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

ORDINANCE OF THE COMMON COUNCIL			
Amending Sections 66-904 (8) of the Stoughton Municipal Code			
Committee Action:	Public Works Committee recommends approval 6 - 0		
Fiscal Impact:	None		
File Number:	O -03- 2023	**Date Introduced:**	February 14, 2023

The Common Council of the City of Stoughton do ordain as follows:

Sec. 66-904. - Range of required improvements.

(8) *Stormwater drainage facilities.* Whenever in the opinion of the director of planning and development upon consultation with the city contract engineer there is within reasonable distance a storm sewer main, the subdivision or planned unit development shall be provided with a complete stormwater management system which shall connect with such main. If the subdivision or planned unit development is traversed by any watercourse or channel, stream or creek, either live or dry, the subdivider shall dedicate a right-of-way for storm drainage purposes conforming substantially with the lines of such natural watercourse or channel, stream or creek or, at the developer's option, subject to the approval of the plan commission and the public works committee, provide adequate storm drains or other means for the handling of storm flow from and through his property and including the conveyance thereof. In general, the entire stormwater management systems and the disposal of stormwater shall be planned and built to meet the approval of the director of planning and development upon consultation with the city contract engineer.

Aesthetics shall be taken into consideration in the design of stormwater detention basins. *Basins shall be designed to appear as a naturally formed body of water with irregular and imperfect flowing shoreline with curving appearance and no angular or geometric shapes. (For example, no perfectly symmetrical circles, ovals, rectangles or squares.)* Curvilinear rather than rectangular shaped basins shall be used wherever possible. Exposed rip-rap shall be kept to a minimum. More extensive areas of rip-rap should be covered with a thin layer of topsoil, turf reinforcement, and sod or be covered by water. Fieldstone shall be used for rip-rap wherever possible to provide a more natural appearance. Structures shall be flush with the ground surface whenever possible. Outlet control structures shall be designed to blend into the side slopes of the basin rather than being exposed in the bottom of the basin. A landscaping plan with a minimum of one tree or substantial bush cluster per detention basin side or per 100 feet of the perimeter, whichever provides more plantings, is required. A minimum of 10 feet of level surface between the top of the detention basin slope and adjacent properties is desired.

The subdivider shall, at its own cost, construct curbs and gutters, catch basins and inlets, storm sewers, road ditches and open channel drainageways as may be required by the city. All such facilities are to be of adequate size and grade to hydraulically accommodate maximum potential volumes of flow; the type of facility required, the design criteria and the sizes and grades to be determined, to present no hazard to life or property; and the size, type and installation of all stormwater drains and wastewater or sanitary sewers proposed to be constructed, shall be in

accordance with the stormwater management plan and the plans and standards specifications approved by the director of planning and development upon consultation with the city contract engineer. Curb and gutter installation may be delayed pursuant to subsection (4). Where such installations are delayed, the stormwater to be conveyed by the curb and gutter management system shall be maintained by the city at the expense of the developer.

Subdividers shall refer to the official map for site-specific standards related to the requirements of this section.

This ordinance shall be in full force and effect from and after its date of publication.

Dates

Council Adopted:_____

Mayor Approved: _____ _____

Tim Swadley, Mayor

Published:_____

Attest:_____ _____

Candee Christen, City Clerk

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

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

RODNEY J. SCHEEL
DIRECTOR

Date: December 12, 2022

To: Public Works Committee

From: Rodney J. Scheel
Director of Planning & Development

Subject: Public Stormwater Pond Aesthetics

In 2021, the City amended our ordinance to provide additional guidance regarding aesthetics for public stormwater basins. I have attached the materials associated with that action. This year, the City received Preliminary Plat materials for Magnolia Springs located at the south end of Page Street. The developer's designers provided their stormwater management layout along with anticipated contour lines for the development. The Plan Commission determined the proposed stormwater management ponds are not acceptable under the City Ordinance 66-904(8) and recommended that the plat be conditionally approved with this additional condition:

> *Before the City will sign a Final Plat, the proposed stormwater management basin for Outlot 2 is to be modified to comply with the aesthetic, curvilinear, expectations of City Ord. 66-904(8) to the satisfaction of the City.*

The development team made their submittal (with knowledge of our ordinance requirements) and the process allowed for the City to evaluate their proposal through the Plan Commission and ultimately the Common Council.

If you have any questions, please contact me.

PRELIMNARY PLAT OF MAGNOLIA SPRINGS

PART OF THE SE1/4 OF THE SW1/4 AND THE SW1/4 OF THE SE1/4 OF SECTION 8, TOWN 5 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

Exhibit A

LINE	BEARING	LENGTH
L1	S00°37'54"W	40.00'
L2	N00°24'48"W	20.00'
L3	S00°04'02"W	63.88'
L4	S22°27'42"E	50.58'
L5	S00°04'02"W	58.86'
L6	S22°27'42"E	57.06'
L7	S00°00'00"E	102.45'
L8	S00°00'00"E	102.15'
L9	S01°02'09"W	101.85'
L10	S05°47'21"W	93.25'
L11	S26°09'12"W	93.93'

LINE	BEARING	LENGTH
L12	S35°53'13"W	78.83'
L13	S64°46'21"W	29.51'
L14	S00°00'00"E	101.08'
L15	S01°02'09"W	100.87'
L16	S00°00'00"E	100.63'
L17	S00°00'00"E	100.39'
L18	N64°46'21"E	30.77'
L19	N20°04'42"E	30.97'
L20	N00°00'00"E	47.82'
L21	S03°21'13"E	20.79'
L22	N02°29'16"W	24.99'

LINE	BEARING	LENGTH
L23	N05°13'02"W	66.25'
L24	N90°00'00"E	9.98'
L25	S58°51'18"W	13.17'
L26	S58°51'18"W	12.26'
L27	S57°16'41"W	38.12'
L28	S20°04'42"E	29.06'
L29	S00°00'00"E	47.82'
L30	S00°11'02"W	63.00'
L31	S00°00'00"E	37.11'

CURRENT OWNER AND SUBDIVIDER:
ELDON LAND DEVELOPMENT LLC
2364 JACKSON ST. UNIT 265
STOUGHTON, WI 53589

SURVEYOR:
BRADLEY TISDALE, PLS
MSA PROFESSIONAL SERVICES, INC.
1702 PANKRATZ STREET
MADISON, WI 53704

ENGINEER:
MSA PROFESSIONAL SERVICES, INC.
1702 PANKRATZ STREET
MADISON, WI 53704

PROPOSED ZONING:
LOTS 1-9, 23, 34-35, 50, 56-58, 62-68, 80-83
TWO-FAMILY RESIDENTIAL - 6 (TR-6)

