

LARGE DEVELOPMENT QUESTIONNAIRE

Person filling out this form: Leah R. Harrand, Reinhart Boerner Van Deuren
Address: 1000 N Water St., Ste. 1700, Milwaukee, WI 53202
Phone Number: 414-298-8107
Date: June 16, 2015

I. Project Contacts

Property Owner: 1400 U.S. Highway 51, L.L.C.; Peter H. Burno; Leslie R. and Jeanette Mabie; Robert M. and Margaret M. Veek
Property Owner Representative: N/A
Developer: Walmart Real Estate Business Trust
Developer Representative: Manhard Consulting, Ltd. and Reinhart Boerner Van Deuren, s.c.
Prime Contractor Representative: N/A
Civil Engineering Representative: Manhard Consulting, Ltd., Attn. Ryan J. Solum
Architectural Representative: Massa Montalto Architects, PC, Attn. Gabriel J. Massa
Land Planner Representative: Manhard Consulting, Ltd., Attn. Ryan J. Solum
Landscape Arch. Representative: Manhard Consulting, Ltd., Attn. Ryan J. Solum
Exterior Lighting Representative: Manhard Consulting, Ltd., Attn. Ryan J. Solum

II. Existing Site Conditions

A. Total Site Area (inclusive of all areas within parcel boundary): 15.49 acres, 674,975 sq. ft.

B. Environmental Corridor Components: .09 acres, 3,920 sq. ft.

Surface Water: 0 acres, 0 sq. ft.

Wetlands * subject to final delineation: .09 acres, 3,920 sq. ft.

100-Year Floodplain: 0 acres, 0 sq. ft.

Steep Slopes (equal to or greater than 12 percent) TBD acres TBD sq. ft.

Upland Woodlands (per Environmental Corridor criteria): 0 acres, 0 sq. ft.

III. Adopted Plans and Policies

Describe how the proposed development is compatible with the following:

A. City of Stoughton Comprehensive Plan ("CP"): The Kettle Park West project was designed simultaneously with the preparation of the 51x138 Westside Neighborhood Plan. The Neighborhood Plan was adopted by the City of Stoughton in the spring of 2012 and incorporated into the City of Stoughton's Comprehensive Plan by ordinance in June of 2012.

Planned Land Use Map: The Land Use Map designates the Site as Planned Business and General Business. These areas are designated for indoor commercial, office, institutional, and controlled outdoor display land uses, with moderate landscaping and signage, and high-quality indoor commercial, office and institutional land uses, wither generous landscaping and limited signage. *CP, Chapter Three: Land Use*, page 39.

Transportation Plan Map: See above.

Community Facilities Plan Map: See above.

Community Character Plan Map: See above.

Goals, Policies and Objectives:

Agricultural and Natural Resources: Walmart's development activities will not disturb the small wetland area on the Site. *CP, Chapter Two: Agricultural, Natural and Cultural Resources*, page 31. The Kettle Park West Commercial Center ("KPWCC") encompasses a small wetland to the north of the Site. Forward Development Group ("FDG") is preparing a comprehensive wetland management strategy that will serve as the framework for managing the rehabilitation and enhancement of this wetland area as noted in the General Development Plan ("GDP") for KPWCC.

Economic Development: Walmart intends to develop its store after FDG prepares the Site and in the first phase of vertical development consistent with *Chapter Seven: Economic Development*, page 141. The proposed store will diversify and strengthen the non-residential tax base and provide employment opportunities. *Westside Detailed Neighborhood Plan*, page 11. The 2014 assessed value of the Site, including a much larger parcel than the 15.49 acres that Walmart proposes to develop, is \$278,100. General property taxes generated from this larger parcel in 2013 were approximately \$6,413. Walmart stores similar to the store that Walmart proposes to develop in Stoughton are assessed between \$11,000,000 and \$16,000,000 and generate between \$180,000 and \$340,000 in annual property taxes. Walmart will offer all approximately 70 associates at its current Stoughton store jobs at its new store. In addition, 100-130 new jobs will be created.

The Walmart development will serve existing needs of local consumers and draw additional area customers to Stoughton. *CP, Chapter Seven: Economic Development*, page 141. In 2012, the City completed an economic analysis of the

retail and service sector in the Stoughton community which concluded that over \$80 million of local consumer demand was not being met within the community. *Retail and Service Sector Analysis*: April 2012, Vierbicher, 2012, page 3. This included a \$19.5 million dollar grocery gap. Vierbicher, Page 4. The proposed Walmart will provide needed retail and grocery services to a currently underserved population. Walmart can also provide an opportunity for other businesses to take advantage of Walmart's retail traffic.

Other Provisions of Comp. Plan: See above.

