

SPECIAL MEETING NOTICE

The **City of Stoughton** will hold a **Special Joint** meeting of the **Planning Commission and Business Park North Committee** on **Monday, October 29, 2012 at 6:00 pm**, in the **Council Chambers**, Second Floor, **Public Safety Building**, 321 S. Fourth Street, Stoughton WI.

AGENDA:

1. Call to Order
2. Jeff Davis requests site plan approval to construct an addition to the building owned by Tom Haag at 441 Business Park Circle.
3. Future agenda items.
4. Adjournment.

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

10/25/12mps

Packets sent to:

Planning Commission

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

Business Park North Committee

Keith Comstock, Chamber Rep., Chair
Randy Olson, Chamber Board President
Dave Phillips, Chamber Executive Director
Tim Swadley, Council member
Greg Jenson, Council member
Laurie Sullivan, Finance Director
Rodney Scheel, Planning Director

cc: Zoning Administrator Michael Stacey (2 Packets)
Utilities Director Bob Kardasz (Packet)
Stoughton Newspapers (fax)
City Attorney Matt Dregne (email)
Department Heads & Council Members (email)
Pili Hougan (email)
Area Towns (email)
Derek Westby (email)
Jeff Davis (email)

"IF YOU ARE DISABLED AND IN NEED OF ASSISTANCE, PLEASE CALL 608-873-6677 PRIOR TO THIS MEETING."
AN EXPANDED MEETING MAY CONSTITUTE A QUORUM OF THE COUNCIL.

Owner:
Tom Haag
3128 Waucheta Trail
Madison, WI

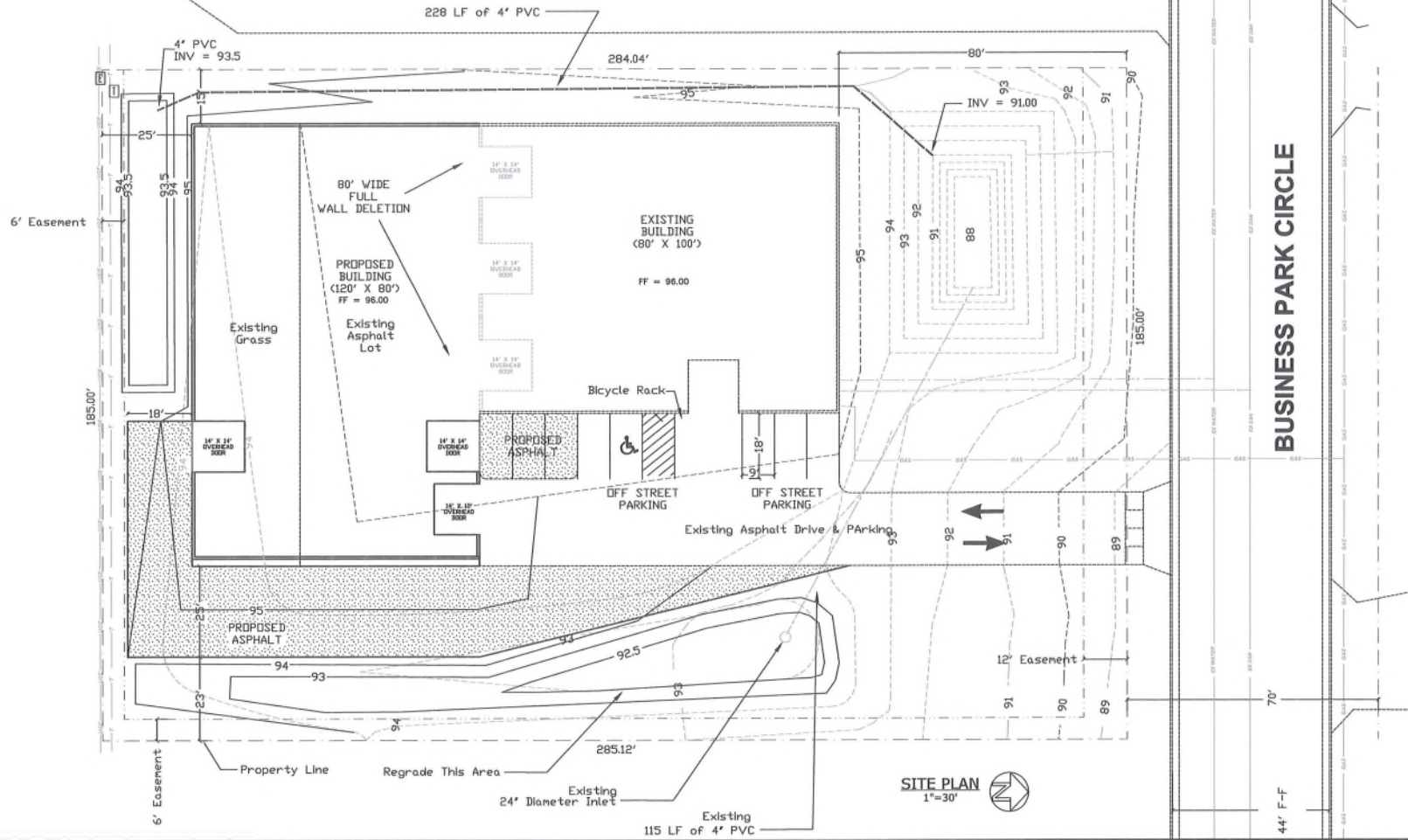
Engineer:
K.D. Engineering Consultants, Inc.
2600 CTH Y
Dodgeville, WI 53533
(608) 935-3310