LOTS 10-22, 73-79
SINGLE FAMILY RESIDENTIAL - 5 (SR-5)

LOTS 24-33, 36-49, 51-55, 59-61, 69-72, 84-90
SINGLE FAMILY RESIDENTIAL - 6 (SR-6)

OUTLOTS 1-4
INSTITUTIONAL (I)

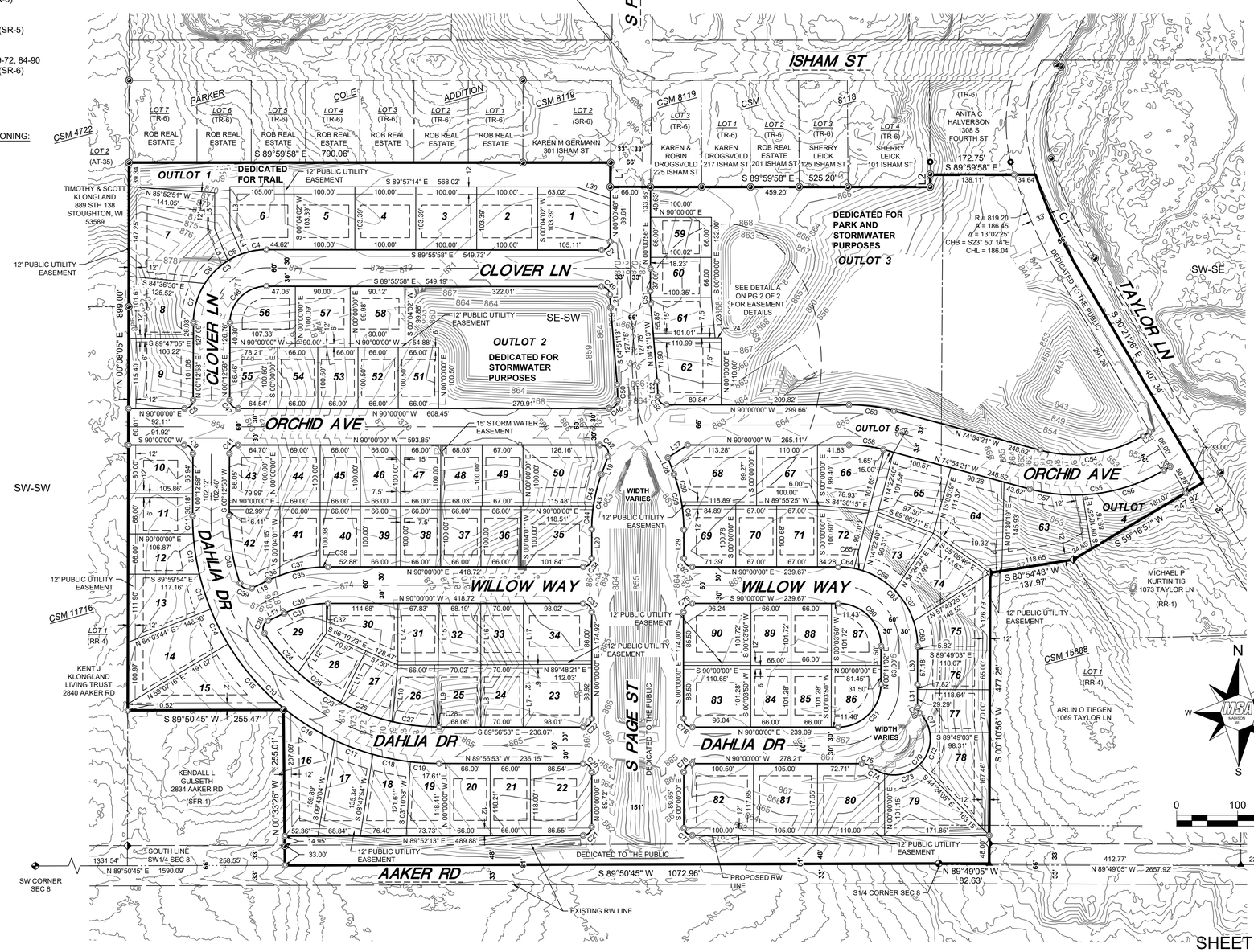
CITY OF STOUGHTON EXISTING ZONING:
RURAL HOLDING (RH)

SYMBOL LEGEND

- SECTION CORNER MONUMENTED
- FOUND 1" IRON PIPE
- FOUND 1.5" IRON PIPE
- FOUND 3/4" IRON REBAR
- FOUND MAG NAIL
- SET 1 1/4" BY 24" IRON REBAR WEIGHING 4.30 LBS./FT. ALL OTHER AND OUT CORNERS ARE 3/4" X 24" IRON REBAR WEIGHING 1.50 LBS./FT.
- SUBDIVISION BOUNDARY
- LOT LINE/RIGHT-OF-WAY
- EASEMENT LINE
- SECTION / 1/4 SECTION LINE
- CENTERLINE
- PREVIOUS SURVEY

NOTE:
OUTLOT 4 IS DEDICATED TO THE PUBLIC

OUTLOT 5 IS DEDICATED FOR STORMWATER AND SIDEWALK PURPOSES



VICINITY MAP

MSA
ENGINEERING | ARCHITECTURE | SURVEYING
FUNDING | PLANNING | ENVIRONMENTAL
1702 Pankratz St Madison, WI 53704
(608) 242-7779 www.msa-ps.com

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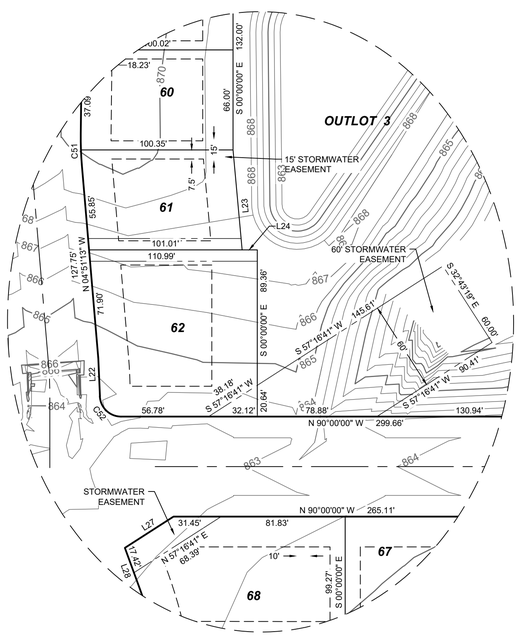
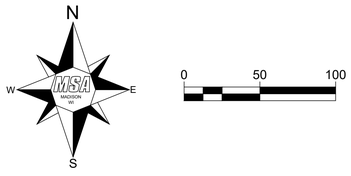
SHEET 1 OF 2