B. City of Stoughton Park and Open

Space Plan: As noted in the General Development Plan submittal, the site design for the entire Kettle Park West layout compliments the overall objective illustrated in the adopted neighborhood plan. The placement and construction of the storm water treatment basin grading accommodates the future bike/pedestrian path loop which is intended to eventually circumnavigate the existing kettle feature.

C. City of Stoughton

Intergovernmental Agreements: N/A

D. Dane County Comprehensive Plan: N/A

E. Dane County Park and Open Space Plan: N/A

F. Dane County Transportation Plan: N/A (adjoining highways are U.S. Highway 51 and State Highway 138.

G. State of Wisconsin DOT Plans and Policies: The access points serving the Kettle Park West development have been coordinated with the Wisconsin Department of Transportation. The access drive locations have been provisionally approved subject to final intersection design plans which will be submitted by FDG as part of the preliminary plat/CSM review and approval process.

H. State of Wisconsin DNR Plans and Policies: The Kettle Park West development will create a 26.52 acre shopping center with an estimated 240,500 square feet of gross floor area (GFA) supported by a well-designed parking lot area that is anticipated to accommodate over 700 vehicles in aggregate. The Kettle Park West development is part of territory added to the Stoughton Urban Service Area in June 2011. Urban Service Area inclusion is a requirement for the extension of sanitary sewer infrastructure. The Urban Service Area addition was reviewed and approved by the Capital Area Regional Plan Commission and the Wisconsin DNR per the requirements of NR 151.

I. Other Pertinent Plans and Policies as Indicated by City: N/A

IV. Proposed Development

A. General Description of Proposed Development and Land Use Mix. See enclosed Specific Implementation Plan General Written Description.

B. Modifications to Existing Site Conditions:

TOTAL SITE	Acres Converted	Acres Not Converted	Total
<i>Total Environmental Corridor:</i>			
Surface Water Areas	0	0	0
Wetland Areas	0	.09	.09
Floodplain Areas	0	0	0
Steep Slopes (12% or more) Areas	TBD	TBD	TBD
Woodland Areas	0	0	0
<i>Total Agricultural/Open Space</i>			
Cultivation & Husbandry Areas	13.76	1.73	15.49
Other Open Space Areas	0	0	0
<i>Total Existing Development</i>			
Existing Building Areas	0	0	0
Existing Paved Areas	0	0	0
Existing Lawn & Landscaped Areas	13.76	1.73	15.49

C. General Development Details:

Total Site Area:	674,875 square feet	15.49 acres
Area of Building Footprint:	152,298 square feet	3.5 acres
Area of Paving:	335,450 square feet	7.7 acres
Area of Pervious Paving:	0 square feet	0 acres
Area of Lawn & Landscaping:	187,127 square feet	4.3 acres
Area of Stormwater Management:	Managed offsite on Lot 3 of KPWCC	Managed offsite on Lot 3 of KPWCC
Area of Impervious Surface (all 1s):	487,748 square feet	11.20 acres
Area of Semi-Pervious Surface (all 2s):	0 square feet	0 acres
Area of Pervious Surface (all 3s):	0 square feet	0 acres
Total Floor Area:	152,298 square feet	
First Floor Area:	152,298 square feet	
Second Floor Area:	0 square feet	
Upper Floor Areas:	0 square feet	
Useable Basement Area:	0 square feet	

Natural Resources Site Evaluation Sheet

(a) Determine the gross site area (GSA) of the site:

1. Total site area as determined by actual on-site survey. **15.49** acres
2. Subtract area located within proposed rights-of-ways of roads and within proposed boundaries of public facilities which are designated within the city's comprehensive plan and/or required for dedication per land division regulations. **0** acres
3. Subtract land which although part of the same parcel is not contiguous to, or is not accessible from, the proposed road network serving the project. **0** acres
4. Subtract land which is proposed for a different development option or a different zoning district. **0** acres
5. Subtract area of navigable waters (lakes and streams). **0** acres
6. Equals gross site area (GSA). = **15.49** acres

(b) Determine the required resource protection area (RPA) of the site:

1. Portion of gross site area containing floodways. **0** acres
2. Portion of gross site area containing floodplain areas. **0** acres
3. Portion of gross site area containing floodfringes. **0** acres
4. Add portion of gross site area containing wetlands. **.09** acres (anticipated when Walmart acquires the Site).
5. Add portion of gross site area containing lakeshores. **0** acres
6. Add portion of gross site area containing woodlands. **0** acres
7. Add portion of gross site area containing steep slopes. **TBD** acres
8. Subtract portions of natural resource areas ((b)1.- (b)9.) made developable using approved environmental mitigation techniques. **0** acres
9. Equals required resource protection area (RPA). = **.09** acres

(c) Determine the net developable area (NDA) of the site:

1. Enter gross site area (GSA) {from subsection (a)6., above} **15.49** acres

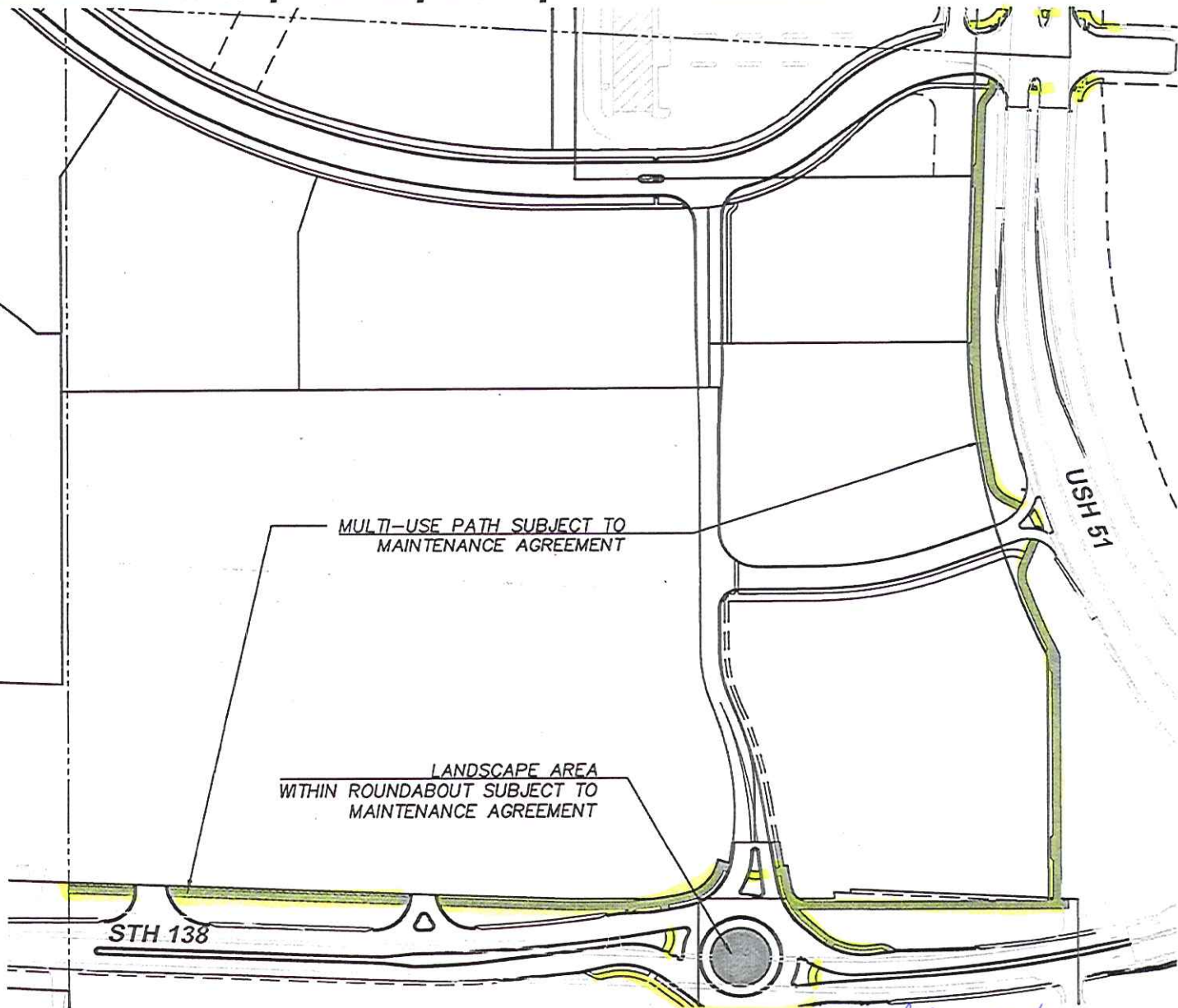
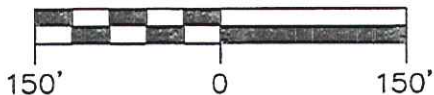
2. Subtract required resource protection area (RPA) {from subsection (b)10., above}.
.09 acres
3. Equals net developable area (NDA). = **15.40** acres
4. Multiply NDA by maximum gross intensity or density for the zoning district
5. To calculate maximum development potential of the site from table **15.40** acres

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PROJECT:
**KETTLE PARK WEST -
COMMERCIAL CENTER**

SHEET TITLE:
**KPW MULTI-USE PATH
MAINTENANCE
EXHIBIT**

JSD PROJECT NUMBER:
09-3951E
DRAWN BY: **AJW** APPROVED:
DATE:
04/21/2015

SHEET NUMBER:
EX.