CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
207 S Forrest Street, Stoughton, WI. 53589

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

RODNEY J. SCHEEL
DIRECTOR

Date: April 7, 2022

To: Plan Commissioners and Common Council

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the April 11, 2022 Plan Commission Meeting and Common Council Meetings of April 26 and May 10, 2022

Rezoning request for property located at the northeast corner of Williams Drive and Glacier Moraine Drive from Rural Holding to Planned Development – General Development Plan (GDP)

Emmi Roth is proposing to rezone the above named property from Rural Holding to Planned Development – General Development Plan to allow some flexibility in development. Flexibilities include an increase in building height and a reduction is the parking lot island requirement. A public hearing and recommendation to Council is necessary. The ordinance, staff review and rezoning documents are provided.

PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a **Hybrid** Public Hearing on Monday, April 11, 2022 at 6:00 o'clock p.m., or as soon after as the matter may be heard, to consider a proposed rezoning of the property at the NE corner of Williams Drive and Glacier Moraine Drive. The request is by Strand Associates for Emmi Roth and the property is currently owned by Moe Family Farms LLC. The applicant is requesting to rezone the property from Rural Holding to Planned Development – General Development Plan. The property description is as follows:

Part of the Southwest 1/4 of the Southeast 1/4 and part of the Northwest 1/4 of the Southeast 1/4 and part of the Southeast 1/4 of the Southwest 1/4 and part of the Northeast 1/4 of the Southwest 1/4 all in Section 32, Township 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin, more fully described as follows:

Commencing at the South 1/4 corner of said Section 32;
Thence N 0° 00' 27" W, 743.37 feet along the west line of the Southwest 1/4 of the Southeast 1/4 of said Section 32 to the point of beginning;
Thence, S 89° 22' 48" W, 42.02 feet to the westerly right-of-way line of Williams Drive;
Thence, N 00° 01' 58" W, 880.05 feet along said westerly right-of-way line;
Thence, N 89° 22' 48" E, 42.42 feet to the west line of the Northwest 1/4 of the Southeast 1/4 of said Section 32;
Thence, continuing N 89° 22' 48" E, 238.59 feet;
Thence, N 00° 01' 58" W, 25.00 feet;
Thence, N 89° 22' 48" E, 682.27 feet;
Thence, S 00° 01' 58" E, 905.05 feet to the northerly right-of-way line of Glacier Moraine Drive;
Thence, S 89° 22' 48" W, 921.25 feet along said northerly right-of-way line to the point of beginning;
Containing 864,744 square feet (19.852 acres), more or less including areas within Williams Drive.

See additional information including location map at: http://stoughtoncitydocs.com/planning-commission/

In-Person: Council Chambers (2nd floor of the Public Safety Building)

321 S. Fourth Street, Stoughton, WI

Virtual: You can join the meeting using a computer, tablet or smartphone via Zoom
https://zoom.us/j/92518762219?pwd=VDAzKzd1Y0RWRkp3S3d0OFJRb2FtUT09

Phone in: +1 312 626 6799 Meeting ID: 925 1876 2219 Passcode: 788399

If you wish to call in and speak at the meeting, please register at:
http://speak.cityofstoughton.com by 5:45 on or before the day of the meeting. Any written comments will be forwarded on to the "Organizer" and Commissioners.

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

Published March 24 and 31, 2022 Hub

CITY OF STOUGHTON, 207 S. Forrest Street, Stoughton, WI 53589

ORDINANCE OF THE COMMON COUNCIL	
Approving a General Development Plan for Property located at the NE Corner of Williams Drive and Glacier Moraine Drive, Stoughton, Wisconsin	
Committee Action: Plan Commission recommends Council approval – 0 Fiscal Impact: Increased Tax Base	
File Number: O - - 2022	**Date Introduced:** **Re-Introduced:**

RECITALS

1. Emmi Roth (the "Applicant") has requested general development plan (GDP) amendment approval for approximately 20 acres of land located in the NE corner of Williams Drive and Glacier Moraine Drive.

2. The Planned Development District is intended to provide a voluntary regulatory framework designed to encourage and promote improved environmental and aesthetic design in the City by allowing for greater design freedom, imagination and flexibility in the development of land while insuring substantial compliance with the basic intent of the City's Zoning Ordinance and Comprehensive Plan. The comparable zoning district for the land proposed to be zoned PD-Planned Development – General Development Plan, used for establishing base-line zoning requirements and identifying needed flexibility, is Planned Industrial.

3. The Applicant has submitted a General Development Plan ("GDP") Amendment for the property listed above. The GDP is attached as Exhibit A to this Ordinance.

4. On April 11, 2022, the City of Stoughton Plan Commission held a public hearing regarding the Applicant's proposed zoning amendment. The public hearing was preceded by the publication of a class 2 notice, and other notice as required by law.

5. The Plan Commission found that the proposed zoning amendment is consistent with the City of Stoughton Comprehensive Plan, and recommend approval of the proposed General Development Plan, subject to certain conditions.

6. The Common Council has considered the Plan Commission's recommendation, and finds that, subject to certain conditions, the proposed General Development Plan is consistent with the City of Stoughton Comprehensive Plan, and has the potential for enhancing the use of the lands and increasing the City's tax base.

ORDINANCE

The Common Council of the City of Stoughton, Dane County, Wisconsin do ordain as follows:

1. The recitals set forth above are material to and are incorporated in this ordinance as if set forth in full.

2. Subject to the conditions set forth in Section 6 below, the GDP is approved.

3. No part of the lands zoned PD - Planned Development may be developed until a Specific Implementation Plan (SIP) has been approved by the City Plan Commission.

