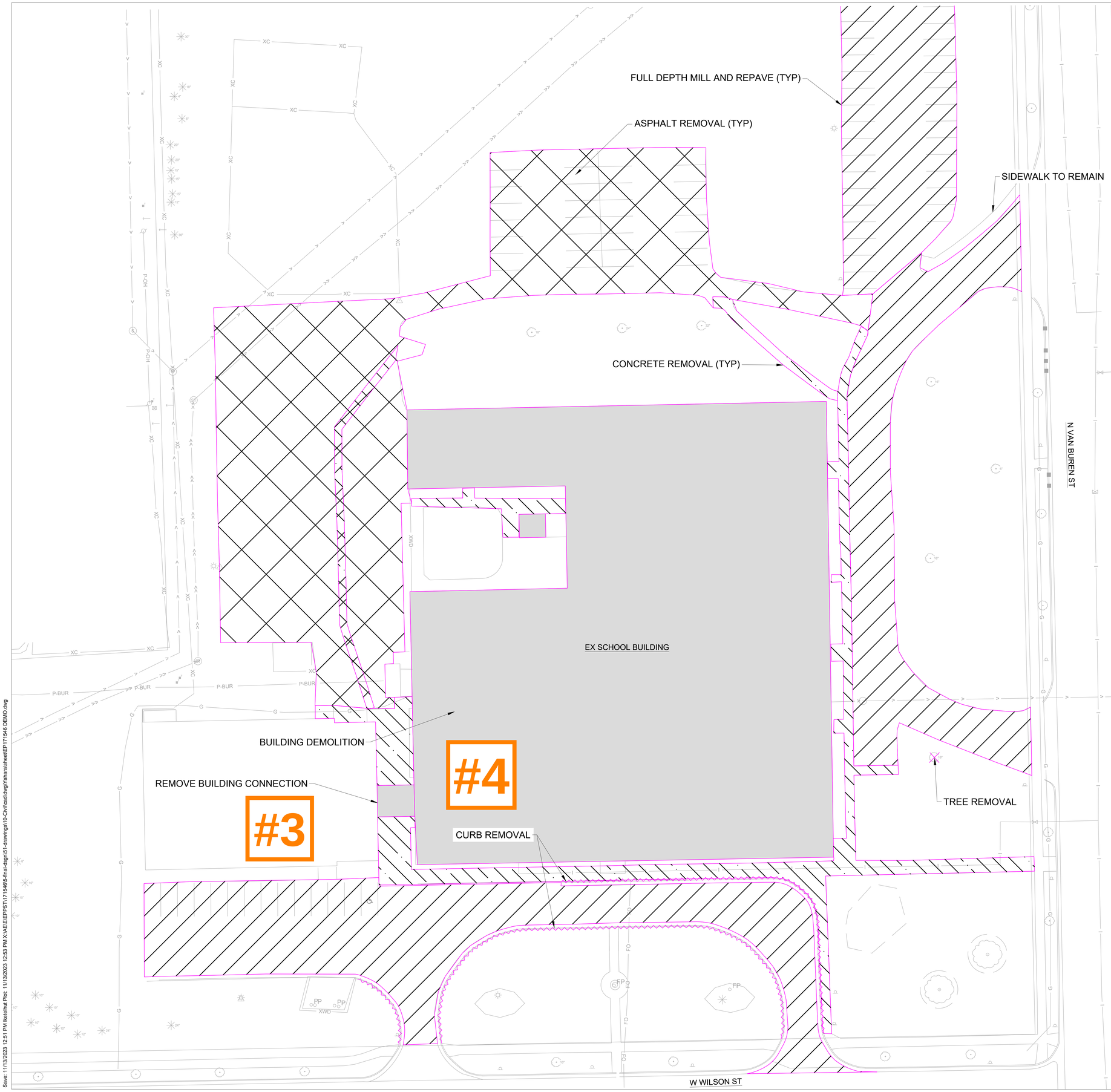
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	MS
PROJECT NUMBER	318598-02

WALL SECTIONS

PC-06B

© 2023 Eppstein Uhen Architects, Inc.



eua

milwaukee | madison | green bay | denver | atlanta

333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

PROJECT CONTACT: MARK MICHELSON (SEH)
DIRECT PHONE: (414)-949-8947
EMAIL ADDRESS: MMICKELSON@SEHINC.COM

PROJECT INFORMATION

SASD - YAHARA

900 W WILSON ST.
STOUGHTON, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/11/2023	PLAN COMMISSION SUBMITTAL

SEH
PHONE: 262.646.6855
501 MAPLE AVENUE
DELAFIELD, WI 53018
www.sehinc.com

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

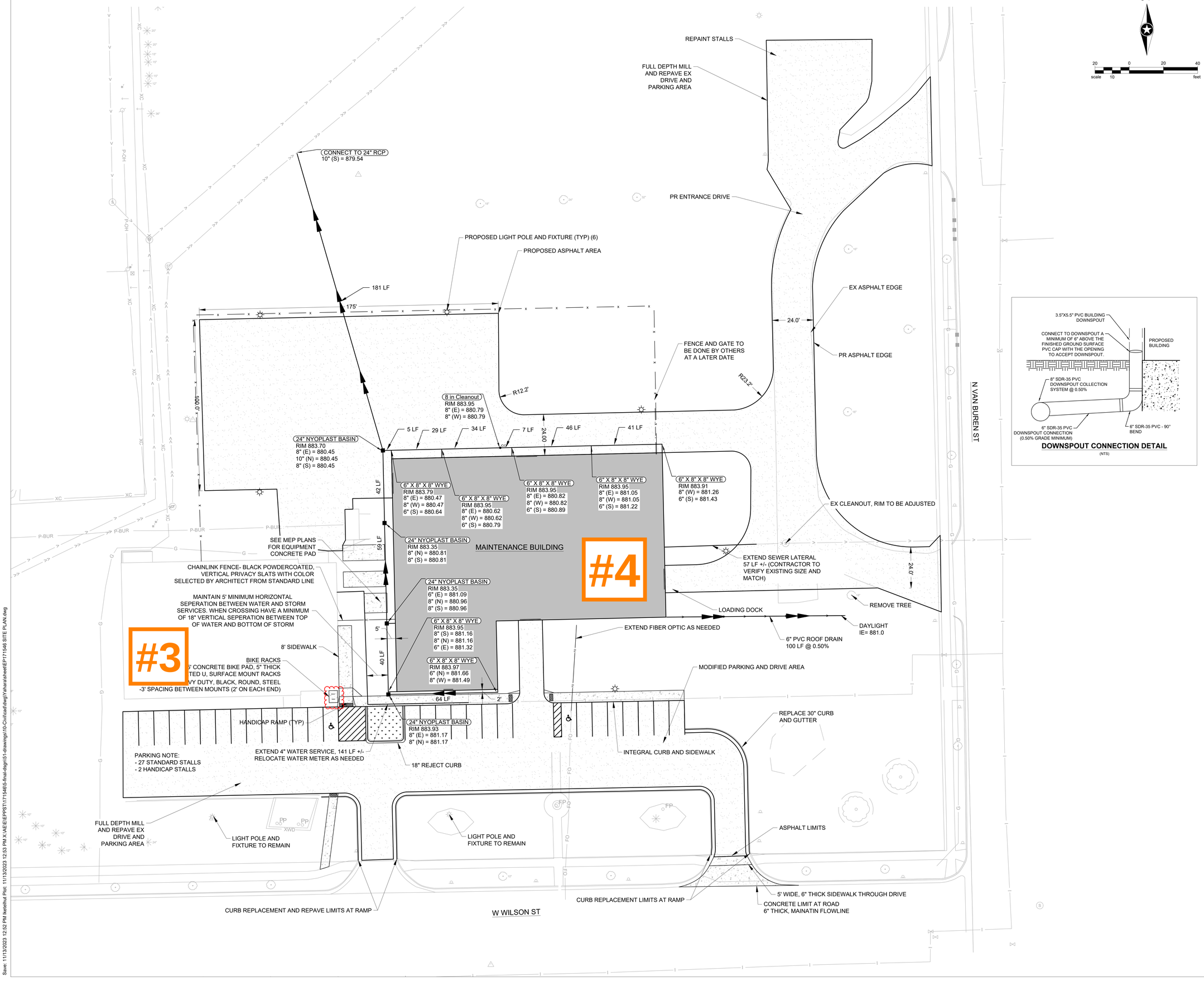
PROJECT MANAGER	MAM
PROJECT NUMBER	171546

DEMOLITION & REMOVALS PLAN

PC-07

© 2023 Eppstein Uhen Architects, Inc.