TOM HAAG BUILDING ADDITION

441 Business Park Circle
LOT #29 Stoughton Business Park North
52,647 FT (1.209 acres)

EXISTING
19,821 SF Buildings and Parking (37.6%)
32,826 SF Green Space (62.4%)

PROPOSED
27,904 SF Buildings and Parking (53.0%)
24,743 SF Green Space (47.0%)



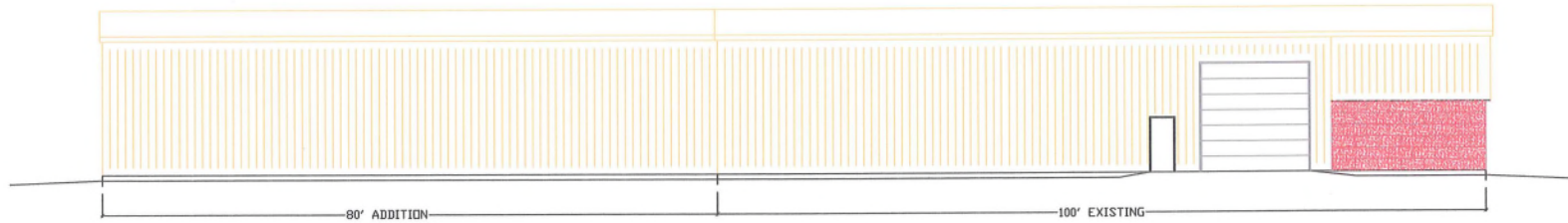
REVISIONS

NO.	DATE	DESCRIPTION

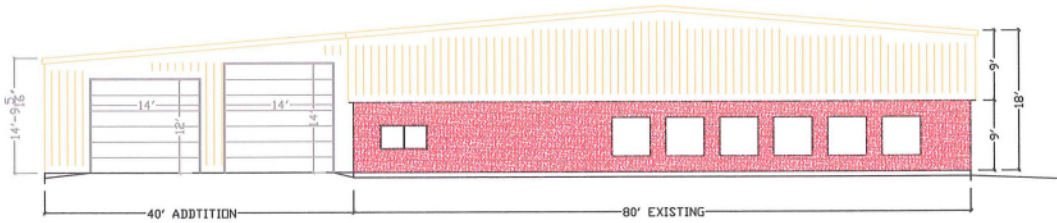
TOM HAAG BUILDING ADDITION
441 BUSINESS PARK CIRCLE
STOUGHTON, DANE COUNTY, WISCONSIN
SITE PLAN

KD ENGINEERING
SURVEYING
ENVIRONMENTAL
(608) 935-3310
2600 C.T.H. Y - DODGEVILLE, WI 53533

DATE: October 11, 2012
DESIGNED:
DRAFTED:
CHECKED:
SHEET NO. 1
OF 1 SHEETS



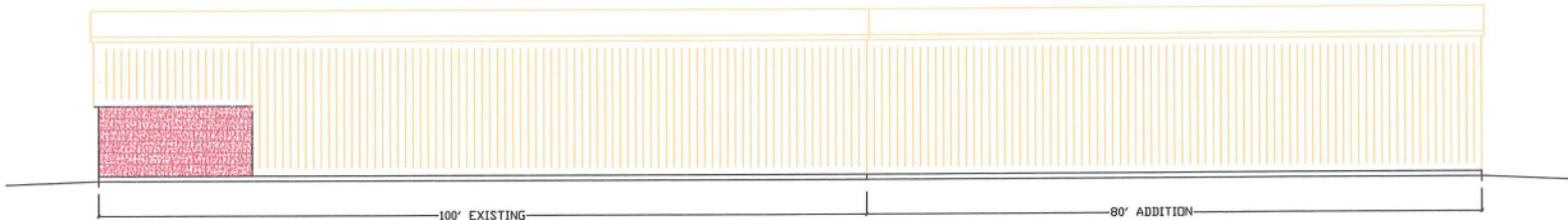
EAST ELEVATION
SCALE: 1/16" = 1'-0"