4. The following exceptions to the otherwise applicable requirements are approved:

   - Sec. 78-105(5)(a)(8)b. M. Maximum building height:

     PI District requirement: 40 feet maximum

     Requested exception: 49 feet maximum

   - Sec. 78-604(3)(d) Parking lot landscaping islands:

     Code requirement: Parking lot design shall employ interior landscaped islands with a minimum of 400 square feet at all parking aisle ends, and in addition shall provide a minimum of one landscaped island of a minimum of 400 square feet in each parking aisle for every 20 cars in that aisle. Aisle-end islands shall count toward meeting this requirement.

     Requested exception: 180 square-foot islands.

5. The lands zoned PD - Planned Development shall be developed and used in full compliance with all standards and requirements in Chapter 78 of the City Code that apply to the specific comparable zoning district, except as flexibilities are expressly authorized in this ordinance or in an approved Specific Implementation Plan. Chapter 78 of the City Code, this Ordinance and the approved Specific Implementation Plan will constitute the zoning regulations for the property, and may be enforced as any zoning regulation in the City of Stoughton. A copy of this Ordinance and the Specific Implementation Plan shall be maintained and kept on file in the City of Stoughton Planning Office.

6. As part of the specific implementation plan review and approval, the following requirements will need to be met:
   - Developer has dedicated all easements deemed necessary by the City or Stoughton Utilities to provide water, sanitary sewer, electric and other utility services needed to serve the lands in the GDP;
   - Developer has obtained approval by the City for a stormwater management plan and permit for development of the lands in the GDP;
   - Developer has obtained approval for the Urban Service Area Amendment;
   - Developer has obtained approval by the City for the Annexation;
   - Developer has obtained approval by the City for the CSM.

7. This ordinance and exceptions provided for in Section 4 above shall take effect upon passage and publication pursuant to law.

Dates
Council Adopted: _____

Mayor Approved: _____ _____
Tim Swadley, Mayor

Published: _____

Attest: _____ _____
Candee Christen, City Clerk

EXHIBIT A

Strand Associates, Inc.®
910 West Wingra Drive
Madison, WI 53715
(P) 608.251.4843

April 6, 2022

Mr. Michael Stacey, Zoning Administrator
City of Stoughton Planning Development Services
207 South Forrest Street
Stoughton, WI 53589

Re: Industrial Food Production and Storage Facility (Development)
Emmi-Roth USA (Applicant)

Dear Mr. Stacey:

Strand Associates, Inc.® (Strand) is representing the Applicant, and, on behalf of the Applicant, Strand is submitting this Planned Development Application (Application) for the proposed Development for the purposes of developing the agricultural property located at the northeast corner of Williams Drive and Glacier Moraine Drive in Stoughton, Wisconsin.

The Applicant is currently under contract to purchase approximately 19 acres at this site for development of a food production and associated office facility at this location. The Development includes an approximately 134,000-square-foot food production and storage facility which includes production space, cold and dry storage, shipping and receiving docks, and a two-story portion for office administration and employee welfare areas. The two-story office building will be constructed facing Williams Drive. Truck staging and dock areas will be located on the south side of the building with truck access from Glacier Moraine Drive. Employee vehicle access and parking will be from Williams Drive. A concept plan view of the building, parking, and truck access is enclosed.

The Development is the only occupant of the site. The total building footprint is approximately 3.33 acres with approximately 5.73 of total impervious area. Approximately 12.39 acres of open space remains in the Development.

The building is proposed to be constructed of a steel structure supporting a white insulated metal panel (IMP) exterior wall system for the cold storage and production portions of the building. Stained insulated pre-cast concrete wall panels are proposed for the two-story office and utility chiller room. IMP is a durable, high-performing thermal envelope which provides an interior finish compliant with the Good Manufacturing Practice (GMP) standards (required for food production and storage facilities) in a single-wall system that can be efficiently installed in the vertical orientation.

Additionally, the City of Stoughton municipal code requires that the parking lot islands be a minimum of 400 square feet at all parking lot ends, and in addition, shall provide a minimum of one landscaped island of a minimum of 400 square feet in each parking aisle for every 20 automobiles. The Applicant requests relief from the island size requirement associated with the Zone PI standard, as the size is larger than typical parking lot island size requirements and affects the layout and sizing of the proposed parking lot.

Because of the nature of the process and product produced in the facility, the Development requires a significant amount of cold storage area for efficient operation. Investigation of multiple storage rack configurations, room sizes, and ceiling heights has revealed the most economical layout for both construction and operation is an approximately 200- by 300-foot area with a 46-foot clear height, which requires an overall building height of approximately 49 feet. The remaining production areas of the

facility have a planned building height of approximately 38 feet while the two-story office will have an approximate building height of 26 feet. All portions of the facility will incorporate applicable code-required fire protection elements including an automatic fire suppression sprinkler system throughout the building as well as any additional firefighting mechanisms required by the fire department. The Applicant requests relief from the height limitation of 40 feet associated with the Zone PI standard.

In general, the proposed planned development aligns with the City of Stoughton (City) Comprehensive Plan goal to strengthen and diversify the nonresidential tax base and employment opportunities. Upon completion of the project, approximately 140 jobs will be created with the potential for additional job creation after planned near-future expansion of the facility. For this specific location, the Development supports the City's Comprehensive Plan policy to provide efficient and logical expansion areas for the City's industrial parks and to provide for new commercial development opportunities on the east side of the community.

