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: May 2, 2022

To: Plan Commissioners

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the May 9, 2022 Plan Commission Meeting

Building modification at 400 S. Lynn Street.
Robert Connell, contractor for property owner, seeks approval to construct a wall and extend the roof to essentially cover an existing foundation and close up that portion of the building. The resolution and related documents are provided.

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

RESOLUTION OF THE PLAN COMMISSION

Approving a site plan to add a wall and extend the roof to enclose a section of the building at 400 S. Lynn Street, Stoughton, WI.

Committee Action: Plan Commission approves the request unanimously.

Fiscal Impact:

File Number:	R - 10 - 2022	**Date Introduced:**	May 9, 2022

RECITALS

A. Robert Connell (the "Applicant") is seeking site plan approval to add a wall and extend the roof to enclose the building at 400 S. Lynn Street, Stoughton, Dane County, Wisconsin (the "Property").

B. The Property is zoned Heavy Industrial which is not consistent with the Comprehensive Plan though the building and use are existing and otherwise conforming.

C. The City Plan Commission reviewed and discussed the proposed site plan at their regular May 9, 2022 meeting and found that the plan meets the intent of the zoning ordinance.

RESOLUTION

BE IT RESOLVED, the City of Stoughton Plan Commission approves adding a wall and roof section to enclose the building at 400 S. Lynn Street, Stoughton, WI, as presented.

_____

Mayor Tim Swadley Date
Plan Commission Chair

Property to be added on to is located at 400 S. Lynn Street

Engineered Products supplies parts to Stoughton Trailers

Loading dock has a concrete foundation and concrete slab existing and we will be adding 3 feet of roof to the existing roof that extends over the loading dock area. That area will then be enclosed, due to the supply chain of getting materials, the area will need to be secure.

The area to be enclosed will have a steel roof and sidewalls to match existing building as close as posable.

Connell Construction LLC

Robert H Connell (owner)

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

Applicant Name: Terry Smol

Applicant Address: 1100 Davis Rd., Elgin, Il 60123

Applicant Phone and Email: 847-533-2213

Property Owner Name (if different than applicant): Millennium Real Estate

Property Owner Phone: 847-841-7000

Subject Property Address: 400 S. Lynn St., Stoughton, Wi

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: 4/6/22

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).

ENGINEERED COMPONENTS

400 S. Lynn Street
Stoughton, WI

DRAWING INDEX:

SP-1	SITE PLAN, DRAWING INDEX EXISTING BUILDING PHOTO
S-1	FOUNDATION PLAN (EXISTING)
A-1	MAIN FLOOR PLAN (EXISTING)
A-2	MAIN FLOOR PLAN (PROPOSED)
A-3	ROOF PLAN (EXISTING)
A-4	ROOF PLAN (PROPOSED)
A-5	ROOF FRAMING PLAN (PROPOSED)
A-6	ELEVATIONS (EXISTING)
A-7	ELEVATIONS (PROPOSED)
A-8	SECTION (PROPOSED), ADA DETAILS, STUCTURAL SUMMARY
EM-1	EGRESS LIGHTING PLAN

PROJECT DESCRIPTION:

EXISTING WAREHOUSE BUILDING HAS STORAGE / LOADING DOCK AND FORKLIFT CIRCULATION AREA OUTSIDE OF BUILDING - PROPOSED PROJECT ENCLOSES THE STORAGE / LOADING DOCK TO BE WEATHER PROTECTED / NON-HEATED.

BUILDING INFORMATION:

CONSTRUCTION TYPE:	TYPE VB
EXG BUILDING FOOTPRINT:	5,480 S.F.
ADDITION FOOTPRINT:	720 S.F.
TOTAL BUILDING FOOTPRINT:	6,200 S.F.
NO. OF FLOORS:	1
OCCUPANCY GROUP:	S-1/B
SPRINKLERED:	NONE

17
SP1

EXISTING BUILDING PHOTO
(SOUTHWEST CORNER)
SCALE: 1" = N.T.S.
2019/ENGINEERED COMPONENTS/EC-DRAWINGS.DWG
DATE: AUGUST 8, 2019

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

20
SP1

SITE PLAN
SCALE: 1" = 20'-0"
2019/ENGINEERED COMPONENTS/EC-DRAWINGS.DWG
DATE: AUGUST 8, 2019

The Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404

ENGINEERED COMPONENTS
400 S. Lynn Street
Stoughton, WI

DRAWING NAMES

SITE PLAN
DRAWING INDEX
EXISTING BUILDING PHOTO

REVISIONS

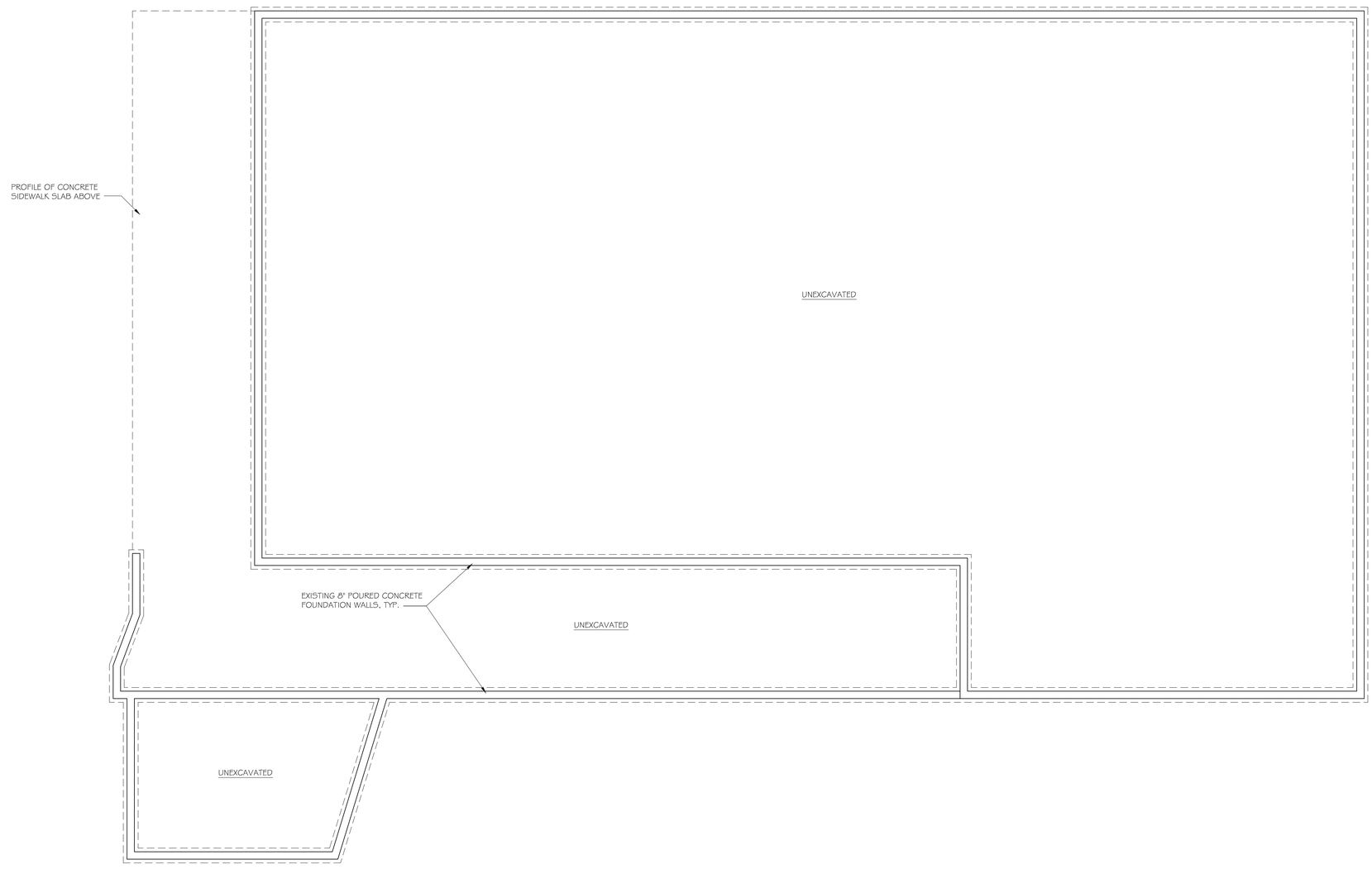
PROJECT DATA

DATE: 3/4/2022
DRAWN BY: JK
CHECKED BY: P.W.

SHEET NO.

