

PUBLIC HEARING NOTICE

The City of Stoughton Planning Commission will hold a Public Hearing on Monday, July 9, 2018 at 6:00 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 Ron Grosso, for multiple principle buildings on a lot and for a personal storage facility at 300 Business Park Circle, Stoughton, Wisconsin. The property at 300 Business Park Circle is currently listed in Dane County records as being owned by the GIP Stoughton LLC, and is more fully described as follows:

Parcel Number: 281/0511-051-0144-3,

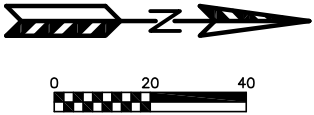
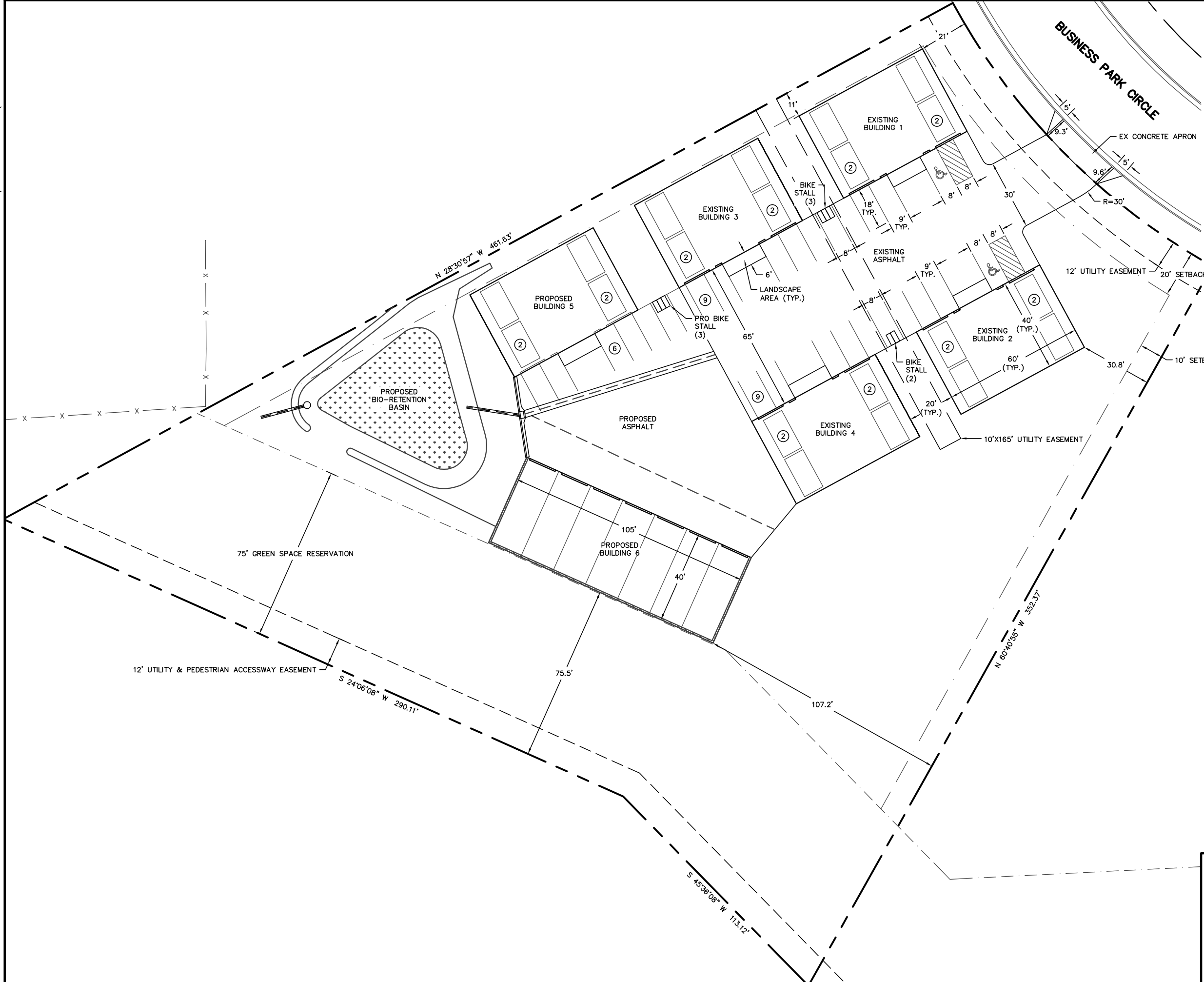
STOUGHTON BUSINESS PARK NORTH LOT 14 SUBJ TO ACCESS ESMT SUBJ TO
CONSERVATION ESMT IN DOC #3897154

(This property description is for tax purposes and may be abbreviated)

