CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
381 East Main Street, Stoughton, WI. 53589

(608) 873-6619 www.ci.stoughton.wi.us

RODNEY J. SCHEEL
DIRECTOR

Date: August 31, 2021

To: Plan Commission

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the September 13, 2021 Plan Commission meeting

Request by Todd Kane, Cummins CES for approval of a site plan for an employee shelter and patio area at Cummins, 1801 US Highway 51.
Plan Commission approval is necessary for the proposed employee patio area and shelter. The site meets all zoning requirements. The resolution, staff review and related materials are provided.

CITY OF STOUGHTON, 207 S. FORREST STREET, STOUGHTON, WISCONSIN

RESOLUTION OF THE PLAN COMMISSION

Approving a site plan for an employee shelter and patio area at Cummins, 1801 US Highway 51 and 138, Stoughton, WI.

Committee Action: Plan Commission approves the request - .

Fiscal Impact:

File Number:	R - 11 - 2021	**Date Introduced:**	September 13, 2021

RECITALS

A. Todd Kane, Cummins CES (the "Applicant") is seeking site plan approval to construct an employee shelter and patio area at 1801 US Highway 51 and 138 in the City of Stoughton, Dane County, Wisconsin (the "Property").

B. The Property is zoned Planned Industrial which is consistent with the Comprehensive Plan.

C. The City Plan Commission reviewed and discussed the proposed site plan at their regular September 13, 2021 meeting and found that the plan meets the intent of the zoning ordinance and Comprehensive Plan.

RESOLUTION

BE IT RESOLVED, the City of Stoughton Plan Commission approves the site plan for Cummins CES, 1801 US Highway 51 and 138, Stoughton, WI, as presented.

_____

Mayor Tim Swadley Date
Plan Commission Chair

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

Applicant Name: Cummins CES

Applicant Address: 1801 HWY 51 & 138 WEST STOUGHTON

Applicant Phone and Email: todd.kane@cummins.com

Property Owner Name (if different than applicant): _____

Property Owner Phone: 608-513-2394

Subject Property Address: same as applicant

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: _8/6/2021____

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.

❑ **(b) 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

- ❑ ❑ **(c) 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.
- ❑ ❑ **(d) 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.
- ❑ ❑ **(e) *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: 8/6/21

Application for Site Plan Review and Approval

Section (a)

- Existing Zoning – PI – Planned Industrial
- No future change in Land Use - proposed is for employee outdoor office collaborative space
- Current land use is office buildings and industrial technical space
- Employees 100-270 no increase planned. Daily visitors 1-6
- No additional dwellings, proposed outdoor space
    - 1638 sq.ft. patio area
    - 1878 sq. ft. Impervious Surface area
    - 1322 sq. ft. Landscape Surface area
    - .00516 Floor Area ratio
    - .17863 Impervious Surface ratio
    - .00363 Landscape surface area ratio (this ratio does not include existing landscaping)
- No operational changes for hours of operation
- No additional water usage (other than watering plants to get them stated)
- No sanitary sewer loading change
- No changes to traffic
- The proposed development shall comply with all requirements of Article VII
- Shelter will be of steel exposed framing with metal roof
- No future expansion planned
- This "project" employee outdoor space is to offer our employees a means of outdoor office space with social distancing capabilities. There should be no relationship to nearby properties.

Section (b)

- See attached documents: Cummins Patio and Landscape Design and Campus Plat of Survey map

Section (c)

- See attached documents: Cummins Patio and Landscape Design, Campus Plat of Survey map and outdoor patio list of plantings