Increasing the height of the cold storage area to 49 feet allows for the most efficient organization of the building program and minimizes the building footprint. The proposed layout and height increase: 1) improves construction efficiency leading to reduced on-site waste, time on site, and embodied energy and carbon; 2) increases the amount of site area for planned native plantings; and 3) allows for efficient expansion and adaptive reuse opportunities due to the rectangular shape and standard bay spacing. Additionally, the project will incorporate infrastructure for a future roof-mounted solar array on the 38-foot-high production space, contributing further to the City's goals for sustainable development.

In summary, the following is a list of requested exceptions based on the PI district requirements.

1. Maximum building height to be increase from 40 feet to 49 feet.

2. Parking lot island size to be decreased from 400 square feet to 180 square feet.

Generally, signage will follow the requirements of Zone PI. Signage is expected to include a company sign, meeting the zoning size requirements, attached to the building along with a monument sign closer to the intersection of Glacier Moraine and Williams Drive. The general location of these is indicated on the enclosed drawings.

Based on the previously mentioned information, the Applicant submits this Application for consideration and approval of the proposed Planned Development and requests support of the Development.

Thank you for the consideration of the enclosed Planned Development Application and associated conceptual drawings. Please contact me at 608-251-4843 if you need any additional information or if you have questions concerning this Application.

Sincerely,

STRAND ASSOCIATES, INC.®

James D. Ternus, P.E.

Enclosures

JDT:tll:cdj\S:\MAD\3700--3799\3701\021\Correspondence_City\2022.03.28 PDP_GDP Materials\Application Letter.docx

City of Stoughton Application for Planned Development (PD) Review and Approval
(Requirements per Section 78-914)

Applicant Name: Strand Associates, Inc. - Jim Ternus

Applicant Address: 910 West Wingra Drive, Madison, WI 53715

Applicant Phone and Email: 608-251-4843, jim.ternus@strand.com

Property Owner Name (if different than applicant): Emmi-Roth USA

Property Owner Phone: Rob Fisher 850-251-8176

Subject Property Address: NE Corner of Williams Drive and Glacier Moraine Drive

This form is designed to be used by the Applicant as a guide to submitting a complete application for a planned development *and* by the City to process said application. Parts II is to be used by the Applicant to submit a complete application; Parts I - III are to be used by the City as a guide when processing said application.

I. Recordation of Administrative Procedures for City Use

Application form filed with Zoning Administrator Date: 3/16/2022

Application fee of $440 received by Zoning Administrator Date: 3/18/22

II. Application Submittal Packet Requirements for Applicant Use

PD Process Step 1: Pre-application

Step 1 does not require the submittal of an application packet; however, Steps 2-4 do require submittal of all application materials to the Zoning Administrator prior to Plan Commission review. This step is not mandatory but optional at the discretion of the applicant or Zoning Administrator.

- ☐ **A.** Contact the Zoning Administrator to place an informal discussion item for the PD on the Plan Commission agenda (if deemed necessary by the applicant or Zoning Administrator). No details beyond the name of the Applicant and the identification of the discussion item as a PD is required to be given in the agenda.
- ☐ **B.** Engage in an informal discussion with the Plan Commission regarding the potential PD. Appropriate topics may include: location, project themes and images, general mix of dwelling unit types and/or land uses being considered, approximate residential densities, and non-residential intensities, general treatment of natural features, general relationship to nearby properties and public streets, and relationship to the Comprehensive Plan.

NOTE: Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the Applicant or the City, but should be considered as the informal, non-binding basis for proceeding to the next step.

PD Process Step 2: Concept Plan

The Applicant shall provide a draft application for staff and Planning Commission review as follows:

- ☑ **A.** Provide Zoning Administrator with draft PD Concept Plan Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for Concept Plan review. The submittal packet shall contain all of the following items**:**
  - ☑ **(1)** A *general written description* of proposed PD including the following:
    - ☑ General project themes and images.

- ☐ The general mix of dwelling unit types and/or land uses.
- ☐ Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
- ☑ The general treatment of natural features.
- ☑ The general relationship to nearby properties and public streets.
- ☑ The general relationship of the project to the Comprehensive Plan.
- ☑ An initial draft list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and, a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.

☑ **(3)** A *written description* of potentially requested exemption(s) from the requirements of the underlying zoning district, in the following order:

1. Land Use Exemptions
2. Density and Intensity Exemptions
3. Bulk Exemptions
4. Landscaping Exceptions
5. Parking and Loading Requirements Exceptions

☑ **(4)** A *conceptual plan drawing* (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives. The Applicant may submit copies of a larger version of the plan in addition to the 11" x 17" reduction.

PD Process Step 3: General Development Plan (GDP)

The Applicant shall submit an application for staff and Planning Commission review as follows:

☑ **A.** Provide Zoning Administrator with a draft GDP Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for GDP review. The submittal packet shall contain all of the following items:

☑ **(2)** A *map of the subject property* for which the PD is proposed:

- ☑ Clearly indicating the current zoning of the subject property and its surroundings, and the jurisdiction(s) which maintains that control.
- ☑ Map and all its parts clearly reproducible with a photocopier.
- ☑ Map size of 11" x 17" and map scale not less than one inch equals 800 feet.
- ☑ All lot dimensions of the subject property provided.
- ☑ Graphic scale and north arrow provided.

☑ **(3)** A *general written description* of proposed PD including:

- ☑ General project themes and images.
- ☑ The general mix of dwelling unit types and/or land uses.
- ☑ Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
- ☑ The general treatment of natural features.