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

Michael P Stacey
Zoning Administrator

Published June 14, 2018 Hub
Published June 21, 2018 Hub



SITE INFORMATION

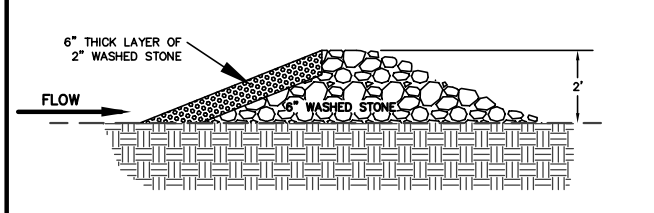
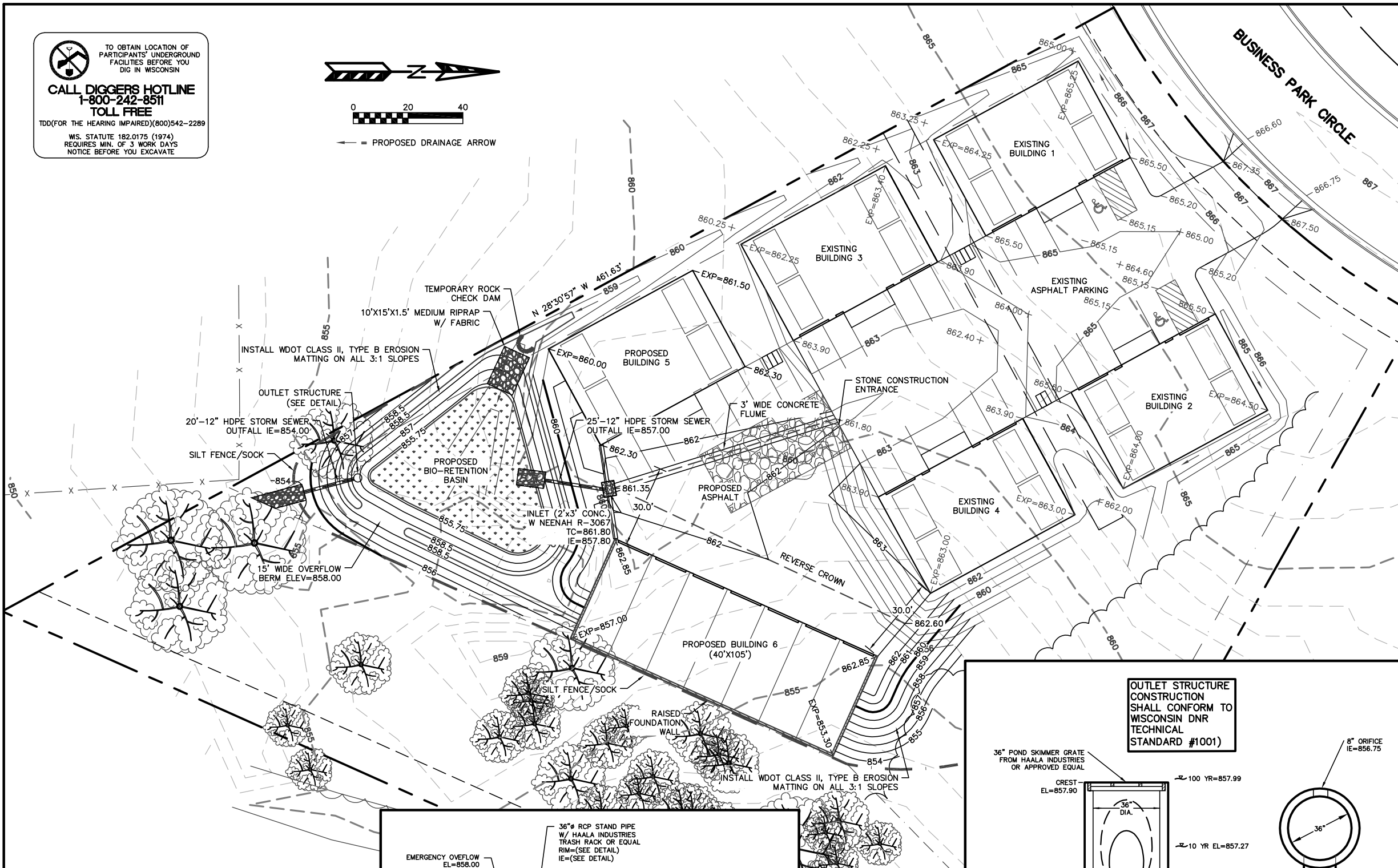
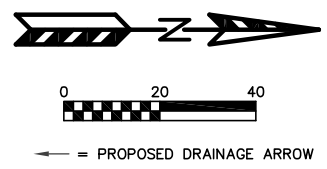
LOT AREA = 97,859 SQUARE FEET
FLOOR AREA = 16,200 SQUARE FEET
FLOOR AREA RATIO = 16.6%
IMPERVIOUS SURFACE AREA = 34,250 SQUARE FEET
IMPERVIOUS SURFACE AREA RATIO = 35.0%