PRELIMNARY PLAT OF MAGNOLIA SPRINGS

PART OF THE SE1/4 OF THE SW1/4 AND THE SW1/4 OF THE SE1/4 OF SECTION 8, TOWN 5 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

DETAIL A





CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DIST.	TAN IN	TAN OUT
C1	168.63'	786.20'	12°17'20"	S24°12'47"E	168.30'	S18°04'07"E	S30°21'27"E

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DIST.
C2	22.00'	14.00'	90°02'59"	N45°02'32"E	19.81'
C3	188.28'	120.06'	89°51'03"	N45°08'30"E	169.58'
C4	41.84'	120.06'	19°57'54"	S80°05'05"W	41.63'
C5	25.09'	120.06'	11°58'24"	S64°06'56"W	25.04'
C6	53.55'	120.06'	25°33'27"	S45°21'00"W	53.11'
C7	67.80'	120.06'	32°21'19"	S16°23'37"W	66.90'
C8	21.94'	14.00'	89°47'02"	N45°06'29"E	19.76'
C9	22.04'	14.00'	90°12'58"	N44°53'31"W	19.84'
C10	637.33'	405.00'	90°09'52"	N44°51'58"W	573.58'
C11	29.84'	405.00'	4°13'18"	S1°53'41"E	29.83'
C12	66.85'	405.00'	9°27'27"	S8°44'03"E	66.77'
C13	60.15'	405.00'	8°30'32"	S17°43'02"E	60.09'
C14	64.05'	405.00'	9°03'41"	S26°30'08"E	63.98'
C15	141.62'	405.00'	20°02'07"	S41°03'02"E	140.90'
C16	94.70'	405.00'	13°23'51"	S57°46'01"E	94.48'
C17	66.96'	405.00'	9°28'24"	S69°12'08"E	66.89'
C18	63.69'	405.00'	9°00'36"	S78°26'38"E	63.62'
C19	49.47'	405.00'	6°59'57"	S86°26'55"E	49.44'
C20	21.98'	14.00'	89°56'53"	N44°58'27"W	19.79'
C21	21.96'	14.00'	89°52'13"	N44°56'06"E	19.78'
C22	22.00'	14.00'	90°03'07"	N45°01'33"E	19.81'
C23	338.77'	345.00'	56°15'43"	S61°49'02"E	325.33'
C24	84.62'	345.00'	14°03'17"	S40°42'49"E	84.42'
C25	85.51'	345.00'	14°12'02"	S54°50'29"E	85.29'
C26	90.60'	345.00'	15°02'48"	S69°27'54"E	90.34'
C27	74.24'	345.00'	12°19'46"	S83°09'11"E	74.10'
C28	3.80'	345.00'	0°37'49"	S89°37'59"E	3.80'
C29	24.06'	14.00'	98°27'31"	S15°32'35"W	21.21'
C30	74.11'	168.32'	25°13'39"	S77°23'10"W	73.52'
C31	71.26'	168.32'	24°15'30"	S76°54'06"W	70.74'

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DIST.
C32	2.85'	168.32'	0°58'09"	S89°30'55"W	2.85'
C33	21.99'	14.00'	90°00'00"	N45°00'00"W	19.80'
C34	21.99'	14.00'	90°00'00"	N45°00'00"E	19.80'
C35	100.53'	228.32'	25°13'39"	N77°23'10"E	99.72'
C36	19.71'	228.32'	4°56'55"	S67°14'48"W	19.71'
C37	67.69'	228.32'	16°59'06"	S78°12'49"W	67.44'
C38	13.13'	228.32'	3°17'38"	S88°21'11"W	13.12'
C39	23.66'	14.00'	96°49'15"	S66°49'02"E	20.94'
C40	112.14'	345.00'	18°37'23"	S9°05'43"E	111.64'
C41	21.94'	14.00'	89°47'02"	S45°06'29"W	19.76'
C42	26.90'	14.00'	110°04'42"	N34°57'39"W	22.95'
C43	92.16'	263.00'	20°04'42"	N10°02'21"E	91.69'
C44	38.32'	263.00'	8°20'53"	S4°10'27"W	38.29'
C45	53.84'	263.00'	11°43'48"	S14°12'48"W	53.75'
C46	21.55'	14.00'	88°11'23"	S45°54'18"W	19.48'
C47	22.04'	14.00'	90°12'58"	N44°53'31"W	19.84'
C48	94.18'	60.06'	89°50'23"	N45°08'10"E	84.82'
C49	21.16'	14.00'	86°34'46"	S46°38'36"E	19.20'
C50	25.24'	217.00'	6°39'50"	S1°31'18"E	25.22'
C51	21.03'	217.00'	5°33'08"	N2°04'39"W	21.02'
C52	21.38'	14.00'	87°30'44"	N46°14'38"W	19.36'
C53	74.55'	283.00'	15°05'39"	N82°27'11"W	74.34'
C54	175.12'	217.00'	46°14'21"	S81°58'28"W	170.41'
C55	228.39'	283.00'	46°14'21"	S81°58'28"W	222.24'
C56	140.87'	282.36'	28°35'09"	N73°07'54"E	139.42'
C57	87.52'	278.99'	17°58'22"	S83°47'25"E	87.16'
C58	57.17'	217.00'	15°05'39"	N82°27'11"W	57.00'
C59	92.16'	263.00'	20°04'42"	S10°02'21"E	91.69'
C60	52.94'	264.75'	11°27'26"	N14°19'50"W	52.85'
C61	39.22'	266.16'	8°26'37"	N4°14'49"W	39.19'

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DIST.
C62	21.99'	14.00'	90°00'00"	S45°00'00"E	19.80'
C63	204.62'	130.00'	90°11'03"	S44°54'29"E	184.14'
C64	25.91'	129.64'	11°27'14"	N84°17'21"W	25.87'
C65	15.01'	128.52'	6°41'28"	N75°16'15"W	15.00'
C66	61.23'	130.00'	26°59'03"	N58°28'17"W	60.66'
C67	60.25'	130.00'	26°33'21"	N31°42'05"W	59.72'
C68	42.22'	130.00'	18°36'27"	N9°07'11"W	42.03'
C69	10.89'	13.81'	45°10'23"	S22°15'45"E	10.61'
C70	179.91'	59.50'	173°14'35"	S42°05'47"W	118.79'
C71	35.41'	59.50'	34°05'52"	N27°28'34"W	34.89'
C72	57.48'	59.50'	55°20'52"	N17°14'48"E	55.27'
C73	62.57'	59.50'	60°14'50"	N75°02'39"E	59.72'
C74	24.46'	59.50'	23°33'01"	S63°03'26"E	24.28'
C78	23.15'	14.53'	91°15'37"	S45°44'30"E	20.78'
C79	22.78'	14.50'	90°00'00"	S45°00'00"W	20.51'
C80	110.18'	70.00'	90°11'03"	N44°54'29"W	99.15'
C81	109.73'	70.00'	89°48'57"	N45°05'31"E	98.84'