Save: 11/13/2023 12:51 PM lketeltut Plot: 11/13/2023 12:53 PM X:\AE\E\EPPST\171546\5-final-dsgn\51-drawings\10-Civil\cad\dwg\Yahara\sheet\EP171546 DEMO.dwg



milwaukee | madison | green bay | denver | atlanta

333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

PROJECT CONTACT: MARK MICHELSON (SEH)
DIRECT PHONE: (414)-949-8947
EMAIL ADDRESS: MMICKELSON@SEHINC.COM

PROJECT INFORMATION

SASD - YAHARA

900 W WILSON ST.
STOUGHTON, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/11/2023	PLAN COMMISSION SUBMITTAL

SEH
PHONE: 262.646.6855
501 MAPLE AVENUE
DELAFIELD, WI 53018
www.sehinc.com

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

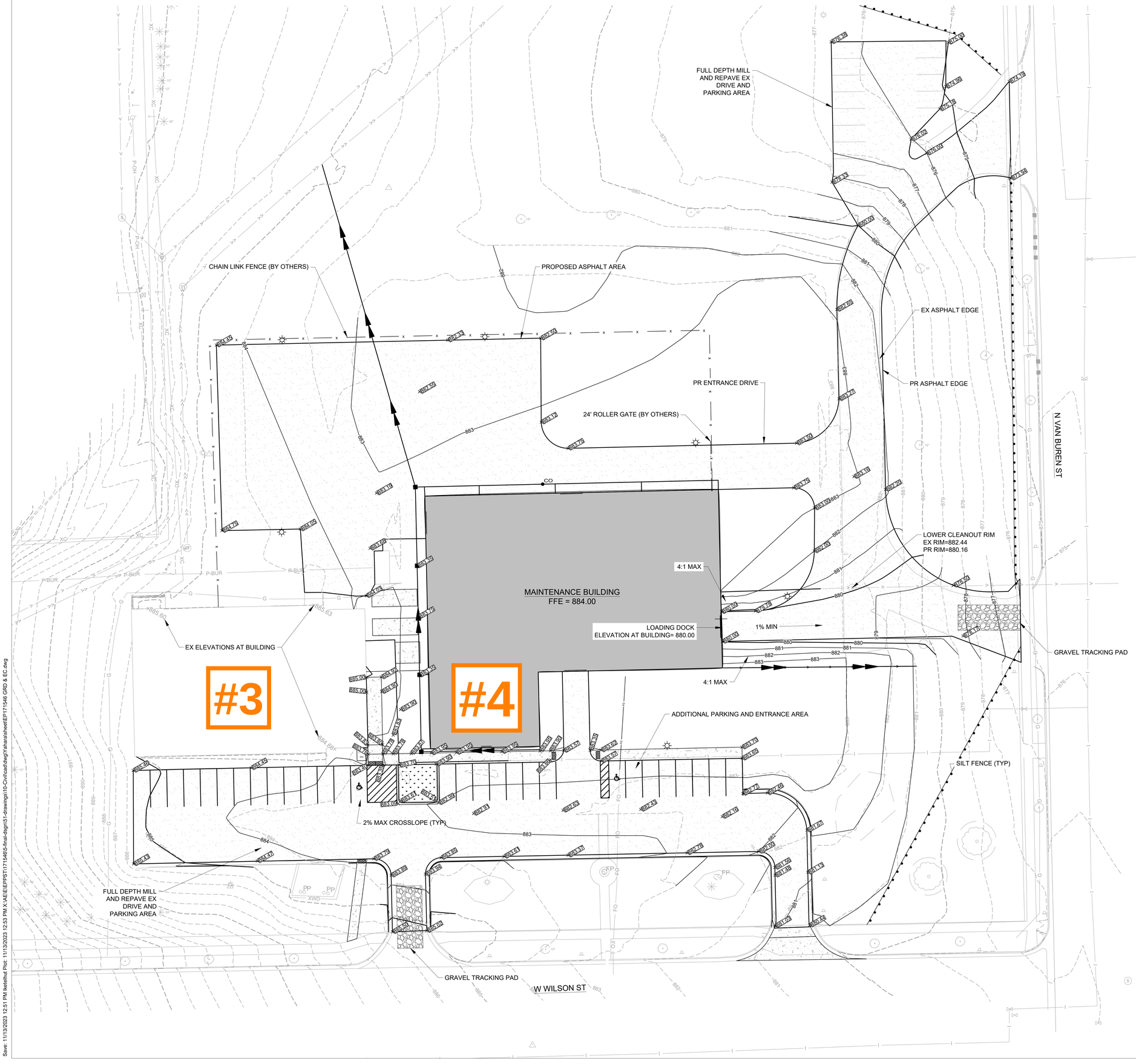
PROJECT MANAGER	MAM
PROJECT NUMBER	171546

SITE PLAN

PC-08

© 2023 Eppstein Uhen Architects, Inc.

Save: 11/13/2023 12:52 PM ikeltehut Plot: 11/13/2023 12:53 PM X:\AE\E\EPS\171546\5-final-dsgn\51-cdraw\mgp\10-Civil\cad\dwg\Yahara\sheet\EP171546 SITE PLAN.dwg



eua

milwaukee | madison | green bay | denver | atlanta

333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

PROJECT CONTACT: MARK MICHELSON (SEH)
DIRECT PHONE: (414)-949-8947
EMAIL ADDRESS: MMICKELSON@SEHINC.COM

PROJECT INFORMATION

SASD - YAHARA

900 W WILSON ST.
STOUGHTON, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/11/2023	PLAN COMMISSION SUBMITTAL

SEH
PHONE: 262.646.6855
501 MAPLE AVENUE
DELAFIELD, WI 53018
www.sehinc.com

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

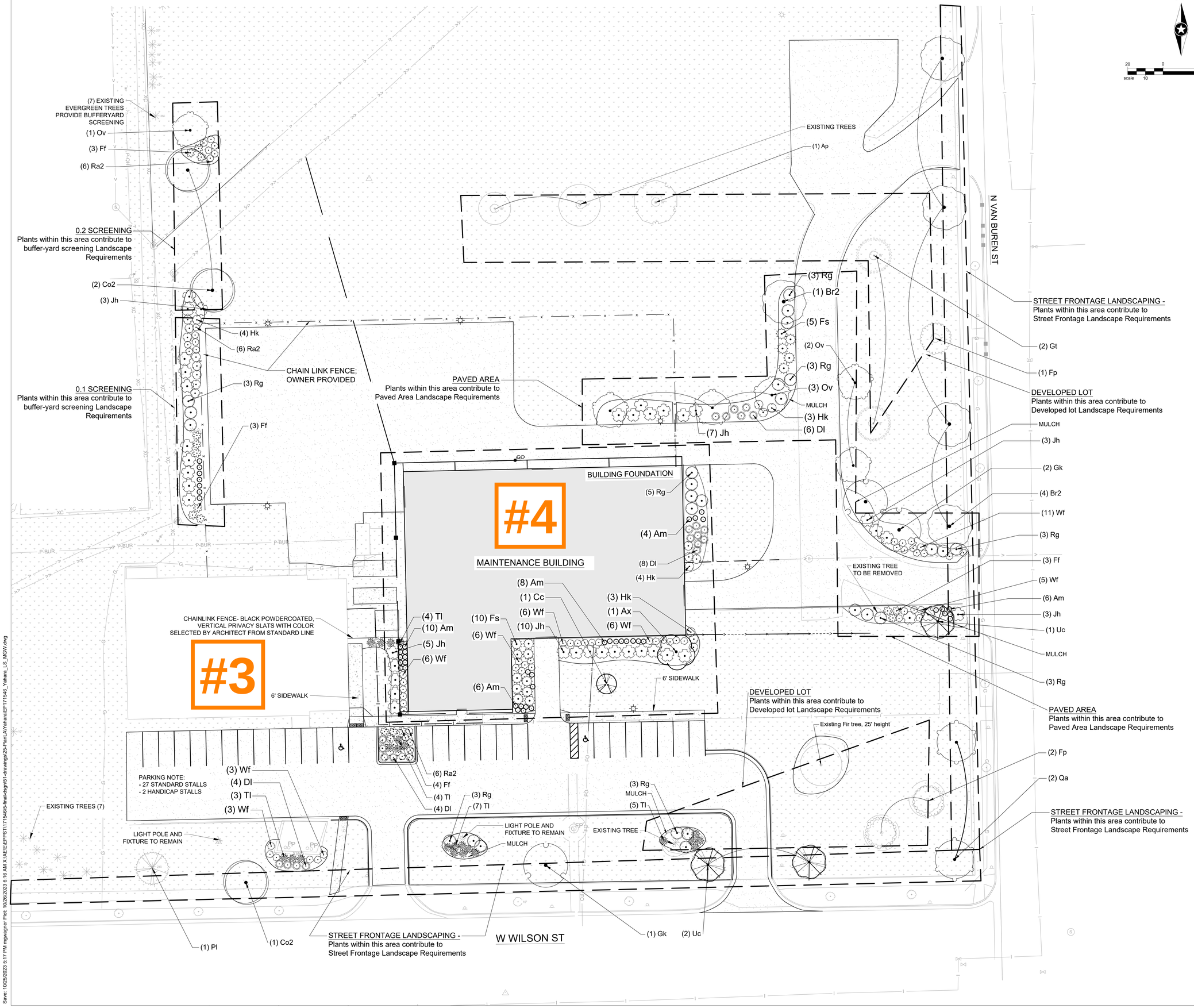
PROJECT MANAGER	MAM
PROJECT NUMBER	171546

