

## 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)**

Applicant Name: ZINKPOWER-Stoughton, LLC  
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): Stoughton Trailers (INC)  
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 Date: 2/7/20  
Application fee of \$455 received by Zoning Administrator Date: 2/12/20

**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: 2/7/20

**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?

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 services 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 approval



**PROJECT STATISTICS:**

ZONING: HEAVY INDUSTRIAL  
PROPOSED USE: HEAVY INDUSTRIAL (CONDITIONAL USE)

**SITE:**

LOT SIZE: 535,788 SF (12.3 ac)  
MIN. LOT SIZE: 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: 45' MAX  
PROPOSED: 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)



ZONING MAP | N.T.S.

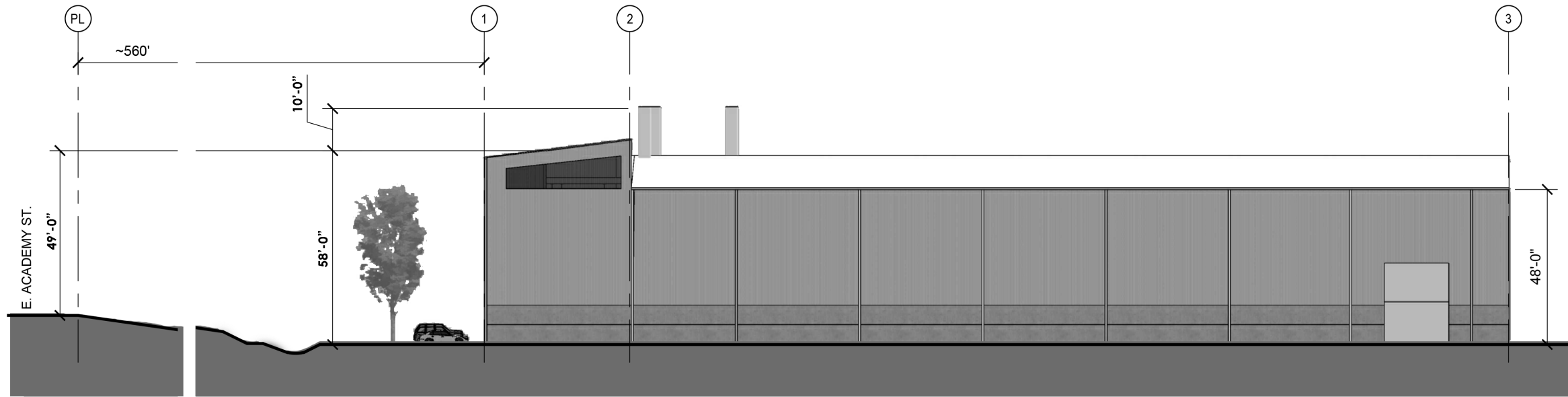
**NEW MANUFACTURING FACILITY**

STOUGHTON, WI

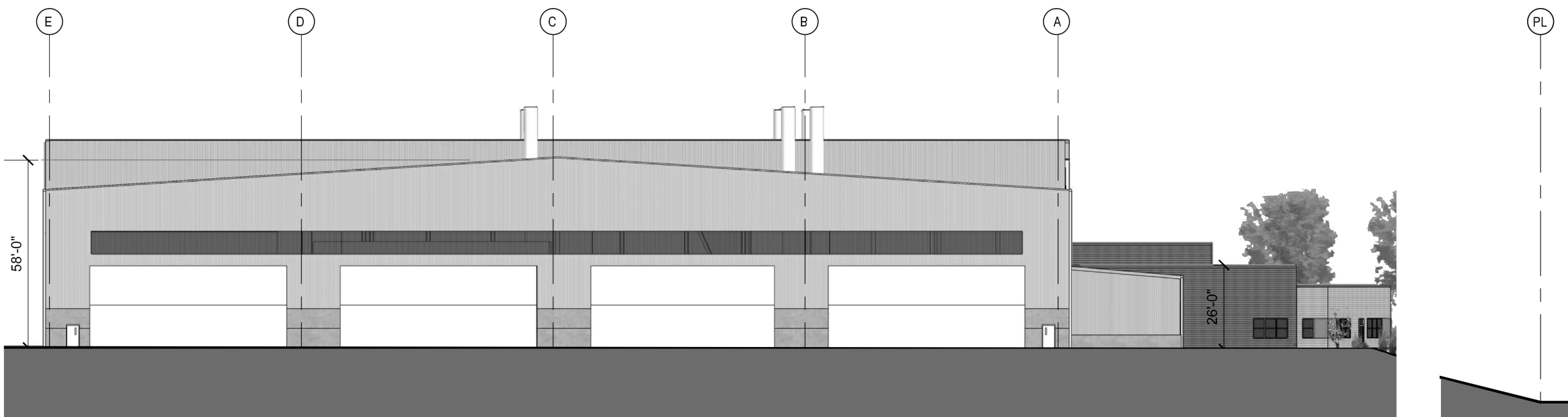


2.4.2020



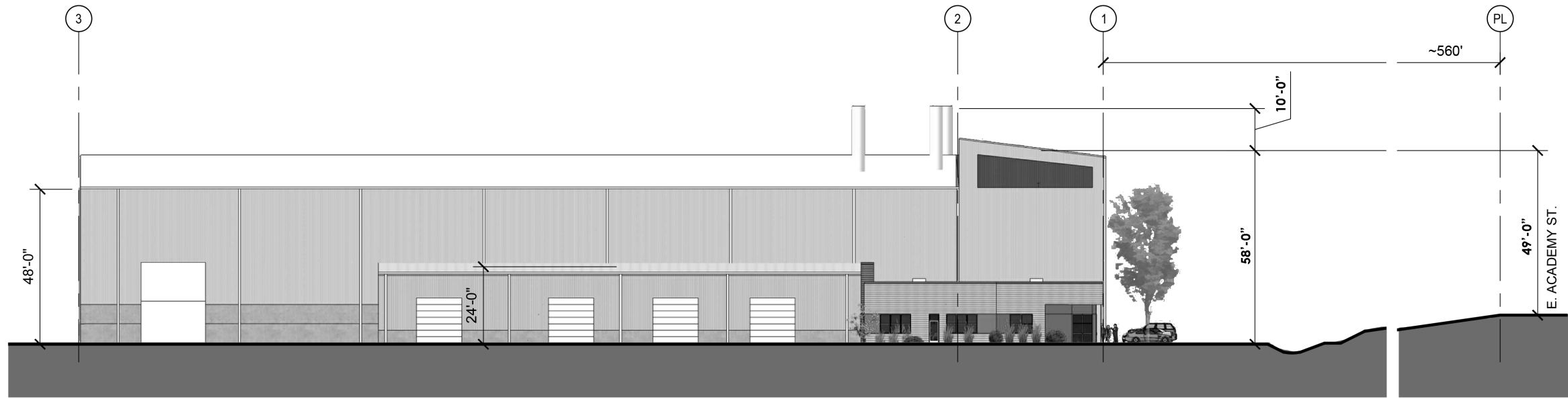


WEST ELEVATION - 1" = 40'

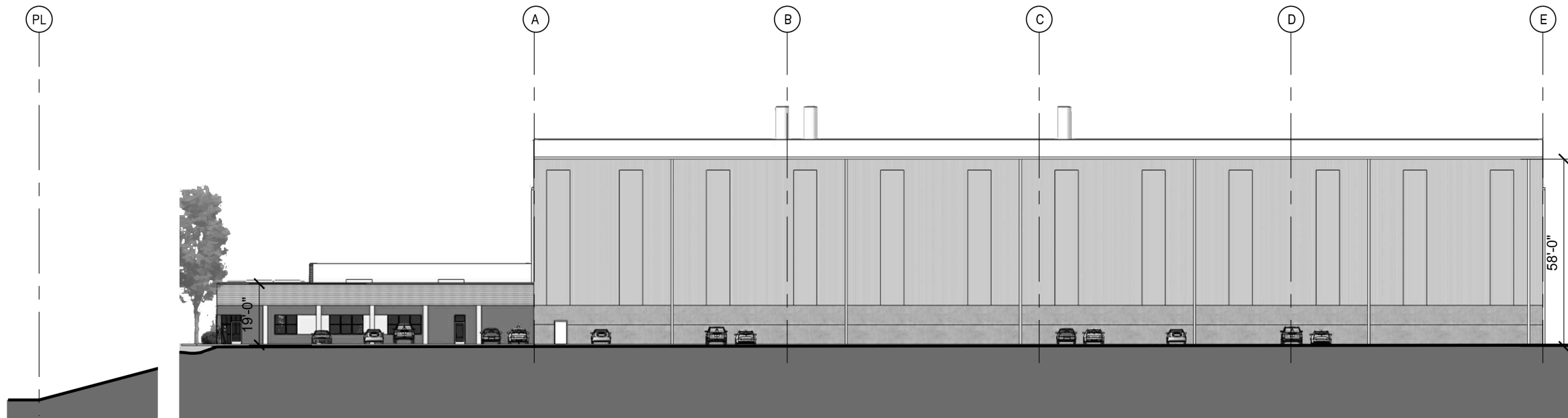


SOUTH ELEVATION - 1" = 40'





EAST ELEVATION - 1" = 40'



NORTH ELEVATION - 1" = 40'