- ☑ The general relationship to nearby properties and public streets.
- ☑ The general relationship of the project to the Comprehensive Plan.
- ☑ A statement of Rationale as to why PD zoning is proposed. This shall identify barriers that the Applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the Applicant suggests are available through the proposed PD zoning.
- ☑ A complete list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
- ☑ A written description of potentially requested exemptions from the requirements of the underlying zoning district, in the following order:
  1. Land Use Exemptions.
  2. Density and Intensity Exemptions.
  3. Bulk Exemptions.
  4. Landscaping Exceptions.
  5. Parking and Loading Requirements Exceptions.

☑ **(4)** A *General Development Plan Drawing* at a minimum scale of 1"=100' (11" x 17" electronic copy shall also be provided) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:

- ☑ A conceptual plan drawing (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives.
- ☐ Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use.
- ☑ Statistical data on minimum lot sizes in the development, the approximate areas of large development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or Common Council.
- ☑ Notations relating the written information provided in (3), above to specific areas on the GDP Drawing.

☑ **(5)** *General conceptual landscaping plan* for subject property, noting approximate locations of foundation, street, yard and paving, landscaping, and the compliance of development with all landscaping requirements of this Ordinance (except as noted in the listing of exceptions) and the use of bufferyards.

☑ **(6)** A *general signage plan* for the project, including all

- ☑ Project identification signs.
- ☐ Concepts for public fixtures and signs (street light fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from City standards or common practices.

☑ **(7)** *Written justification* for the proposed Planned Development. *(See Section 78-905 for requirements of the conditional use procedure.)*

PD Step 4: Specific Implementation Plan (SIP)

The Applicant shall submit an application for staff and Planning Commission review as follows:

☐ **A.** After the effective date of the rezoning to PD/GDP, the Applicant may file an application for the proposed SIP with the Plan Commission. This submittal packet shall contain the following items, prior to its acceptance by the Zoning Administrator and placing the item on the Plan Commission agenda for SIP review.

☐ **(2)** A *map of the subject property* for which the PD is proposed:

- ☐ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control.
- ☐ Map and all its parts clearly reproducible with a photocopier.
- ☐ Map size of 11" by 17" and map scale not less than one inch equals 800 feet.
- ☐ All lot dimensions of the subject property provided.
- ☐ Graphic scale and north arrow provided.

☐ **(3)** A *general written description* of proposed SIP, including:

- ☐ Specific project themes and images.
- ☐ The specific mix of dwelling unit types and/or land uses.
- ☐ Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
- ☐ The specific treatment of natural features.
- ☐ The specific relationship to nearby properties and public streets.
- ☐ A Statement of Rationale as to why PD zoning is proposed identifying perceived barriers in the form of requirements of standard zoning districts and opportunities for community betterment through the proposed PD zoning.
- ☐ A complete list of zoning standards which will not be met by the proposed SIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed SIP and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.

☐ **(4)** A *Specific Implementation Plan drawing* at a minimum scale of 1"=100' (and electronic copy at 11" x 17") of the proposed project showing at least the following information in sufficient detail:

- ☐ An SIP conforming to all requirements of Section 78-908(3). If the proposed PD is a large or group development (per Section 78-205 (11) or (12)) also provide a proposed preliminary plat or conceptual plat.
- ☐ Location of recreational and open space areas and facilities specifically describing those that are to be reserved or dedicated for public acquisition and use.
- ☐ Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface

area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or Common Council.

☐ Notations relating the written information (3), above to specific areas on the GDP Drawing.

☐ **(5)** A *landscaping plan* for subject property, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.

☐ **(6)** A series of *building elevations* for the entire exterior of all buildings in the PD, including detailed notes as to the materials and colors proposed.

☐ **(7)** A *general signage plan* including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and large or group development signage themes which are proposed to vary from City standards or common practices.

☐ **(8)** A *general outline of the intended organizational structure* for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.

☐ **(9)** A *written description* which demonstrates the full consistency of the proposed SIP with the approved GDP.

☐ **(10)** A *written description* of any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed SIP development.

III. Final Application Packet Information for City Use

PD Step 3: General Development Plan (GDP)

The process for review and approval of the PD shall be identical to that for conditional use permits per Section 78-905 of the Zoning Ordinance and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code. All portions of an approved PD/GDP not fully developed within five years of final Common Council approval shall expire, and no additional PD-based development shall be permitted. The Common Council may extend this five years period by up to five additional years via a majority vote following a public hearing.

Notified Neighboring Property Owners (within 300 feet) Date: 3/21/22

Notified Neighboring Township Clerks (within 1,000 feet) Date: 4/5/22

Class 2 legal notice sent to official newspaper by City Clerk Date: 3/16/22

Class 2 legal notice published on 3/24/22 and 3/31/22 ~~Date:~~ _____

LOT SIZES IN DEVELOPMENT (NONRESIDENTIAL)			
MINIMUM LOT AREA	=	40,000	SF
	=	0.91	ACRES
MINIMUM LOT WIDTH	=	100	FT
PROPOSED LOT MINIMUM LOT WIDTH	=	875	FT
MINIMUM STREET FRONTAGE	=	50	FT
PROPOSED LOT MINIMUM STREET FRONTAGE	=	875	FT

IMPERVIOUS AND OPEN SPACE CALCS.			
TOTAL PARCEL AREA	=	18.12	ACRES
TOTAL BUILDING FOOTPRINT*	=	3.33	ACRES
TOTAL IMPERVIOUS AREA (INCLUDING BUILDING)*	=	5.73	ACRES
PERCENT IMPERVIOUS*	=	31.6%	
TOTAL OPEN AREA	=	12.39	ACRES