LOT AREA TABLE

LOT	SQ FT	ACRES
1	11765	0.270
2	10339	0.237
3	10339	0.237
4	10339	0.237
5	10339	0.237
6	10640	0.244
7	21524	0.494
8	10690	0.245
9	12186	0.280
10	8431	0.194
11	6995	0.161
12	7331	0.168
13	10894	0.250
14	12905	0.296
15	14310	0.329
16	12797	0.294
17	9935	0.228
18	8756	0.201
19	8157	0.187
20	7808	0.179
21	7795	0.179
22	11762	0.270
23	11462	0.263
24	7161	0.164
25	7236	0.166
26	6913	0.159
27	6951	0.160
28	6842	0.157
29	7234	0.166

LOT	SQ FT	ACRES
30	8828	0.203
31	6756	0.155
32	6962	0.160
33	7036	0.162
34	11182	0.257
35	11572	0.266
36	6600	0.152
37	6600	0.152
38	6600	0.152
39	6600	0.152
40	6602	0.152
41	6967	0.160
42	9908	0.227
43	7938	0.182
44	6900	0.158
45	6600	0.152
46	6600	0.152
47	6600	0.152
48	6803	0.156
49	6700	0.154
50	12802	0.294
51	6633	0.152
52	6633	0.152
53	6633	0.152
54	6633	0.152
55	7838	0.180
56	9961	0.229
57	9003	0.207
58	9000	0.207

LOT	SQ FT	ACRES
59	6601	0.152
60	6619	0.152
61	6650	0.153
62	11688	0.268
63	16487	0.379
64	14100	0.324
65	10686	0.245
66	9999	0.230
67	9933	0.228
68	13056	0.300
69	8606	0.198
70	6749	0.155
71	6743	0.155
72	7128	0.164
73	8041	0.185
74	10715	0.246
75	10692	0.246
76	7713	0.177
77	7856	0.180
78	12022	0.276
79	12609	0.289
80	12655	0.291
81	12353	0.284
82	13386	0.307
83	11152	0.256
84	6684	0.153
85	6684	0.153
86	7194	0.165
87	7236	0.166

LOT	SQ FT	ACRES
88	6714	0.154
89	6714	0.154
90	11214	0.257
OL 1	34894	0.801
OL 2	63054	1.448
OL 3	240420	5.519
OL 4	10187	0.234
OL 5	3011	0.069

SURVEYORS CERTIFICATE

I, BRADLEY TISDALE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF STOUGHTON, WISCONSIN, AND UNDER THE DIRECTION OF ELDON LAND DEVELOPMENT, LLC, MAGNOLIA MEADOWS HAS BEEN SURVEYED, DIVIDED, AND MAPPED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND IS PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWN 5 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8, THENCE N89°50'45"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, 1590.09 FEET TO THE POINT OF BEGINNING; THENCE N00°33'26"W, 255.01 FEET; THENCE S89°50'45"W, 255.47 FEET TO A POINT ON THE EASTERLY LINE OF CSM 11716, RECORDED IN VOL 71, P 327, AS DOC NO. 4176987; THENCE N00°08'05"E ALONG THE EASTERLY LINE OF SAID CSM 11716 AND CONTINUING ALONG THE EASTERLY LINE OF CSM 4722, RECORDED IN VOL 21 P 23 AS DOC NO. 1892619, 899.00 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF PARKER COLE ADDITION, RECORDED AS DOC NO. 5852905; THENCE S89°59'58E ALONG THE SOUTH LINE OF SAID PARKER COLE ADDITION AND CONTINUING ALONG THE SOUTH LINE OF LOT 2 OF CSM 8119, RECORDED IN VOL 43, P 221, AS, DOC NO. 2741455, 790.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE S00°37'54"W ALONG THE WESTERLY RIGHT-OF-WAY OF SOUTH PAGE STREET AS SHOWN ON SAID CSM 8119, 40.00 FEET TO A SOUTH CORNER OF SAID CSM 8119; THENCE S89°59'58"E ALONG THE SOUTH LINE OF SAID CSM 8119 AND CONTINUING ALONG THE SOUTH LINE OF CSM 8118, RECORDED IN VOL 43, P 218, AS DOC NO. 2741454, 525.20 FEET TO THE SOUTHEAST CORNER OF SAID CSM 8118; THENCE N00°24'48"W ALONG THE EAST LINE OF SAID CSM 8118, 20.00 FEET; THENCE S89°59'58"E, 172.75 FEET TO THE CENTERLINE OF TAYLOR LANE; THENCE 168.63 FEET ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 786.20 FEET AND A CHORD WHICH BEARS S24°12'47"E, 168.30 FEET; THENCE S30°21'26"E, 407.34 FEET; THENCE S59°16'57"W, 247.92 FEET TO A NORTH CORNER OF CSM 15888, RECORDED IN VOL 116, P 122, AS DOC NO. 5799972; THENCE S80°54'48"W ALONG THE NORTHERLY LINE OF SAID CSM 15888, 137.98 FEET, THENCE S00°10'56"W ALONG THE WEST LINE OF SAID CSM 15888, 477.25 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE N89°49'05"W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, 82.63 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 8; THENCE S89°50'45"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, 1072.96 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,675,642 SQUARE FEET OR 38.467 ACRES MORE OR LESS TOTAL AND 1,601,178 SQUARE FEET OR 36.758 ACRES MORE OR LESS MINUS RIGHT-OF-WAY.

DATED THIS 29 DAY OF AUGUST, 2022

BRADLEY L. TISDALE
PROFESSIONAL LAND SURVEYOR #S-2824

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

ORDINANCE OF THE COMMON COUNCIL			
Amending Sections 66-904 (8) of the Stoughton Municipal Code			
Committee Action:	Public Works Committee recommends approval 4 - 0		
Fiscal Impact:	None		
File Number:	O-7 - 2021	**First Reading:**	March 9, 2021
		Second Reading:	March 23, 2021

The Common Council of the City of Stoughton do ordain as follows:

Sec. 66-904. - Range of required improvements.

