



335 Galena Street, Prairie du Sac, WI 53578 (608) 643-2421

September 14, 2020

5:30 P.M.

**NOTICE OF VILLAGE OF PRAIRIE DU SAC JOINT EXTRATERRITORIAL COMMITTEE
MEETING & AGENDA**

Village Hall

335 Galena Street, Prairie du Sac, WI

NOTICE OF ELECTRONIC MEETING

Due to the COVID-19 pandemic, this meeting will be conducted both in person and via electronic videoconferencing/teleconferencing. As such, it is likely that some or all members of, and a possible quorum, may be in attendance via electronic means and not physically present. In accordance with Wisconsin law, the meeting will remain open to the public. Members and the public may still attend in person at the location stated above. Face masks are highly recommended. However, due to the need to maintain social distancing and the limited physical space available, the public is encouraged and requested to attend via electronic means.

DIRECTIONS TO ATTEND MEETING ELECTRONICALLY

You may attend via videoconference on your computer/device via Google Hangouts Meet at <https://meet.google.com/eue-eyow-uet>. You may attend via telephone conference by calling the following phone number: 1-314-766-4606 and entering the following PIN: 188004479#.

Please take notice that there will be a public meeting of the above identified governmental body at the time and location indicated above, for purposes of considering the following agenda items; and if any matter is considered in closed session, the governmental body will reconvene in open session for purposes of concluding the agenda:

1. Call to Order
2. Roll Call
3. Public Notice of Agenda, deletions/corrections
4. Approval of Minutes
 - a. May 11, 2020
5. Public Comment (limited to 3 minutes)
6. Communications
7. Public Hearing
 - a. An application from Sherman Raschein for a Conditional Use Permit for the construction and operation of a Personal Storage Facility (storage units) on 6.1 acres proposed to be divided from parcels No. 028-0059-00000 and No. 028-0060-00000 at S9891 US Hwy 12, Prairie du Sac. The parcels are zoned Rural Business (B-R) and more fully described as S 3-9-6 S1/2 FRAC NE1/4 EXC CSM'S 1739 & 6096 (S/UTIL EASE PER D-1169094) 43.95A M/L and S 3-9-6 PRT SE 1/4 FRAC NE 1/4 = CSM 6096 LOT 1 (S/UTIL EASE PER D-1169094) 30.00A.
8. Action Items
 - a. Consider Conditional Use Permit – 6.1 acres proposed to be divided from parcels No. 028-0059-00000 and No. 028-0060-00000, S9891 US Hwy 12
 - b. Consider Site Plan Approval – Parcel No. 028-0545-11000, E11752A County Road Z
9. Discussion Items
10. Adjourn

Posted 09/09/2020

Any person who has a qualifying disability as defined by the Americans With Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact the Village Administrator

at (608) 643-2421, 335 Galena Street, Prairie du Sac, Wisconsin, at least twenty-four hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

Members of the Prairie du Sac Village or Town Board, who are not members of this committee, may attend this meeting because they have been asked to attend at the request of the committee or because the meeting is open to the public; if so, it is possible that a majority of the members of the Village or Town Board may be present at the meeting, although no Village or Town Board business will be conducted and no Village or Town Board decision will be made.

**Village of Prairie du Sac
Prairie du Sac Joint Extraterritorial Committee
Via Conference Call
Joint Meeting and Minutes
Monday, May 11, 2020**

1. **Call to Order.** Committee Chair, Jon Sandman, called the meeting to order via phone conference at 5:30 p.m.
2. **Roll Call:** Present via phone, Dale Kowalski, Pat Russell, Jon Sandeman, Thomas Schneller, and Janine Godfriaux-Leystra.
Lichtenheld arriving at 5:42.
3. **Public Notice of Agenda:** (*Schneller/Kowalski*) moved to approve the agenda. **Motion Carried.**
Roll Call: Kowalski-Aye, Russell-Aye, Sandeman-Aye, Schneller-Aye, Godfriaux-Leystra-Aye
Lichtenheld Absent
4. **Approval of Minutes**
 - a. **April 1, 2019** – (*Kowalski/Schneller*) moved to approve minutes. **Motion Carried.**
Roll Call: Kowalski-Aye, Russell-Aye, Sandeman-Aye, Schneller-Aye, Godfriaux-Leystra-Aye
Lichtenheld Absent
5. **Pre-Registered Citizens** – None.
6. **Communications** – None.
7. **Public Hearing**
 - a. **Application from United Cooperative CCP to amend the Official Zoning Map. The 6.03 acre subject properties are currently unzoned, having until recently been highway and railroad rights-of-way directly south and east of Parcel #028-0545-1000 (E1175A County Road Z) respectively. The applicant is requesting to rezone the properties to B-R-Rural Business to match the current zoning of Parcel #028-0545-1000.-**
Mark Roffers, Village Planner - Proposal to re-zone 6.03 of the 10.03 acres west of the Great Sauk Trail to Rural Business, to match the 4 acres; this to be an expansion site by Co-op. Recommend to the committee to recommend to Village Board. (*Kowalski/Russell*) moved to close public hearing.
Karl Beth, United Co-op- Much thanks to the committee and encourage the vote. **Motion Carried.**
Roll Call: Kowalski-Aye, Russell-Aye, Sandeman-Aye, Schneller-Aye, Godfriaux-Leystra-Aye
Lichtenheld Absent
8. **Action Items**
 - a. **Consider Amendment of Official Zoning Map – 6.03 acres south and east of Parcel #028-0545-10000, E11752A County Road Z** – Roffers states that they are coming back with a site plan. Building will be removed along the east side and the county plans on purchasing the triangle portion; just slow due to pandemic. Lichtenheld concerned with people using the bike path will park along driveway. Once County purchases the triangle area hopefully there will be place for parking. Beth states the parking problem is alleviated right now because it's their busy season and their machines/vehicles are parked there. (*Kowalski/Russell*) moved to approve amendment. **Motion Carried.**
Roll Call: Kowalski-Aye, Russell-Aye, Sandeman-Aye, Schneller-Aye, Godfriaux-Leystra-Aye, Lichtenheld-Aye
 - b. **Consider Certified Survey Map – Parcel #028-0545-10000, E11752A County Road Z** - Site plan is close to being completed. Beth states that there is enough time for the removal of building. (*Kowalski/Russell*) moved to recommend approval of CSM. **Motion Carried.**
Roll Call: Kowalski-Aye, Russell-Aye, Sandeman-Aye, Schneller-Aye, Godfriaux-Leystra-Aye, Lichtenheld-Aye
9. **Discussion Items** *None.*
10. **Adjourn**– (*Russell/Schneller*) moved to adjourn at 5:57. **Motion Carried.**
Roll Call: Kowalski-Aye, Russell-Aye, Sandeman-Aye, Schneller-Aye, Godfriaux-Leystra-Aye, Lichtenheld-Aye

Respectfully Submitted,
Niki Conway
Clerk/Treasurer

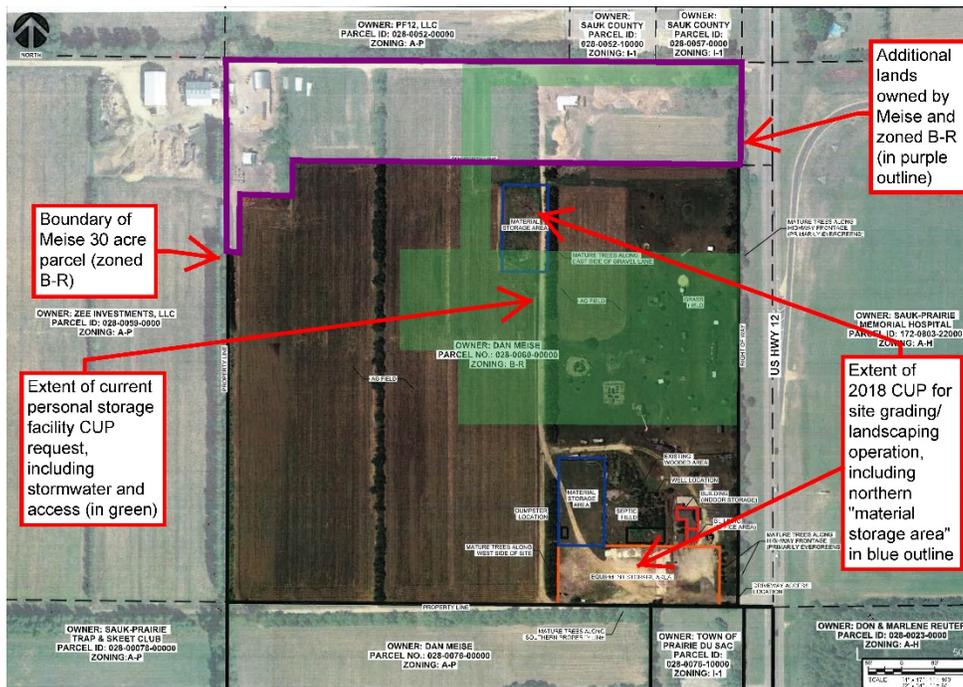


To: Prairie du Sac Extraterritorial Zoning Committee
From: Mark Roffers, AICP, Village Planning Consultant
Date: September 9, 2020
Re: Proposed Personal Storage Facility at S9891 US Highway 12

Requested Approval: Conditional use permit (CUP), which may be granted by the ETZ Committee following a public hearing. Subsequent approvals would also be required, including site/building plan and certified survey map (CSM) approvals, a possible variance from the Board of Extraterritorial Zoning Approvals (see below), and a WisDOT access permit.

Site Area/Location: Portions of a 30 acre parcel along the west side of Highway 12, midway between Highway PF and Sauk Prairie Road. The proposed storage facility would be located on 6.1 acres of this parcel, and would be served by a 0.86 acre stormwater management area and access to Highway 12 via a shared access easement to the north.

Current Land Uses: Vacant and agricultural; formerly the Green Thumb property. The 6.1 acre site proposed for the personal storage facility is also bisected by a north-south access drive. In February 2018, the owner of the site (Dan Meise) obtained a conditional use permit to enable his site grading/landscaping operation on roughly 4-6 acres of this 30 acre parcel. A northern "material storage area" from that 2018 conditional use permit overlaps with the current CUP



request. See map below with information from both the 2018 CUP and new request overlaid.

Proposed Use: A 6.1 acre personal storage facility operation, to be divided from the balance by future CSM (shown as “Lot 2” on the site plan map). The operation is proposed to include a total of 11 single-story personal storage buildings and paved driveways, anticipated to be constructed in two phases. The initial phase would include approximately the northern half. In total, the buildings could include up to 560 storage units (with around ½ climate controlled) and a small office. Four parking spaces would be near the office. The site would be fenced with keypad access, a camera system, and daily manager visits. No outdoor storage is proposed.

The proposal also includes the addition of a private driveway exiting at the rear (west) of the site, heading north to an existing gravel driveway, and then running east to connect with Highway 12. The entire driveway would be paved. The operation would also be served by an “off-site” stormwater facility to the west of the 6.1 acre site, to be located within an easement. While this access and stormwater proposal could stand-alone, it could also fold into a business park concept that has been suggested by the owner over the last few years.

Current and Proposed Zoning: B-R Rural Business. Within the B-R District, “personal storage facility” uses require a conditional use permit, subject to both general and specific standards. The B-R district requires a minimum landscaped surface percentage of 20% and a maximum floor area ratio of 0.25, meaning that not more than 25% of any site may be covered by single-story buildings.

Comprehensive Plan’s Future Land Use Designation: “Rural Business.” Per Figure 7-4 in the Comprehensive Plan, “Rural Business” areas are intended for “a limited range of businesses requiring or aided by a rural location, including agricultural-, recreational-, and other rural-based commercial and light industrial uses, including both indoor and outdoor uses”, and subject to the following policies:

- Facilitate only those businesses that do not significantly exceed domestic water use.
- Discourage general commercial and industrial uses in “Rural Business” areas that are more appropriate for the Villages’ downtowns, business parks & commercial corridors.
- For properties fronting Highway 12, promote “backage” road access, new building setbacks of at least 175 feet from centerline, and high-quality building and landscape treatments, modest signage, well-organized sites, and screened outdoor storage.

Surrounding Zoning (and Land Use): North—A-P Agricultural Preservation (cropland) and I-1 Institutional (County Highway facility); East—A-H Agricultural Holding (undeveloped SPMHC property, right-in access ramp to hospital); South—A-P Agricultural Preservation (cropland) and I-1 Institutional (Town Hall); West—A-P (cropland)

Recommendation: Pending comments at the public hearing, I recommend that the Committee approve a conditional use permit to enable a “Personal Storage Facility” on approximately 6.1 acres at S9891 US Highway 12, subject to the following conditions:

1. The conditional use permit shall take effect upon all of the following events:
 - a. Extraterritorial Zoning Committee approval and recording of a Certified Survey Map creating the site for the “Personal Storage Facility.” The conditional use permit is limited to this approximately 6.1 acre site.

- b. Receipt of an access permit from WisDOT for the Highway 12 driveway for the “Personal Storage Facility” use, and any required WisDOT review of the CSM.
 - c. Site plan approval for the proposed “Personal Storage Facility” use.
2. The conditional use shall operate in general accordance with the site plan (sheets C-101 and C-102) and the letter from Sherman Raschein to the Extraterritorial Zoning Committee, both dated 8/25/20, except for changes as may be required per subsequent site plan and/or variance approvals.
3. Prior to application for site plan approval from the Extraterritorial Zoning Committee, the applicant shall either adjust the site plan to reduce the floor area ratio to 0.25 on the 6.1 acre proposed Lot 2, or shall apply for and obtain a variance from the Board of Extraterritorial Zoning Appeals related to such standard.
4. With the site plan application, the applicant shall include all information required under Section 10-1-1307(c) of the zoning ordinance, plus the following information:
 - a. Proposed intersection design with Highway 12, meeting WisDOT standards.
 - b. A turning movement exhibit to demonstrated that the largest fire truck in the Sauk City Fire Department fleet can negotiate the site.
 - c. Proposed phasing plan map, indicating all improvements that would be developed with the initial versus future phases.
 - d. Adjustments to the proposed storage unit layout so that no doors to individual storage units face Highway 12.
 - e. Detailed building elevations, including predominately stone, brick, and/or glass for east-facing facades (with wrap-around elements) and consideration of “prairie” themed building design for all buildings.
 - f. An exterior lighting plan that meets recommended lighting levels for a rural setting per the Illuminating Engineering Society of North America.
 - g. A conceptual exterior signage plan that is limited to wall-mounted signage and/or monument signage (no pylon signs).
 - h. A proposed certified survey map, and shared access and stormwater facility easement agreements.
 - i. Preliminary plans for well and septic systems if required to serve the proposed office use.
 - j. Further details of proposed security features described in the 8/25/20 letter, including fence and gate details and indication of a Knox Box on the gated entry to the facility to enable Fire Department access.
 - k. Proposed model rental contract indicating restrictions proposed in the 8/25/20 letter and Fire Department recommendations.

See the following pages for an analysis of the application against the zoning ordinance’s conditional use permit and personal storage facility review standards.

