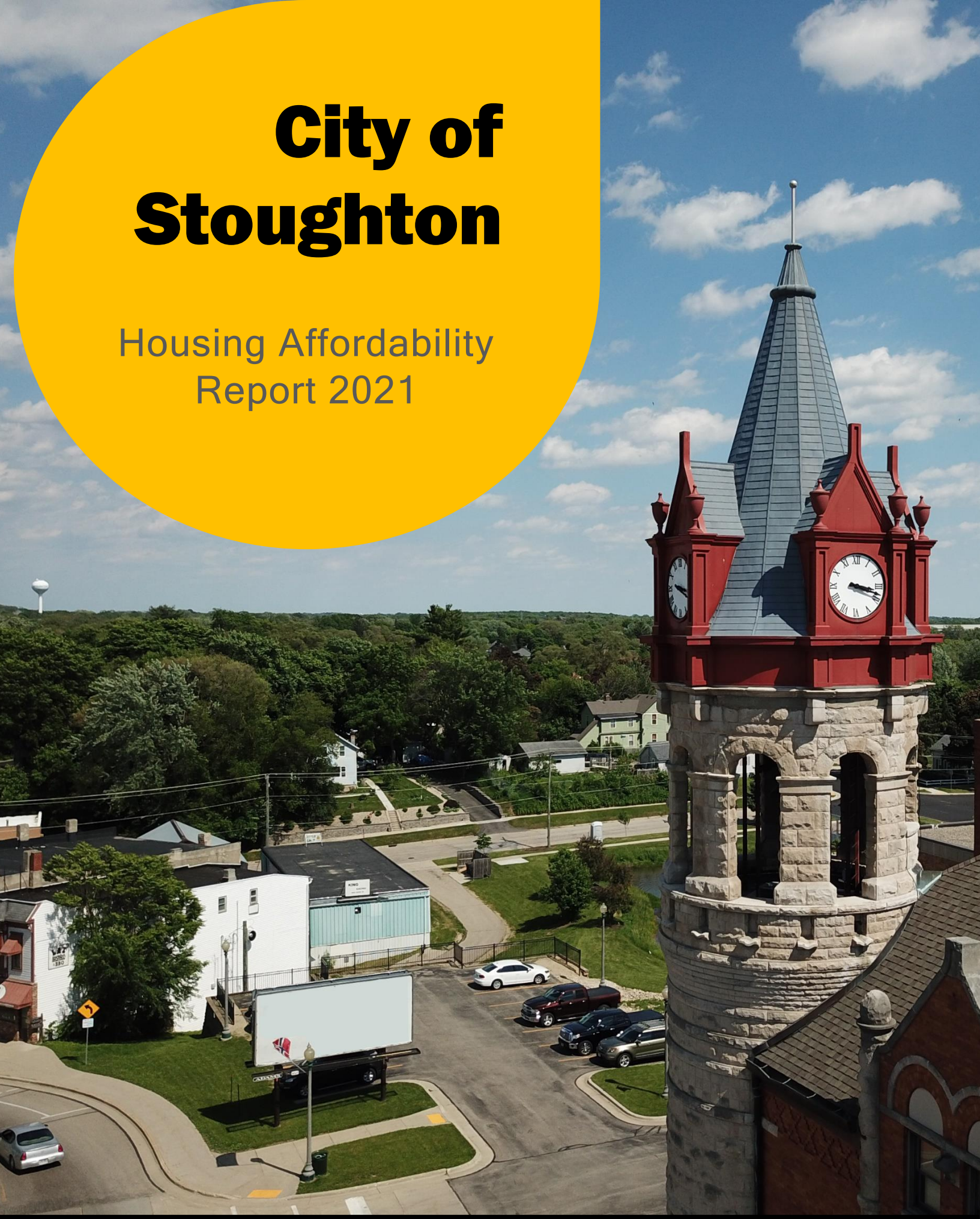
City of Stoughton

Housing Affordability Report 2021



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INTRODUCTION

The City of Stoughton 2021 Housing Affordability Report was created and published to comply with the requirements outlined in Wisconsin Statute Section 66.10013. This legislation requires that a housing affordability report include the following elements:

1) The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.

2) The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.

3) A list and map of undeveloped parcels in the municipality that are zoned for residential development.

4) A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment.

5) An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures and the financial impact each regulation has on the cost of each new subdivision.

6) Identification of ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to meet existing and forecasted housing demand, and reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.

The City of Stoughton 2021 Housing Affordability Report is organized into ten sections containing all of the required elements listed above, and is intended to serve as an outline of the implementation of the housing element in the City's Comprehensive Plan, which was last updated in 2019.

RESIDENTIAL UNIT PERMIT DATA

Reported data required by Wisconsin Statute Sections 66.10013 (2)(a) and 66.10013 (2)(b)

This section is dedicated to reporting the City's 2021 residential unit permit data and historical trends. The following permit data is provided by records maintained by the City of Stoughton Planning and Development Department, and represents the calendar year of January 1, 2021 - December 31, 2021.

Permit Applications in 2021:

Subdivision Plats: 8

Certified Survey Maps: 7

Condominium Plats: 0

Total Building Permits: 1658*

**includes new construction, remodeling, and zoning*

Number of New Residential Dwelling Units Approved in Permits Listed Above: 37

As shown above, the City approved permits for 37 new residential dwelling units in 2021. Of the 37 units, 17 units were single-family dwellings, 12 units were 2 family dwellings (6 duplexes), and 8 units were multifamily apartments.

Tables 1a, 1b, and Figure 1 demonstrate the City's housing unit trends from 2000-2021. The City added about 158 new housing units per year from 1990 to 2000. This rate slowed to about 53 units per year from 2004 to 2007, and it dropped off sharply after the housing market crash, with an average of 17 units built per year between 2008 and 2016. The rate of housing development has started to rebound in the last several years, congruent with the forecasted demand in the City's Comprehensive Plan. There was an average of 71 units built per year between 2017 and 2021. Kettle Park Senior Living contributed to a large increase in units in 2018. Kettle Park Senior Living consists of 79 residential care apartments (RCAC) and 21 community based residential units (CBRF).

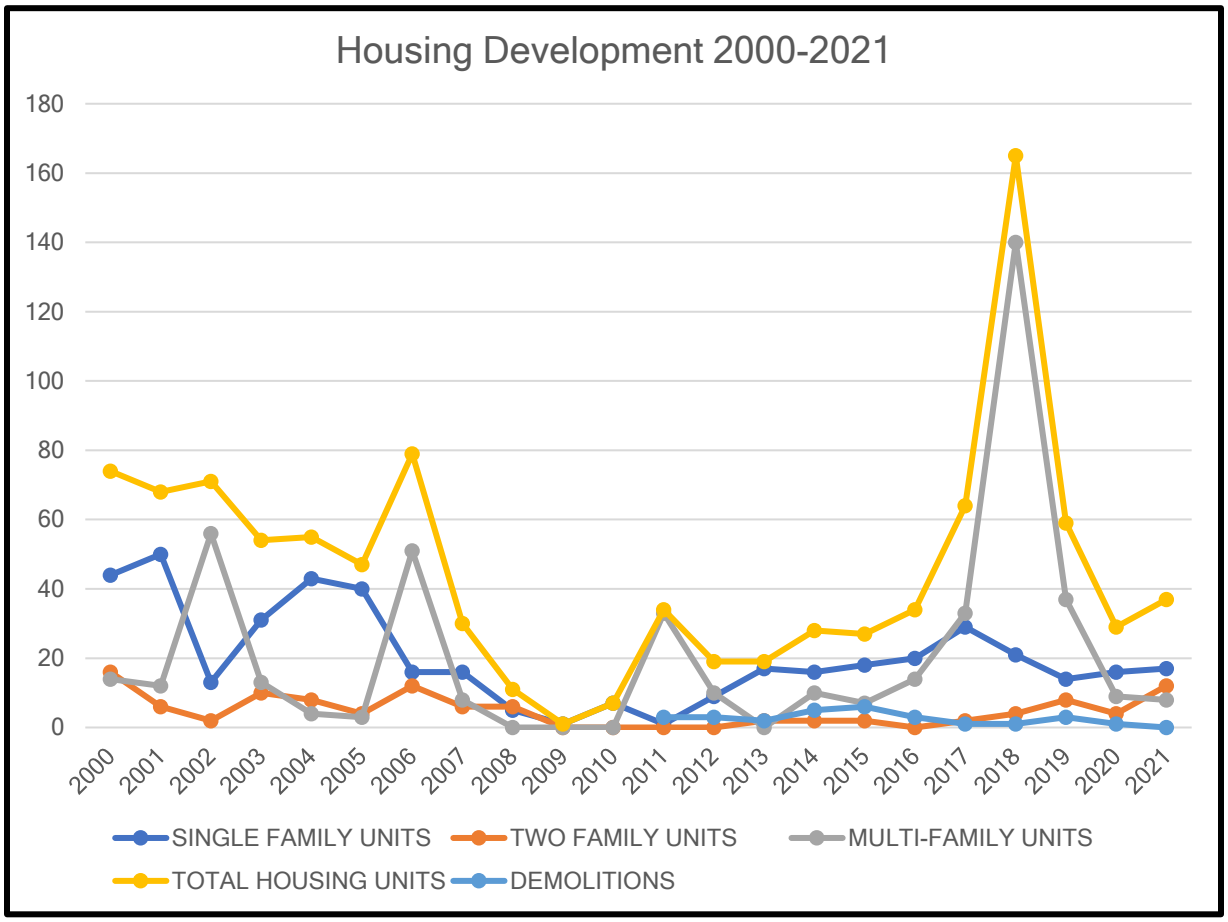
TABLE 1a

City of Stoughton Housing Development 2000-2009										
DWELLING UNIT TYPE	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
SINGLE FAMILY UNITS	44	50	13	31	43	40	16	16	5	1
TWO FAMILY UNITS	16	6	2	10	8	4	12	6	6	0
MULTI-FAMILY UNITS	14	12	56	13	4	3	51	8	0	0
TOTAL HOUSING UNITS	**74**	**68**	**71**	**54**	**55**	**47**	**79**	**30**	**11**	**1**

TABLE 1b

City of Stoughton Housing Development 2010-2021												
DWELLING UNIT TYPE	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
SINGLE FAMILY UNITS	7	1	9	17	16	18	20	29	21	14	16	17
TWO FAMILY UNITS	0	0	0	2	2	2	0	2	4	8	4	12
MULTI-FAMILY UNITS	0	33	10	0	10	7	14	33	140	37	9	8
TOTAL HOUSING UNITS	**7**	**34**	**19**	**19**	**28**	**27**	**34**	**64**	**165**	**59**	**29**	**37**
DEMOLITIONS		3	3	2	5	6	3	1	1	3	1	0

FIGURE 1



RESIDENTIAL PARCEL DATA

Reported data required by State of Wisconsin Statute 66.10013 (2)(c) and 66.10013 (2)(d)

This section is dedicated to listing undeveloped parcels zoned for residential development, as well as undeveloped parcels suitable for, but not zoned for, residential development in the City. Tables 2a and 2b provide a summary of available parcels meeting the criteria above. Appendix A and B provide detailed lists of the corresponding parcels and zoning classes as well as maps of the referenced parcels. The data is current as of December 10, 2021.

There are a total of 310 undeveloped parcels zoned for residential development in the City of Stoughton. The available parcels represent a wide range of sizes, locations, and zoning classifications to allow for moderate residential growth, with a variety of housing types, densities, arrangements, and costs. The available parcels are aligned with the housing goals, objectives and policies outlined in the City's Comprehensive Plan.

According to the Future Land Use Map in the City's Comprehensive Plan, there are 17 undeveloped parcels which may be suitable for but are not zoned for residential development. The available parcels are currently zoned for RH-rural holding or PB-planned business. Availability of public facilities and services such as water, sewer, gas, and electric are noted in Appendix B. The available parcels provide an opportunity to support infill and new development to help diversify the community housing supply, aligning with the housing goals and objectives outlined in the City's Comprehensive Plan.

