

PUBLIC HEARING NOTICE

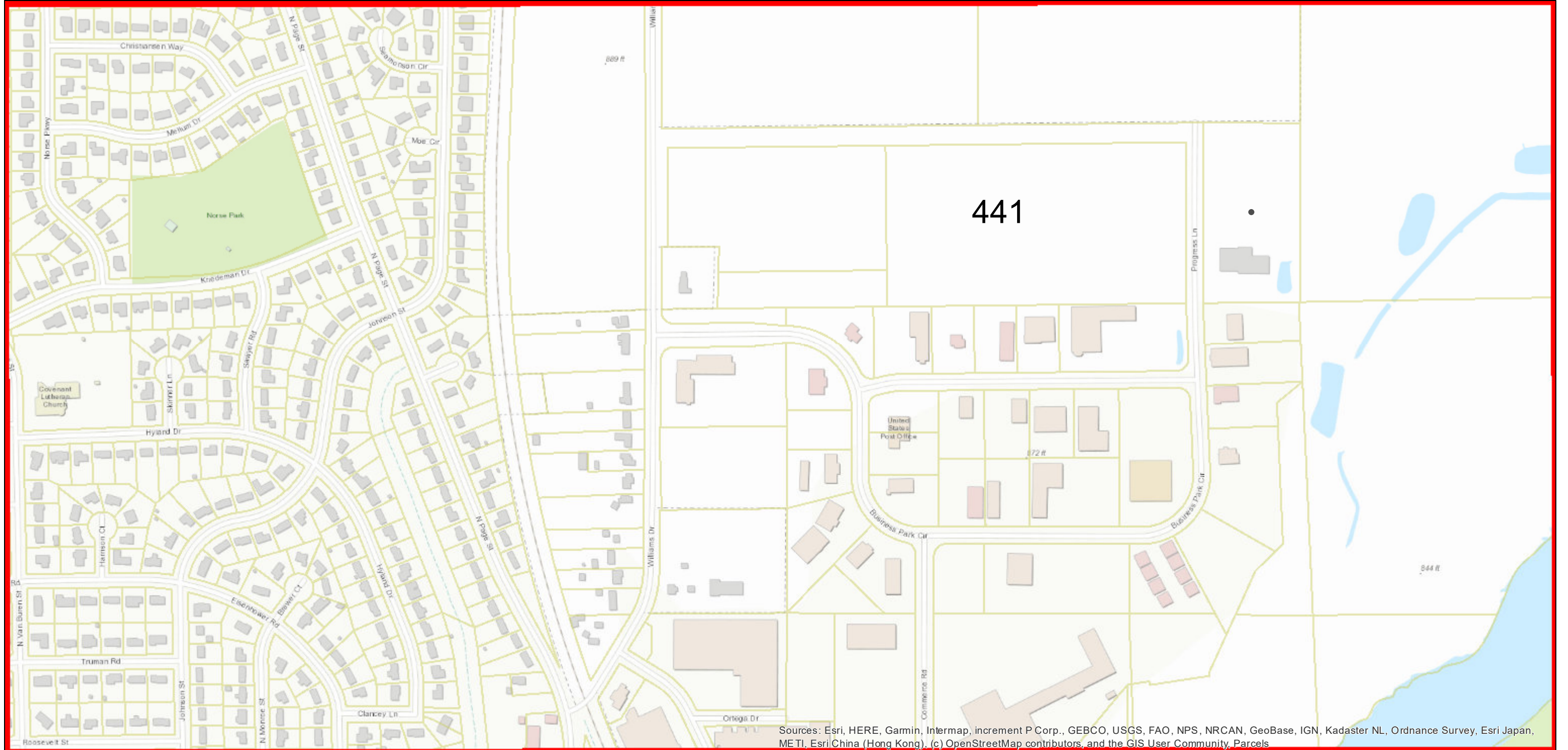
The City of Stoughton Plan Commission will hold a Public Hearing on Monday, February 10, 2020 at 6:00 p.m., or as soon after as the matter may be heard, in the Council Chambers, Public Safety Building, 321 South Fourth Street, Second Floor, Stoughton, Wisconsin, 53589, to consider a proposed Conditional Use Permit Application by Ron Grosso, for multiple principal buildings on a lot at 441 Glacier Moraine Drive, Stoughton, Wisconsin. The property at 441 Glacier Moraine Drive is currently owned by the City of Stoughton.

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

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

Published January 23, 2020 and January 30, 2020 Hub

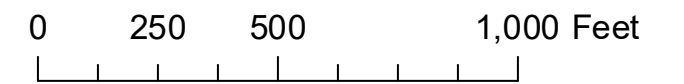
441 Glacier Moraine Drive



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Parcels

January 16, 2020

Parcels



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

Applicant Name: Ronald Grosso

Applicant Address: 400 West Oak, Cottage Grove, Wisconsin 53527

Applicant Phone and Email: 608-577-0779 ; grossoproperties@gmail.com

Property Owner Name (if different than applicant): GIP-Glacier Moraine LLC

Property Owner Phone: 608-577-0779

Subject Property Address: Glacier Moraine Drive

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: _____

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

Applicant Name: Ronald Grosso

Applicant Address: 400 West Oak, Cottage Grove Road, Wisconsin 53527

Applicant Phone and Email: 608-577-0779 ; grossoproperties@gmail.com

Property Owner Name (if different than applicant): GIP-Glacier Moraine LLC

Property Owner Phone: 608-577-0779

Subject Property Address: Glacier Moraine Drive

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.

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 use is an allowable use that is consistent with proposed surrounding land use plan.

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?

Public utilities and services will be available to the site.

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 proposed use has minimal impacts. It has minimal service and utility requirements.

It has low traffic activity.

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



Flex Building
Stoughton Business Park
Glacier Moraine Drive
Stoughton, Wisconsin
Dimension IV Project No. 20006
January 13, 2020

CONDITIONAL USE & SITE PLAN REVIEW PROJECT DESCRIPTION

1. Project Team

- Applicant: Ronald Grosso
400 West Oak
Cottage Grove, Wisconsin 53527
(P) 608-577-0779
Email: grossoproperties@gmail.com

- Land Owner: GIP-Glacier Moraine LLC
Attention: Ronald Grosso
400 West Oak
Cottage Grove, Wisconsin 53527
(P) 608-577-0779
Email: grossoproperties@gmail.com

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

- Civil Engineer/
Site Design: Quam Engineering
4604 Siggelkow Road, Suite A
McFarland, Wisconsin 53558
Attention: Aaron Falkosky
(P) 608-838-7750
Email: afalkosky@quamengineering.com

- Contractor: Ronald Grosso
400 West Oak
Cottage Grove, Wisconsin 53527
(P) 608-577-0779
Email: grossoproperties@gmail.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. Site public street access and utilities are being constructed.
3. Project Schedule:
Upon securing city agency and financing approval, the project will start construction this spring, with first building occupancy in winter 2020.
4. Proposed Use:
The buildings are flex buildings for small businesses and individual owners use with garage doors.
5. Hours of Operation:
The buildings will be available for use 24 hours per day, seven (7) days per week.
6. Building Square Footage:
50,160 square feet.
7. Parking Stalls:
165 parking stalls
8 bicycle stalls
8. Lot Data:
Zoning: Planned Business Use; Flex buildings are an approved use; multiple buildings are a conditional use.

Lot Size: 193,002 square feet.

Lot Coverage:

Building Area	50,160 sf	25.9%
Impervious Area	62,209 sf	32.3%
<u>Pervious Area</u>	<u>80,633 sf</u>	<u>41.8%</u>
Total	193,002 sf	100%
9. Jobs Created:
Individual business tenants will provide services to the Stoughton area and create local jobs.

GROSSO FLEX BUILDINGS GLACIER MORaine

GLACIER MORaine DRIVE
STOUGHTON, WI 53589

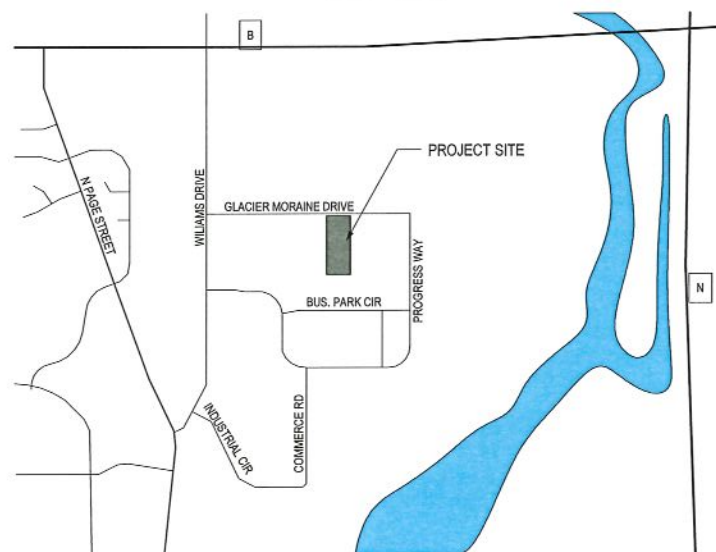
ARCHITECTURAL ABBREVIATIONS LEGEND

+	- AND	FND	- FOUNDATION	PREFAB	- PREFABRICATED
@	- AT	FOM	- FACE OF MASONRY	PERIM	- PERIMETER
AB	- ANCHOR BOLT	FOS	- FACE OF STUD	PC	- PLUMBING CONTRACTOR
AFF	- ABOVE FINISH FLOOR	FTG	- FOOTING	P/C	- PRECAST / PRESTRESSED
ALT	- ALTERNATE	FUT	- FUTURE	P/T	- POST TENSIONED
ALUM	- ALUMINUM	FV	- FIELD VERIFY	PT	- PRESSURE TREATED
ARCH	- ARCHITECT / ARCHITECTURAL				
BRD	- BOARD	GA	- GAUGE	R	- RADIUS
BLK	- BLOCK (CMU)	GALV	- GALVANIZED	RD	- ROOF DRAIN
BOT	- BOTTOM	GB	- GRAB BAR	REINF	- REINFORCING
		GC	- GENERAL CONTRACTOR	REQD	- REQUIRED
		GYP	- GYPSUM	RM	- ROOM
CB	- CATCH BASIN	HC	- HVAC CONTRACTOR	SCHED	- SCHEDULE
CIP	- CAST-IN-PLACE	HM	- HOLLOW METAL	SHT	- SHEET
CJ	- CONSTRUCTION JOINT	HORIZ	- HORIZONTAL	SIM	- SIMILAR
CL	- CENTERLINE	HT	- HEIGHT	SOG	- SLAB ON GRADE
CLG	- CEILING	HVAC	- HEATING, VENTILATION & AIR CONDITIONING	SPEC	- SPECIFICATION
CLJ	- CONTROL JOINT	HR	- HOUR	SQ	- SQUARE
CLR	- CLEAR DISTANCE	ID	- INSIDE DIAMETER	SS	- STAINLESS STEEL
CMU	- CONCRETE MASONRY UNIT	LF	- INSIDE FACE	STL	- STEEL
CO	- CASED OPENING	INSUL	- INSULATION	STR	- STRUCTURAL
COL	- COLUMN	INT	- INTERIOR	THK	- THICKNESS
CONC	- CONCRETE	JBE	- JOIST BEARING ELEVATION	TOL	- TOP OF LEDGE ELEVATION
CONT	- CONTINUOUS	JT	- JOINT	TOP	- TOP OF PIER ELEVATION
CU	- CUBIC	L	- STEEL ANGLE DESIGNATION	TP	- TOILET PAPER DISPENSER
		LAM	- LAMINATE	TS	- (SEE HIGH STRENGTH STEEL DESIGNATION)
DBL	- DOUBLE	LVL	- LAMINATED VENEER LUMBER	TYP	- TYPICAL
DF	- DRINKING FOUNTAIN	MAX	- MAXIMUM BEARING WALL	TOW	- TOP OF WALL ELEVATION
DIM	- DIAMETER	MBW	- MASONRY BEARING WALL	UL	- UNDERWRITERS LAB
DN	- DOWN	MFG	- MANUFACTURER	UNO	- UNLESS NOTED OTHERWISE
DS	- DOWN SPOUT	MIN	- MINIMUM	VB	- VAPOR BARRIER
DTL	- DETAIL	MO	- MASONRY OPENING	VERT	- VERTICAL
DWG	- DRAWING	MTL	- METAL	VF	- VERIFY IN FIELD
		NIC	- NOT IN CONTRACT	W	- WIDTH
EA	- EACH	NOM	- NOMINAL	W/	- WITH
EC	- ELECTRICAL CONTRACTOR	NTS	- NOT TO SCALE	W/O	- WITHOUT
EFS	- EXTERIOR INSULATION FINISH SYSTEM	NO	- NUMBER	WC	- WATER CLOSET
EL	- ELEVATION	OC	- ON CENTER	WD	- WOOD
ELEV	- ELEVATOR	OD	- OUTSIDE DIAMETER	WRB	- WEATHER RESISTANT BARRIER
ENG	- ENGINEER	O.F.	- OUTSIDE FACE	WWF	- WELDED WIRE FABRIC
EQ	- EQUAL	OH	- OVERHEAD		
EXIST	- EXISTING	OPCI	- OWNER PROVIDED, CONTRACTOR INSTALLED		
EXP	- EXPANSION	OPCI	- OWNER PROVIDED, OWNER INSTALLED		
EXT	- EXTERIOR	OPNG	- OPENING		
		OPP	- OPPOSITE		
FD	- FLOOR DRAIN				
FND	- FOUNDATION				
FE	- FIRE EXTINGUISHER				
FEC	- FIRE EXTINGUISHER CABINET				
FF	- FINISH FLOOR				
FIN	- FINISH				
FLR	- FLOOR				



