

PUBLIC HEARING NOTICE

The City of Stoughton Planning Commission will hold a Public Hearing on Monday, February 12, 2018 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 the City of Stoughton Public Works Department to allow more than 120 percent of the minimum number of required parking stalls at 2439 County Highway A, in the City of Stoughton, Dane County, Wisconsin.

The properties are more formally described as:

Parcel number: 281/0511-094-8111-2

Legal Description: LOT 1 CSM 433 CS2/219-11/10/70 DESCR AS SEC 9-5-11 PRT NE1/4SE1/4 (0.55 ACRES INCL R/W)

Parcel number: 281/0511-094-8201-2

Legal Description: SEC 9-5-11 PRT NE1/4 SE1/4 LYG S C/L CTH A EXC LOTS 1&2 CSM 433 & EXC DOC 947748 & EXC RR R/W & ALSO EXC PRT REMAINING IN TOWN OF DUNKIRK

Parcel number: 026/0511-094-8100-8

Legal Description: LOT 2 CSM 433 CS2/219-11/10/70 DESCR AS SEC 9-5-11 PRT NE1/4SE1/4 (0.50 ACRES INCL R/W)

This property descriptions are for tax purposes. They may be abbreviated. For the complete legal description please refer to the deed.

Additional information including a location map can be found at:

<http://stoughtoncitydocs.com/planning-commission/>

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

Published January 25, 2018 Hub

Published February 1, 2018 Hub

Public Works Facility – City of Stoughton – Project Narrative

2439 County Highway A, Stoughton, WI

Date: 10/30/2017

Owner:

City of Stoughton
Rodney Scheel
381 East Main Street
Stoughton, WI 53589
p. (608) 873-6619

Architectural & Landscape**Design:**

Angus Young & Associates
Brad Werginz, Architect
Katie Udell, PLA
555 South River Street
Janesville, WI 53548
p. (608) 756-2326

Site Design:

Vierbicher
Tim Schleeper, PE
999 Fourier Drive, Suite #201
Madison, WI 53717
p. (608) 821-3959

Contractor:

To be determined.

The City of Stoughton is proposing the construction of a new public works facility, to be located at 2439 County Highway A, on the East side of Stoughton. The 13.5 acre site contains two parcels (to be combined) which were formerly used for farming and single family residential as part of the Township of Dunkirk. The combined parcels are to be annexed and re-zoned Institutional (I), for the proposed public services land use. The City's comprehensive plan, adopted July 11th, 2017, designates this site for Institutional use. Site development will include a new 58,295 S.F. public works facility, 14,000 S.F. attached cold storage facility, 2,570 S.F. salt shed with covered lean-to storage, employee/guest parking, and site circulation drive lanes.

The site will be fenced for security with 6' chain link. Access to the non-public side of the fence will be controlled by automatic gate operators on the North and Southeast entrance drives.

Within the fenced area, the proposed dumpster location will be screened with utilizing landscape materials. Street operations require access to the dumpster area with large pieces of equipment, so we are proposing to not enclose the dumpster area with walls or fencing. The dumpster area is setback 350' from County Highway A to the East. The property to the South, 55 acres, is also owned by the City of Stoughton for public works operations.

The proposed development will create:

74,865 S.F. of Building Footprint Area

127,289 S.F. Paved Area

Total impervious = 202,154 S.F.

Site Area = 586,953 S.F.

The proposed impervious surface area is 34%, with the remaining 69% of the site as greenspace. The site is required to have a minimum 25% landscape surface ratio, which this exceeds.

Employee and Customer Projections:

Employee parking peaks during the summer months, when seasonal staff is employed. There are 13 full time staff members, 4 of which are office staff. 8 seasonal staff are added during the summer for a total of 21 employees.

Customers frequent the site throughout the day, but rarely exceed 2 at a time.

Parking Analysis:

The parking code as noted in ordinance 78-206(3)(e) defines parking for a public service and utilities as 1 space per 500 gross floor area for office space, and one space per employee on largest working shift plus one space per company vehicle normally stored or parked on the premises.