TABLE 2a

Undeveloped Parcels Zoned for Residential Development

Grand Total: 310

Improved

SR-4 Single Family: 32

SR-5 Single Family: 29

SR-6 Single Family: 9

TR-6 Two Family: 6

MR-10 Multi-Family: 3

PD Planned Development: 40

Not Improved

SR-4 Single Family: 41

SR-5 Single Family: 59

SR-6 Single Family: 5

TR-6 Two Family: 7

PD Planned Development: 79

**Not improved means there is no street frontage and/or the land has not been platted.*

TABLE 2b

Undeveloped Parcels Suitable for but not Zoned for Residential Development

Grand Total: 17

RH Rural Holding: 15

PB Planned Business: 2

Key:	*Single Family Residential*	*Zoning Classes: SR-3, SR-4, SR-5, and SR-6*
	Two Family Residential	*Zoning Class: TR-6*
	Multi-Family Residential	*Zoning Classes: MR-10 and MR-24*
	Planned Development	*Zoning Class: PD*
	Rural Holding	*Zoning Class: RH*
	Planned Business	*Zoning Class: PB*

ANALYSIS OF RESIDENTIAL DEVELOPMENT REGULATIONS

Analysis required by State of Wisconsin Statute 66.10013 (2)(e)

This section is dedicated to outlining the City's residential development regulations including land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. Included is an analysis of the financial impact these regulations have on the cost of a new subdivision, and identification of possible modifications to better meet forecasted housing demand and reduce the time and cost necessary to approve and develop new residential subdivisions by twenty percent.

The City of Stoughton Municipal Code of Ordinances outlines the residential development regulations in place, including land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. While these regulations have a financial impact on the cost of a new subdivision, they serve to promote growth that is aligned with the housing goals outlined in the City's Comprehensive Plan.

Land Use Controls

Land use controls are implemented to direct the development of property within the City to support the housing goals outlined in the City's Comprehensive Plan. Section 78-206 (1) of the City of Stoughton Municipal Code outlines the residential land uses in the City. This ordinance section is included in Appendix C. Various housing types and densities are allowable throughout the City.

As a strategy to increase housing choices and create a diverse housing stock, the City allows various housing types and densities. Single family dwellings are permitted in all residential districts in the City (SR-4, SR-5, SR-6, TR-6, MR-10, MR-24, PD). The SR-6 single family lots can be as narrow as 40 feet in width and as small as 4,000 square feet in area. The PD Planned Development district offers flexibility with lot sizes. The City also provides opportunity for multi-unit housing including duplexes, two flats, triplexes, quads, townhouses, and boarding houses. Two family dwellings are permitted in the following zoning districts, TR-6, MR-10, MR-24 and PD. Duplex lots can be as narrow as 80 feet in width and as small as 10,000 sf in area. A zero lot line or twin home is also allowed which splits a duplex lot in half by separate parcels. Two flats are allowable as a conditional use and are common in the historic neighborhoods of the City (SR-6 district). Multifamily dwellings are permitted in three zoning districts, MR-10, MR-24 and PD. The MR-10 and MR-24 districts allow up to 10 and up to 24 units per acre respectively. Boarding houses are allowable as a conditional use in the Central Business, MR-24 and Neighborhood Business districts. Several residential developments in the City have been developed or are being considered using Planned Development standards. PDs allow the developer to plan a development with more flexibility, efficient site designs, and lower costs.

Design Standards and Site Improvement Requirements

Design standards and site improvement requirements are implemented to ensure any new subdivision or condominium plat meets the goals of the City's Comprehensive Plan. Sections 66-701 to 66-904 of the City of Stoughton Municipal Code outline the design standards and site improvement requirements for a residential development. This ordinance section is included in Appendix D.

The City implements improvement requirements and design standards including but not limited to street grading and surfacing, street lights, street signs, sidewalks, curbs/gutters, terrace trees, parkland, driveway aprons, easements, water supply and sewage disposal systems, utilities, and stormwater management.

The use of tax-increment financing (TIF) for construction of infrastructure such as roads, sewer, and water can reduce upfront costs of a new residential development. The Riverfront Redevelopment area near South Fourth Street and East South Street is within a TIF District and TIF assistance is planned for that project. The City is considering a new TIF District for the 51 West Development.

As a strategy to diversify housing costs, the City does not require architectural design standards for single or two family dwellings. These design standards are typically implemented in covenants imposed by the specific development. The City does have basic architectural requirements for multi-family structures.

Fees and Land Dedication Requirements

Park improvement fees, park land fees (monies in lieu of dedication) and park land dedication requirements are implemented to acquire and maintain public land suitable for park, recreation or open space within the City to support the housing policies outlined in the City's Comprehensive Plan. Section 66-1101 of the City of Stoughton Municipal Code outlines the provision of public lands and open spaces in the City. This ordinance section was updated in December of 2021, and both the original and updated publications are included in Appendix E. Table 3 illustrates both the original and updated 2021 park improvement and park land fees organized by unit type. The land dedication requirement is 1,468 square feet of land to be dedicated for each residential dwelling unit.

TABLE 3

2021 Park Impact Fees Effective January 1, 2021-December 15, 2021

2021 PARK IMPACT FEES				
(2020 CONSTRUCTION COST INDEX INCREASE = 2.1%)				
	MONIES IN LIEU OF DEDICATION FOR PARK ACQUISITION COSTS PER SEC. 66-1101(2)	PARK IMPACT FEES PER SEC. 67-5 b (1)	PARK IMPACT FEES PER SEC. 67-5 b (2)	PARK IMPACT FEES PER SEC. 67-5 b (3)
PER SINGLE FAMILY RESIDENTIAL UNIT:	$3,823.11			
PER TWO OR MORE BEDROOM APT. UNIT:	$2,867.66			
PER STUDIO OR ONE BEDROOM APT. UNIT:	$1,910.86			
MONIES IN LIEU OF PARKLAND DEDICATION ARE ALSO SHOWN BELOW AND ARE NOT TO BE DUPLICATED FOR PARK ACQUISITION.				
FOR SINGLE FAMILY AND TWO FAMILY RESIDENTIAL DEVELOPMENT:		$1,243.01 PER UNIT FOR PARK FACILITIES		
		$3,823.11 PER UNIT FOR PARKLAND		
		TOTAL OF $5,066.12 PER UNIT ($10,132.24 FOR		
FOR MULTI-FAMILY RESIDENTIAL UNITS OF TWO BEDROOMS OR MORE:			$932.23 PER UNIT FOR PARK FACILITIES	
			$2,867.66 PER UNIT FOR PARKLAND	
			TOTAL OF $3,799.89 PER UNIT	
FOR MULTI-FAMILY RESIDENTIAL UNITS OF ONE BEDROOM OR LESS:				$621.49 PER UNIT FOR PARK FACILITIES
				$1,910.86 PER UNIT FOR PARKLAND
				TOTAL OF $2,532.35 PER UNIT

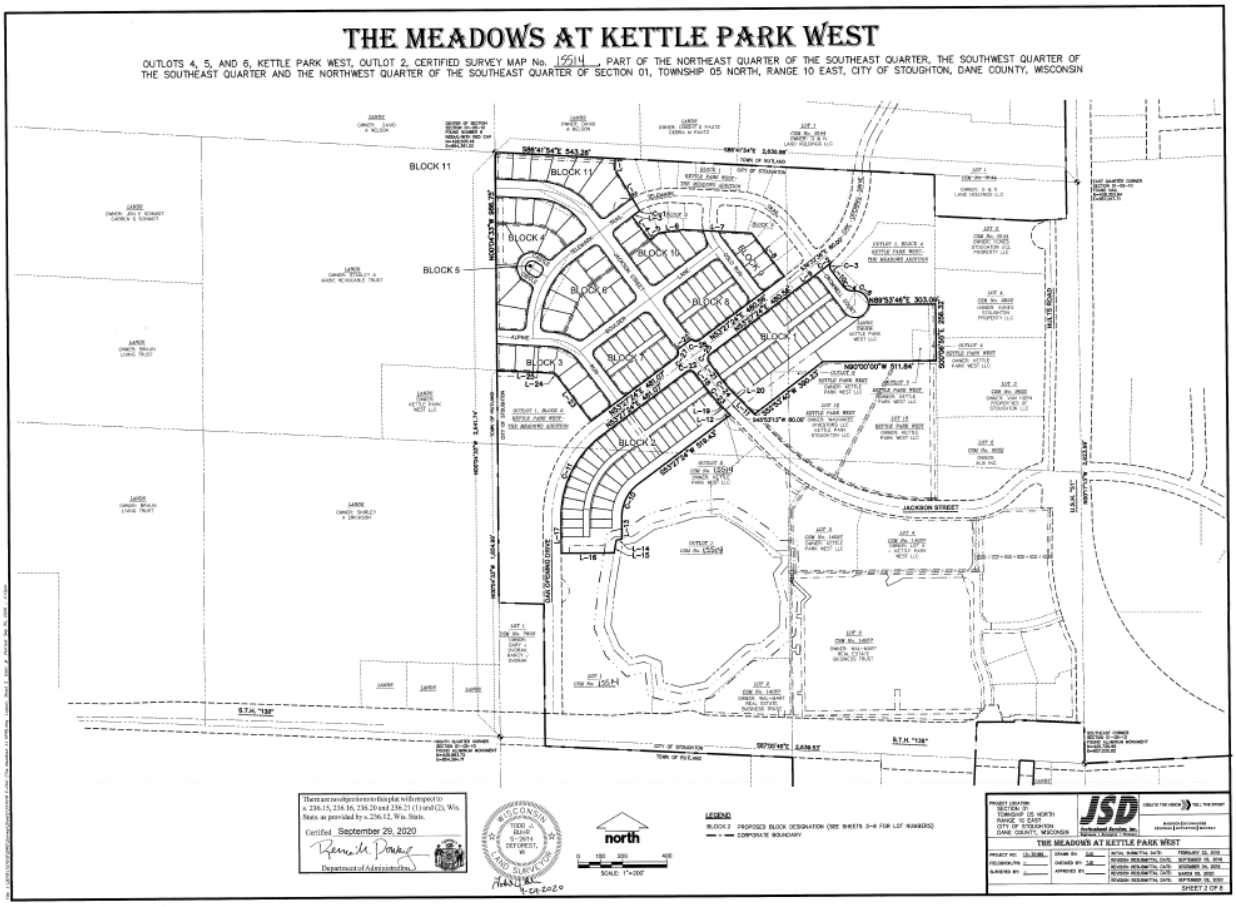
2021 Park Impact Fees Effective December 16, 2021-December 31, 2021

PARK IMPACT FEES				
Effective Dec 16, 2021				
Dwelling Unit Type	**Park Facilities Improvement Fee**	**Trail Improvement Fee**	**Fee in Lieu of Land Dedication**	**Land Dedication Amount (SF)**
Single Family	$3,741.00	$89.00	$2,647.00	1468
Multi Family	$2,597.00	$62.00	$1,838.00	1019
Group Quarters	$1,346.00	$32.00	$952.00	528

Development Proposal Process and Permit Procedures

The development proposal process is implemented to review and amend the plans, objectives and general program for the proposed development in order to meet the objectives of the City's Municipal Code, Comprehensive Plan, and official map. Sections 66-201 to 66-207 of the City of Stoughton Municipal Code outline the preliminary procedures for a residential development. This ordinance section is included in Appendix F.

Preliminary plats, final plats, plans, and CSMs are reviewed and approved when in congruence with the objectives of the City's Municipal Code, Comprehensive Plan, and official map. Sections 66-301 to 66-604 and 66-1001 to 66-1005 of the City of Stoughton Municipal Code outline the permit procedures for a residential development. These ordinance sections are included in Appendix G. The final plat for The Meadows, one of the City's newest residential developments is pictured below.