SP-1

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



N

PLAN N

20
S1

FOUNDATION PLAN (EXISTING)

SCALE: 3/16" = 1'-0"
2019/ENGINEERED COMPONENTS/EC-DRAWINGS.DWG
DATE: 5/15/19

the Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404

ENGINEERED COMPONENTS
400 S. Lynn Street
Stoughton, WI

DRAWING NAMES

FOUNDATION PLAN (EXISTING)

REVISIONS

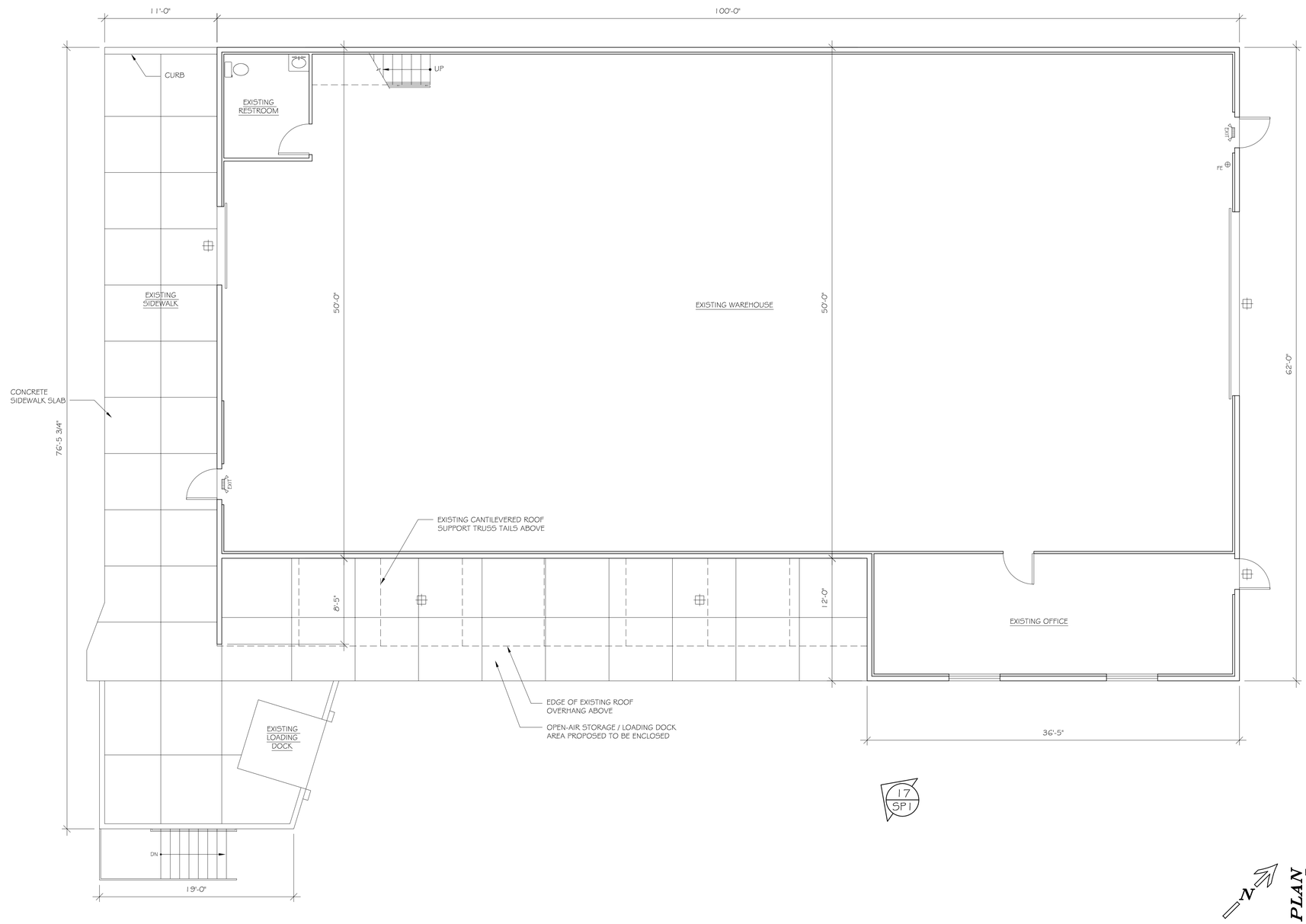
PROJECT DATA

DATE: 3/4/2022
DRAWN BY: JK
CHECKED BY: P.W.

SHEET NO.

S-1

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



20 A1 MAIN FLOOR PLAN (EXISTING)

SCALE: 3/16" = 1'-0"

2019/ENGINEERED COMPONENTS/EC-DRAWINGS.DWG

DATE: 5/15/19

Design Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3404

ENGINEERED COMPONENTS
400 S. Lynn Street
Stoughton, WI

DRAWING NAMES

MAIN FLOOR PLAN (EXISTING)

REVISIONS

PROJECT DATA

DATE: 3/4/2022
DRAWN BY: JK
CHECKED BY: P.W.

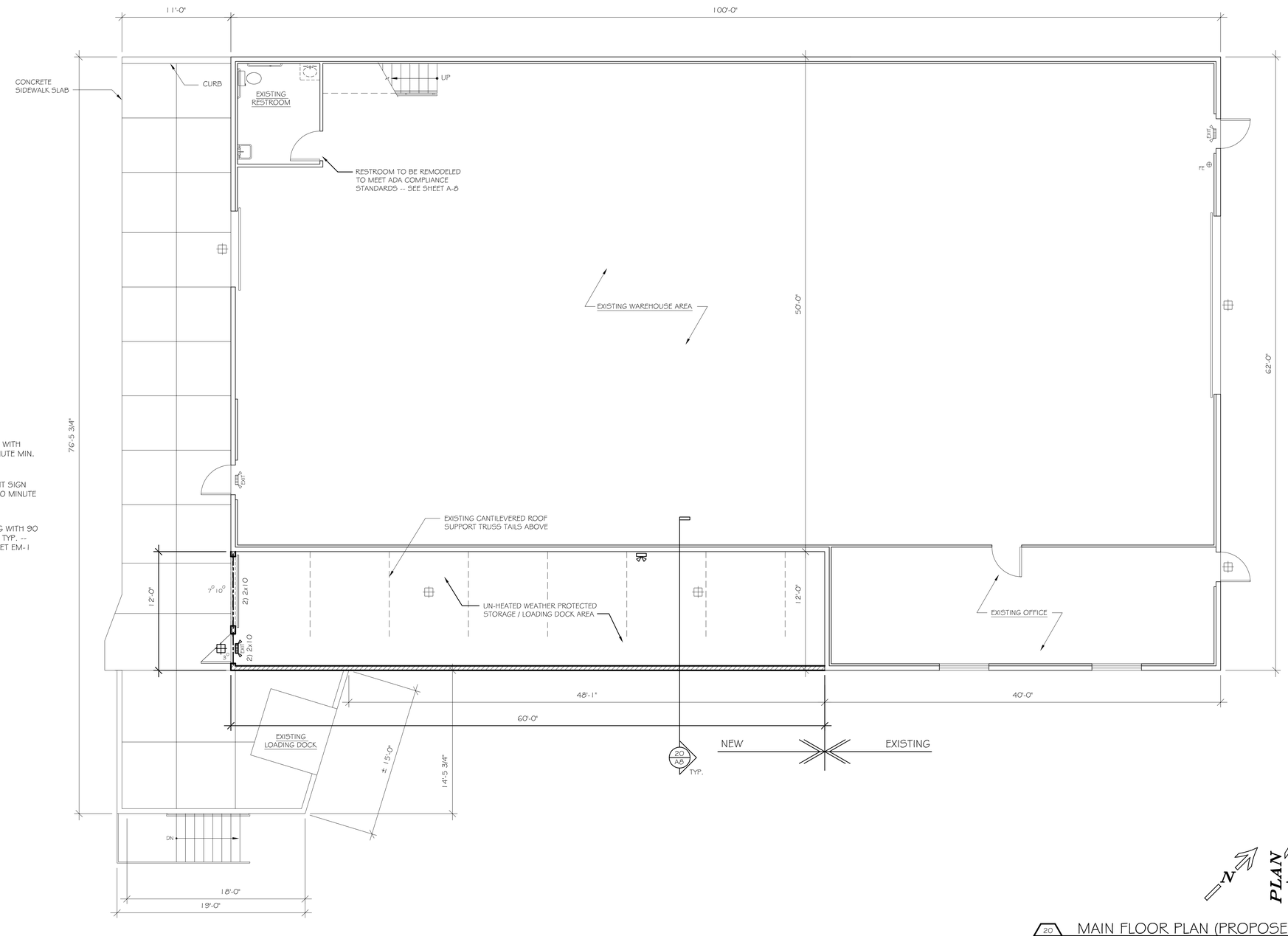
SHEET NO.

