

PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a Public Hearing on Monday, February 10, 2020 at 6:00 o'clock p.m., or as soon after as the matter may be heard, in the Council Chambers, Public Safety Building, 321 South Fourth Street, Second Floor, Stoughton, Wisconsin, 53589, to consider a proposed Conditional Use Permit Application by Maggie Gasner. The applicant is requesting conditional use approval for a Group Daycare (Weebleworld Child Care Center) at 1640 E. Main Street, Stoughton, WI. 53589. The property description is as follows:

Parcel Number: 281/0511-043-9871-5

Description for tax purposes: SEC 4-5-11 PRT SE1/4SW1/4 E 298.8 FT OF S 285 FT THF EXC 0.07 A TO DOT IN DOC 2235498 (R15097/9) SEE PLAT OF SURVEY 2001-00479


For questions regarding this notice, please contact Michael Stacey, Zoning Administrator at 608-646-0421.

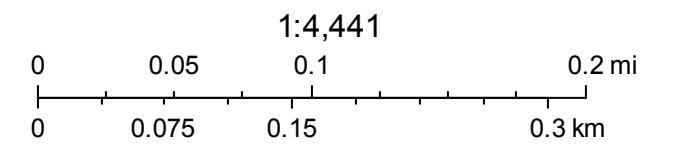
Additional information including a location map can be found at:
<http://stoughtoncitydocs.com/planning-commission/>

Published January 23, 2020 and January 30, 2020 Hub



December 30, 2016

 Tax Parcels



Planning
Water Resources
ParcelText
Parcels

Mike Stacey
Zoning Administrator
City of Stoughton

Dec 14, 2020

Mike,

Natter Marital Trust, and its Trustees, Approve the rezoning of property at 1640 S. Main St, Stoughton, from Urban Holding, to Commercial Mixed Use, and, Approve the application for a Conditional Use Permit, for a Daycare facility.

Thank you for your assistance.

David Natter, Trustee
Natter Marital Trust



Weebleworld Child Care Center
1640 East Main Street
Stoughton, Wisconsin
Dimension IV Project No. 19083
January 13, 2020

ZONING MAP AMENDMENT

Weebleworld Child Care Center is located at 1815 Cedarbrook Lane. This is across Highway N from 1640 East Main. Weebleworld is proposing a child care center on the site that will allow them to expand these services and meet the needs of the families using Weebleworld.

1640 E. Main Street is presently zoned Rural Holding. The change in zoning to Planned Business will allow the development of the site and the child care center. This is similar zoning to the existing center.

The change to Planned Business is consistent with the City of Stoughton Comprehensive Plan for future zoning of the site and development of the lot.

The change to Planned Business is consistent with the zoning of the surrounding commercial parcels on East Main and Highway N. The commercial development will be consistent with the existing and proposed adjacent/nearby commercial developments.

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719

p 608.829.4444

f 608.829.4445

dimensionivmadison.com

**City of Stoughton Application for Amendment of the Official Zoning Map
(Requirements per Section 78-903 attached)**

Applicant Name: Weebleworld Child Care Center, LLC / Attention: Maggie Gasner

Applicant Address: 1815 Cedarbrook Lane, Stoughton, Wisconsin 53589

Applicant Phone and Email: 608-877-2690 / weebleworld@gmail.com

Property Owner Name (if different than applicant): Gasner Properties LLC

Property Owner Phone: 608-877-2690

Subject Property Address: 1640 E. Main Street, Stoughton, Wisconsin

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

I. Record of Administrative Procedures for City Use

Application form filed with Zoning Administrator Date: _____

Application fee of \$_____ received by Zoning Administrator Date: _____

II. Application Submittal Packet Requirements for Applicant Use

Prior to submitting the final complete application as certified by the Zoning Administrator, the Applicant shall submit an initial draft application and materials for staff review, followed by one revised application packet based upon staff review and comments.

Application form filed with Zoning Administrator Date: _____

- (a) **A copy of the Current Zoning Map of the subject property and vicinity:**
 - Showing all lands for which the zoning is proposed to be amended.
 - Map and all its parts are clearly reproducible with a photocopier.
 - Electronic map size of 11" by 17" and map scale not less than one inch equals 800 ft.
 - All lot dimensions of the subject property provided.
 - Graphic scale and north arrow provided.
- (c) **Written justification for the proposed text amendment**
 - Indicating reasons why the Applicant believes the proposed map amendment is in harmony with the recommendations of the City of Stoughton Comprehensive Plan, particularly as evidenced by compliance with the standards set out in Section 78-903(4)(c)1.-3.

III. Justification of the Proposed Zoning Map Amendment for Applicant Use

1. How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 78-005 (and, for floodplains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA))?

The zoning change from Rural Holding to Planned Business is consistent with the City of Stoughton Comprehensive Plan for the development of the lot.

2. Which of the following has arisen that are not properly addressed in the current Official Zoning Map?
(Please provide explanation in space below if necessary)

- a) The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan.
- b) A mistake was made in mapping on the Official Zoning Map. (That is, an area is developing in a manner and purpose different from that for which it is mapped.) NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.
- c) Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- d) Growth patterns or rates have changed, thereby creating the need for an Amendment to the Official Zoning Map.

The change in zoning to Planned Business is consistent with the development of the frontage on E. Main Street to commercial uses.

3. How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the surroundings of the subject property?

The adjacent properties on the opposite side of E. Main Street and Highway N are zoned Planned Business. The change in zoning is consistent with the surrounding properties.

Weebleworld Child Care Center
1640 East Main Street
Stoughton, Wisconsin
Dimension IV Project No. 19083
January 13, 2020

CONDITIONAL USE & SITE PLAN REVIEW PROJECT DESCRIPTION

1. Project Team

Applicant:

Weebleworld Child Care Center LLC
Attention: Maggie Gasner
1815 Cedarbrook Lane
Stoughton, Wisconsin 53589
(P) 608-877-2690
Email: weebleworld@gmail.com

Land Owner:

Gasner Properties LLC
Attention: Maggie Gasner
1815 Cedarbrook Lane
Stoughton, Wisconsin 53589
(P) 608-877-2690
Email: weebleworld@gmail.com

Architect:

Dimension IV Madison Design Group
6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
Attention: Jerry Bourquin
(P) 608-829-4452
Email: jbouquin@dimensionivmadison.com

Civil Engineer/Site Design:

Wyser Engineering
312 East Main Street
Mount Horeb, Wisconsin 53572
Attention: Wade Wyse
(P) 608-437-1980
Email: wade.wyse@wyserengineering.com

Contractor:

KSW Construction
807 Liberty Drive, #106
Verona, Wisconsin 53593
Attention: Dean Slaby
(P) 608-845-2290
Email: deans@kswconstruction.com

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719

p 608.829.4444

f 608.829.4445

2. Existing Conditions:
 The site and building are presently vacant. The building will provide a daycare childcare center.
3. Project Schedule:
 Upon securing city agency and financing approval, the project will start construction this winter with occupancy in late summer/early fall 2020.
4. Proposed Use:
 The building is, in general, a daycare childcare center that will develop a portion of the site. The remaining site area will be developed in the future.
5. Hours of Operation:
 The hours of operation are 6:00 a.m. to 6:00 p.m., Monday through Friday.

6. Building Square Footage:

Proposed Building	2,935 square feet
Proposed Garage	<u>650 square feet</u>
Total	3,585 square feet

7. Parking Stalls:

Surface stalls	19
<u>Garage stalls</u>	<u>2</u>
Total	21
Bicycle stalls	2

8. Lot Data:
 Zoning: Planned Business Use; Childcare is a conditional use

Lot Size: 80,690 square feet / 1.85 acres

Lot Coverage

	Building	Garage	Total	%
Building	2,935 sf	650 sf	3,585 sf	6.2
Impervious Area	15,425 sf	-----	15,425 sf	26.6
Pervious/ <u>Green Area</u>	<u>38,990 sf</u>	-----	<u>38,990 sf</u>	<u>67.2</u>
Disturbed Area Total	57,350 sf	650 sf	58,000 sf	100%

9. Jobs Created:
 Three (3) additional staff will be hired for the new childcare facility.

**City of Stoughton Application for Conditional Use Review and Approval
(Requirements per Section 78-905)**

Applicant Name: Weebleworld Child Care Center LLC, Attention: Maggie Gasner

Applicant Address: 1815 Cedarbrook Lane, Stoughton, Wisconsin 53589

Applicant Phone and Email: 608-877-2690 weebleworld@gmail.com

Property Owner Name (if different than applicant): Gasner Properties LLC

Property Owner Phone: 608-877-2690

Subject Property Address: 1640 East Main Street, Stoughton, Wisconsin

This form is designed to be used by the Applicant as a guide to submitting a complete application for a conditional use review *and* by the City to process said application. Parts II and III are to be used by the Applicant to submit a complete application. (See conditional use review and approval procedures attached)

I. Record of Administrative Procedures for City Use

Application form filed with Zoning Administrator: _____ Date: _____

Application fee of \$_____ received by Zoning Administrator: _____ Date: _____

II Application Submittal Packet Requirements

Prior to submitting the final complete application as certified by the Zoning Administrator, the Applicant shall submit an initial draft application for staff review at least 30 days prior to a Planning Commission meeting, followed by one revised draft final application packet based upon staff review and comments. The final application materials are required to be submitted at least 2 weeks prior to the Planning Commission meeting.

Initial Packet

(1 electronic 11 x 17 copy of plans to Zoning Administrator) _____ Date: _____

Final Packet

(1 electronic 11 x 17 copy of plans
and if necessary one large scalable copy of plans to Zoning Administrator) _____ Date: _____

(a) A map of the proposed conditional use:

- Showing all lands under conditional use consideration.
- All lot dimensions of the subject property provided.
- Graphic scale and north arrow provided.

(b) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations.

(c) A site plan (conforming to the requirements of Section 78-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a large development (per Sections 78-205(11)). A proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 78-908.

(d) Written justification for the proposed conditional use indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Stoughton Comprehensive Plan, particularly as evidenced by compliance with the standards set out in Section 78-905(5)(c)1.-6, as follows.

III Justification of the Proposed Conditional Use Request.

1. How is the proposed conditional use and location in harmony with the purposes, goals, objectives, policies and standards of the City of Stoughton Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted?

The existing Weebleworld Child Care Center is located on a nearby lot at 1815 Cedarbrook.

Lane. The nearby Weebleworld Child Care Center is an existing conditional use.

The new building is the same use as the existing child care facility. It will provide child services that cannot be provided because of the size of the existing facility. The building will be in harmony with and meet the same conditional use standards of the original approved facility.

2. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 78-905(4)(d)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map or ordinance adopted?

The child care building is located at the rear corner of the site. It has minimal traffic and service requirements. Access to the site is limited to Highway N, away from the intersection. It is a low scale, one-story building that provides a transition to the adjacent residential and cemetery.

3. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the surroundings of the subject property?

The existing conditional use for the nearby present daycare is being maintained. The proposed building use is consistent with the existing childcare use, its impacts, and land use intensities. An open outdoor, fenced child play area is being created and exceeds the required area.

4. Is the proposed conditional use located in an area that will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

The utilities, streets, and services are in place to the lot. They will meet the needs of the proposed building.

5. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 78-905(5)(c)1-5.), after taking into consideration any proposed options to minimize such impacts?

The child care facility is providing services to the Stoughton community. The proposed building will provide services to families on the wait list who are in need of child care.

IV. Application Information for City Use

Notified Neighboring Property Owners (within 300 feet) Date: _____

Notified Neighboring Township Clerks (within 1,000 feet) Date: _____

Class 2 legal notice sent to official newspaper by City Clerk Date: _____

Class 2 legal notice published on _____ and _____ Date: _____

Conditional Use recorded with the County Register of Deeds Office after approval

City of Stoughton Application for Site Plan Review and Approval (Requirements per Section 78-908)

Applicant Name: Weebleword Child Care Center LLC; Attention: Maggie Gasner

Applicant Address: 1815 Cedarbrook Lane, Stoughton, Wisconsin 53589

Applicant Phone and Email: 608-877-2690 ; weebleworld@gmail.com

Property Owner Name (if different than applicant): Gasner Properties LLC

Property Owner Phone: 608-877-2690

Subject Property Address: 1640 East Main Street, Stoughton, Wisconsin 53589

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

I. Record of Administrative Procedures for City Use

Application form filed with Zoning Administrator _____ Date: _____

II Application Submittal Packet Requirements for Applicants Use

Prior to submitting the final complete application as certified by the Zoning Administrator, the Applicant shall submit an initial draft application packet for staff review followed by one revised final application packet based upon staff review and comments. The application shall include the following:

- (a) **A written description of the intended use describing in reasonable detail the following:**
 - Existing zoning district(s) (and proposed zoning district(s) if different).
 - Comprehensive Plan Future Land Use Map designation(s).
 - Current land uses present on the subject property.
 - Proposed land uses for the subject property (per Section 78-206).
 - Projected number of residents, employees, and daily customers.
 - Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio.
 - Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation.
 - Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 78-701 through 721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.
 - If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII".
 - Exterior building and fencing materials (Sections 78-716 and 78-718).