CONDITIONAL USE PERMIT REVIEW STANDARD	EVALUATION	COMMENTS
<p>(1) Is conditional use in harmony with the vision, purpose, goals, objectives, policies and standards of Comprehensive Plan and zoning ordinance?</p>	<p>Standard is met in my opinion, but only with one or two variances from BEZA; see analysis to right and suggested approval conditions earlier in this memo</p>	<ul style="list-style-type: none"> • Site is advised for “Rural Business” use in Comprehensive Plan and is zoned B-R. • Comprehensive plan suggests that future uses in planned “rural business” areas “require or be aided by a rural location.” This land-consumptive use, not requiring utility services, appears to meet this standard. The impervious surface coverage challenges the ideal of a “rural business” area, but is not much different from Mid-States or the County facility to the north. • Comprehensive plan criteria calls for “high-quality building and landscape treatments, [and] modest signage”. The c submittal does not yet allow verification that these standards are met. Particularly in this visible spot across from the hospital, the quality of the buildings and landscaping along Highway 12 should be high and signage and lighting should be subdued. • The proposed “Lot 2” has a floor area ratio of 0.37 vs. the ordinance maximum of 0.25. The applicant would require a variance from the Board of Extraterritorial Zoning Appeals (BEZA) to allow this difference. If a variance is not received, the building coverage would have to be decreased by about one-third. In support of a variance, the applicant indicates that, including the access and stormwater easement areas, the project’s FAR would be 0.245. • Proposal just meets the ordinance minimum landscaped surface percentage (26.6% indicated vs. minimum of 25%). • This project may also be challenged to meet ordinance landscape planting standards, based on length of street frontage, paved area, length of building foundations, and open general yard area. This project would require about 6,000 points of landscaping, driven mostly by the high amount of paved area on Lot 2. This calculation does not consider any landscaping associated with the driveway, which could become the subject of a second variance request.

CONDITIONAL USE PERMIT REVIEW STANDARD	EVALUATION	COMMENTS
<p>(2) Does proposed conditional use result in substantial or undue adverse impact on nearby property, character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare?</p>	<p>Met, subject to suggested conditions earlier in memo</p>	<ul style="list-style-type: none"> • Visual impacts on Highway 12 and the SPMHC property could be managed via high-end building design for the east ends of buildings 6-10 (e.g., stone finishes, “Prairie” design features), superior landscaping east of those buildings, and modest signage and lighting. • The application suggests that the project will have low traffic volumes of approximately 1 vehicle per 100 rented units expected to visit the site per day, which would equate to 5-6 cars per day at build-out. Whether traffic would be this low remains to be seen, but the use would most likely not be a high trip generator. • The applicant has indicated verbal WisDOT approval for commercial/industrial access as shown, with “Type C” intersection improvements. We are attempting to verify if/when written approval may be obtained. • The Sauk City Fire Chief advises that the gated entry to the site be outfitted with a Knox Box to enable fire department access. With the site plan submittal, the applicant should also verify that the largest fire truck can access all parts of the site (i.e., supply a turning movement exhibit).
<p>(3) Does proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?</p>	<p>Met, subject to recommended conditions earlier in this memo</p>	<ul style="list-style-type: none"> • Site has been planned and zoned for business development for many years—albeit originally for another land use. • Site would be fairly intensively developed, but not dissimilar in character and impervious surfaces from nearby land uses along the west side of Highway 12. • Land use impacts should be low on nearby uses west of Highway 12, but higher on existing and planned uses east of 12, including the hospital. This contributes to recommendations for higher-end building and landscape design to the east.

CONDITIONAL USE PERMIT REVIEW STANDARD	EVALUATION	COMMENTS
<p>(4) Is 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?</p>	<p>Met, subject to recommended conditions earlier in this memo</p>	<ul style="list-style-type: none"> • We are attempting to learn from WisDOT whether an access permit for this use will be obtained, as initial commentary indicates. That is the only agency facing an obvious public road impact. • Conceivably, the north-south access drive could become a public road in the future. The applicant/owner would be advised to build that to public road standards if the idea is to someday dedicate it as a public road in conjunction with the larger business park concept. However, since that idea has not gained much local government traction, I do not suggest making this a CUP requirement. • The access driveway and stormwater facility would technically be on property separate from the operation they are serving. This will require an easement agreement defining ongoing maintenance and other responsibilities. • The applicant should clarify if the office requires well and septic systems, and if so where and how these would be provided. Because this area <i>could</i> conceivably be connected to municipal utilities in the future, some agreement for future utility connection may be warranted. • The proliferation of rural development and uses on well and septic systems will make it more challenging for this general area to eventually develop on municipal sewer and water services at some future date. This being said, the site is zoned B-R already, so some type of rural business use is already allowed and should be anticipated.
<p>(5) Do potential public benefits of the proposed conditional use outweigh potential adverse impacts?</p>	<p>Met in my opinion</p>	<ul style="list-style-type: none"> • The proposed operation seems somewhat large for the Sauk Prairie area. However, it is proposed to be developed in phases and would seem functional even if only the proposed initial phase (or something even smaller) were developed. • There are no climate controlled and secured storage facilities in the Sauk Prairie market, which this project would serve.

PERSONAL STORAGE FACILITY REVIEW STANDARD	EVALUATION	COMMENTS
<p>(1) In addition to the building design standards in Section 10-1-0602, facility shall be designed so as to minimize adverse visual impacts on nearby developments. The color, exterior materials, and orientation of proposed buildings and structures shall complement surrounding development and any building design standards within the Comprehensive Plan.</p>	<p>Pending; subject to suggested conditional use permit approval standards earlier in this memo</p>	<ul style="list-style-type: none"> As described above, the applicant should ensure the building facades fronting Highway 12 are aesthetically pleasing, architecturally interesting, and use non-metal materials like stone. Applicant should look to the hospital and consider prairie-style building design (see pages 23 and 24 of comprehensive plan). Proposed landscaping should be focused along the Highway 12 frontage, with terrace trees closer to the highway (but not in the right-of-way) and denser landscaping closer to the buildings and paved surfaces to better ensure their maintenance if/when Highway 12 is expanded in this corridor.
<p>(2) Facility shall provide a bufferyard with a minimum opacity of 0.80 (see Section 10-1-0701) along all property borders abutting residentially zoned property.</p>	<p>N/A</p>	<ul style="list-style-type: none"> Project does not abut any residentially zoned property.
<p>(3) The Plan Commission or Joint Committee may restrict or limit unit doors facing a public street right-of-way or property not in an industrial zoning district, or may otherwise require that any such doors be screened from view with berms, landscaping, and/or opaque fencing.</p>	<p>Not yet met, in my opinion; see suggested CUP condition earlier in this memo</p>	<ul style="list-style-type: none"> In the preliminary site plan, proposed Buildings 7 and 8 contain unit doors facing the right-of-way of Highway 12. I do not recommend this orientation relative to this and other zoning ordinance standards. While properties to north and south are not presently in an industrial zoning district, orienting overhead doors to the north and south seems acceptable in this setting. The 5-10 feet of green space on the north and south edges of this site does not allow any landscaping in these directions. This may be a reasonable compromise if the Highway 12 frontage aesthetic issues raised above are addressed as advised.

PERSONAL STORAGE FACILITY REVIEW STANDARD	EVALUATION	COMMENTS
<p>(4) Facility shall be limited to indoor storage of household items and similar durable goods. No live animals, perishable items, odor producing materials (see Section 10-1-0815), flammable or explosive materials (see Section 10-1-0817), toxic or noxious materials (see Section 10-1-0818), or hazardous materials (see Section 10-1-0820) shall be stored on site.</p>	<p>Met, subject to proposed operational plan and suggested conditions earlier in memo</p>	<ul style="list-style-type: none"> • The facility is set up for indoor storage only and the storage of animals, perishable items, odor producing materials, flammable or explosive materials, toxic or noxious materials, and hazardous materials would specifically not be allowed by the rental contracts, per the applicant’s letter. • The Fire Chief advises maximum stack heights in storage units to minimize conflicts between lighting and heating units and stored materials.
<p>(5) No storage unit may have any other function aside from storage, including but not limited to any retail, wholesale, workshop, hobby shop, manufacturing, residential, lodging, or service use.</p>	<p>Met, subject to recommended condition in memo</p>	<ul style="list-style-type: none"> • The applicant should ensure these types of functions and uses are explicitly prohibited in rental contracts.
<p>(6) No outdoor storage of materials shall be permitted on site, with the exception of an outdoor trash or recycling receptacle, if proposed and approved as part of the site plan and screened in accordance with Section 10-1-1307.</p>	<p>Met</p>	<ul style="list-style-type: none"> • The facility is intended for indoor storage only. • Dumpsters are not provided on-site, which makes sense to avoid excessive dumping of “garbage” from storage units.
<p>(7) To prevent unauthorized access, each storage unit shall be outfitted with quality commercial locks and the Plan Commission or Joint Committee may require gated access to the facility and/or security fencing.</p>	<p>Met</p>	<ul style="list-style-type: none"> • The proposed facility would be fully fenced with keypad access and 24-hour security and camera system. • Each unit would be secured via an individual user provided lock. • An onsite manager will also visit the site daily to operate and maintain the facility.
<p>(8) The Plan Commission or Joint Committee may require that the project be equipped with a digital security camera(s) that records site activity, with footage made available to the Police Department upon suspicion of criminal activity.</p>	<p>Met</p>	<ul style="list-style-type: none"> • See above

PERSONAL STORAGE FACILITY REVIEW STANDARD	EVALUATION	COMMENTS
(9) All storage units shall gain access from the interior of the building or site.	Met	
(10)The Plan Commission or Joint Committee may deny or limit a conditional use permit, where required, if it determines that the location, size, quantity, job or tax base creation, or other applicable characteristics of the proposed facility are incompatible with the economic development goals and objectives of the Village, including those within the Comprehensive Plan and any tax incremental district project plan.	Met, in my opinion	<ul style="list-style-type: none"> As analyzed above, this seems a reasonable location for a personal storage facility use requiring minimal public facilities and traffic movement. Project should contribute to the Town’s tax base in this limited part of the Town where rural economic development is allowed.
(11)Minimum Required Parking: one space for each employee on the largest work shift.	Met	<ul style="list-style-type: none"> The site plan provides four parking spaces, including one handicapped parking space.



CONDITIONAL USE PERMIT APPLICATION

Part I. General Information

Applicant
information:

Person's Name(s): Sherman Raschein

Firm Name (if any): _____

Relationship (check one): Owner Tenant Prospective Owner/Tenant Representing: _____

Mailing Address: 2017 Cherokee Dr City: Prairie du Sac State: WI Zip: 53578

Telephone: 608-770-0272 Fax: _____ e-mail: sherman@charter.net

Property owner
information:

Person's Name(s): Dan Meise

Ownership (check one): Individual Trust Partnership Corporation/LLC Other: _____

Mailing Address: 232 Mulberry St. City: Sauk City State: WI Zip: 53583

Telephone: 608-393-2862 Fax: _____ e-mail: _____

Parcel number or
legal description of
subject property:

028-0060-00000 & 028-0059-00000

Address or street
boundaries of
subject property:

S9891 US Hwy 12, Prairie du Sac, WI 53578

Current and
proposed use of
subject property
(check all
applicable uses,
and whether each
is a current use,
proposed use, or
both):

- multiple family residential—3+ unit building(s) (current use proposed use)
- mixed commercial/residential building(s) (current use proposed use)
- office/research (current use proposed use)
- retail/commercial services (current use proposed use)
- manufacturing/warehousing/contractor (current use proposed use)
- institutional use (current use proposed use)
- parking (current use proposed use)
- significant earth filling, excavating, grading (current use proposed use)
- other use: Storage Buildings (current use proposed use)

Summary of
proposed project
(attach pages as
necessary):

The project proposes to add a total of 11 single-story personal storage buildings.



Parcel Address or ID #: _____

Part II. Application Submittal Requirements

Along with this application, please submit a non-refundable conditional use permit application fee of \$275. Also, please submit one digital copy in an easily reproducible format (e.g., PDF) of all materials that are required to make a complete application. The Village Administrator may also require hard copies after you provide a digital copy. Except as the Village Administrator may otherwise allow, each complete application must include the following information:

- A map of the subject property showing all lands for which the conditional use permit is proposed, and all other 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 as the same appear on the current records of the Register of Deeds (unless waived by the Village Administrator). All lot dimensions of the subject property, a graphic scale, and a north arrow shall be provided.
- A written description of the proposed conditional use describing the type, duration, and density of activities, buildings, and structures proposed for the subject property and their general locations, along the reasons why the applicant believes the proposed conditional use is appropriate.
- A site plan of the subject property if proposed for development, conforming to all applicable requirements of Section 10-1-1307(c). If the conditional use will make use of existing site improvements, a site plan need only be of sufficient detail to confirm the portion of the site used by the conditional use.
- If the proposed conditional use is a "Large Retail and Commercial Service Development" as defined in Section 10-1-0302(p), all additional information required under Section 10-1-0605.
- Any of following additional information requested by the Zoning Administrator or Plan Commission:
 - Operational details that may affect municipal services such as average and peak utility usage, and average and peak traffic generation.
 - Operational details pertaining to potential nuisances such as hours of operation, outdoor storage, vibration, noise, air pollution, odor, glare, heat, fire and explosion, toxic and noxious materials, and hazardous materials as they relate to the performance standards of Article 8 of the zoning ordinance.
 - Details relating to exterior building, fence materials, lighting, or other improvements.
 - Possible future building and/or parking lot expansions.
 - Certified Survey Map of the property in cases where lot lines and public easements are unclear or require adjustment.
 - Any other information pertinent to adequate understanding of the intended use and its relationship to nearby properties and the Comprehensive Plan.



Parcel Address or ID #: _____

Part III. Comparison of Proposed Conditional Use Permit with Required Review Criteria (to be completed below or on an attached sheet)

1. Is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the Sauk Prairie Comprehensive Plan; the Village zoning ordinance; and any other plan or ordinance adopted or under consideration? Explain how, or why not. (Consult with Village Administrator as necessary on applicable plans.)

The project is low impact. It addresses the need for secure storage facilities with climate control.

2. Will the proposed conditional use in this location, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, the natural environment, traffic, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed? Explain how, or why not.

The proposed use will have low traffic volumes. Approx. 1 car per 100 rented units is expected to visit the site per day.

3. Will the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? How?

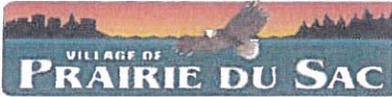
The proposed use is low impact and has a low building density.

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? Explain how this has been evaluated.

All services are already located on site. The new development will not require utilities from the Village.

5. What are the public benefits of this proposal? Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use?

This project will provide gated, secured, and climate controlled storage facilities, which this area is lacking.



Parcel Address or ID #: _____

Part IV. Reimbursement for Development Review Services

The Village Planner, Village Engineer, Public Works Director, Village Attorney, and other Village staff and consultants may expend time in the administration, investigation, and processing of development review applications. In addition, the Village may retain the services of other professional consultants—including but not limited to landscape architects, architects, environmental specialists, and recreation specialists—in the investigation and processing of such applications.