Financial Impact These Regulations Have on the Cost of a New Subdivision:

To estimate the effect that these regulations have on the cost of a new subdivision, we examined three recently developed subdivisions in the City. Three lots were studied in each subdivision. The average cost per finished square foot of residential land was estimated by taking the assessed value (including the home) divided by the lot size for each lot respectively. The overall average price per finished square foot of a residential lot was $32.41/sf. The smaller lot sizes in the Carl Avenue development offer the opportunity for a reduced price per square foot assessed value compared to the two other developments examined. Reducing lot sizes similar to those found on Carl Avenue is one strategy to reduce the costs associated with new residential development. See the tables 4a, 4b, and 4c below for a breakdown per subdivision.

TABLE 4a

Nordic Ridge Sample Cost per Finished Square Foot of Residential Land			
Address	Assessed Value	Lot Size (sf)	$/sf
908 Hoel Ave	$413,200	13,111.56	31.51
1016 Peterson Dr	$355,000	10,715.76	33.13
1009 Hoel Ave	$354,800	10,454.40	33.94
Average price per square foot: $32.86/sf			

TABLE 4b

Westview Ridge Sample Cost per Finished Square Foot of Residential Land			
Address	Assessed Value	Lot Size (sf)	$/sf
732 Hilldale Ln	$410,100	11,151.36	36.78
2124 Hilldale Ln	$365,600	11,064.24	33.04
725 Hoel Ave	$278,900	10,323.72	27.02
Average price per square foot: $32.28/sf			

TABLE 4c

Carl Avenue Sample Cost per Finished Square Foot of Residential Land			
Address	Assessed Value	Lot Size (sf)	$/sf
2009 Carl Ave	$315,000	8,581.32	36.71
2126 Carl Ave	$361,400	13,939.20	25.93
2102 Carl Ave	$298,700	8,886.24	33.61
Average price per square foot: $32.08/sf			

Source: 2021 Access Dane Geographic & Land Information

Modifications to Meet Housing Demand and Reduce Time and Costs Related to New Residential Development:

The City will continue to diversify housing stock to meet current and future housing demand by allowing various housing types and densities in multiple zoning districts. Planned Developments (PD's) will continue to be utilized as a way to offer flexibility with lot sizes, neighborhood designs, and ultimately lower costs. The City will also continue to utilize and offer grants for improving older neighborhoods, which make up much of the City's housing stock. Local landmark mini-grants are awarded on a yearly basis from the City's Landmarks Commission. These grants facilitate reinvestment in the historic neighborhoods of Stoughton.

There are a few strategies the City currently uses, and will continue to modify, to reduce the time and cost to approve and develop a new residential subdivision by twenty percent, as required to be addressed in this report according to State of Wisconsin Statute 66.10013 (2)(e). Smaller lot sizes and multi-family units, often included in planned developments, can greatly reduce the costs associated with the development. The Meadows at Kettle Park West was platted in 2020 and created many small lot single-family parcels with alleys. These lots offer a smaller street frontage and overall square footage, designed for smaller, more affordable single family homes. The first phase of street construction has been completed opening 36 such lots for building. TIF is one potential incentive the City may consider for some developments.

AFFORDABLE HOUSING DISCUSSION

This section provides a general analysis of the City's "affordable" housing supply to assess if there are enough affordable units available to various household income levels. Housing affordability is based on both income of a particular household and the cost of housing. Household income is described in terms "area median income" (AMI). In this case, AMI refers to the average household income for Dane County, which according to the U.S. Department of Housing and Urban Development (HUD) 2019 Income Limits was $100,400. The City of Stoughton's median income in 2019 was $67,329 according to US Census Bureau 2019 Quick Facts. Different income levels in Dane County are described based on the percent of the AMI that a given household earns. For example, a household earning 50% of AMI would earn $50,200.

Whether housing is affordable is also influenced by how much of household income is spent on housing. The traditional definition, utilized by HUD is that housing is affordable if housing costs comprise *no more than 30 percent* of household income. For example, a housing unit that costs $1255 or less per month would be affordable to a household earning 50% of AMI ($50,200*30%/12 months). Table 5a shows the percentage of households (rental and ownership) at each income level within the City of Stoughton that face a housing cost burden of over 30% of the corresponding income level. Table 5b shows the same data for Dane County. As shown in the tables, the total percentage of households with a housing cost burden of over 30% is lower in the City of Stoughton (26%) than at the County wide level (29%). The housing stock in Stoughton is more affordable – for both rental and ownership units – as compared to Dane County as a whole.

TABLE 5a

City of Stoughton Households with a Housing Cost Burden of Greater than 30%						
	Household Income <=30% AMI	Household Income >30% to <=50% AMI	Household Income >50% to <=80% AMI	Household Income >80% to <=100% AMI	Household Income >100% AMI	All Household Incomes
Percentage of households with a cost burden >30% household income	85%	82%	28%	11%	1%	26%

Source: HUD-CHAS special tabulations based on 2014-2018 American Community Survey (ACS)

TABLE 5b

Dane County Households with a Housing Cost Burden of Greater than 30%						
	Houshold Income <=30% AMI	Household Income >30% to <=50% AMI	Household Income >50% to <=80% AMI	Household Income >80% to <=100% AMI	Household Income >100% AMI	All Household Incomes
Percentage of households with a cost burden >30% household income	84%	76%	37%	19%	4%	29%

Source: HUD-CHAS special tabulations based on 2014-2018 American Community Survey (ACS)

Two Examples of Housing Affordability in The City of Stoughton

To give a more concrete example of current housing affordability within the City, two common housing scenarios are explained below.

According to the 2019 WHEDA Wisconsin Standard Multifamily Tax Subsidy Project Estimated Maximum Income and Rent Limits, the 2-bedroom WHEDA rent limit for a family with a household income of 50% AMI (Dane County) is $1130. According to the 2015-2019 American Community Survey 5-Year Estimates, the median gross rent for a two-bedroom apartment in Stoughton is $943 per month. A two-bedroom apartment is typically occupied by two to four person families. Therefore, we are providing affordable rental housing for two to four person families at the 50% of AMI income level.

According to the 2019 HUD-Area Median Family Income Limits Summary, 80% of AMI for a four-person household in Dane County is $75,500. At this income level, the monthly affordable housing expenditure is $1888 (30% of monthly income). For a mortgage loan with a monthly payment of $1888, an interest rate of 3.75%, and $45,300 down, an affordable house value would be $453,000. According to the 2015-2019 American Community Survey 5-Year Estimates, greater than 73% of the homes in Stoughton are valued at $299,999 or less, with the median value of owner-occupied housing units being $218,100. Therefore, we are providing affordable owner occupied housing units for 4-person families at the 80% of AMI income level.

SUMMARY

The City of Stoughton is utilizing many avenues to provide a range of housing choices that meet the needs of persons of all income levels, age groups, and those with special needs. By carefully controlling neighborhood development through a detailed neighborhood design process, the City provides a range of housing types, densities, and costs, while maintaining the predominantly single family character of the community. By supporting infill and redevelopment practices in strategic areas, the City continues to diversify the community's housing supply. The City continues to create attractive and safe neighborhoods that are well-served by essential municipal services and facilities, and utilizes phasing in a manner consistent with the availability of public facilities and service capacities. The City continues to require all proposed residential developments to dedicate land, or pay a fee in lieu thereof, for public park, recreation, and open space acquisition and development. The City encourages new neighborhoods to match the City's historic housing mix of at least 65 percent single family detached homes, and reserves areas that contains particular amenities (e.g. adjacent to environmental corridors, wooded sites) for higher-end "estate" type housing on lot sizes ranging from 15,000 to 20,000 square feet. The City promotes affordable housing through smaller lot sizes, appropriately planned and located attached and multi-family housing, and continued participation in county and State housing programs.

Providing affordable and diverse housing is one of the City's top priorities. Affordable housing affects all other facets of our community, contributing to economic success, local purchasing power, job creation, improved health, and thriving schools.

REFERENCES

This report was authored and published by the City of Stoughton Planning and Development Department. The following documents and websites were utilized in the formation of this report.

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4. Housing and Urban Development (2021). *Consolidated Planning/CHAS Data. Website:* https://www.huduser.gov/portal/datasets/cp.html

5. United States Census Bureau (2021). *Quick Facts City of Stoughton.* Website: https://www.census.gov/quickfacts/fact/table/stoughtoncitywisconsin,US

6. United States Census Bureau (2021). *Financial Characteristics for Housing Units.* Website: https://data.census.gov/cedsci/table

7. WHEDA (2019). *Wisconsin Standard Multifamily Tax Subsidy Project Estimated Maximum Income and Rent Limits.*

8. Wisconsin Realtors Association (2019). *Special Report Falling Behind.*

APPENDIX A

Undeveloped Parcels Zoned for Residential Development

Eastwood Addition – 1995
117 Ashberry Lane – TR-6

Hill-Olson Addition to Hillcrest – 1990
745 Nottingham Rd. – SR-4
1659 Erin Hill – SR-4
769 Nottingham Rd. – SR-4

HOM Addition – 1994
1500 Margit Court – SR-5 (not improved)
1508 Margit Court – SR-5 (not improved)
1509 Margit Court – SR-5 (not improved)
1516 Margit Court – SR-5 (not improved)
1517 Margit Court – SR-5 (not improved)
701 Veterans Road – SR-5 (not improved)
709 Veterans Road – SR-5 (not improved)
800/802 Veterans Road – TR-6
1332/1334 E. Academy Street – TR-6
1324/1326 E. Academy Street – TR-6

7th Addition to Norse View Heights – 1991
400 Marie Drive – SR-4 (not improved)
416 Marie Drive – SR-4 (not improved)
408 Marie Drive – SR-4 (not improved)
324 Marie Drive – SR-4 (not improved)
2125 Carl Avenue – SR-4 (not improved)

Abel Plat - 1990
1115/1117 Abel Court – SR-4
1121/1123 Abel Court – TR-6
1130 Abel Court – MR-10
1131 Abel Court – MR-10

Stone Crest – 2003
2432 Stone Crest Road – SR-4
2325 Autumn Crest (900 Fall Haven) – SR-4

Barberry Fields – 2004
1600 Oakridge Way – SR-4

Pine Street – Gagnon
416 Pine Street – SR-6
424 Pine Street – SR-6

Pine Street – Hardwick
409 Pine Street – TR-6

Hamilton Street (formerly Thode)
SR-6 – 3 lots

1110 Overlook Drive – Peterson
1110 Overlook Drive – SR-4

Lincoln Ave. – Stockstad
127 Lincoln Avenue – SR-4
135 Lincoln Avenue – SR-4
201 Lincoln Avenue – SR-4

916 Lincoln Ave.
916 Lincoln Avenue - SR-4

Isham Street
217 Isham Street - SR-6
201 Isham Street - SR-6
125 Isham Street - SR-6
2 lots – SR-6 (not improved)
6 lots – TR-6 (not improved)

East Street
532 East Street (Lot 1, Owner: Nelson) - SR-6 (not improved)
532 East Street (Lot 2, Owner: Nelson) - SR-6 (not improved)
Parcel 0511-092-8865-6 (Owner: Drogsvold) - SR-6 (not improved)

Roby/Chapin
1328 Roby Road - SR-4
1408 Roby Road – SR-4

Nordic Ridge - 2008
SR-4 -34 lots (not improved)
TR-6 – 1 lot (not improved)
PD – 21 lots (not improved)
SR-4 – 18 lots
PD – 6 lots