- Possible future expansion and related implications for points above.
- Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

(c) **A Property Site Plan drawing which includes the following:**

- A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer or planner) for project.
- The date of the original plan and the latest date of revision to the plan.
- A north arrow and a graphic scale (not smaller than one inch equals 100 feet).
- A reduction of the drawing provided electronically at 11" x 17".
- A legal description of the subject property.
- All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
- All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose.
- All required building setback lines.
- All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, utilities and walls.
- The location and dimension (cross-section and entry throat) of all access points onto public streets.
- The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance.
- The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas.
- The location of all outdoor storage areas and the design of all screening devices.
- The location, type, height, size and lighting of all signage on the subject property.
- The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property—including the clear demonstration of compliance with Section 78-707.
- The location and type of any permanently protected green space areas.
- The location of existing and proposed drainage facilities.
- In the legend, data for the subject property on the following
 - a. Lot Area
 - b. Floor Area
 - c. Floor Area Ratio (b/a)
 - d. Impervious Surface Area
 - e. Impervious Surface Ratio (d/a)
 - f. Building height

- (d) **A Detailed Landscaping Plan of the subject property:**
- Scale same as main plan (> or equal to 1" equals 100').
 - Electronic Map at 11" x 17".
 - Showing the location of all required bufferyard and landscaping areas.
 - Showing existing and proposed Landscape Points including fencing.
 - Showing berm options for meeting said requirements.
 - Demonstrating complete compliance with the requirements of Article VI.
 - Providing individual plant locations and species, fencing types and heights, and berm heights.

- (e) **A Grading and Erosion Control Plan:**
- Scale same as main plan (> or equal to 1" equals 100').
 - Electronic map at 11" x 17"
 - Showing existing and proposed grades including retention walls and related devices, and erosion control measures.

- (f) **Elevation Drawings of proposed buildings or remodeling of existing buildings:**
- Showing finished exterior treatment.
 - With adequate labels provided to clearly depict exterior materials, texture, color and overall appearance.
 - Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

NOTE: Initiation of Land Use or Development Activity: Absolutely no land use or development activity, including site clearing, grubbing, or grading shall occur on the subject property prior to the approval of the required site plan. Any such activity prior to such approval shall be a violation of law and shall be subject to all applicable enforcement mechanisms and penalties.

NOTE: Modification of an Approved Site Plan: Any and all variation between development and/or land use activity on the subject property and the approved site plan is a violation of law. An approved site plan shall be revised and approved via the procedures of Subsections 78-908(2) and (4) so as to clearly and completely depict any and all proposed modifications to the previously approved site plan, prior to the initiation of said modifications.

III. Final Application Packet Information for City Use

Receipt of (8.5" by 11" text and 11" by 17" graphics electronically)
copies of complete final application packet by Zoning Administrator

Date: _____

WEEBLEWORLD EXPANSION

CORNER OF E MAIN ST & HWY N,
STOUGHTON, WI



RENDERING IS REPRESENTATIVE ONLY - SEE DOCUMENTS FOR ALL BUILDING INFORMATION
PROJECT RENDERING/PERSPECTIVE/ELEVATION

REVISION LIST		
REVISION NO.	REVISION	DATE

Architecture :

Dimension IV - Madison Design Group
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com

General Contractor:

KSW Construction Corporation
807 Liberty Drive, Suite 106, Verona, WI 53593
p: 608.845.2290 www.kswconstruction.com

Civil Engineering:

Wyser Engineering
312 East Main Street, Mount Horeb, WI 53572
p: 608.437.1980 www.wyserengineering.com

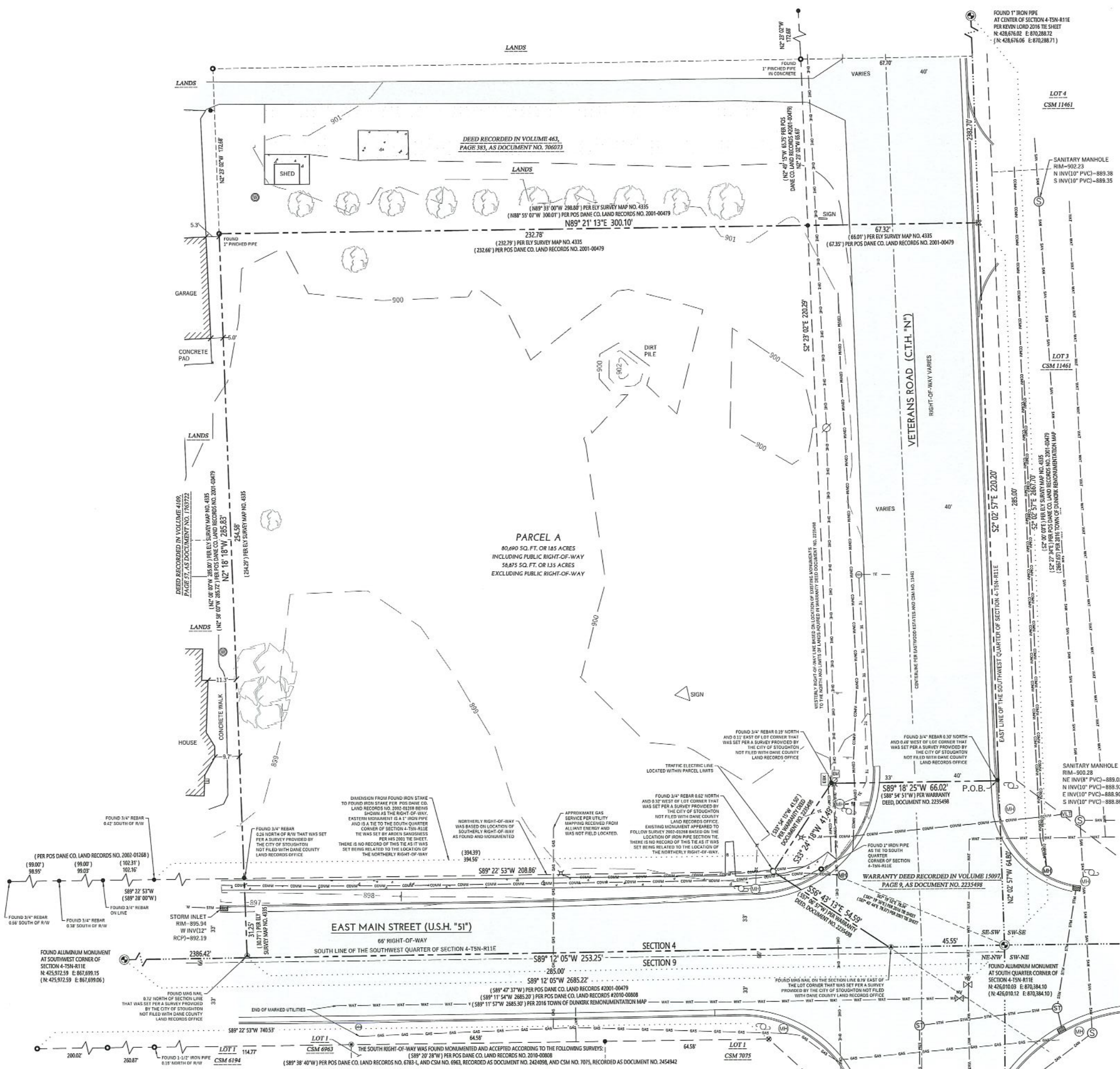
LIST OF DRAWINGS - SET 1

SHEET NO.	SHEET NAME
GENERAL	
G0.1	COVER SHEET
CIVIL	
V001	BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY
CIVIL	
C100	SITE PLAN
C200	GRADING & EROSION CONTROL PLAN
C300	UTILITY PLAN
C400	DETAILS
LANDSCAPE	
L100	LANDSCAPE PLAN
SITE LIGHTING	
SL100	SITE LIGHTING
ARCHITECTURAL	
A1.1	FIRST FLOOR PLAN
A1.2	GARAGE PLANS
A1.3	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS - GARAGE

CONDITIONAL USE & SITE PLAN REVIEW

PRELIMINARY 01/13/2020 PROJECT # 19083

GO.1



LEGEND

	FOUND PLS MONUMENT TYPE NOTED		COMMUNICATION MANHOLE
	FOUND IRON PIPE SIZE NOTED		COMMUNICATION MANHOLE
	FOUND 3/4" REBAR		DECIDUOUS TREE
	FOUND PK NAIL		PROPERTY LINE
	FOUND RR SPIKE		PLATTED LINE
	SET 3/4" REBAR		RIGHT-OF-WAY LINE
	SET CHISELED CROSS		CENTERLINE
	FOUND CHISELED CROSS		SECTION LINE
	SIGN		EASEMENT LINE
	ELECTRIC CABINET		BUILDING FOOTPRINT
	SANITARY MANHOLE		EDGE OF CONCRETE
	GAS METER		EDGE OF ASPHALT
	ELECTRIC HAND HOLE		EDGE OF GRAVEL
	TRAFFIC SIGNAL BASE		SANITARY SEWER
	WELL		WATER MAIN
	INLETS		STORM SEWER
	UTILITY POLE		NATURAL GAS LINE
	ELECTRICAL METER		COMMUNICATION LINE
	COMMUNICATION VAULT		TRAFFIC ELECTRIC LINE
			OVERHEAD ELECTRIC LINE
			ASPHALT PAVEMENT
			CONCRETE PAVEMENT
			GRAVEL
			CONTOUR MAJOR
			CONTOUR MINOR

- ### GENERAL NOTES
- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON DECEMBER 23-24, 2019.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
 - NORTH REFERENCE FOR THIS EXISTING CONDITIONS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCONSIN DANE, GRID NORTH. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4, T5N, R11E, BEARS S89°22'53"W AND 1/9/13 FEET; THENCE SOUTH 10 RODS; THENCE EAST TO THE POINT OF BEGINNING.
 - SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED, FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511 OR 811.
 - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
 - FEATURES HAVE BEEN LOCATED BY SURVEYOR IN FIELD THAT MAY HAVE ADVERSE TITLE ELEMENTS. AS TO WHICH ELEMEN ENCRACHMENT, CLAIM OF UNRECORDED EASEMENT, PRESCRIPTIVE EASEMENT, AND SO FORTH CAN NOT BE DETERMINED BY SURVEYOR.

LEGAL DESCRIPTION AS FURNISHED

RECEIVED FROM BRABAZON TITLE TEAM GROUP, LLC, COMMITMENT NO. R0275914COM, WITH AN EFFECTIVE DATE OF DECEMBER 5, 2019 AT 7:00 AM.