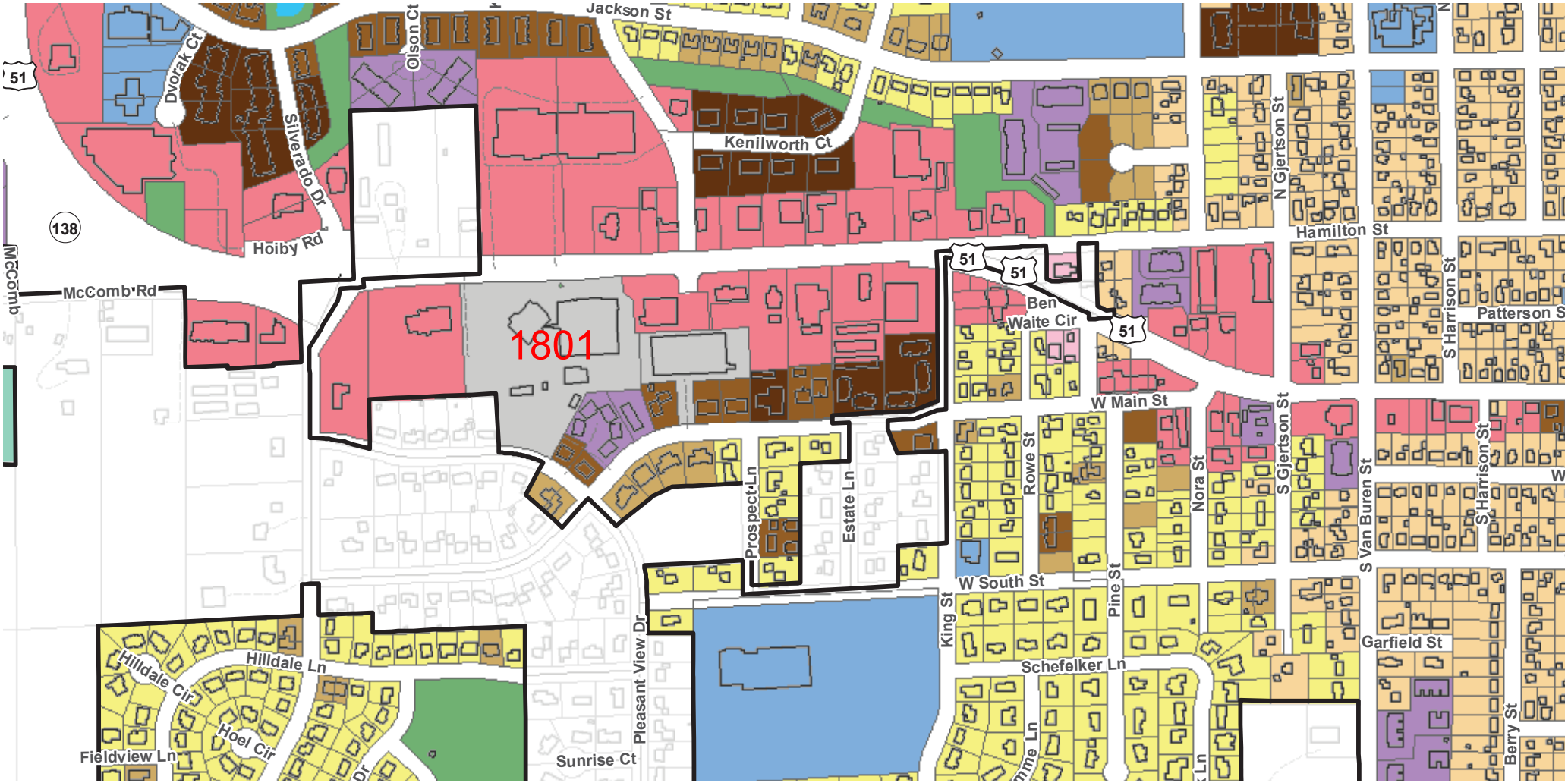
Section (d)

- NA – disturbed area is 3500 sq. ft. See email stating calculation from Moyer's

Section (e)

- See attached design renderings document:
    - Materials for shelter are black painted metal frame and standing seam black metal roof