NORTH ELEVATION
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



WEST ELEVATION
SCALE: 1/16" = 1'-0"

TOM HAAG ADDITION
441 BUSINESS PARK CIRCLE
STOUGHTON, DANE COUNTY, WISCONSIN
ELEVATIONS

ENGINEERING
SURVEYING
ENVIRONMENTAL
(608) 855-0210

ENGINEERING
CONSULTANTS, INC.
2600 C.T.E. Y - DODGERTVILLE, WI 53653

DATE: October 14, 2012

DESIGNED:

DRAFTED:

CHECKED:

SHEET:

A-1.0

TOM HAAG BUILDING ADDITION

Owner:
Tom Haag
3128 Waucheta Trail
Madison, WI

Engineer:
K.J. Engineering Consultants, Inc.
2600 CTH Y
Dodgeville, WI 53533
(608) 935-3310

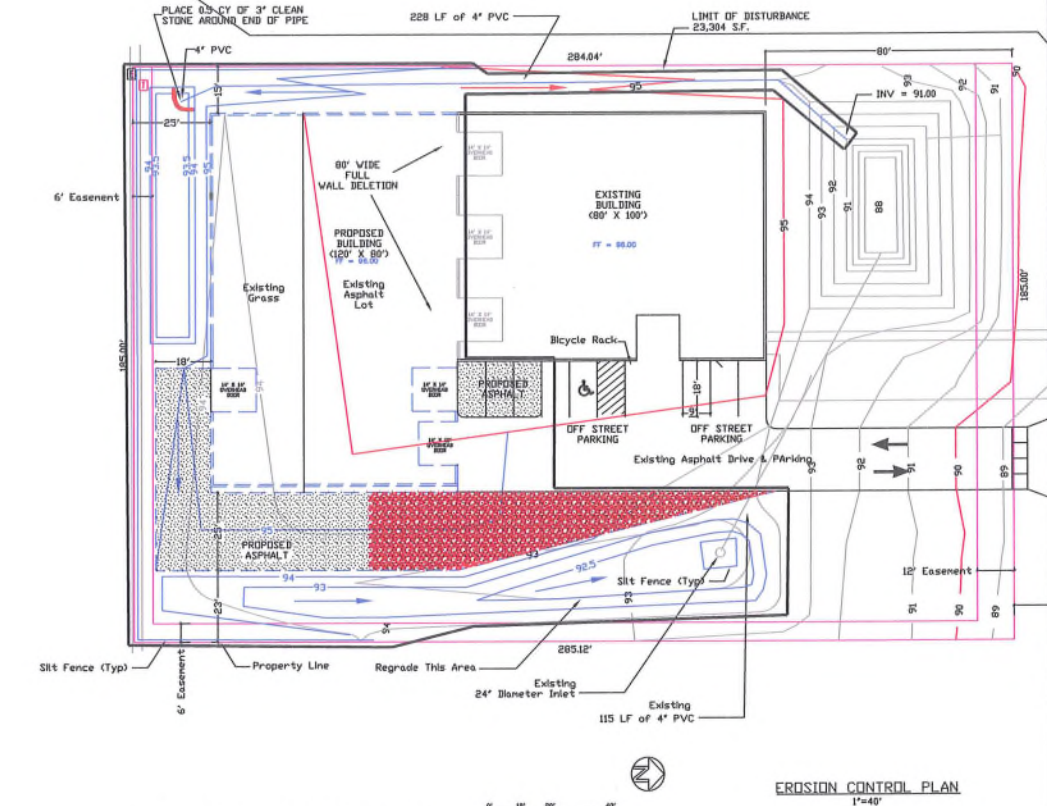
441 Business Park Circle

EXISTING BUILDING
F/T/F = 96.1

EXISTING ADJACENT BUILDING
F/T/F = 96.1

%%EXISTING%%
19,821 SF Buildings and Parking (37.6%)
32,826 SF Green Space (62.4%)