A-1

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

LEGEND:

- NEW DOOR WITH ADA COMPLIANT LEVER HANDLE
- EXISTING DOOR TO REMAIN
- NEW WALL
- EXISTING WALL
- EXISTING WALLS TO BE REMOVED
- EXIT — EXISTING ILLUMINATED EXIT SIGN WITH EMERGENCY LIGHTS AND 90 MINUTE MIN. BATTERY BACK-UP, TYP.
- EXIT — NEW APPROVED ILLUMINATED EXIT SIGN WITH EMERGENCY LIGHTS AND 90 MINUTE MIN. BATTERY BACK-UP, TYP.
- APPROVED EMERGENCY LIGHTING WITH 90 MINUTE MIN. BATTERY BACK-UP, TYP. -- SEE EGRESS LIGHTING PLAN SHEET EM-1
- FE — PROVIDE FIRE EXTINGUISHERS - CONFIRM REQUIREMENTS WITH LOCAL FIRE INSPECTOR



20 A2 MAIN FLOOR PLAN (PROPOSED)

SCALE: 3/16" = 1'-0"

2019/ENGINEERED COMPONENTS/EC-DRAWINGS.DWG

DATE: 5/15/19

Design Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3404

ENGINEERED COMPONENTS
400 S. Lynn Street
Stoughton, WI

DRAWING NAMES

MAIN FLOOR PLAN (PROPOSED)

REVISIONS

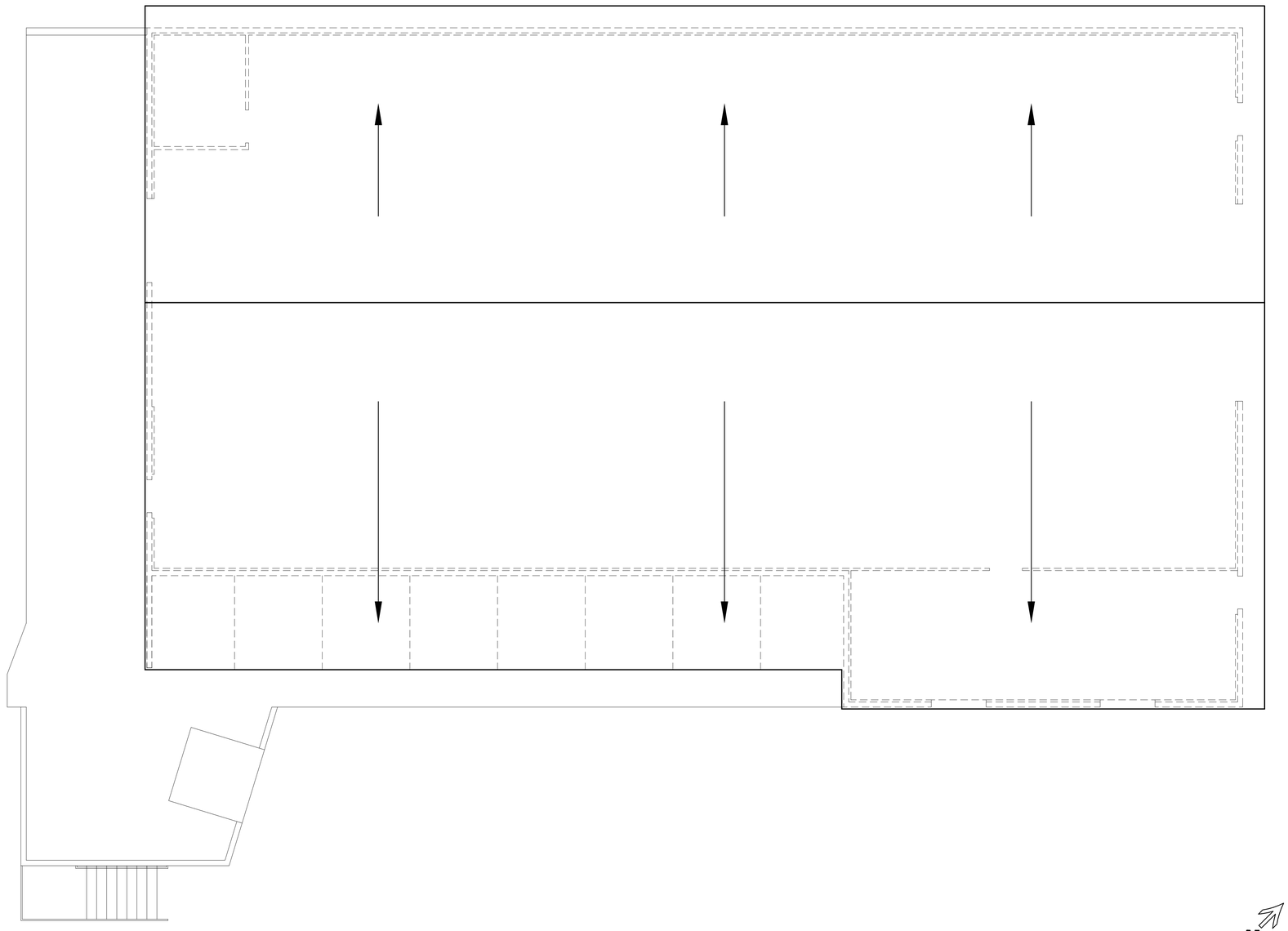
PROJECT DATA

DATE: 3/4/2022
DRAWN BY: JK
CHECKED BY: P.W.

SHEET NO.

A-2

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



N

PLAN N

20
A3

ROOF PLAN (EXISTING)
SCALE: 3/16" = 1'-0"
2019/ENGINEERED COMPONENTS/EC-DRAWINGS.DWG
DATE: 5/15/19

the Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404

ENGINEERED COMPONENTS
400 S. Lynn Street
Stoughton, WI

DRAWING NAMES

ROOF PLAN (EXISTING)

REVISIONS

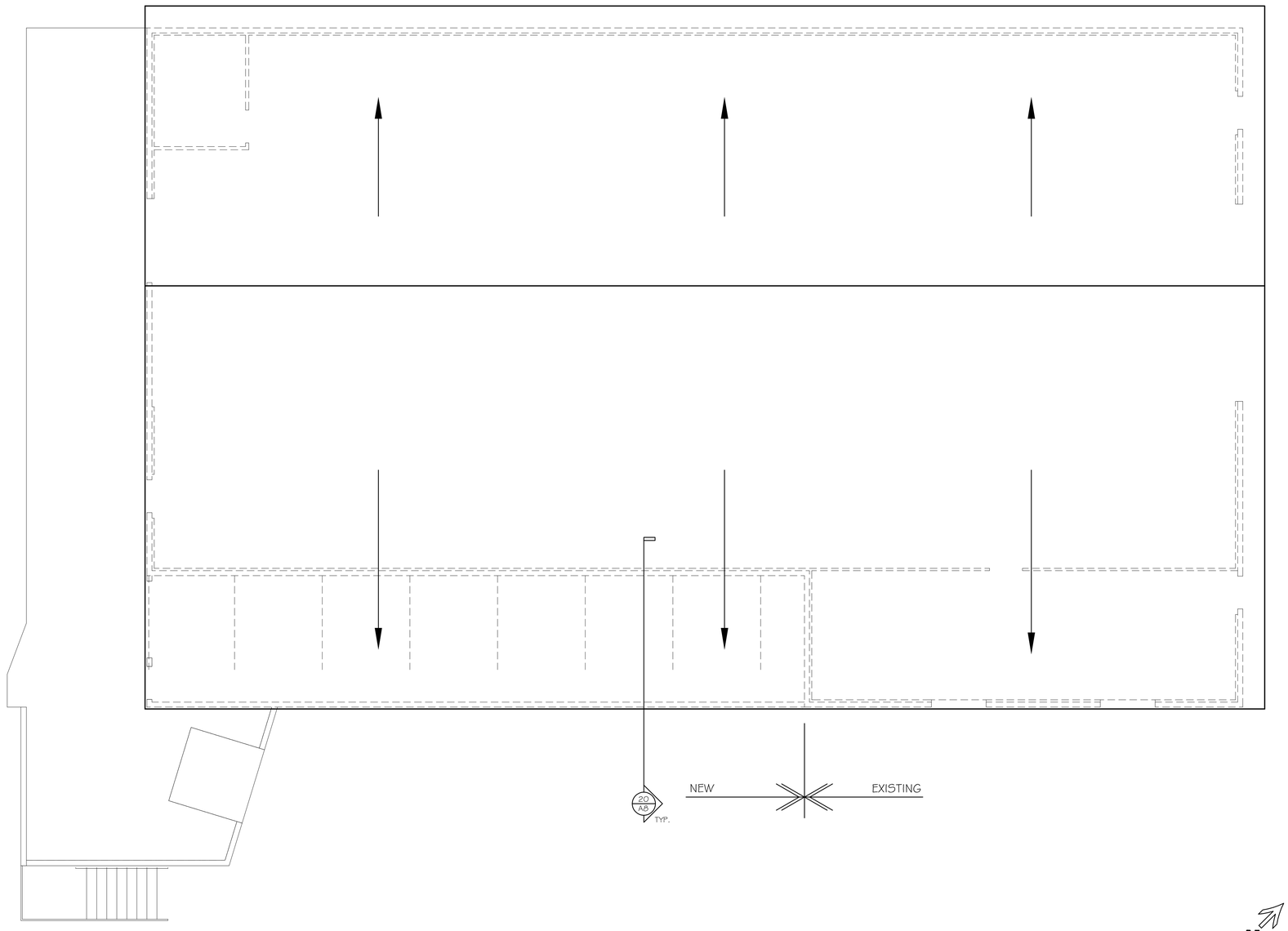
PROJECT DATA

DATE: 3/4/2022
DRAWN BY: JK
CHECKED BY: P.W.