GRADING & EROSION CONTROL PLAN

PC-09

© 2023 Eppstein Uhen Architects, Inc.

Save: 11/13/2023 12:51 PM lketelhut Plot: 11/13/2023 12:53 PM X:\AE\E\EPS\T\171546\5-final-dsgn\51-dwg\civil\cad\dwg\Yahara\sheet\EP171546 GRD & EC.dwg



eua

milwaukee | madison | green bay | denver | atlanta

333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

PROJECT CONTACT: K MICHELSON (SEH)
DIRECT PHONE: (414)-949-8947
EMAIL ADDRESS: MMICKELSON@SEHINC.COM

PROJECT INFORMATION

Yahara - 171546

900 W WILSON ST.
STOUGHTON, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/11/2023	PLAN COMMISSION SUBMITTAL

SEH
PHONE: 262.646.6855
501 MAPLE AVENUE
DELAFIELD, WI 53018
www.sehinc.com

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER MAM

PROJECT NUMBER 171546

LANDSCAPE PLAN

PC-10

© 2023 Eppstein Uhen Architects, Inc.

Save: 10/25/2023 5:17 PM mgmagner Plot: 10/26/2023 6:16 AM X:\AE\E\EPPST\171546\5-final-dsgn\51-drawings\25-Plan\A1\Yahara\EP171546_Yahara_LS_MGW.dwg

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	Ax	1	Amelanchier x grandiflora / Apple Serviceberry Multistem Low Deciduous Tree	8` TALL
	Cc	1	Cercis canadensis / Eastern Redbud Multistem	10` Tall

CLIMAX TREE	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	Co2	3	Celtis occidentalis / Common Hackberry WORTH 75 POINTS EACH	2.5" CAL
	Uc	3	Ulmus x 'Frontier' / Frontier Elm WORTH 75 POINTS EACH	2.5" CAL

EXISTING TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	Ap	1	Acer platanoides / Norway Maple WORTH 30 POINTS EACH	2.5" CAL
	Fp	3	Fagus sylvatica 'Purpurea Pendula' / Weeping Purple Beech WORTH 30 POINTS EACH	2.5" CAL
	Gt	2	Gleditsia triacanthos / Honey Locust WORTH 30 POINTS EACH	2.5" CAL
	Pl	1	Pinus strobus 'Louie' / Louie Eastern White Pine WORTH 30 POINTS EACH	2.5" CAL

MEDIUM DECIDUOUS TREE	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	Br2	5	Betula nigra / River Birch WORTH 15 POINTS EACH	2.5" CAL
	Ov	6	Ostrya virginiana / American Hophornbeam WORTH 30 POINTS EACH	2.5" CAL

TALL DECIDUOUS TREE	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	Gk	3	Gymnocladus dioica / Kentucky Coffeetree WORTH 30 POINTS EACH	2.5" CAL
	Qa	2	Quercus alba / White Oak WORTH 30 POINTS EACH	2.5" CAL

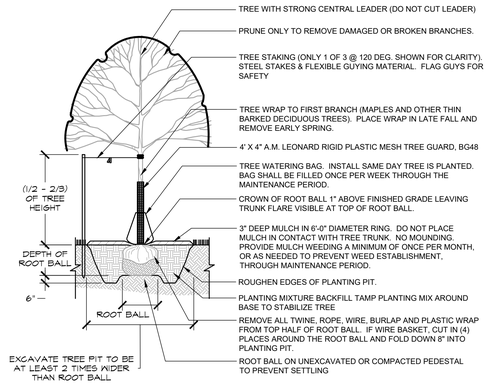
LOW DECIDUOUS SHRUB	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	Dl	22	Diervilla lonicera / Dwarf Bush Honeysuckle WORTH 1 POINT EACH	18"T/W
	Hk	19	Hypericum kalmianum 'Kalmia' / Kalmia St. Johnswort WORTH 1 POINT EACH	18"T/W
	Rg	26	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac WORTH 1 POINT EACH	18"T/W
	Ra2	18	Ribes alpinum / Alpine Currant WORTH 1 POINT EACH	18"T/W

LOW EVERGREEN SHRUB	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	Jh	39	Juniperus horizontalis / Creeping Juniper WORTH 3 POINTS EACH	18"T/W

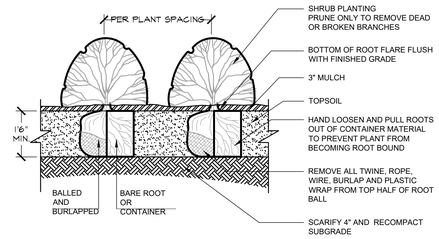
MEDIUM DECIDUOUS SHRUB	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	Am	44	Aronia melanocarpa / Black Chokeberry WORTH 3 POINTS EACH	24" T/W
	Ff	16	Forsythia x 'Fiesta' / Fiesta Forsythia WORTH 3 POINTS EACH	24" T/W
	Fs	15	Forsythia x 'Sunrise' / Sunrise Forsythia WORTH 3 POINTS EACH	24" T/W
	Wf	46	Weigela florida / Old Fashioned Weigela WORTH 3 POINTS EACH	24" T/W

MEDIUM EVERGREEN SHRUB	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	Tl	23	Thuja occidentalis 'Little Giant' / Little Giant Arborvitae WORTH 3 POINTS EACH	18"T/W

Lawn

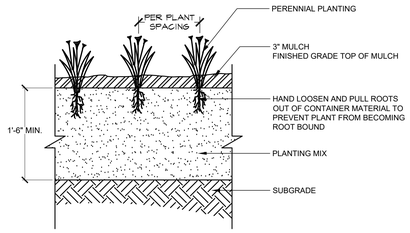


1 TREE PLANTING
1/4" = 1'-0" 329343-01

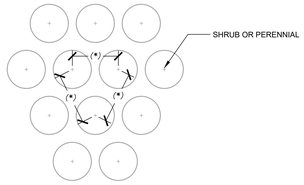


BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACKFILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