PARKING LOT PLAN SITE INFORMATION BLOCK	
Site Address <u>300 BUSINESS PARK CIRCLE</u>	
Site acreage (total) <u>2.24 ACRES</u>	
Number of Parking stalls:	
DESCRIPTION	SHOWN
Large Car	42
Accessible	2
Total	44
Number of trees shown_(See Landscape Plan)	

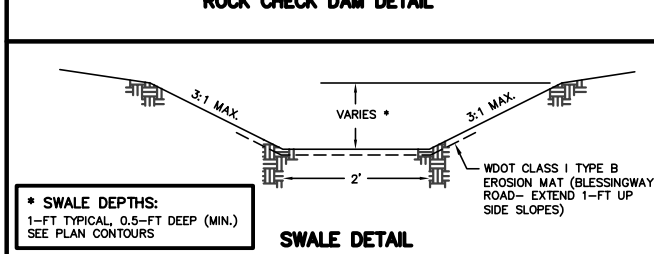
LOT 14 – STOUGHTON BUSINESS PARK NORTH
SITE PLAN WITH UTILITY EASEMENT
PAGE: 1 OF 3
DATED: MAY 31, 2018

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

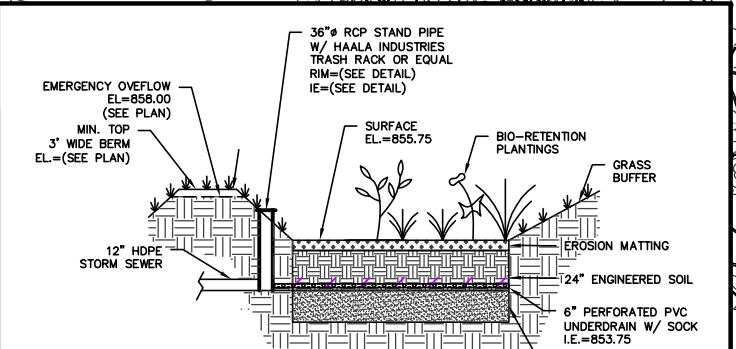
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
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TDD(FOR THE HEARING IMPAIRED)(800)542-2289
WS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



ROCK CHECK DAM DETAIL



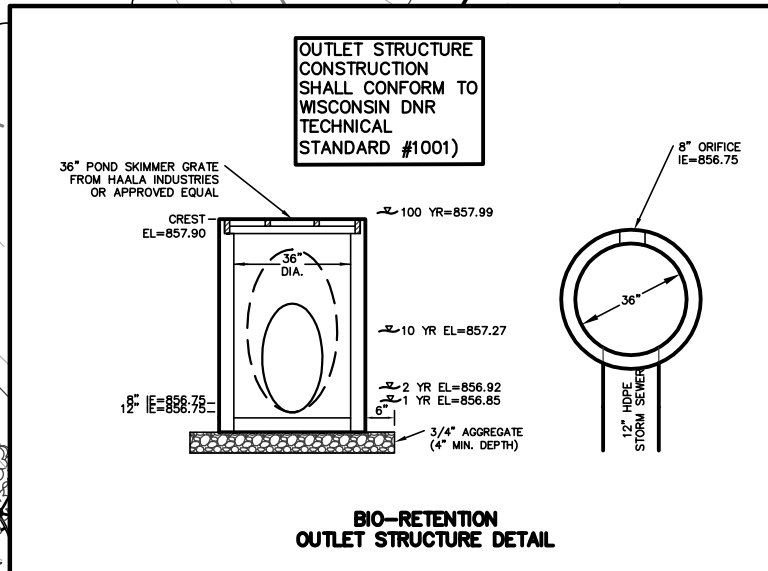
SWALE DETAIL



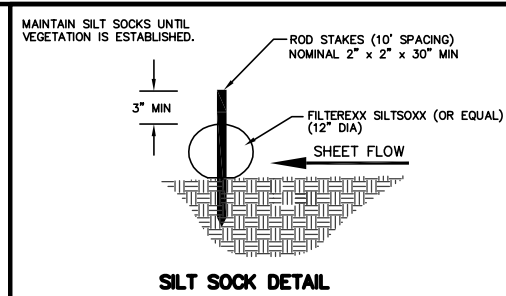
ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
70% SILICA SAND; 30% COMPOST W/ PH 5.5-6.5
COMPOST SHALL MEET WDNR SPECIFICATION S100.
STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
SAND: WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA.
BIORETENTION PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE WET PRAIRIE SHORT STATURE MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.
TO PREVENT COMPACTION OF ENGINEERED SOIL AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE BIO-RETENTION AREA.
CONTRACTOR SHALL PROVIDE COPY OF DELIVERY TICKET OR INVOICE FOR ENGINEERED SOIL & SAND STORAGE LAYER FOR AS-BUILT CERTIFICATION PURPOSES.