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, T. 5 N., R. 11 E. OF THE 4TH P.M., CITY OF STOUGHTON COUNTY OF DANE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4; THENCE N. 26 RODS TO THE CEMETERY GROUNDS; THENCE WEST, ALONG THE SOUTH LINE OF SAID CEMETERY GROUNDS, 22 RODS AND 1/9/13 FEET; THENCE SOUTH 10 RODS; THENCE EAST TO THE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF THE HIGHWAY, AT A POINT THEREIN 12 FEET SOUTH FROM THE NORTHEAST CORNER OF LANDS DESCRIBED IN A DEED TO ROLOF KITTELSON, RECORDED IN VOLUME 126 OF DEEDS, PAGE 526, IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN; THENCE WEST, PARALLEL WITH THE NORTH LINE OF SAID LANDS, TO THE EAST LINE OF LANDS OWNED BY OLE BORRHOJ; THENCE NORTH, ALONG THE EAST LINE OF SAID OLE BORRHOJ'S LAND, 12 FEET; THENCE EAST TO THE WEST LINE OF THE HIGHWAY; THENCE SOUTH, ALONG THE WEST LINE OF SAID HIGHWAY, TO THE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NETS K. REINDAHL LOT, WHICH IS 10 RODS NORTH OF THE SECTION LINE BETWEEN SECTIONS 4 AND 9, T. 5 N., R. 11 E. AND 18 RODS AND 1/9/13 FEET WEST OF THE NORTH AND SOUTH CENTERLINE OF SECTION 4; THENCE NORTH APPROXIMATELY 15 RODS AND 4 1/2 FEET TO THE CEMETERY GROUNDS; THENCE WEST, ALONG SAID CEMETERY GROUNDS, 4 RODS; THENCE SOUTH APPROXIMATELY 15 RODS AND 4 1/2 FEET TO THE NORTHWEST CORNER OF LANDS OWNED BY NELS K. REINDAHL; THENCE EAST, ALONG THE NORTH LINE OF NETS K. REINDAHL'S LOT, 4 RODS TO THE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM ALL THAT PART THEREOF CONVEYED TO LUTHERAN CEMETERY ASSOCIATION OF STOUGHTON, RECORDED IN VOLUME 463 OF DEEDS, PAGE 383, AS DOCUMENT NO. 706073, IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN. FURTHER EXCEPTING THEREFROM ALL THAT PART THEREOF CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION, BY A WARRANTY DEED RECORDED IN VOLUME 1599 OF RECORDS, PAGE 9, AS DOCUMENT NO. 2235498, IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION AS SURVEYED

PARCEL A
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWN 5 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 4; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, NORTH 02 DEGREES 02 MINUTES 57 SECONDS WEST, 64.80 FEET TO THE NORTHERLY MOST LINE OF THE LANDS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1599, PAGE 9, AS DOCUMENT NO. 2235498, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY MOST LINE OF LANDS DESCRIBED IN DOCUMENT NO. 2235498, SOUTH 89 DEGREES 18 MINUTES 25 SECONDS WEST, 66.02 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF COUNTY TRUNK HIGHWAY "N"; THENCE CONTINUING ALONG SAID NORTHERLY MOST LINE OF LANDS DESCRIBED IN DOCUMENT NO. 2235498, SOUTH 39 DEGREES 24 MINUTES 18 SECONDS WEST, 41.49 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF UNITED STATES HIGHWAY 51; THENCE CONTINUING ALONG SAID LANDS DESCRIBED IN DOCUMENT NO. 2235498 SOUTH 56 DEGREES 43 MINUTES 13 SECONDS EAST, 54.59 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE ALONG THE SAID SOUTH LINE OF THE SOUTHWEST QUARTER, SOUTH 89 DEGREES 12 MINUTES 05 SECONDS WEST, 253.25 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN A DEED RECORDED IN VOLUME 4109, PAGE 57 AS DOCUMENT NO. 1763722, ALSO BEING 285.00 FEET WEST OF THE SOUTH QUARTER CORNER OF SAID SECTION 4; THENCE ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 1763722, NORTH 02 DEGREES 18 MINUTES 18 SECONDS WEST, 285.83 FEET TO THE SOUTH LINE LANDS CONVEYED IN A DEED RECORDED IN VOLUME 463 OF DEEDS, PAGE 383, AS DOCUMENT NO. 706073; THENCE ALONG THE SOUTH LINE OF LANDS DESCRIBED IN SAID DOCUMENT NO. 706073, NORTH 88 DEGREES 21 MINUTES 13 SECONDS EAST, 300.10 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, ALSO BEING 285.00 FEET NORTH OF THE SOUTH QUARTER CORNER OF SAID SECTION 4; THENCE ALONG THE SAID EAST LINE OF THE SOUTHWEST QUARTER, SOUTH 02 DEGREES 02 MINUTES 57 SECONDS EAST, 220.20 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 80,690 SQUARE FEET OR 1.85 ACRES INCLUDING PUBLIC RIGHT OF WAY.

SAID PARCEL CONTAINS 58,875 SQUARE FEET OR 1.35 ACRES EXCLUDING PUBLIC RIGHT OF WAY.

SURVEYORS CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND THAT THIS SURVEY COMPLIES WITH AE 7 OF THE WISCONSIN ADMINISTRATIVE CODE.

JULIUS W. SMITH, S-3091
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE _____

Graphic Scale: 0' 5' 10' 20' 30'

Wysers Number: 19-0662

Set Type: CITY REVIEW

Date Issued: 01/13/2020

Sheet Number: V001

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WYSER ENGINEERING

PREPARED FOR:
KSW CONSTRUCTION
807 LIBERTY DRIVE, STE. 108
VERONA, WI 53593

PREPARED BY:
WYSER ENGINEERING
312 EAST MAIN STREET
STOUGHTON, WI 53589
www.wyserengineering.com

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: JWS

KSW CONSTRUCTION CORPORATION

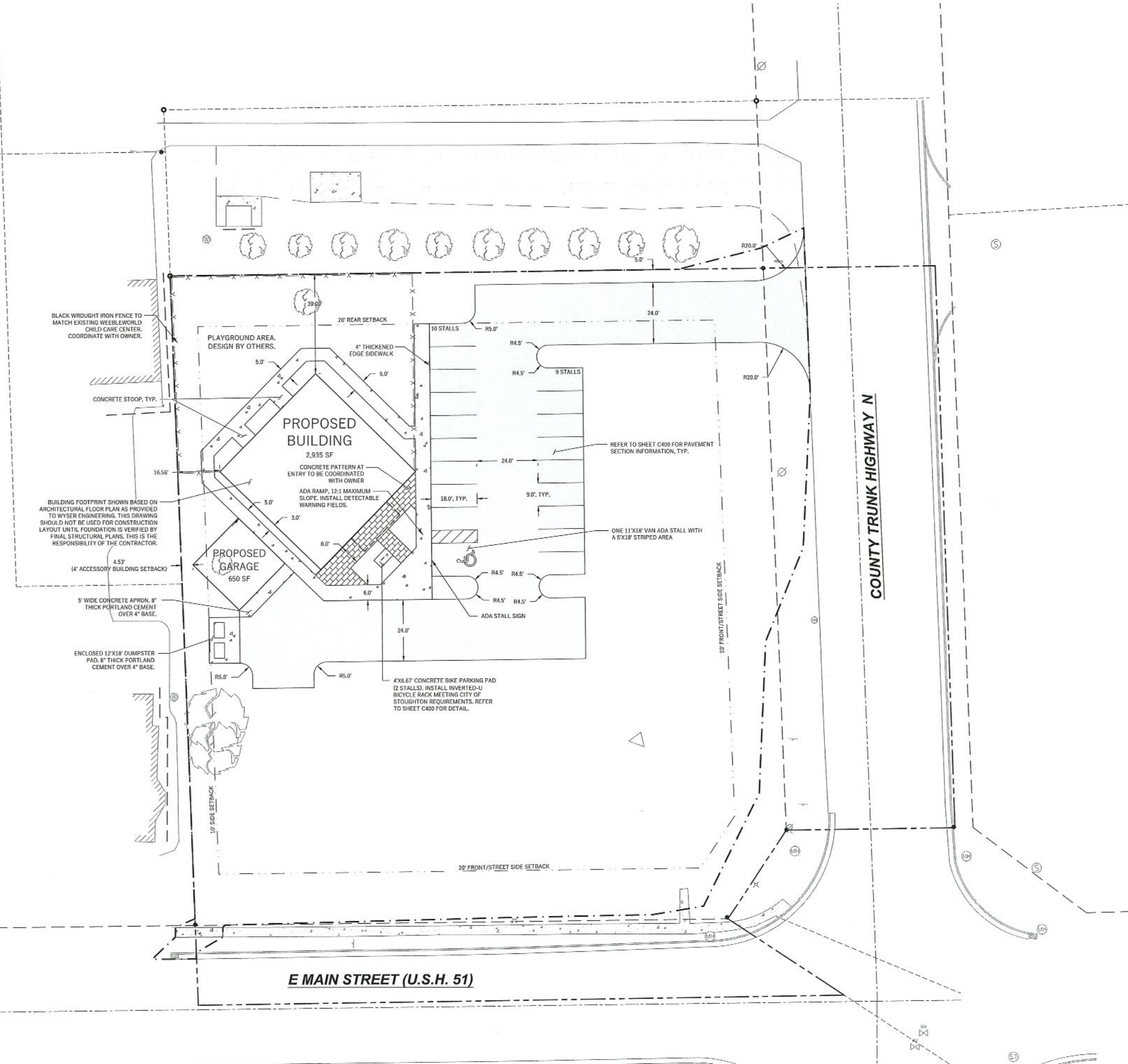
1640 E. MAIN STREET
STOUGHTON, WI 53589

Sheet Title:
BOUNDARY, TOPO, AND UTILITY SURVEY

Revisions:

No.	Date:	Description:

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LEGEND (PROPOSED)
--- PROPERTY BOUNDARY
--- BUILDING FOOTPRINT
--- ASPHALT PAVEMENT
--- CONCRETE PAVEMENT
--- LIMITS OF DISTURBANCE

NORTH

- GENERAL NOTES**
- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF DECEMBER 23, 2019. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
 - THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
 - CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
 - WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
 - IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
 - ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF STOUGHTON REQUIREMENTS.

SITE INFORMATION BLOCK:
SITE ADDRESS: 1640 E MAIN STREET
SITE ACREAGE: 1.35 AC
USE OF PROPERTY: DAY CARE FACILITY
ZONING: PLANNED BUSINESS (PB)

SETBACKS:
FRONT OR STREET SIDE YARD: 20- FEET
REAR YARD: 20- FEET
SIDE YARD: 10- FEET
ACCESSORY BUILDING: 4- FEET

TOTAL NUMBER OF PARKING STALLS: 19
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 1

TOTAL NUMBER OF BIKE STALLS: 2

EXISTING IMPERVIOUS SURFACE AREA: 0 SQ. FT.
NEW IMPERVIOUS SURFACE AREA: 19,010 SQ. FT.
ROOFTOP: 3,585 SQ. FT.
PAVED: 15,425 SQ. FT.

DISTURBANCE LIMITS: 58,000 SQ. FT.
IMPERVIOUS SURFACE AREA WITHIN DISTURBANCE LIMITS: 19,010 SQ. FT.
PERCENT IMPERVIOUS WITHIN DISTURBANCE LIMITS: 32.8%

WYSER ENGINEERING

KSW CONSTRUCTION CORPORATION

1640 E MAIN STREET
STOUGHTON, WI 53589

WEEBLEWORLD EXPANSION
CITY OF STOUGHTON, DANE COUNTY, WI
Sheet Title: SITE PLAN

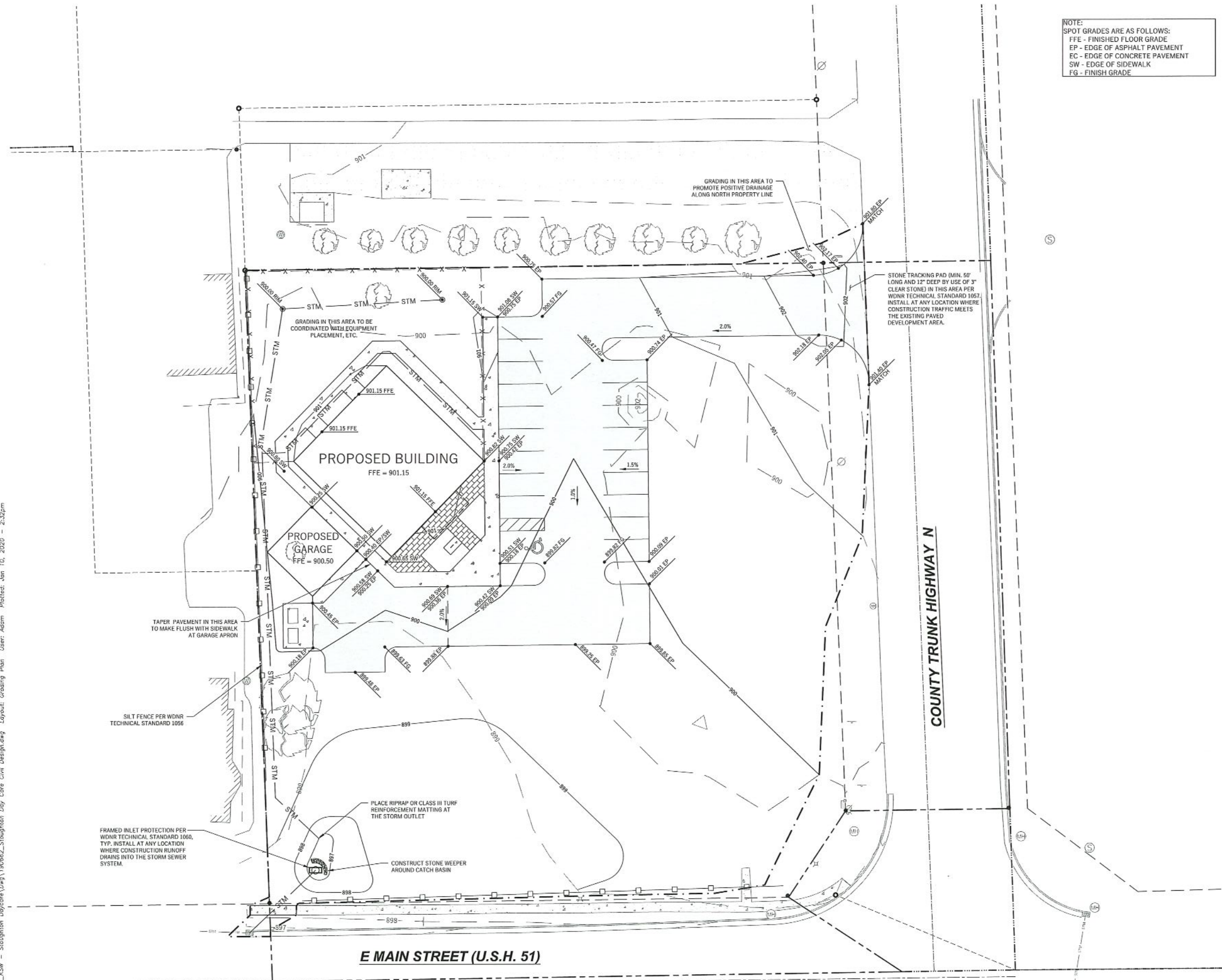
Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
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NOTE:
 SPOT GRADES ARE AS FOLLOWS:
 FFE - FINISHED FLOOR GRADE
 EP - EDGE OF ASPHALT PAVEMENT
 EC - EDGE OF CONCRETE PAVEMENT
 SW - EDGE OF SIDEWALK
 FG - FINISH GRADE