SHEET NO.

A-3

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



N

PLAN N

20
A4

ROOF PLAN (PROPOSED)

SCALE: 3/16" = 1'-0"

2019/ENGINEERED COMPONENTS/EC-DRAWING5.DWG

DATE: 5/15/19

the Design Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3404

ENGINEERED COMPONENTS
400 S. Lynn Street
Stoughton, WI

DRAWING NAMES

ROOF PLAN (PROPOSED)

REVISIONS

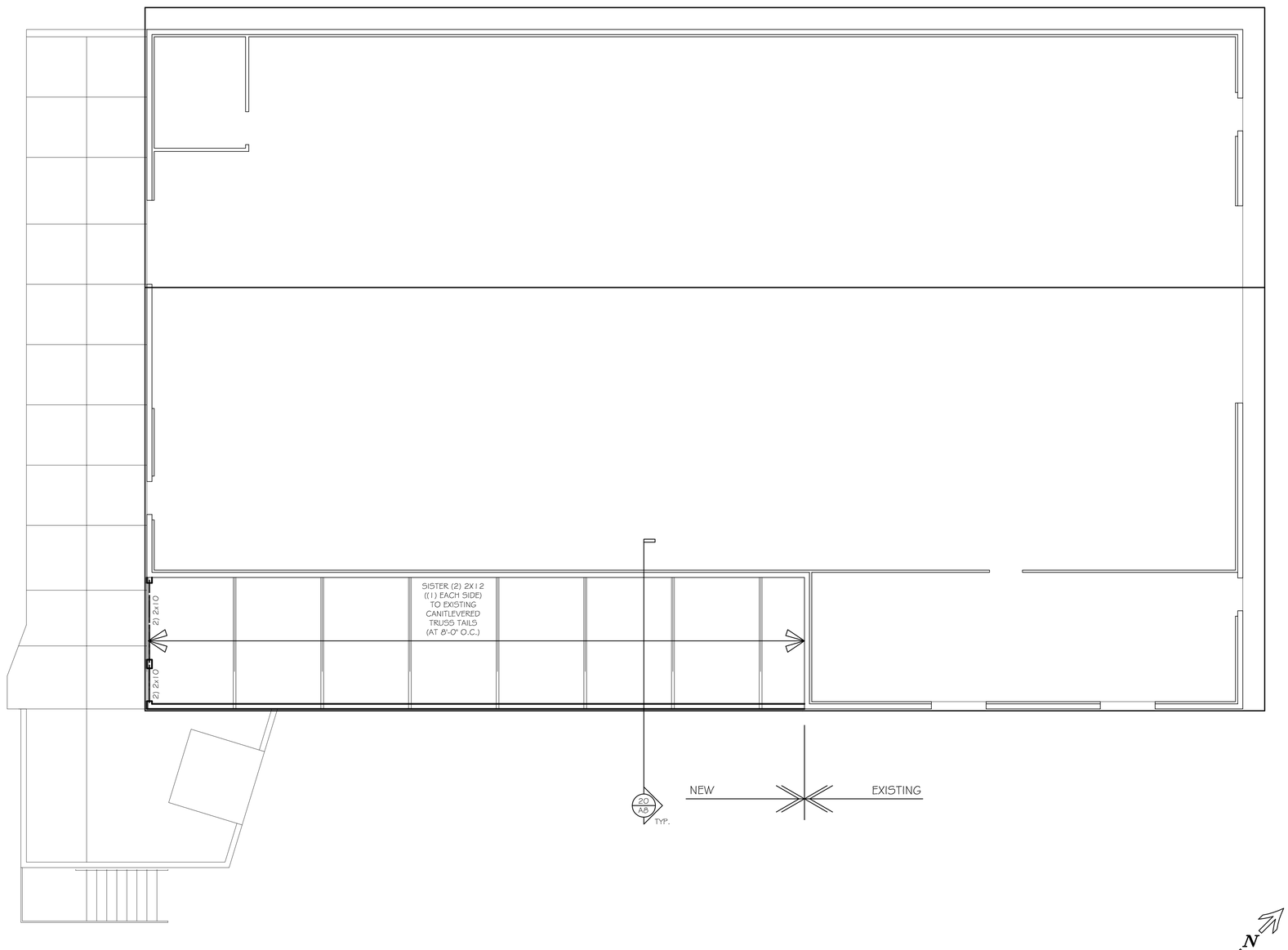
PROJECT DATA

DATE: 3/4/2022
DRAWN BY: JK
CHECKED BY: P.W.

SHEET NO.

A-4

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



N

PLAN N

20 A5 ROOF FRAMING PLAN (PROPOSED)

SCALE: 3/16" = 1'-0"

2019/ENGINEERED COMPONENTS/EC-DRAWINGS.DWG

DATE: 5/15/19

the Design Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3404

ENGINEERED COMPONENTS
400 S. Lynn Street
Stoughton, WI

DRAWING NAMES

ROOF FRAMING PLAN (PROPOSED)

REVISIONS

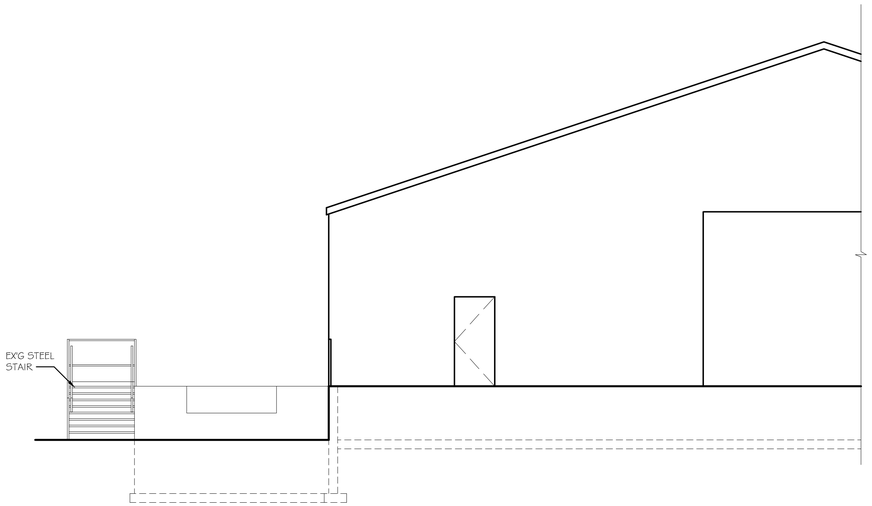
PROJECT DATA

DATE: 3/4/2022
DRAWN BY: JK
CHECKED BY: P.W.

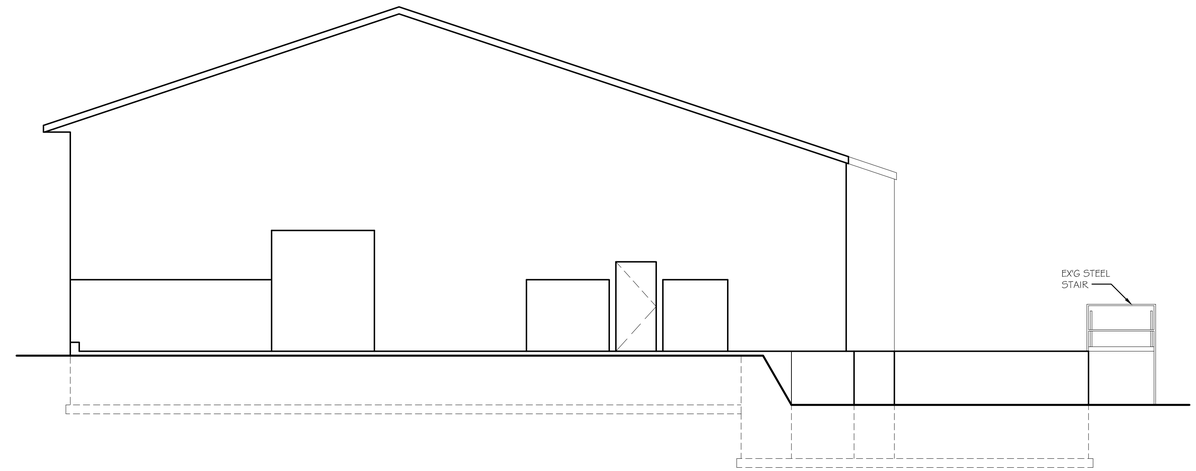
SHEET NO.

