PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a Public Hearing on Monday, March 9, 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 Zink Power for property located at 2443 County Highway A, Stoughton, Dane County, WI.

The proposed conditional uses are as follows:

- A heavy industrial use;
- An accessory structure of up to 5,000 square feet in area;
- An increase to the maximum building height from 45 to 60 feet;
- An increase to the maximum 10-foot smokestack height above the roof to 15 feet.

The property is further described as:

Parcel number: 281/0511-093-8520-2

Legal Description: LOT 2 CSM 15343 CS109/336-340 02/07/2020 F/K/A LOT 1 CSM 6876 CS34/172&173 R20234/10&11-9/24/92 F/K/A LOTS 24, 25, 26, 27, 28, 29, 30, 31 STOUGHTON INDUSTRIAL PARK SOUTH & PRT VAC EAST ST DESCR AS

SEC 9-5-11 NE1/4SW1/4 & SE1/4SW1/4 & ALSO INCL LOT 1 CSM 7211 CS36/305&306 R24257/45&46-8/27/93 DESCR AS SEC 9-5-11 PRT SW1/4SE1/4 & NW1/4SE1/4 (12.299 A)

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

Michael P. Stacey Zoning Administrator

Published February 20, 2020 Hub Published February 27, 2020 Hub

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

Applicant Name:And O WER-Stoughton, ELC
Applicant Address: 109 McClintock Court, Weatherford, TX 76088
Applicant Phone and Email: 817.897.3662 joe.langemeier@zinkpower.com
Property Owner Name (if different than applicant): STOUGHTW Trailers (NC.
Property Owner Phone:

Subject Property Address:

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

Application fee of \$455 received by Zoning Administrator

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)

Final Packet

(1 electronic 11 x 17 copy of plans

and if necessary one large scalable copy of plans to Zoning Administrator)

(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.

- A written description of the proposed conditional use describing the type of activities, buildings, and (b) structures proposed for the subject property and their general locations.
- A site plan (conforming to the requirements of Section 78-908(3)) of the subject property as (c) 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.

Date: 2/7/20Date: 2(12/20)

Date: 2/7/20

Date:

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?

This conditional use application is intended to facilitate the construction of a hot dip galvanizing plant as

close as is allowable to the Stoughton Trailers manufacturing plant. Four use variences are requested to allow

the hot dip galvanizing facility to effectively process the materials fabricated by Stougthon Trailers and to

accomodate industry best practices for environmental husbandry and protection. The four variences are:

1) Building height to 60 ft. 2) Stack height to 15 feet above lower roof line. 3) Heavy Industry Zoning .

4) Accessory maintenance structure under 5000 sq. ft., 32 feet high, used for manufacturing support operations.

The height variance request is to accommodate process equipment. The stack heights are dictated by

the building height. The building will be set back from the public street over 375 feet which

will minimize or even eliminate any impact on neighboring properties. The property is currently zoned

"Heavy Industrial, but approved for light industrial use. We would like to have this property approved for heavy industrial purposes since a significant amount of steel fabrications will need to be stored outside

the building. The outside storage will be located below street grade, on the south side of the building.

The accessory building will be used for equipment maintenance and process fixture fabrication.

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?

Due to the large setback from the public street and adjacent properties, we do not anticipate any adverse

impacts to the public or neighboring property owners.

2.

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?

Since this land has been designated and zoned for heavy industry, this use variance request does not alter the desired land use in any way.

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 conditional uses requested will not impact or place any undue burdens on any improvements,

facilities, utilities or servies provided by public agencies serving the subject property.

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 public benefit will be a significant number of new jobs provided by the opening of a new business in the Stoughton, WI area along with the growth of Stoughton Trailers due to their newly realized competitive advantage in their industry. The adverse impacts created by the use variances requested in this application are virtually zero.

IV. Application Information for City Use

Notified Neighboring Property Owners (within 300 feet)	Date: 2/20/20
Notified Neighboring Township Clerks (within 1,000 feet)	Date: 2/20/20
Class 2 legal notice sent to official newspaper by City Clerk	Date:
Class 2 legal notice published on 2/20/20 and 2/27(20	Date:
Conditional Use recorded with the County Register of Deeds Office after approv	val 🗖

S:\Planning\MPS\Forms&Pamphlets\Applications 2017\Conditional Use Permit APP.doc

PROJECT STATISTICS:

ZONING:	HEAVY INDUSTRIAL
PROPOSED USE:	HEAVY INDUSTRIAL (CONDITIONAL USE)
SITE:	
LOT SIZE MIN. LOT SIZE:	535,788 SF (12.3 ac) 20,000 SF
BUILDING COVERAGE:	FAR = 1.0 = 535,788 SF
LOT WIDTH:	100' AT STREET
Setbacks:	20' FRONT, SIDE, TO RES. & REAR
PAVEMENT:	5' SIDE OR REAR 10' TO STREET
BUILDING SEPARATION:	40' MIN.
BUILDING HEIGHT: PROPOSED:	45' max 60' max (Conditional use)
MIN. LANDSCAPE:	15% = 80,369 SF

BUILDING:

MAIN BUILDING	110,380 SF
OFFICE	6,500 SF
PLANT	103,880 SF

ACCESSORY BLDG. 4,800 SF (CONDITIONAL USE)



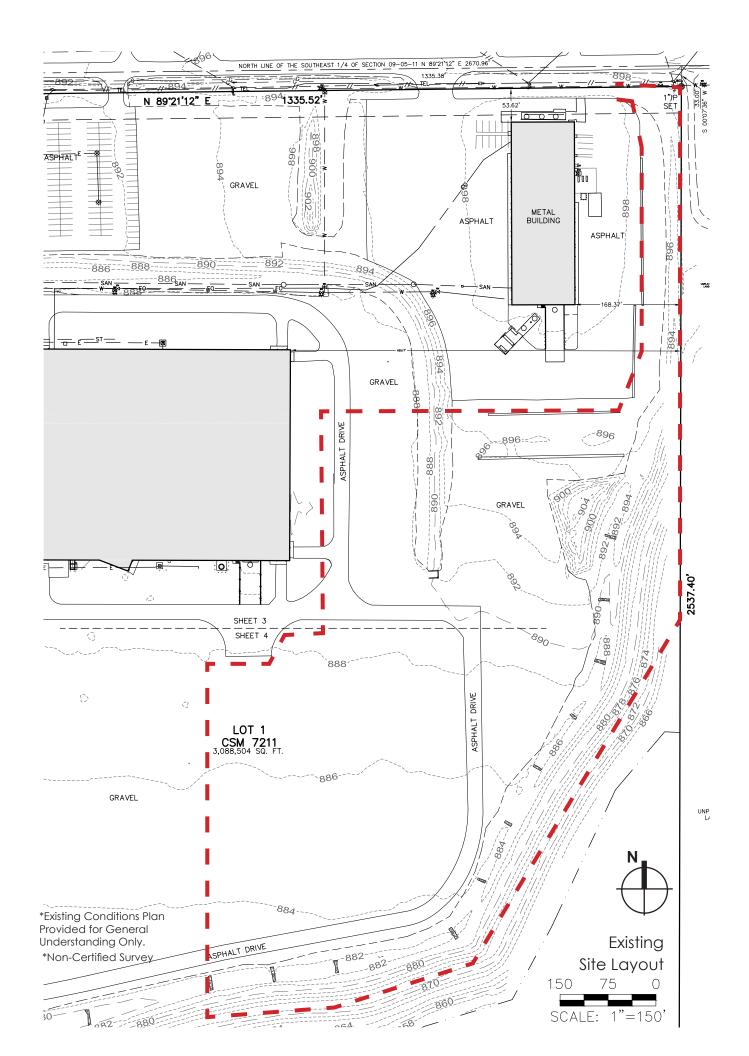


stoughton, wi

WINTER DESIGN, INC.