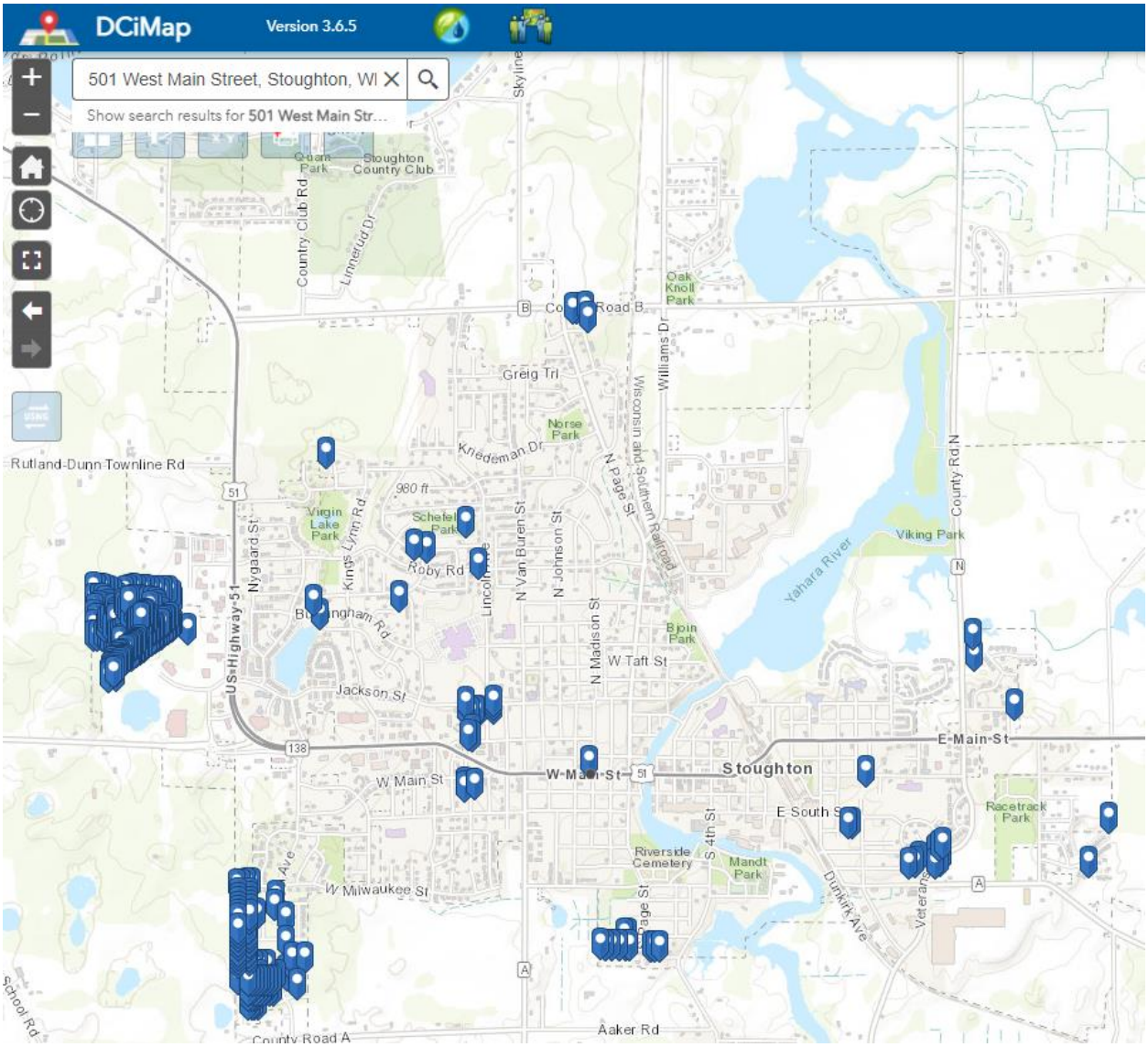
The Meadows at Kettle Park
SR-5 -52 lots (not improved)
PD – 58 lots (not improved)
SR-5 – 29 lots
PD – 34 lots
MR-10 – 1 lot

501 W. Main Street (Kwik Trip)
501 W. Main Street - SR-6

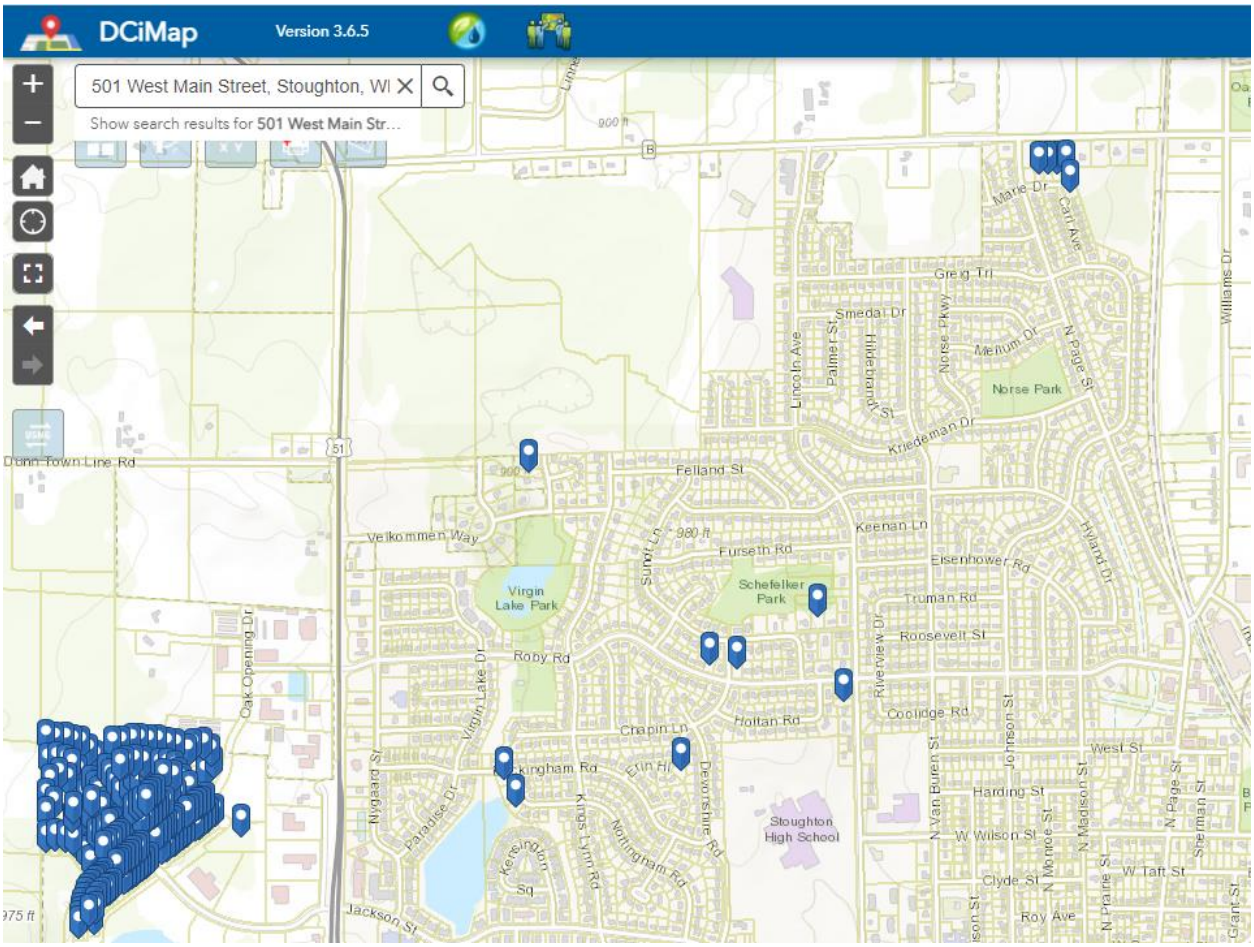
Rosenbaum Property
SR-4 – 2 parcels- not platted (not improved)