A-5

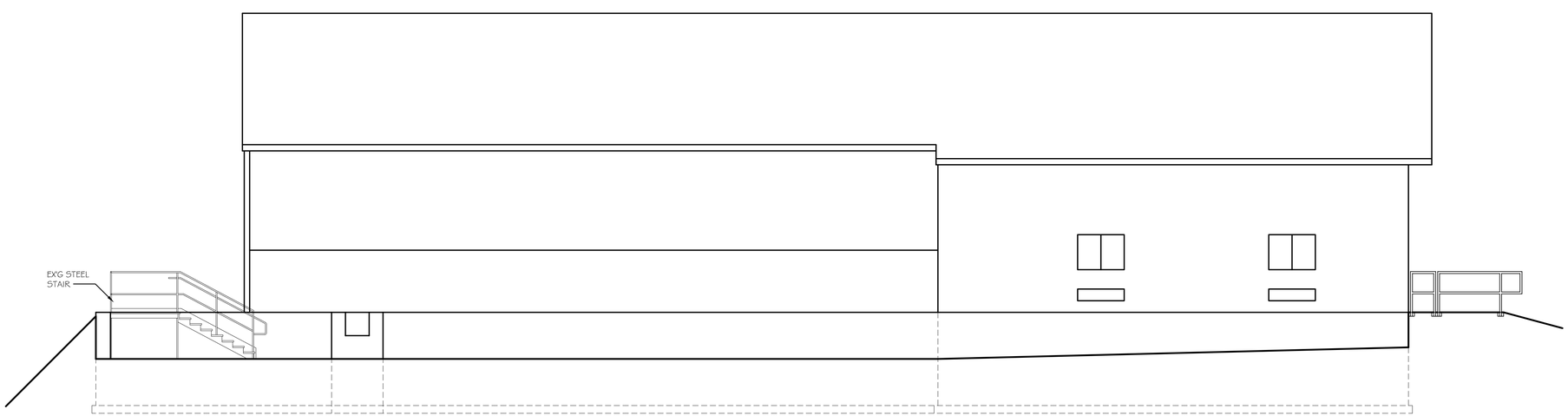
VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



7 AG PARTIAL EAST ELEVATION (EXISTING)
SCALE: 3/16" = 1'-0"
2019/ENGINEERED COMPONENTS/EC-DRAWINGS.DWG
DATE: 5/15/19



10 AG WEST ELEVATION (EXISTING)
SCALE: 3/16" = 1'-0"
2019/ENGINEERED COMPONENTS/EC-DRAWINGS.DWG
DATE: 5/15/19



20 AG SOUTH ELEVATION (EXISTING)
SCALE: 3/16" = 1'-0"
2019/ENGINEERED COMPONENTS/EC-DRAWINGS.DWG
DATE: 5/15/19

the Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404

ENGINEERED COMPONENTS
400 S. Lynn Street
Stoughton, WI

DRAWING NAMES

ELEVATIONS (EXISTING)

REVISIONS

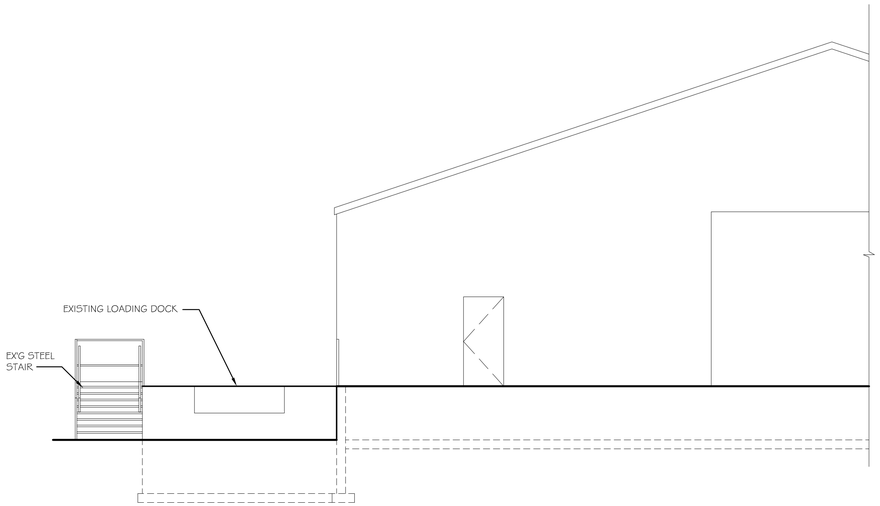
PROJECT DATA

DATE: 3/4/2022
DRAWN BY: JK
CHECKED BY: P.W.

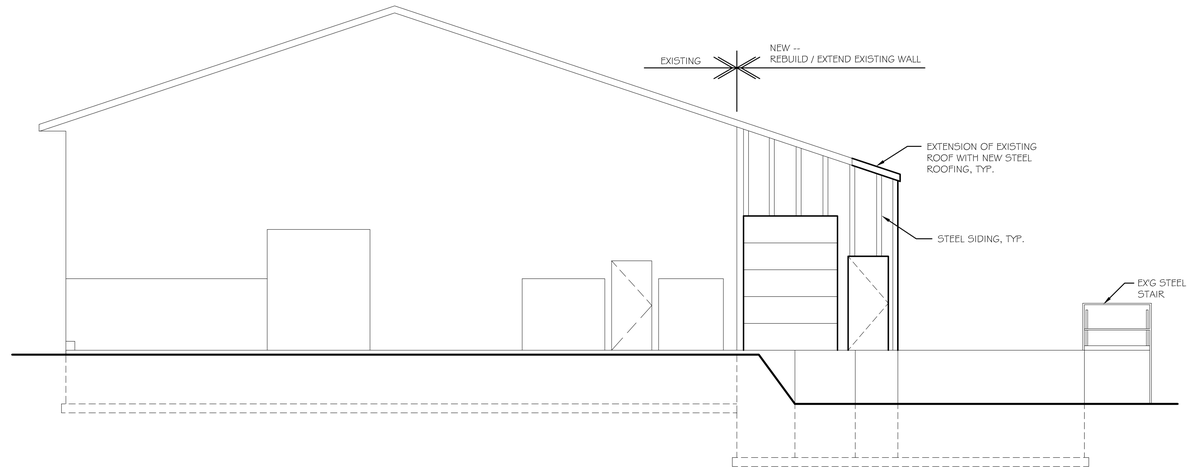
SHEET NO.

A-6

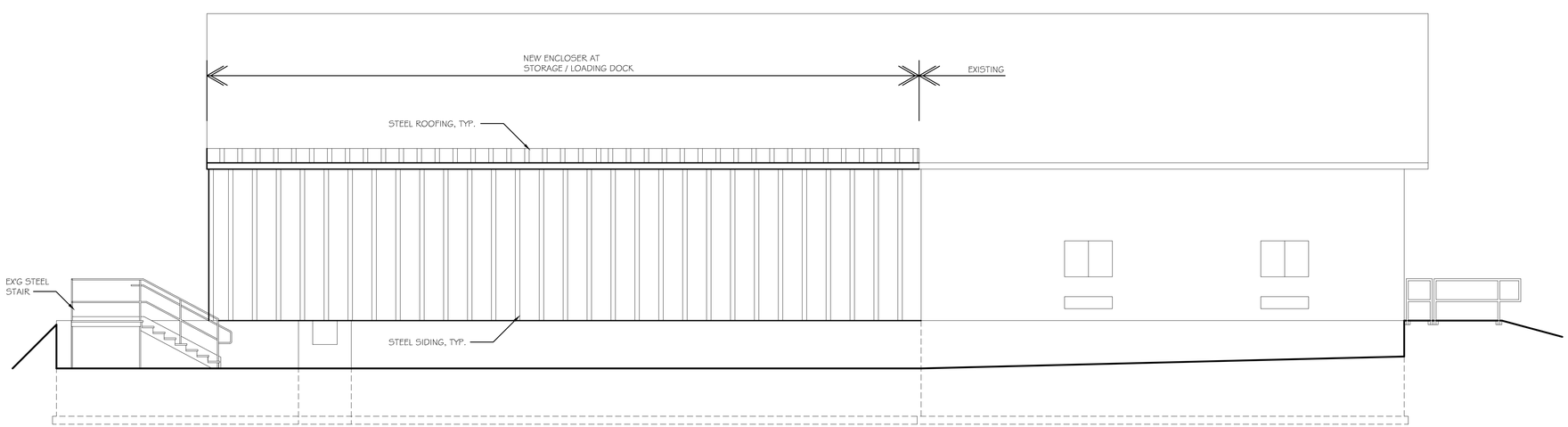
VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



7 / A7 PARTIAL EAST ELEVATION (PROPOSED)
SCALE: 3/16" = 1'-0"
2019/ENGINEERED COMPONENTS/EC-DRAWING5.DWG
DATE: 5/15/19



10 / A7 WEST ELEVATION (PROPOSED)
SCALE: 3/16" = 1'-0"
2019/ENGINEERED COMPONENTS/EC-DRAWING5.DWG
DATE: 5/15/19



20 / A7 SOUTH ELEVATION (PROPOSED)
SCALE: 3/16" = 1'-0"
2019/ENGINEERED COMPONENTS/EC-DRAWING5.DWG
DATE: 5/15/19

the Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
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ENGINEERED COMPONENTS
400 S. Lynn Street
Stoughton, WI

DRAWING NAMES

ELEVATIONS (PROPOSED)

REVISIONS

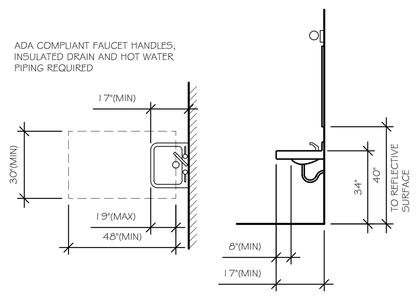
PROJECT DATA

DATE: 3/4/2022
DRAWN BY: JK
CHECKED BY: P.W.