STOUGHTON ZONING MAP SECTION



PLAT OF SURVEY
WITH TOPOGRAPHIC DATA

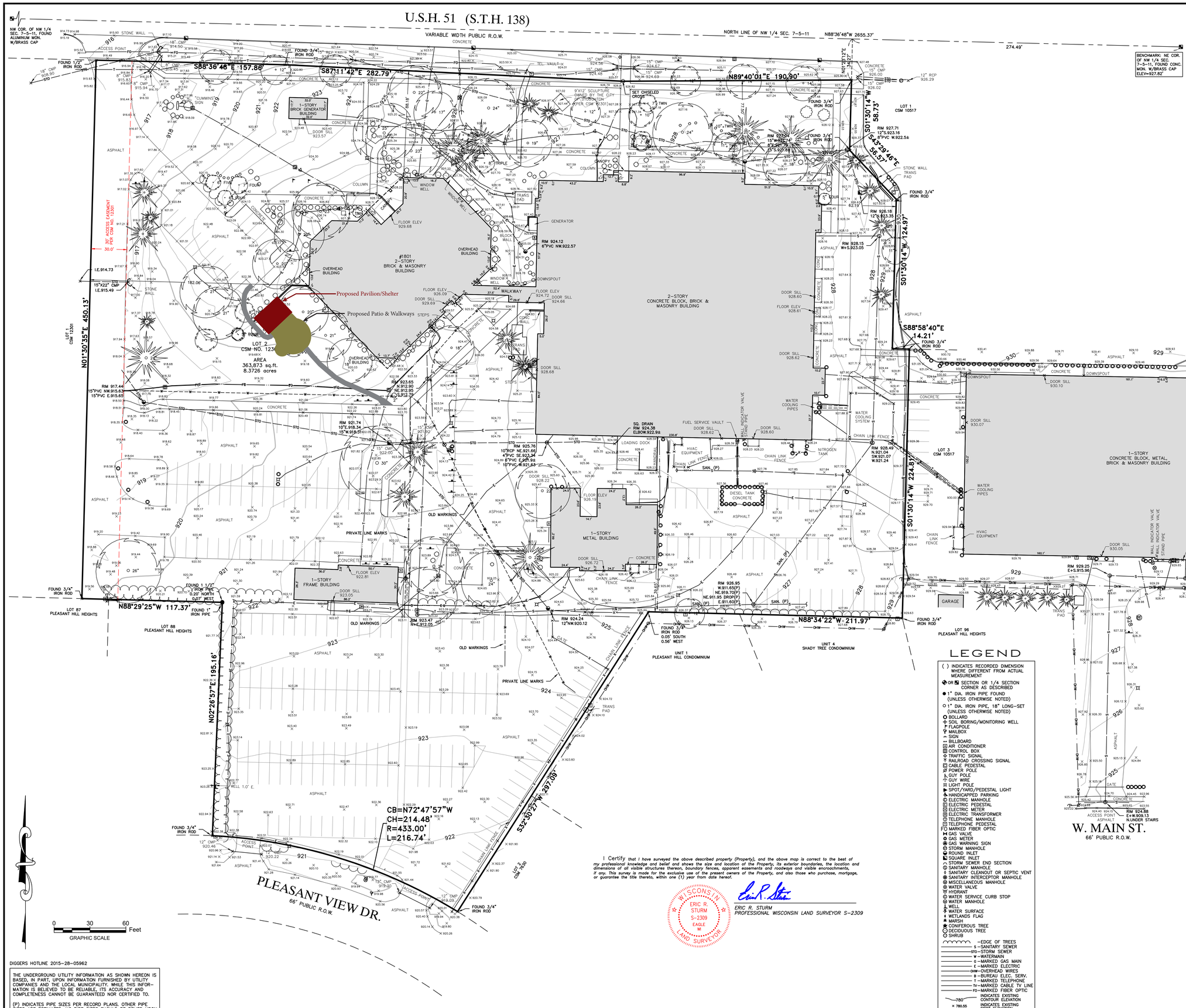
Known as 1801 U.S. Highway, in the City of Stoughton, Dane County, Wisconsin.

Lot 2, Certified Survey Map No. 12301, being part of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 5 North, Range 11 East, in the City of Stoughton, Dane County, Wisconsin.