GENERAL NOTES

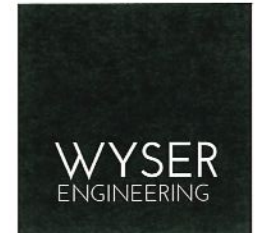
1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF DECEMBER 23, 2019. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLETS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF STOUGHTON REQUIREMENTS.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (dnr.wis.gov).
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
3. ENGINEER / CITY OF STOUGHTON / DANE COUNTY LAND CONSERVATION HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE CITY OF STOUGHTON BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
4. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED ONCE PER WEEK AND FOLLOWING EACH RAINFALL EVENT. INSPECTION REPORTING SHALL BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL PRACTICES IN WORKING ORDER. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. DEWATERING PRACTICES SHALL COMPLY WITH TECHNICAL STANDARD 1061.
7. DUST CONTROL SHALL BE MITIGATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
8. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES.
9. SEED MIX AND RATE SHALL BE, AT A MINIMUM, IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059.
10. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE VEGETATION PLAN FOR ENGINEER / OWNER APPROVAL. VEGETATION PLAN AND BIORETENTION INSTALLATION SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1004.
11. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
12. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE MUNICIPAL EROSION CONTROL PERMIT AND FOLLOWING ALL APPLICABLE REQUIREMENTS.

GRADING, SEEDING & RESTORATION NOTES

1. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
2. AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
3. RESTORATION SHALL OCCUR AS SOON AS PRACTICABLE AFTER THE DISTURBANCE, WITHIN 7 DAYS OF TOPSOILING.
4. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
5. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
6. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
7. MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 637 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
8. PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
9. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
 - b. WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.
10. ALL SLOPES EXCEEDING 5:1 SHALL USE PRESCRIPTIVE COMPLIANCE INCLUDING SLOPE INTERUPTION PER WDNR TECH. STD. 1071, SOIL STABILIZATION (PERMANENT SEEDING AND CLASS I TYPE B EROSION MATTING ON SLOPES OR CLASS II, TYPE B MATTING IN DRAINAGE SWALES) AND LIMITING THE MAX PERIOD OF BARE SOIL TO 90 DAYS FOR LAND DISTURBANCE BETWEEN SEPTEMBER 16 AND MAY 1 AND 30 DAYS FOR LAND DISTURBANCE BETWEEN MAY 2 AND SEPTEMBER 15.



1640 E. MAIN STREET
STOUGHTON, WI 53589

WEEBLEWORLD EXPANSION

CITY OF STOUGHTON, DANE COUNTY, WI

Sheet Title:
GRADING & EROSION CONTROL PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	19-0662
Set Type	CITY REVIEW
Date Issued	01/13/2020
Sheet Number	C200

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LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- BUILDING FOOTPRINT
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- WATER MAIN
- SANITARY SEWER
- STORM SEWER

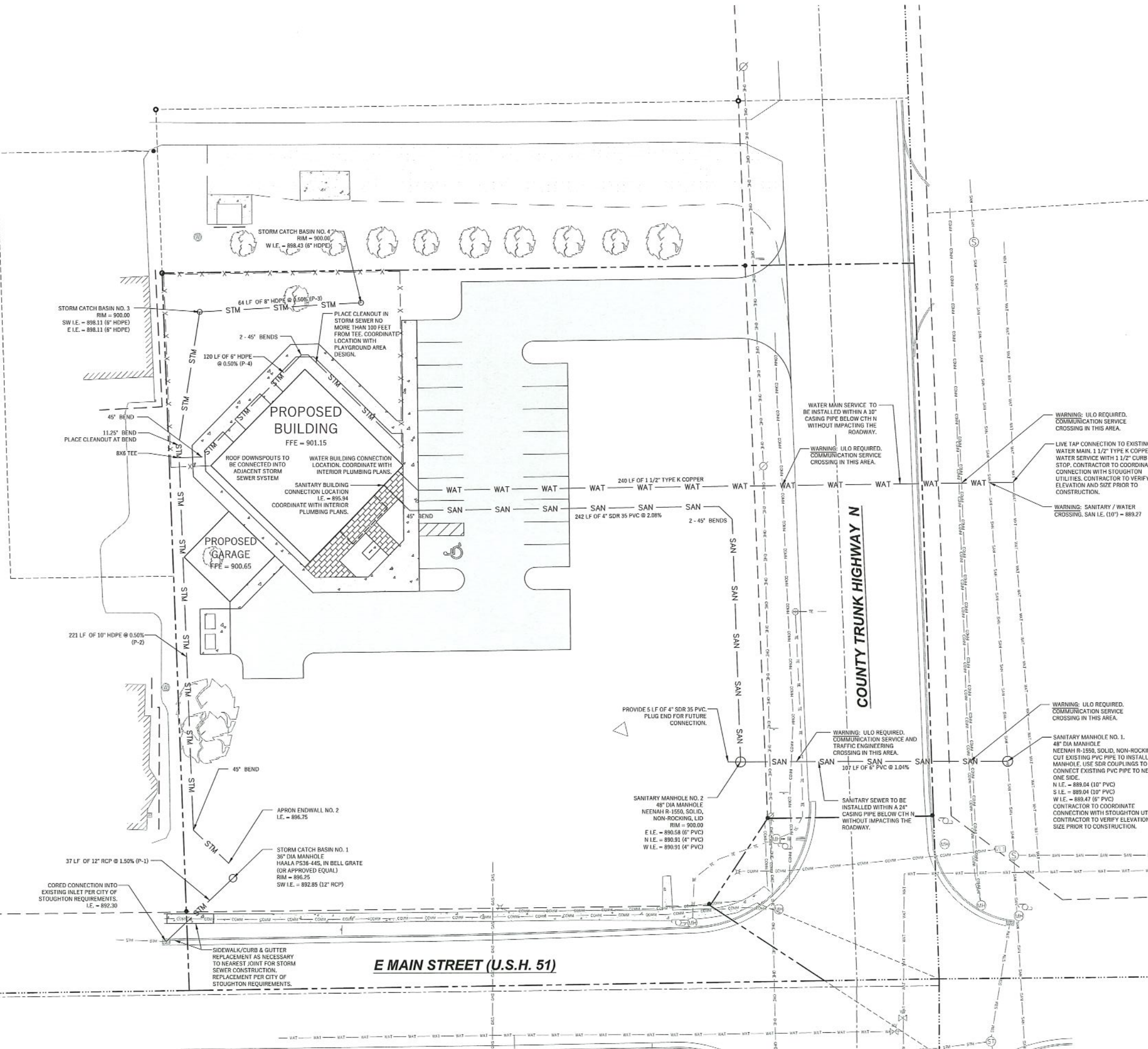


GENERAL NOTES

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- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLETS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF STOUGHTON REQUIREMENTS.

UTILITY NOTES

- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WSDOT, WISDPS, AND WDR.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
- ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6" MINIMUM BURY. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 5' OF GROUND COVER.
- GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE CITY OF STOUGHTON STANDARD SPECIFICATIONS. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
- CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
- ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a) AND SPS 384.30(2)(c).
- ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
- ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
- ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND SERRATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.40(b).
- THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
- INLET CASTINGS SHALL BE SET TO GRADE PRIOR TO AND SEPARATE FROM THE POURING OF THE CONCRETE CURB AND GUTTER. IS IS REQUIRED THAT THREE FEET OF CONCRETE CURB AND GUTTER ON EACH SIDE OF THE INLET SHALL BE POURED BY HAND, NOT THROUGH THE USE OF A CURB MACHINE. THE INLET CASTING SHALL BE SET TO GRADE ON A BED OF MORTAR WHICH SHALL BE A MINIMUM OF TWO INCHES THICK. THE INLET SHALL BE PLACED ON THE MORTAR BED AND SHALL BE ADJUSTED TO GRADE BY APPLYING DIRECT PRESSURE TO THE CASTING. ONCE THE CASTING ADJUSTMENT IS COMPLETE, THREE FEET OF CURB AND GUTTER ON EACH SIDE OF THE CASTING SHALL BE POURED BY HAND.
- THE CURB INLET SHALL HAVE A CATCH-ALL HRI-OIL AND GREASE FILTER OR APPROVED EQUIVALENT INSTALLED WITHIN THEM.
- NO BLASTING SHALL OCCUR WITHIN 30 FEET OF ANY EXISTING UTILITIES
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE CITY EROSION CONTROL AND STORMWATER ORDINANCE AT ALL TIMES.



WEEBLEWORLD EXPANSION

CITY OF STOUGHTON, DANE COUNTY, WI

Sheet Title:
UTILITY PLAN

Revisions:		
No.	Date:	Description:

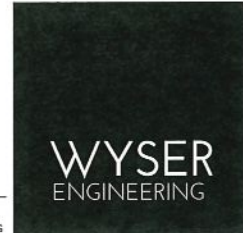
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Wysen Number: 19-0662

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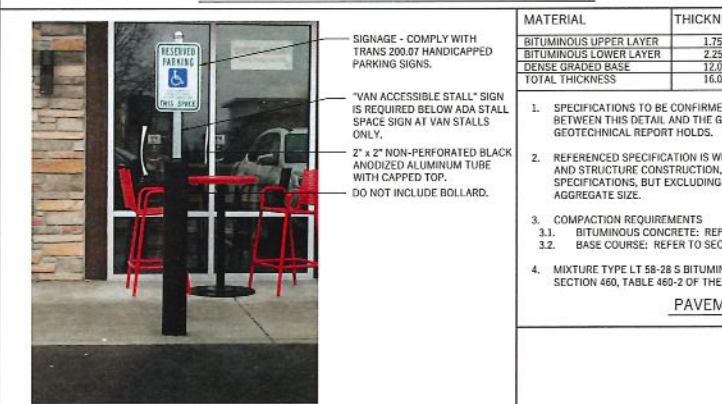
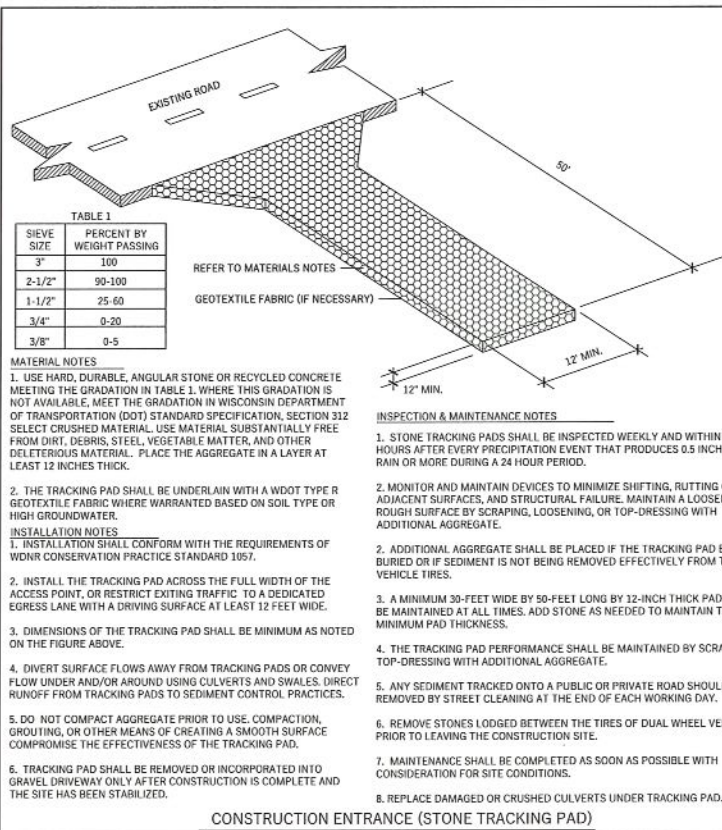
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MATERIAL	THICKNESS	SPECIFICATION
BITUMINOUS UPPER LAYER	1.75"	SECTION 460, TABLE 460-1, 9.5 MM
BITUMINOUS LOWER LAYER	2.25"	SECTION 460, TABLE 460-1, 17.5 MM
DENSE GRADED BASE	12.0"	SECTION 301 AND 305, 31.5 MM
TOTAL THICKNESS	16.0"	

- SPECIFICATIONS TO BE CONFIRMED BY GEOTECHNICAL REPORT. IF ANY DISCREPANCY BETWEEN THIS DETAIL AND THE GEOTECHNICAL REPORT IS FOUND, THE GEOTECHNICAL REPORT HOLDS.
- REFERENCED SPECIFICATION IS WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, INCLUDING SUPPLEMENT SPECIFICATIONS, BUT EXCLUDING SECTION 460.3.2 RELATING LAYER THICKNESS TO AGGREGATE SIZE.
- COMPACTION REQUIREMENTS
 1. BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
 2. BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION
- MIXTURE TYPE LT 58-28.5 BITUMINOUS PAVEMENT IS RECOMMENDED, REFER TO SECTION 460, TABLE 460-2 OF THE STANDARD SPECIFICATIONS.