(8) *Stormwater drainage facilities.* Whenever in the opinion of the director of planning and development upon consultation with the city contract engineer there is within reasonable distance a storm sewer main, the subdivision or planned unit development shall be provided with a complete stormwater management system which shall connect with such main. If the subdivision or planned unit development is traversed by any watercourse or channel, stream or creek, either live or dry, the subdivider shall dedicate a right-of-way for storm drainage purposes conforming substantially with the lines of such natural watercourse or channel, stream or creek or, at the developer's option, subject to the approval of the plan commission and the public works committee, provide adequate storm drains or other means for the handling of storm flow from and through his property and including the conveyance thereof. In general, the entire stormwater management systems and the disposal of stormwater shall be planned and built to meet the approval of the director of planning and development upon consultation with the city contract engineer.

Aesthetics shall be taken into consideration in the design of stormwater detention basins. Curvilinear rather than rectangular shaped basins shall be used wherever possible. Exposed rip-rap shall be kept to a minimum. More extensive areas of rip-rap should be covered with a thin layer of topsoil, turf reinforcement, and sod or be covered by water. Fieldstone shall be used for rip-rap wherever possible to provide a more natural appearance. Structures shall be flush with the ground surface whenever possible. Outlet control structures shall be designed to blend into the side slopes of the basin rather than being exposed in the bottom of the basin. A landscaping plan with a minimum of one tree or substantial bush cluster per detention basin side or per 100 feet of the perimeter, whichever provides more plantings, is required. A minimum of 10 feet of level surface between the top of the detention basin slope and adjacent properties is desired.

The subdivider shall, at its own cost, construct curbs and gutters, catch basins and inlets, storm sewers, road ditches and open channel drainageways as may be required by the city. All such facilities are to be of adequate size and grade to hydraulically accommodate maximum potential volumes of flow; the type of facility required, the design criteria and the sizes and grades to be determined, to present no hazard to life or property; and the size, type and installation of all stormwater drains and wastewater or sanitary sewers proposed to be constructed, shall be in accordance with the stormwater management plan and the plans and standards specifications

approved by the director of planning and development upon consultation with the city contract engineer. Curb and gutter installation may be delayed pursuant to subsection (4). Where such installations are delayed, the stormwater to be conveyed by the curb and gutter management system shall be maintained by the city at the expense of the developer.

Subdividers shall refer to the official map for site-specific standards related to the requirements of this section.

This ordinance shall be in full force and effect from and after its date of publication.

Dates

Council Adopted: 3-23-21

Mayor Approved: 3-23-21

Published: 4-1-21

Attest: 3-23-21

Tim Swadley, Mayor

Holly Licht, City Clerk

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

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RODNEY J. SCHEEL
DIRECTOR

Date: February 11, 2021

To: Public Works Committee

From: Rodney J. Scheel
Director of Planning & Development

Subject: Stormwater Pond Aesthetics

The Public Works Committee has requested changes to the City regulations regarding the aesthetics of large stormwater basins. We have prepared draft language to begin the discussion. It is modeled off regulations in Kenosha.

If you have any questions, please contact me.

Sec. 66-904. - Range of required improvements.

The following set of improvements shall be constructed within subdivisions or condominium plats within the corporate limits of the city, to the specifications provided:

(1) *Survey monuments.* The subdivider or condominium developer shall install survey monuments placed in accordance with the requirements of Section 236.15, Wisconsin Statutes, and as the director of planning and development may require.

(2) *Street grading.* After the installation of temporary block corner monuments the subdivider or condominium developer shall grade all streets proposed to be dedicated in accordance with standard specifications approved by the city. The subdivider or condominium developer shall grade the roadbeds in the street rights-of-way to subgrade.

(3) *Street surfacing.* After the installation of all utility and stormwater drainage improvements, including necessary lateral connections, the subdivider or condominium developer shall surface all roadways in streets proposed to be dedicated to the widths prescribed by subsection 66-706. The surfacing shall be done in accordance with standard specifications approved by the city.

(4) *Curb and gutter.* Within one year after the installation of all utility and stormwater drainage improvements including necessary lateral connections, the subdivider or condominium developer shall construct a 30-inch barrier concrete curb and gutter at pavement edges in accordance with standard specifications approved by the city. This requirement may be waived at the discretion of the city in areas designated for permanent rural use as reflected in the city's comprehensive plan. Wherever possible, provisions shall be made at the time of construction for driveway access curb cuts. The breaking or cutting of curbs will only be allowed for driveway aprons.

(5) *Sidewalks and multiuse paths.* Concrete sidewalks shall be a minimum of five feet in width, and shall be required in accordance with the requirements of section 66-712. The construction of all required sidewalks, walkways, and multiuse paths shall be in accordance with standard specifications approved by the city.

Subdividers shall refer to the official map for site-specific standards related to the requirements of this section.

(6) *Public sanitary sewerage systems.* The subdivider or condominium developer shall construct sanitary sewers in such a manner as to make adequate sanitary sewerage service available to each lot within the subdivision or condominium plat. The size, type, depth, minimum grade, and installation of all sanitary sewers proposed to be constructed shall be in accordance with standard specifications approved by the utilities director. The subdivider shall assume the cost of installing all wastewater or sanitary sewers 12 inches in diameter or less in size. Proposed sanitary sewer lines shall extend to the boundary lines of the tract being subdivided unless prevented by topography or other physical conditions or unless, upon consultation with the city contract engineer, such extension is not necessary or desirable for the coordination of the layout of the subdivision or condominium plat or for the advantageous development of the adjacent tracts. The minimum depth at the boundary lines shall be as proscribed by the utilities director. The subdivider or condominium developer shall install and complete the installation of sewer laterals to the street lot line prior to any paving, curbing or sidewalk construction. The subdivider or condominium developer shall assume the cost of installing all sanitary sewers

(7) *Private sewage disposal systems.* If public sewer facilities are not available, the subdivider or condominium developer shall make provision for adequate private sewage disposal systems. If at the time of final platting, sanitary sewer facilities are not available to the subdivision or condominium plat, but will become available within a period of five years from the date of recording, the subdivider or condominium developer shall install or cause to be installed sanitary sewers and sewer laterals to the street lot line in accordance with this section and shall cap all laterals as may be specified by standard specifications approved by the utilities director.

(8) *Stormwater drainage facilities.* Whenever in the opinion of the director of planning and development upon consultation with the city contract engineer there is within reasonable distance a storm sewer main, the subdivision or planned unit development shall be provided with a complete stormwater management system which shall connect with such main. If the subdivision or planned unit development is traversed by any watercourse or channel, stream or creek, either live or dry, the subdivider shall dedicate a right-of-way for storm drainage purposes conforming substantially with the lines of such natural watercourse or channel, stream or creek or, at the developer's option, subject to the approval of the plan commission and the public works committee, provide adequate storm drains or other means for the handling of storm flow from and through his property and including the conveyance thereof. In general, the entire stormwater management systems and the disposal of stormwater shall be planned and built to meet the approval of the director of planning and development upon consultation with the city contract engineer.