2 SHRUB PLANTING
1/2" = 1'-0" 329333-02



3 PERENNIAL PLANTING DETAIL
1" = 1'-0" 3293-01



(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

4 PLANT SPACING DETAIL
1/2" = 1'-0" 3293-02

LANDSCAPE REQUIREMENTS			
ZONE	DESCRIPTION - All calculations assume Institutional Land Use	TREES - PROVIDED	SHRUBS - PROVIDED
Building Foundation Landscaping	40 points per 100 LF Building Foundation 589 LF= 236 Points Required No tall or climax trees	10 points provided 1 @ 10 points each	256 total points provided 4 @ 5 points each 72 @ 3 points each 20 @ 1 point each
Street Frontage Landscaping	40 points per 100 LF of Street Frontage 921 LF= 369 Points Required	375 total points provided 3 @ 75 points each, 3 @ 30 each, 4 @ 15 points each	0
Paved Area Landscaping	60 points per 20 stalls (29 stalls provided) or 10,000 SF pavement. The greater of the two is 61,349 SF pavement= 368 Points Required	225 total points provided 1 @75 points each 2 @ 30 points each 6 @ 15 points	150 total points provided 43 @ 3 points each 21 @ 1 point each
Developed Lots	15 points per 1000 SF of gross floor area 17,572 SF= 264 points required	300 total points provided 10 @ 30 each (Existing trees)	42 total points provided 12 @ 3 points each 6 @ 1 point each
Screening Between Institutional (I) and Neighborhood Office (NO) Zones	Needs 0.1 opacity between zones, 35' wide 62 points per 100 LF 110LF= 69 points	0	81 total points provided 21 @ 3 points each 18 @ 1 point each
Screening Between Institutional (I) and Residential/ Multi-Family (MR-10) Zones	Needs 0.2 opacity between zones, 35' wide 140 points per 100 LF 131LF= 184 points	165 total points provided 2 @ 75 points each 1 @ 15 points each	24 total points provided 6 @ 3 points each 6 @ 1 point each

PLANTING NOTES
1. EXITING TREES FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL
2. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION FLAGGING, STAKES, OR PAINT, MAT BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. THE LANDSCAPE ARCHITECT EILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
4. SALVAGE TOPSOIL FROM THE EARTHWORK AREAS AS APPROPRIATE AND/OR AS DIRECTED BY LANDSCAPE ARCHITECT AND STOCKPILE FOR REUSE IN LOCATION APPROVED BY OWNER.
5. CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTORS REASONABILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS.
6. ALL SEED AREAS SHALL RECEIVE A MINIM OF 6" DEPTH OF TOPSOIL.
7. ALL PLANTING BEDS SHALL RECEIVE 18" DEPTH OF TOP SOIL.
8. SEED PLANTINGS SHALL OCCUR IN DESIGNATED PLANTING WINDOWS, SEE SPECIFICATIONS
9. PAINT OR STAKE LIMITS OF SEEDING FOR REVIEW BY LANDSCAPE ARCHITECT AND OWNER PRIOR TO SEEDING.
10. NEW SEEDED AREAS TO BE TREATED WITH HERBICIDE TO KILL ALL EXISTING GROUNDCOVER. THERE SHALL BE A MINIMUM IF TWO (2) APPLICATIONS SEPARATED BY 10 DAYS. IF IF ALL EXISTING GROUNDCOVER VEGETATION IS NOT KILLED WITHIN 10 DAYS IF 2ND APPLICATION A 3RD APPLICATION IS REQUIRED.
11. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESORTED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER
12. ALL PLANTING BEDS SHALL HAVE A SHOVEL CUT EDGE UNLESS OTHERWISE SPECIFIED.
13. ALL PLANTING BEDS AND PLANTED TREES SHALL BE MULCHED WITH 3" DEEP SHREDDED MULCH PER PLANTING DETAILS. MULCH SHALL BE CONSIDERED INCIDENTAL TO PLANT MATERIALS.
14. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL AND AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS A PROJECT LOCATION.
15. CONTRACTOR IS RESPONSIBLE FROM ON-GOING MAINTENANCE SERVICES FROM A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT.
16. SEE SPECIFICATIONS FOR MAINTENANCE REQUIREMENTS AFTER OWNERS ACCEPTANCE.
17. ALL PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE TO THE PLANTING DETAILS
18. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
19. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMIT, FEE, AND LICENSEE NECESSARY FOR THE INSTALLATION OF THE PLAN
20. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT
21. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR.

eua
milwaukee | madison | green bay | denver | atlanta
333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com
PROJECT CONTACT: MARK MICHELSON (SEH)
DIRECT PHONE: (414)-949-8947
EMAIL ADDRESS: MMICKELSON@SEHINC.COM

PROJECT INFORMATION

Yahara - 171546

900 W WILSON ST.
STOUGHTON, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/11/2023	PLAN COMMISSION SUBMITTAL

SEH
PHONE: 262.646.6855
501 MAPLE AVENUE
DELAFIELD, WI 53018
www.sehinc.com

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	MAM
PROJECT NUMBER	171546

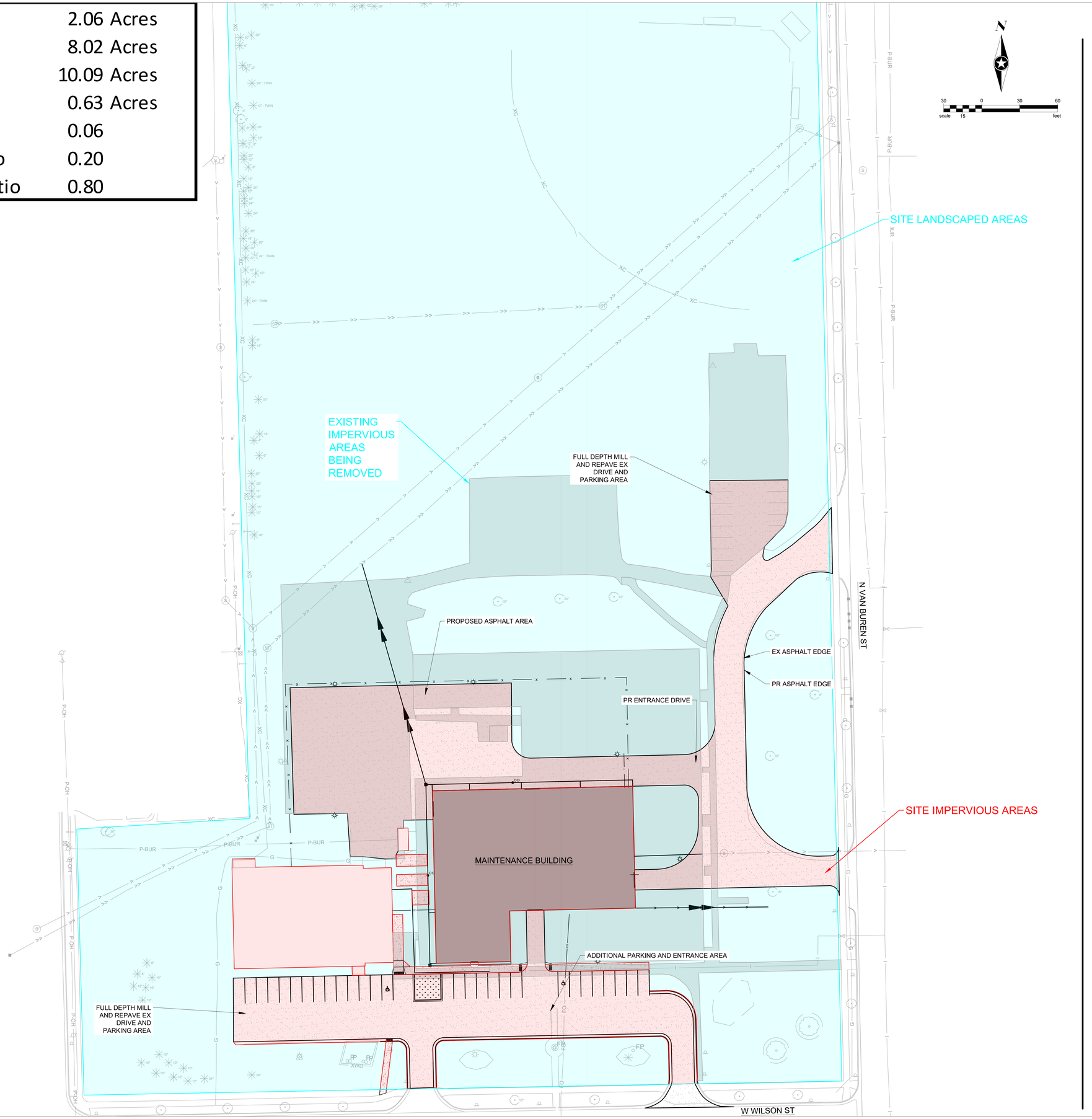
LANDSCAPE PLAN

PC-11

© 2023 Eppstein Uhen Architects, Inc.