%%PROPOSED%%
27,904 SF Buildings and Parking (53.0%)
24,743 SF Green Space (47.0%)



EROSION CONTROL PLAN
1"=40'

November, 2012
-
-
-
-
May 15, 2013
June 1, 2013
-

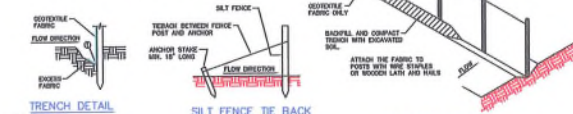
%%CONSTRUCTION SEQUENCE%%
Place silt fence.
Place stone tracking pad.
Excavate pond and swales in conjunction with site grading, stone checks.
Rough grade parking lot, add stone.
Building construction.
Permanent seeding and mulching of pond and swales, fabric.
Final grade and seed all remaining disturbed areas, pave parking.
Remove stone checks and silt fence after 70% vegetation.

LEGEND

- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- GRAVEL ACCESS ROADWAY
- GENERAL DIRECTION OF RUNOFF FLOW
- ▬ SILT FENCE
- ▬ STONE CHECK/WEEPER - SWALE
- FF = 96.00 = MIN FIRST FLOOR ELEVATION

GENERAL NOTES

- TRENCH SHALL BE MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FLOW DIRECTION TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/2" x 1 1/2" OF ONE OR HICKORY.



TRENCH DETAIL

NOTE: IF SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

SILT FENCE, THE BACK

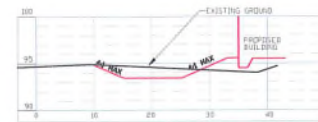
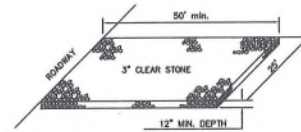
(WHEN REQUIRED BY ENGINEER)

SILT FENCE DETAIL

NOT TO SCALE

EROSION CONTROL NOTES

- CONTRACTOR SHALL HAVE ALL EROSION CONTROL MEASUREMENTS IN PLACE AND APPROVED BY THE ENGINEER PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES.
- ALL SILT FENCES SHALL BE INSPECTED DAILY. CLEANING, ADJUSTING AND REPAIRS SHOULD BE REQUIRED AS NECESSARY TO MAINTAIN PROPER OPERATION. ALL EROSION MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORK DAY.
- EROSION CONTROL MEASURES SHALL BE INSTALLED PER THE DETAILS OR AS DIRECTED BY THE ENGINEER IN LOCATIONS DETERMINED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
- SEDIMENT FROM OVERLAND FLOW SHALL BE PREVENTED FROM LEAVING THE WORKSITE BY INSTALLING SILT FENCING PARALLEL TO THE CONTIGUOUS LOCATED CONTROL FROM THE WORK AREA.
- EXISTING VEGETATION SHALL BE REMOVED ONLY AS NECESSARY TO PERFORM CONSTRUCTION ACTIVITIES. CLEARING OF AREAS THAT ARE CLEARLY OUTSIDE THE LIMITS OF CONSTRUCTION SHALL NOT BE FORWARDED.
- ALL DISTURBED AREAS SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE AFTER COMPLETION. IN GENERAL, RESTORATION SHOULD BE COMPLETED WITHIN 30 DAYS OF THE INITIAL DISTURBANCE OR WITHIN 7 DAYS OF FINAL GRADE AND TOPSOILING.
- MAINTAIN ALL EROSION CONTROL MEASURES UNTIL ALL FINAL DISTURBANCE IS COMPLETED. DO NOT REMOVE EROSION CONTROL MEASURES UNTIL AT LEAST 70% OF THE AREA SERVED HAS ESTABLISHED A PERMANENT, WOODED VEGETATED COVER.
- STONE MATS SHALL BE INSTALLED AT ALL CONSTRUCTION SITE CUTS TO PREVENT TRACKING OF SOIL ONTO PUBLIC ROADWAYS. ANY TRACKED SOIL SHALL BE REMOVED BY MECHANICAL STREET CLEANING AT THE END OF EACH DAY. ADD NEW STONE TO THE TOP OF EXISTING MATS BEFORE DIRT COVERED.
- REFER TO OUR TECHNICAL STANDARDS AVAILABLE AT: <http://www.kje-engineers.com/eng/standards/standards.html>
- CONTRACTOR SHALL WATER HEAVILY SEEDED AREAS IF 7 DAYS PASS WITHOUT A RAINFALL DURING THE FIRST SIX WEEKS AFTER INITIAL STABILIZATION.
- LOADINGS OF DISTURBED AREAS SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE. MATS SHALL BE ANCHORED INTO SOIL BY GRADING.
- A MINIMUM OF ONE EROSION CONTROL INSPECTION SHALL BE PERFORMED EACH WEEK, AND ONE INSPECTION AFTER ALL RAINFALL EVENTS OF 0.5" OR GREATER. ALL REPAIRS AND MODIFICATIONS SHALL BE COMPLETED WITHIN 24 HOURS OF THE INSPECTION.
- TYPE II OR III GEOTEXTILE IS REQUIRED UNDER ALL PERMANENT STONE AREAS, INCLUDING GULCHET OUTLET PROTECTION. STONE SHOULD PROTECT ON AREAS BEYOND OVERLAND STRUCTURE, AND STONE SHOULD TYPE IAS GEOTEXTILE IS REQUIRED UNDER ALL TEMPORARY STONE AREAS.
- ALL DISTURBED AREAS SHALL BE CLEANED OF ALL ACCUMULATED SEDIMENT AFTER APPROVED AND HAVE BEEN REVEALED AND THE SITE HAS BEEN STABILIZED WITH THE ESTABLISHMENT OF VEGETATION OVER TOP OF THE SITE.
- STONE CHECK DAMS SHALL BE INSTALLED IN GRADED SWALES AS SHOWN AT THIS FINAL DESIGN. THEY SHALL BE REMOVED AFTER THE DRAINAGE AREA ABOVE THEM IS 70% STABILIZED.