Reinforcing the requirements of Section 10-1-1318(d) of the Village zoning ordinance, the signing and submittal of this application or petition for development review shall be construed as an agreement to pay for professional consulting services associated with the administration, investigation, and processing of this application or petition. The Village Administrator shall retain sole discretion in determining when and to what extent it is necessary to involve one or more professional consultants in the review of each application or petition.

The Applicant shall be responsible for the costs for such professional consulting services. The Applicant shall pay such costs upon receipt of one or more invoices from the Village, following the execution of the development review services associated with the application. In the event the Applicant fails to pay such costs, the responsibility shall pass to the property owner, if different, under the same terms. Development review fees that are assigned to the Applicant or property owner, but that are not actually paid, may then be imposed by the Village as a special charge on the affected property.

Part V. Signatures

By signing and dating below, I/We:

1. Reviewed and understand the Village of Prairie du Sac zoning ordinance and its standards of approval related to this application;
2. Read, understand, and accept my/our responsibilities under the reimbursement section above;
3. Submitted an application that is true, correct, and complete to the best of my/our knowledge;
4. Acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the subject property to inspect or gather information necessary to process this application;
5. Understand that all meeting dates are tentative and may be postponed by the Village for the reason of incomplete submittals or other administrative reasons;
6. If this application is approved, agree to abide by this application, approved plans, and required conditions associated with plan approval in the development of the subject property; and
7. Understand that the Village's zoning ordinance and/or the conditions of development approval may specify timeframes within which I/we must take certain actions related to the development of the subject property, or risk having the approval being nullified.

Signature of Applicant

11/30/20

Date

Dan Meier

Signature of Property Owner (if different)

8/15/20

Date



CONDITIONAL USE PERMIT APPLICATION

Parcel Address or ID #: _____

Part VI. Record of Administrative Procedures *(to be completed by Village)*

Verification that subject property within (check one): Village Town Extraterritorial Jurisdiction)

Pre-application conference with Village Administrator or designee (optional)

Date of conference: _____ Participants: _____

Pre-application conference with Village Plan Commission or Joint ET Committee (optional)

Date of Conference: 04/01/2019, 05/07/2018

Application and required plans filed with Village

Date filed: 08/18/2020

Name of Village staff person who accepted application: A. Wildman

Application fee of \$275 received by Village (non-refundable)

Date received: 08/24/2020

Name of Village staff person who accepted fee: J. Evert

Application and submitted plans verified as being complete

Date verified: 08/26/2020

Name of Village staff person who verified application as complete: M. Roffers

Notice of public hearing sent to owners within 300 feet, clerks within 1,000 feet, & newspaper

Date sent to nearby land owners and clerks: 08/27/2020

Date of first publishing in community newspaper: 09/03/2020

Date of second publishing in community newspaper: 09/10/2020

Village Plan Commission or Joint ET Committee public hearing

Meeting date: 09/14/2020 (to be held within 45 days of complete application)

Village Plan Commission or Joint ET Committee action taken

Meeting date: _____ (within 60 days after public hearing, or per extension)

Action (circle one): Approval as presented Approval with conditions Denial

Applicant notified of Village Plan Commission or Joint ET Committee action

Date: _____

Name of Village staff person who notified Applicant: _____

Village Administrator records conditional use permit with Register of Deeds

August 25, 2020

Joint Extraterritorial Zoning Committee (PdS)
355 Galena St.
Prairie du Sac, WI 53578

**SUBJECT: CONDITIONAL USE PERMIT (CUP) APPLICATION
HWY 12 SELF STORAGE
PRAIRIE DU SAC, WISCONSIN**

Committee Members:

The following written description of the proposed conditional use is being provided to further describe the project and its intent:

1. General Property Description: The proposed project includes creation of a (2) lot CSM from 36.2 acres of land owned by Dan Meise. Lot 2 (265,597 sq.ft., 6.1 acres) will be sold to Sherman Raschein for this project while the remainder, Lot 1 (1,309,693 sq.ft. 30.1 acres), will be retained by Dan Meise. Access to Lot 2 from Hwy 12 will be provided by a shared access easement through Lot 1 utilizing an existing access point on the north east corner of the property. Similarly, stormwater management for Lot 2 will be provided by an offsite shared easement area within Lot 1. It is understood by the applicant that a detailed site plan and CSM will be required in advance of building permit issuance.
2. Zoning: The existing property is currently zoned B-R Rural Business. Personal storage facilities are permitted within this zoning district as a conditional use. This property is well suited for development as a personal storage facility given that it does not require sewer and water utilities for development and the operational requirements and traffic created by the project are minimal.
3. Floor Area Ratio (FAR) Compliance: To meet FAR requirements of the B-R zoning district, the project proposes to seek a variance by allowing the use the offsite access and stormwater management easement areas within the calculation. Personal storage facilities inherently require a large building footprint to land area ratio. It is not economically feasible to reduce the FAR to the requirements of the zoning district without allowing a significant amount of outdoor storage. If this requirement was upheld, this project would be limited to the development of buildings 1-6 & 11 which would not generate enough income to make the project viable. Given that outdoor storage is not allowed or desired, I believe the proposed approach meets the intent of this zoning district by providing a development option that creates minimal traffic, requires minimal staff to operate and does not require sewer and water utilities.
4. Project Timeline and Phasing: The proposed timeline for the project is to obtain the necessary approvals this fall with construction commencing in the spring of 2021. The project would be constructed in (2) phases, pending market demand, with the initial phase including the Office and Buildings #1, 2, 6, 7, 8 & 11. Phase 2 would begin in the spring of 2022 and include the remaining buildings. Construction of each phase is anticipated to take ~3-6 months.
5. Access Approval from Hwy 12: An application/permit for connection to State Trunk Highway for this project was applied for in 2018 and approved by WDOT. It included improvement of the access to a Type C Side Road intersection. WDOT verbally approved the application for

commercial/industrial use with up to 200 trips per day. We are in the process of obtaining written documentation of the approval from WDOT and will provide when received.

6. Storage Unit Makeup & Target Market: The storage units will range in size from 5'x10' – 10'x30' units with approximately 50% of the units being climate controlled and 50% of the units being standard units. Maximum building size is proposed to be 11,700 sq.ft. Currently, there are no climate controlled and secured storage facilities in the Sauk Prairie market. Consumers have needed to travel outside of the area to find these facilities. As an owner of existing personal storage facilities in both the Baraboo and Waunakee areas, we have had several customers come to these facilities from the Sauk Prairie area due to the lack of existing suitable storage facilities.
7. Operation & Management Structure: The proposed facility will be fully fenced with keypad access, 24hr security and camera system. Each unit is secured an individual user provided lock. An onsite manager will also visit the site daily to operate and maintain the facility. The facility is setup for indoor storage only and the storage of animals, perishable items, odor producing materials, flammable or explosive materials, toxic or noxious materials, and hazardous materials are specifically not allowed by the rental contracts. Compliance with these requirements is enforced by the onsite manager and 24hr security footage. Customers are responsible for removal of their own trash. Dumpsters are not provided onsite.
8. Aesthetic Treatments: The proposed buildings will be architecturally designed steel buildings. Photos of other similar facilities will be provided. Landscaping areas will be provided on the east ends of select building foundations facing Hwy 12. In addition, other landscape features are proposed be provided on the east and west ends of the property to meet requirements. A ground mounted facility sign will be installed within the landscaped area on the east side of the property.

Sincerely,

Sherman Raschein



UNPLATTED LANDS
OWNER: PF12
PARCEL NO.: 028-0052-00000
23.5 ACRES

EXISTING GRAVEL
DRIVE TO BE
REMOVED

LOT 1, CSM 2989
OWNER: SAUK COUNTY
PARCEL NO.: 028-0052-10000
1.0 ACRES

UNPLATTED LANDS
OWNER: SAUK COUNTY
PARCEL NO.: 028-0057-00000
1.0 ACRES

SITE COVERAGES

LOT 2 AREA:	265,597 SF
BUILDING COVERAGE:	99,780 SF (37.6%)
IMPERVIOUS SURFACE COVERAGE:	194,846 SF (73.4%)
COMBINED AREAS (BLUE): (LOT 2, STORMWATER & ACCESS EASEMENTS)	406,647 SF
FAR RATIO: (COMBINED AREAS)	24.5%

CONSULTANT:
Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53678
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:

**OVERALL SITE PLAN
HWY 12 SELF STORAGE
PRAIRIE DU SAC, WISCONSIN**

SHEET TITLE:

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:

DRAWN BY: NED

CHECKED BY: AJO

PLOT DATE: 8/25/2020

PROJECT NUMBER: 15325

SET TYPE: PR6

SHEET NUMBER: **C-101**

© EDGE CONSULTING ENGINEERS, INC.

CONNECT TO EX. GRAVEL ACCESS DRIVE

POTENTIAL
RETAINING WALL

PROPERTY LINE

EXISTING ACCESS POINT #1

CULVERT

GRASS SWALE TO INLET

66' WIDE ACCESS EASEMENT

NEW PROPERTY LINE
PROPOSED ACCESS DRIVE

CURB & GUTTER ALONG EAST SIDE OF DRIVE

EXISTING PROPERTY LINE
TO BE REMOVED

70' WIDE ACCESS EASEMENT

UNPLATTED LANDS
OWNER: DAN MEISE
PARCEL NO.: 028-0059-00000
43.95 ACRES

LOT 1, CSM 6096
OWNER: DAN MEISE
PARCEL NO.: 028-0060-00000
30.00 ACRES

ACCESS DRIVE
STORMWATER
MANAGEMENT AREA

150'-0"

80'-0"

170'-0"

LOT 2 STORMWATER
MANAGEMENT AREA

NEW PROPERTY LINE

70' WIDE ACCESS EASEMENT

NEW PROPERTY LINE

LOT 2

LOT 1

EX. GRAVEL ACCESS DRIVE

NEW PROPERTY LINE

US HWY 12

RIGHT-OF-WAY

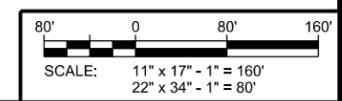
EXISTING ACCESS POINT #2

PROPERTY LINE

OWNER:
SAUK PRAIRIE TRAP & SKEET CLUB
PARCEL NO.: 028-0078-00000
40.00 ACRES

UNPLATTED LANDS
OWNER: DAN MEISE
PARCEL NO.: 028-0060-00000
30.00 ACRES

LOT 1, CSM 1175
OWNER: TOWN OF PRAIRIE DU SAC
PARCEL NO.: 028-0076-10000
1.42 ACRES



C:\153001\15325\CAD\PR6\PlotC-101.dgn



To: Village of Prairie du Sac Extraterritorial Zoning Committee
From: Mark Roffers, AICP, Village Planning Consultant (with input from Village Engineer)
Date: September 9, 2020
Re: New Fertilizer Building for United Coop, E11752A County Rd Z

Requested Approvals: Site plan for a construction of a new fertilizer building (to be considered on 9/14); conditional use permit to enable a tower structure taller than normal ordinance maximum (to be considered on 9/21, because matter was not discovered until after hearing deadline for 9/14 meeting).

Location and Site Area: Northwest intersection of Highways Z and 78, within extraterritorial zoning jurisdiction. Proposed area of expansion is roughly 3 acres of the 10-acre United Cooperative site.

Current Land Use: Agricultural cooperative, including four existing buildings totaling about 40,100 square feet in area, storage silos, and primarily asphaltic circulation and parking areas. The existing fertilizer storage and processing building is along the Great Sauk State Trail, and by permit from WisDOT encroaches about 9 feet into the trail right-of-way.

Proposed Use: New fertilizer building, of approximately 21,240 square feet in area, to be located on land recently acquired from WisDOT just north of Highway Z. Upon completion of the new building, the existing fertilizer building will be demolished. The new building will be accessed from the existing driveway to Highway Z, and new paved areas and stormwater facilities serving this expansion. A 115 foot tall fertilizing blending tower is proposed to be integrated to the back (northwest side) of the new building, approximately 200 feet north of the nearest Highway Z roadway surface.

Current and Proposed Zoning District: B-R Rural Business, within which "Agriculture Related Sales, Service, and Supply" uses are permitted uses. The entire 10-acre site was combined under B-R zoning and into one lot following United Cooperative's acquisition of adjacent land from WisDOT earlier this year. Among applicable standards is a minimum front building setback of 35 feet and a maximum structure height of 45 feet, which for gabled roofs is measured to the midpoint on the gable.

Comprehensive Plan's Future Land Use Designation: Rural Business

Surrounding Zoning and Land Use: A-P Agricultural Preservation, used as cropland. Lands to the south of Highway Z include a newer grain bin and elevator leg, which appear to be of comparable height to United Coop's proposed fertilizer blending tower. In the near future, Sauk County intends to acquire additional land from WisDOT to the east of United Coop's new building for a trailhead parking lot and related facilities. The existing United Coop driveway to Highway Z would also provide access to the trailhead parking lot, as required by the Village's CSM approval earlier this year.

Recommendation on Site Plan: On September 14th, I recommend that the Extraterritorial Zoning Committee accept a motion approving a site plan for a proposed 21,240 square foot fertilizer building and associated improvements for United Cooperative at E11752A County Road Z, subject to the following conditions:

1. Except as may be required to meet the conditions that follow, the site shall be developed in accordance with the following plans:
 - a. Proposed Site Plan, Grading Plan, and Landscape Plan, dated 9/3/20
 - b. Building Elevations, dated 5/8/20
 - c. North Building/Tower Elevation, dated 9/3/20
 - d. Lighting catalog pages, submitted 9/8/20
 - e. Stormwater management and erosion control report, dated 7/21/20
2. Prior to the issuance of a building permit for the building, the applicant shall stake the southeast property line/Highway Z right-of-way line and the nearest corners of the proposed building, verifying to the satisfaction of the Zoning Administrator or Building Inspector that the minimum 35 foot front setback will be met.
3. Upon occupancy of the new building, the existing fertilizer building shall be demolished and removed from the site, the area beneath it restored with topsoil and seed, and parking spaces in the adjacent parking lot striped in accordance with the Proposed Site Plan.
4. If and when lands to the east of the driveway near Highway Z are transferred from WisDOT ownership, United Cooperative shall participate in the preparation and recording of a shared access easement across a segment of that driveway, and may at such time install measures to limit public access to its facility in a manner approved by the Zoning Administrator.
5. There shall be no additional outdoor storage or display of materials, equipment, trash, or recyclables resulting from this proposal.
6. Any additional signage will require approval of the Village Administrator, meeting the requirements of Article 9 of the zoning ordinance.
7. Any new on-site well and/or waste treatment system shall require state and county approvals.

Recommendation on Conditional Use Permit: On September 21st, following a public hearing, I recommend that the Committee approve a motion granting a conditional use permit for a fertilizer blending tower/bucket elevator of not greater than 120 feet in height at E11752A County Road Z, subject to the following conditions:

1. Design and location of the tower/elevator shall be in general accordance with the North Building/Tower Elevation and Proposed Site Plan, both dated 9/3/20.
2. Prior to the issuance of a building permit for the tower, the applicant shall:
 - a. Fulfill any Federal Aviation Administration (FAA) requirement for an Obstruction Evaluation and Airport Airspace Analysis to the satisfaction of the Zoning Administrator.
 - b. Provide drawings for the tower stamped by a licensed structural engineer.
3. Any requirements associated with any FAA analysis and rules shall be satisfied before occupancy.