Save: 10/25/2023 5:08 PM mgwagner Plot: 10/25/2023 5:11 PM X:\AE\E\EPPST\171546\5-final-dsgn\51-drawings\25-Plan\LA\Yahara\EP171546_Yahara_LS_MGW.dwg

Impervious Surface Area	2.06 Acres
Lanscaped Surface Area	8.02 Acres
Gross Site Area	10.09 Acres
Gross Floor Area	0.63 Acres
Floor Area Ratio	0.06
Impervious Surface Area Ratio	0.20
Lansdscaping Surface Area Ratio	0.80



eua
milwaukee | madison | green bay | denver | atlanta
333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

PROJECT CONTACT: MARK MICHELSON (SEH)
DIRECT PHONE: (414)-949-8947
EMAIL ADDRESS: MMICKELSON@SEHINC.COM

PROJECT INFORMATION

SASD - YAHARA

900 W WILSON ST.
STOUGHTON, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/11/2023	PLAN COMMISSION SUBMITTAL

SEH
PHONE: 262.646.6855
501 MAPLE AVENUE
DELAFIELD, WI 53018
www.sehinc.com

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

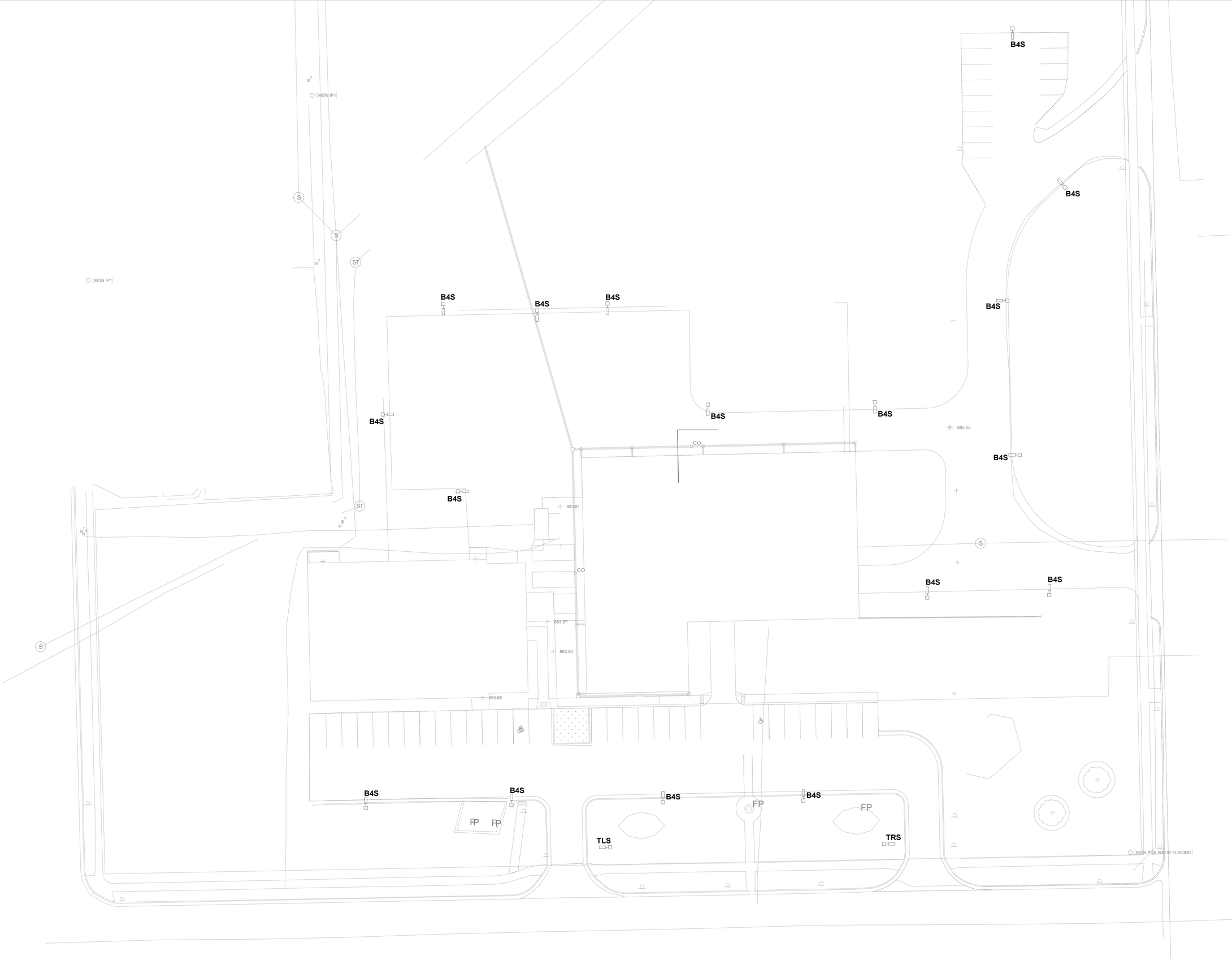
PROJECT MANAGER	MAM
PROJECT NUMBER	171546

INTENSITY & DENSITY EXHIBIT

PC-12

© 2023 Eppstein Uhen Architects, Inc.

Save: 10/25/2023 9:40 AM iketeltut Plot: 10/25/2023 10:22 AM X:\AE\E\EPRST\171546\5-final-dsgn\51-drawings\10-Civil\cad\dwg\Yahara\sheet\EP171546 INTENSITY&DENSITY.dwg



1 / E910 SITE LIGHTING PLAN
1" = 20'-0"

1 2 3 4 5 6 7

E

D

C

B

A

eua
milwaukee | madison | green bay | denver | atlanta

RING & DUCHATEAU CONSULTING ENGINEERS
17400 West Capitol Drive - Brookfield, WI 53045
301 South Blount Street, Suite 101 - Madison, WI 53703
Phone: 414.778.1700 / Fax: 414.778.2360 / rd@ringdu.com
RD Project Number: 222369.00

PROJECT INFORMATION

SASD - MAINTENANCE BUILDING

900 W Wilson St.
Stoughton, WI 53589

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/11/2023	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