TYPICAL SOUTH SWALE CROSS SECTION

NOT TO SCALE

REVISIONS

NO.	DESCRIPTION

TOM HAAG BUILDING ADDITION
441 BUSINESS PARK CIRCLE
STOUGHTON, DANE COUNTY, WISCONSIN
EROSION CONTROL PLAN

ENGINEERING SURVEYING ENVIRONMENTAL
CONSULTANTS, INC.
2800 C.T.H. Y - DODGEVILLE, WI 53533
(608) 935-3310

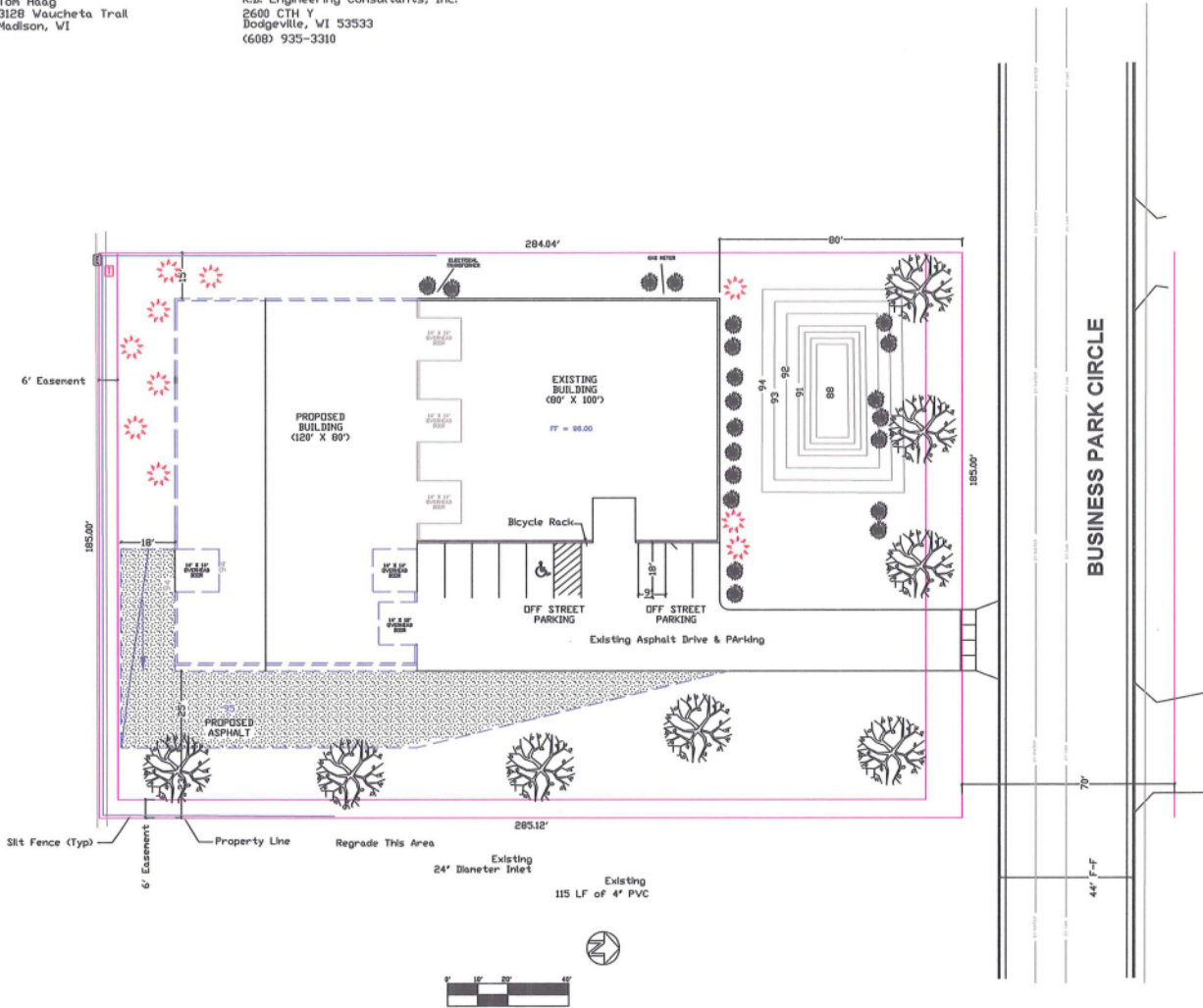
DATE: October 11, 2012
DESIGNED:
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SHEET NO. 1
OF 1 SHEETS