MATERIAL NOTES

1. GEOTEXTILE FABRIC SHALL BE WOVEN AND SHALL CONFORM TO THE MATERIAL REQUIREMENTS LISTED IN SECTION 628 OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2003 EDITION.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDMR CONSERVATION PRACTICE STANDARD 1055.
2. CONSTRUCT THE SILT FENCE IN AN ARC WITH THE ENDS POINTING UPSLOPE TO AVOID EROSION AROUND THE ENDS OF THE FENCE.
3. FAILURE TO PROPERLY ANCHOR SILT FENCE COULD RESULT IN WATER AND SEDIMENT RELEASE BENEATH THE SILT FENCE. PROPERLY SECURE THE SILT FENCE INTO THE ANCHOR TRENCH.
4. CONSTRUCT THE FENCE FROM A CONTINUOUS ROLL OF GEOTEXTILE TO AVOID JOINTS. WHERE JOINTS ARE NECESSARY, OVERLAP TO THE NEXT POST OR WRAP ADJOINING FABRICS TOGETHER AROUND THE JOINT POST AND TIGHTLY FASTEN.
5. SILT FENCE SHALL NOT BE USED IN AREAS OF CONCENTRATED FLOW.



INSPECTION & MAINTENANCE NOTES

1. AT A MINIMUM, PERFORM INSPECTIONS WEEKLY AND WITHIN 24 HOURS OF PRECIPITATION EVENTS PRODUCING 0.5 INCHES OR MORE OF RAINFALL.
2. INSPECT FENCES FOR DAMAGE TO STAKES AND FABRIC, UNDERCUTTING, EXCESSIVE SEDIMENT ACCUMULATION (GREATER THAN 1/3 OF THE FENCE HEIGHT), AND INDICATIONS OF SCOUR AROUND THE EDGES.
3. REPAIR OR REPLACE SILT FENCE WITHIN 24 HOURS OF IDENTIFYING AND DEFICIENCIES.

TABLE 1

SCREEN SIZE	PERCENT BY WEIGHT PASSING
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

REFER TO MATERIALS NOTES

GEOTEXTILE FABRIC (IF NECESSARY)

MATERIAL NOTES

1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION IN TABLE 1 WHERE THIS GRADATION IS NOT AVAILABLE. MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATION, SECTION 312 SELECT CRUSHED MATERIAL. USE MATERIAL SUBSTANTIALLY FREE FROM DIRT, DEBRIS, STEEL, VEGETABLE MATTER, AND OTHER DELETERIOUS MATERIAL. PLACE THE AGGREGATE IN A LAYER AT LEAST 12 INCHES THICK.
2. THE TRACKING PAD SHALL BE UNDERLAIN WITH A WDOT TYPE R GEOTEXTILE FABRIC WHERE WARRANTED BASED ON SOIL TYPE OR HIGH GROUNDWATER.
3. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDMR CONSERVATION PRACTICE STANDARD 1057.
2. INSTALL THE TRACKING PAD ACROSS THE FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXITING TRAFFIC TO A DEDICATED EGRESS LANE WITH A DRIVING SURFACE AT LEAST 12 FEET WIDE.
3. DIMENSIONS OF THE TRACKING PAD SHALL BE MINIMUM AS NOTED ON THE FIGURE ABOVE.
4. DIVERT SURFACE FLOWS AWAY FROM TRACKING PADS OR CONVEY FLOW UNDER AND/OR AROUND USING CULVERTS AND SWALES. DIRECT RUNOFF FROM TRACKING PADS TO SEDIMENT CONTROL PRACTICES.
5. DO NOT COMPACT AGGREGATE PRIOR TO USE, COMPACTION, GROUTING, OR OTHER MEANS OF CREATING A SMOOTH SURFACE COMPROMISE THE EFFECTIVENESS OF THE TRACKING PAD.
6. TRACKING PAD SHALL BE REMOVED OR INCORPORATED INTO GRAVEL DRIVEWAY ONLY AFTER CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.

INSPECTION & MAINTENANCE NOTES

1. STONE TRACKING PADS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.
2. MONITOR AND MAINTAIN DEVICES TO MINIMIZE SHIFTING, RUTTING OF ADJACENT SURFACES, AND STRUCTURAL FAILURE. MAINTAIN A LOOSENED, ROUGH SURFACE BY SCRAPING, LOOSENING, OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
3. A MINIMUM 39-FOOT WIDE BY 50-FOOT LONG BY 12-INCH THICK PAD SHALL BE MAINTAINED AT ALL TIMES. ADD STONE AS NEEDED TO MAINTAIN THE MINIMUM PAD THICKNESS.
4. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.
6. REMOVE STONES LODGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES PRIOR TO LEAVING THE CONSTRUCTION SITE.
7. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.
8. REPLACE DAMAGED OR CRUSHED CULVERTS UNDER TRACKING PAD.

CONSTRUCTION ENTRANCE (STONE TRACKING PAD)

Material	Thickness	Specification
BITUMINOUS UPPER LAYER	1.75"	SECTION 460, TABLE 460-1, 9.5 MM
BITUMINOUS LOWER LAYER	2.25"	SECTION 460, TABLE 460-1, 17.5 MM
DENSE GRADED BASE	12.0"	SECTION 301 AND 305, 31.5 MM
TOTAL THICKNESS	16.0"	

PAVEMENT SECTIONS

- SPECIFICATIONS TO BE CONFIRMED BY GEOTECHNICAL REPORT. IF ANY DISCREPANCY BETWEEN THIS DETAIL AND THE GEOTECHNICAL REPORT IS FOUND, THE GEOTECHNICAL REPORT HOLDS.
- REFERENCED SPECIFICATION IS WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, INCLUDING SUPPLEMENT SPECIFICATIONS, BUT EXCLUDING SECTION 460.3.2 RELATING LAYER THICKNESS TO AGGREGATE SIZE.
- COMPACTION REQUIREMENTS
 1. BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
 2. BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION
- MIXTURE TYPE LT 58-28.5 BITUMINOUS PAVEMENT IS RECOMMENDED, REFER TO SECTION 460, TABLE 460-2 OF THE STANDARD SPECIFICATIONS.

FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS

(HB) HYBRID FILTER BAG SPECIFICATIONS:

Material	Length	Width	Weight	Capacity
Nonwoven Polypropylene	10'	6'	10 lbs	100 gal
Nonwoven Polypropylene	10'	8'	15 lbs	150 gal
Nonwoven Polypropylene	10'	10'	20 lbs	200 gal
Nonwoven Polypropylene	10'	12'	30 lbs	300 gal
Nonwoven Polypropylene	10'	14'	40 lbs	400 gal
Nonwoven Polypropylene	10'	16'	50 lbs	500 gal
Nonwoven Polypropylene	10'	18'	60 lbs	600 gal
Nonwoven Polypropylene	10'	20'	70 lbs	700 gal

CATCH-IT INLET FILTER (Temporary Inlet Protection)

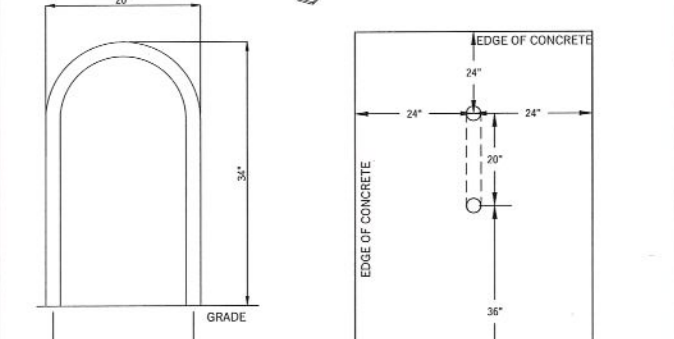
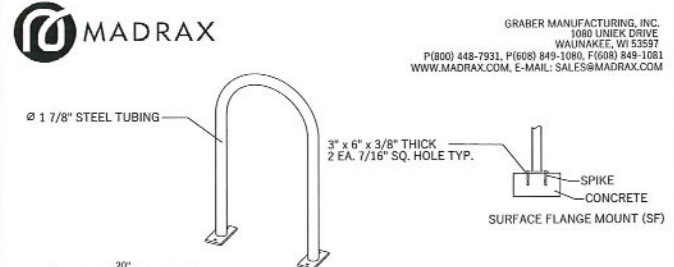
Model	Inlet Type	Grate Size	Opening Size	Bag Cap (ft)	Flow Ratings (CFS)	ADS PIN
3067	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.0	5.8
3248A	Curb Box	55.75 x 23.875	33.5 x 21.0	4.2	1.1	3.3
3030	Square/Rect (SQ)	23 x 18	20.5 x 13.5	1.6	0.7	2.2
3087-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	1.0	5.2
R-2501	Round (RD)	-26	-24	2.3	0.8	5.2
R-1772/2580	Round (RD)	22.25 x 23.5	20.5 x 21	1.5	0.6	4.0

Installation Instructions:

1. Remove grate from the drainage structure
2. Clean stone and dirt from ledge (lip) of drainage structure
3. Drop the inlet filter through the clear opening such that the hangers rest firmly on the lip of the structure
4. Replace the grate and confirm it is not elevated more than 1/8"

Maintenance Guidelines:

1. Empty the sediment bag if more than half filled with sediment and debris
2. Remove the grate, engage the lifting points, and lift filter from the drainage structure
3. Dispose of sediment and debris as directed by the Engineer or Maintenance Contract
4. Alternatively, an industrial vacuum can be used to collect sediment from filter bag