Aesthetics shall be taken into consideration in the design of stormwater detention basins. Curvilinear rather than rectangular shaped basins shall be used wherever possible. Exposed rip-rap shall be kept to a minimum. More extensive areas of rip-rap should be covered with a thin layer of topsoil, turf reinforcement, and sod or be covered by water. Fieldstone shall be used for rip-rap wherever possible to provide a more natural appearance. Structures shall be flush with the ground surface whenever possible. Outlet control structures shall be designed to blend into the side slopes of the basin rather than being exposed in the bottom of the basin. A landscaping plan with a minimum of one tree or substantial bush cluster per detention basin side or per 100 feet of the perimeter, whichever provides more plantings, is required. A minimum of 10 feet of level surface between the top of the detention basin slope and adjacent properties is desired.

The subdivider shall, at its own cost, construct curbs and gutters, catch basins and inlets, storm sewers, road ditches and open channel drainageways as may be required by the city. All such facilities are to be of adequate size and grade to hydraulically accommodate maximum potential volumes of flow; the type of facility required, the design criteria and the sizes and grades to be determined, to present no hazard to life or property; and the size, type and installation of all stormwater drains and wastewater or sanitary sewers proposed to be constructed, shall be in accordance with the stormwater management plan and the plans and standards specifications approved by the director of planning and development upon consultation with the city contract engineer. Curb and gutter installation may be delayed pursuant to subsection (4). Where such installations are delayed, the stormwater to be conveyed by the curb and gutter management system shall be maintained by the city at the expense of the developer.

Subdividers shall refer to the official map for site-specific standards related to the requirements of this section.

(9) *Public water supply facilities.* The subdivider or condominium developer shall construct water mains in such a manner as to make adequate water service available to each lot within the subdivision or condominium plat. The subdivider shall assume the cost of installing all water mains 12 inches in diameter or less in size. Proposed water supply lines shall extend to the boundary lines of the tract being subdivided unless prevented by topography or other physical conditions or unless, in the opinion of the utilities director, such extension is not necessary or desirable for the coordination of the layout of the subdivision or condominium plat or for the advantageous development of the adjacent tracts. If public water service is not available, the subdivider or condominium developer shall make provision for adequate private water systems as specified by the city, state, county and/or town. The subdivider or condominium developer shall install and complete the installation of all required water laterals to the street lot line prior to any paving, curbing or sidewalk construction.

(10) *Other utilities.* The subdivider or condominium developer shall cause gas, electrical power, telephone, cable television, and other telecommunications facilities to be installed in such a

manner as to make adequate service available to each lot in the subdivision or condominium plat. No such utility service shall be located on overhead poles. All installations must be underground. Plans indicating the proposed location of all utilities required to serve the plat shall be approved by the city.

(11) *Street lights.* The subdivider shall fund the installation of street lights along all streets proposed to be dedicated of a design compatible with the neighborhood, the type of development proposed, and city maintenance costs, as approved by the utilities director. Such lights shall be placed at each street intersection and at such interior block spacing as may be required by the utilities director.

(12) *Street signs.* The city shall install at the intersection of all streets proposed to be dedicated a street name sign of a design specified by the city. The city shall also install regulatory signs along all streets as necessary. The subdivider or condominium developer shall be responsible for reimbursing the city for all costs associated with the purchase and installation of required street name and regulatory signs.

(13) *Terrace trees.* The developer shall install or pay a fee to fund the installation of terrace trees. The number of required trees shall be determined using the methodology in section 10-2(5) of this Code. If the developer elects to install the required terrace trees, such installation shall be done in accordance with a tree planting plan approved by the public works director or their designee. The tree planting plan shall specify the number, species and location of required trees. If the developer elects to pay a fee to fund the installation of terrace trees, the fee shall be calculated using the methodology in section 10-2(6) of this Code.

(14) *Driveways.* Where driveways are to be provided, a concrete apron from all property lines to the pavement edge of adjacent streets shall be installed and shall otherwise comply with the applicable requirements of the city's municipal code.

(Ord. No. 0-7-09, 6-23-2009; Ord. No. 0-8-2016, 5-24-2016; Ord. No. 0-5-2018, § 2, 2-13-2018)

Public Works Committee
Thursday, September 17, 2020
(Virtual Meeting)

Members Present: Tom Majewski, Sid Boersma, Fred Hundt and Mayor Swadley

Absent/Excused: Lisa Reeves

Staff: Public Works Director Brett Hebert and Vickie Erdahl

Guests:

Call to Order: *Majewski* called the meeting to order at 6:10 PM

1) Communications: *Hebert* reported:

- No large increases were requested in the 2021 Public Works Operating Budget, however, an additional $3,000 increase was requested for tree planting infill since there is no more funds in the EAB account.
- A staff position for an Equipment Operator was requested for the Parks Department

2) Approve August 20, 2020 Meeting Minutes: Motion by Boersma seconded by Hundt to approve the minutes. Motion carried 3-0.

Old Business:

3) Review Rollout of Curbside E-waste Program:

The Public Works Committee approved the program for e-waste to be part of the bulk pick up for the City and will now be discussed at Council. The electronic pick up can occur twice a year in place of a regular monthly bulk pick up and must be called in to schedule.

The program will begin on January 1, 2021 at a charge of $6.00/yr. or .50 cents per resident which will be put on the tax roll.

New Business:

4) Review Council Goals Pertaining to Public Works: Committee reviewed with the goals from the City Council for 2020. Staff will provide responses to various items pertaining to Public Works and Planning. Several items were discussed in greater detail see item #'s 5 & 6.

5) Approve the Director of Public Works or Their Designee to Apply for the DNR Urban Forestry Projects Grant to Purchase Trees to Distribute to Residents to Replace Ash Trees on Their Property that were removed due to the Emerald Ash Borer:

Hundt addressed the committee regarding the grant in which 40 bare root trees will be purchased and placed in a gravel bed. In the fall of 2021 these trees will be given to city residents who have had to remove ash trees on private property to restore canopy coverage.

DRAFT

The funds will be spent from the Tree Commission Donation Fund. Total Cost of the project of $4,144.60 with half of that cost being reimbursed back to the city by the DNR upon completion. The city's share of the project is $2,072.30 with $1,344.60 of that cost being covered by staff and volunteer time. Therefore, the city portion of the project is $727.70. This cost will be borne by the Tree Commission Budget, which currently has in excess of $4,800 in that account.

