



CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
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July 10, 2015

Manhard Consulting Ltd.
900 Woodlands Parkway
Vernon Hills, IL. 60061

Dear Applicant:

I have completed a review of the proposed amendments to the approved specific implementation plan which took effect on December 11, 2014. Revisions received 6/15/2015. **This is a proposed amendment to the originally approved Specific Implementation Plan. Only these revisions were reviewed.**

The property at Kettle Park West Commercial Center, Lot 2 is zoned PD – Planned Development with an approved GDP – General Development Plan and SIP – Specific Implementation Plan. These revisions were reviewed according to all zoning code requirements including sections 78-205(11), 78-914 and 78-908. Due to the presence of an existing wetland at the northwest portion of Lot 2, the Wal-Mart Building footprint and site geometry has been revised to avoid the existing 75' wetland buffer as required by the Capital Area Regional Planning Commission.

The following are the proposed revisions:

1. The building footprint has been reduced from 154,772 square feet to 152,298 square feet. **The building is still under the 155,000 square foot maximum allowed and meets the intent of the original SIP approval.**
2. The garden center was reduced along north side of building. **Meets the intent of the original SIP approval.**
3. Six (6) parking spaces were removed north of building (spaces reduced from 603 to 597). **508 stalls are required. The proposed parking will meet code requirements and the intent of the original SIP approval. This ultimately helps reduce the impervious area.**
4. Parking ratio was increased due to smaller building area from 3.90 to 3.92.
5. Drive aisle in northwest corner is shifted southeast to avoid wetland buffer. **Meets the intent of the original SIP approval.**
6. Grading in northwest corner revised to avoid wetland buffer. **Meets the intent of the original SIP approval.**

7. The northern portion of retaining wall has been removed due to revised grading. **Meets the intent of the original SIP approval.**
8. Storm sewer in the northwest corner revised due to new building footprint and revised grading. **Meets the intent of the original SIP approval.**
9. Accessible parking stalls in front of Garden Center have been moved one parking tree to the south. **Meets the intent of the original SIP approval.**
10. Hydrant in front of Garden Center has been moved north and placed within landscaped island. **Meets the intent of the original SIP approval.**
11. One light north of building has been removed due to new site geometry. **Meets photometric requirements and meets the intent of the original SIP approval.**
12. Remaining light north of building has been moved due to new site geometry. **Meets photometric requirements and meets the intent of the original SIP approval.**
13. Two lights have been added to Pharmacy Drive south of building due to new Wal-Mart lighting standards. **Meets photometric requirements and meets the intent of the original SIP approval.**
14. Landscape plantings shifted at northwest corner due to revised site geometry (plant counts remain the same). **Meets the intent of the original SIP approval.**
15. Total landscaped area has increased from 169,900 square feet to 187,127 square feet. **Meets the intent of the original SIP approval. Much less impervious area than the original SIP approval.**

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