PROJECT LOCATION

STATE MAP



VICINITY MAP

Architecture :

Dimension IV - Madison Design Group

6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com

Civil Engineer:

Quam Engineering

4604 Siggelkow Road, Suite A, McFarland, WI 53558
p: 608.838.7750

General Contractor:

Ronald Grosso

400 West Oak, Cottage Grove, WI 53527
p: 608.577.0779

PROJECT/BUILDING DATA

PROJECT TO BE IN FOUR PHASES WITH TWO BUILDINGS ADDED IN EACH PHASE. BUILDINGS ARE ONE STORY STORAGE UNITS.

ZONING - PLANNED INDUSTRIAL
LOT AREA = 193,002 SQFT (4.43 ACRES)

BUILDING AREAS	
TOTAL BUILDING AREA	= 50,940 SQFT
PHASE 1 BUILDING 'A' AREA	= 6,150
PHASE 1 BUILDING 'B' AREA	= 6,730
PHASE 2 BUILDING 'A' AREA	= 6,150
PHASE 2 BUILDING 'B' AREA	= 6,150
PHASE 3 BUILDING 'A' AREA	= 6,150
PHASE 3 BUILDING 'B' AREA	= 6,730
PHASE 4 BUILDING 'A' AREA	= 6,150
PHASE 4 BUILDING 'B' AREA	= 6,730

TOTAL PAVED DRIVE AREA = 60,000
TO BE BROKEN IN PHASES, SEE CIVIL
IMPERVIOUS SURFACE AREA = 112,369

UNIT COUNT
TOTAL STORAGE UNITS = 32
UNIT A @ 1,340 SQFT EACH = 24
UNIT B @ 2,121 SQFT EACH = 5
UNIT C @ 2,700 SQFT EACH = 3

CODE INFORMATION SUMMARY

APPLICABLE CODE
2015 WISCONSIN COMMERCIAL BUILDING CODE
2015 INTERNATIONAL BUILDING CODE

CONSTRUCTION TYPE
TYPE VB = 1 STORY BUILDING

OCCUPANCY
S-1 - STORAGE

FIRE SPRINKLER
BUILDING IS NON SPRINKLERED

FIRE RESISTANCE RATING BUILDING ELEMENTS
STRUCTURAL FRAME (COLUMNS & BEAMS) = 0 HOUR
BEARING WALLS (EXTERIOR AND INTERIOR) = 0 HOUR
NON-BEARING WALLS (EXTERIOR) =
1 HOUR < 3' TO PROPERTY LINE
NO RATING > 3' TO PROPERTY LINE
FLOOR = 0 HOUR
ROOF = 0 HOUR

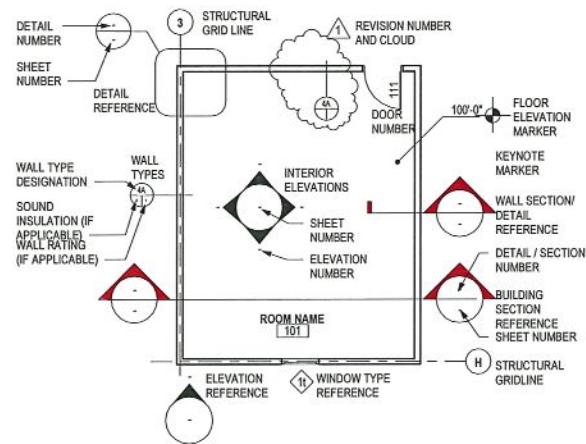
LIST OF DRAWINGS

SHEET NO.	SHEET NAME
-----------	------------

GENERAL	
G0.1	COVER SHEET

CIVIL	
1	EXISTING SITE PLAN
2	PRELIMINARY PROPOSED SITE PLAN
3	PRELIMINARY GRADING AND EROSION CONTROL PLAN
4	PRELIMINARY UTILITY PLAN
5	LIGHTING LAYOUT
6	LIGHTING LAYOUT

ARCHITECTURAL	
A1.0	OVERALL PLAN
A1.1	FIRST FLOOR PLAN - UNIT A & UNIT B, UNIT C NOTED
A2.0	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTIONS
A9.1	EXTERIOR PERSPECTIVES



LEGEND - ARCHITECTURAL SYMBOLS

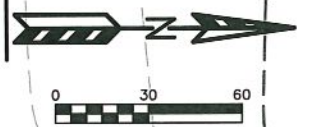
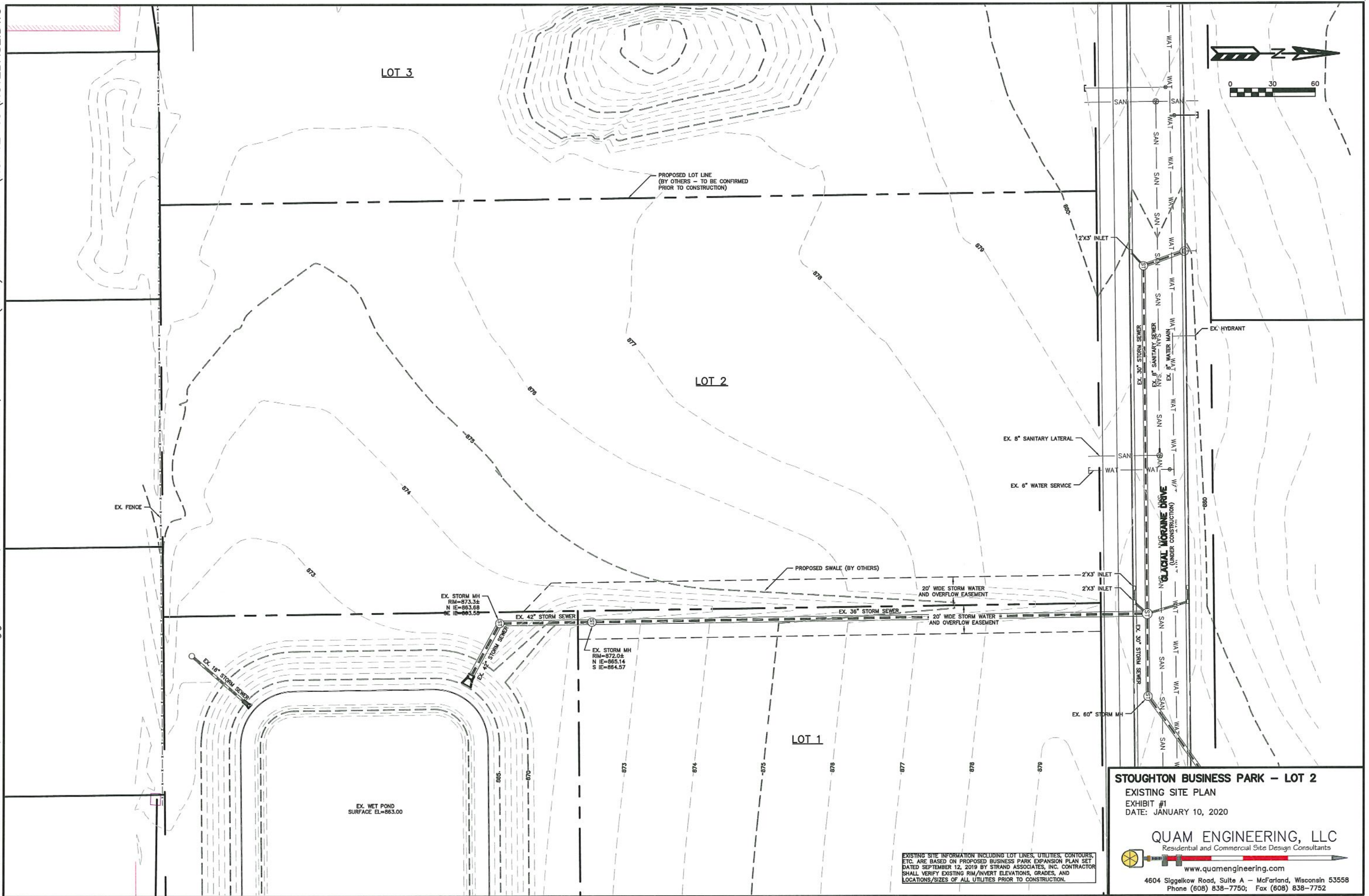
1/8" = 1'-0"

CONDITIONAL USE & SITE PLAN REVIEW

PROJECT # 19092

01/13/2020

GO.1

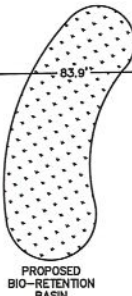
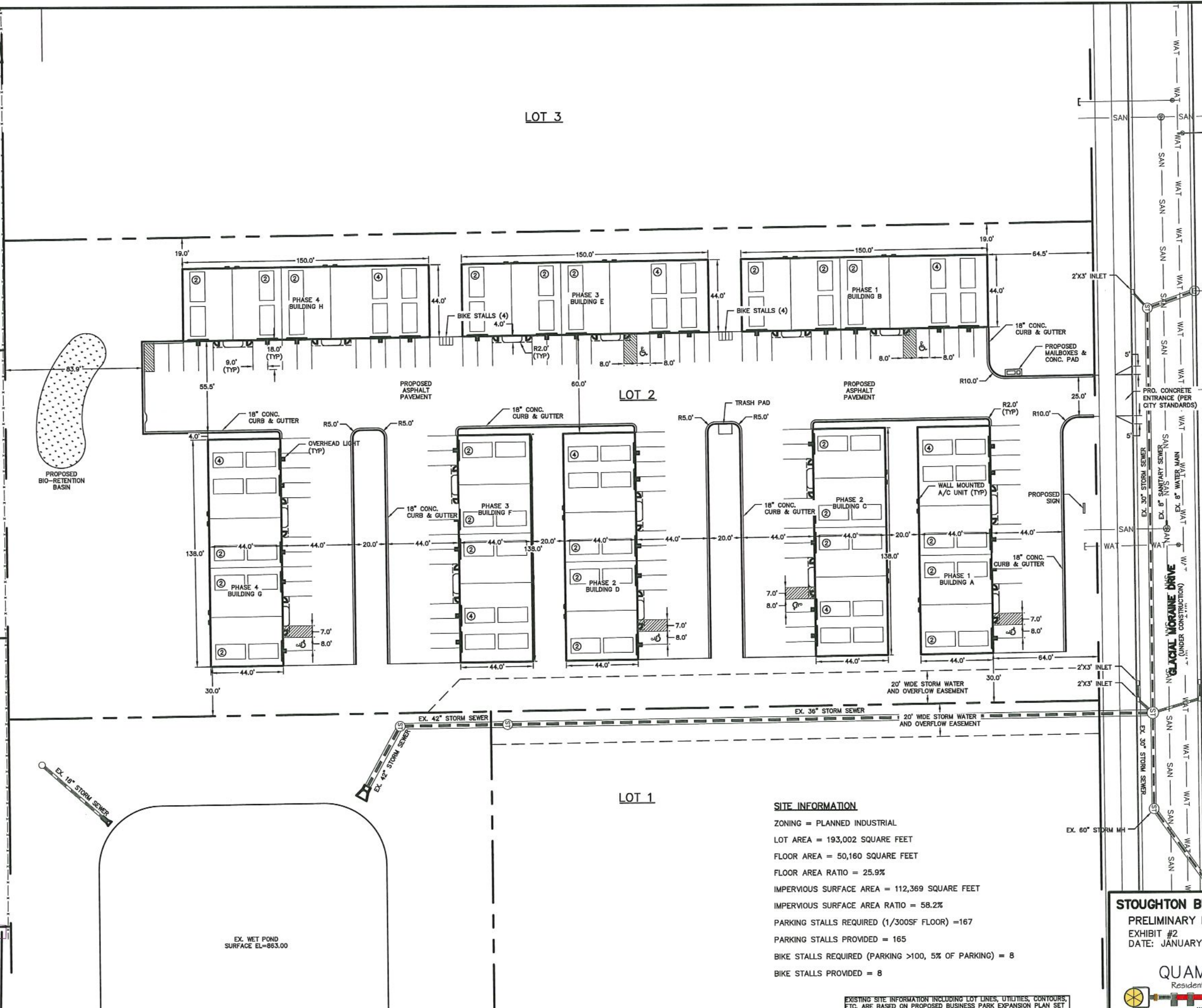