Maps of Undeveloped Parcels Zoned Residential

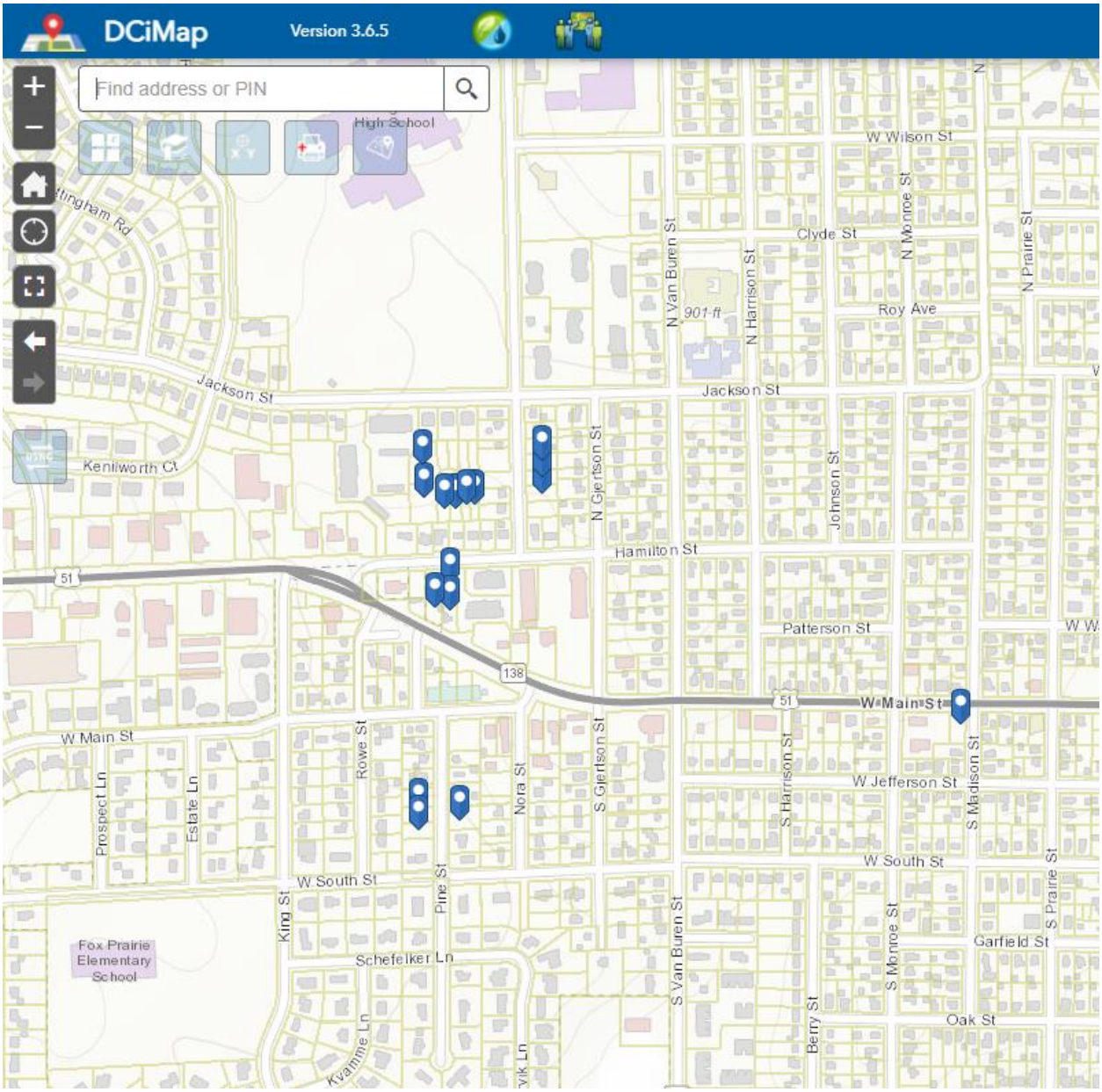
City of Stoughton



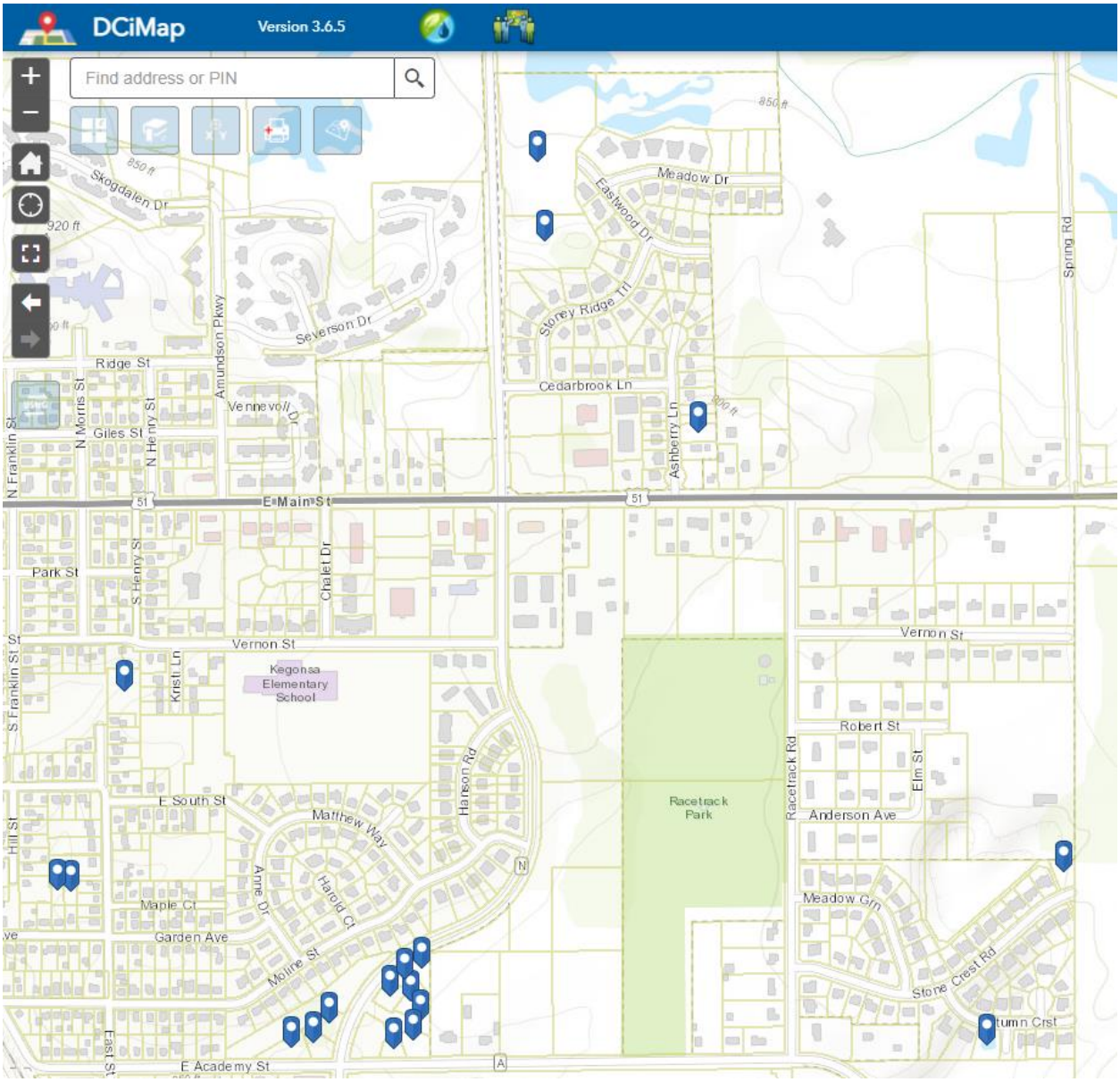
North Stoughton



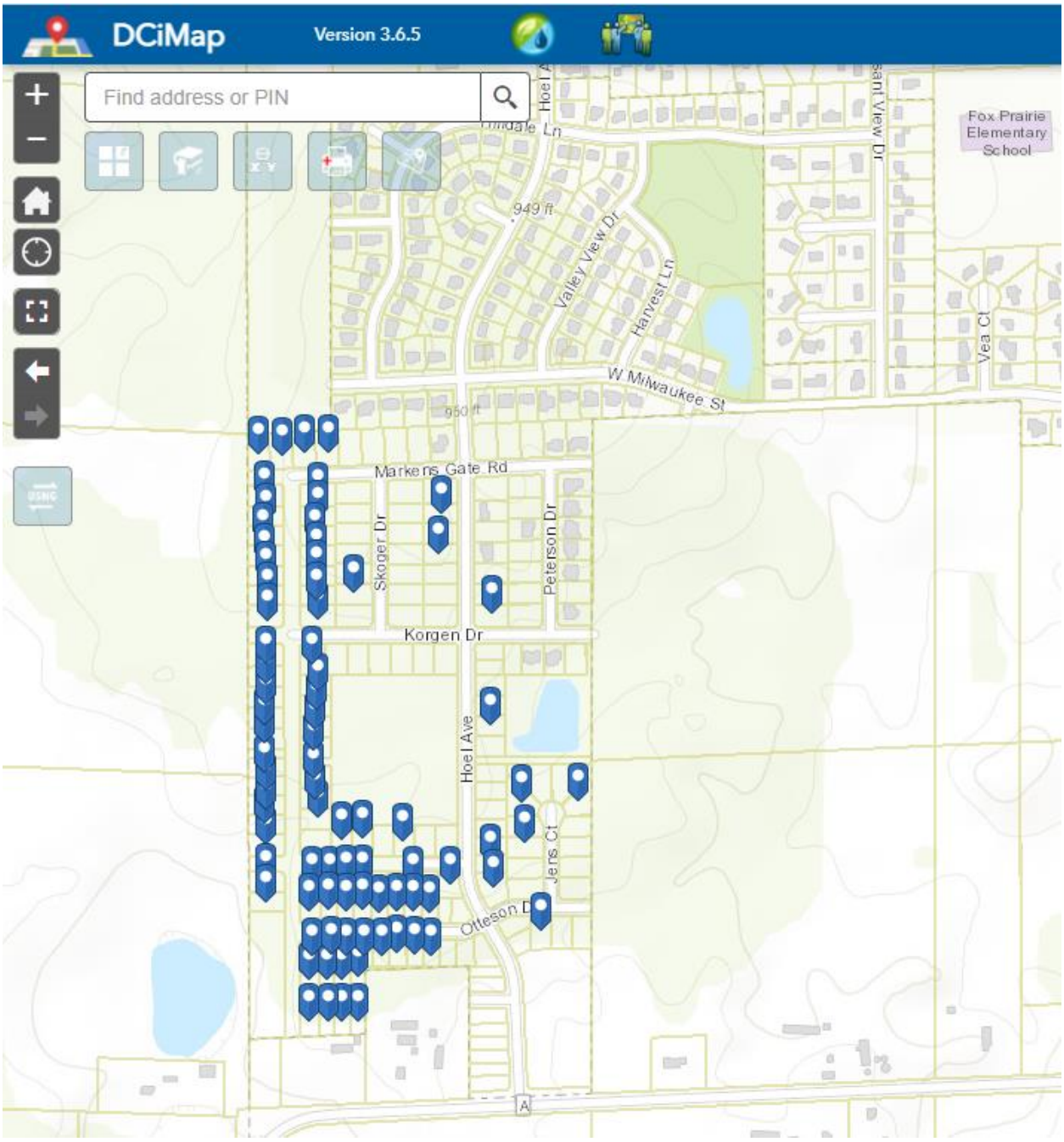
Central Stoughton



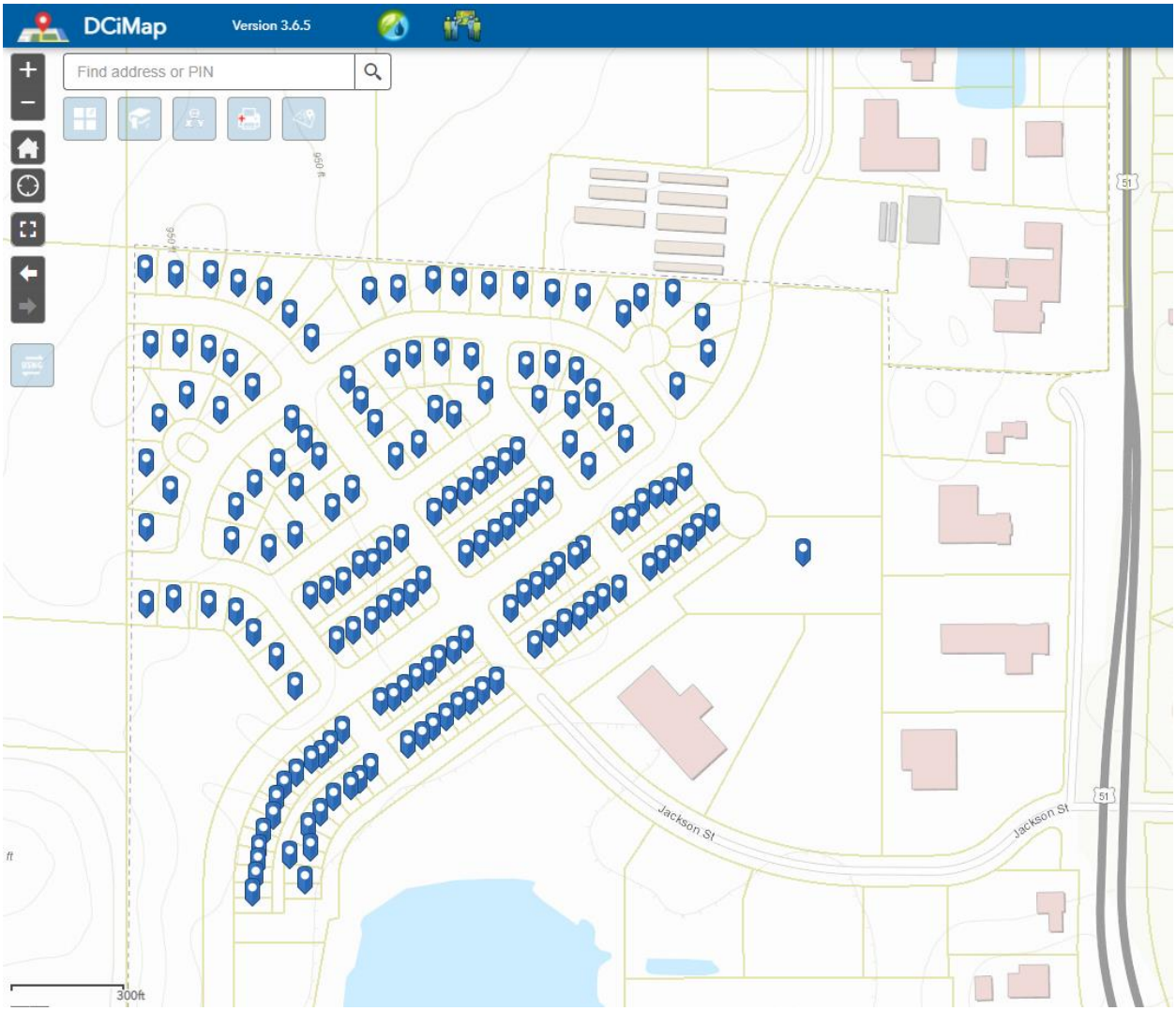
East Stoughton



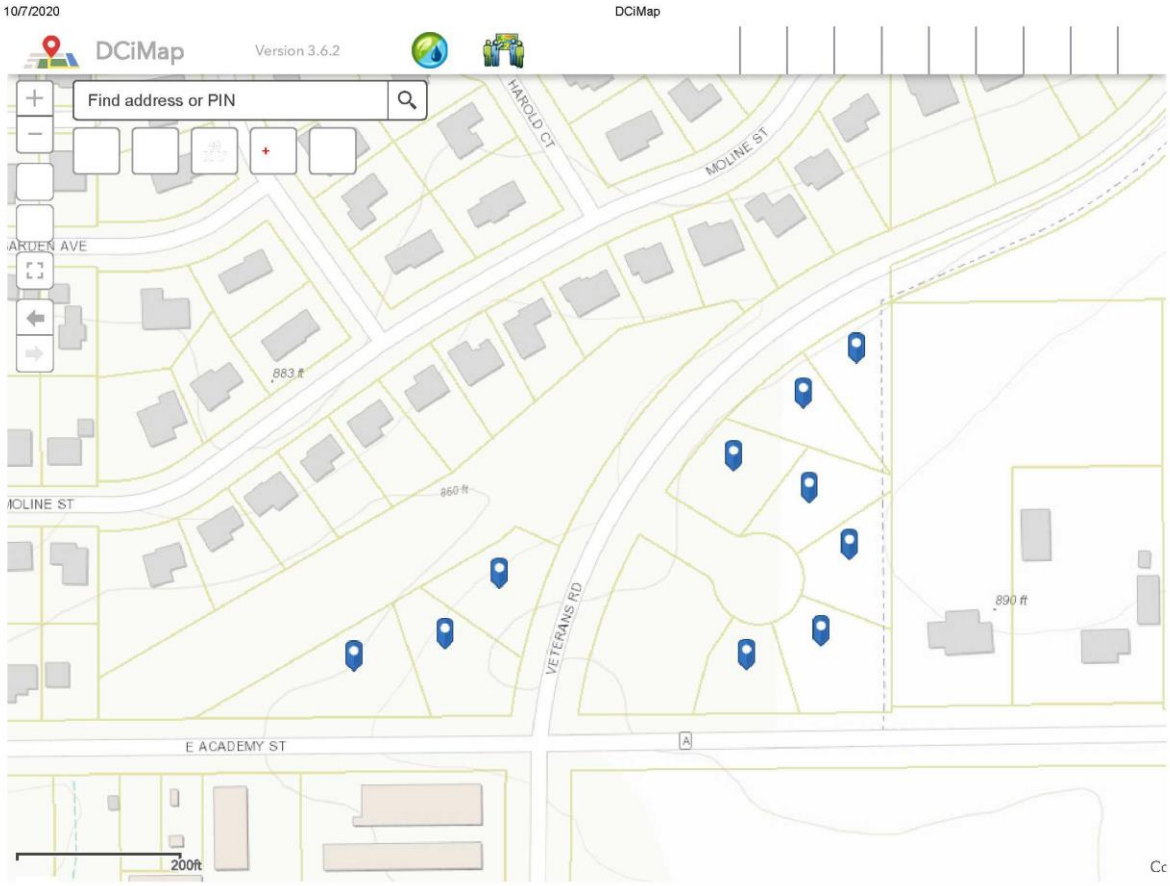
Nordic Ridge



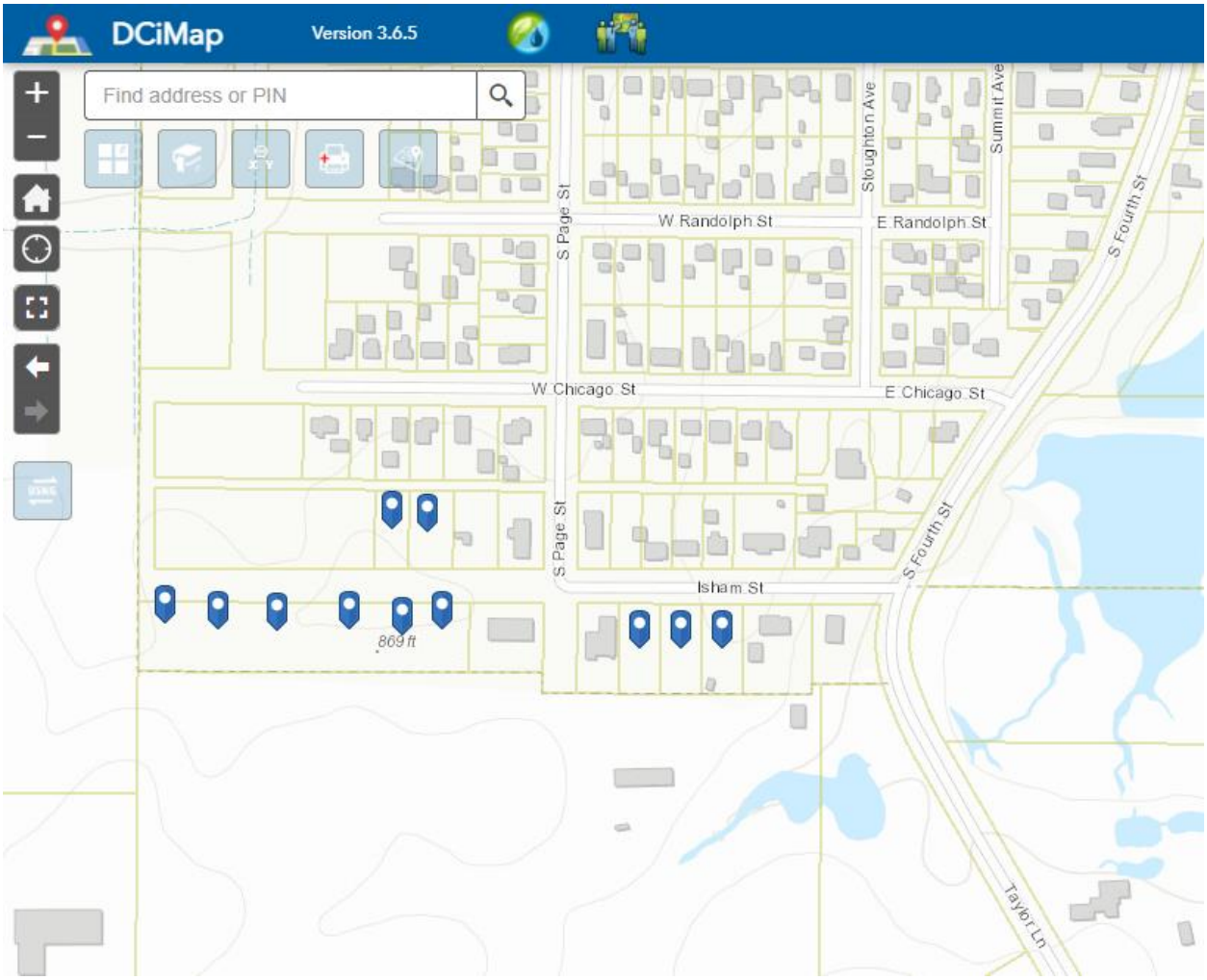
The Meadows at Kettle Park West



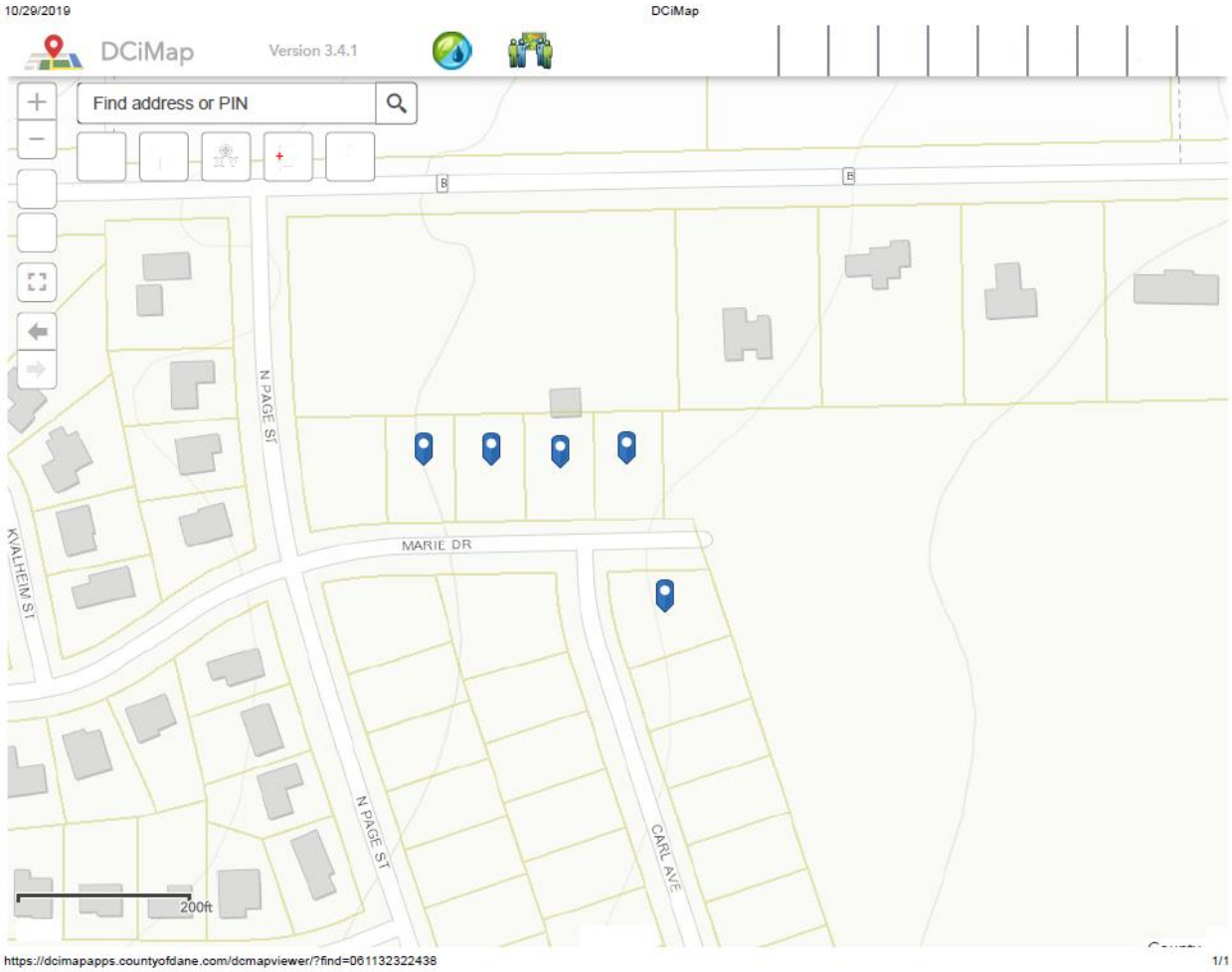
Margit Court



Isham Street



Marie Drive


10/29/2019
DCiMap
DCiMap
Version 3.4.1
Find address or PIN
N PAGE ST
MARIE DR
KVALHEIM ST
N PAGE ST
CARL AVE
200ft
https://dcimapapps.countyofdane.com/dcmapviewer/?find=061132322438
1/1

APPENDIX B

Undeveloped Parcels Suitable for, but not Zoned for, Residential Development

Chalet Subdivision – 1973
1425 Chalet Ct. – RH (not improved)
1417 Chalet Ct. – RH (not improved)
1409 Chalet Ct. – RH (not improved)
1401 Chalet Ct. – RH (not improved)
1408 Chalet Ct. – RH (not improved)
1416 Chalet Ct. – RH (not improved)
1424 Chalet Ct. – RH (not improved)

HOM Addition – 1994
1500 Margit Court- PB

John Nygaard's Virgin Lake Estates – 1994
2301 Wood View Drive – PB

Ehle Property
RH – Approximately 113 acres- not platted
**Public facilities and services not readily available*

AJ Arnett on end of N. Page
RH – Approximately 15 acres- not platted

AJ Arnett Property on Williams & Hwy B
RH – 8 acres- not platted
**Public facilities and services not readily available*

Matson – Highway 51 East
RH – Approximately 97 acres in 2 areas- not platted
**Public facilities and services not readily available*

AJ Arnett Property on County Hwy N
RH – Approximately 110 acres in 2 areas- not platted
**Public facilities and services not readily available*

