

October 9, 2014

Leah R. Harrand
Direct Dial: 414-298-8107
lharrand@reinhardtllaw.com

SENT BY E-MAIL

Rodney Scheel, Director
Department of Planning & Development
381 East Main Street
Stoughton, WI 53589
rjscheel@ci.stoughton.wi.us

Dear Mr. Scheel:

Re: The northwest corner of the intersection
of U.S. Highway 51 and State Highway
138 (the "Property")

As you know, this firm represents Wal-Mart Real Estate Business Trust ("Walmart"), the contract purchaser of the above-captioned Property in connection with obtaining entitlements from the City of Stoughton to develop a Walmart store. As required by Section 78-914(8) of the City of Stoughton Ordinances, the following items and documents have been submitted as an application for a Specific Implementation Plan:

- Check No. 62064 in the amount of \$395.00;
- Location Map of Subject Property and its Vicinity on a copy of the City of Stoughton Planned Land Use Map;
- A General Written Description of the Specific Implementation Plan;
- A Specific Implementation Plan Drawing (Site Plan) dated 10-9-14;
- Civil Engineering Plan Set dated 10-9-14;
- Colored Landscape Plan dated 10-9-14;
- Colored Landscape Cross Sections dated 5-29-14;
- Building Elevations dated 8-11-14;

- Signage Plans dated 8-11-14;
- An outline of the intended organizational structure, if any, deed restrictions and provisions for private provision of common services, if any: included in the General Written Description of the Specific Implementation Plan, if any;
- A written description which demonstrates the full consistency of the proposed SIP with the approved GDP: included in the General Written Description of the Specific Implementation Plan (as supplemented, the "General Written Description");
- Variation requests between the requirements of the approved PD/GDP zoning district and the proposed SIP development: included in the General Written Description; and
- Proof of financing capability pertaining to construction and maintenance and operation of public works elements of the proposed development: included in the General Written Description.

Additional information was submitted to allow the Plan Commission to combine design review and review of the Specific Implementation Plan:

- Written Description of the Intended Use;
- Lighting Plan dated 10-9-14 (submitted as part of the Civil Engineering Plan Set);
- Photometrics Plan dated 10-9-14;
- Cree Lighting Fixture Cut Sheets;
- Visionaire Lighting Pole Cut Sheets;
- Grading and Erosion Control Plan dated 10-9-14 (submitted as part of the Civil Engineering Plan Set);
- Utility Plan dated 10-9-14 (submitted as part of the Civil Engineering Plan Set);
- Truck Turn Exhibit dated 9-17-14;
- Truck Turn Exhibit dated 8-13-14;
- Site Aerial Exhibit dated 8-6-14;

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- Renderings of the proposed project dated 8-11-14;
- KPW Commercial Center Bicycle-Pedestrian Access Exhibit dated 9-15-14
- Bench, Bike Rack and Trash Receptacle Details;
- Large Development Questionnaire; and
- Natural Resources Site Evaluation Sheet.

The City agreed to provide a map of the subject property, as required by the Ordinance, showing all lands for which the Planned Development 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. In addition, a detailed neighborhood plan has been approved and adopted by the City.

Forward Development Group, developer of the proposed Kettle Park West Commercial Center, will provide an area within the Kettle Park West Commercial Center that is large enough to meet the landscaped surface area ratio requirements for the Property which will be permanently preserved as open space for the benefit of the Property.

Please contact me with any questions or comments. We look forward to working with you on this. Thank you.

Yours very truly,

Leah R. Harrand

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cc Mr. Michael Stacey (via e-mail)
Mr. Lucas Roe (via e-mail)
Mr. Debby Tomczyk (via e-mail)