August 3, 2015	ACS	Survey No.166463-BMJ
August 5, 2015	Additional utilities per plan	Revision No.1-BMJ

Basis of Bearings
Bearings are based on the North line of the Northwest 1/4 of Section 7, Township 5 North, Range 11 East, which is assumed to bear North 88°36'48" West.

Elevations
Elevations refer to NGVD 1929 Datum.



LEGEND

( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
BOLLARD
SOIL BORING/MONITORING WELL
FLAGPOLE
MAILBOX
SIGN
BILLBOARD
AIR CONDITIONER
CONTROL BOX
TRAFFIC SIGNAL
RAILROAD CROSSING SIGNAL
CABLE PEDESTAL
POWER POLE
GUY POLE
GUY WIRE
LIGHT POLE
SPOT/YARD/PEDESTAL LIGHT
HANDICAPPED PARKING
ELECTRIC MANHOLE
ELECTRIC PEDESTAL
ELECTRIC METER
ELECTRIC TRANSFORMER
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
FO MARKED FIBER OPTIC
GAS VALVE
GAS METER
GAS WARNING SIGN
STORM MANHOLE
ROUND INLET
SQUARE INLET
STORM SEWER END SECTION
SANITARY MANHOLE
SANITARY CLEANOUT OR SEPTIC VENT
SANITARY INTERCEPTOR MANHOLE
MISCELLANEOUS MANHOLE
WATER VALVE
HYDRANT
WATER SERVICE CURB STOP
WATER MANHOLE
WELL
WATER SURFACE
WETLANDS FLAG
MARSH
CONIFEROUS TREE
DECIDUOUS TREE
SHRUB
—EDGE OF TREES
S —SANITARY SEWER
STO —STORM SEWER
W —WATERMAIN
G —MARKED GAS MAIN
E —MARKED ELECTRIC
OHW —OVERHEAD WIRES
B —BUREAU ELEC. SERV.
T —MARKED TELEPHONE
TV —MARKED CABLE TV LINE
FO —MARKED FIBER OPTIC
780 INDICATES EXISTING CONTOUR ELEVATION
× 780.55 INDICATES EXISTING SPOT ELEVATION

I Certify *that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.*

WISCONSIN ERIC R. STURM S-2309 EAGLE W. LAND SURVEYOR

ERIC R. STURM
PROFESSIONAL WISCONSIN LAND SURVEYOR S-2309

DIGGERS HOTLINE 2015-28-05962

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

R.A. Smith National, Inc.
Beyond Surveying and Engineering
16745 W. Bluemound Road, Brookfield WI 53005-5938
262-781-1000 Fax 262-797-7373, www.rasmithnational.com
Appleton, WI Orange County, CA Pittsburgh, PA

S:\5166463\Dwg\PS111E30.dwg\1801 USH 51

R.A. Smith National, Inc.

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Patio & Landscape Design

Prepared For:

Cummins

April 14, 2021

Moyer's Inc.

- Landscape
- Concrete
- Design
- Construction

Cummins
1801 US-51 Stoughton, WI 53589

Apr. 14, 2021
2021-020
Kevin Smits

Moyer's Inc.
936 Starr School Rd. Stoughton, WI 53589 (608) 873-9141 www.moyersinc.net

Moyer's Inc.

- Landscape
- Concrete
- Design
- Construction

Cummins

1801 US-51 Stoughton, WI 53589

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MOYER'S INC.