SHEET NO.

A-7

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



11 / A8 ADA COMPLIANT LAV PLAN & ELEVATION

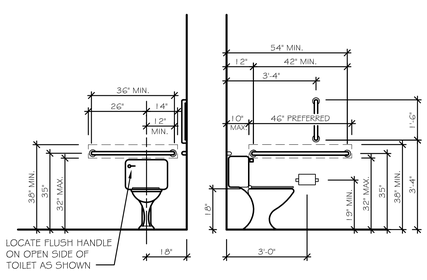
SCALE: 3/8" = 1'-0"
2019/ENGINEERED COMPONENTS/EC-DRAWINGS.DWG
DATE: AUGUST 9, 2019

DRAWING SUMMARY IBC 2015 & ASCE 7-10

DESCRIPTION	EQUATION	CODE REF.	USER INPUT	CALCULATED VALUES	
FLOOR LOAD					
1st FLOOR LL	RE : CALCULATIONS			150	psf
2nd FLOOR LL	RE : CALCULATIONS			N/A	psf
ROOF LOAD					
ROOF DL	RE : CALCULATIONS			15	psf
SNOW LOAD					
P_f	RE : CALCULATIONS			23.10	psf
C_e	RE : CALCULATIONS			1.0	
IMPORTANCE FACTOR	RE : CALCULATIONS			1.00	
C_t	RE : CALCULATIONS			1.1	
WIND LOAD					
WIND SPEED	RE : CALCULATIONS			115	mph
IMPORTANCE FACTOR	RE : CALCULATIONS			1.00	
EXPOSURE CATEGORY	RE : CALCULATIONS			C	
INTERNAL PRESSURE COEFF.	RE : CALCULATIONS			0.18	
COMPONENTS & CLADDING	ASCE7-98 T.6-3A		(ROOF)	-51.11	psf
COMPONENTS & CLADDING	ASCE7-98 T.6-3A		(WALL)	-36.37	psf
COMPONENTS & CLADDING	ASCE7-98 T.6-3A		(OVERHANG)	-66.20	psf
SEISMIC DATA					
IMPORTANCE FACTOR	RE : CALCULATIONS			1.00	
S_s	RE : CALCULATIONS			0.091	
S_1	RE : CALCULATIONS			0.048	
SOIL SITE CLASS	RE : CALCULATIONS			D	
S_{DS}	RE : CALCULATIONS			0.097	
S_{D1}	RE : CALCULATIONS			0.077	
SEISMIC DESIGN CATEGORY				B	
RESISTING SYSTEM	RE : CALCULATIONS			0.01	
DESIGN BASE SHEAR	RE : CALCULATIONS			2576	lbs
C_s	RE : CALCULATIONS			0.015	
R	RE : CALCULATIONS			6.5	
ANALYSIS PROCEDURE	RE : CALCULATIONS		EQUIVALENT LATERAL FORCE PROCEDURE		

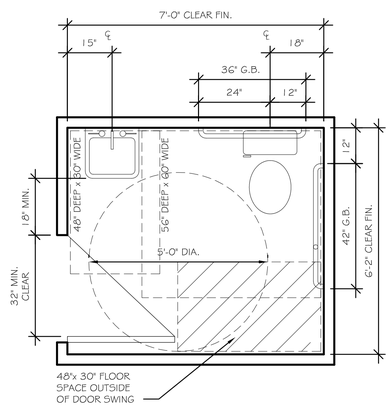
13 / A8 STRUCTURAL SUMMARY

SCALE: 3/4" = 1'-0"
2019/ENGINEERED COMPONENTS/EC-DRAWINGS.DWG
DATE: 5/15/19



16 / A8 ADA COMPLIANT TOILET ELEVATIONS

SCALE: 3/8" = 1'-0"
2019/ENGINEERED COMPONENTS/EC-DRAWINGS.DWG
DATE: AUGUST 9, 2019



CLEAR FLOOR SPACE AT FIXTURES
60" X 56" AT WATER CLOSET
30" X 48" AT LAVATORY
60" DIAMETER TURNING SPACE

BATHROOM FINISH NOTES:
FLOOR AND WALLS TO A HEIGHT OF 6" ABOVE FLOOR TO BE FINISHED WITH A MATERIAL IMPERVIOUS TO WATER.

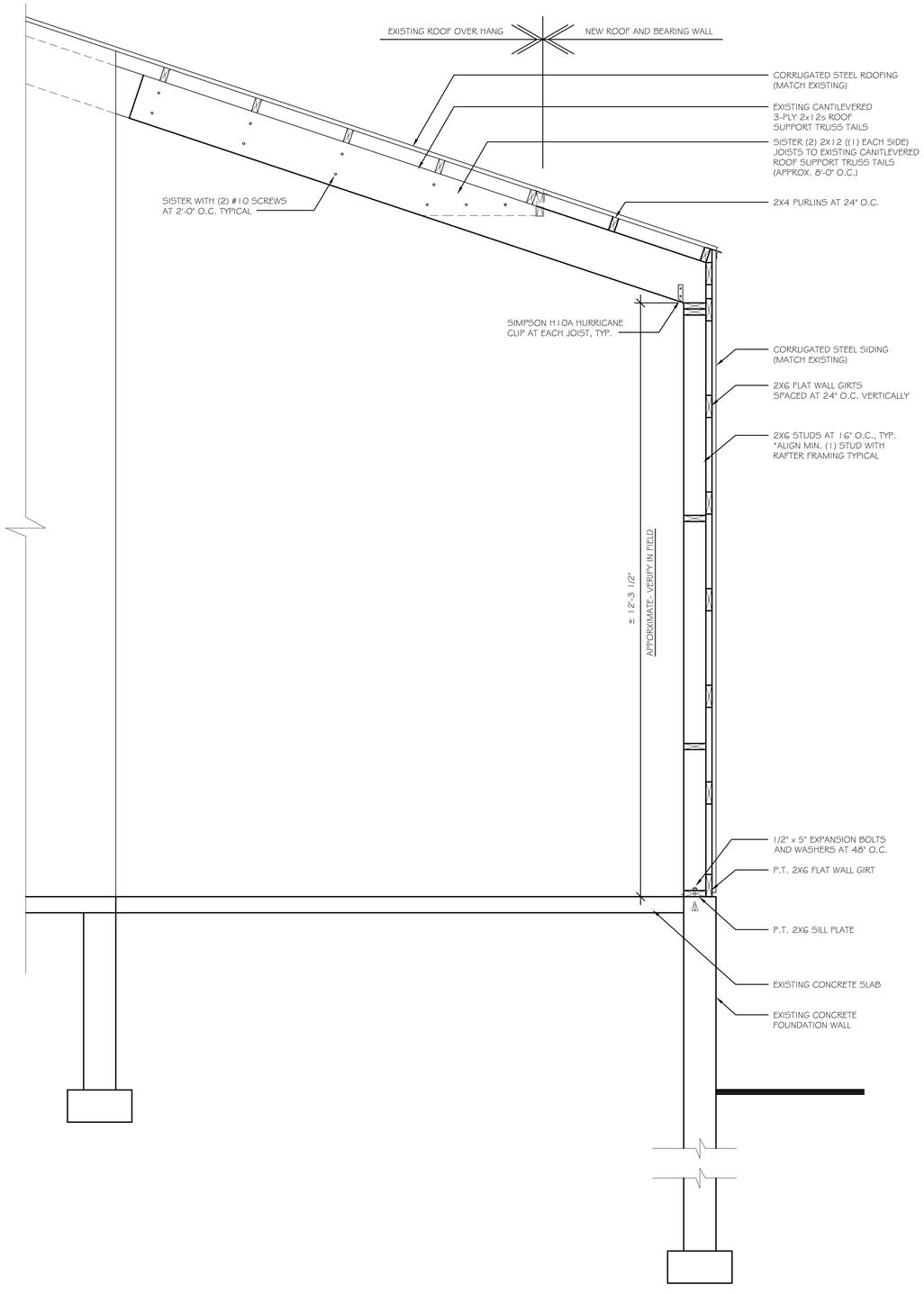
WALLS AND CEILINGS TO BE COMPLETELY COVERED WITH A SMOOTH, NONABSORBENT MATERIAL AND BE OF LIGHT COLOR TO IMPROVE ILLUMINATION AND FACILITATE CLEANING.

PROVIDE H.C. ACCESSIBLE FAUCETS.

WATER SUPPLY AND DRAIN PIPES UNDER SINK SHALL BE INSULATED TO PREVENT CONTACT.