The grant needs to be submitted by October 1, 2020 to be considered.

Motion by Hundt and seconded by Boersma to move forward with the process and submit the application for the 2021 Grant to the Department of Natural Resources Grant.

Motion carried 4-0 with the Mayor voting yes.

6) **Discuss the creation of a storm water basin design standard:** *Majewski* would like a storm water basin design standard/ordinance developed for the city stating that he would like the shape and esthetics of the basins to be more natural.

Scheel stated that the DNR has standards and design criteria in place that could be reviewed. *Hebert* stated that the committee should also consider and discuss the maintenance after installation.

Committee members will research topography and designs for basins and bring the information to a future meeting.

7) **Discussion on the Minimum Terrace Widths for New Developments**: *Majewski* would like a review of the right-of-way standards and minimum terrace widths. *Scheel* stated that the standards were updated in 2009 and in newer subdivisions the terrace widths are substantially larger along and remember there is a lot of competition for the right-of-way.

A suggestion made was that when designing a new subdivision, terrace widths be determined by what category the road is (i.e. main or collector street) and a width that can support the urban forest.

8) **Discussion Pertaining to the DOT Inspection of the Jefferson St Pedestrian Bridge:** *Hebert* stated that as of September 17, 2020 the bridge had been closed until further notice as the State had deemed the bridge structurally unsafe. The annual inspection report should be received by next week. At that point Strand can develop a design and costs to either remove or repair the bridge. *Hebert* will bring the costs to the committee when available.

The bridge was already in the CIP budget for 2021 to remove or replace. *Mayor Swadley* stated that a federal grant had been applied for, however, we did not receive the grant –

- should we apply again in 2021 and put off making a decision for another year?
- Is the bridge even worth repairing?
- Remove and not replace? *Majewski* stated that the last time this issue was brought up, a lot of people showed up at the public meeting in support of keeping the bridge
- Get data on usage of the bridge and other similar structures
- Look at another type of grant through the DNR

9) **Future Agenda Items:** Storm Water Basins, Pedestrian Bridge and Terrace Widths

DRAFT

10) <u>Adjourn:</u> Motion to adjourn by Majewski, seconded by Hundt to adjourn the meeting at 6:52 pm. Motion carried 3-0. Respectfully submitted by Vickie Erdahl

DRAFT

Public Works Committee
Thursday, January 19th, 2023
(Hybrid Meeting)

Members Present: Tom Majewski, Jean Ligocki, Kay Rashka, Fred Hundt, Jeffrey Bartzen and Mayor Swadley

Absent/Excused: Rachel Venegas

Staff: Public Works Director Brett Hebert, Planning Director Rodney Scheel

Guests:

Call to Order: *Majewski* called the meeting to order at 6:01 PM

1) Communications:

- *Director Hebert* presented a breakdown of snow totals for the last four years. We are averaging 21.75 snow events, 44 inches of snow and using 522.5 tons of salt

2) Approve December 15th, 2022 Meeting Minutes: Motion by Hundt to approve the minutes and seconded by Ligocki. Motion carried 5-0.

3) Old Business: Discuss and Possible Approval of Public Stormwater Basin Design Language:

Director Scheel presented the current ordinance and highlighted the area that was modified in 2021 along with the suggested language provided by *Majewski.* Discussion was had of how and where to insert the new language; in which everyone was in favor for. *Hundt* proposed the new verbiage of "*Basins shall be designed to appear as a naturally formed body of water with irregular and imperfect flowing shoreline with curving appearance and no angular or geometric shapes"* to be inserted after the first sentence of the current ordinance. *Bartzen* also suggested to put in specifics; "For example; no perfectly symmetrical circles, ovals, rectangles or squares"

Motion to accept the proposed new language to go to Council for approval, seconded by Ligocki. Motion carried 5-0

New Business:

4) Review and Approve Cost Allocation Framework for Joint Street and Utility Projects:

Director Hebert presented a breakdown of upcoming joint street construction projects that he, *Scheel* and *Jill Weiss* (Utility Director) have been working on for the last few months. The framework specifies which department would be financially responsible for each project.

Motion by Hundt to approve and bring to Council for approval, seconded by Majewski. Motion carried 5-0

5) <u>2023 Street Construction Project Overview:</u>

a) Jackson St – Path vs Sidewalk Replacement

Director Scheel presented areas to take into consideration for this project as well as a breakdown of estimate cost for asphalt ($169,910) vs concrete ($186,160). It was found that concrete would be about $16,000 more than asphalt however, it was pointed out it concrete would potentially last 10-15 years longer that asphalt if installed properly. If the shared-use path is not installed, the estimated cost to replace defective sidewalk in area proposed for the shared-use path is $65,000. ***The committee supports moving forward with a concrete shared-use path on the south side of Jackson Street from USH 51 to Silverado Drive.*** This compliment the 2023 shared-use path project that will extend along the west side of Paradise Pond from Jackson Street north to the 51 West Development.

b) Kensington Square – Sidewalk Infill

Director Scheel reported this year's project will include infilling sidewalk on the west side of Kensington Square north of Jackson Street. There is one parcel that is missing sidewalk and this infill will connect existing sidewalk on both ends.

c) Bickley Ct

Director Scheel presented the plan from Strand along with current pictures of the area showing there currently is no sidewalk in place now; with the exception of an area that has a sidewalk that does not connect or lead anywhere. He explained that they could taper the driveways to create a better apron instead of putting in sidewalks since there is very little pedestrian traffic in this area. ***The committee supports moving forward without provisions for sidewalks to be installed now or in the future on Bickley Court. This will allow driveway aprons to be installed without sidewalk installed through them. Also, the small existing sidewalk sections will be removed.***

c) Miscellaneous Design Items

Director Scheel went over the preliminary design layout for the S. Fourth St reconstruction project, which is part of the BIL grant program, from Milwaukee St to Isham. A 10-foot-wide multi-use path is slated to be included in the project on the west side of the road. The committee discussed removing the existing intermittent sections of sidewalk on the east side of the road. ***The committee supports moving forward with the project design that will remove the existing sidewalk on the east side of South Fourth Street south of Mandt Parkway and reducing the street width to 33 feet south of Mandt Parkway and 39 feet north of Mandt Parkway.***

d) Construction Project Open House

Director Scheel stated a direct mailer is going out this week and the Open House will take place January 30th at 6:00pm at the Fire Department.

6) <u>Norse Park Playground Design Ideas:</u>

Director Hebert presented a design guide to replace the current playground. The idea of a Nordic/Viking theme with ideas of a Viking ship, swings nautical climbing structure along with ADA sensory features were sent to vendors for proposals.