- LANDSCAPE
- CONCRETE
- DESIGN
- CONSTRUCTION

CUMMINS

1801 US-51 STOUGHTON, WI 53589

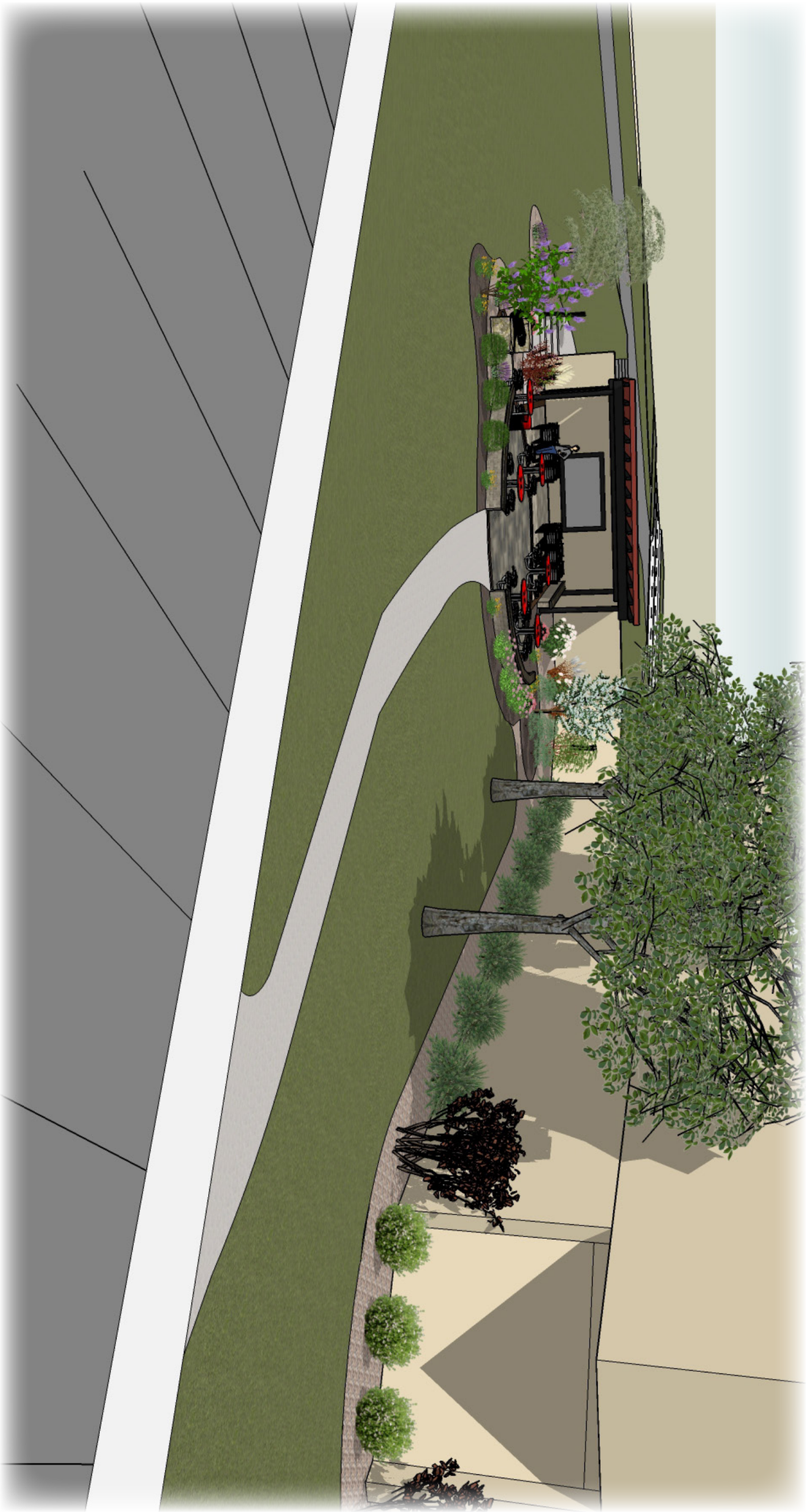
APR. 14, 2021

2021-020

KEVIN SMITS

MOYER'S INC.

936 STARR SCHOOL RD. STOUGHTON, WI 53589 (608) 873-9141 WWW.MOYERSINC.NET



Moyer's Inc.