APPLICABLE REVIEW STANDARD	EVALUATION	COMMENTS
CONDITIONAL USE PERMIT REVIEW STANDARDS ((SECTION 10-1-1304(D)(3) OF ZONING ORDINANCE)		
<p>(1) Is conditional use in harmony with the vision, purpose, goals, objectives, policies and standards of Comprehensive Plan and zoning ordinance?</p>	Met	<ul style="list-style-type: none"> • New tower and fertilizer building would serve the local farm economy, consistent with the vision and policies in the Comprehensive Plan. • Site is advised for “Rural Business” use in Comprehensive Plan and is zoned B-R. • Comprehensive plan suggests future uses in planned “rural business” areas “require or be aided by a rural location.” The fertilizer blending tower, serving an agricultural supply business and area farms, meets this standard.
<p>(2) Does proposed conditional use result in substantial or undue adverse impact on nearby property, character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare?</p>	Met, subject to suggested conditions earlier in memo	<ul style="list-style-type: none"> • Visual impacts are managed via the significant distance of the tower from public roadways and its position towards the rear of the new building behind a tall gabled building section. • Farm across Highway Z has a grain tower and elevator of comparable height and prominence on the landscape. • The Sauk City Fire Chief indicates no concern with the proposed tower or new building from a fire safety standpoint. • Given its height and likely weight, I advise review and stamping of the tower design by a structural engineer.
<p>(3) Does proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?</p>	Met	<ul style="list-style-type: none"> • Site has been planned and zoned for business development for many years—albeit originally for another land use. • Land use impacts on nearby properties should be negligible. Nearly all nearby uses are farm-related. The nearest residence is above 500 feet to the east. The Winding subdivision is further east.
<p>(4) Is 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?</p>	Met	<ul style="list-style-type: none"> • Tower use requires no public services. • Fire Department has indicated no concern.

APPLICABLE REVIEW STANDARD	EVALUATION	COMMENTS
(5) Do potential public benefits of the proposed conditional use outweigh potential adverse impacts?	Met	<ul style="list-style-type: none"> • Service to farm economy.
GENERAL SITE PLAN REVIEW CRITERIA (SECTION 10-1-1307(E) OF ZONING ORDINANCE)		
(1) All standards of the zoning ordinance and other applicable Village, State and Federal regulations are met.	Met, except for tower height CUP and any potential FAA requirement	See comments on related requirements below.
(2) Public health and safety is not endangered.	Met, subject to any FAA requirements	<ul style="list-style-type: none"> • The Sauk City Fire Department has indicated no concern with the proposal. • The building meets State requirements for fire protection for this type and size building. United Cooperative has met distance requirements from any other buildings. Inside the building, fire extinguishers will be placed as required by the State. The contents of the building are non-combustible and non-hazardous. • The WisDOT Bureau of Aeronautics reports that the state High Structure statute does not apply to structures under 150 feet above ground level. • The Bureau advises that the applicant check the FAA's notice criteria tool at the Obstruction Evaluation and Airport Airspace Analysis website, entering the exact latitude/longitude (NAD83), site elevation, and maximum above ground height to include all attachments thereto. If the result is a recommendation to file, the applicant should create a free account and file in accordance with federal regulations under 14 CFR Part 77. • The Sauk Prairie Airport manager has not expressed further concerns on the tower.

APPLICABLE REVIEW STANDARD	EVALUATION	COMMENTS
(3) Adequate public facilities and utilities are provided.	Met, subject to any County approvals	<ul style="list-style-type: none"> Project will be served by private well and septic. Any new facilities may require approval of a County sanitary permit.
(4) Adequate control of stormwater and erosion are provided and the disruption of existing topography, drainage patterns, and vegetative cover is maintained insofar as is practical.	Met	<ul style="list-style-type: none"> See comments on related requirements below. Site is relatively flat and topography will be largely unchanged. Trees required with 2014 expansion will be removed, but landscape plan provides replacement trees that serve similar function.
(5) Appropriate traffic control and parking are provided.	Met, subject to condition on striping parking	See comments on related requirements below.
(6) Appropriate landscaping and open space areas are provided.	Met	See comments on related requirements below.
(7) The appearance of structures maintains a consistency of design, materials, colors, and arrangement with nearby properties of similar use, which comply with zoning ordinance architectural standards.	Met	<ul style="list-style-type: none"> Proposed building would be vinyl sided, shingle roofed, contain light panels, and have various roof lines and protrusions and recesses. Colors will be earth toned. Only buildings in the immediate vicinity belong to United Coop, and are generally metal sided and similarly colored to the proposed building.

OTHER VILLAGE ZONING ORDINANCE STANDARDS

<p>Density, Intensity, Bulk Regulations (Article 4)</p>	<p>Met, per suggested approval conditions, except for tower height, which requires CUP</p>	<ul style="list-style-type: none"> Proposed front yard setback is at the minimum 35 feet, which I believe warrants staking before foundation is set. New building meets maximum building height standard of 45 feet for the B-R district, as measured to midpoint of the tallest gable. The new fertilizer blending tower is greater than 60 feet in height, which requires the conditional use permit. Post-construction landscaped surface area and other dimensional conditions significantly exceed minimum standards.
<p>Wellhead Protection, Airport, Downtown, or other overlay districts (Article 5)</p>	<p>NA</p>	<ul style="list-style-type: none"> Not in wellhead protection area. Per Airport Height Overlay zoning, structures may be up to 973 feet above sea level in this area. Proposed tower would be 947 feet above sea level, therefore meeting height overlay standards.
<p>Building and Site Design Standards (Article 6)</p>	<p>Met</p>	<ul style="list-style-type: none"> Building meets standards for it rural setting. Section 10-1-0602(g) requires that: "Building elevations clad with a singular exterior surface material shall provide some additional architectural design element(s) to break up the plane of the wall." The building elevations provide the addition of trim and light panels to provide additional design elements.

<p>Landscaping and Preservation (Article 7)</p>	<p>Met</p>	<ul style="list-style-type: none"> • Landscape plan shows sufficient “points” of landscaping, plus 9 additional trees to replace those that were installed with 2014 expansion project but are in the path of this new project. • Plan includes a nice diversity of plantings, nearly entirely in locations that will be visible to the traveling public. • We have explored with the applicant the possibility for some of the new landscape plantings being placed in the area of the existing fertilizer building that will be removed, but the landscape architect has indicated that soil conditions are likely not suitable there.
<p>Access and Visibility; Driveways (§10-1-0808)</p>	<p>Met</p>	<ul style="list-style-type: none"> • New internal driveways link with existing paved areas and provide for drive-through loading and unloading in the new building. • Existing driveway to Highway Z will be widened slightly, but meets ordinance standards. • For perhaps its first 175-200 feet, the driveway to Highway Z will likely be shared with the County/public for a planned trailhead on lands to the east. At such time, United Cooperative is scheduled to cooperate on an easement agreement per its Spring 2020 CSM approval, and may wish to restrict access to its facility from the shared driveway.

<p>Off-street parking and traffic circulation (§10-1-0809)</p>	<p>Met</p>	<ul style="list-style-type: none"> • Site plan shows 22 existing parking spaces. They do not appear to be striped “on the ground”, but should be striped with this project. • This land use requires one parking space per employee on the largest work shift plus customer parking deemed necessary for the use. United Cooperative indicates a maximum of 12 employees and about 2 customers at any one time, suggesting that the 22 spaces meet ordinance minimums. • I had suggested that the applicant may want to install a few new parking spaces closer to the new building, but they have indicated that existing parking will continue to align appropriately with the operations of their facility.
<p>Off-street loading (§10-1-0810)</p>	<p>Met</p>	<ul style="list-style-type: none"> • Plans provide for drive-through loading and unloading at two locations.
<p>Exterior lighting (§10-1-0811)</p>	<p>Met</p>	<p>Only building-mounted “dark sky” lighting is being proposed.</p>
<p>Vibration; noise; air pollution; odor; glare; heat; fire and explosion; toxic, noxious, waste or hazardous materials (§10-1-0812 to 0820)</p>	<p>Ongoing requirement, no problems anticipated</p>	
<p>Signs (Article 9)</p>	<p>Met</p>	<ul style="list-style-type: none"> • United Cooperative already has a small sign near Highway Z that could be maintained. • Any additional signage will require approval of the Village Administrator, meeting the requirements of Article 9 of the ordinance.

REVIEW AGAINST OTHER VILLAGE ORDINANCES		
Land Division (Title 10, Chp. 3)	NA	10 acre lot already consolidated in Spring 2020
Floodplain (Title 10, Chp. 4)	NA	
Erosion Control/Stormwater Mgmt (Title 10, Chp. 9)	Met	<ul style="list-style-type: none"> • The Village Engineer has already reviewed and approved the Stormwater Management and Erosion Control plan. • Village Administrator has issued a Stormwater Management and Erosion Control permit, and recorded a stormwater management maintenance agreement. • These two actions allowed grading for this project to commence, if desired.
Historic Preservation (Title 10, Chp. 11)	NA	



SITE PLAN APPROVAL APPLICATION

Part I. General Information

Applicant information: Person's Name(s): Karl Beth
Firm Name (if any): United Cooperative
Relationship (check one): Owner Tenant Prospective Owner/Tenant Representing: _____
Mailing Address: N7160 Raceway Road City: Beaver Dam State: WI Zip: 53916
Telephone: (920) 887-1756 Fax: (920) 885-2753 e-mail: karlb@unitedcooperative.com

Property owner information: Person's Name(s): United Cooperative CCP
Ownership (check one): Individual Trust Partnership Corporation/LLC Other: _____
Mailing Address: N1760 Raceway Road City: Beaver Dam State: WI Zip: 53916
Telephone: (920) 887-1756 Fax: (920) 885-2753 e-mail: karlb@unitedcooperative.com

Parcel number or legal description of subject property: 028-0545-10000

Address or street boundaries of subject property: E11725A County Road Z, Prairie du Sac, WI 53578

Current and proposed use of subject property (check all applicable uses, and whether each is a current use, proposed use, or both):

<input type="checkbox"/> multiple family residential—3+ unit building(s)	<input type="checkbox"/> current use	<input type="checkbox"/> proposed use
<input type="checkbox"/> mixed commercial/residential building(s)	<input type="checkbox"/> current use	<input type="checkbox"/> proposed use
<input type="checkbox"/> office/research	<input type="checkbox"/> current use	<input type="checkbox"/> proposed use
<input checked="" type="checkbox"/> retail/commercial services	<input checked="" type="checkbox"/> current use	<input checked="" type="checkbox"/> proposed use
<input type="checkbox"/> manufacturing/warehousing/contractor	<input type="checkbox"/> current use	<input type="checkbox"/> proposed use
<input type="checkbox"/> institutional use	<input type="checkbox"/> current use	<input type="checkbox"/> proposed use
<input type="checkbox"/> parking	<input type="checkbox"/> current use	<input type="checkbox"/> proposed use
<input type="checkbox"/> significant earth filling, excavating, grading	<input type="checkbox"/> current use	<input type="checkbox"/> proposed use
<input type="checkbox"/> other use: _____	<input type="checkbox"/> current use	<input type="checkbox"/> proposed use

Summary of proposed project (attach pages as necessary): Construction of a new fertilizer building and associated site development activities.



Part II. Application Submittal Requirements

Along with this application, please include a deposit of \$750 to cover Village processing and review expenses. Also, please submit one digital copy in an easily reproducible format (e.g., PDF) of all plans that are required to make a complete application. The Village Administrator may also require hard copies after you provide a digital copy. Except as the Village Administrator may otherwise allow, each complete application must include one or more plan sheets specifying the following information:

- A title block that indicates the name, address, and phone/fax number(s) of the current property owner and/or agent(s) (i.e., developer, architect, engineer, 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.
- All property lines and existing and proposed right-of-way lines with bearings & dimensions labeled.
- Delineation of floodplains, wetlands, shoreland setback areas, slopes of 12 percent or greater, mature trees, and woodlands (as defined in Section 10-1-0702 of the zoning ordinance), and any other proposed areas of Permanently Protected Green Space, with labels and descriptions.
- 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/minimum yards applicable to the zoning district(s), including setbacks from natural resources.
- A grading plan showing existing and proposed grades, including retention walls and related devices.
- An erosion and sediment control plan, where required under the Village's Construction Site Erosion Control and Stormwater Management regulations (Title 10, Chapter 9 of Code) and to the specifications of that Chapter.
- The location of existing and proposed stormwater management facilities and structures, including a stormwater management plan where required under the Village's Construction Site Erosion Control and Stormwater Management regulations (Title 10, Chapter 9 of Code) and to the specifications of that Chapter.
- Proposed land use(s), with projected number of employees, residents, and customer capacity.
- All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, walls, utility poles, drainage facilities, and mechanical and utility units.
- Locations and dimensions of all access points onto public streets.
- Locations and dimensions of all on-site parking (and, if applicable, off-site parking), including summary of number of parking stalls provided versus required by zoning ordinance for the land use.
- Locations and dimensions of all loading and service areas on the subject property and labels indicating the dimension of such areas.
- Location of all outdoor storage areas including dumpsters and the height, design, and materials of all screening fences.
- Locations, types, heights, fixture designs, and cut-off angles of all exterior lighting, including a detailed photometric plan showing the distribution of light output across the property to the property lines and complying with the requirements of Section 10-1-0811 of the zoning ordinance.



SITE PLAN APPROVAL APPLICATION

Page 3

Parcel Address or ID #: 028-0545-10000

- A detailed landscaping plan at the same scale as the main plan showing the location of all required bufferyard and landscaping areas, complying with the requirements of Section 10-1-0702.
- Elevation drawings, drawn to a recognized architectural scale, of proposed buildings or proposed remodeling of existing buildings to include exterior or roof mechanical equipment and showing finished exterior treatment, with adequate labels provided to clearly depict exterior materials, texture, color, and overall appearance. Each exterior door shall be numbered on the elevations and on the actual building to facilitate subsequent emergency access, based on a numbering scheme available from the Village Administrator or the area's protective service providers. State approved building plans have been submitted to the Village of Prairie Du Sac
- Locations, types, heights, sizes and lighting of all existing signage on the subject property, and for proposed signage to the extent practical at the time of application.
- In the site plan map legend, the following additional data for the subject property:
 - Proposed Zoning (or existing zoning if no change proposed)
 - Lot Area
 - Total number and type of residential dwelling units (if applicable)
 - Total Gross Floor Area of buildings
 - Floor Area Ratio (in business, manufacturing, institutional, and airport districts)
 - Landscape Surface Area
 - Landscape Surface Ratio
 - Building Heights
- The location of all outdoor areas for daily, seasonal, or longer-term sales, display, and/or collection of merchandise, including but not limited to donation drop-off boxes and vending machines. NA
- Plans and methods for fire control and suppression, which may include hydrants, sprinklers, alarms, and/or access rooms. Compliance with the Fire Code shall be required.
- If hazardous materials are to be kept or stored on site, a written description of such materials and the operations involving such materials conducted on their property. The Village may also require a process safety management, risk management, containment, and emergency response program. NA
- A stormwater utility service application per Section 5-6-7 of the Village Municipal Code.
- Any of following additional information, if requested by Village Administrator or Plan Commission:
 - Operational details that may affect municipal services such as average and peak utility usage, and average and peak traffic generation. NA
 - Operational details pertaining to potential nuisances such as hours of operation, outdoor storage, vibration, noise, air pollution, odor, glare, heat, fire and explosion, toxic and noxious materials, and hazardous materials as they relate to the performance standards of Article 8 of the zoning ordinance. NA
 - Details relating to exterior building, fence materials, lighting, or other improvements.
 - Possible future building and/or parking lot expansions.
 - Certified Survey Map in cases where lot lines or easements are unclear or require adjustment.
 - Other information to understand the use and relationship to nearby properties and Comprehensive Plan. NA



Parcel Address or ID #: 028-0545-10000

Part III. Comparison of Proposed Site Plan with Required Review Criteria (to be completed below or on an attached sheet)

1. Have all standards of the Village zoning ordinance and other applicable Village, Town, State, and Federal regulations been met? Explain how, or why not. (Consult with Village Administrator.)