TOM HAAG BUILDING ADDITION

441 Business Park Circle

Owner:
Tom Haag
3128 Vaucheta Trail
Madison, WI

Engineer:
K.D. Engineering Consultants, Inc.
2600 CTH Y
Dodgeville, WI 53533
(608) 935-3310



PLANTS:

-  EVERGREEN SHRUBS-ARDOVITAE, NORWAY AND BLUE SPRUCE
-  DECIDUOUS SHRUBS-GOLD FLAME SPIREA, BARBERRY, DWARF BURNING BUSH
-  CANOPY TREES-1 1/2" TO 2" CALIPER-AUTUMN BLAZE MAPLE

REVISIONS

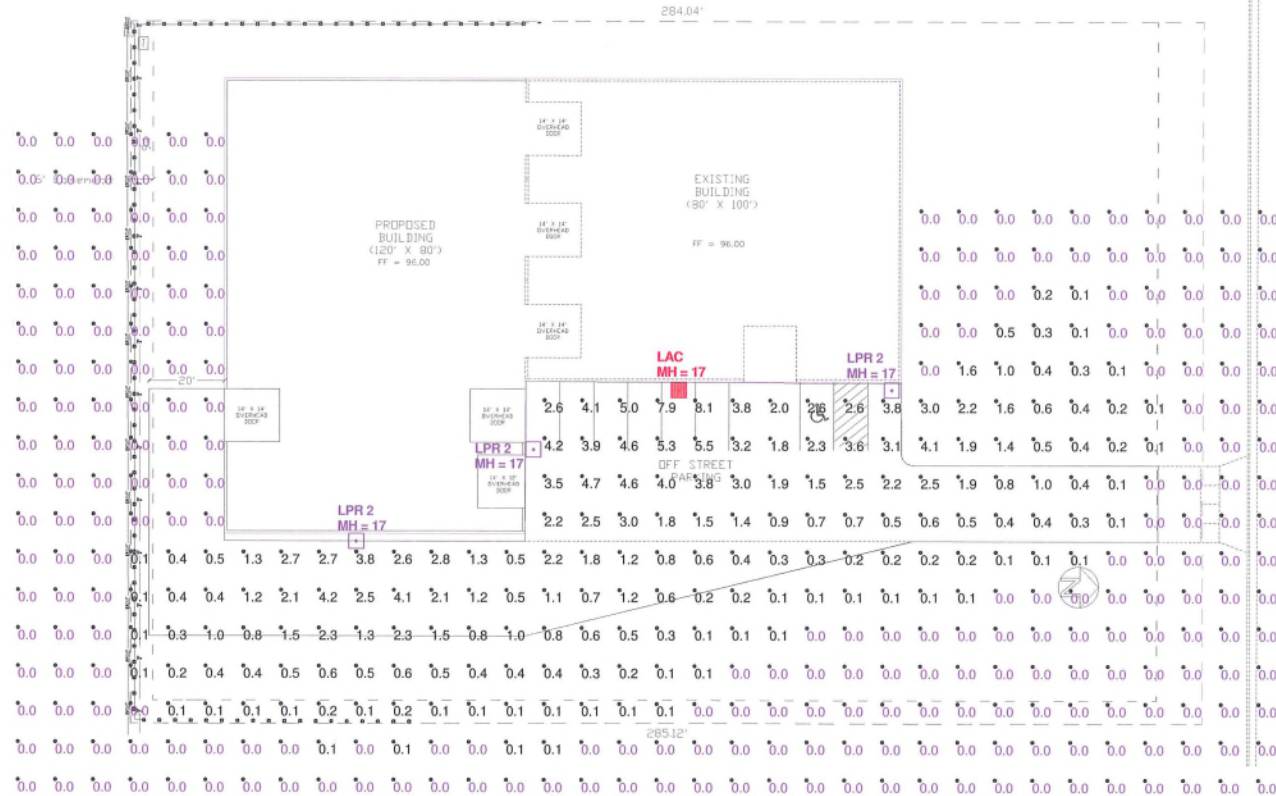
TOM HAAG BUILDING ADDITION
441 BUSINESS PARK CIRCLE
STOUGHTON, DANE COUNTY, WISCONSIN
LANDSCAPING PLAN