WYSER ENGINEERING

KSW CONSTRUCTION CORPORATION

1640 E MAIN STREET
STOUGHTON, WI 53589

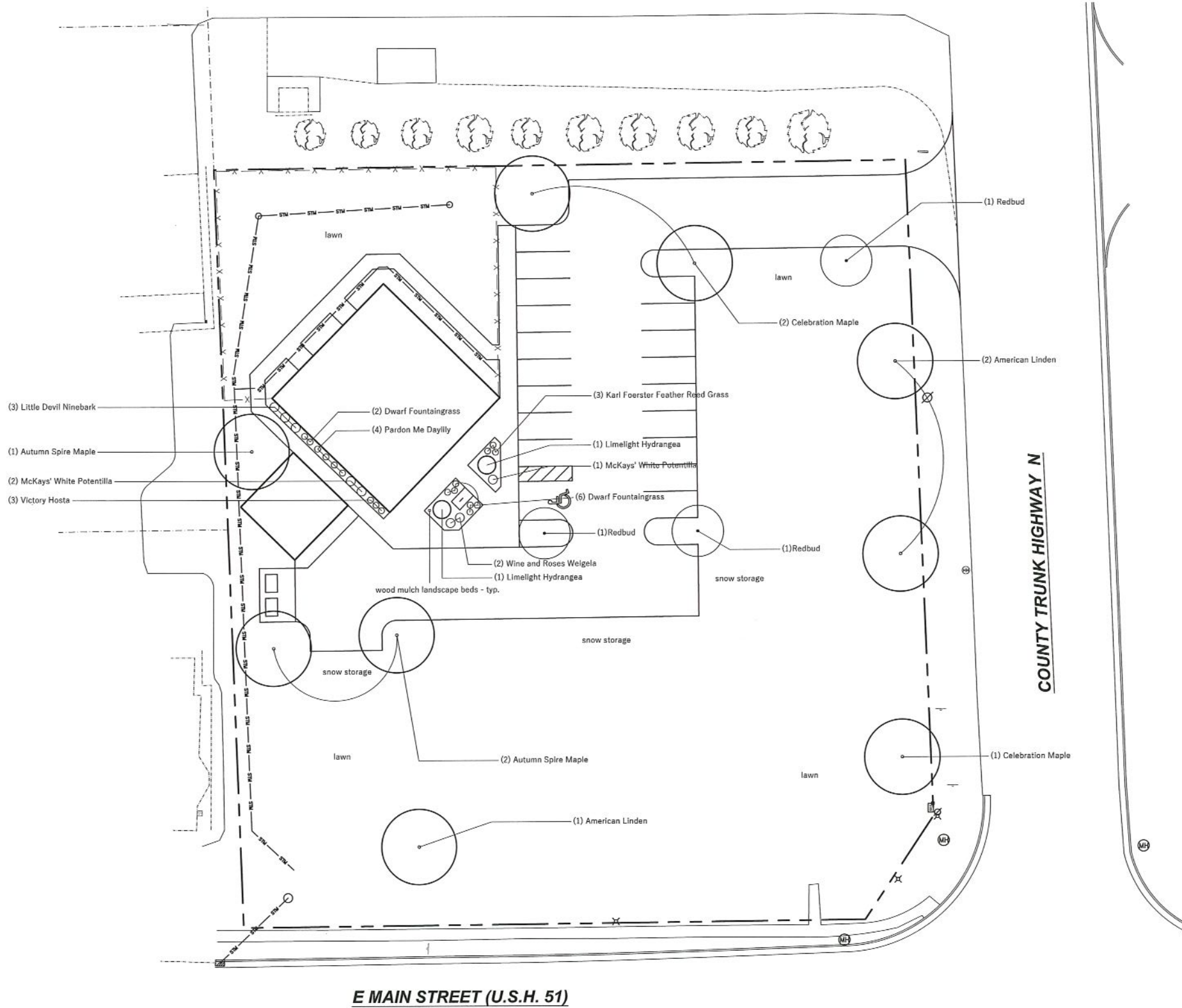
WEEBLEWORLD EXPANSION
CITY OF STOUGHTON, DANE COUNTY, WI

Sheet Title: DETAILS

No.	Date:	Description:

Graphic Scale: 0' 5' 10' 20' 30'

Wyseser Number: 19-0662
 Set Type: CITY REVIEW
 Date Issued: 01/13/2020
 Sheet Number: C400



1 PROPOSED LANDSCAPE PLAN

Landscape Plan Notes:

- Individual tree and shrub groupings found within lawn areas are to receive wood mulch rings consisting of a mixture of recycled, shredded brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
- All "lawn" areas shall be fine graded and installed with seed at a rate of 200lbs. per acre. Basis of Design: Madison Parks Seed Mix.
- Contractor is responsible for repairing any and all damage to the adj. properties. Planted areas shall be replanted, damaged lawn areas shall be repaired with seed and adjacent curbs and pavement shall be re-paved.
- Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for seed to extend 60 days from project completion/acceptance of installation.
- "Stone" to be clean washed 1 1/2" - 2 1/2" durable landscape stone spread to a 3" min. depth over a commercial grade weed barrier fabric.



Stoughton, WI Landscaping and Bufferyard Regulations -- Section 78-604.

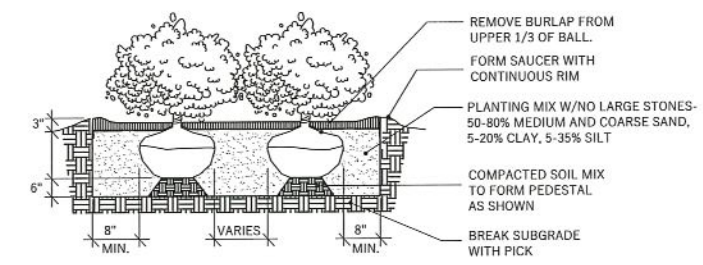
Landscaping Requirements for Regular Development: Rural Holding is existing Zoning	
Building Foundations	20 pts. per 100 LF foundation
Foundation Length	310
Points Required	62 (78 points proposed)
Street Frontages	
Frontage Length	20 pts. per 100 LF frontage
Points Required	470
	94 (100 points proposed)
Paved Areas	
Paved Area	40 pts. per 10,000 SF paved area
Points Required	15,000 SF
	60 (100 points proposed)
Developed Lots	
Building Footprint	10 pts. per 1,000 SF of bldg. footprint
Points Required	3,500 SF
	35 (40 points proposed)

Point Schedule for Landscape Elements:

Plant Category	Min. size	Points	Proposed	
			Qty.	Pts.
Tall Deciduous Tree	1 1/2" cal.	30	9	270
Low Deciduous Tree	4' tall	10	3	30
Tall Deciduous Shrub	36" tall	5	2	10
Low Deciduous Shrub	18" tall	1	8	8
Total				318
Total Points Required:		251		
Total Points Proposed:		318		

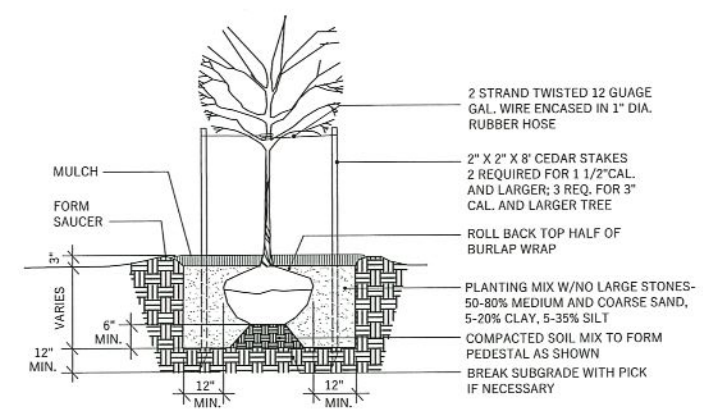
Plant Schedule:

Common Name	Scientific Name	Size	Qty.
Tall Deciduous Trees (30 pts.)			
American Linden	Tilia americana	2" cal.	3
Celebration Maple	Acer x freemanii 'Celebration'	2" cal.	3
Autumn Spire Maple	Acer rubrum 'Autumn Spire'	2" cal.	3
Low Deciduous Trees (10 pts.)			
Redbud	Cercis canadensis 'Morton'	1 1/2" cal.	2
Tall Deciduous Shrubs (5 pts.)			
Limelight Hydrangea	Hydrangea paniculata	18" ht.	2
Low Deciduous Shrubs (1 pt.)			
McKay's White potentilla	Potentilla fruticosa 'McKay's White'	18" ht.	3
Little Devil Ninebark	Physocarpus opulifolius 'Donna May'	18" ht.	3
Wine and Roses Weigela	Weigela florida 'Alexandra'	18" ht.	2
Perennials			
Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal.	9
Victory Hosta	Hosta 'Victory'	1 gal.	3
Pardon Me Daylily	Hemercallis 'Pardon Me'	1 gal.	4
Dwarf Fountaingrass	Pennisetum alopecuroides 'Hamein'	1 gal.	2



2 SHRUB PLANTING

NTS



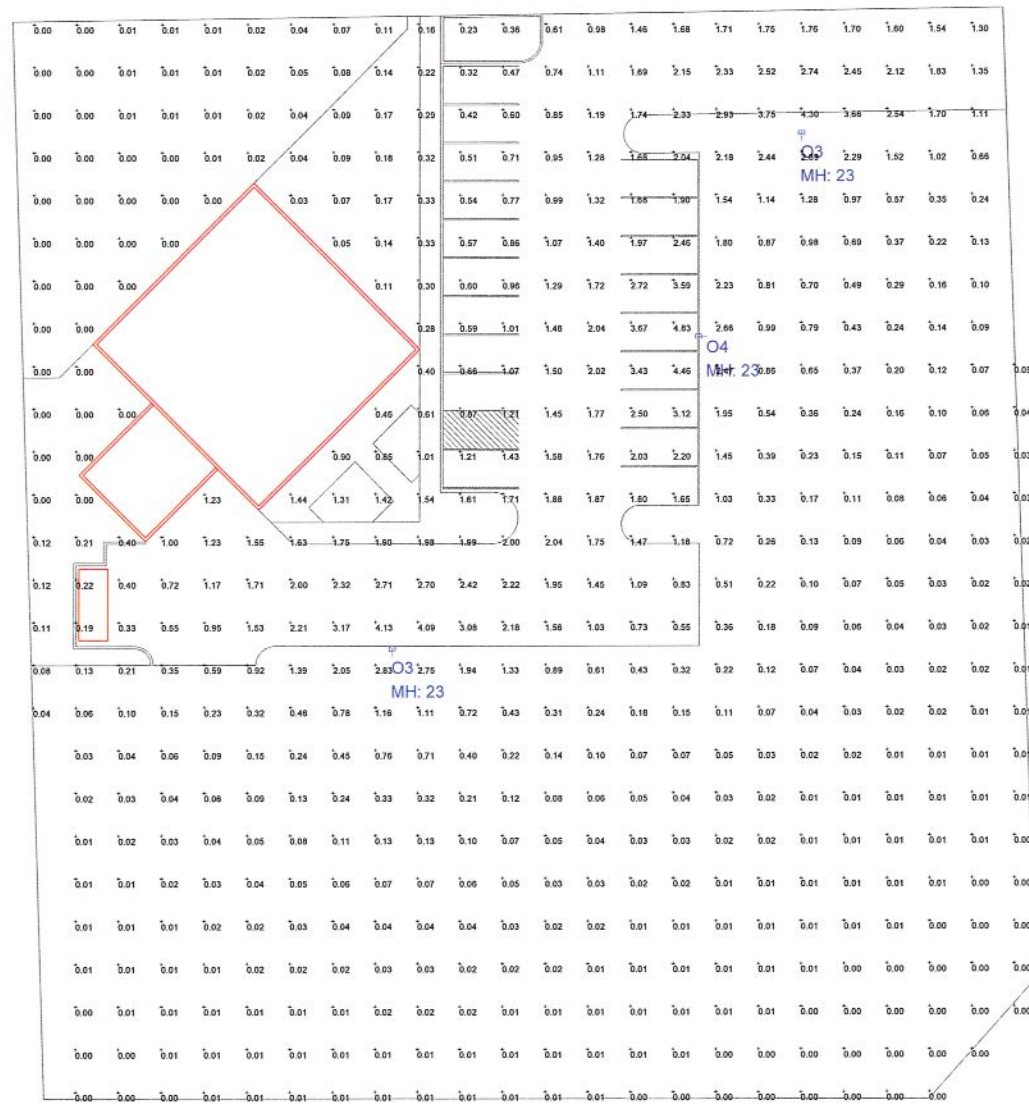
3 TREE PLANTING

NTS

Revisions:

No.	Date:	Description:

Graphic Scale	
Wyser Number	19-0662
Set Type	CITY REVIEW
Date Issued	01/13/2020
Sheet Number	L100



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.58	4.83	0.00	N.A.	N.A.
PARKING AREA	Illuminance	Fc	1.70	4.8	0.3	5.87	16.00

Luminaire Schedule								
Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
2	O3	SINGLE	0.900	LITHOINA	RSX1 LED P3 xxK R3 (20FT POLE 3FT BASE)	109.44	218.88	14022
1	O4	SINGLE	0.900	LITHONIA	RSX1 LED P3 xxK R4 (20FT POLE 3FT BASE)	109.44	109.44	14206



#	DATE	COMMENTS	
			REVISIONS

DRAWN BY : AD
 DATE : JAN 10, 2020
 SCALE : 1" = 20'-0"