State of Wisconsin approved building plans have been provided and Wisconsin DNR has approved the storm water and erosion control plan,

2. Explain what measures you have taken so that the project will not endanger public health or safety.

State approved building plans for material containment. Storm water management plans provided will reduce storm water runoff

3. Have adequate public facilities and utilities been provided to serve the site? If not, how will they?

Current facility utilities are proposed to serve the new building.

4. How will stormwater and erosion be adequately managed?

There is a storm water and erosion control management plan that has been approved by the Wisconsin DNR and has also been submitted to the Village of Prairie Du Sac.

5. How will disruptions to existing topography, drainage patterns, and vegetative cover be minimized?

Erosion control best management practices will be utilized to reduce storm water runoff. Ultimately, there will be no change to the drainage pattern as all proposed storm water will flow to the existing culvert.

6. How will traffic control and parking appropriate to the site and proposed land use be provided?

The proposed construction will not impact public traffic and parking.

7. What measures will be taken to provide appropriate landscaping and open space areas?

Green space will be maximized to the extent possible in order for the current facility to function. Plantings in storm water basin along with relocating existing trees are proposed.

8. How will building comply with architectural standards in Article 6 of the zoning ordinance?

Proposed building will be located in the extraterritorial zone.



Part IV. Reimbursement for Development Review Services

The Village Planner, Village Engineer, Public Works Director, Village Attorney, and other Village staff and consultants may expend time in the administration, investigation, and processing of development review applications. In addition, the Village may retain the services of other professional consultants—including but not limited to landscape architects, architects, environmental specialists, and recreation specialists—in the investigation and processing of such applications.

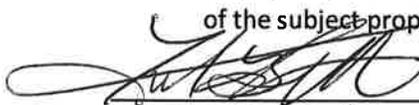
Reinforcing the requirements of Section 10-1-1318(d) of the Village zoning ordinance, the signing and submittal of this application or petition for development review shall be construed as an agreement to pay for professional consulting services associated with the administration, investigation, and processing of this application or petition. The Village Administrator shall retain sole discretion in determining when and to what extent it is necessary to involve one or more professional consultants in the review of each application or petition.

The Applicant shall be responsible for the costs for such professional consulting services. The Applicant shall pay such costs upon receipt of one or more invoices from the Village, following the execution of the development review services associated with the application. In the event the Applicant fails to pay such costs, the responsibility shall pass to the property owner, if different, under the same terms. Development review fees that are assigned to the Applicant or property owner, but that are not actually paid, may then be imposed by the Village as a special charge on the affected property.

Part V. Signatures

By signing and dating below, I/We:

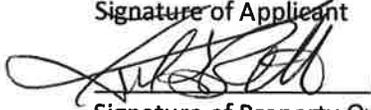
1. Reviewed and understand the Village of Prairie du Sac zoning ordinance and its standards of approval related to this application;
2. Read, understand, and accept my/our responsibilities under the reimbursement section above;
3. Submitted an application that is true, correct, and complete to the best of my/our knowledge;
4. Acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the subject property to inspect or gather information necessary to process this application;
5. Understand that all meeting dates are tentative and may be postponed by the Village for the reason of incomplete submittals or other administrative reasons;
6. If this application is approved, agree to abide by this application, approved plans, and required conditions associated with plan approval in the development of the subject property; and
7. Understand that the Village's zoning ordinance and/or the conditions of development approval may specify timeframes within which I/we must take certain actions related to the development of the subject property, or risk having the approval being nullified.

 VP/COO

Signature of Applicant



Date

 VP/COO United Cooperative

Signature of Property Owner (if different)



Date



Parcel Address or ID #: 028-0545-10000

Part VI. Record of Administrative Procedures (*to be completed by Village*)

- Verification that subject property within (check one)
 - Village of Prairie du Sac
 - Town of Prairie du Sac (i.e., in Village Extraterritorial (ET) Zoning Jurisdiction)

- Pre-application conference with Village Administrator or designee (optional)

Date of conference: _____ Participants: _____

- Pre-application conference with Village Plan Commission or Joint ET Committee (optional)

Date of Conference: _____

- Application and required plans filed with Village
Date filed: 08/06/2020
Name of Village staff person who accepted application: A. Wildman

- Application deposit of \$750 received by Village
Date received: _____
Name of Village staff person who accepted fee: _____

- Application and submitted plans verified as being complete
Date verified: _____
Name of Village staff person who verified application as complete: _____

- Village Plan Commission or Joint ET Committee action scheduled
Meeting date: _____

- Village Plan Commission or Joint ET Committee action taken (within 45 days of complete app.)
Meeting date: _____
Action (circle one): Approval as presented Approval with conditions Denial

- Applicant notified of Village Plan Commission or Joint ET Committee action
Date: _____
Name of Village staff person who notified Applicant: _____

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE
C1	290.01'	5696.58'	S33°53'18"E	289.98'	02°55'01"
C2	197.83'	1130.00'	N61°32'23"W	197.57'	10°01'50"

NOTES:

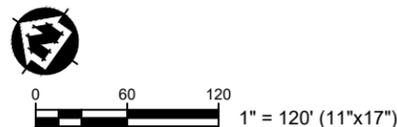
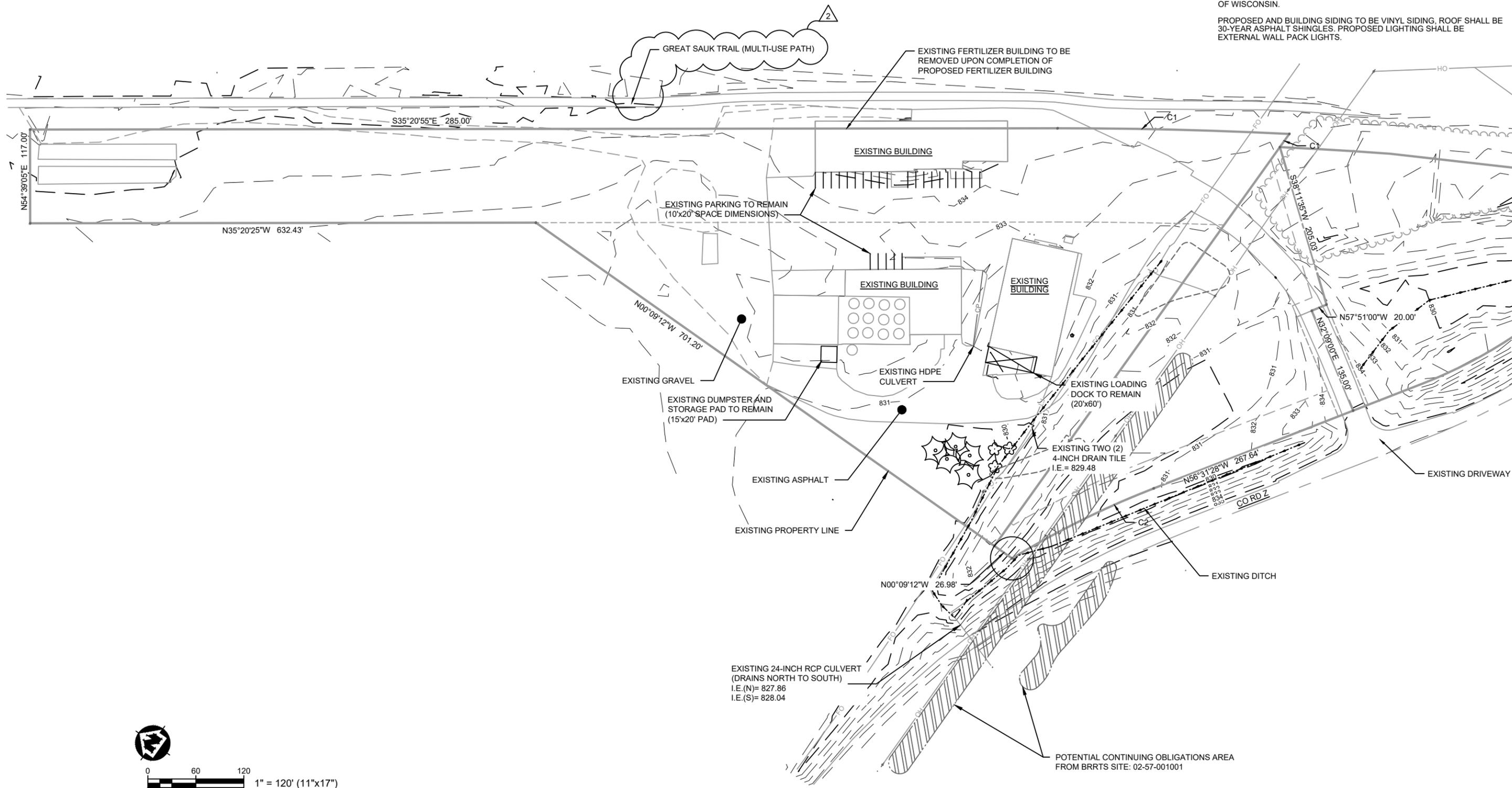
TOTAL AREA OF EXISTING PROPERTY= 10.032 ACRES
TOTAL PRE-CONSTRUCTION BUILDING FLOOR AREA= 40,097 S.F.
PRE-CONSTRUCTION FLOOR AREA RATION= 0.09
PRE-CONSTRUCTION LANDSCAPE SURFACE AREA= 232,105 S.F.
PRE-CONSTRUCTION LANDSCAPE SURFACE RATIO 0.55

MAXIMUM BUILDING HEIGHT= 50'-0"

EXISTING UNLIT 4'x8' SIGN TO BE RELOCATED UPON COMPLETION OF PROPOSED BUILDING CONSTRUCTION.

EXISTING AND PROPOSED BUILDING WILL BE CONSTRUCTED TO MEET STATE REQUIREMENTS FOR SECTION 507 UNLIMITED STORAGE AND WILL HAVE FIRE EXTINGUISHERS PLACED AS REQUIRED BY THE STATE OF WISCONSIN.

PROPOSED AND BUILDING SIDING TO BE VINYL SIDING, ROOF SHALL BE 30-YEAR ASPHALT SHINGLES. PROPOSED LIGHTING SHALL BE EXTERNAL WALL PACK LIGHTS.



PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY:
09/20	LS	2	9/3/20	CLARIFIED LOCATION OF GREAT SAUK TRAIL	LPS
	DESIGNED BY: GB				
	CHECKED BY: BK				

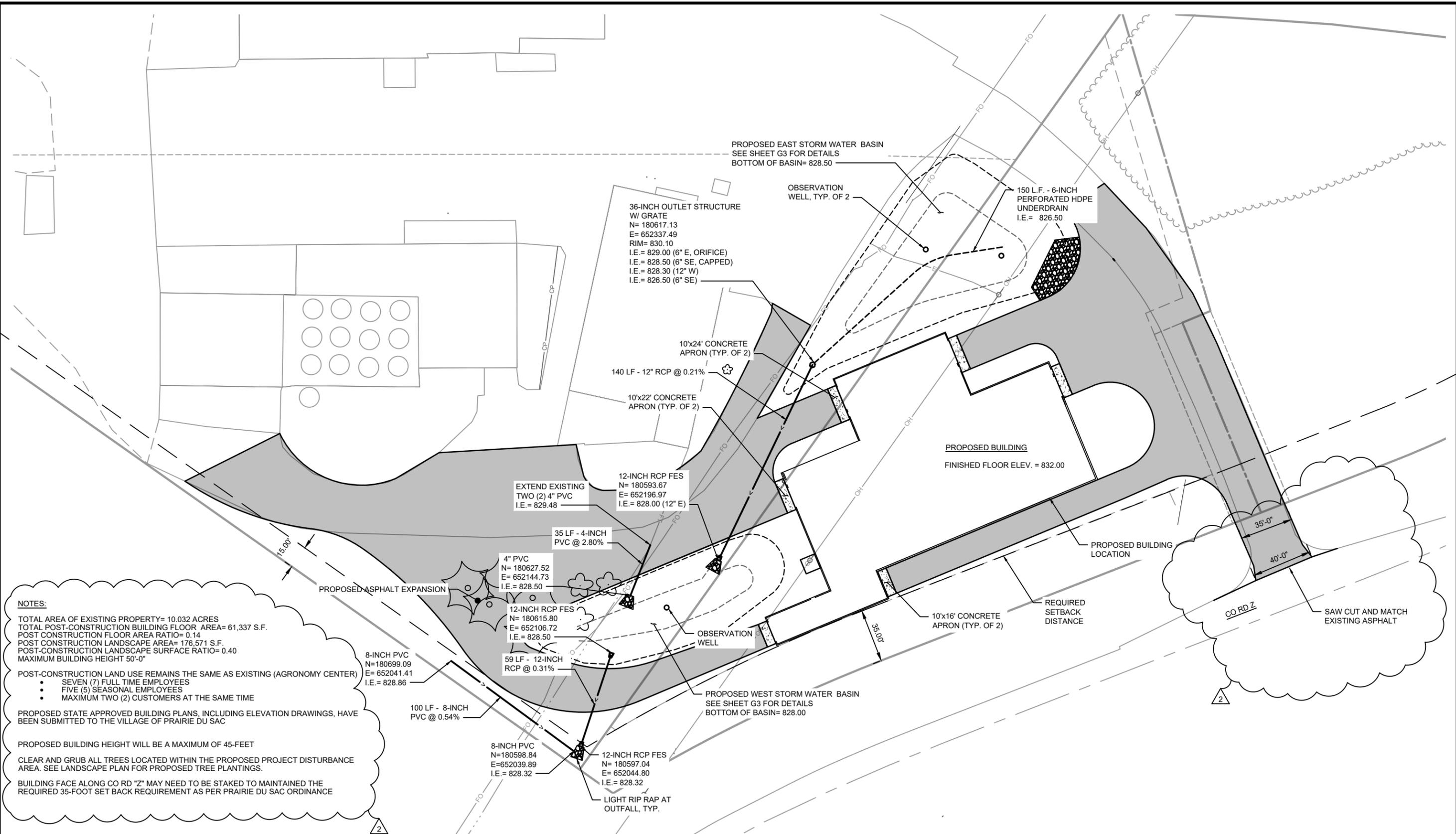


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UNITED COOPERATIVE - TOWN OF PRAIRIE DU SAC
UNITED COOPERATIVE
SAUK COUNTY, WISCONSIN

EXISTING SITE PLAN

PROJECT NO.
02678016
SHEET
P1



NOTES:

TOTAL AREA OF EXISTING PROPERTY= 10.032 ACRES
 TOTAL POST-CONSTRUCTION BUILDING FLOOR AREA= 61,337 S.F.
 POST CONSTRUCTION FLOOR AREA RATIO= 0.14
 POST CONSTRUCTION LANDSCAPE AREA= 176,571 S.F.
 POST-CONSTRUCTION LANDSCAPE SURFACE RATIO= 0.40
 MAXIMUM BUILDING HEIGHT 50'-0"

POST-CONSTRUCTION LAND USE REMAINS THE SAME AS EXISTING (AGRONOMY CENTER)
 • SEVEN (7) FULL TIME EMPLOYEES
 • FIVE (5) SEASONAL EMPLOYEES
 • MAXIMUM TWO (2) CUSTOMERS AT THE SAME TIME

PROPOSED STATE APPROVED BUILDING PLANS, INCLUDING ELEVATION DRAWINGS, HAVE BEEN SUBMITTED TO THE VILLAGE OF PRAIRIE DU SAC

PROPOSED BUILDING HEIGHT WILL BE A MAXIMUM OF 45-FEET

CLEAR AND GRUB ALL TREES LOCATED WITHIN THE PROPOSED PROJECT DISTURBANCE AREA. SEE LANDSCAPE PLAN FOR PROPOSED TREE PLANTINGS.