BIO-RETENTION DETAIL

- LEGEND:**
- - 862 - - EXISTING MINOR CONTOUR.
 - - 860 - - EXISTING MAJOR CONTOUR.
 - - 862 - - PROPOSED MINOR CONTOUR.
 - - 860 - - PROPOSED MAJOR CONTOUR.
 - 862.60 - PROPOSED SPOT ELEVATION (EDGE OF PAVEMENT)
 - [Pattern] - INSTALL WDOT TYPE D INLET PROTECTION.

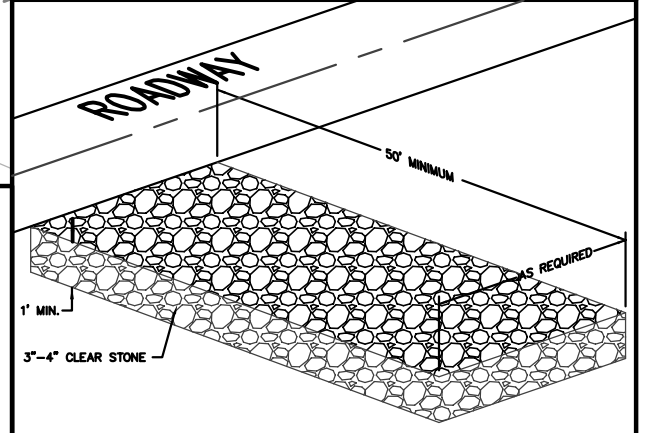


BIO-RETENTION OUTLET STRUCTURE DETAIL

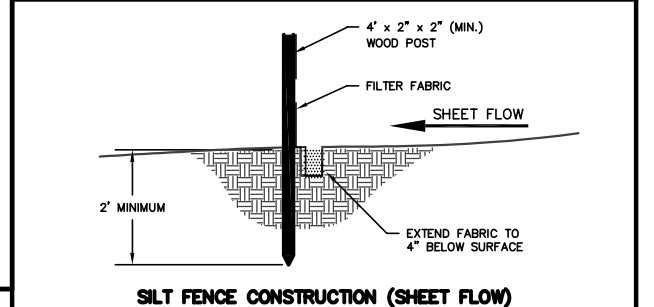


SILT SOCK DETAIL

EROSION NOTES:
THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1. DISTURBED DRIVEWAY AND AREAS FOR BUILDINGS 3 AND 4 SHALL BE STABILIZED BY INSTALLING DRIVEWAY BASE COARSE OR STONE FOR SLAB FOUNDATIONS BY JULY 25, 2017.
EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
TIME SCHEDULE:
JUNE 15, 2016
JUNE 15, 2016 - MAY 5, 2017
SEPTEMBER 1, 2017 - AUGUST 1, 2018
NOVEMBER 30, 2017
JUNE 22, 2018
AUGUST 1, 2018 - JUNE 1, 2019
AUGUST 1, 2018 - SEPTEMBER 15, 2018
MAY 15, 2019 - JUNE 1, 2019
INSTALL INITIAL EROSION CONTROL DEVICES.
CONSTRUCT BUILDINGS 1-2 AND PARKING LOT AREA IN FRONT OF BUILDINGS 1-2.
RESTORE PVIOUSLY DISTURBED AREAS.
CONSTRUCT BUILDINGS 3-4 AND PARKING LOT AREA IN FRONT OF BUILDINGS 3-4. COMPLETE LANDSCAPING AND RESTORE PVIOUSLY DISTURBED AREAS.
PAVE PARKING LOT AREAS IN FRONT OF BUILDINGS 3 AND 4.
APPLY MULCH TO DISTURBED AREAS ADJACENT TO BUILDINGS 3 AND 4.
CONSTRUCT BUILDINGS 5-6 AND PROPOSED ASPHALT AND RESTORE DISTURBED AREAS.
ROUGH GRADE BIO-RETENTION BASIN AND INSTALL OUTLET STRUCTURE AND STORM SEWER.
INSTALL ENGINEERED SOIL, SAND STORAGE, UNDERDRAIN AND PLANTINGS IN BIO-RETENTION BASIN AND RESTORE DISTURBED AREAS.
RESTORATION NOTES:
RESTORATION SHALL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. RESTORE 3:1 SLOPES WITHIN 30 DAYS.
ALL PVIOUSLY DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PVIOUSLY DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.
SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.
FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.
OWNER:
GIP-STOUGHTON, LLC
ATTN: RON GROSSO
400 W OAK STREET
COTTAGE GROVE, WI 53527
ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558