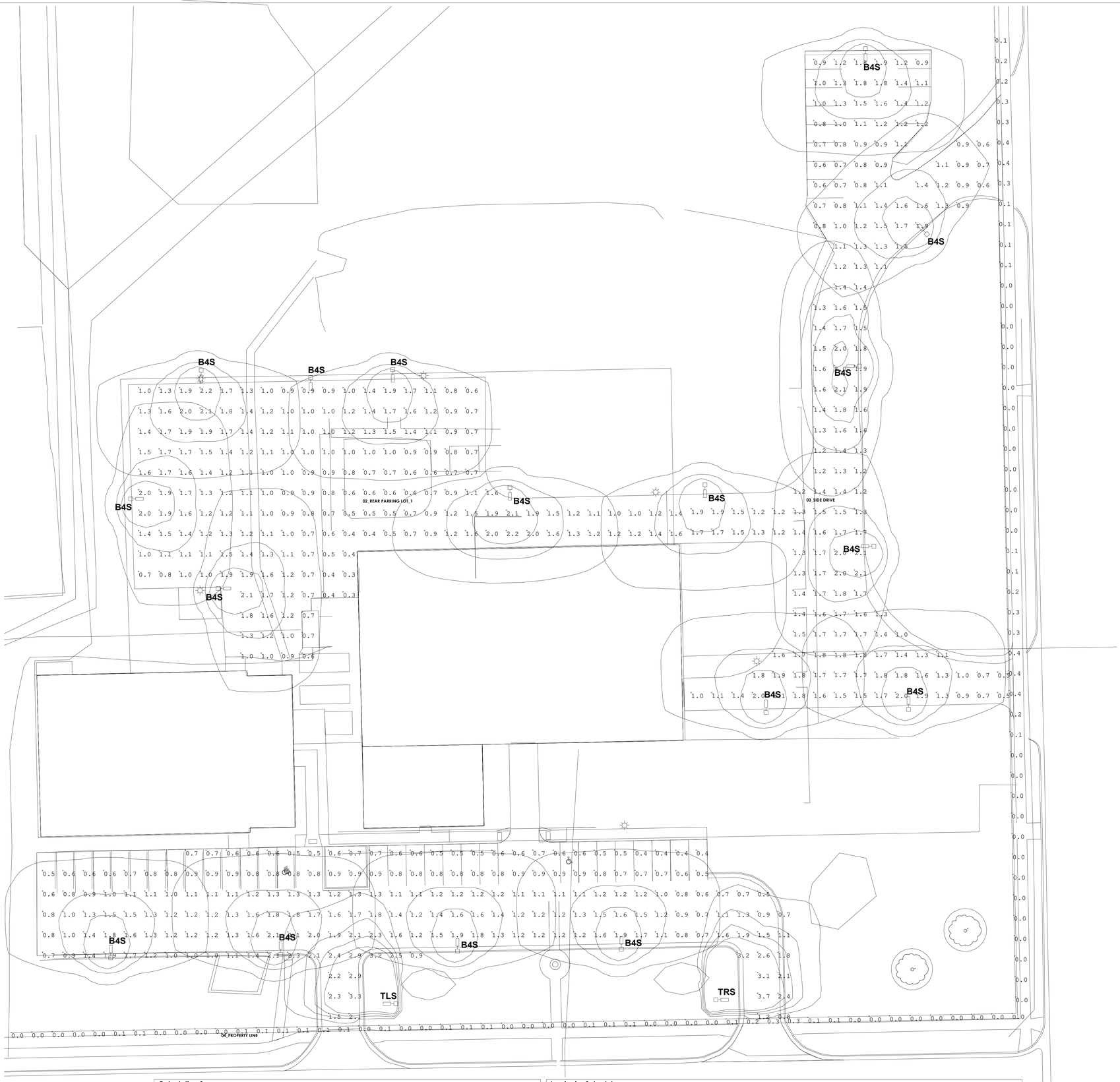
PROJECT MANAGER

PROJECT NUMBER 318598-02

SITE LIGHTING PLAN

PC-13

© 2023 Eppstein Uhen Architects, Inc.



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
01_FRONT PARKING LOT_01	Illuminance	Fc	1.23	3.7	0.4	3.08	9.25
02_REAR PARKING LOT_1	Illuminance	Fc	1.17	2.2	0.3	3.90	7.33
03_SIDE DRIVE	Illuminance	Fc	1.38	2.1	0.5	2.76	4.20
04_PROPERTY LINE	Illuminance	Fc	0.08	0.4	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Mounting Height
	1	Single	DSX0 LED P3 40K 70CRI LCCO	P3 LCCO	0.850	6456	68.95	20
	1	Single	DSX0 LED P3 40K 70CRI RCCO	P3 RCCO	1.000	6456	68.95	20
	14	Single	DSX0 LED P3 40K 70CRI T4M HS	T4MHS	0.850	7679	68.95	20
	1	Single	DSX0 LED P3 40K 70CRI T3M HS	T3HS	0.850	7623	68.95	20
	1	Single	DSX0 LED P3 40K 70CRI T2M HS	T2HS	1.000	7543	68.95	20

1 / E920 SITE LIGHTING PHOTOMETRICS
1" = 20'-0"

eua
milwaukee | madison | green bay | denver | atlanta

RING & DUCHATEAU CONSULTING ENGINEERS
17400 West Capitol Drive - Brookfield, WI 53045
301 South Blount Street, Suite 101 - Madison, WI 53703
Phone: 414.778.1700 / Fax: 414.778.2360 / r-d@ringdu.com
RD Project Number: 222369.00

PROJECT INFORMATION

SASD - MAINTENANCE BUILDING

900 W Wilson St.
Stoughton, WI 53589

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/11/2023	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER

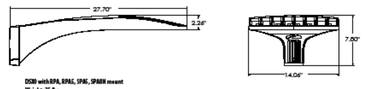
PROJECT NUMBER 318598-02

SITE LIGHTING PHOTOMETRICS PLAN

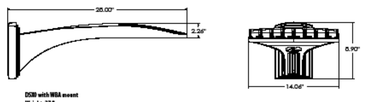
PC-14

© 2023 Eppstein Uhen Architects, Inc.

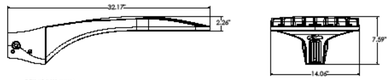
Dimensions



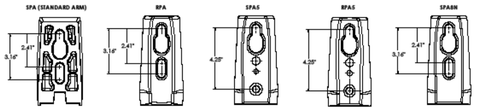
DSX0 with BPA, BPAS, SPA6, SPA8N mount
Weight: 25 lbs



DSX0 with WBA mount
Weight: 27 lb



DSX0 with MA mount
Weight: 28 lbs

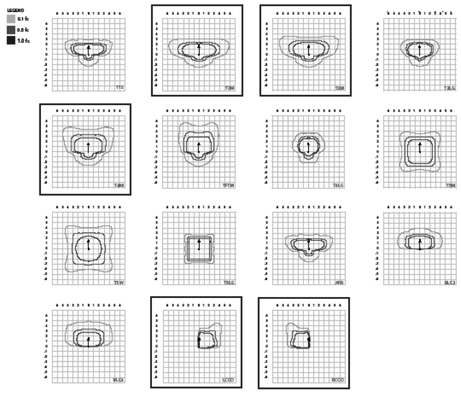


©2011-2023 Acuity Brands Lighting, Inc. All rights reserved.

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX0 LED P7 40K 70CRI. Distances are in units of mounting height (ft).

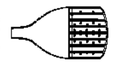


©2011-2023 Acuity Brands Lighting, Inc. All rights reserved.

D-Series Size 0
LED Area Luminaire

Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (665 mm)
Width:	14.06" (357 mm)
Height H1:	2.26" (57 mm)
Height H2:	7.46" (189 mm)
Weight:	23 lbs (10.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution		Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III Long glare[2] T4M Type IV medium T4LG Type IV Long glare[2] T5FTM Forward throw medium T5M Type V medium T5LG Type V Long glare T5W Type V wide BLC2 Type II Backlight control[3] RLC2 Type IV Backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[5][6] XVOLT (277V-480V)[6] 120 V[6,7] 208 V[6,7] 240 V[6,7] 277 V[6,7] 347 V[6,7] 480 V[6,7]	**Shipped as included** SPA Square pole mounting (Ø3 drilling, 3.5" min. SQ pole) RPA Round pole mounting (Ø3 drilling, 3" min. RND pole) SPA6 Square pole mounting (Ø3 drilling, 3" min. SQ pole)[8] RPA6 Round pole mounting (Ø3 drilling, 3" min. RND pole)[8] SPA8N Square narrow pole mounting (Ø3 drilling, 3" min. SQ pole) WBA Wall bracket[9] MA Mast arm adapter (mounts on 2.375" OD horizontal tenon)

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with hi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 3fc [10,11,12,13] PIR High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 3fc [10,11,12] PER NEMA twist-lock receptacle only (controls ordered separate) [14] PER5 Five-pin receptacle only (controls ordered separate) [14,15]	PER7 Seven-pin receptacle only (controls ordered separate) [14,15] FAO Field adjustable output [10,16] HL30 Hi-level stepped dimming, 30% [10,16] HL50 Hi-level stepped dimming, 50% [10,16] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [10]	**Shipped installed** HS Houseside shield (black finish standard) [10] SVS Left vented optics [2] RVO Right vented optics [2] CCE Coastal Construction [10] HA 50°C ambient operation [10] BAA Buy America(n) Act Compliant SF Single fuse (120, 277, 347V) [10] DF Double fuse (208, 240, 480V) [10] **Shipped separately** BSCHR External Glare Shield (reversible, field install required, matches housing finish) BS30B Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

©2011-2023 Acuity Brands Lighting, Inc. All rights reserved.

eua
milwaukee | madison | green bay | denver | atlanta

RING & DUCHATEAU CONSULTING ENGINEERS
17400 West Capitol Drive - Brookfield, WI 53045
301 South Bouvt Street, Suite 101 - Madison, WI 53703
Phone: 414.778.1700 / Fax: 414.778.2360 / rd@ringdu.com
RD Project Number: 222569.00

PROJECT INFORMATION

SASD - MAINTENANCE BUILDING

900 W Wilson St.
Stoughton, WI 53589

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/11/2023	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER

PROJECT NUMBER 318598-02

DETAILS AND CUTSHEETS

PC-15

© 2023 Eppstein Uhen Architects, Inc.