BUILDING FACE ALONG CO RD "Z" MAY NEED TO BE STAKED TO MAINTAINED THE REQUIRED 35-FOOT SET BACK REQUIREMENT AS PER PRAIRIE DU SAC ORDINANCE

BENCHMARK				
BM #	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM #1	3/4" IR	831.02	180,638.20	651,787.33



PROPOSED SITE PLAN
 0 30 60
 1" = 60' (11"x17")

ZONING:
 ZONED RURAL-BUSINESS (BR)
 SET BACKS:
 FRONT: 35'
 SIDE: 15'
 REAR: 30'

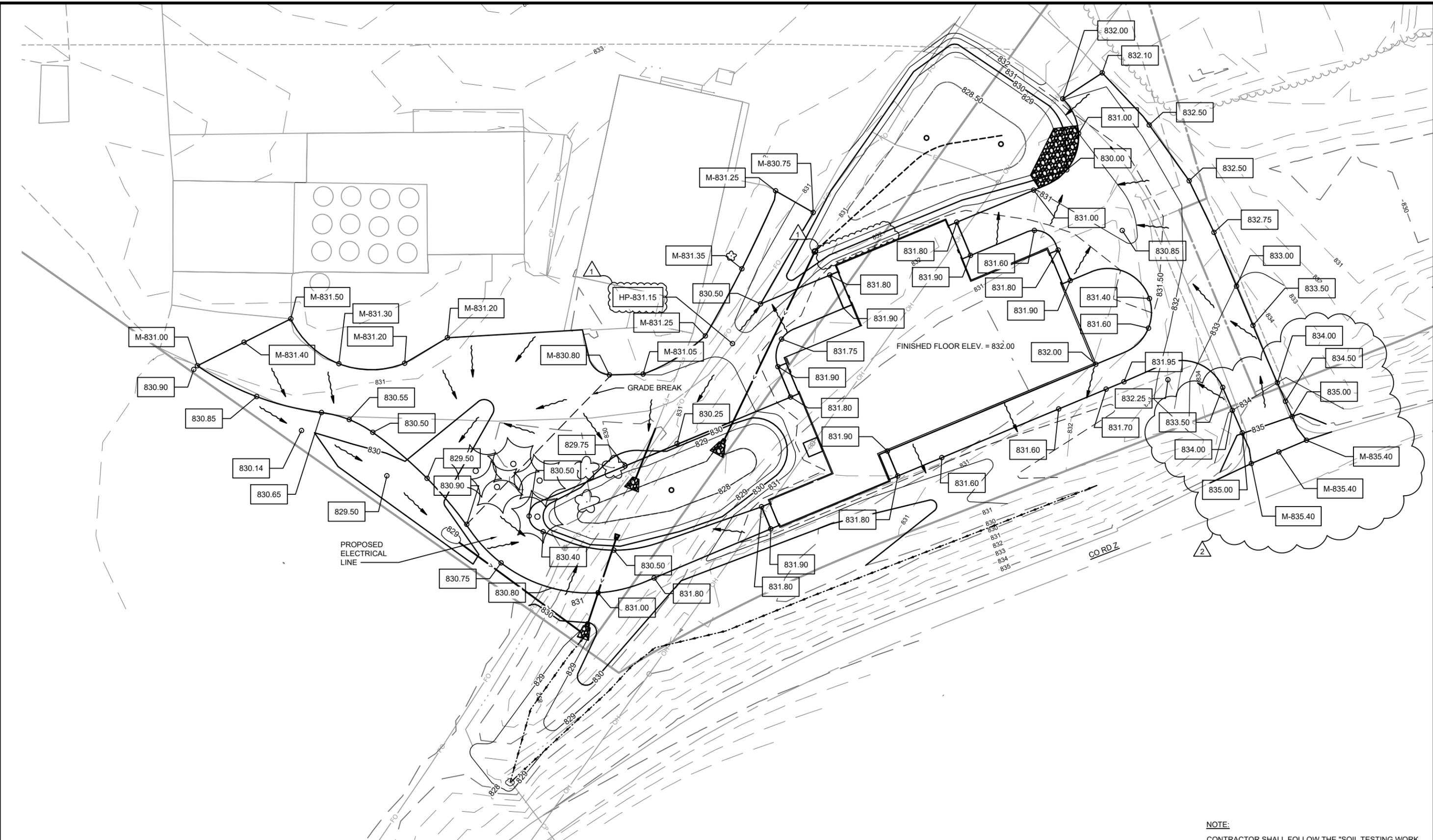
PROJECT DATE:	NO.	DATE	REVISION	BY
09/20	1	9/3/20	MODIFIED DRIVEWAY ENTRANCE AND WIDTH	LPS
	2			

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UNITED COOPERATIVE - TOWN OF PRAIRIE DU SAC
 UNITED COOPERATIVE
 SAUK COUNTY, WISCONSIN

PROPOSED SITE PLAN

PROJECT NO:
 02678016
 SHEET
 P2



BENCHMARK

BM #	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM #1	3/4" IR	831.02	180,638.20	651,787.33



GRADING PLAN



NOTE:

CONTRACTOR SHALL FOLLOW THE "SOIL TESTING WORK PLAN" AS WRITTEN BY SAND CREEK CONSULTANTS, DATED JUNE 17, 2020. NO EXCAVATION WORK SHALL BE COMPLETED UNTIL ALL SOIL TESTING AS DESCRIBED IN THE WORK PLAN IS COMPLETED AND RESULTS HAVE BEEN REVIEWED AND APPROVED.

PROJECT DATE:	NO.	DATE	REVISION	BY
09/20	1	08/24/20	ADDED ELEVATIONS AND CONTOUR REVISIONS	BJK
	2	09/3/20	MODIFIED DRIVEWAY ENTRANCE AND GRADES	LPS

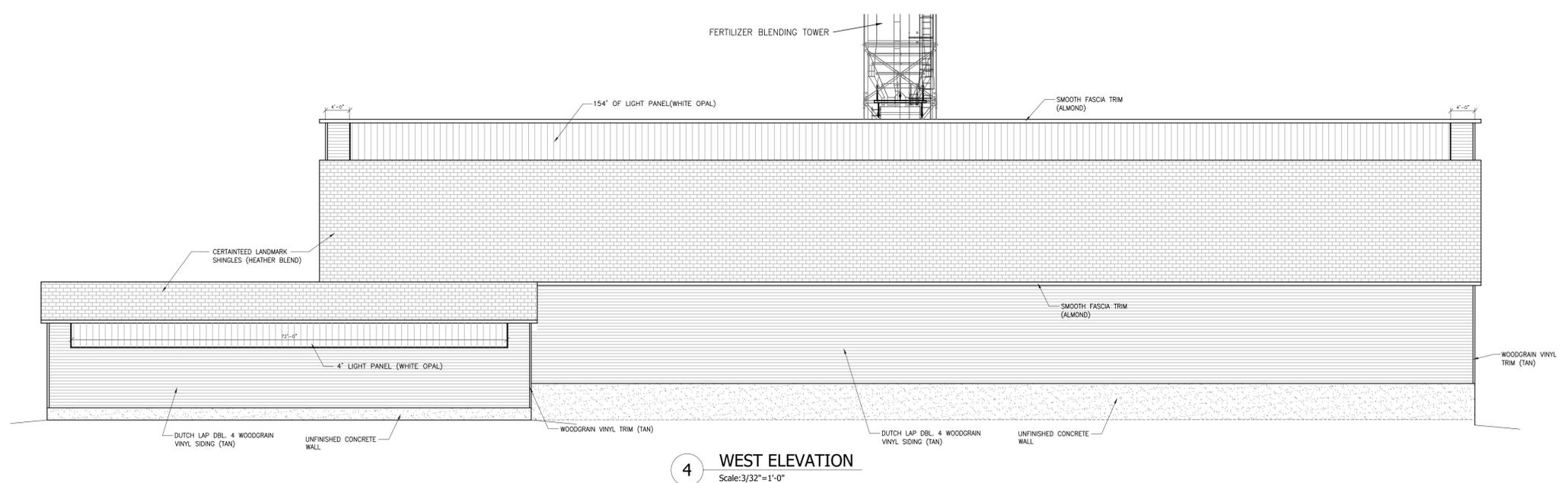
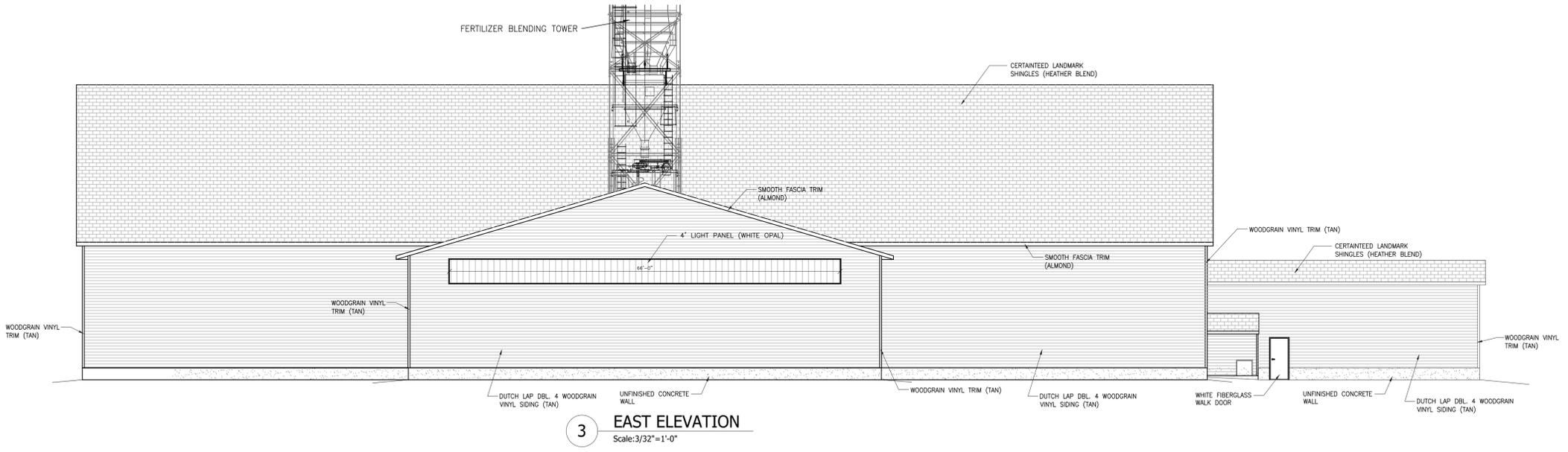
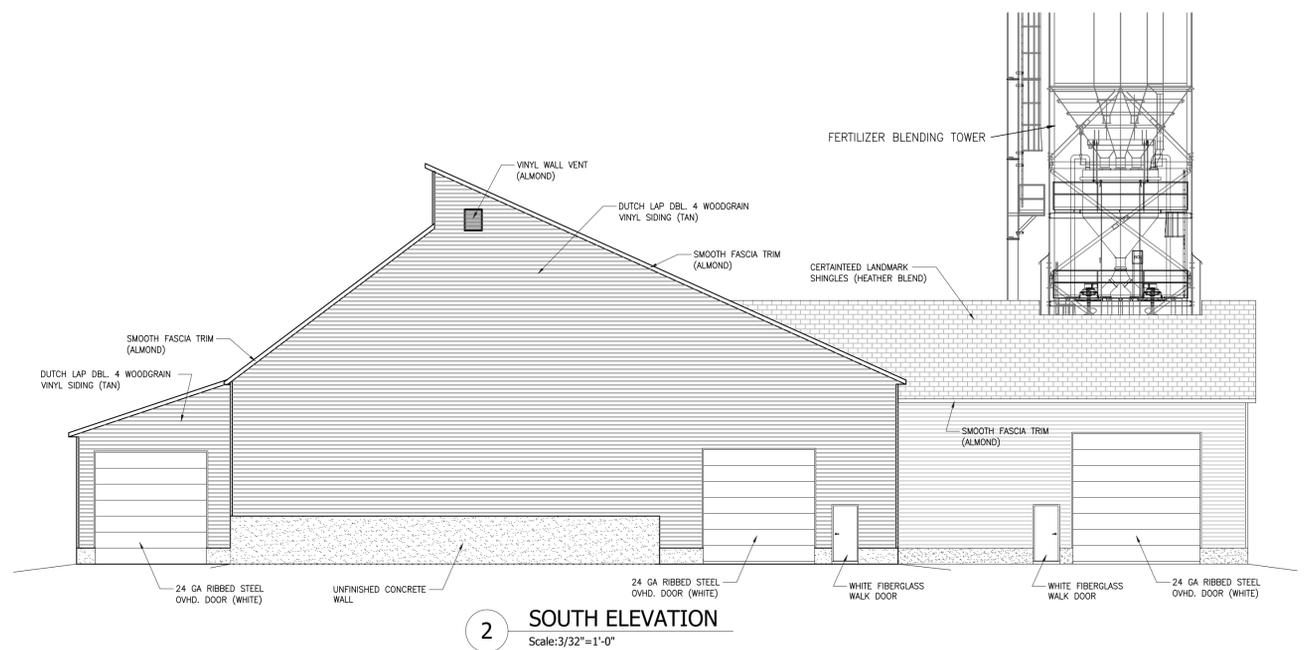
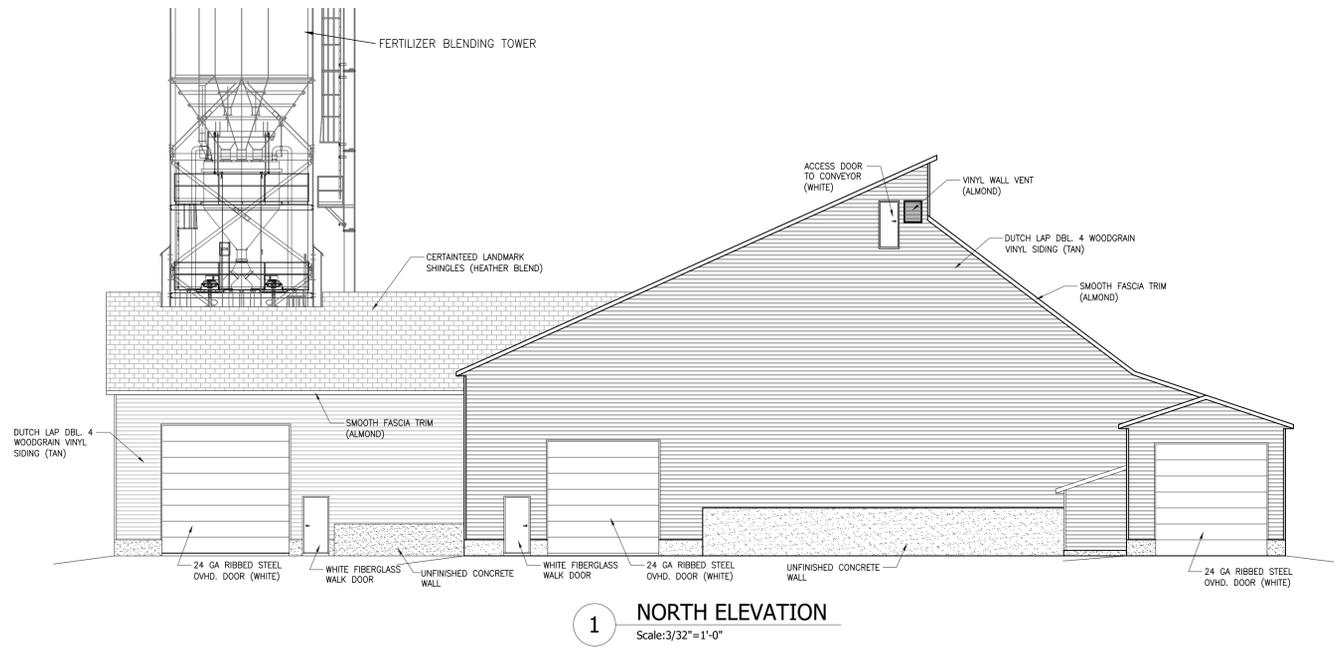