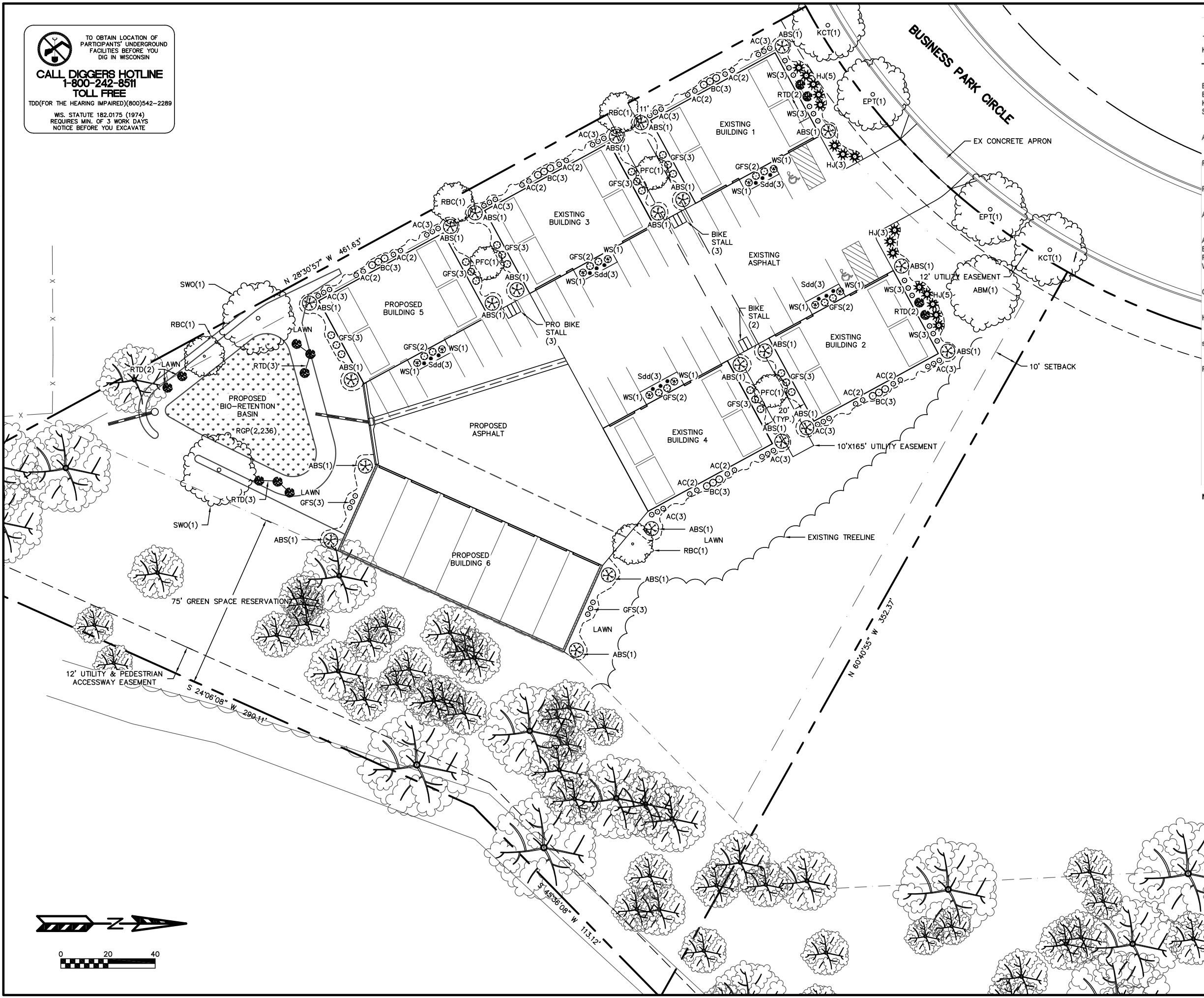
STONE CONSTRUCTION ENTRANCE



SILT FENCE CONSTRUCTION (SHEET FLOW)

LOT 14 - STOUGHTON BUSINESS PARK NORTH
GRADING AND EROSION CONTROL PLAN
PAGE: 2 OF 3
DATED: MAY 31, 2018
QUAM ENGINEERING, LLC
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PLANT LIST				
KEY	QUAN	SIZE	COMMON NAME	ROOT
EC	43+		Climax Trees	
EPT	37+	10+	Existing Trees (various)	EX
KCT	2	2"	Exclamation Plane Tree	BB
SWO	2	2"	Espresso Kentucky Coffee Tree	BB
	2	2"	Swamp White Oak	BB
ABM	1	1 1/2"	Tall Deciduous Trees	
	1		Autumn Blaze Maple	BB
RBC	5	8'	Medium Deciduous Trees	
	5		River Birch Clump	BB
PFC	5	1 1/2"	Low Deciduous Trees	
	5		Prairie Fire Crab	BB
ABS	24	36"	Tall Deciduous Shrubs	
	24		Autumn Brilliance Serviceberry	BB
AC	99		Medium deciduous Shrubs	
BC	50	18"	Alpine Currant	Pot
RTD	15	18"	Black Chokeberry	Pot
WS	13	18"	Red Twig Dogwood	Pot
	22	18"	White Snowberry	Pot
GFS	46	15"	Low Deciduous Shrubs	
	46		Gold Flame Spirea	Pot
HJ	16	18"	Medium Evergreen Shrubs	
	16		Hughes Juniper	Con
sdd	15	1 G	Perennials	
	15		Stella de Oro Day Lily	Con
RGP	2,236	2 1/2"	Bio-retention Plantings	
	2,236		(Planted 12" on center)	plug
			Common Blue Star	
			Bottle Gentine	
			Obedient Plant	
			Columbine	
			Switchgrass	
			Black Eyed Susan	
			Wild Iris	
			Swamp Milkweed	
			White Turtlehead	
			Cardinal Flower	
			Turk's Cap Lily	
			Little Bluestem	
			Canada Wild Rye	