*CONCEPTUAL BUILDING/SITE DESIGN

IMPERVIOUS AND OPEN SPACE CALCS. WITH FUTURE BUILDING			
TOTAL PARCEL AREA	=	18.12	ACRES
TOTAL FUTURE BUILDING FOOTPRINT**	=	6.36	ACRES
TOTAL IMPERVIOUS AREA (INCLUDING BUILDING)**	=	10.19	ACRES
PERCENT IMPERVIOUS**	=	56.2%	
TOTAL OPEN AREA	=	7.93	ACRES

**CONCEPTUAL BUILDING EXPANSION/SITE DESIGN

LEGEND:

PROPOSED SITE

N

0 50' 100' 200' 400'

NO.	REVISIONS	DATE:

PROPOSED SITE INFORMATION MAP

EMMI-ROTH USA, PROJECT DELTA

CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

JOB NO.
3701.021

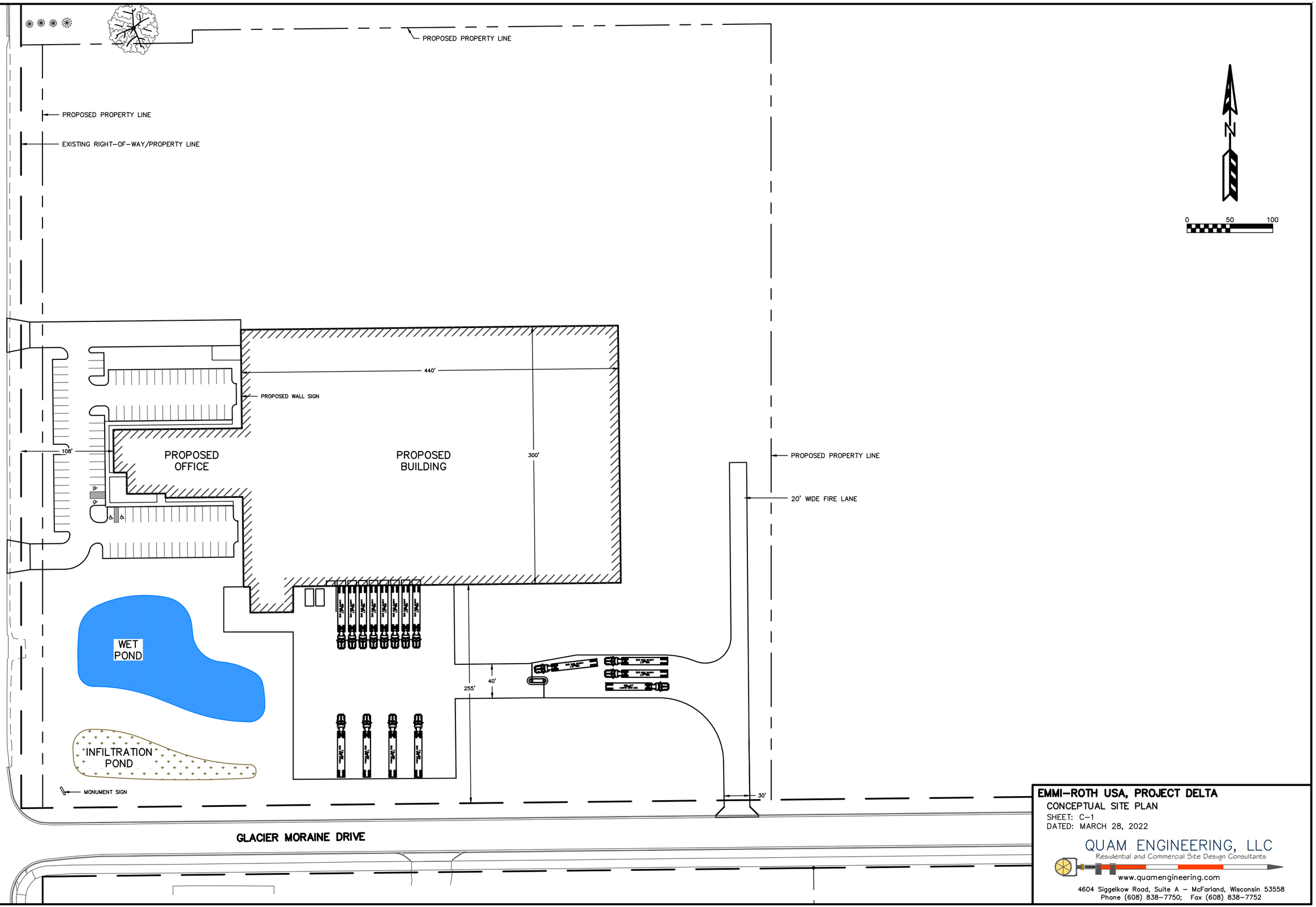
PROJECT MGR.
MAY

STRAND ASSOCIATES®

SHEET
3

File: S:\MAD\3700--3799\3701\023\Drawings\CAD\Civil 3d\SheetsOther\Stoughton\SheetsPlan\Statistical Data Site Plan.dwg Time: Mar 16, 2022 - 10:33am