STOUGHTON BUSINESS PARK - LOT 2
 EXISTING SITE PLAN
 EXHIBIT #1
 DATE: JANUARY 10, 2020

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

EXISTING SITE INFORMATION INCLUDING LOT LINES, UTILITIES, CONTOURS, ETC. ARE BASED ON PROPOSED BUSINESS PARK EXPANSION PLAN SET DATED SEPTEMBER 12, 2019 BY STRAND ASSOCIATES, INC. CONTRACTOR SHALL VERIFY EXISTING RIM/INVERT ELEVATIONS, GRADES, AND LOCATIONS/SIZES OF ALL UTILITIES PRIOR TO CONSTRUCTION.



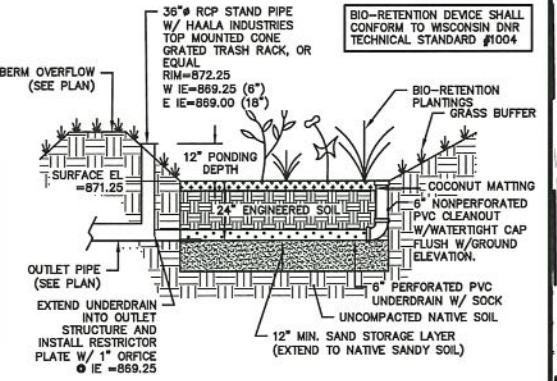
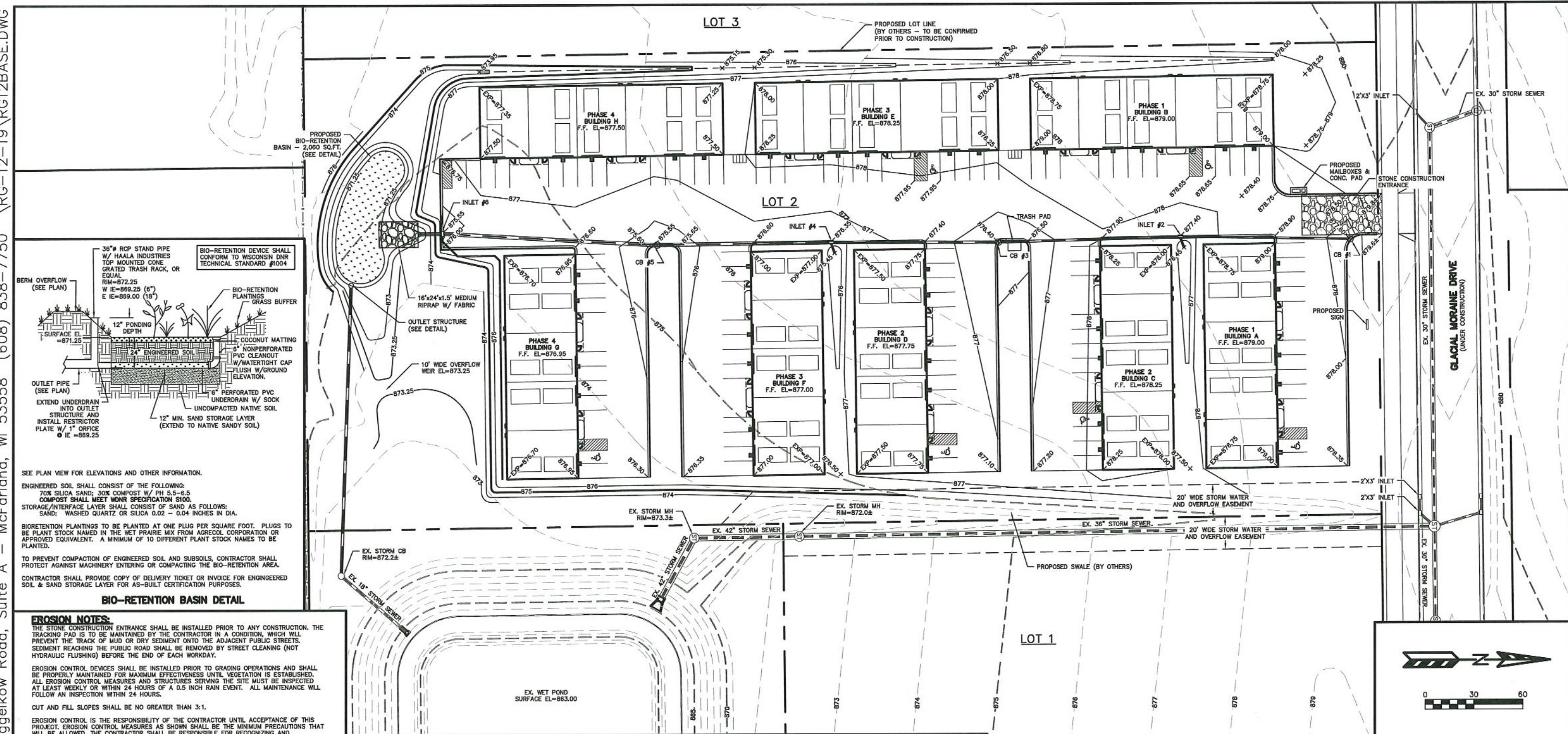
EX. WET POND
SURFACE EL=863.00

SITE INFORMATION
 ZONING = PLANNED INDUSTRIAL
 LOT AREA = 193,002 SQUARE FEET
 FLOOR AREA = 50,160 SQUARE FEET
 FLOOR AREA RATIO = 25.9%
 IMPERVIOUS SURFACE AREA = 112,369 SQUARE FEET
 IMPERVIOUS SURFACE AREA RATIO = 58.2%
 PARKING STALLS REQUIRED (1/300SF FLOOR) = 167
 PARKING STALLS PROVIDED = 165
 BIKE STALLS REQUIRED (PARKING >100, 5% OF PARKING) = 8
 BIKE STALLS PROVIDED = 8

EXISTING SITE INFORMATION INCLUDING LOT LINES, UTILITIES, CONTOURS, ETC. ARE BASED ON PROPOSED BUSINESS PARK EXPANSION PLAN SET DATED SEPTEMBER 12, 2019 BY STRAND ASSOCIATES, INC. CONTRACTOR SHALL VERIFY EXISTING RIM/INVERT ELEVATIONS, GRADES, AND LOCATIONS/SIZES OF ALL UTILITIES PRIOR TO CONSTRUCTION.

STOUGHTON BUSINESS PARK - LOT 2
 PRELIMINARY PROPOSED SITE PLAN
 EXHIBIT #2
 DATE: JANUARY 10, 2020

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



BIO-RETENTION BASIN DETAIL

SEE PLAN VIEW FOR ELEVATIONS AND OTHER INFORMATION.

ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
 70% SILICA SAND, 30% COMPOST W/ PH 5.5-6.5
 COMPOST SHALL MEET WORN 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 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.

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.

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:

MAY 1, 2020	INSTALL INITIAL EROSION CONTROL DEVICES.
MAY 1, 2020 TO APRIL 30, 2021	CONSTRUCT UTILITIES, BUILDINGS & PARKING LOT FOR PHASE 1, AND RESTORE DISTURBED AREAS.
MAY 1, 2021 TO APRIL 30, 2022	CONSTRUCT UTILITIES, BUILDINGS & PARKING LOT FOR PHASE 2, AND RESTORE DISTURBED AREAS.
MAY 1, 2022 TO APRIL 30, 2023	CONSTRUCT UTILITIES, BUILDINGS & PARKING LOT FOR PHASE 3, AND RESTORE DISTURBED AREAS.
MAY 1, 2023 TO APRIL 30, 2024	CONSTRUCT UTILITIES, BUILDINGS & PARKING LOT FOR PHASE 4, AND RESTORE DISTURBED AREAS.
MAY 1, 2024	CONSTRUCT BIO-RETENTION BASIN AND RESTORE DISTURBED AREAS.

RESTORATION NOTES:

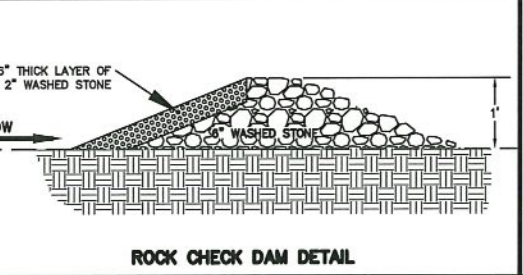
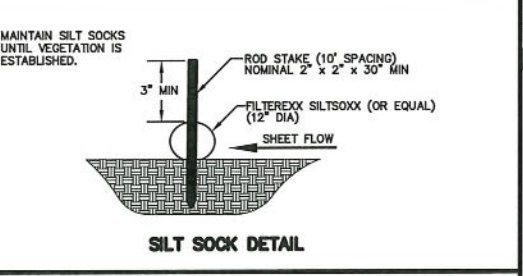
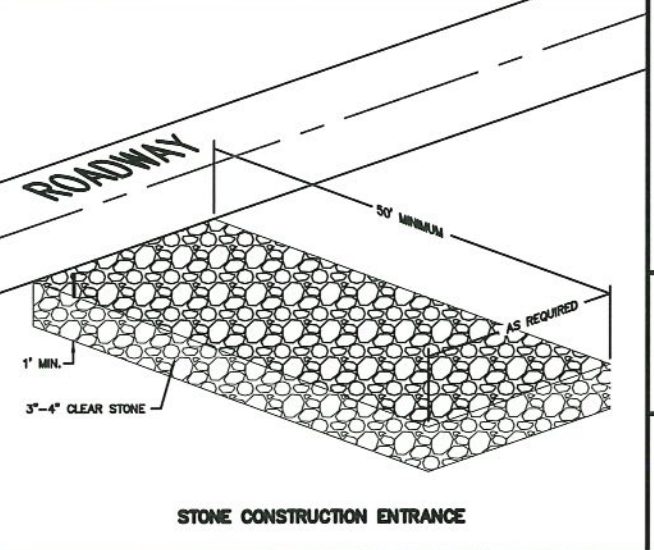
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. 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:
 TTT

ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4604 SIGGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558



EXISTING SITE INFORMATION INCLUDING LOT LINES, UTILITIES, CONTOURS, ETC. ARE BASED ON PROPOSED BUSINESS PARK EXPANSION PLAN SET DATED SEPTEMBER 12, 2019 BY STRAND ASSOCIATES, INC. CONTRACTOR SHALL VERIFY EXISTING RIM/INVERT ELEVATIONS, GRADES, AND LOCATIONS/SIZES OF ALL UTILITIES PRIOR TO CONSTRUCTION.