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7) <u>Future Agenda Items:</u>

8) <u>Adjourn:</u> Motion to adjourn by Ligocki, seconded by Rashka to adjourn the meeting at 7:10pm pm. Motion carried 5-0

Respectfully submitted by Jen Wagner 1/20/2023

DRAFT

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

ORDINANCE OF THE COMMON COUNCIL			
Amending Sections 66-904 (8) of the Stoughton Municipal Code			
Committee Action:	Public Works Committee recommends approval 6 - 0		
Fiscal Impact:	None		
File Number:	O - - 2023	**Date Introduced:**	February 14, 2023

The Common Council of the City of Stoughton do ordain as follows:

Sec. 66-904. - Range of required improvements.

(8) *Stormwater drainage facilities.* Whenever in the opinion of the director of planning and development upon consultation with the city contract engineer there is within reasonable distance a storm sewer main, the subdivision or planned unit development shall be provided with a complete stormwater management system which shall connect with such main. If the subdivision or planned unit development is traversed by any watercourse or channel, stream or creek, either live or dry, the subdivider shall dedicate a right-of-way for storm drainage purposes conforming substantially with the lines of such natural watercourse or channel, stream or creek or, at the developer's option, subject to the approval of the plan commission and the public works committee, provide adequate storm drains or other means for the handling of storm flow from and through his property and including the conveyance thereof. In general, the entire stormwater management systems and the disposal of stormwater shall be planned and built to meet the approval of the director of planning and development upon consultation with the city contract engineer.

Aesthetics shall be taken into consideration in the design of stormwater detention "wet" basins, with the goal of appearing more as a naturally formed than as engineered. Wet basins shall have an irregular, curving appearance at the permanent pool elevation (see Exhibit 8A), while the top edge of the basin may generally follow straight lines, with the result that the side slopes of the basin between those elevations will vary around the basin. Basin corners at the top edge shall have a typical minimum radius of 25 feet, if attainable, but not less than 10-foot radius. The distance between the top of the containment/embankment and the property line shall vary. The landscaping plan for wet basins shall include a mix of trees and shrub clusters (3 or more per cluster) totaling 15 landscaping points (following Sec. 78.603) per detention basin side or per 100 feet of pond perimeter, whichever provides more plantings, however trees shall be located such that the tree canopy at maturity will remain outside the top edge of the basin to prevent root damage to the basin.

Deleted: *Basins shall be designed to appear as a naturally formed body of water with irregular and imperfect flowing shoreline with curving appearance and no angular or geometric shapes. (For example, no perfectly symmetrical circles, ovals, rectangles or squares.)*

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Deleted: Curvilinear rather than rectangular shaped basins shall be used wherever possible. Exposed rip-rap shall be kept to a minimum. More extensive areas of rip-rap should be covered with a thin layer of topsoil, turf reinforcement, and sod or be covered by water. Fieldstone shall be used for rip-rap wherever possible to provide a more natural appearance. Structures shall be flush with the ground surface whenever possible. Outlet control structures shall be designed to blend into the side slopes of the basin rather than being exposed in the bottom of the basin. A landscaping plan with a minimum of one tree or substantial bush cluster per detention basin side or per 100 feet of the perimeter, whichever provides more plantings, is required. A minimum of 10 feet of level surface between the top of the detention basin slope and adjacent properties is desired.

Exhibit 8A. Conceptual Typical Section
(Source: Wisconsin DNR Wet Detention Pond Technical Standards)

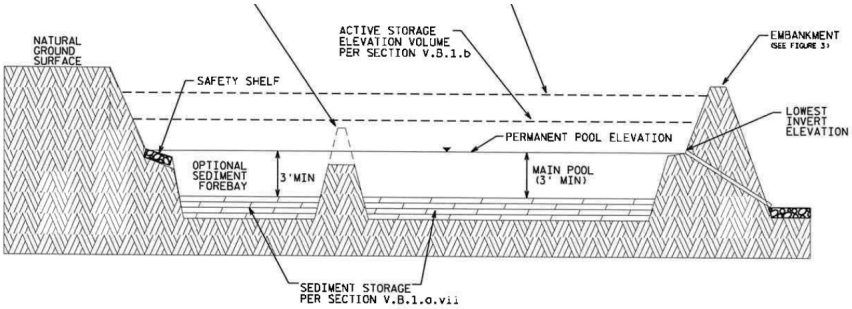
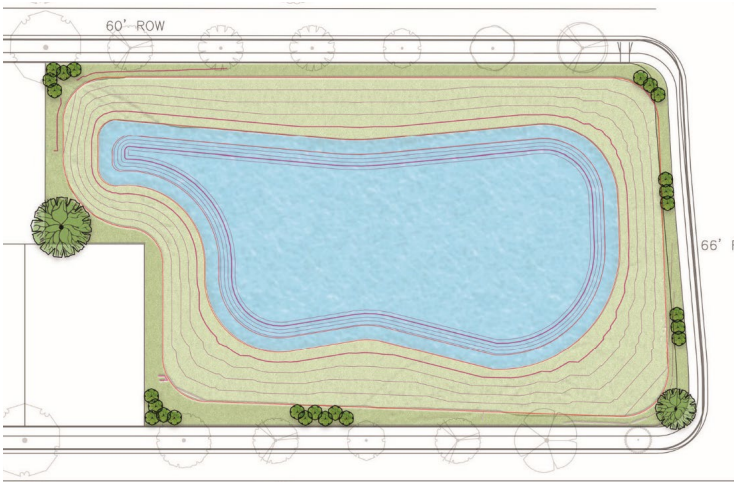


Exhibit 8B. Conceptual Design



The subdivider shall, at its own cost, construct curbs and gutters, catch basins and inlets, storm sewers, road ditches and open channel drainageways as may be required by the city. All such facilities are to be of adequate size and grade to hydraulically accommodate maximum potential volumes of flow; the type of facility required, the design criteria and the sizes and grades to be determined, to present no hazard to life or property; and the size, type and installation of all stormwater drains and wastewater or sanitary sewers proposed to be constructed, shall be in accordance with the stormwater management plan and the plans and standards specifications approved by the director of planning and development upon consultation with the city contract engineer. Curb and gutter installation may be delayed pursuant to subsection (4). Where such installations are delayed, the stormwater to be conveyed by the curb and gutter management system shall be maintained by the city at the expense of the developer.

Subdividers shall refer to the official map for site-specific standards related to the requirements of this section.

This ordinance shall be in full force and effect from and after its date of publication.

Dates

Council Adopted:_____

Mayor Approved: _____ _____
Tim Swadley, Mayor

Published:_____

Attest:_____ _____
Candee Christen, City Clerk