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \ST-17-22\ST17BASE.DWG



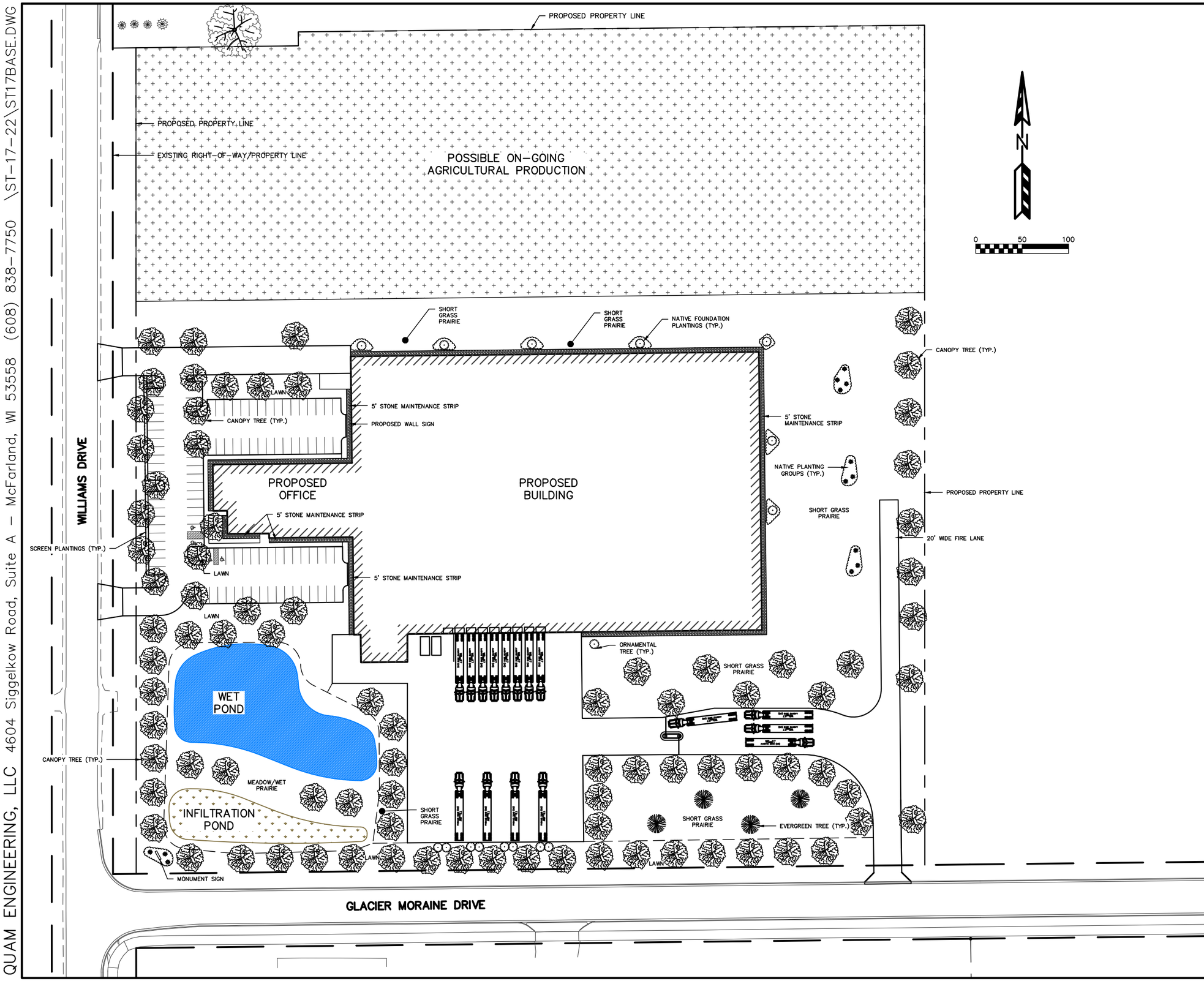
EMMI-ROTH USA, PROJECT DELTA

CONCEPTUAL SITE PLAN

SHEET: C-1

DATED: MARCH 28, 2022

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



GDP LANDSCAPE WORKSHEET

Zoning = Planned Industrial (PI)

Foundation Points Required:	
(40 points/100 LF building foundation) 1,840 LF/100 * 40 =	736 points
Street Frontage Points Required:	
(40 points/100 LF street frontage) 1,765 LF/100 * 40 =	706 points
Paved Area Points Required:	
(60 points/20 parking stalls 100/20 * 60 =	~~300 points~~
(60 points/10,000 SF) 108,835 SF/10,000 * 60 =	653 points
Developed Lot Points Required:	
(10 points/1,000 SF GFA) 144,825/1,000 SF * 10 =	1,448 points
Total Landscape Points Required	**3,543 points**

Landscape Notes

1) Designated lawn areas to receive a minimum of 4" of topsoil, premium bluegrass seed mix, starter fertilizer, and straw mulch.
2) Designated shortgrass prairie areas to receive a minimum of 4" of topsoil, "Shortgrass Prairie for Medium Soils" seed mix (supplied by Prairie Nursery) or approved equal, starter fertilizer, and straw mulch.
3) Designated sedge meadow/wet prairie areas to receive a minimum of 4" of topsoil, "Rainwater Renewal seed mix (supplied by Prairie Nursery) or approved equal, starter fertilizer, and straw mat mulch
4) Lawn and shortgrass prairie areas in swales and on slopes in excess of 3:1 shall be mulched with straw mat.
5) Designated planting beds to be mulched with shredded hardwood bark mulch spread to a depth of 3".
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) 5' Stone Maintenance Strip to include 3" of #2 washed stope spread to a depth of 3" over an plastic or vinyl barrier.
8) Designated planting beds and stone maintenance strips to be separated from lawn areas with 5" black vinyl edge.
9) Plant Materials:
   a. Canopy trees, ornamental trees, and evergreen trees – 100% native to Wisconsin and the Midwest.
   b. Foundation plantings and screen plantings - 75% native to Wisconsin and the Midwest.
   c. Developed lot shrub plantings - 100% native to Wisconsin and the Midwest.
   d. Shortgrass prairie and sedge meadow/wet prairie seed -100% native to Wisconsin, and grown in Wisconsin nurseries.