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289
 WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

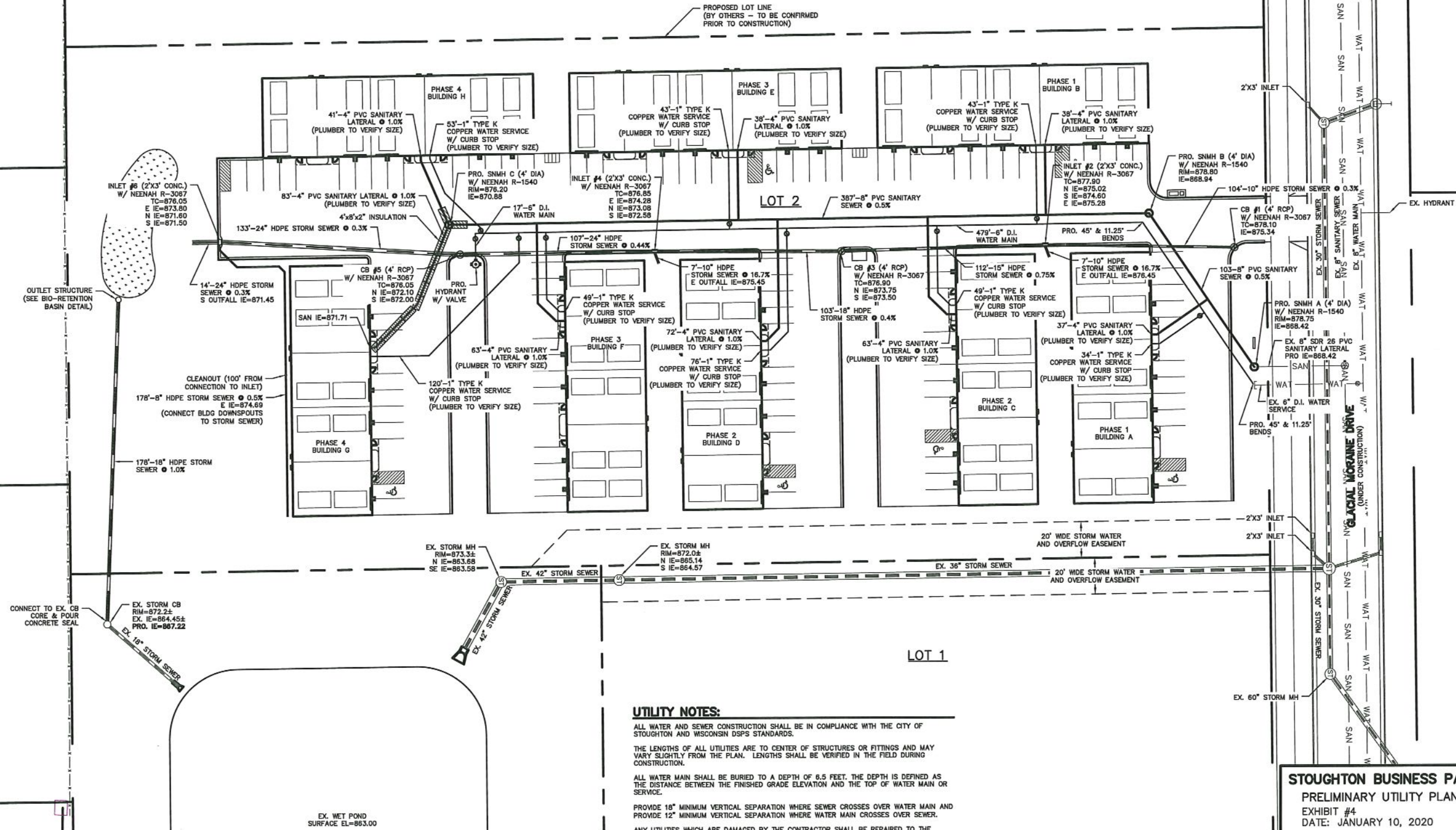
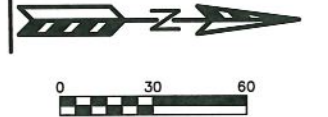
STOUGHTON BUSINESS PARK - LOT 2
 PRELIMINARY GRADING AND EROSION CONTROL PLAN
 EXHIBIT #3
 DATE: JANUARY 10, 2020

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

LOT 3

LOT 2

LOT 1



UTILITY NOTES:

- ALL WATER AND SEWER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF STOUGHTON AND WISCONSIN DSPS STANDARDS.
- THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.
- PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
- ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- ALL UNDERGROUND EXTERIOR WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.
- THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.
- CONTRACTOR SHALL FIELD VERIFY EXISTING SANITARY CONNECTION INVERT PRIOR TO BUILDING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.

EXISTING SITE INFORMATION INCLUDING LOT LINES, UTILITIES, CONTOURS, ETC. ARE BASED ON PROPOSED BUSINESS PARK EXPANSION PLAN SET DATED SEPTEMBER 12, 2019 BY STRAND ASSOCIATES, INC. CONTRACTOR SHALL VERIFY EXISTING RIM/INVERT ELEVATIONS, GRADES, AND LOCATIONS/SIZES OF ALL UTILITIES PRIOR TO CONSTRUCTION.

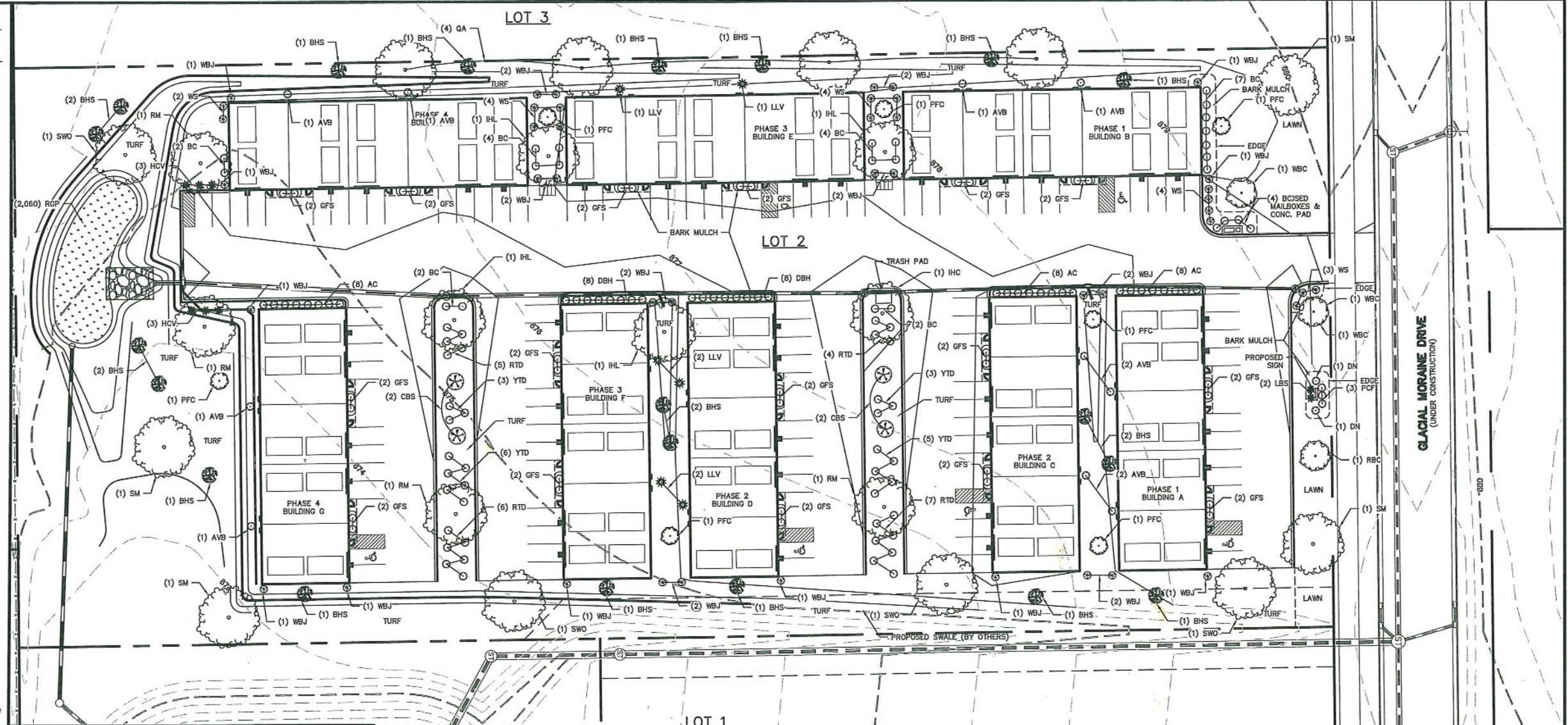
STOUGHTON BUSINESS PARK - LOT 2
 PRELIMINARY UTILITY PLAN
 EXHIBIT #4
 DATE: JANUARY 10, 2020

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

PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
SM	8		Climax Trees	BB
SWO	4	2"	Sugar Maple	BB
	4	2"	Swamp White Oak	BB
Tall Deciduous Trees				
IHL	13	1 1/2"	International Honeylocust	BB
QA	4	1 1/2"	Quaking Aspen	BB
RM	4	1 1/2"	Red Maple	BB
Medium Deciduous Trees				
RBC	3	8"	River Birch Clump	BB
WBC	2	8"	White Birch Clump	BB
Low Deciduous Trees				
PFC	7	1 1/2"	Prairie Fire Crab	BB
Tall Evergreen Trees				
BHS	24	5"	Black Hills Spruce	BB
CBS	4	5"	Colorado Blue Spruce	BB
Tall Deciduous Shrubs				
AVB	63	36"	Arrowwood Viburnum	Pot
DN	2	36"	Diablo Ninebark	Pot
HCV	6	36"	Highbush Cranberry Viburnum	Pot
LLV	6	36"	Leatherleaf Viburnum	Pot
RTD	22	36"	Red Twig Dogwood	Pot
YTD	17	36"	Yellow Twig Dogwood	Pot
Medium deciduous Shrubs				
AC	24	18"	Alpine Currant	Pot
BC	25	18"	Black Chokeberry	Pot
DBH	16	18"	Dwarf Bush Honeysuckle	Pot
GFS	32	18"	Gold Flame Spirea	Pot
WS	17	18"	White Snowberry	Pot
Tall Evergreen Shrubs				
WBJ	28	5"	Wichita Blue Juniper	BB
Perennials				
LBS	5	1 G	Little Bluestem Grass	Con
PCF	3	1 G	Purple Coneflower	Con
Bio-retention Plantings				
RGP	2,050	2 1/2"	(Planted 12" on center) Common Blue Star Bottle Gentian Obedient Plant Columbine Switchgrass Black Eyed Susan Wild Iris Swamp Milkweed White Turtlehead Cardinal Flower Turk's Cap Lily Little Bluestem Canada Wild Rye	plug

- NOTES:**
- 1) All lawn areas to be seeded (Madison Parks bluegrass seed mix), fertilized, and mulched with straw or straw mat.
 - 2) All turf areas to be seeded (No-Mow seed mix), fertilized, and mulched with straw or straw mat.
 - 3) Lawn and turf areas in drainage swales and slopes 3:1 and greater shall be mulched with erosion control fabric (installed per manufacturer's specifications).
 - 4) Foundation planting beds to be mulched with #2 washed stone, spread to a depth of 3", over weed barrier fabric.
 - 5) Planting beds to be separated from lawn areas with 5" black vinyl edge.
 - 6) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
 - 7) Exact location of street trees to be approved by City Arborist.
 - 8) Rain garden to receive coconut mat mulch.
 - 9) Rain garden plants (RGP) to be installed 12" on center.
 - 10) Rain garden to be constructed per WDNR specifications.
 - 11) Owner will be responsible for landscape maintenance after completion and acceptance of the project.