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UNITED COOPERATIVE - TOWN OF PRAIRIE DU SAC
 UNITED COOPERATIVE
 SAUK COUNTY, WISCONSIN

GRADING PLAN

PROJECT NO.
02678016
SHEET
P3



ENGINEER

REVISIONS

Rice Lake ENGINEERING
FIFTEEN EAST EAU CLAIRE ST. • RICE LAKE, WI 54888
PHONE: (715) 234-9654

For:

BRICKL BROS., INC.
ESTABLISHED 1970
GENERAL CONTRACTORS
400 BRICKL ROAD
WEST SALEM, WI 54669
PHONE # 608-786-0890
FAX # 608-786-2722

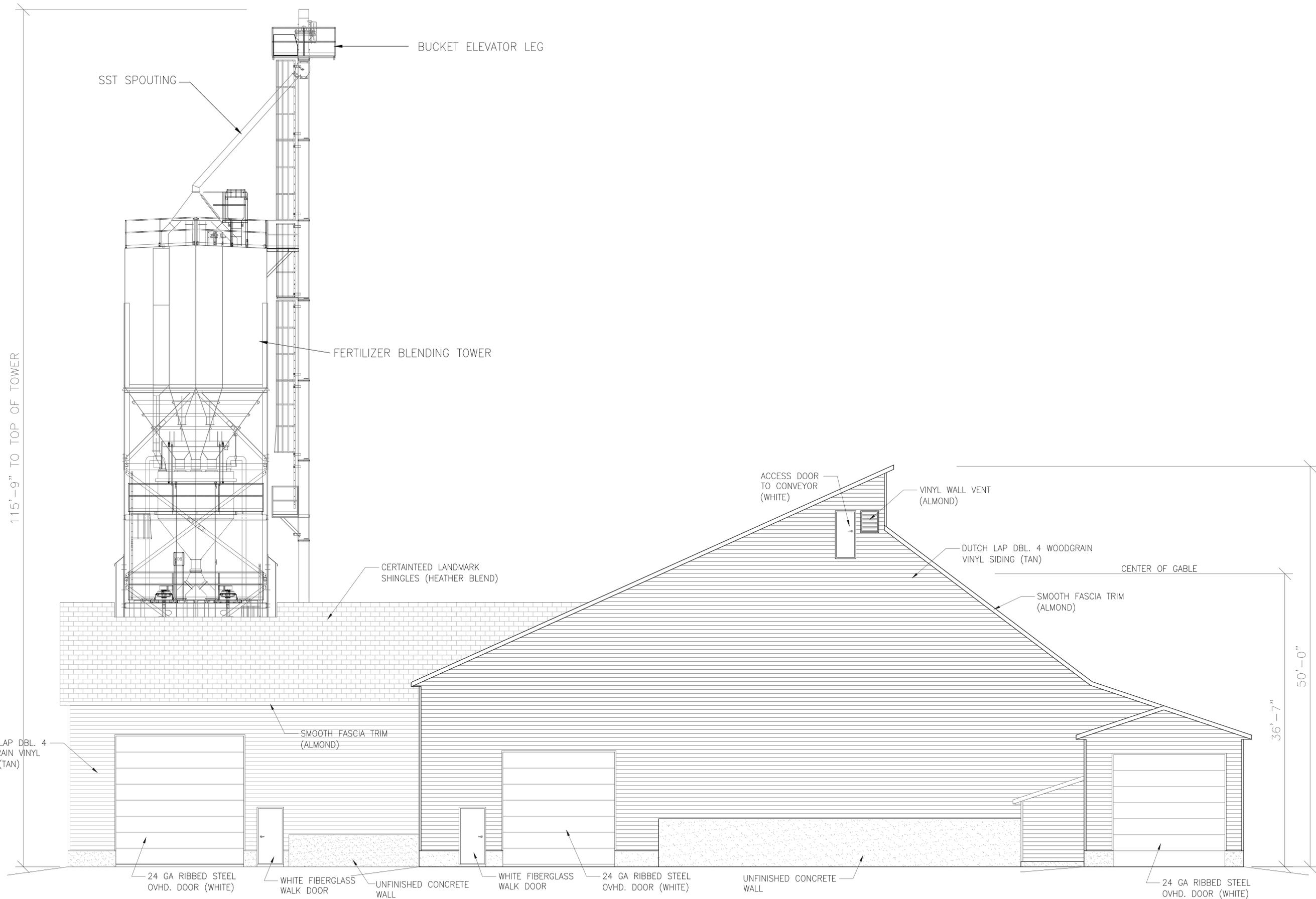
DRAWINGS ARE:
FOR CONSTRUCTION

UNITED COOP
E11752A CO. RD. Z
PRAIRIE DU SAC, WI. 53576

JOB NO.: 200015
BY: DLG
DATE: 5-8-2020
SUPT: DUANE LUETHE
DRAWING NUMBER

SHEET NUMBER
ELEV

PLOT DATE:



1 NORTH ELEVATION
Scale: 3/32" = 1'-0"

ENGINEER
PLOT DATE:
REVISIONS
 <p>Rice Lake ENGINEERING FIFTEEN EAST EAU CLAIRE ST. • RICE LAKE, WI 54868 PHONE: (715) 234-9654</p>
For:
 <p>BRICK BROS. INC. ESTABLISHED 1970 GENERAL CONTRACTORS PHONE # 608-786-0890 FAX # 608-786-2122 400 BRICK ROAD WEST SALEM, WI 54669</p>
DRAWINGS ARE: FOR CONSTRUCTION
UNITED COOP E11752A CO. RD. Z PRAIRIE DU SAC, WI. 53576
JOB NO.: 200015
BY: DLG
DATE: 09-3-2020
SPT: DUANE LUETHE
DRAWING NUMBER
SHEET NUMBER A1

C-WP-A-RDC Series

Full Cutoff LED Wall Pack

Replaces up to 400W PSMH



THE WALL PACK DESIGNED WITH YOU IN MIND

UL listed, the C-WP-A-RDC Series LED Full Cutoff Wall Pack features an aesthetically pleasing form factor, with an optical lens designed to pass full cutoff compliance with many town ordinances. It delivers up to 21,100 lumens, with a ≥ 70 CRI and estimated 50,000-hour maintenance-free lifespan. Choose yours in 3000K, 4000K, or 5000K.



PRODUCT SPECIFICATIONS

OVERVIEW

- Initial Delivered Lumens: Up to: 21,100L
- CRI: ≥ 70 CRI
- CCT: Warm White 3000K, Neutral White 4000K, Cool White 5000K
- Mounting: 1/2" threaded knockouts provided for conduit entry or mount over a recessed junction box
- Input Power: Up to 144 Watts
- Dimmable: No
- Operating Range: -40°C (-40°F) 40°C (104°F)
- Lifespan: Estimated >50,000 Hours
- Power Factor: > 0.9
- Total Harmonic Distortion: < 20%
- Limited Warranty: 5-Years*
- Replaces up to 400W PSMH
- Distribution: Forward throw

FEATURES	BENEFITS	RECOMMENDED USE
<ul style="list-style-type: none"> • Easy to install • Lens assembly designed to control the light 	<ul style="list-style-type: none"> • Full cutoff luminaire • Developed with the contractor in mind • Fully tested and backed by Cree Lighting 	<ul style="list-style-type: none"> • Building Facade • Security • Perimeter • General Area Lighting

ORDERING INFORMATION

Example: C-WP-A-RDC-1L-30K-DB

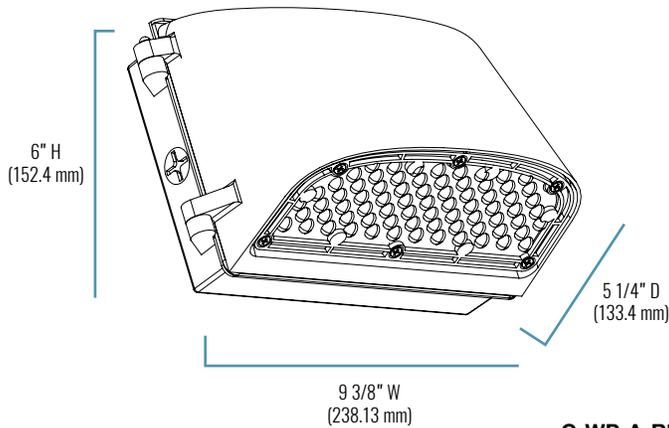
-	A	RDC	1L	30K	DB	
PRODUCT	SERIES	STYLE	LUMEN PACKAGE	CCT	COLOR	
C-WP	A	RDC	1L 1500 Lumens (30K, 40K, 50K) 12W 3L 3000 Lumens (30K, 40K, 50K) 22W 6L 6200 Lumens (30K, 40K) 6300 Lumens (50K) 47W	10L 10,600 Lumens (40K, 50K) 77W 15L 15,000 Lumens (40K) 15,200 Lumens (50K) 108W 20L 20,900 Lumens (40K) 21,100 Lumens (50K) 144W	30K Warm White (3000K) (Only Available in 1L, 3L and 6L) 40K Neutral White (4000K) 50K Cool White (5000K)	-

CERTIFICATIONS

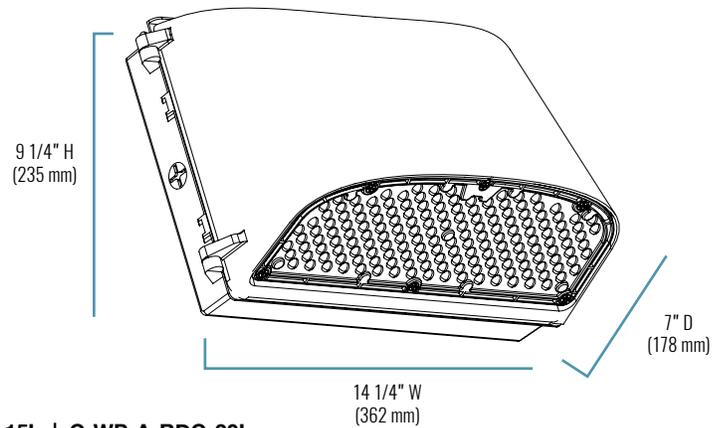


C-WP-A-RDC Series

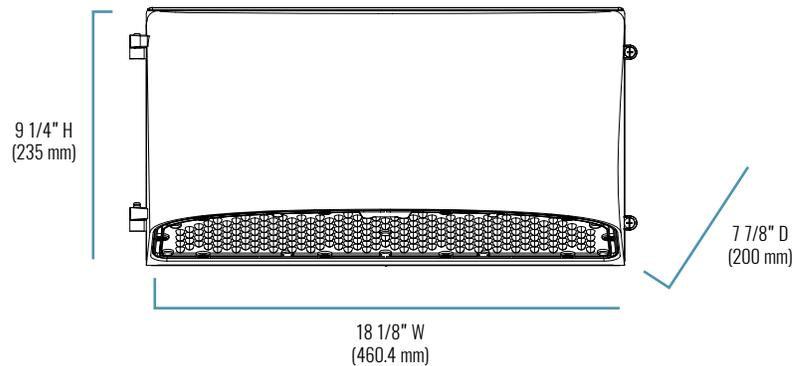
C-WP-A-RDC-1L | C-WP-A-RDC-3L



C-WP-A-RDC-6L | C-WP-A-RDC-10L



C-WP-A-RDC-15L | C-WP-A-RDC-20L



SERIES OVERVIEW

SKU	DIMENSIONS	PRODUCT WEIGHT
C-WP-A-RDC-1L	9-3/8" W x 6" H x 5-1/4" D	2.41 lbs.
C-WP-A-RDC-3L		
C-WP-A-RDC-6L	14-1/4" W x 9-1/4" H x 7" D	5.48 lbs.
C-WP-A-RDC-10L		5.94 lbs.
C-WP-A-RDC-15L	18-1/8" W x 9-1/4" H x 7-7/8" D	12.94 lbs.
C-WP-A-RDC-20L		13.15 lbs.

FIXTURE SPECIFICATIONS

HOUSING	Heavy duty, die-cast aluminum housing with hinged door frame. Dark bronze polyester powder-coat finish.
LENS ASSEMBLY	UV Stabilized polycarbonate lens designed to not only protect the LEDs but also to distribute the light efficiently.
MOUNTING	1/2" threaded knockouts provided for conduit entry or mount over a recessed junction box.