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

EMMI–ROTH USA, PROJECT DELTA

CONCEPTUAL LANDSCAPE PLAN

SHEET: C–2

DATED: MARCH 28, 2022

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

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838–7750 \ST–17–22\ST17BASE.DWG

LEGEND:

EXISTING URBAN SERVICE AREA

PROPOSED URBAN SERVICE AREA AMENDMENT

NO.	REVISIONS	DATE:

PROPOSED URBAN SERVICE AREA

EMMI-ROTH USA, PROJECT DELTA

CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

JOB NO.
3701.021

PROJECT MGR.
MAY

STRAND ASSOCIATES®

SHEET
1

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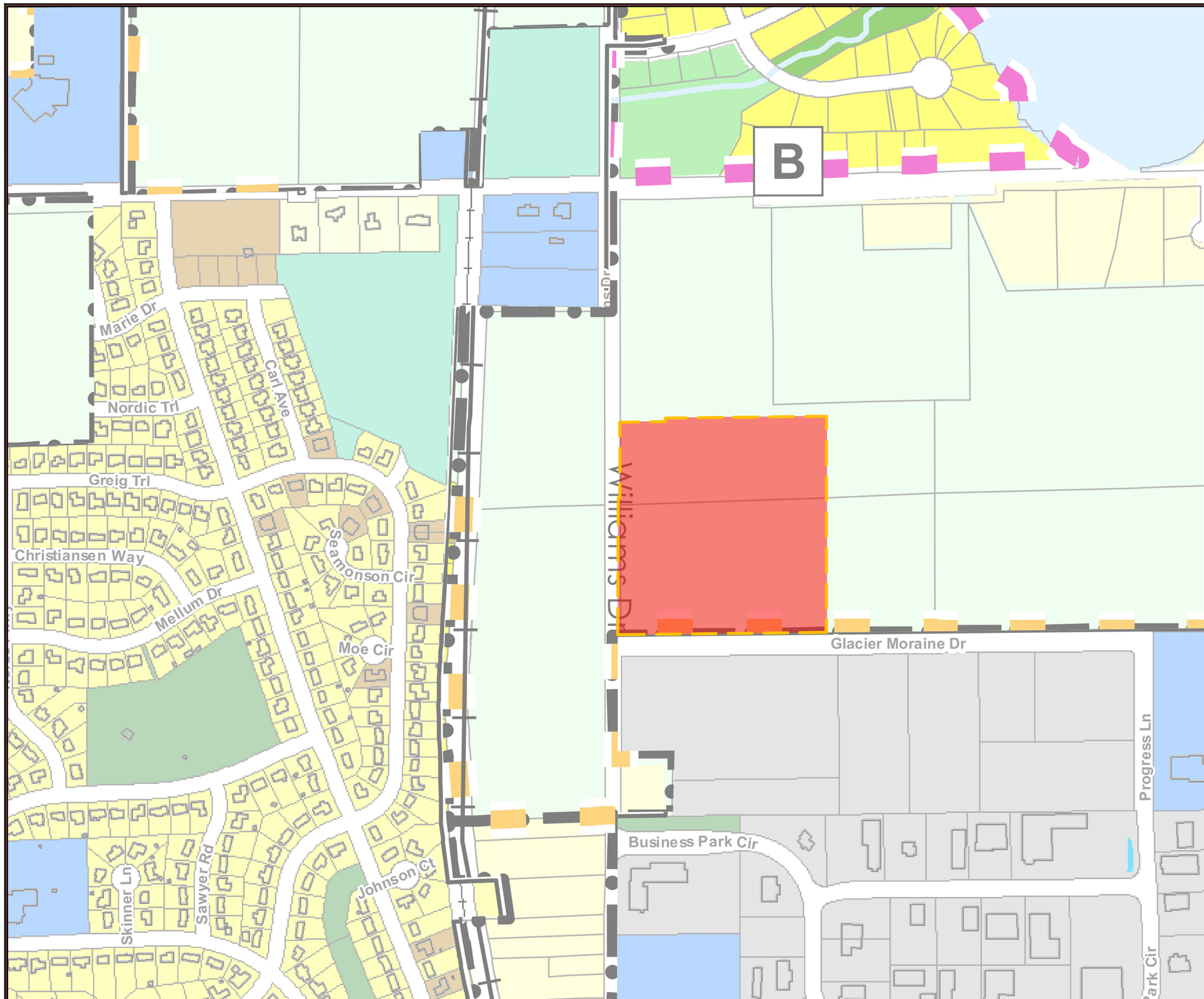

LEGEND:

PROPOSED URBAN SERVICE AREA AMENDMENT (CURRENTLY ZONED RURAL HOLDING)

- City of Stoughton Municipal Boundary
- City of Stoughton Tax Parcel Boundary
- Railroad
- Building Footprint
- Surface Water

Zoning Class

- Right of Way
- ER-1
- SR-3
- SR-4
- SR-5
- SR-6
- TR-6
- MR-10
- MR-24
- Planned Development
- Neighborhood Business
- Planned Business
- Central Business
- Neighborhood Office
- Planned Office
- Rural Holding
- Institutional
- Parks and Open Space
- Planned Industrial
- General Industrial
- Heavy Industrial

NO.	REVISIONS	DATE:

EXISTING LAND USE MAP

EMMI-ROTH USA, PROJECT DELTA

CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

JOB NO. 3701.021

PROJECT MGR. MAY

STRAND ASSOCIATES®

SHEET 2

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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

April 7, 2022

Strand Associates
James Ternus
910 West Wingra Drive
Madison, WI. 53715

Dear Mr. Ternus:

I have completed a review of the proposed PD-GDP - Planned Development – General Development Plan to develop approximately 20 acres for Emmi-Roth at the northeast corner of Williams Drive and Glacier Moraine Drive. A public hearing is scheduled for April 11, 2022 for the proposed rezoning. The following items are identified for your review.