LANDSCAPE WORKSHEET

Category	Points
Landscape Points Required	Lot zoning: (PI) Planned Industrial
Foundation Points Required: (40 points/100 LF building foundation) 2,984/100 * 40 =	1,194 points
Street Frontage Points Required: (40 points/100 LF street frontage) 291 LF/100 * 40 =	116 points
Paved Area Points Required: (60 points/20 parking stalls 85/20 * 60 = (60 points/10,000 SF) 112,359/10,000 * 60 =	255 points 674 points
Developed Lot Points Required: (10 points/1,000 SF GFA) 51,300/1,000 SF * 10 =	513 points
Total Landscape Points Required	2,497 points
Landscape Points Supplied	
Foundation Points Supplied: 7 Low deciduous trees @ 10 = 18 Tall evergreen trees @ 40 = 28 Low evergreen trees @ 12 = 16 Tall deciduous shrubs @ 5 = 40 Medium deciduous shrubs @ 3 = Foundation subtotal:	70 points 720 points 336 points 80 points 120 points 1,326 points
Street Frontage Points Required: 1 Climax tree @ 75 = 3 Medium deciduous trees @ 15 = Street Frontage subtotal:	75 points 45 points 120 points
Paved Area Points Required: 3 Climax trees @ 75 = 9 Tall deciduous trees @ 30 = 47 Tall deciduous shrubs @ 5 = 12 Medium deciduous shrubs @ 3 = Paved Area subtotal:	225 points 270 points 235 points 36 points 768 points
Developed Lot Points Required: 4 Climax trees @ 75 = 4 Tall deciduous trees @ 30 = 6 Tall evergreen trees @ 40 = 62 Medium deciduous shrubs @ 3 = Developed Lot subtotal:	300 points 120 points 240 points 186 points 846 points
Total landscape points supplied =	3,058 points

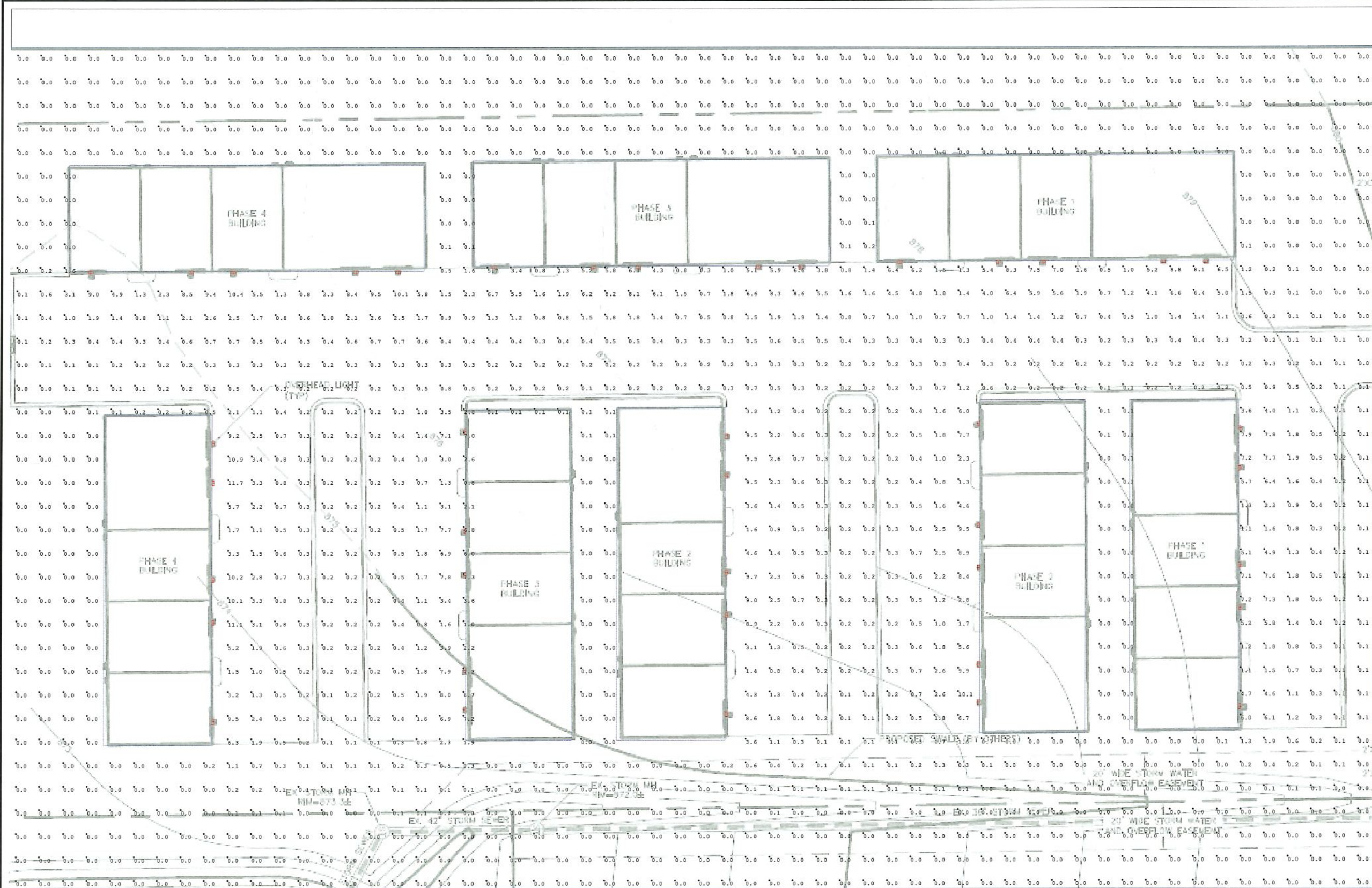


TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 TDD (FOR THE HEARING IMPAIRED) (800) 542-2289
 WS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE

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

STOUGHTON BUSINESS PARK - LOT 2
 LANDSCAPE PLAN
 EXHIBIT #5
 DATE: JANUARY 13, 2020
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

EXISTING SITE INFORMATION INCLUDING LOT LINES, UTILITIES, CONTOURS, ETC. ARE BASED ON PROPOSED BUSINESS PARK EXPANSION PLAN SET DATED SEPTEMBER 12, 2019 BY STRAND ASSOCIATES, INC. CONTRACTOR SHALL VERIFY EXISTING RIM/INVERT ELEVATIONS, GRADES, AND LOCATIONS/SIZES OF ALL UTILITIES PRIOR TO CONSTRUCTION.



The Lighting Analysis, including Energy Analysis and/or Video Simulation, Lighting Design, and/or other parameters and information supplied by others, shall not be construed as a warranty or representation of any kind, and the user shall be responsible for the accuracy and completeness of the information provided. The user shall be responsible for the accuracy and completeness of the information provided. The user shall be responsible for the accuracy and completeness of the information provided.

Scale: as noted
 Date: 1/7/2020
 Filename: CED Stoughton Business Park Lot 2.AGI
 Drawn By: Andrew Kuehn

Job Name:
 Stoughton Business Park Lot 2
 Lighting Layout
 Version A

Prepared For:
 CED Madison
 Logan Webb



Filename: C:\Users\madsa\Documents\Andrew\AGI\2020\January\CED Stoughton Business Park Lot 2.AGI

Calculation Summary

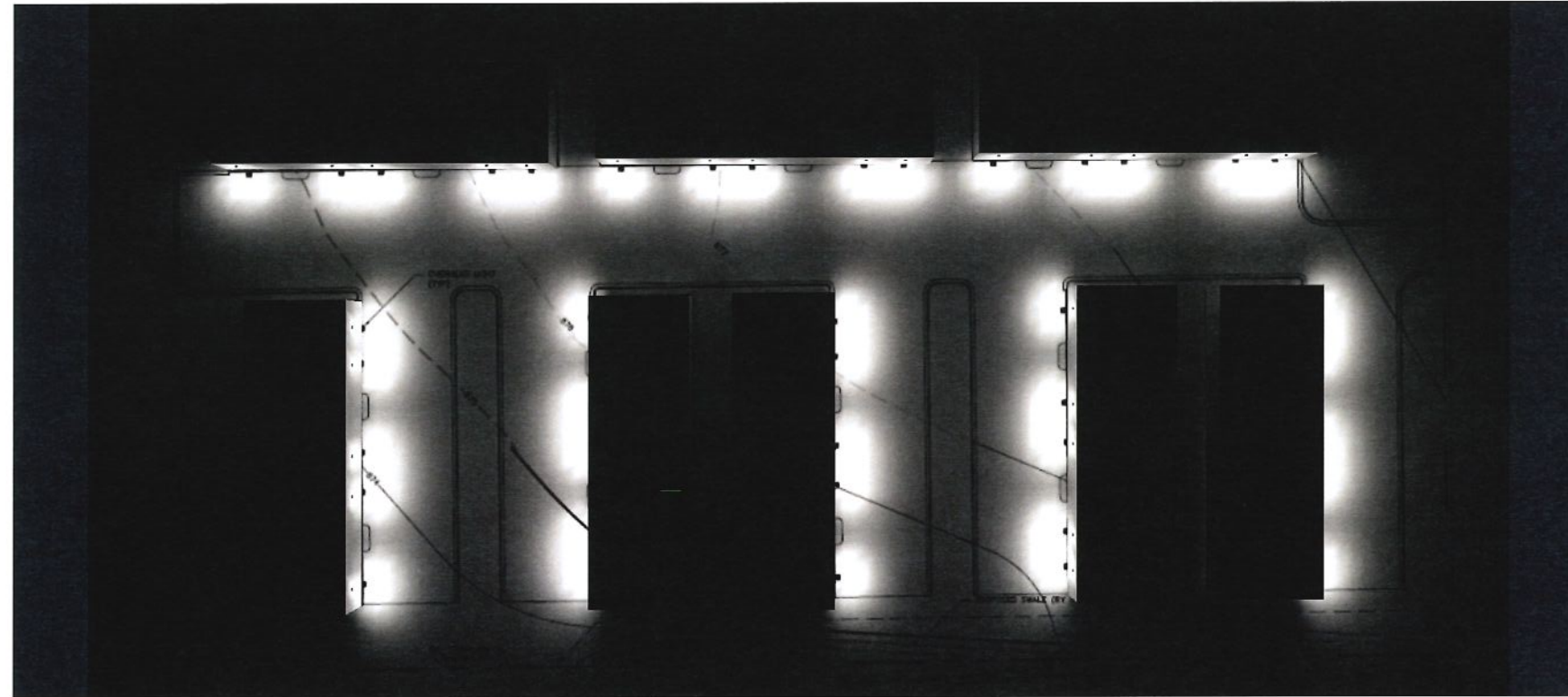
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
Planar_Planar	Illuminance	Fc	0.68	11.7	0.0	N.A.	N.A.	Readings taken at ground	10	10	Normal

Luminaire Schedule

Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts
☐	40	W	W34-35L	SINGLE	3601	3601	1.000	W34-35L	33.1	33.1	1324

Expanded Luminaire Location Summary

LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	W	418	265.5	9	270	0
2	W	460	265.5	9	270	0
3	W	479	265.5	9	270	0
4	W	530	265.5	9	270	0
5	W	548	265.5	9	270	0
6	W	246	263.5	9	270	0
7	W	288	263.5	9	270	0
8	W	307	263.5	9	270	0
9	W	358	263.5	9	270	0
10	W	376	263.5	9	270	0
11	W	74	261.5	9	270	0
12	W	117	261.5	9	270	0
13	W	135	261.5	9	270	0
14	W	187	261.5	9	270	0
15	W	205	261.5	9	270	0
16	W	451.5	197	9	180	0
17	W	562.5	195	9	0	0
18	W	233.5	194	9	180	0
19	W	344.5	192	9	0	0
20	W	126.5	189	9	0	0
21	W	562.5	178	9	0	0
22	W	344.5	175	9	0	0
23	W	126.5	172	9	0	0
24	W	451.5	154	9	180	0
25	W	233.5	152	9	180	0
26	W	562.5	137	9	0	0
27	W	451.5	136	9	180	0
28	W	344.5	134	9	0	0
29	W	233.5	133	9	180	0
30	W	126.5	131	9	0	0
31	W	562.5	119	9	0	0
32	W	344.5	116	9	0	0
33	W	126.5	113	9	0	0
34	W	451.5	95	9	180	0
35	W	233.5	93	9	180	0
36	W	451.5	79	9	180	0
37	W	562.5	77	9	0	0
38	W	233.5	76	9	180	0
39	W	344.5	74	9	0	0
40	W	126.5	71	9	0	0
Total Quantity: 40						



NOTES:

* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of the designer.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.