CA RESIDENTS WARNING: Cancer and Reproductive Harm – www.p65warnings.ca.gov

C-WP-A-RDC Series

ELECTRICAL PERFORMANCE

OPERATING RANGE	LIFESPAN L ₇₀ AT 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F) 40°C (104°F)	Estimated >50,000 Hours	> 0.9	< 20%	No

INPUT VOLTAGE	LUMEN PACKAGE	SYSTEM WATTS (120-277V)	120V	208V	240V	277V
CURRENT DRAW (Amps)	1L	12W LED	.20A	.12A	.11A	.10A
	3L	22W LED	.25A	.18A	.16A	.15A
	6L	47W LED	.80A	.50A	.40A	.25A
	10L	77W LED	.90A	.60A	.50A	.35A
	15L	108W LED	.13A	.80A	.65A	.50A
	20L	144W LED	1.8A	1.3A	1A	.80A

WARRANTY & CERTIFICATIONS

WARRANTY	cULus	DLC
5-Year Limited*	Wet Locations	Yes, Premium

ACCESSORIES

	UNIVERSAL BUTTON PHOTOCELL 120V-277V
	SKU: JL-423CZ (Universal 120V-277V) USE: Photocell is field installed and drilling of the back box is required.

C-WP-A-RDC Series

Full Cutoff LED Wall Pack

Replaces up to 400W PSMH



THE WALL PACK DESIGNED WITH YOU IN MIND

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PRODUCT SPECIFICATIONS

OVERVIEW

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- CCT: Warm White 3000K, Neutral White 4000K, Cool White 5000K
- Mounting: 1/2" threaded knockouts provided for conduit entry or mount over a recessed junction box
- Input Power: Up to 144 Watts
- Dimmable: No
- Operating Range: -40°C (-40°F) 40°C (104°F)
- Lifespan: Estimated >50,000 Hours
- Power Factor: > 0.9
- Total Harmonic Distortion: < 20%
- Limited Warranty: 5-Years*
- Replaces up to 400W PSMH
- Distribution: Forward throw

FEATURES	BENEFITS	RECOMMENDED USE
<ul style="list-style-type: none"> • Easy to install • Lens assembly designed to control the light 	<ul style="list-style-type: none"> • Full cutoff luminaire • Developed with the contractor in mind • Fully tested and backed by Cree Lighting 	<ul style="list-style-type: none"> • Building Facade • Security • Perimeter • General Area Lighting

ORDERING INFORMATION

Example: C-WP-A-RDC-1L-30K-DB

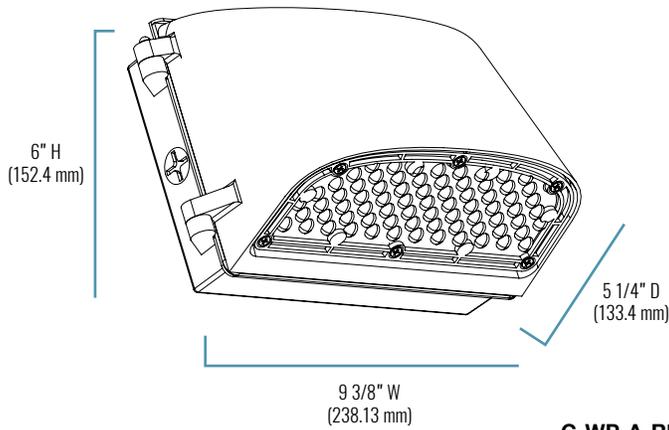
-	A	RDC	1L	30K	DB	
PRODUCT	SERIES	STYLE	LUMEN PACKAGE	CCT	COLOR	
C-WP	A	RDC	1L 1500 Lumens (30K, 40K, 50K) 12W 3L 3000 Lumens (30K, 40K, 50K) 22W 6L 6200 Lumens (30K, 40K) 6300 Lumens (50K) 47W	10L 10,600 Lumens (40K, 50K) 77W 15L 15,000 Lumens (40K) 15,200 Lumens (50K) 108W 20L 20,900 Lumens (40K) 21,100 Lumens (50K) 144W	30K Warm White (3000K) (Only Available in 1L, 3L and 6L) 40K Neutral White (4000K) 50K Cool White (5000K)	-

CERTIFICATIONS

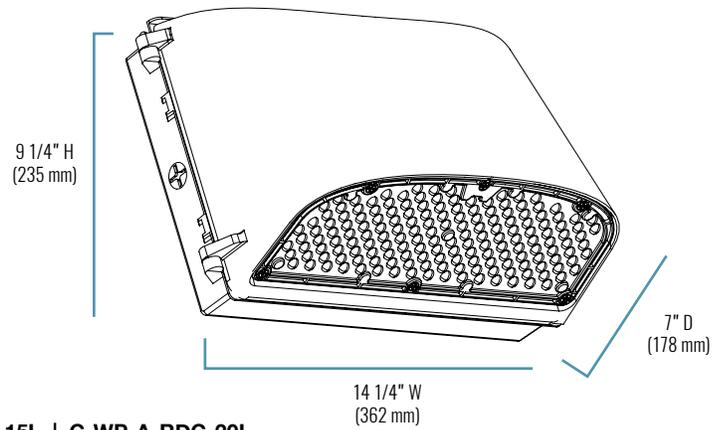


C-WP-A-RDC Series

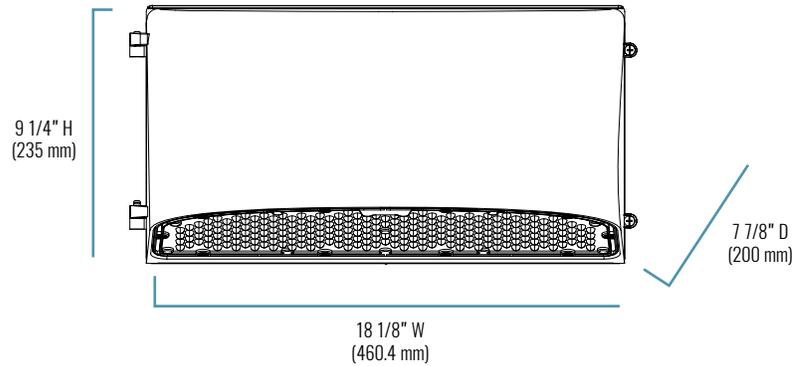
C-WP-A-RDC-1L | C-WP-A-RDC-3L



C-WP-A-RDC-6L | C-WP-A-RDC-10L



C-WP-A-RDC-15L | C-WP-A-RDC-20L



SERIES OVERVIEW

SKU	DIMENSIONS	PRODUCT WEIGHT
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C-WP-A-RDC-3L		
C-WP-A-RDC-6L	14-1/4" W x 9-1/4" H x 7" D	5.48 lbs.
C-WP-A-RDC-10L		5.94 lbs.
C-WP-A-RDC-15L	18-1/8" W x 9-1/4" H x 7-7/8" D	12.94 lbs.
C-WP-A-RDC-20L		13.15 lbs.

FIXTURE SPECIFICATIONS

HOUSING	Heavy duty, die-cast aluminum housing with hinged door frame. Dark bronze polyester powder-coat finish.
LENS ASSEMBLY	UV Stabilized polycarbonate lens designed to not only protect the LEDs but also to distribute the light efficiently.
MOUNTING	1/2" threaded knockouts provided for conduit entry or mount over a recessed junction box.

CA RESIDENTS WARNING: Cancer and Reproductive Harm – www.p65warnings.ca.gov

C-WP-A-RDC Series

ELECTRICAL PERFORMANCE

OPERATING RANGE	LIFESPAN L ₇₀ AT 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F) 40°C (104°F)	Estimated >50,000 Hours	> 0.9	< 20%	No

INPUT VOLTAGE	LUMEN PACKAGE	SYSTEM WATTS (120-277V)	120V	208V	240V	277V
CURRENT DRAW (Amps)	1L	12W LED	.20A	.12A	.11A	.10A
	3L	22W LED	.25A	.18A	.16A	.15A
	6L	47W LED	.80A	.50A	.40A	.25A
	10L	77W LED	.90A	.60A	.50A	.35A
	15L	108W LED	.13A	.80A	.65A	.50A
	20L	144W LED	1.8A	1.3A	1A	.80A

WARRANTY & CERTIFICATIONS

WARRANTY	cULus	DLC
5-Year Limited*	Wet Locations	Yes, Premium

ACCESSORIES

	UNIVERSAL BUTTON PHOTOCELL 120V-277V
	SKU: JL-423CZ (Universal 120V-277V) USE: Photocell is field installed and drilling of the back box is required.

C-WP-A-RDC Series

Full Cutoff LED Wall Pack

Replaces up to 400W PSMH



THE WALL PACK DESIGNED WITH YOU IN MIND

UL listed, the C-WP-A-RDC Series LED Full Cutoff Wall Pack features an aesthetically pleasing form factor, with an optical lens designed to pass full cutoff compliance with many town ordinances. It delivers up to 21,100 lumens, with a ≥ 70 CRI and estimated 50,000-hour maintenance-free lifespan. Choose yours in 3000K, 4000K, or 5000K.



PRODUCT SPECIFICATIONS

OVERVIEW

- Initial Delivered Lumens: Up to: 21,100L
- CRI: ≥ 70 CRI
- CCT: Warm White 3000K, Neutral White 4000K, Cool White 5000K
- Mounting: 1/2" threaded knockouts provided for conduit entry or mount over a recessed junction box
- Input Power: Up to 144 Watts
- Dimmable: No
- Operating Range: -40°C (-40°F) 40°C (104°F)
- Lifespan: Estimated >50,000 Hours
- Power Factor: > 0.9
- Total Harmonic Distortion: < 20%
- Limited Warranty: 5-Years*
- Replaces up to 400W PSMH
- Distribution: Forward throw

FEATURES	BENEFITS	RECOMMENDED USE
<ul style="list-style-type: none"> • Easy to install • Lens assembly designed to control the light 	<ul style="list-style-type: none"> • Full cutoff luminaire • Developed with the contractor in mind • Fully tested and backed by Cree Lighting 	<ul style="list-style-type: none"> • Building Facade • Security • Perimeter • General Area Lighting

ORDERING INFORMATION

Example: C-WP-A-RDC-1L-30K-DB

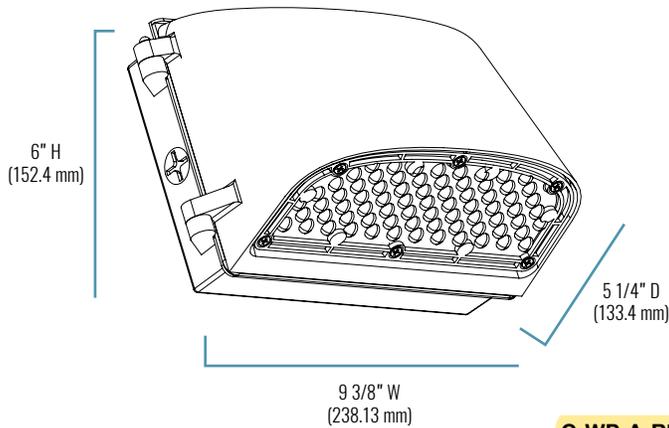
-	A	RDC	1L	30K	DB	
PRODUCT	SERIES	STYLE	LUMEN PACKAGE	CCT	COLOR	
C-WP	A	RDC	1L 1500 Lumens (30K, 40K, 50K) 12W 3L 3000 Lumens (30K, 40K, 50K) 22W 6L 6200 Lumens (30K, 40K) 6300 Lumens (50K) 47W	10L 10,600 Lumens (40K, 50K) 77W 15L 15,000 Lumens (40K) 15,200 Lumens (50K) 108W 20L 20,900 Lumens (40K) 21,100 Lumens (50K) 144W	30K Warm White (3000K) (Only Available in 1L, 3L and 6L) 40K Neutral White (4000K) 50K Cool White (5000K)	-

CERTIFICATIONS

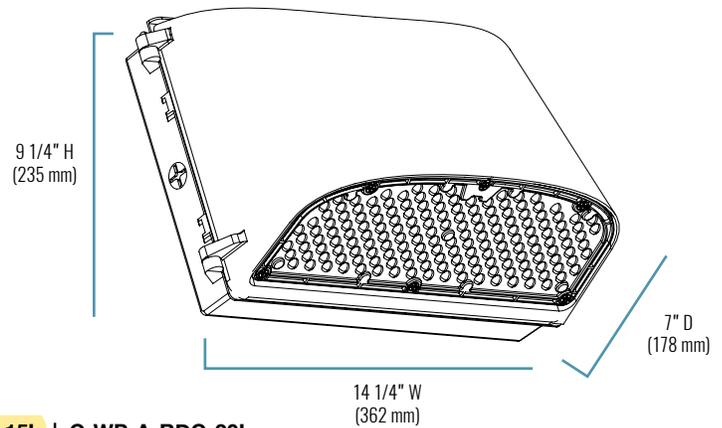


C-WP-A-RDC Series

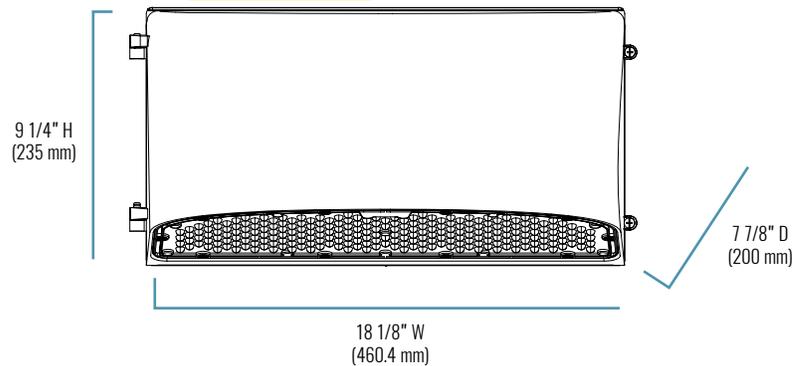
C-WP-A-RDC-1L | C-WP-A-RDC-3L



C-WP-A-RDC-6L | C-WP-A-RDC-10L



C-WP-A-RDC-15L | C-WP-A-RDC-20L



SERIES OVERVIEW

SKU	DIMENSIONS	PRODUCT WEIGHT
C-WP-A-RDC-1L	9-3/8" W x 6" H x 5-1/4" D	2.41 lbs.
C-WP-A-RDC-3L		
C-WP-A-RDC-6L	14-1/4" W x 9-1/4" H x 7" D	5.48 lbs.
C-WP-A-RDC-10L		5.94 lbs.
C-WP-A-RDC-15L	18-1/8" W x 9-1/4" H x 7-7/8" D	12.94 lbs.
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C-WP-A-RDC Series

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	20L	144W LED	1.8A	1.3A	1A	.80A

WARRANTY & CERTIFICATIONS

WARRANTY	cULus	DLC
5-Year Limited*	Wet Locations	Yes, Premium

ACCESSORIES

	UNIVERSAL BUTTON PHOTOCELL 120V-277V
	SKU: JL-423CZ (Universal 120V-277V) USE: Photocell is field installed and drilling of the back box is required.