- NOTES:
- 1) All turf areas to be seeded (Madison Parks bluegrass seed mix), fertilized, and mulched with straw.
 - 2) Turf areas in drainage swales and slopes 3:1 and greater shall be mulched with straw mat fabric (installed per manufacturer's specifications).
 - 3) Foundation planting beds to be mulched with #2 washed stone, spread to a depth of 3", over weed barrier fabric.
 - 4) Planting beds to be separated from lawn areas with 5" black vinyl edge.
 - 5) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
 - 6) Exact location of (4) street trees to be approved by City Arborist.
 - 7) Owner will be responsible for landscape maintenance after completion and acceptance of the project.

s.p.s
Paul Skidmore, Landscape Architect LLC
Paul Skidmore, ASLA
Landscape Architect
13Red Maple Trail (608) 826-0032
Madison, WI 53717 (608) 335-1529 (c)
paulskidmore@tds.net

LOT 14 - STOUGHTON BUSINESS PARK NORTH
LANDSCAPE PLAN
PAGE: 3 OF 3
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shop

5' x 4'

Furnace

Furnace

12' or ceiling

5' x 4'

40'

bathroom

ceiling
else base
heat

office

ceiling

12' x 10' OH

12' x 10' OH

5' x 4'

5' x 4'

wall pack

30°

30°

30°

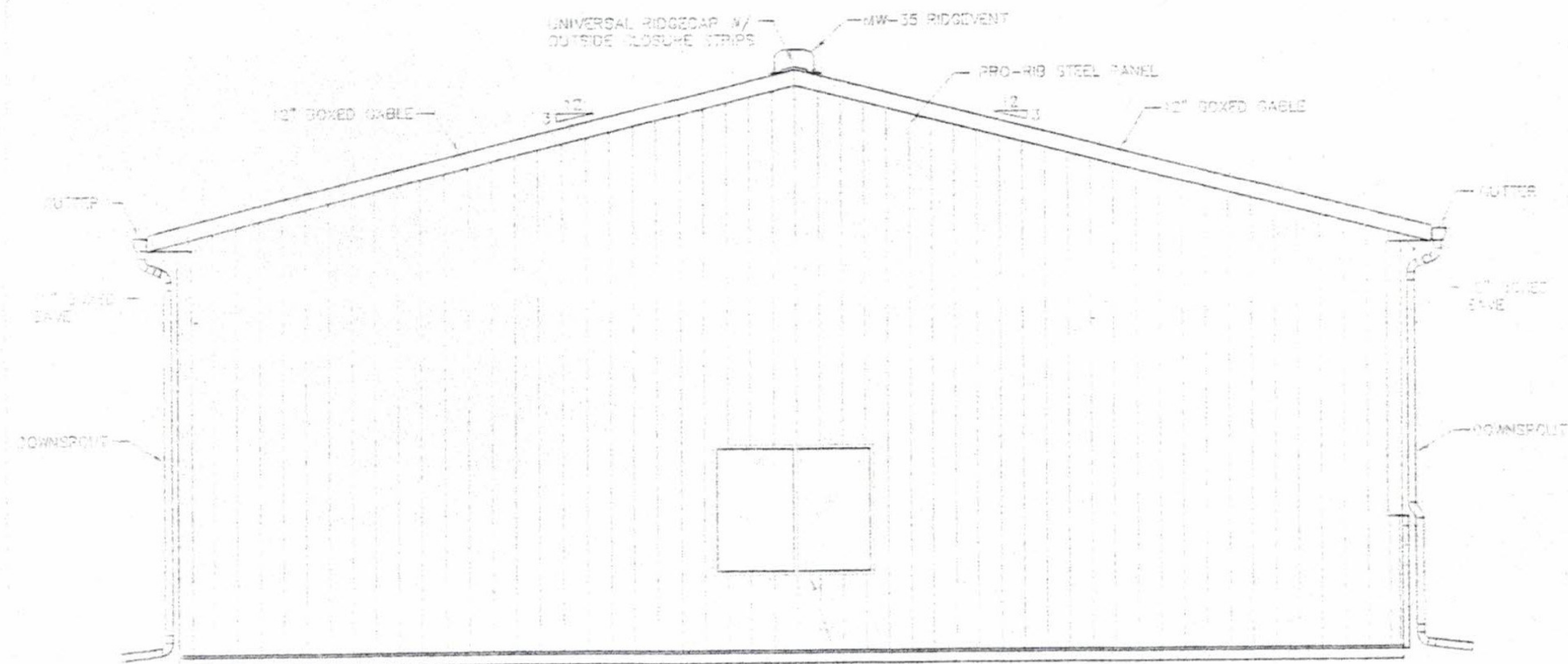
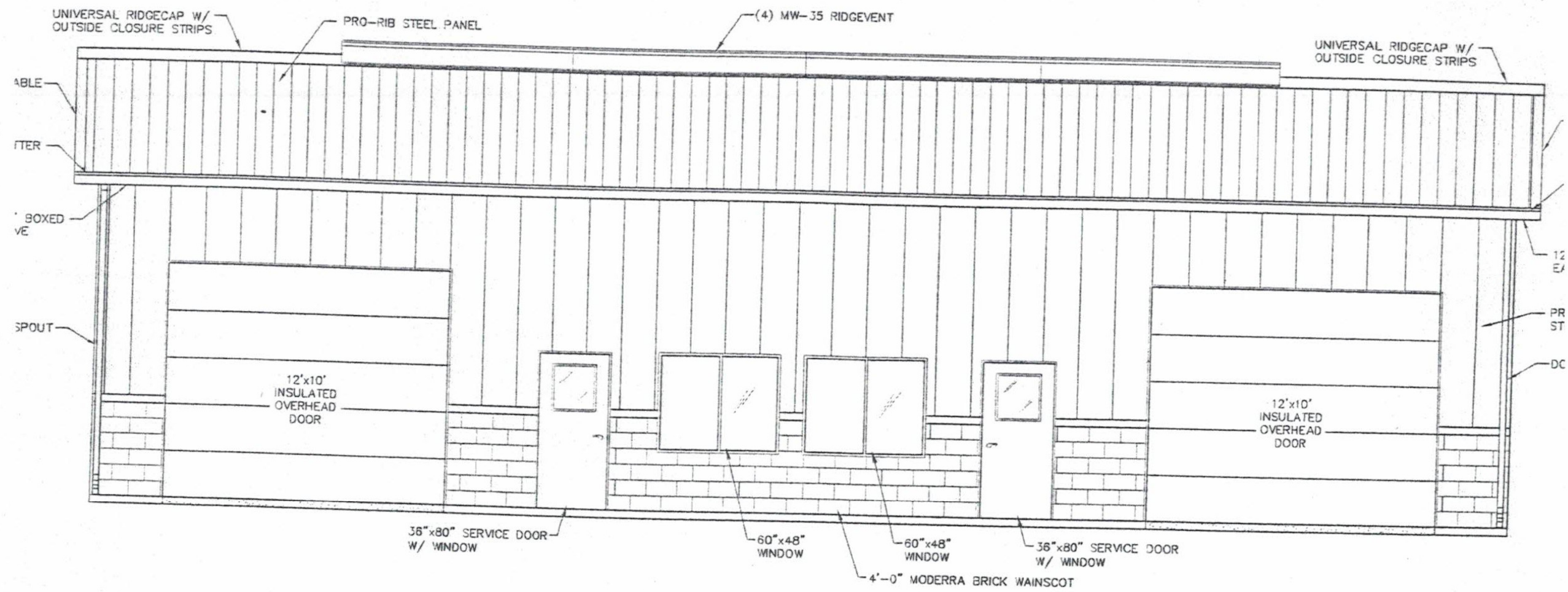
30°