1. General Development Plan requirements per zoning code section 78-914(7) are as follows:
    A. A location map of the subject property as depicted on the planned land use map shall be provided. **Provided**
    B. A map of subject property showing all lands within 300 feet of the boundaries of the subject property, together with the names and addresses of the owners of all lands on said map including indication of current zoning of subject property. **Staff Completed**
    C. A general description of the general development plan including:
        a. General project themes and images; **Provided**
        b. The general mix of dwelling units and/or land uses; **N/A**
        c. Approximate residential densities and <u>non-residential intensities</u> as described by dwelling units per acre, <u>floor area ratio and impervious surface area ratio</u>**;** **Provided**
        d. General treatment of natural resources; **N/A**
        e. General relationship to nearby properties and streets; **Provided**
        f. The general relationship of the project to the comprehensive plan. **Provided**
        g. A statement of rationale as to why the PD zoning is proposed which identifies barriers the applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the applicant suggests are available through the proposed PD zoning; **Provided**
        h. A complete list of zoning standards which will not be met and which will be more than met by the proposed PD and the locations in which they apply and a complete list of zoning standards which will be more than met by the proposed PD and the location in which they apply shall be identified, as compared with the most comparable zoning district. Essentially, the purpose of this listing shall be to provide the plan commission with information necessary to determine the relative merits of the project in regard to private benefit versus

public benefit and in regard to the mitigation of potentially adverse impacts created by design flexibility. **Provided**

i. A written description of potentially requested exemptions from the requirements of the most comparable zoning district, in the following order:
   a) Land use exemptions: **N/A**
   b) Density and intensity exemptions: **N/A**
   c) Bulk exemptions: **See below**
   d) Landscaping exceptions: **See below**
   e) Parking and loading requirements exceptions: **N/A**

The following is the list of requested exceptions based on the PI – Planned Industrial district requirements:

- **Maximum building height from 40 feet to 49 feet.**
- **Parking lot island size from 400 square feet to 180 square feet.**

D. A general development plan drawing shall be provided with at least the following information in sufficient detail to make an evaluation against criteria for approval:
   a. A conceptual site drawing of the general land use layout and the general location of major public streets and/or private drives; **Provided**
   b. Location of recreational and open spaces areas and facilities; **N/A**
   c. Statistical data on minimum lot sizes in the development, the approximate area of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the plan commission or common council; and **N/A**

E. A general conceptual landscaping plan for subject property, noting approximate locations of foundation, street, yard, paving and landscaping. **Provided**

F. A general signage plan for the project, including all project identification signs and concepts for public fixtures and signs, such as street light fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from City standards or common practices. **Provided**

G. Written justification for the proposed planned development. The applicant shall use the requirements of the zoning map amendment procedure (subsections 78.903(4) (c) 1 through 3) to develop said written justification. **Provided**

   The process for review and approval of the GDP shall be identical to that for zoning map amendments per section 78-903 of this chapter and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code.

   All portions of an approved PD/GDP not fully developed within five years of final common council approval shall expire, and no additional PD-based development shall be permitted. The common council may extend this five years period by up to five additional years via a majority vote following a public hearing. Completed portions of the PD/GDP shall retain the PD/GDP status.

2. The following principal and conditional uses are allowable within the Planned Industrial district:

   Office. *Description:* Office land uses include all exclusively indoor land uses whose primary functions are the handling of information or administrative services. Such land uses do not typically provide services directly to customers on a walk-in or on-appointment basis.
   Parking required: 1 space per 300 square feet of gross floor area.

   Distribution center. *Description:* Distribution centers are facilities oriented to the short-term indoor storage and possible repackaging and reshipment of materials involving the activities and products of a single user.
   Parking required: 1 space per employee on largest workshift.
   Note: There are no residentially zoned properties adjacent to this property to trigger any additional zoning requirements.

3. The plan should indicate the urbanization of the east side of Williams Drive. This should include addition of curb and gutter, storm sewer/inlets, asphalt path extension (10 feet wide), and fire hydrant adjustments if necessary. A 10 foot wide terrace is suggested between the curb and gutter and path.

4. All off-street parking areas designed to have head-in parking within six and one-half feet of any lot line shall provide a tire bumper or curb of adequate height and which is properly located to ensure that no part of any vehicle will project beyond the required setbacks. We suggest curb and gutter be used in parking lots and at key access points at a minimum. Curb and gutter will help control drainage, but will also better define hard surface areas and minimize disturbance of turf areas.

5. All driveways within the right-of-way shall be concrete.

6. Since there is a paved path on the south side of Glacier Moraine Drive, we are recommending no sidewalk along the north side of Glacier Moraine Drive however, a 5-foot wide, 6" think sidewalk section is still required through the access drive on Glacier Moraine Drive placed 6" out from the property line.

7. Curb ramps and path crossings of driveways shall be concrete.

8. Driveway widths shall be evaluated for truck turning movements. Code allows 30 feet of width at the property line and 35 feet at the curb. The Plan Commission has the ability to approve a wider with if necessary for truck turning movements.

9. Provide sidewalk connection between asphalt path along Williams Drive and building.

10. Signage, trees and any plantings at the access drives and at the Williams Drive and Glacier Moraine intersection shall meet all (10-foot) vision corner requirements.

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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