There are 106 pieces of company equipment and vehicles parked on site, all of which will be stored indoors. There are 17 employees on the largest working shift (outside of the office space). The office space is approximately 4,000 sf, which divided by 500 sf is 8 stalls required. A total of 25 stalls are required, and there are 33 parking stalls outdoors proposed.

Four parking stalls, not included in the calculations above, will be provided near the vehicle maintenance garage for staging of fleet vehicles on site for maintenance.

Utility Projections:

The site will be served by an 8" water service, a 4" forced main sanitary lateral and storm water management on site. Stoughton Utilities will extend three phase power to the site with backup generator power provided as part of the building project. This will be located at the Northeast corner of the building and will be screened by landscaping. Natural gas is available at the street and will be extended into the building.

A solar PV system is being designed to serve the electrical needs for the facility as part of the project and will be bid as a bid alternate.

Operational Considerations:

Public Works operations occur during regular business hours, 7:30 am to 3:30 pm. Off hour and weekend operations occur when needed, as in a major snow event.

Although the building is large in footprint, the expected water usage and sanitary sewer loadings will be minimal. Peak water usage will most likely occur during the summer months, when street sweeper and landscape watering operations occur. A dedicated hydrant with clean water metering will be utilized on the South side of the building for sweeper filling and fire department hose testing operations.

The proposed development shall comply with all requirements of Article VII of the City of Stoughton ordinances.

Building & Signage Design:

The building construction will consist of precast tilt up concrete wall panels. These panels are constructed of concrete, with a rigid insulation layer within to provide energy efficiency. The exterior face of the panels will receive varying finishes, to add aesthetic appeal to the panels. Sandblast, exposed aggregate, and raked finishes are proposed per the attached elevations drawings. 1" setback reveals will be used, in addition to horizontal striation lines to provide additional interest. The color of aggregate used in the concrete mix can affect the overall color of the panels (grey to tan). We are proposing aggregates in the tan color range, to give the building a light brown overall tone. Dark bronze aluminum framed windows will be utilized for natural daylighting of the interior.

A monumental style building identification sign is being proposed near the North entrance. The sign will have cast metal lettering and illustrate the building owner "STOUGHTON" and the function "PUBLIC

WORKS FACILITY” with address below. The material will be precast concrete with exposed aggregate finish, to match the building façade. A detail of the proposed sign is attached.

Storm water and Site Grading:

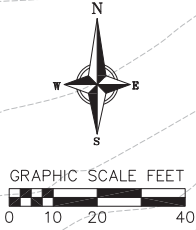
Soil borings are being performed to determine the existing soils on site in the proposed building, pavement, and storm water management locations. Preliminary storm water design includes (1) bio-retention device adjacent to the employee parking area, and (2) wet detention ponds and an infiltration basin located on the South side of the building.

We recommend that the storm water portion of the submittal be considered approved subject to final review and approval by the City of Stoughton and Dane County.

Thank you for your consideration.

Sincerely,

Rodney Scheel
City of Stoughton



- GRADING LEGEND**
- 820 --- EXISTING MAJOR CONTOURS
 - 818 --- EXISTING MINOR CONTOURS
 - 820 --- PROPOSED MAJOR CONTOURS
 - 818 --- PROPOSED MINOR CONTOURS
 - SILT FENCE
 - DISTURBED LIMITS
 - 2.92% PROPOSED SLOPE ARROWS
 - +1048.61 EXISTING SPOT ELEVATIONS
 - 1048.61 PROPOSED SPOT ELEVATIONS
 - VELOCITY CHECK
 - INLET PROTECTION
 - CHANNEL EROSION MAT CLASS I, TYPE B
 - NON-CHANNEL EROSION MAT CLASS I, TYPE A
 - TRACKING PAD
 - RIP RAP
 - B-7 BORING LOCATION

Due to electronic distribution, this drawing may not be printed to the scale indicated on the drawings. Do NOT use scale to determine dimensions or sizes.