9. Site plan review for a building demolition and new maintenance facility at 900 W. Wilson Street for Stoughton Area School District.

Dr. Keyser, District Superintendent, gave an overview of the project and then turned it over to their architects who presented the details of the project.

A solar array is part of the project. The fencing around the northern asphalt area is not part of this project and will be done at a later date.

Mayor Swadley questioned whether they had evaluated on-street parking issues along Van Buren Street when the softball field is being used. They indicated they hadn't and didn't know an issue may exist.

Schumacher indicated the materials don't synergize with any school building or the existing gym that will remain on the site.

The architect reported the proposed brick veneer is intended to be a close match to the brick on the school building. The building exterior is proposed to have concealed fastener metal panels. The standing seam roof it proposed to be darker in color.

The site plan does not include possible stormwater management components since their civil design is not complete yet. They reported the landscaping on the Van Buren side has been enhanced.

Construction is planned to start in March 2024 with completion in 2025.

Farrow suggested he sees a net zero change in value since the school building is old, but would like to see the building blend better.

There was significant discussion about the appearance of the proposed building and materials. There was discussion about possibly not having the 3-foot brick veneer on the north and west sides of the building and adding that to the south and east sides of the building. Taller windows on the east side of the building were discussed.

They reported the estimate used for this project during the referendum was $4.3 million and the current estimate as proposed is $5.6 million. The proposed project has added 2,000 square feet from the referendum estimates. They are using $250 per square foot for construction.

There was concern the building looks like a warehouse in a residential area. Discussion took place about including a band on the upper portion of the south and east side of the building.

Motion by **Schumacher** to postpone action until a future meeting, 2nd by **Bradford**. The expectation is that the applicant will consider the discussion and present revisions to the project plans. Motion carried unanimously.

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

December 4, 2023

EUA Design Development
Andre Rosteing
333 East Chicago Street
Milwaukee, WI. 53202

Mr. Rosteing,

I have completed a review of the site plan for the proposed demolition of the Yahara School building, gym improvements and the new maintenance facility building at 900 W. Wilson Street, Stoughton. The following items are identified for your review. Plans provided 12/4/23. **This agenda item was postponed at the November 11, 2023 Plan Commission meeting.**

1. The property at 900 W. Wilson Street, Stoughton is currently zoned I - Institutional. **Indoor Institutional uses such as a public school use (school maintenance facility) are allowable as a conditional use within the Institutional district. The proposed use is consistent with the historical school use so site plan approval is all that is necessary.**

2. The Future Land Use Map within the Stoughton Comprehensive Plan identifies this property as institutional, which is consistent with the the proposed use and existing zoning.

3. Site plan review and approval requirements per Section 78-908 are outlined as follows:
   A. Written description of the intended use per section 78-908(3) (a) 1-12. **Provided**
   B. A small location map showing the subject property and relationship to nearest street using the City Planned Land Use Map. **Staff**
   C. Property site drawing per section 78-908(3) (c) 1-17. **Provided**
   D. A detailed landscaping plan of the subject property showing location of all required bufferyard and landscaping areas in complete compliance with the requirements of Article VI. **Provided**
   E. A grading and erosion control plan showing existing and proposed grades. **Provided**
   F. Elevation drawings of buildings. **Provided**
   G. A detailed photometric plan with an illumination limit of 0.5 foot-candles at the property line. The plan must meet the requirements of section 78-707. **Provided.**

H. A development impact study is required for all forms of development that require site plan approval. **N/A**

I. A detailed site analysis shall be required for any lot containing a protected natural resource covered in Article V, as determined by city staff. These protected areas include: floodplains, shoreland-wetlands, lakeshores, woodlands, and steep slopes. The analysis must be submitted in accordance with section 78-908((3) (j) 1-4. **N/A**

J. Review by the plan commission in accordance with section 78-908(4) (a)-(b).

1. The plan commission, in its consideration of the submitted complete application, shall take into account the basic intent of the zoning ordinance to ensure attractive, efficient, and appropriate development of land in the community, and to ensure particularly that every reasonable step has been taken to avoid depreciating effects on surrounding property and the natural environment. The plan commission, in reviewing the application may require such additional measures and/or modifications as it deems necessary to accomplish this objective. If such additional measures and/or modifications are required, the plan commission may withhold approval of the site plan until revisions depicting such additional measures and/or modifications are submitted to the satisfaction of the plan commission, or may approve the application subject to the provision of a revised application reflecting the direction of the plan commission to the satisfaction of the zoning administrator. Such amended plans and conditions applicable to the proposed use shall be made a part of the official record, and development activity on the subject property may not proceed until the revised application has been approved by one of the two above procedures as directed by the plan commission. **To be determined by the Plan Commission**

2. In reviewing said application the plan commission may make findings on each of the following criteria to determine whether the submitted site plan shall be approved, approved with modification, or denied:
   a. All standards of the zoning ordinance and other applicable city, state and federal regulations are met.
   b. The public health and safety is not endangered.
   c. Adequate public facilities and utilities are provided.
   d. Adequate control of stormwater and erosion are provided and the disruption of existing topography, drainage patterns, and vegetative cover is maintained insofar as is practical.
   e. Appropriate traffic control and parking are provided.
   f. Appropriate landscaping and open space areas are provided.
   g. The appearance of structures maintains a consistency of design, materials, colors, and arrangement with nearby properties of similar use, which comply with the general architectural guidelines provided in subsections i. through v. below:

i. Exterior construction materials shall be consistent with section 78-716.

ii. Exterior building design or appearance shall not be of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.

iii. Exterior building design or appearance shall not be so identical with nearby buildings so as to create excessive monotony or drabness. A minimum of five basic home styles shall be provided in each residential subdivision.

iv. Exterior building design or appearance shall not be constructed or faced with an exterior material which is aesthetically incompatible with other nearby buildings or which presents an unattractive appearance to the public and from surrounding properties.

v. Exterior building, sign, and lighting design or appearance shall not be sited on the property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area.

To be determined by the Plan Commission.

K. Modification of approved site plan is a violation of chapter 78. An approved site plan shall be revised and approved via the procedures of sections 78-908(2) & (4) prior to initiation.

L. Sunset clause. All buildings on an approved site plan not fully developed within two years of final approval shall expire. The plan commission may extend this period, as requested by the applicant, through site review process.

Requirements pertaining to the I – Institutional District.

1. A public school maintenance facility use is allowed as a conditional use within the Institutional district. The school use has historically existed on this site and this proposal will not change that use. **Site plan review/approval is necessary.**

2. Regulations applicable to Indoor Institutional uses are:
   - Shall provide off-street passenger loading area if the majority of the users are children. **N/A**
   - All structures shall be located a minimum of 50 feet from residentially zoned property. **The proposed addition meets this requirement.**

3. The gym building/use and associated parking is existing. The parking requirement for a maintenance facility use is one space per employee on the largest work shift. **There appears to be ample parking for the uses.**

4. Per section 78-704(13), non-residential sites having an off-street automobile parking requirement of less than 100 spaces, off-street bicycle parking spaces shall be provided in a

number equal to **<u>ten percent</u>** of the automobile parking space requirement. Each inverted-U type rack provided will count as two bicycle parking spaces.

The "Inverted-U" type bike rack is the preferred bicycle parking rack and means of providing off-street bicycle parking spaces as required in this section. All bicycle parking provided should be on a hard-surfaced area, and be located a minimum of 24 inches from a parallel wall and 30 inches from a perpendicular wall (as measured closest to the inverted-U).