ENGINEERING
SURVEYING
ENVIRONMENTAL
(608) 935-3310

KD
ENGINEERING
CONSULTANTS, INC.
2600 C.T.R.E. Y - DODGEVILLE, WI 53533

DATE: October 11, 2012
DESIGNED:
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LANDSCAPE PLAN
1"=40'



PARKING LOT

Illuminance (Fc)
Average = 1.85
Maximum = 8.1
Minimum = 0.0
Avg/Min Ratio = 0.00
Max/Min Ratio = 0.00

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Description	Lum. Watts
■	1	LAC	SINGLE	12600	0.750	LACW615-M 150W PSMH	185
□	3	LPR 2	SINGLE	12600	0.750	LPRW615-M 150W PSMH	185

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
SITE	0.53	8.1	0.0	N.A.	N.A.
PARKING LOT	1.85	8.1	0.0	N.A.	N.A.





CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
381 East Main Street, Stoughton, WI. 53589
(608) 873-6619 www.ci.stoughton.wi.us

RODNEY J. SCHEEL
DIRECTOR

October 25, 2012

Davis Steel Buildings, Inc.
Jeff Davis
3482 Orvold Park Drive
McFarland, WI. 53558

Dear Mr. Davis:

I have completed a review of the proposed building addition for Thomas Haag, 441 Business Park Circle, Lot 29, Business Park North - Plans received 10-25-12. As noted, additional information may be required to be provided or shown on the plan. A joint meeting is planned for Monday, October 29, 2012 of which you will receive notice.

Zoning Code Requirements:

1. The property at 441 Business Park Circle is zoned PI – Planned Industrial. Indoor private storage is permitted within the PI district. There is no change of use proposed.
2. The Comprehensive Plan Planned Land Use Map indicates this property as planned industrial which is consistent with the use and zoning.
3. The proposed building meets the setback requirements of the PI district.
4. The parking requirement for an indoor storage use is one space per 2,000 square feet of gross floor area. **The building requires 9 parking spaces. Eight parking spaces are shown. See #9 below.**
5. Parking stalls are required to be a minimum of 9 feet wide with a minimum length of 18 feet. The plan meets this requirement.
6. Aisle width is required to be 24 feet for 90 degree parking. The plan meets this requirement.
7. A loading stall is required if deliveries from large trucks is anticipated. We have been informed that no large truck deliveries are anticipated.
8. Per section 78-704 (13) (a), bicycle parking is required equal to 10% of the automobile parking space requirement. There are specific requirements related to bicycle parking in section 78-704 (13) (b). One bicycle parking space is required and is delineated on the plan.
9. **Section 78-704(14) offers a potential reduction in automobile parking spaces based on specific criteria. Information will need to be provided to meet this requirement. We recommend the Planning Commission approve the reduction in parking by one stall as presented.**
10. There are no bufferyard requirements when adjacent properties are the same zoning classification.
11. A landscaping plan will need to be provided that meets the requirements of article VI of the city zoning code for the building addition. Forty points of landscaping are required for each (prorated) 100 feet of newly added building foundation perimeter. Sixty points of landscaping are required for every newly added (prorated) 20 parking stalls or 10,000 square feet of pavement (whichever yields the greater landscaping requirement). These requirements have been met.
12. Section 78-704(6)(c) provides the following requirements related to parking and traffic circulation area lighting: "Parking and traffic circulation areas serving 6 or more vehicles shall be lit so as to