PROJECT NUMBER		ISSUANCES		REVISIONS	
170137		DD DRAWING REVIEW - 08/29/2017			
APPROVED BY					
REVIEWED BY					
TSCB					
DRAWN BY					
DPER					
DATE					
10/30/2017					

Angus Young
Architecture
Engineering
Interior Design
Balance in Creativity

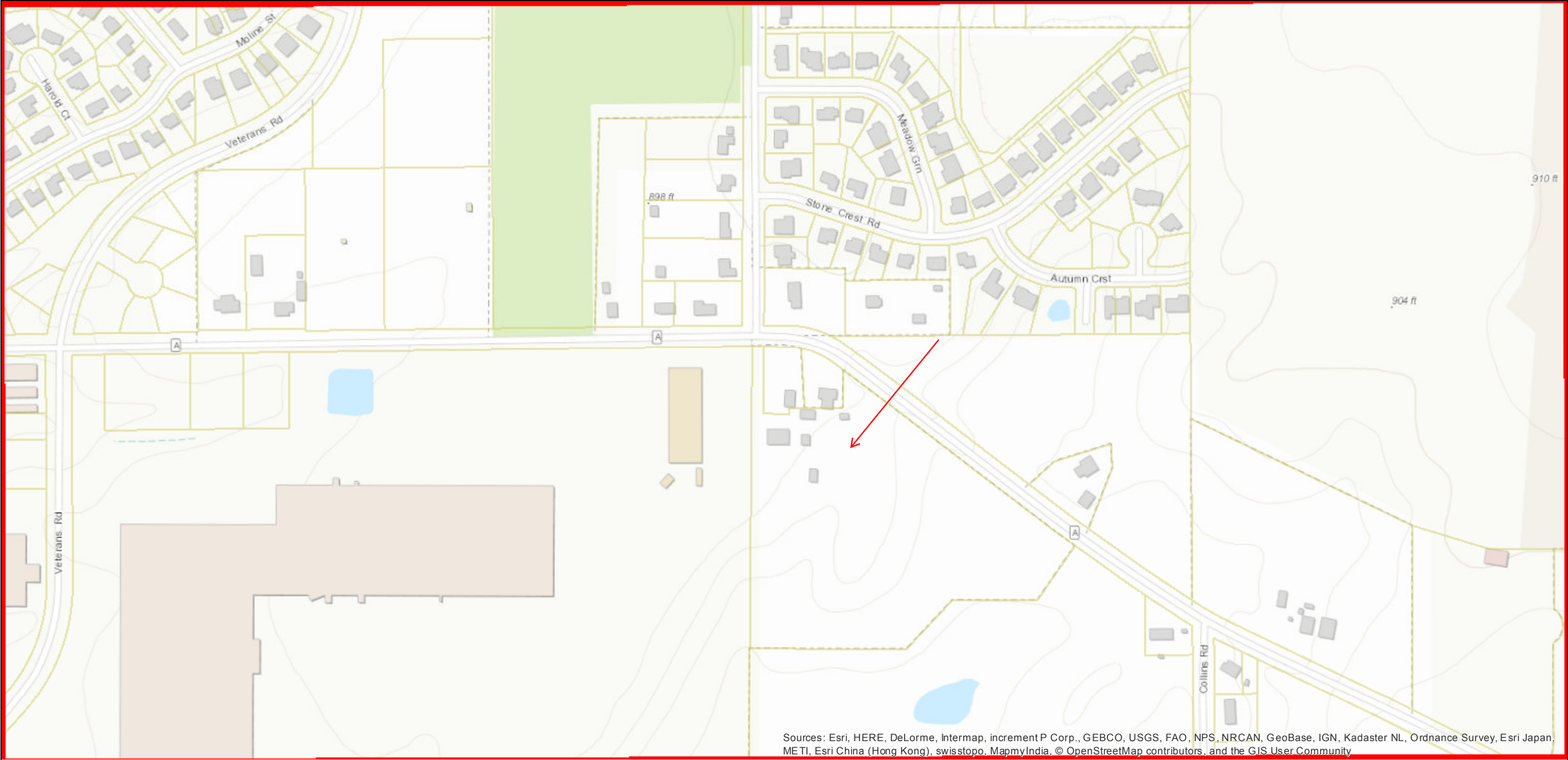
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vierblicher
planners | engineers | advisors


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**NEW PUBLIC WORKS
OPERATIONS CENTER
CITY OF STOUGHTON
STOUGHTON, WISCONSIN**

Public Works Facility



November 6, 2017

 Tax Parcels

1 inch = 300 feet