The Lighting Analysis, including Energy Analysis and/or Visual Simulation ("Lighting Design") is based on the information provided by the client and is intended to provide a general indication of the lighting system performance. It is not a guarantee of performance and is not intended to be used as a basis for construction. The Lighting Design is based on the information provided by the client and is intended to provide a general indication of the lighting system performance. It is not a guarantee of performance and is not intended to be used as a basis for construction. The Lighting Design is based on the information provided by the client and is intended to provide a general indication of the lighting system performance. It is not a guarantee of performance and is not intended to be used as a basis for construction.

Scale: as noted
 Date: 1/7/2020
 Filename: CED Stoughton Business Park Lot 2.AGI
 Drawn By: Andrew Kuehn

Job Name:
 Stoughton Business Park Lot 2
 Lighting Layout
 Version A

Prepared For:
 CED Madison
 Logan Webb
 Filename: C:\Users\inside Sales\Documents\Andrew\AGI\2020\January\CED Stoughton Business Park Lot 2.AGI



DRAWING SCALES FOR PRINTS ON 22x34 SHEETS (HALF-SCALE ON 11x17 SHEETS)

GROSSO FLEX BUILDINGS

GLACIER MORAIN DRIVE
STOUGHTON, WI 53589

CODE COMPLIANCE GENERAL NOTES

A. REFER TO SHEET A1.1 FOR ACCESSIBLE MOUNTING AND CLEARANCES INFORMATION.

B. ALL FIRE EXTINGUISHER TO BE LOCATED WITH MINIMUM OF ONE IN EACH UNIT AND SHALL BE IN APPROVED LOCATIONS WITH A MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER TO BE 75 FEET PER I.F.C.

C. COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 100' PER 1006.2.1 & 1029.8.

D. EXIT ACCESS TRAVEL DISTANCE IS 200' WITH OUT SPRINKLERS PER TABLE 1017.2.

E. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED IN THE FIELD WITH SIGNS OR STENCILING PER IBC 703.7

CODE COMPLIANCE SYMBOLS LEGEND

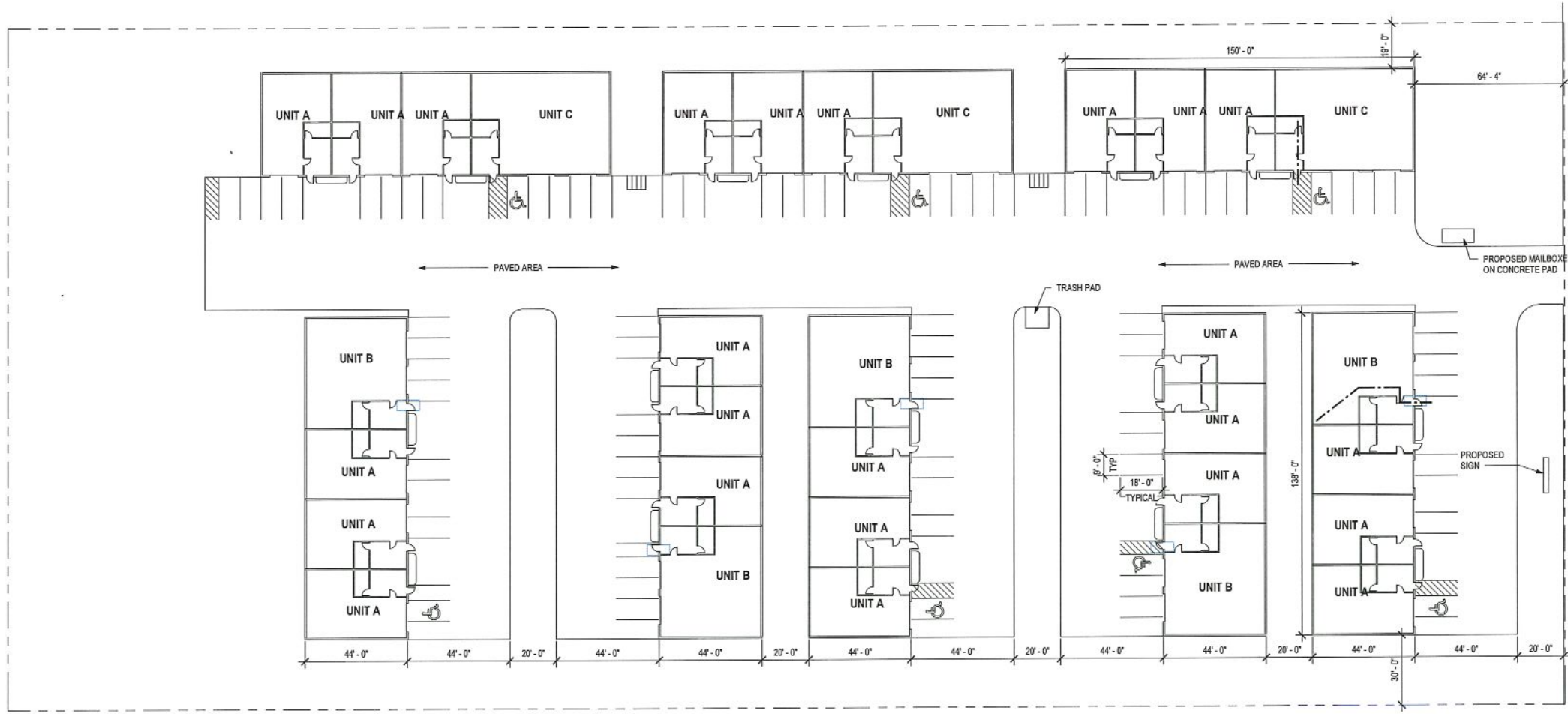
INDICATES HANDICAP ACCESSIBLE PARKING

INDICATES FIRE EXTINGUISHER CABINET LOCATION

INDICATES OCCUPANCY TYPE AND CAPACITY

INDICATES ADA ACCESSIBLE ROUTE

INDICATES EXIT AND EXIT CAPACITY
EGRESS WIDTH FACTOR
STAIRWAYS = 0.3' PER OCCUPANT
ALL OTHER EGRESS COMPONENTS = 0.2' PER OCCUPANT



1 OVERALL PLAN

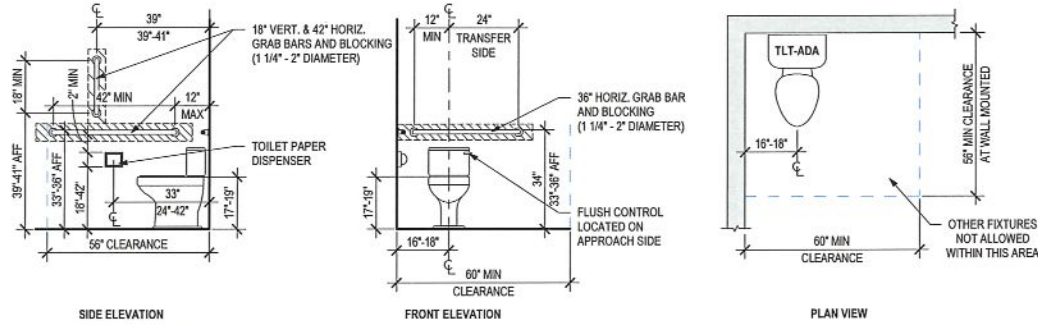
DATE OF ISSUE: 01/13/2020

REVISIONS:

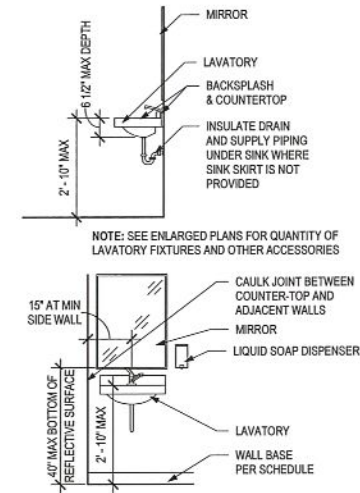
PROJECT # 19092

OVERALL PLAN

R:\Projects\2020 - GP - Glacier Moraine LLC - New Flex Building\3d\graphics - Revit\3d\0300 - Overall Flex Building.rvt 01/13/2020 10:41:53 AM



4 (TLT-ADA) TOILET - ADA UNIT
3/8" = 1'-0"



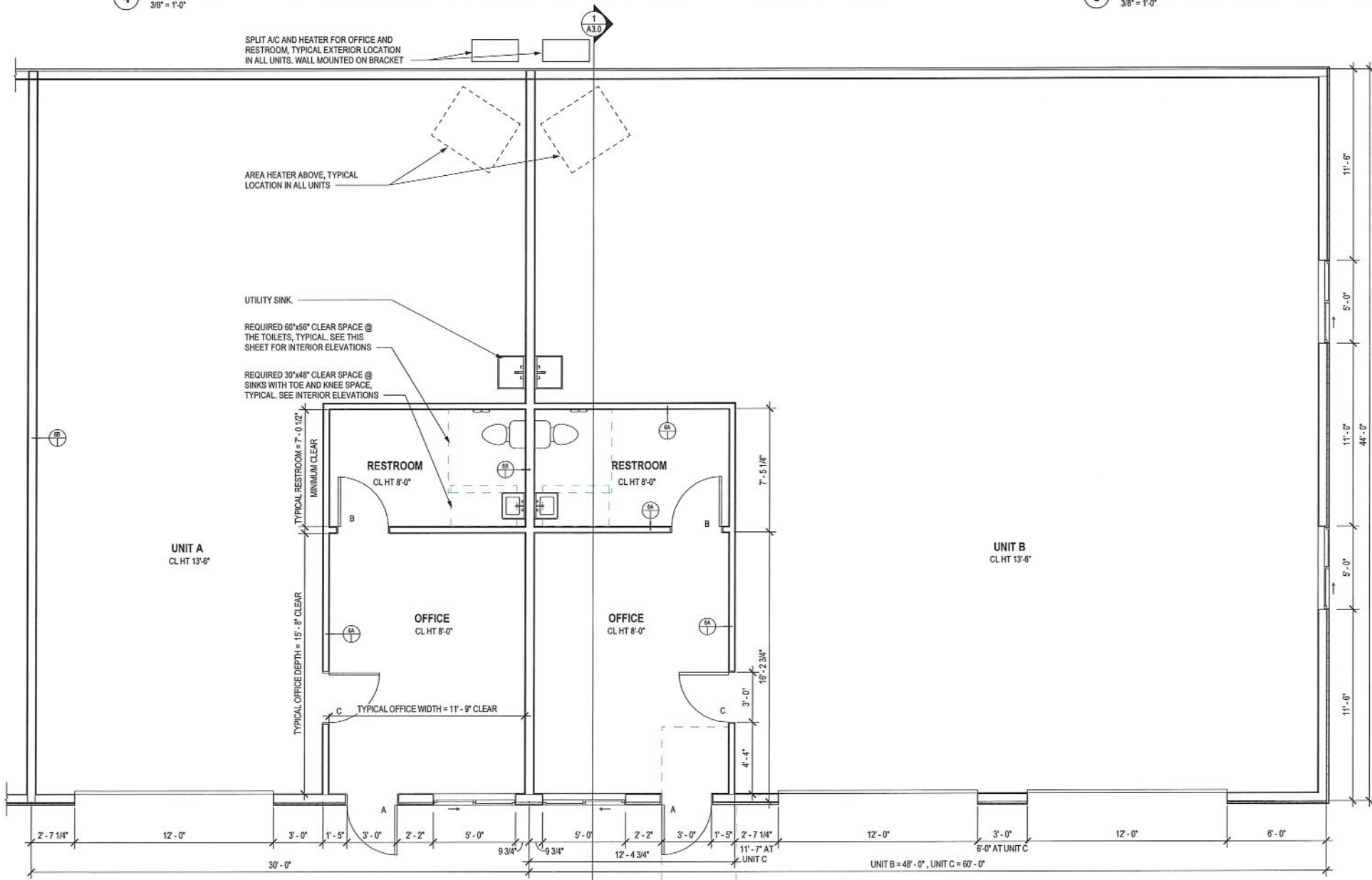
5 LAVATORY - ADA
3/8" = 1'-0"