17 / A8 ADA COMPLIANT RESTROOM PLAN

SCALE: 1/2" = 1'-0"
2019/ENGINEERED COMPONENTS/EC-DRAWINGS.DWG
DATE: AUGUST 9, 2019



20 / A8 SECTION (PROPOSED)

SCALE: 3/4" = 1'-0"
2019/ENGINEERED COMPONENTS/EC-DRAWINGS.DWG
DATE: 5/15/19

the Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404

ENGINEERED COMPONENTS
400 S. Lynn Street
Stoughton, WI

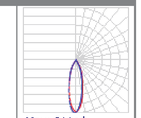
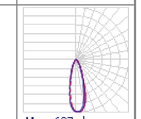
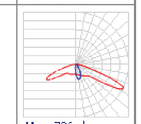
DRAWING NAMES
SECTION (PROPOSED)
ADA DETAILS
STRUCTURAL SUMMARY

REVISIONS

PROJECT DATA
DATE: 3/4/2022
DRAWN BY: JK
CHECKED BY: P.W.

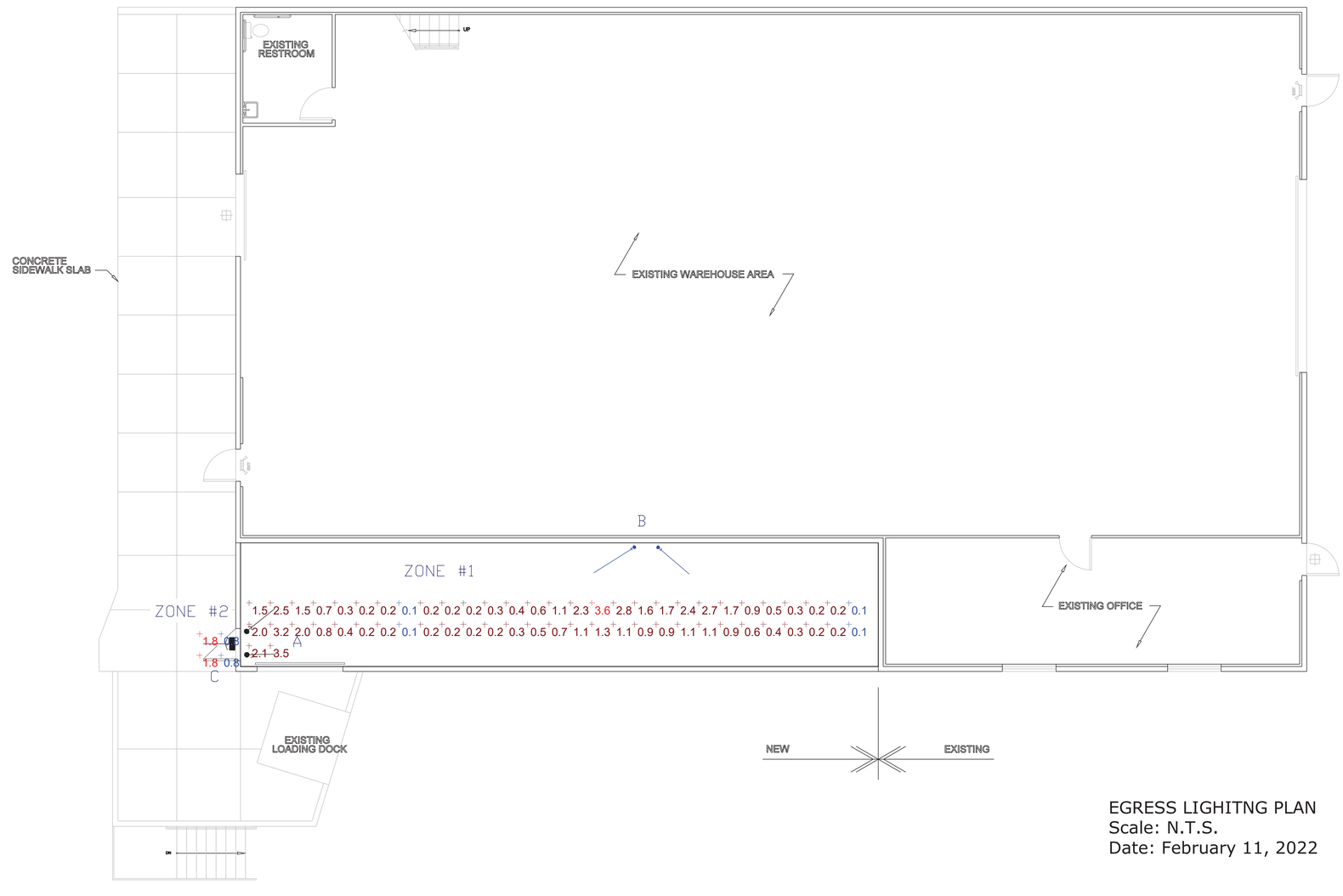
SHEET NO.
A-8

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	A		1	Lithonia Lighting	LHQM LED	QUANTUM LED EMERGENCY COMBO (ONE HEAD ONLY)	1	-1	0.97	3	 Max: 211cd
	B		1	Lithonia Lighting	ELM4L	ELM4L SP640L	1	345	0.97	5	 Max: 697cd
	C		1	Lithonia Lighting	AFF WT	AFF premium FCT (WT Throw)	1	568	0.87	5.7	 Max: 786cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.0 fc	3.6 fc	0.1 fc	36.0:1	10.0:1
Calc Zone #5	+	1.3 fc	1.8 fc	0.8 fc	2.3:1	1.6:1



EGRESS LIGHITNG PLAN
Scale: N.T.S.
Date: February 11, 2022

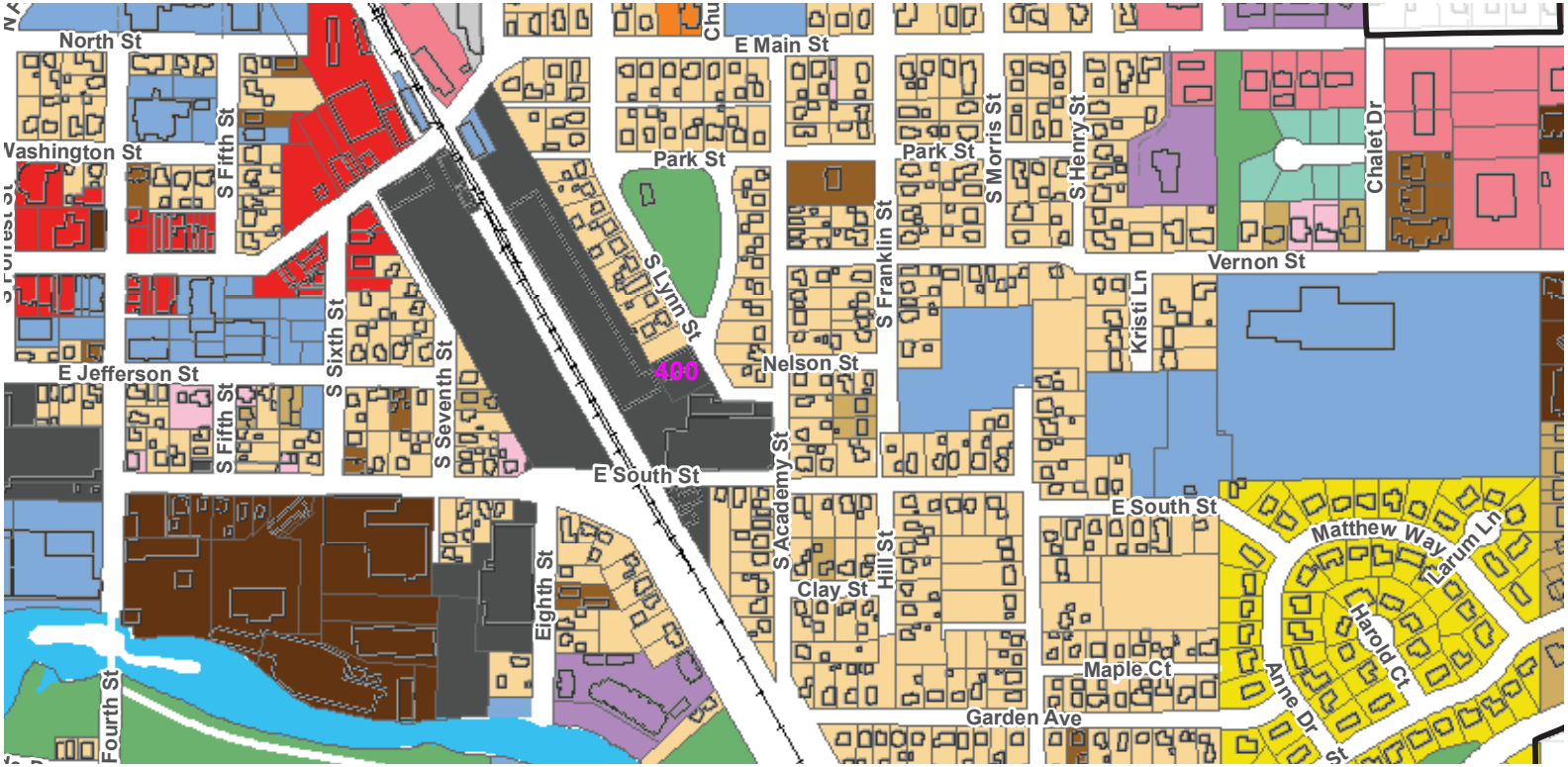
Design Alliance Architects, Inc.
(920) 563-3404
1003 Madison Avenue
Fort Atkinson, WI