NEW MANUFACTURING FACILITY

2.4.2020

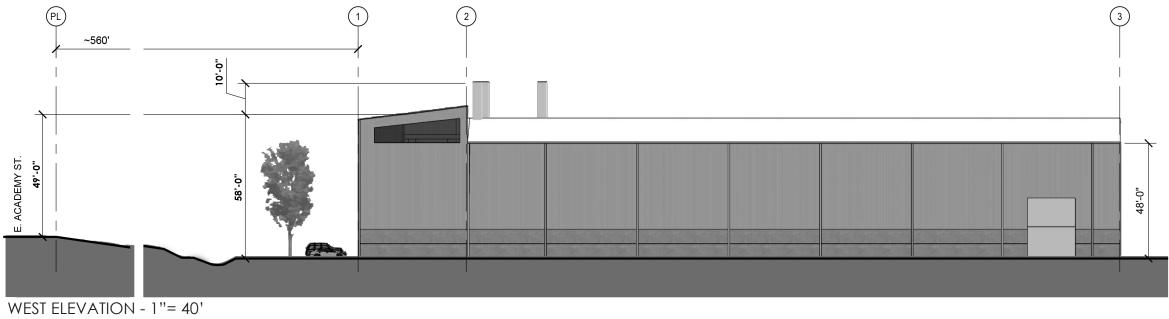


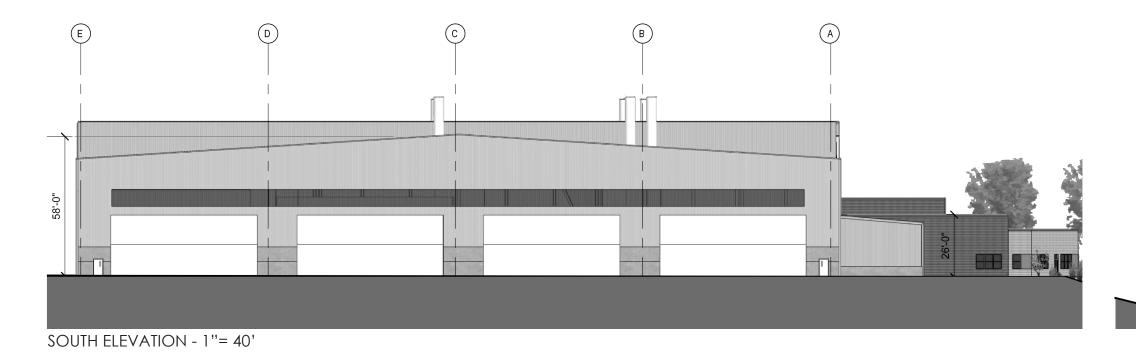


NEW MANUFACTURING FACILITY STOUGHTON, WI

W I N T E R Design, Inc.

2.4.2020





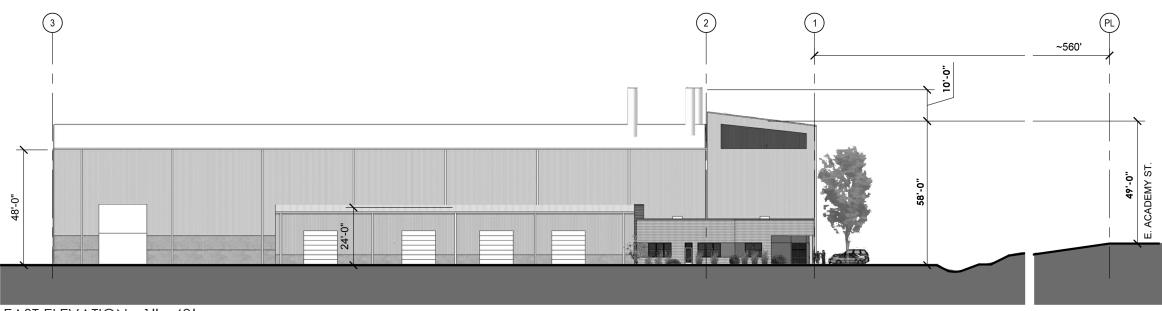
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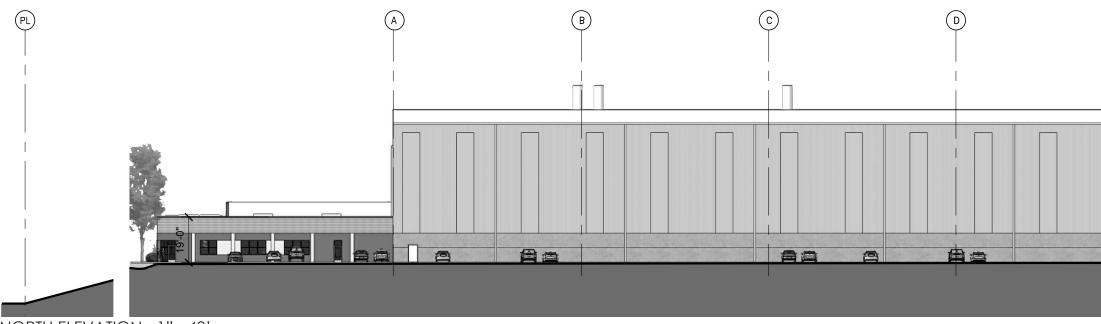
NEW MANUFACTURING FACILITY

VINTER Design, INC.









NORTH ELEVATION - 1"= 40'



stoughton, wi

NEW MANUFACTURING FACILITY

W I N T E R DESIGN, INC.