30°

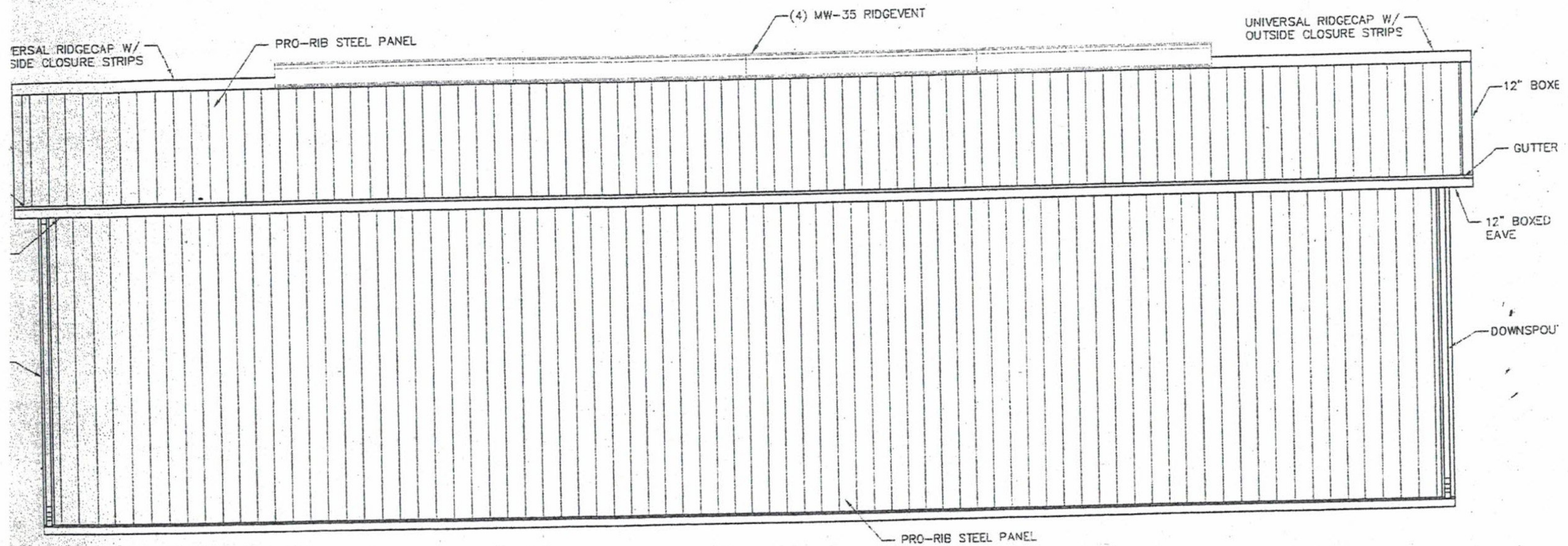
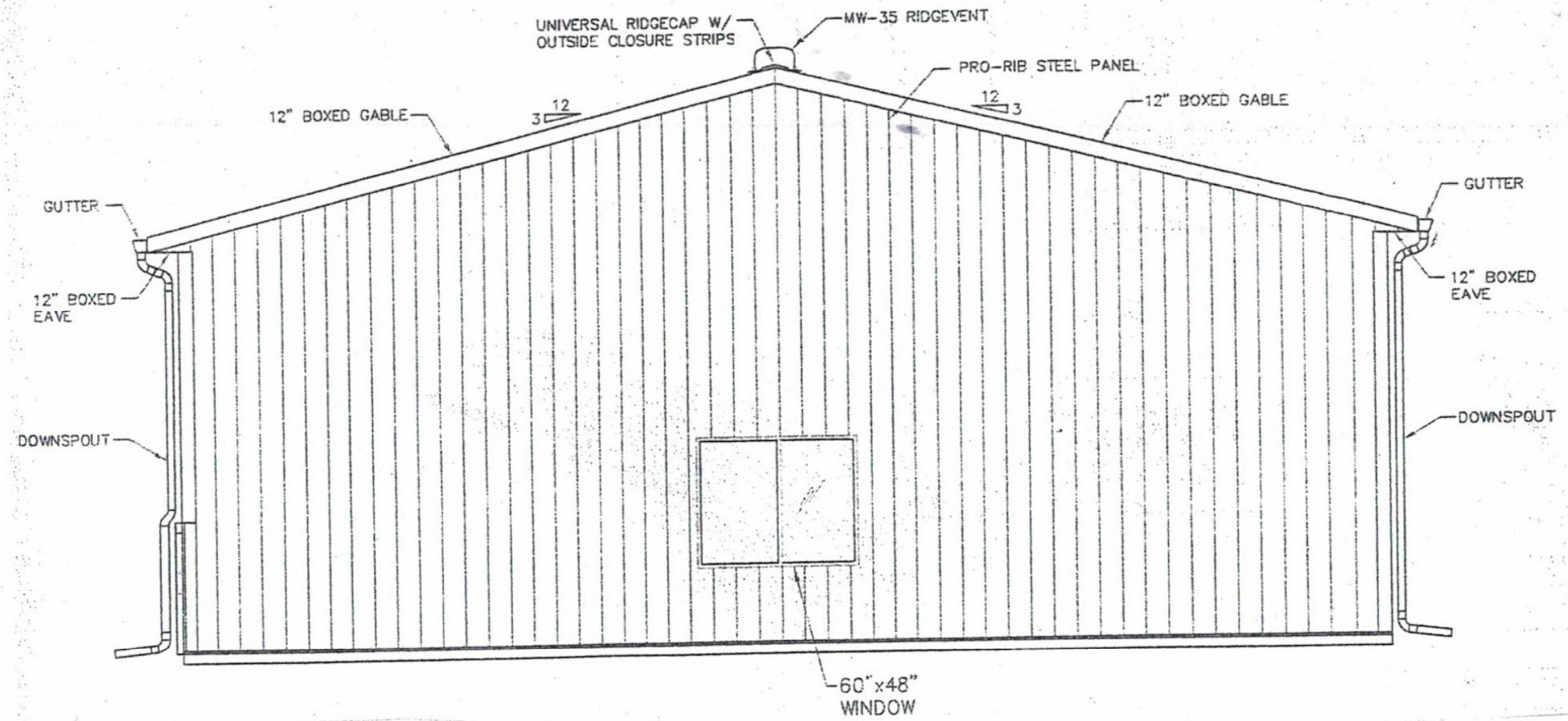
30°

30°

11'



Building #5



Building # 5