The spaces shall be placed within 50 feet of building entrances or where bicyclists would naturally transition to pedestrian mode. The placement of the racks should minimize conflicts with pedestrians and motorized traffic. **Bike parking is provided to meet this requirement**

5. The minimum paved surface setback for the Institutional district is 5 feet from the side or rear lot lines and 10 feet from a right of way. **The plan meets this requirement.**

6. The minimum parking stall dimension required for 90 degree parking is 9 feet wide by 18 feet of length. The minimum aisle width required is 24 feet. **The plan meets these requirements.**

9. The minimum lot area requirement is 20,000 square feet. **The site meets this requirement.**

10. The district requires a minimum 100 feet of lot width and minimum 50 feet of street width. **The lot complies with these requirements.**

11. The district requires a minimum front or street side lot line setback of 25 feet. **The plan meets this requirement.**

12. The district requires a minimum side lot line setback of 10 feet. **The plan meets this requirement.**

13. The district requires a minimum rear lot line setback of 30 feet. **The plan meets this requirement.**

14. Minimum building separation is 20 feet. **The site meets this requirement. The buildings are more accessory in nature to the district at large.**

15. The maximum building height allowed within the I-district is 40 feet. **The plan meets this requirement.**

16. Any off-street loading/unloading area for large truck deliveries will need to be 10 feet wide by 50 feet long and shall be depicted on the site plan**. N/A**

17. We will need more details about the exterior storage area including information and a rendering for the proposed fencing and how the area/fencing may be screened. **We have been informed the fenced area will be a later project and will only provide security for district vehicles.**

18. The exterior construction material standard for non-single family residential development requires high quality, decorative exterior construction materials on the visible exterior of any portion of the building within 50 feet of an adjacent residentially zoned property;

    Any portion of the building within 50 feet of a public right-of-way and any other portion of the building visible from a public street;

    Any other portion of the building or structure visible from a public street and/or situated at an angle of 60 degrees or less: from a line which is parallel to the nearest right-of-way (for uncurved rights-of-way); or from a line which is parallel to a chord connecting the right-of-way boundary on the inside side of the curve at points located at, or opposite from, the two outer boundaries of the subject property along the right-of-way line (for curved rights-of-way).

    The following exterior construction materials shall not be considered "high quality, decorative:" non-decorative concrete block or cinder block, non-decorative concrete foundation walls or panels, non-decorative plywood, asphaltic siding, or other materials using exposed fastener systems or non-decorative surfaces as determined by the plan commission. However, such materials may be allowed by the plan commission as decorative elements. Consideration should be given for the existing residential properties and how the new building will fit into the existing neighborhood. A maintenance facility is not typically located near a residential neighborhood. **The exterior has been upgraded in an attempt to meet the comments and recommendations from City Staff and the Plan Commission.**

19. The minimum landscape surface ratio (LSR) for the PO district is 25%. **The plan meets this requirement.**

20. The landscaping points required per zoning code section 78-604 and Table 78-604 for the I-district are 40 points per 100 feet of building foundation; 40 points per 100 feet of linear street frontage; 60 points per 20 parking stalls or 10,000 square feet of parking area (whichever is greater) and 15 points per 1,000 square feet of building footprint.

    Building Foundation Requirements: Foundation landscaping shall be placed so that at maturity, the plant's drip line is located within ten feet of the building foundation. Such landscaping shall not be located in those areas required for landscaping as street frontages, paved areas, protected green space areas, reforestation areas, or bufferyards. Climax trees and tall trees shall not be used to meet the foundation landscaping requirement. The intent of this section is to require a visual break in the mass of buildings and to require a visual screen of a minimum of six feet in height for all exterior perimeter appurtenances (such as HVAC/utility boxes, standpipes, stormwater discharge pipes and other pipes).

    Street Frontage Requirements: All landscaping used to meet street frontage requirements shall be located within ten feet of the public right-of-way. Under no circumstances shall such landscaping be located within a public right-of-way. Landscaping shall not impede

vehicle or pedestrian visibility. Shrubs shall not be used to meet street frontage landscaping requirements. A minimum of 50 percent of all points shall be devoted to climax or tall trees, or a combination of such trees, and a minimum of 30 percent of all points shall be devoted to medium trees.

Paved Area Requirements: A minimum of 360 square feet of landscaped area, which shall be located within ten feet of the paved area, is required for the placement of every 100 paved area landscaping points. Said area does not have to be provided in one contiguous area. Sample configurations are depicted in section 78-603, above. Plants used to fulfill this requirement shall visually screen parking, loading and circulation areas from view from public streets. A minimum of 30 percent of all points shall be devoted to climax or tall trees, or a combination of such trees, and a minimum of 40 percent of all points shall be devoted to shrubs. Parking lot design shall employ interior landscaped islands with a minimum of 400 square feet at all parking aisle ends, and in addition shall provide a minimum of one landscaped island of a minimum of 400 square feet in each parking aisle for every 20 cars in that aisle. Aisle-end islands shall count toward meeting this requirement. Landscaped medians shall be used to break large parking areas into distinct pods, with a maximum of 100 spaces in any one pod.

Developed Lot Requirements: Landscaping required by this section is most effective if located away from those areas required for landscaping such as building foundations, street frontages, paved areas, protected green space areas, reforestation areas, and bufferyards. The intent of this section is to provide yard shade and to require a visual screen of a minimum of six feet in height for all detached exterior appurtenances (such as HVAC, utility boxes, standpipes, stormwater discharge pipes and other pipes.)
The site is expected to meet these requirements including the existing plantings. Vision triangle requirements (10 feet) at access drives and street intersections will need to be adhered to at W. Wilson Street and N. Van Buren Street. There appears to be plantings within these triangles.

21. Lighting is required for all off-street parking space and circulation areas serving 6 or more cars and shall be lit to ensure the safe and efficient use of said areas. All lighting elements cannot be seen from any residential property. The maximum lighting as measured at the property line is 0.5 footcandles. The maximum fixture height shall be 25 feet from grade. **The lighting photometrics at the W. Wilson Street access points appears to be over the maximum 0.5 footcandle requirement.**

22. Public sidewalk is required along all public frontages and shall be delineated on the site plan. Sidewalk shall be 5 feet wide and a minimum of 6" through driveways and a minimum of 5" thick otherwise. Sidewalk is existing. Sidewalk that is damaged during the project will need to be replaced. Sidewalk through drive access points will need to be at least 6" thick. **Expected. A permit is required for any public sidewalk and curb/gutter work.**

23. All off-street parking and traffic circulation areas shall be paved with a hard, all-weather surface and completed prior to building occupancy. All parking spaces shall be clearly marked to indicate required spaces. **Expected**

24. Accessible parking spaces shall be installed at a size, number, location, and with signage as specified by state and federal regulations. **Expected**

25. The maximum floor area ratio is 1. This is calculated by dividing the total floor area of all buildings by the gross site area**. The plan meets this requirement.**

26. All access drives shall have a minimum width of 18 feet. **The plan meets this requirement.**

27. All curb openings for access drives shall have a maximum width of 30 feet for non-residential uses, as measured at the right-of-way line. Access drives may be flared between the right-of-way line and the roadway up to a maximum of five (5) additional feet and may be exceeded with explicit Plan Commission approval. **The existing access locations are planned to be used.**

28. Architectural and design elements shall be compatible with the surrounding area and community standards and shall minimize user specific elements as determined by the plan commission. Metal panels with exposed exterior fasteners of the same color may be used on a maximum of 50 percent of the front side of the building. This material is not allowed within 50 feet of any customer or visitor entrance. **As determined by the Plan Commission**.

29. A stormwater management and erosion control plan, application and fees are required for redevelopment of sites. Dane County Land Conservation, the City's consultant, will review the plan and perform inspections. **We will need these applications and fees including an auto-renewing letter of credit for the estimated costs to the City of Stoughton.**

30. Proposed utilities-including electrical transformers and HVAC locations shall be shown on the utility plan. **Contact Stoughton Utilities for electric, water and wastewater services.**

31. State of Wisconsin approved building plans are necessary prior to issuance of a building permit but are not necessary prior to the City review process.

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

Sincerely,
City of Stoughton

Michael P. Stacey

Michael P. Stacey
Zoning Administrator