- ### FLOOR PLAN GENERAL NOTES
- A. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.
 - B. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
 - C. PROVIDE VERTICAL CONTROL JOINTS (CJS) WHERE STRUCTURAL SYSTEMS CHANGE, LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
 - D. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.
 - E. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS/BRAKETS AS REQUIRED FOR MECHANICAL / ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ELECTRICAL.
 - F. GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN WOOD STUDS AS REQUIRED FOR CASEWORK, FUTURE TOILET ACCESSORIES ETC. MOUNTING.
 - G. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL.
 - H. REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS OR VARIATIONS TO EXTERIOR VENEER MATERIALS.
 - I. ALL INTERIOR MATERIALS & FINISHES TO BE BUILDING STANDARD, INCLUDING BUT NOT LIMITED TO WALL FLOOR / CEILING MATERIALS/ FINISHES AND WINDOW COVERINGS.
 - J. ALL INTERIOR DOORS TO BE 3'-0" X 6'-8" WOOD FLUSH PANELS WITH HM FRAMES. PRIVACY LOCK AT RESTROOM DOORS. ALL OTHER HARDWARE TO BE OWNER SELECTED.
 - K. ALL EXTERIOR DOORS TO BE 3'-0" X 6'-8" INSULATED METAL WITH GROUT FILLED HOLLOW METAL FRAMES. ALL HARDWARE TO BE SELECTED BY OWNER AND TO BE ADA COMPLIANT.
 - L. ALL OVERHEAD DOORS TO BE 12'-0" X 12'-0" WITH INSULATED PANELS.
 - M. ALL FIRST FLOOR WINDOWS TO BE 5'-0" X 4'-0" VINYL SLIDING WINDOWS AT A 3'-0" AFF SILL HEIGHT.
 - N. ALL DORMER WINDOWS TO BE 5'-0" X 3'-0" VINYL FIXED WINDOWS. INTERIOR PARTITION 6B WALL TYPE TO EXTEND TO BOTTOM OF ROOF TRUSS STRUCTURE, UNLESS NOTED OTHERWISE. SEE CODE COMPLIANCE PLAN.
- INTERIOR PARTITION 6A WALL TYPE TO BE 8'-0" AFF WITH 3/4" PLYWOOD OVER 2x8 FRAMING CEILING CAP. CEILING TO BE INSULATED/CAVITY FILLED WITH METAL PANEL FINISH.
- SEE WALL TYPES ON THIS SHEET FOR FULL WALL ASSEMBLIES.

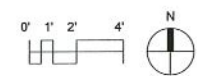
DIMENSION
Madison Design Group
architecture · interior design · planning
6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionvmadison.com

DRAWING SCALES FOR PRINTS ON 22x34 SHEETS (HALF-SCALE ON 11x17 SHEETS)

GROSSO FLEX BUILDINGS
GLACIER MORaine DRIVE
STOUGHTON, WI 53589



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



DATE OF ISSUE: 01/13/2020

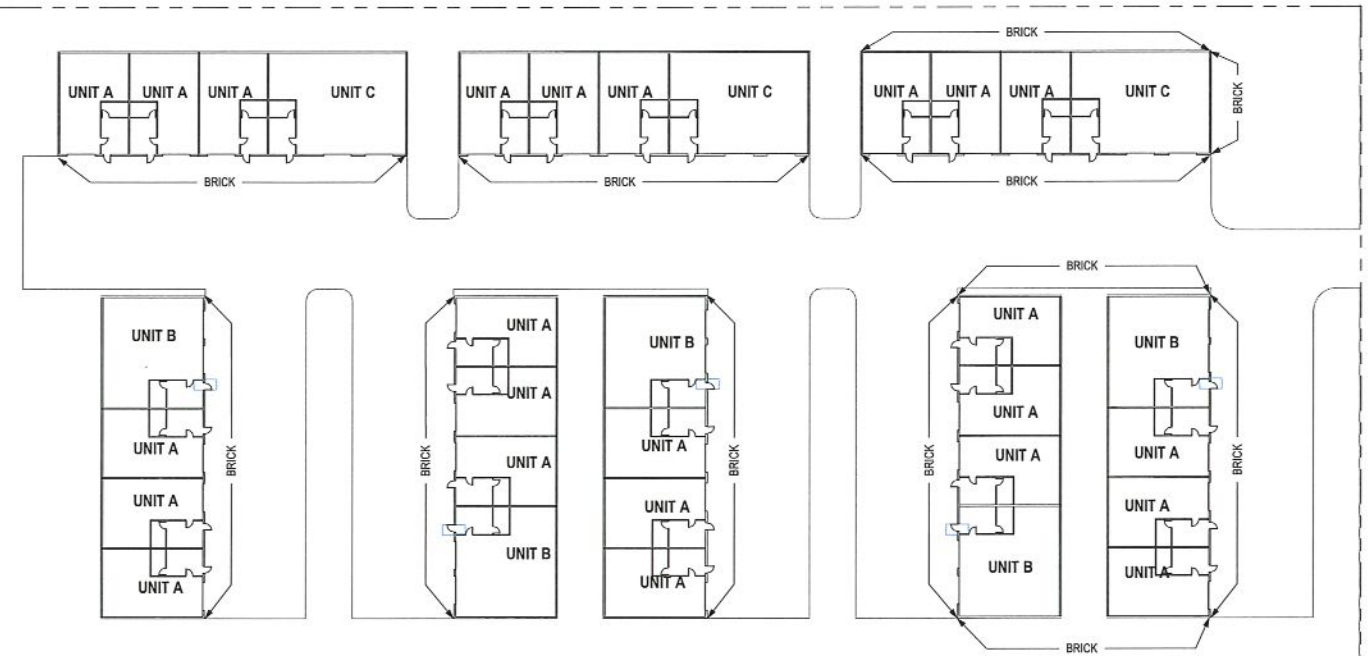
REVISIONS:

PROJECT # 19092

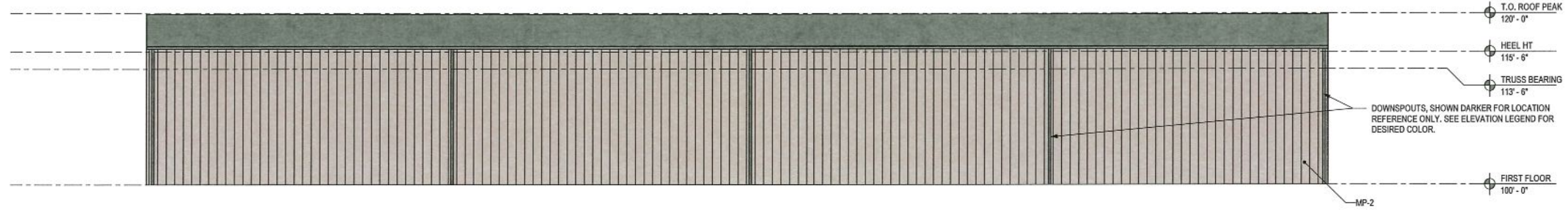
FIRST FLOOR PLAN
- UNIT A & UNIT B,
UNIT C NOTED

A1.1

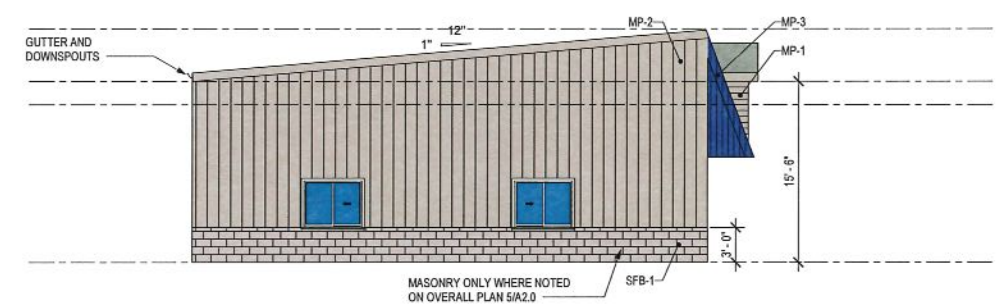
1/13/2020 12:58:41 PM C:\Users\highlights\Documents\19092 - Grosso Flex Buildings\19092.dwg dimensionvmadison.com



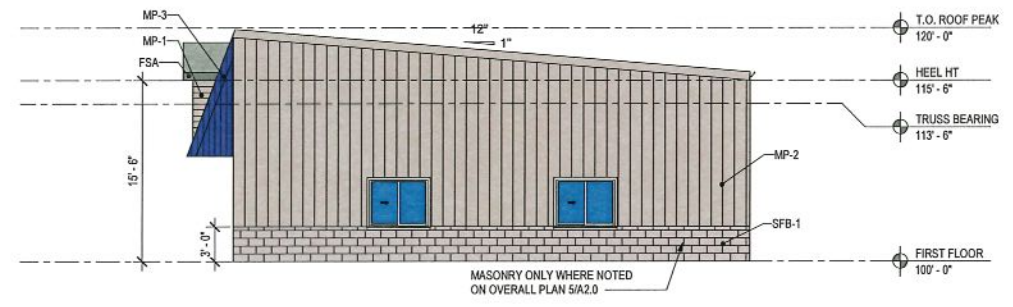
5 OVERALL PLAN - BRICK LOCATIONS
1" = 40'-0"



4 EXTERIOR ELEVATION UNIT A-B
1/8" = 1'-0"



2 EXTERIOR ELEVATION UNIT A-B
1/8" = 1'-0"



3 EXTERIOR ELEVATION UNIT A-B
1/8" = 1'-0"



1 EXTERIOR ELEVATION UNIT A-B
1/8" = 1'-0"

ELEVATION LEGEND & NOTES		
BLOCK		MANUFACTURER
SFB-1	12X24 8" SPLIT FACE BLOCK	MODERRA - GRAY
MASONRY		
SB	SILL BLOCK	MODERRA - GRAY
CJ	CONTROL JOINT	
SIDING & TRIM		
APT	ALUMINUM PANEL TRIM	COLOR
MP-1	METAL PANEL - HORIZONTAL	LIGHT GRAY
MP-2	METAL PANEL - VERTICAL	LIGHT GRAY
MP-3	METAL PANEL - VERTICAL	OCEAN BLUE
PRE-FINISHED METAL		
FSA	FASCIA TRIM	COLOR TO MATCH ADJACENT COLOR
SFT	SOFFIT	COLOR TO MATCH ADJACENT COLOR
DS	DOWNSPOUT	LIGHT GRAY
GT	GUTTER	LIGHT GRAY
RMP	ROOF METAL PANEL	LIGHT GRAY
VW	VINYL WINDOW	WHITE
GENERAL NOTES		
A.	NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.	
B.	CONTROL JOINTS AT 30' O.C. AND CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.	
C.	ALL FINAL COLORS TO BE SELECTED BY OWNER.	