ensure the safe and efficient use of said areas during the hours of use. An illumination level of between 0.4 and 1.0 footcandles is recommended for said areas, and said illumination shall not exceed the standards of section 78-707.” Section 78-707, Exterior lighting standards, requires a maximum average on-site lighting of 2.4 footcandles and a maximum of 0.5 footcandles at the property line. A compliant photometric plan has been provided.

13. We have been informed that a dumpster is not needed on-site. A gated dumpster enclosure is necessary in the future for any dumpster located on-site.
14. A stormwater management and erosion control plan, application and fees have been submitted for this redevelopment. Dane County Land Conservation, the City’s consultant, will review the plan and perform inspections.
15. Contact Stoughton Utilities for questions related to electric, water and wastewater upgrades.
16. State approved plans and appropriate City of Stoughton building permits are required before construction but are not necessary to begin the City review process.

Business Park Covenants:

The following items are contained in the Business Park Covenants and will need to be addressed as noted:

1. Plan Submittal
 - a. Name and mailing address of developer/owner. Provided
 - b. Utilities and utility right of way easements. Easements are shown.
 - c. Exterior signs. None anticipated.
 - d. Exterior Lighting. Plan provided.
 - e. Clearing, grading, and drainage plan showing proposed clearing limits, existing and proposed contours at two foot intervals. This requirement should be taken care of as part of the erosion control plan.
 - f. Site statistics, including site square footage, percent of site coverage’s and percent of park or open space. Provided.
 - g. All exterior materials and colors, including manufacturer’s name and catalogue numbers or samples of the same. The exterior will be the same as the existing building.
 - h. Location and dimensions of all proposed outdoor storage areas, and the location and dimensions of all fencing and screening. None anticipated.
2. Development Standards
 - a. “All electrical and air conditioning structures, including towers and air handling units, regardless of location and whether on the roof or otherwise, shall be concealed by landscaping or by decorative screening materials which form an integral part of the design.” The electrical transformer and gas meter are shown to be screened.
 - b. All areas intended to be utilized for parking space and driveways shall be surfaced with bituminous asphalt or concrete.” Expected.
 - c. “All parking stalls shall be marked with painted lines not less than 4” wide.” Expected.
 - d. “No parking areas will be permitted within the building set back lines with the following two exceptions:
 1. Office employee and visitor parking may be permitted within the front yard setback lines subject to approval of the Committee. N/A
 2. Lots bounded by more than one road may have parking areas within the building set back lines along roads other than the one on which the building fronts subject to approval by the Committee.” N/A

- e. "A scale drawing of any sign, trademark or advertising device to be used on any lot or the exterior of any building or structure will be submitted to the Committee in triplicate for the written approval by the Committee." None anticipated.
 - f. "The front yard setback area shall be landscaped with an effective combination of trees, ground cover and shrubbery. All unpaved areas not utilized for parking shall be landscaped in a similar manner. The entire area between the curb and a point 10 feet in back of the front property line shall be landscaped, except for any access driveway in said area. Notwithstanding the above, the entire area between the right-of-way and the building setback line shall be densely landscaped with a combination of effective visual screening on all use areas." Past approvals have relied on the zoning requirements. This requirement is at the discretion of the Committee.
 - g. "Areas used for parking shall be landscaped and/or fenced in such a manner as to interrupt or screen said areas from view from access streets, freeways, and adjacent properties. Plant materials used for this purpose shall consist of lineal or grouped masses of shrubs and/or trees." This requirement is at the discretion of the Committee.
 - h. "All outdoor storage shall be visually screened from access streets and adjacent property." None anticipated.
 - i. "Outdoor storage shall be meant to include parking of all company owned and operated vehicles, with the exception of passenger vehicles." None anticipated.
 - j. "All outdoor refuse collection areas shall be visually screened from access streets and adjacent property by a complete opaque screen." Need to verify.
 - k. "Architectural Review. The Business Park North Committee will take into account the appearance of all buildings, parking areas and storage areas."
3. Any other information considered pertinent by the Committee.

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

Sincerely,
City of Stoughton

Michael P. Stacey

Michael P. Stacey
Zoning Administrator/Assistant Planner