ENGINEERED COMPONENTS
400 S. Lynn Street
Stoughton, WI

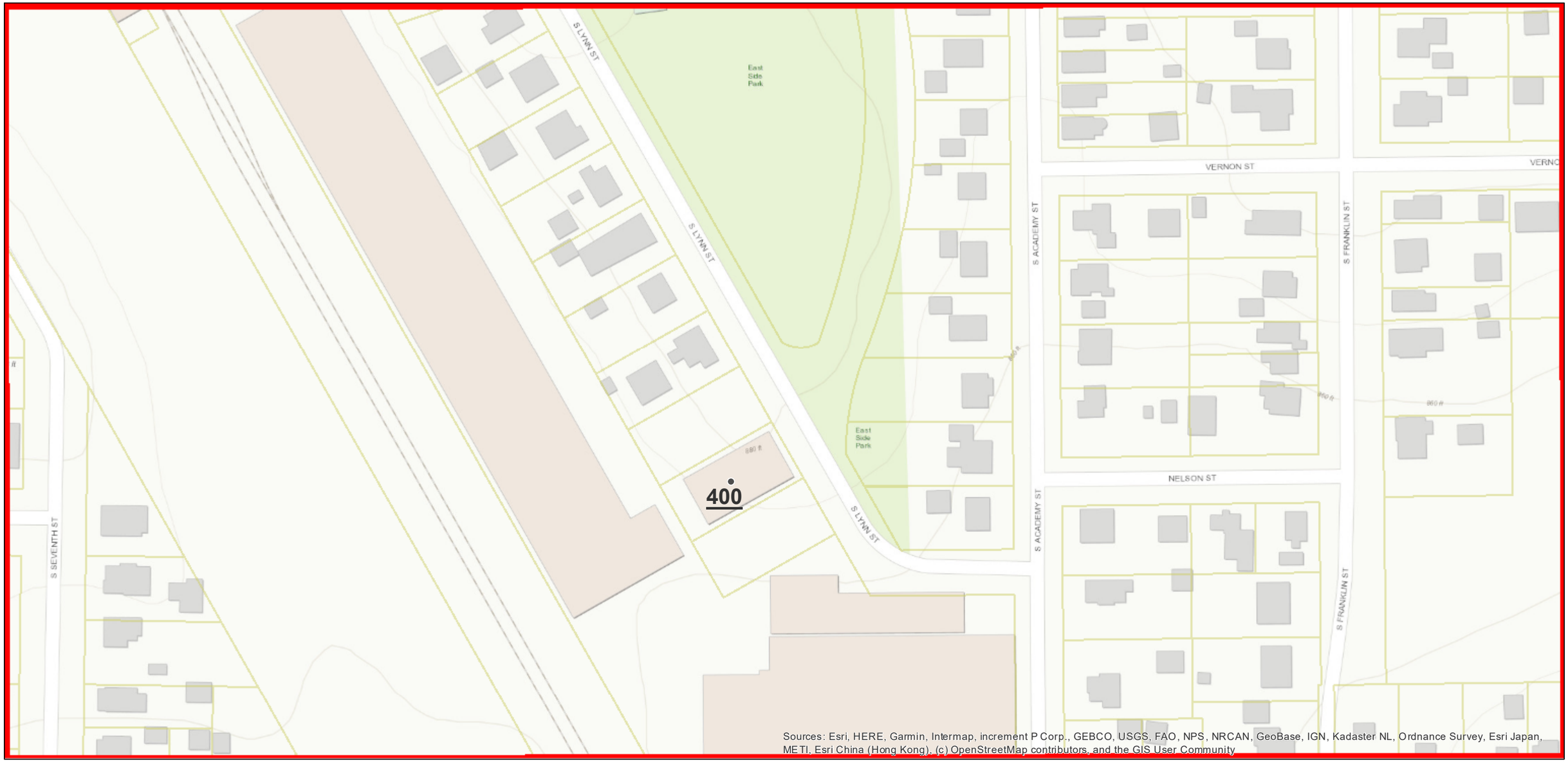
Designer
CL
Date
02/11/2022
Scale
Not to Scale
Revision No.

Summary

EM-1


North St
E Main St
Vashington St
S Fifth St
Park St
Park St
S Morris St
S Henry St
Chalet Dr
S Franklin St
Vernon St
S Lynn St
Kristi Ln
S Sixth St
E Jefferson St
Nelson St
400
S Fifth St
S Seventh St
E South St
S Academy St
E South St
Matthew Way
Larum Ln
Hill St
Clay St
Eighth St
Harold Ct
Maple Ct
Anne Dr
Fourth St
Garden Ave

400 S. Lynn Street



May 2, 2022

Dane County Mask

- Dane County Mask
- Parcels

0 62.5 125 250 Feet

N

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 13, 2022

Connell Construction LLC
Robert Connell
4821 Rockport Road
Janesville, WI. 53548

Dear Mr. Connell:

I have completed a review of the proposed exterior wall expansion for Engineered Components at 400 S. Lynn Street. As noted, additional information may be required to be provided or shown on the plans.

Zoning Code Requirements:

1. The property at 400 S. Lynn Street is zoned HI – Heavy Industrial. The existing use is permitted outright.

2. The Comprehensive Plan, Future Land Use Map designates this property as Multi-Family Residential which is not consistent with the current zoning and existing uses. **The current zoning and existing uses are grandfathered.**

3. Heavy industrial uses are described as follows:
   Heavy industrial land uses are industrial facilities which do not comply with one or more of the following criteria: 1) are conducted entirely within an enclosed building; 2) are not potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line; and 3) do not pose a significant safety hazard (such as danger of explosion). More specifically, heavy industrial land uses are industrial land uses which may be wholly or partially located outside of an enclosed building; may have the potential to create certain nuisances which are detectable at the property line; and may involve materials which pose a significant safety hazard. However, in no instance shall a heavy industrial land use exceed the performance standards listed in article VII. Examples of heavy industrial land uses include meat product producers; alcoholic beverage producers; paper, pulp or paperboard producers; chemical and allied product producers (except drug producers) including poison or fertilizer producers; petroleum and coal product producers; asphalt, concrete or cement producers; tanneries; stone, clay or glass product producers; primary metal producers; heavy machinery producers; electrical distribution equipment producers; electrical industrial apparatus producers; transportation vehicle producers; commercial sanitary sewage treatment plants; railroad switching yards; and recycling facilities not involving the on-site storage of salvage materials.

4. Regulations applicable to heavy industrial land uses are as follows:
   - Facility shall provide a bufferyard with a minimum opacity of 1.00 along all borders of the property other than permanent open space abutting properties which are not zoned Heavy Industrial (see section 78-610). **N/A – existing building/use**

- All outdoor activity areas shall be located a minimum of 100 feet from residentially zoned property. No materials shall be stacked or otherwise stored so as to be visible over bufferyard screening elements. **N/A – existing building/use**

5. The parking requirement for a Heavy Industrial use is one space per each employee on the largest work shift. **The use is not proposed to be expanded**

6. The following are the minimum building setback and maximum height requirements of the Heavy Industrial district: Front yard setback – 20 feet; Side yard setback – 20 feet; Rear yard setback – 20 feet; Max building height – 45 feet. **The building is not being expanded beyond the current footprint.**

7. Accessible parking spaces shall be provided at a size, number, location and with signage as specified by state and federal regulations. **Expected.**

8. The building shall employ only high quality, decorative construction materials on the visible exterior as required in section 78-716. Architectural and design elements shall be compatible with the surrounding area and community standards. **The new wall is proposed to match the existing building.**

9. Zoning section 78-707 of the city municipal code provides the following requirements related to lighting:
   - "*Orientation of fixture.* In no instance shall an exterior lighting fixture be oriented so that the lighting element (or a clear shield) is visible from a property located within a residential zoning district. The use of shielded luminaries and careful fixture placement is encouraged so as to facilitate compliance with this requirement.
   - *Intensity of illumination.* In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed 0.50 footcandles above ambient lighting conditions on a cloudless night.
   - *Minimum lighting standards.* All areas designated on required site plans for vehicular parking, loading, or circulation and used for any such purpose after sunset shall provide artificial illumination in such areas at a minimum intensity of 0.4 footcandles."
     <u>We'll need details to confirm these requirements if new lighting is planned.</u>

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

Sincerely,
City of Stoughton

Michael P. Stacey

Michael P. Stacey
Zoning Administrator