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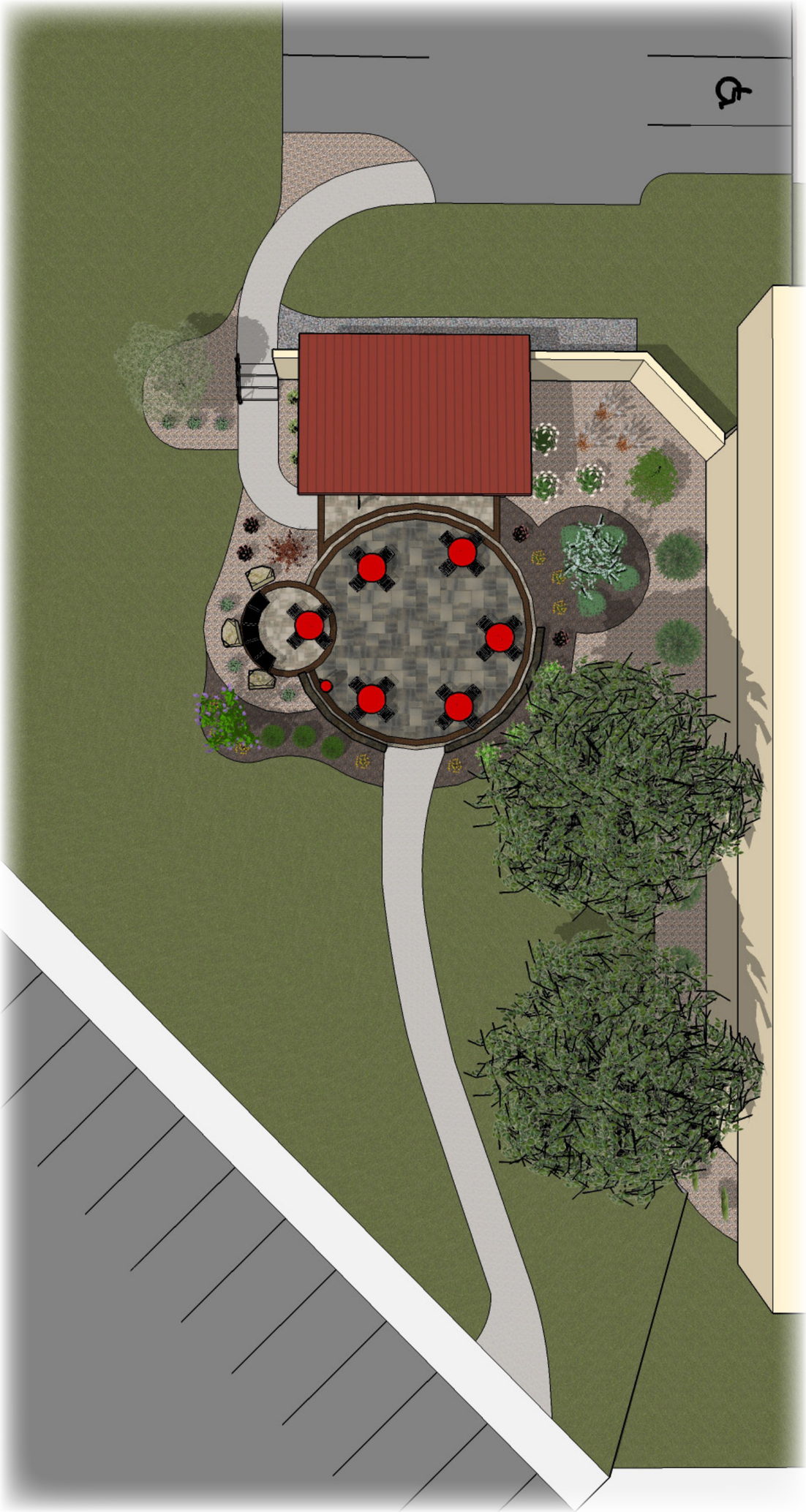

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CUMMINS

1801 US-51 STOUGHTON, WI 53589

APR. 14, 2021

2021-020

KEVIN SMITS

MOYER'S INC.