WEEBLEWORLD
 CORNER OF MAIN ST & HWY N
 STOUGHTON, WISCONSIN

**WEEBLEWORLD
EXPANSION**

CORNER OF E MAIN ST & HWY N,
STOUGHTON, WI

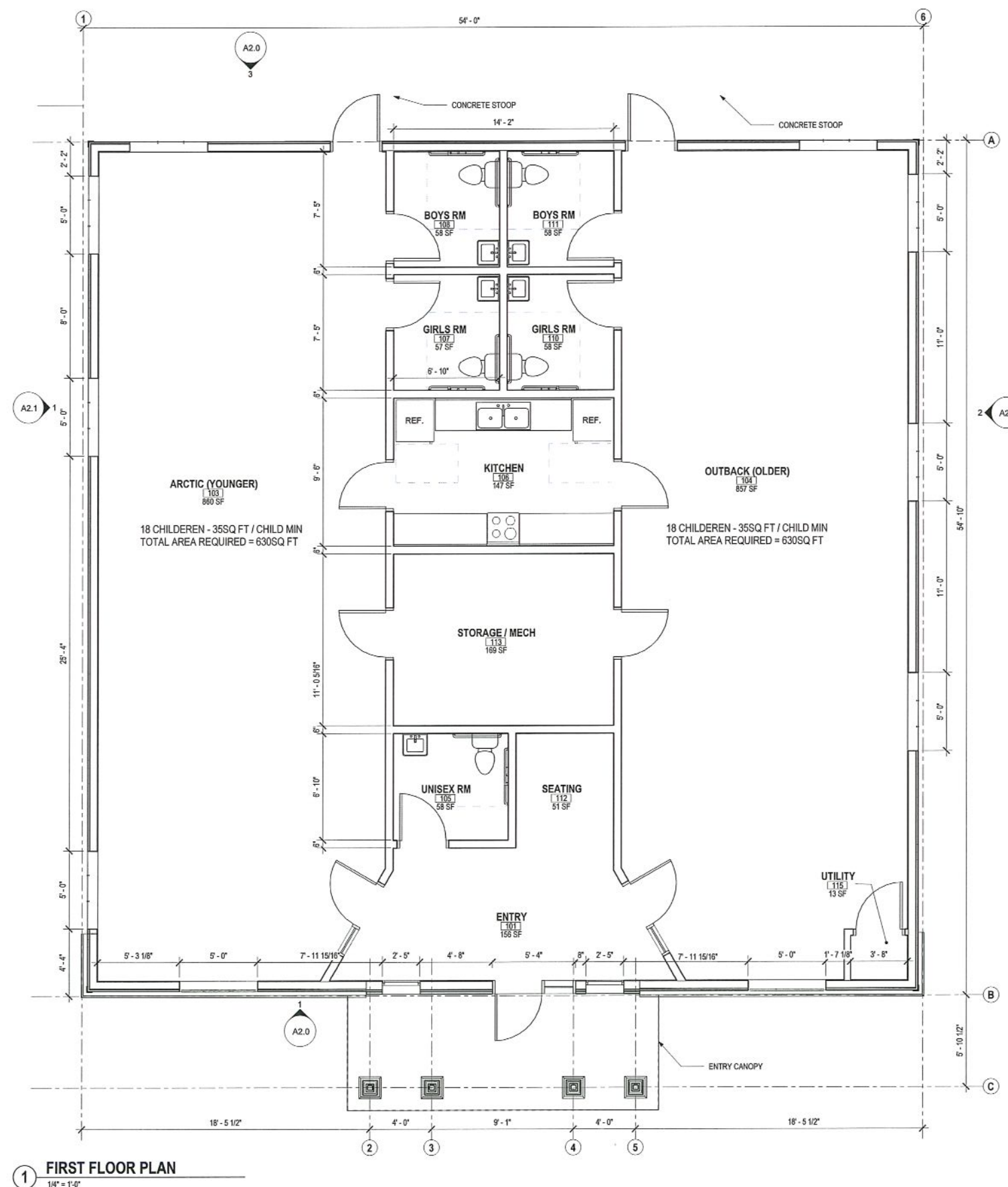
**CONDITIONAL USE
& SITE PLAN
REVIEW**

DATE OF ISSUE: 01/13/20

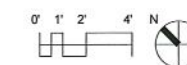
REVISIONS:

PROJECT # 19083

FIRST FLOOR PLAN



1 FIRST FLOOR PLAN
1/4" = 1'-0"



A1.1

**WEEBLEWORLD
EXPANSION**

CORNER OF E MAIN ST & HWY N,
STOUGHTON, WI

**CONDITIONAL USE
& SITE PLAN
REVIEW**

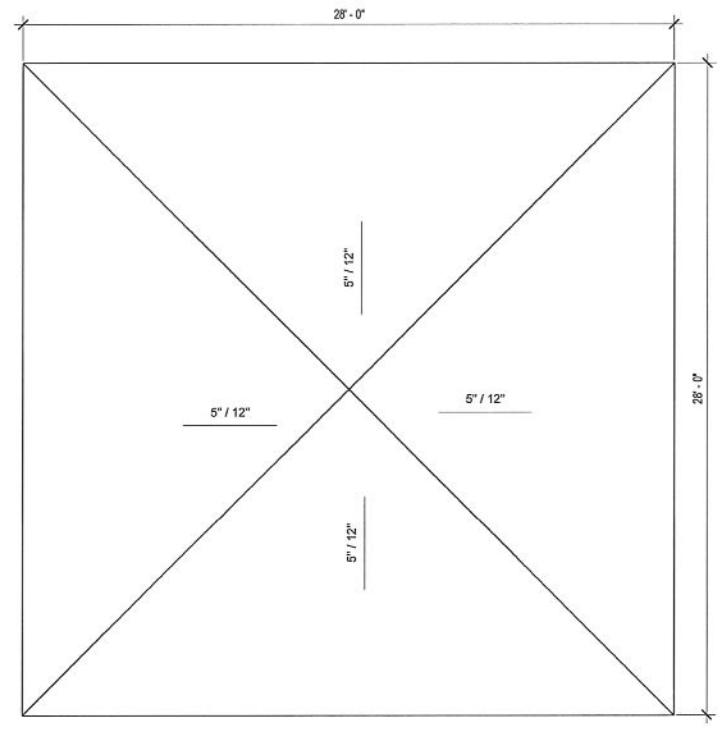
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REVISIONS:

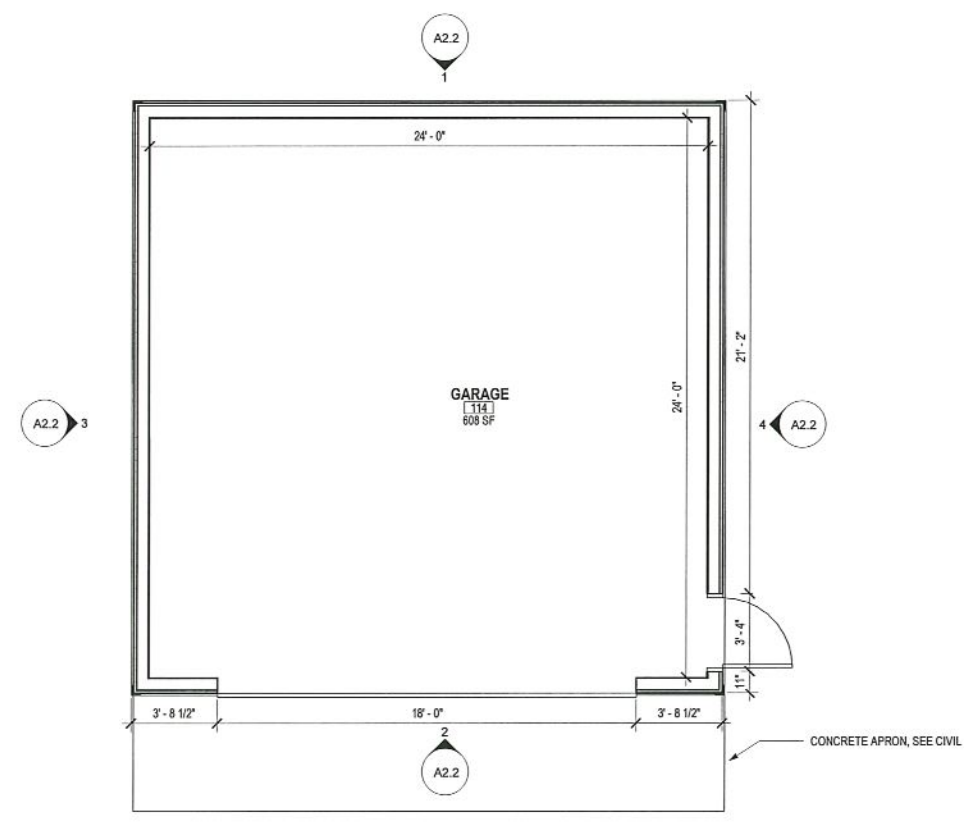
PROJECT # 19083

GARAGE PLANS

A1.2



2 ROOF PLAN
1/4" = 1'-0"



1 GARAGE FLOOR PLAN
1/4" = 1'-0"

**WEEBLEWORLD
EXPANSION**

CORNER OF E MAIN ST & HWY N,
STOUGHTON, WI

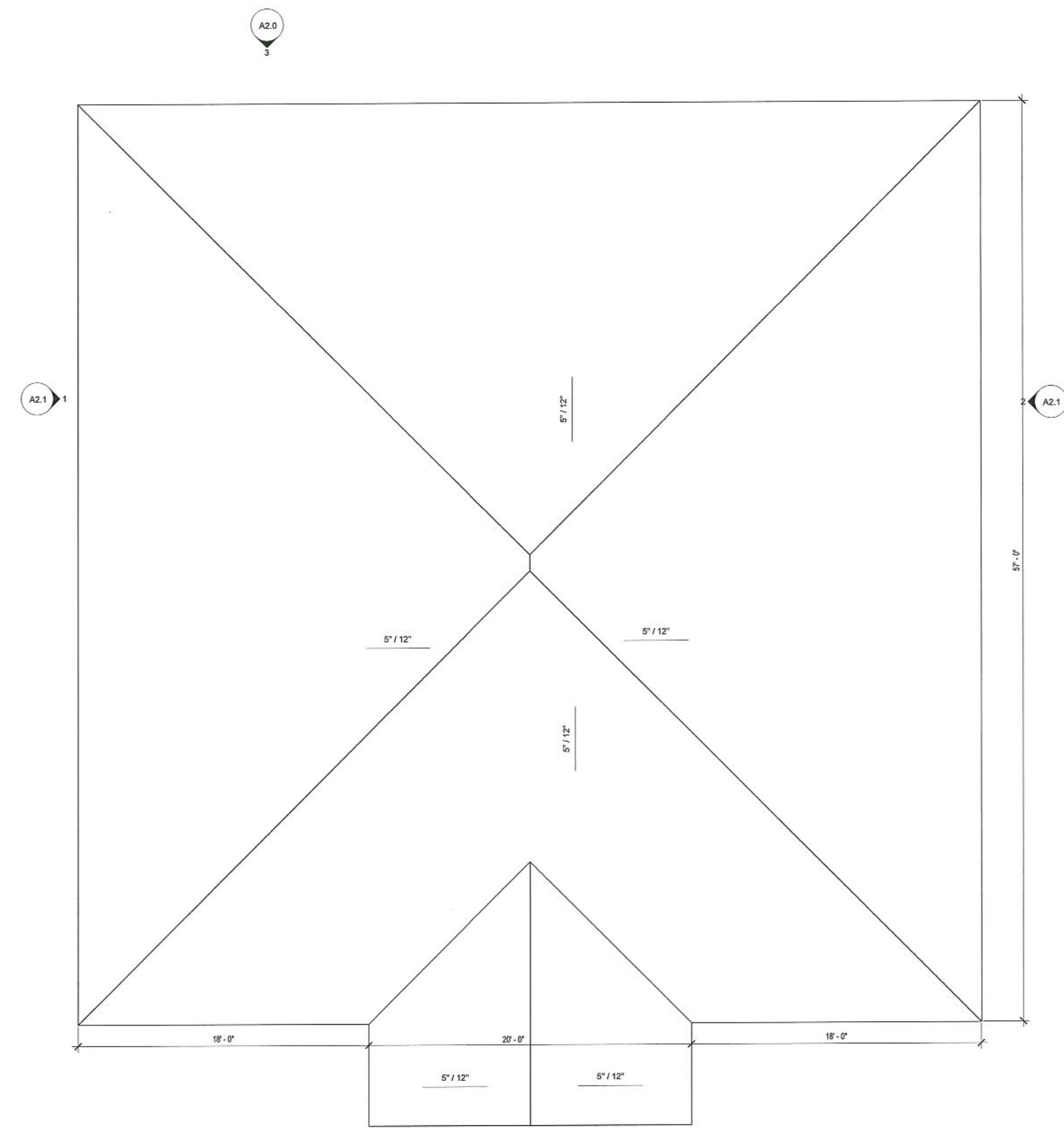
**CONDITIONAL USE
& SITE PLAN
REVIEW**

DATE OF ISSUE: 01/13/20

REVISIONS:

PROJECT # 19083

ROOF PLAN



1 ROOF PLAN
1/4" = 1'-0"



**WEEBLEWORLD
EXPANSION**

CORNER OF E MAIN ST & HWY N,
STOUGHTON, WI

**CONDITIONAL USE
& SITE PLAN
REVIEW**

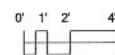
DATE OF ISSUE: 01/09/2020

REVISIONS:

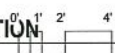
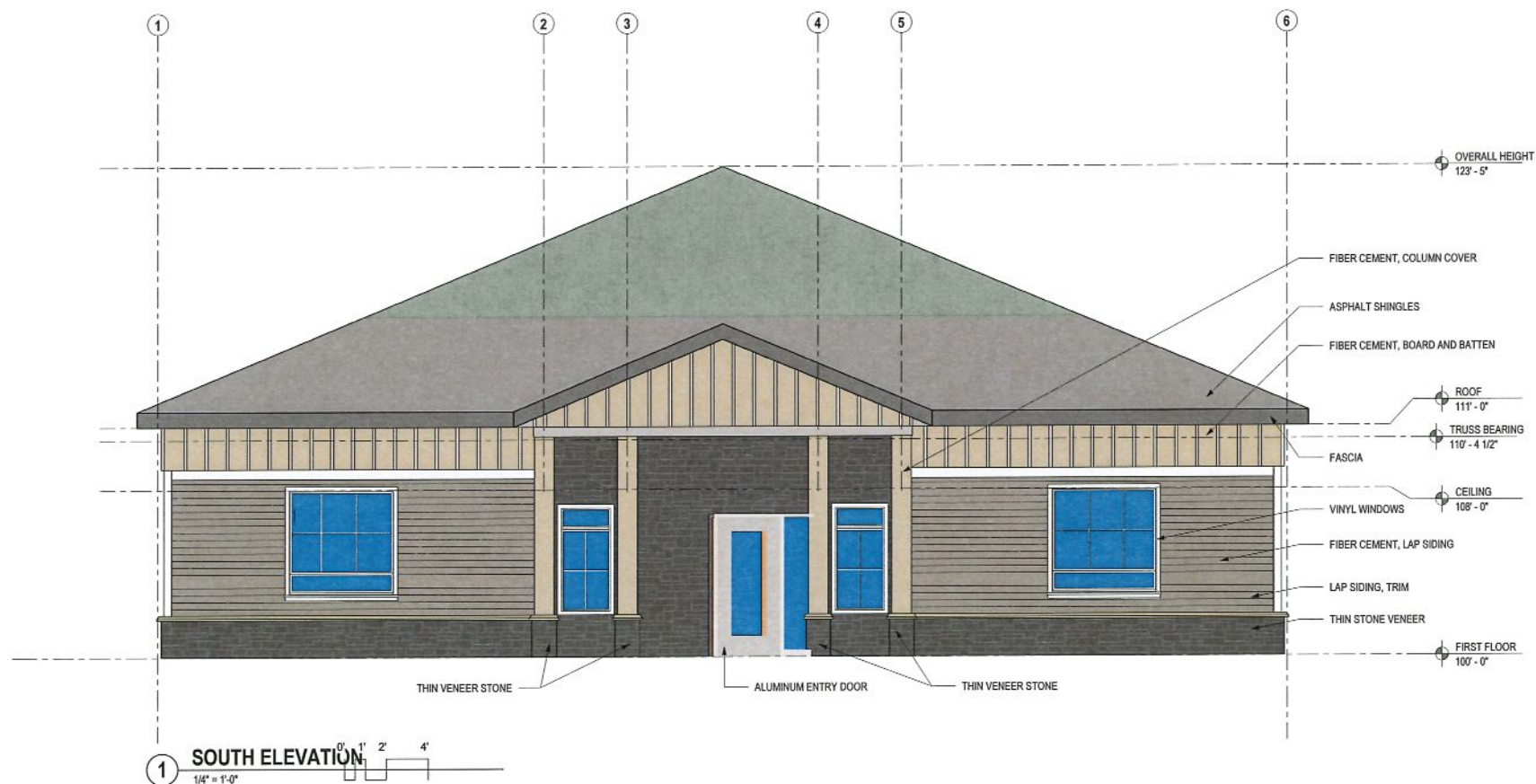
PROJECT # 19083

**EXTERIOR
ELEVATIONS**

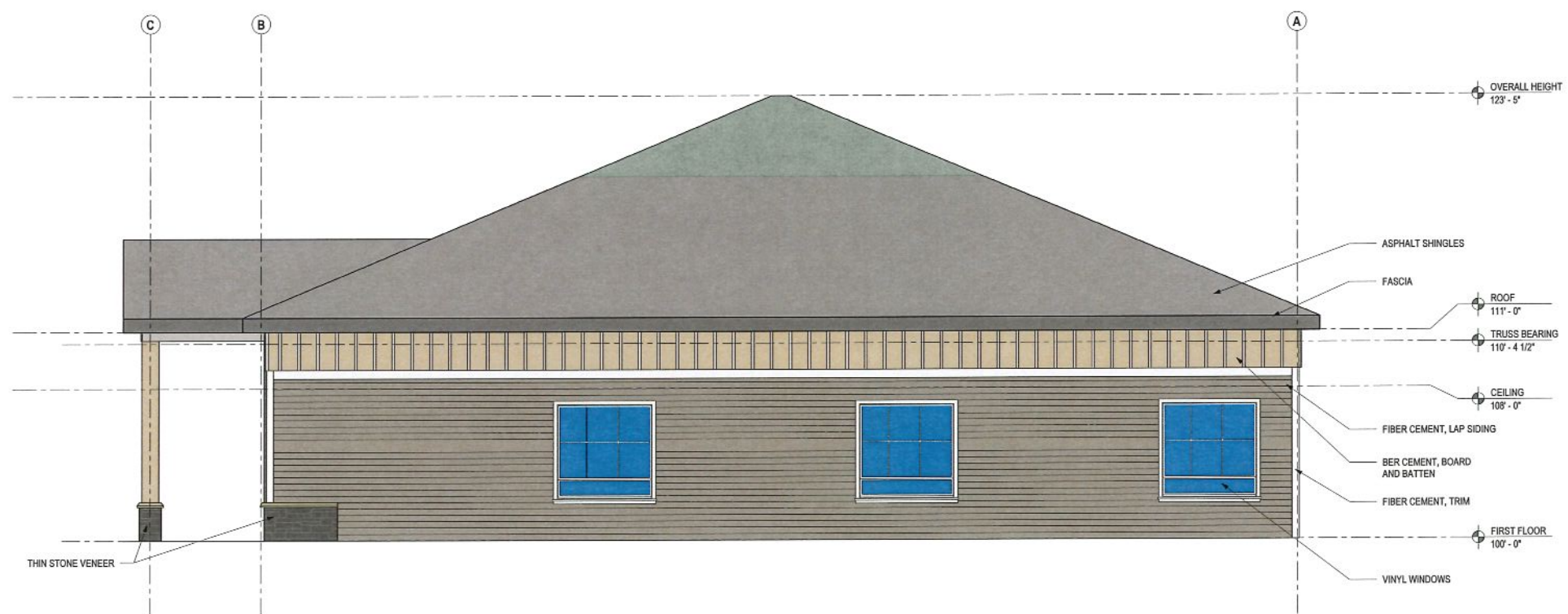
A2.0



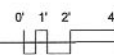
3 NORTH ELEVATION
1/4" = 1'-0"



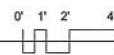
1 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"



**WEEBLEWORLD
EXPANSION**

CORNER OF E MAIN ST & HWY N,
STOUGHTON, WI

**CONDITIONAL USE
& SITE PLAN
REVIEW**

DATE OF ISSUE: 01/13/20

REVISIONS:

PROJECT # 19083

**EXTERIOR
ELEVATIONS**

A2.1

**WEEBLEWORLD
EXPANSION**

CORNER OF E MAIN ST & HWY N,
STOUGHTON, WI

**CONDITIONAL USE
& SITE PLAN
REVIEW**

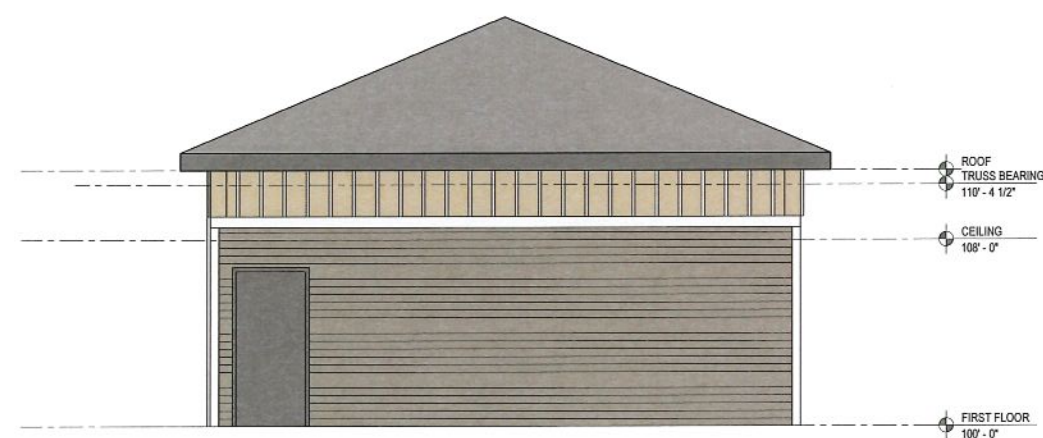
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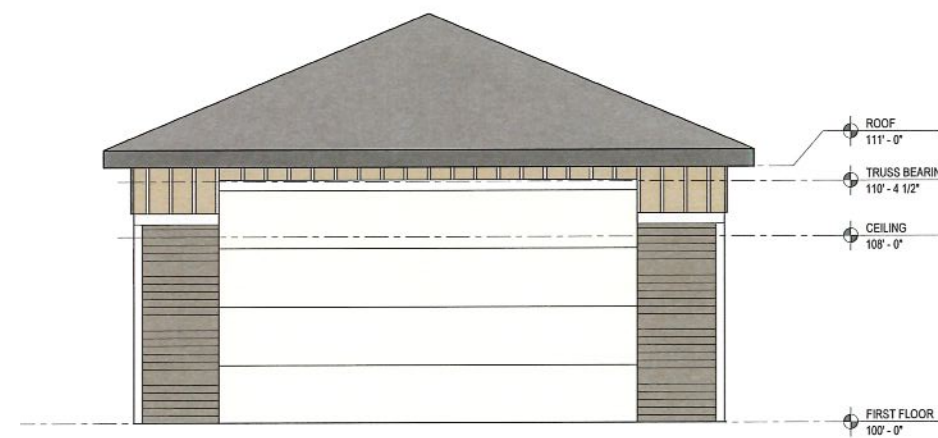
PROJECT # 19083

**EXTERIOR
ELEVATIONS -
GARAGE**

A2.2



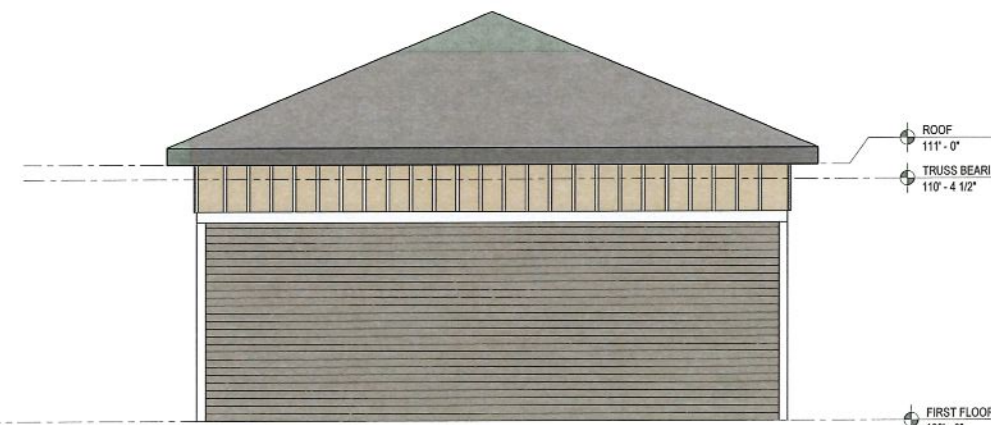
④ **EAST ELEVATION - GARAGE**
1/4" = 1'-0"



② **SOUTH ELEVATION - GARAGE**
1/4" = 1'-0"



③ **WEST ELEVATION - GARAGE**
1/4" = 1'-0"



① **NORTH ELEVATION - GARAGE**
1/4" = 1'-0"