DIMENSION
Madison Design Group
architecture · interior design · planning
6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionmadison.com

DRAWING SCALES FOR PRINTS ON 22x34 SHEETS (HALF-SCALE ON 11x17 SHEETS)

GROSSO FLEX BUILDINGS
GLACIER MORAIN DRIVE
STOUGHTON, WI 53589

NOTE: ELEVATION COLORS SHOWN MAY VARY WITH DIFFERENT PRINTS AND VIEWING SCREENS

DATE OF ISSUE: 01/13/2020

REVISIONS:

PROJECT # 19092

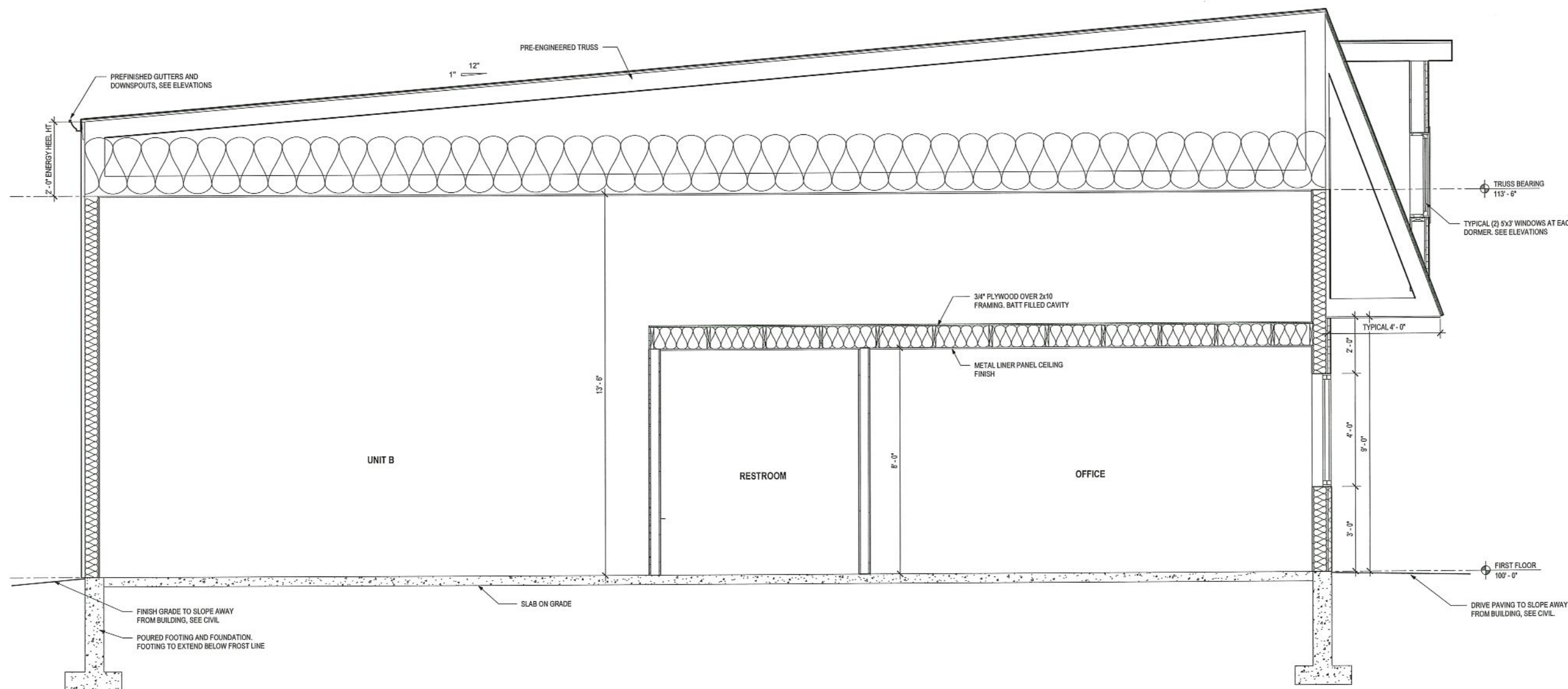
EXTERIOR ELEVATIONS

A2.0

DRAWING SCALES FOR PRINTS ON 22x34 SHEETS (HALF-SCALE ON 11x17 SHEETS)

GROSSO FLEX BUILDINGS

GLACIER MORaine DRIVE
STOUGHTON, WI 53589



DATE OF ISSUE: 01/13/2020

REVISIONS:	

PROJECT # 19092

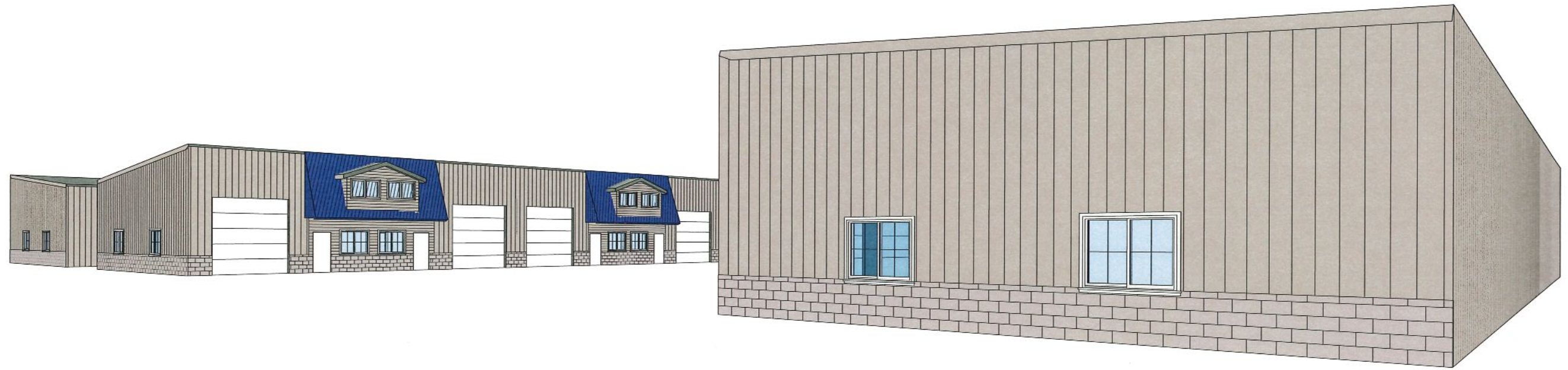
BUILDING SECTIONS

A3.0

1 BUILDING SECTION
1/2" = 1'-0"



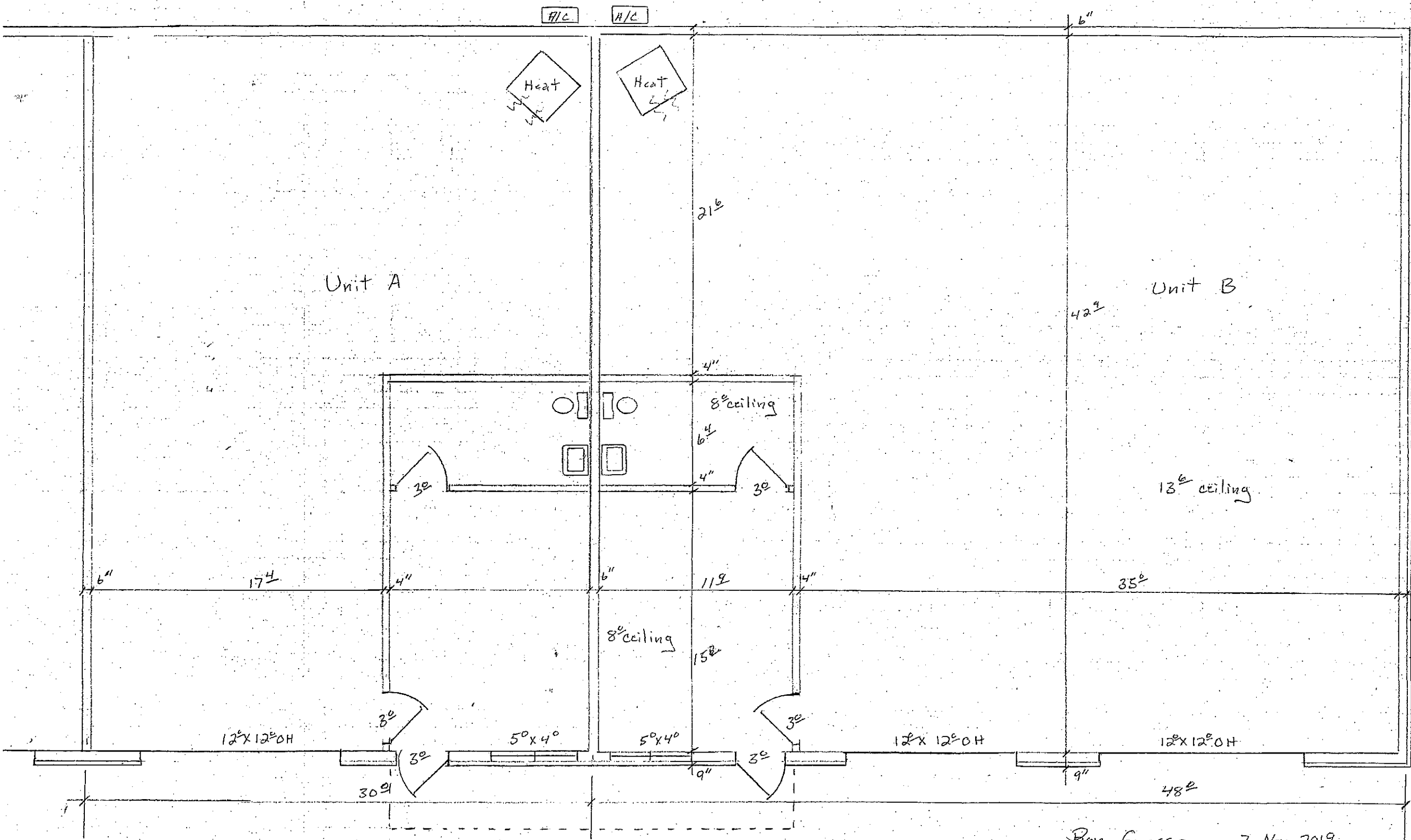
1/13/2020 11:24:28 AM C:\Users\lighthouse\Documents\2020 - Grosse Fleck Building\lighthouse\dimensionmadison.com.rvt



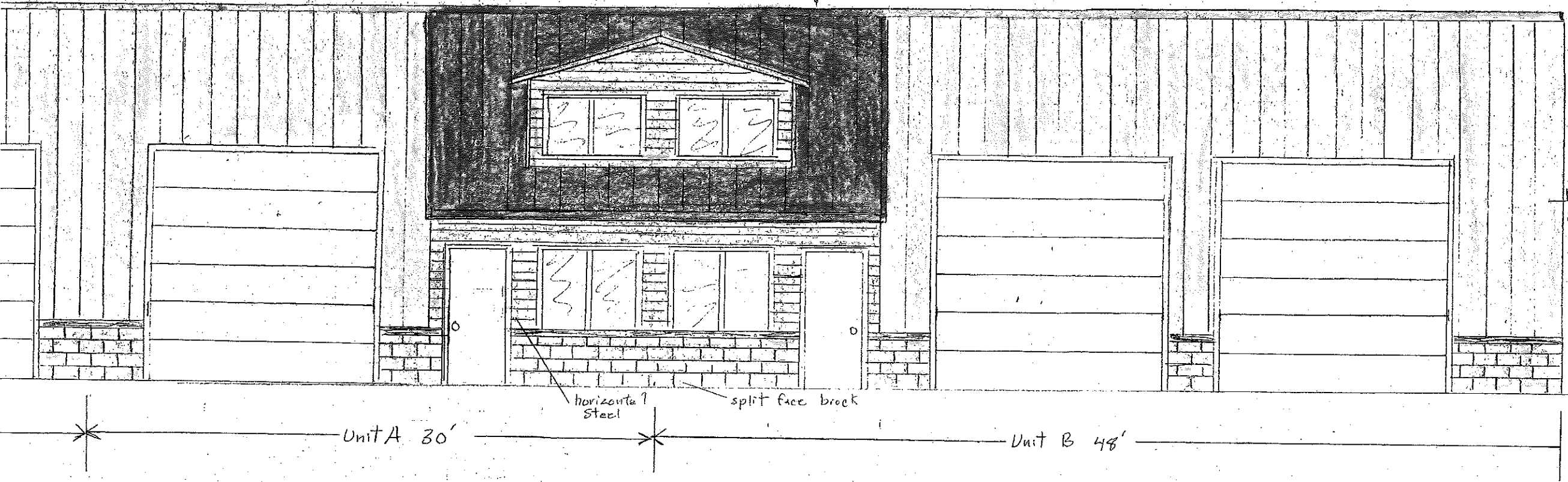
② Perspective Units



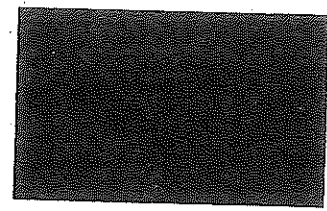
① Perspective - A-B Units



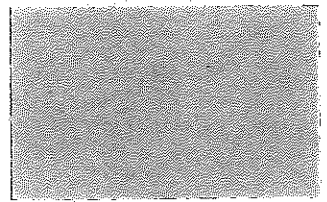
Plan Grosso 7 Nov 2019
 Stoughton Business Park



Vertical
Steel
hidden
fasteners



OCEAN BLUE



LIGHT GRAY