936 STARR SCHOOL RD. STOUGHTON, WI 53589

(608) 873-9141

WWW.MOYERSINC.NET

Todd A Kane

From: Kevin Smits <Kevin.Smits@moyersinc.net>
Sent: Wednesday, August 4, 2021 11:36 AM
To: Todd A Kane
Subject: Re: 2D drawing
Attachments: Campus Plat of Survey - Patio Pavilion Overlay.pdf; Cummins Patio & Landscape Design.pdf

EXTERNAL SENDER: This email originated outside of Cummins. Do not click links or open attachments unless you verify the sender and know the content is safe.

Hi Todd,

I have not had a chance to create the detailed construction documents with dimensions for the project yet. But based on the design, I just figured approximately 3500 square feet of disturbed area. This includes all the new paved areas and landscape beds. I also added in a few hundred extra sqft. for staging and over dig on the walkways.

Will this suffice for the erosion control calculations?

Also attached, I created a scaled overlay drawing with the pavilion, patio and walkways shown on the plat of survey. Will this along with the attached previous 3-D design renderings work for the city approval?

Please feel free to let me know if you need anything else from me. I am hoping to create the construction documents soon, but office time has been hard to come by.

Thanks!

Kevin Smits
Design, Sales &
Project Coordination

Moyer's Inc.
Landscape-Concrete-Design-Construction
190 Business Park Circle Stoughton, WI 53589
Office: (608) 873-9141
Cell: (608) 333-4728
Web: www.moyersinc.net

On Tue, Aug 3, 2021 at 10:34 AM Todd A Kane <todd.kane@cummins.com> wrote:

> Kevin, did you do a 2D drawing of the design to show dimensions? I'll need to figure out disturbed area to determine if we need erosion control plans.
>
> Thanks,

List of Landscape Planting Materials

6 Each Salvia May Night #1 - #1 Salvia nemorosa 'May Night'

3 Each Grass Karl Forester #1 - #1 Calamagrostis acutiflora 'Karl Foerster'

1 Each Weigela Wine & Roses #3 - #3 Weigela florida 'Alexandra'

4 Each Sedum Autumn Joy #1 - #1 Sedum spectabile 'Autumn Joy'

1 Each Lilac Sensation #5 - #5 syringa 'Sensation'

8 Each Daylily Stella D'oro #1 - #1 Hemerocallis Stella D'Oro

3 Each Boxwood Green Velvet #3 - #3 Buxus ' Green Velvet'

4 Each Spirea Magic Carpet #3 - #3 Spiraea japonica 'Magic Carpet'

4 Each Spirea Tor Birchleaf #3 - #3 spiraea betulifolia 'Tor'

1 Each Serviceberry Aut. Brill Clmp#10 - #10 Clmp
Amelanchier x gran. 'Aut. Brilliance'

3 Each Hydrangea Little Lime #3 - #3 Hydrangea paniculate

3 Each Grass Flame #1 - #1 Miscanthus Purpurascens Flame Grass

1 Each Dogwood Red Twigged #5 - #5 Cornus alba 'Sibirica'

CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
207 S. Forrest Street, Stoughton, WI. 53589
www.cityofstoughton.com/planning

RODNEY J. SCHEEL
DIRECTOR
(608) 873-6619
fax: (608) 873-5519

August 10, 2021

Cummins CES
Todd Kane
1801 US Highway 51 and 138
Stoughton, WI. 53589

Dear Mr. Kane:

I have completed a review of the proposed site plan for an employee shelter and patio at 1801 US Highway 51 & 138, Stoughton, WI. 53589. This request is scheduled to be on the Plan Commission agenda of September 13, 2021.

1. The property at 1801 US Highway 51 & 138, Stoughton is zoned PI – Planned Industrial. A Light Industrial use is permitted within the PI district. **The existing use meets this description.**

2. The minimum accessory structure setback from the side or rear lot line is 4 feet. **The shelter easily meets this requirement.**

3. The proposed landscaping is supplemental to any required landscaping.

4. The amount of disturbed area is under 4,000 square feet so no erosion control is necessary.

If you have any questions, please contact me at 608-646-0421

Sincerely,
City of Stoughton

Michael P. Stacey

Michael P. Stacey
Zoning Administrator

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