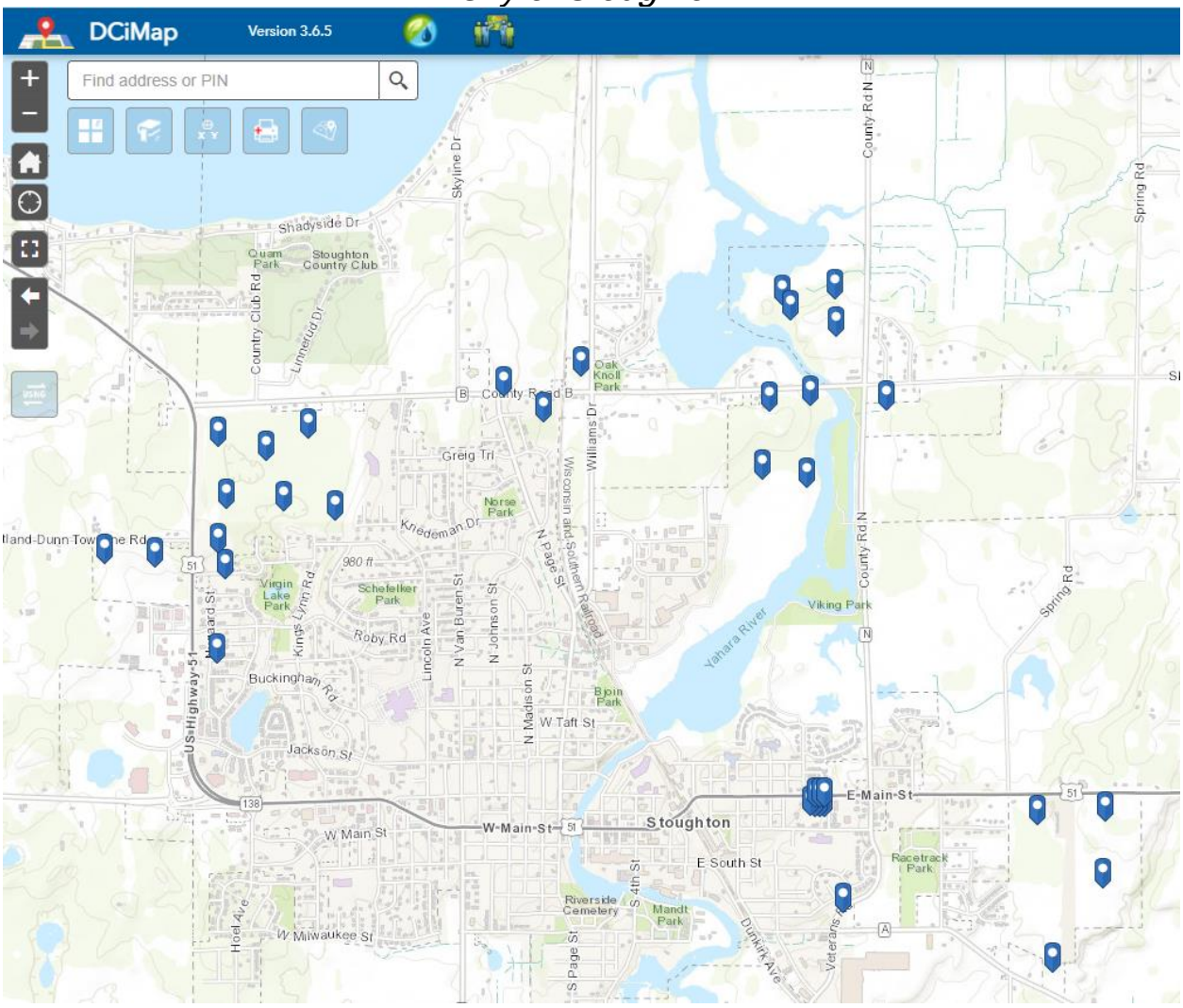
Dvorak (Granrud) Property
RH – Approximately 70 acres- not platted
**Public facilities and services not readily available*

Linnerud Property
RH – Approximately 185 acres- not platted
**Public facilities and services not readily available*

Payne and Dolan Property
RH – Approximately 78 acres- not platted
**Public facilities and services not readily available*

Maps of Undeveloped Parcels Suitable For But Not Zoned For Residential

City of Stoughton



Chalet Court

APPENDIX C

Sec. 78-206. - Detailed land use descriptions and regulations.

The land use categories employed by this chapter are defined in this section. Land uses which are not listed in this chapter are not necessarily excluded from locating within any given zoning district. Section 78-911 empowers the zoning administrator to make interpretations on matters regarding specific land use proposals which are not addressed by this chapter.

(1) *Residential land uses.*

(a) *Conventional residential development.*

Description: This land use includes, but is not limited to, all residential developments which do not provide permanently protected green space areas. Property which is under common ownership of a property owners' association is permitted, but is not a required component of this type of development. Up to ten percent of a conventional residential development's gross site area (GSA) can contain natural resource areas which must be protected (or other permanently protected green space areas), without a reduction in maximum gross density (MGD). (See note (1)(f) below.)

Conventional residential development can be made up of the following dwelling unit types (on the following pages):

The table below indicates the measurements shown on the dwelling unit type graphics on the following pages. See article 0 for district specific regulations. (Note: all letters do not appear on all graphics.)

[A: Reserved]

B: Minimum lot width

C: Minimum street frontage

D: Front or street side lot line to house

E: Front or street side lot line to garage

F: Side lot line to house or garage

[G: Reserved]

H: Rear lot line to house or garage

I: Side lot line to accessory structure

J: Rear lot line to accessory structure

[K: Reserved]

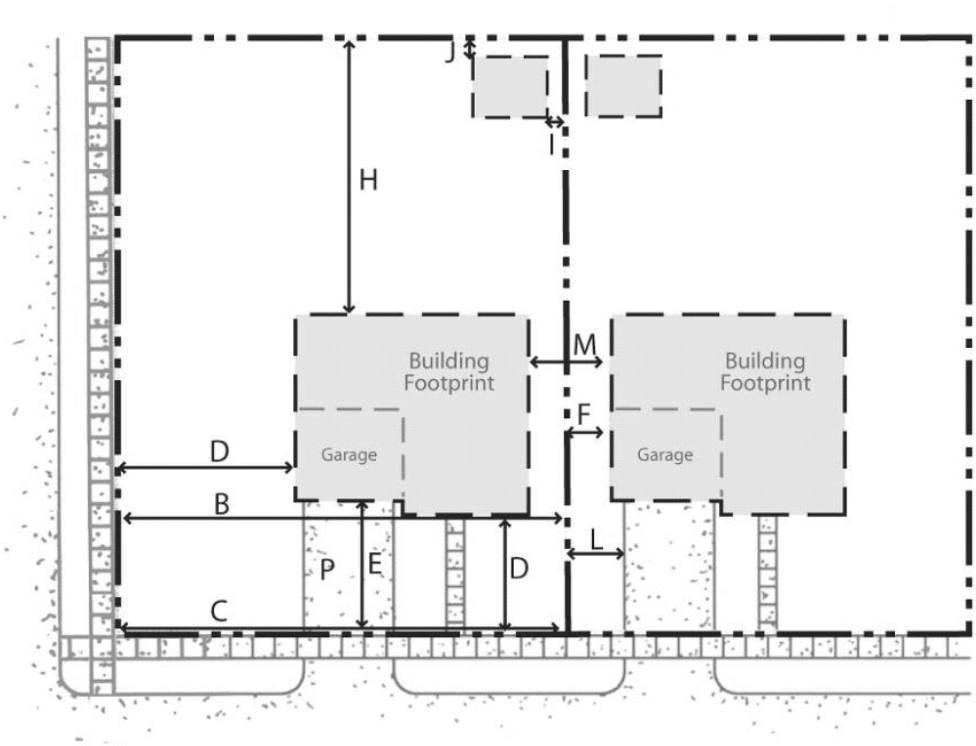
L: Minimum paved surface setback

M: Minimum dwelling unit separation

P: Minimum number of off-street parking spaces required on the lot

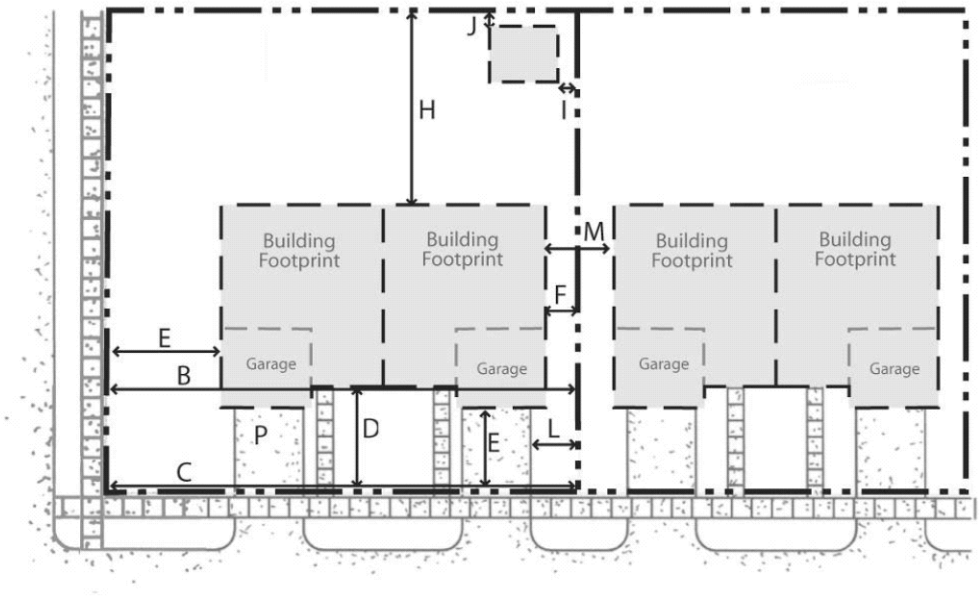
1. *Single-family detached.*

   Description: A dwelling designed for and occupied by not more than one family and having no roof, wall, or floor in common with any other dwelling unit. This dwelling unit type consists of a fully detached single-family residence which is located on an individual lot or within a group or large development. The dwelling unit must be a site built structure built in compliance with the State of Wisconsin Uniform Dwelling Code (UDC), or may be a manufactured dwelling (modular home) as permitted by the UDC or a manufactured home as permitted by the HUD code. For any of these dwelling units, the use of a permanent, continuous UDC foundation is required. This dwelling unit type may not be split into two or more residences. Refer to the illustration below and to article I for setback requirements labeled in capital letters:



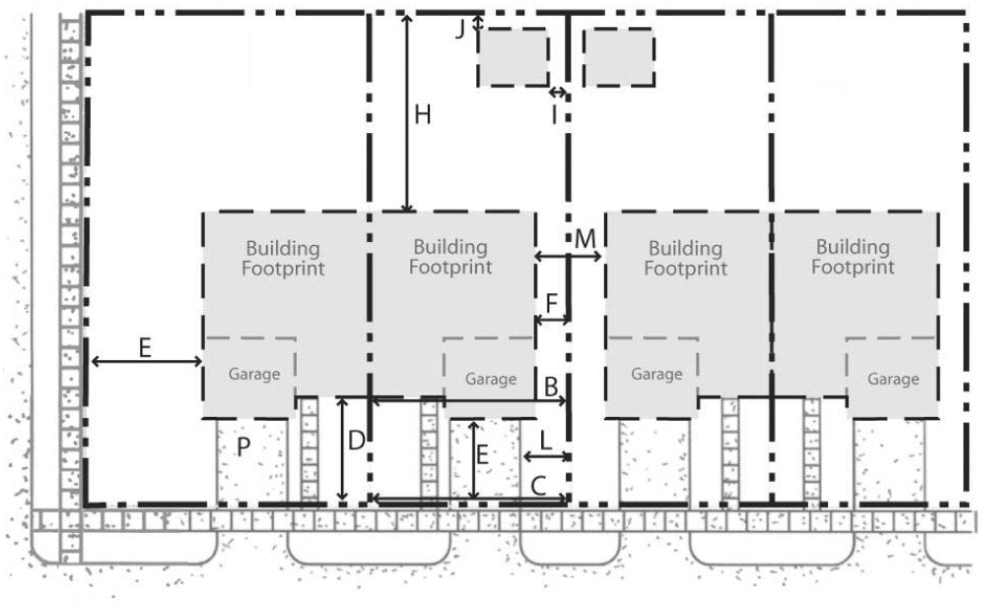
2. *Duplex.*

Description: These dwelling unit types consist of a single-family dwelling which is attached on one side to another single-family residence where the entire building is under single ownership. A minimum building code required fire rated wall assembly division, separating living areas from the lowest level to flush against the underside of the roof is required between each dwelling unit. Upon the effective date of this ordinance amendment (March 3, 2016), all newly constructed duplexes are required to install a sanitary sewer lateral and public water lateral for each individual dwelling unit except, a duplex may be constructed on any existing vacant TR-6 parcel with a water lateral and a sewer lateral already stubbed to the property. At the time of construction of the duplex, the water lateral shall be split to have separate water shut off valves within the terrace for each individual unit. The sewer lateral shall also be split within the terrace to provide a separate sewer line from the terrace to each individual unit. The two residences are located on the same lot. These dwelling unit types may not be split into additional residences. Refer to the illustration below and to Article I for setback requirements labeled in capital letters:



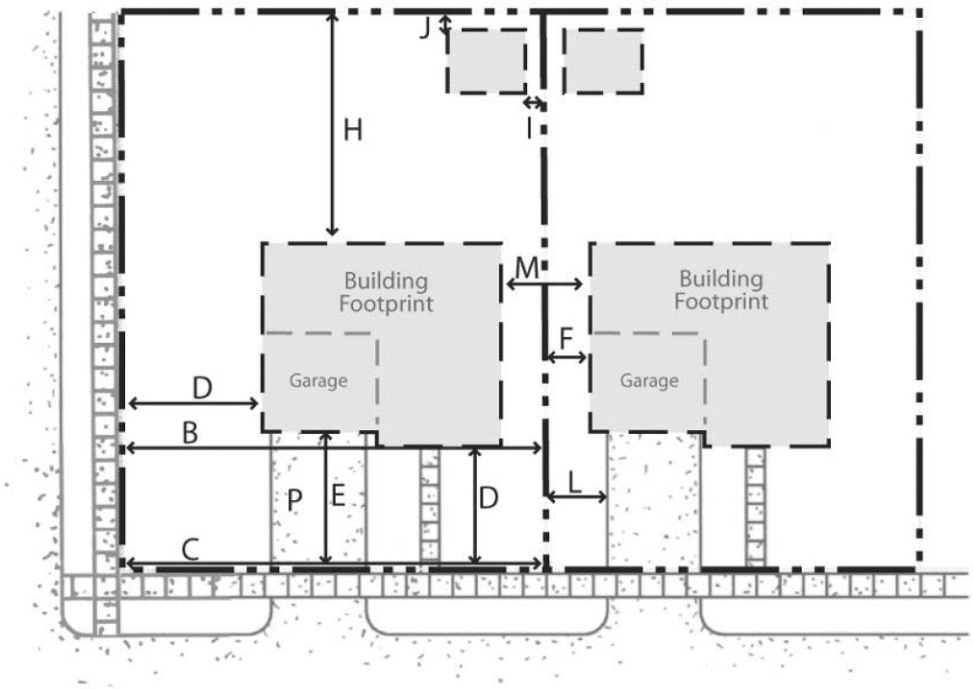
3. *Twin-house.*

Description: These dwelling unit types consist of a single-family dwelling which is attached on one side to another single-family residence. A minimum building code required fire rated wall assembly division, separating living areas from the lowest level to flush against the underside of the roof is required between each dwelling unit. Upon the effective date of this ordinance amendment, all newly constructed twin homes are required to have a sanitary sewer lateral to the sanitary main and a public water lateral from the water main, for each individual dwelling unit. Separate water and sewer laterals, to the respective mains, are required when converting an existing duplex to a twin home or when building a new twin home. The two residences are located on separate lots. The twin house is distinguished from the duplex house merely by having each unit located on an individual lot or within a group or large development. These dwelling unit types may not be split into additional residences. A mutual maintenance agreement is recommended to be drafted and recorded between property owners to address for example; repair and/or replacement of the exterior components of the structure. Refer to the illustration on the following page and to Article I for setback requirements labeled in capital letters:



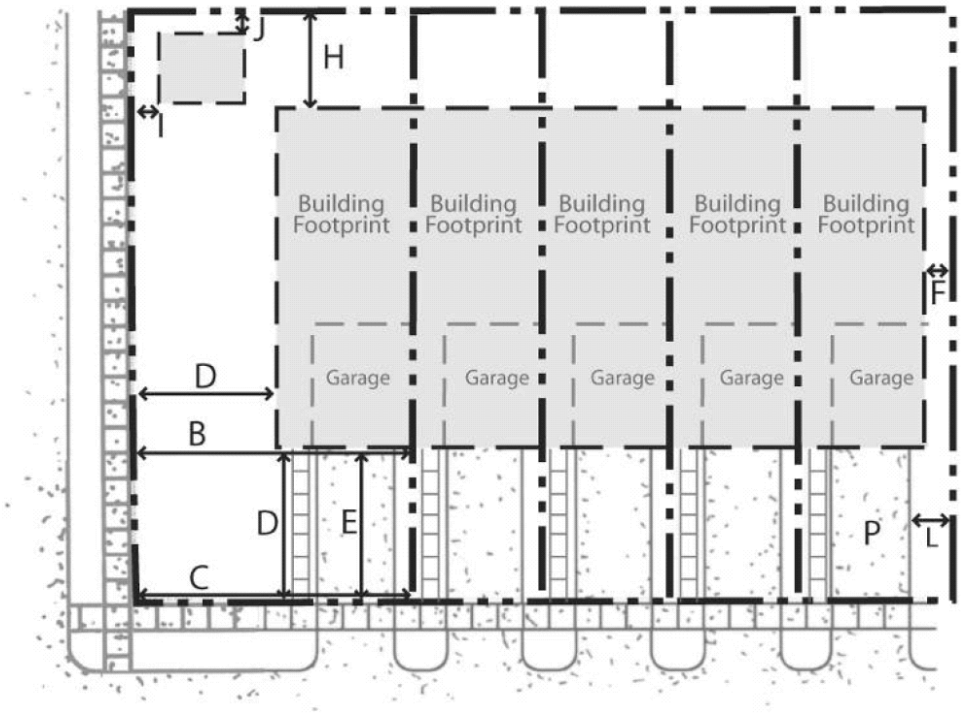
4. *Two-flat house.*

Description: This dwelling unit type consists of a single-family residence, which is in complete compliance with the State of Wisconsin Uniform Dwelling Code (UDC), which has been converted into a two-family residence. The two residences are both located on the same lot or within the same group or large development. This dwelling unit type may not be split into additional residences. Where permitted, this use is a conditional use and must be approved through the procedures of section 78-905. Refer to the illustration below and to article I for setback requirements labeled in capital letters:



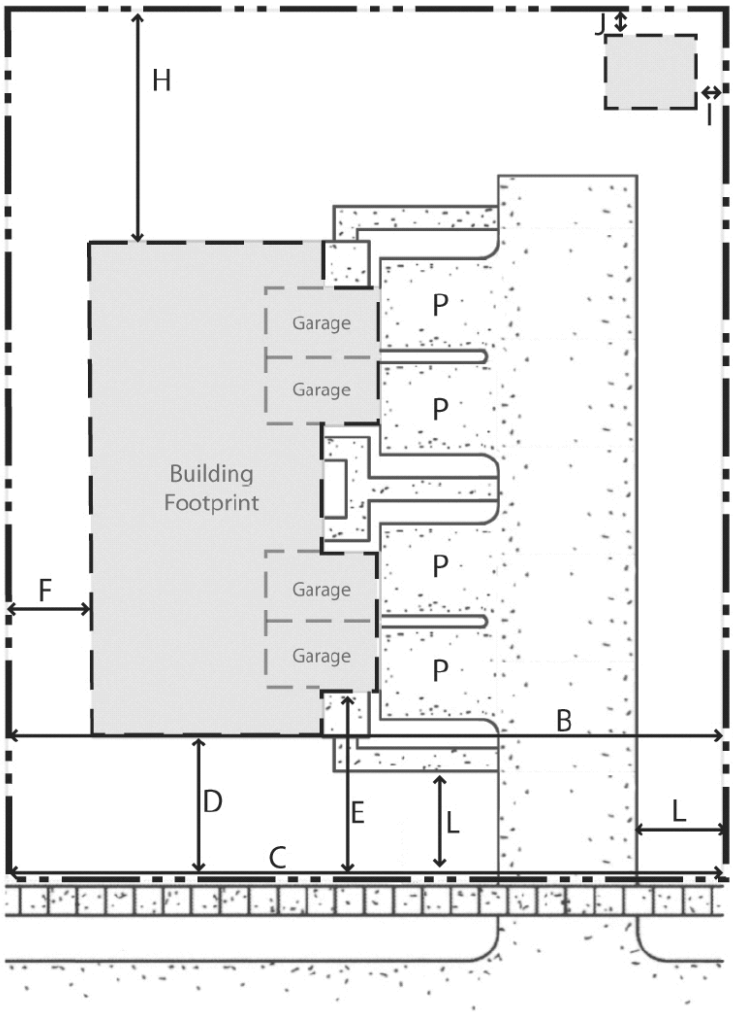
5. *Townhouse.*

Description: This dwelling unit type consists of attached, two-story, single-family residences, each having a private, individual access. This dwelling unit type is located on its own lot or within a group or large development and may not be split into additional residences. A minimum building code required fire rated wall assembly division, separating living areas from the lowest level through the roof, and individual sanitary sewer and public water laterals, are required between each dwelling unit. No more than six and no less than three townhouse dwelling units may be attached per group. All townhouse units within a development shall be located a minimum of 30 feet from the boundary of the development. Refer to the illustration below and to article I for setback requirements labeled in capital letters:



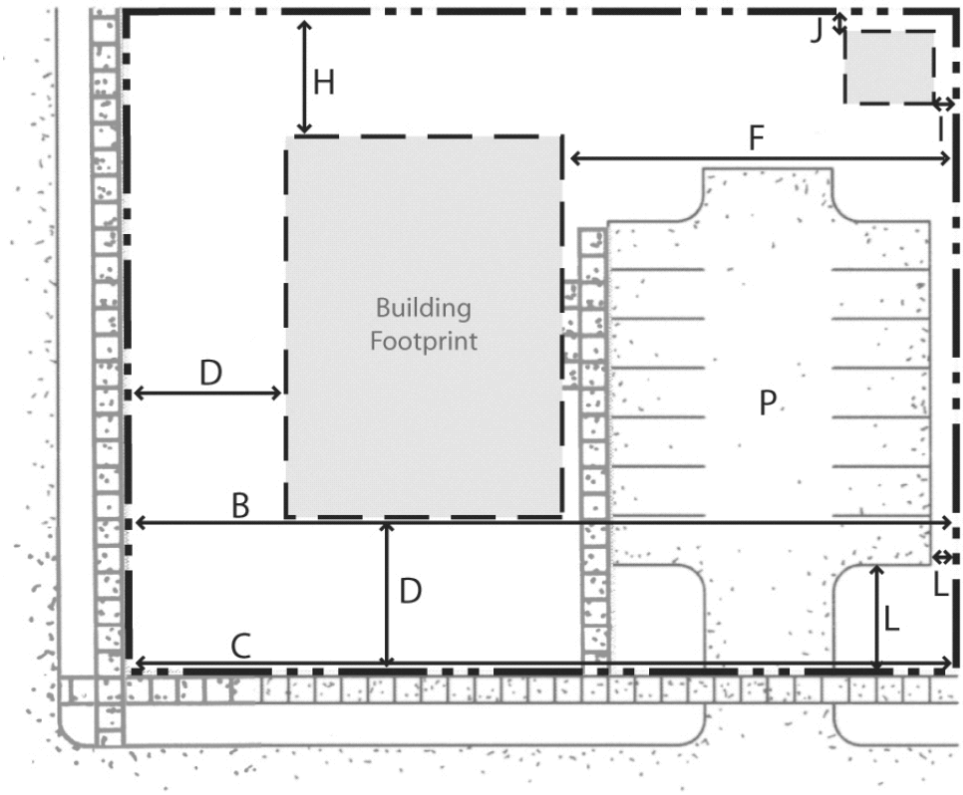
6. *Multiplex.*

Description: This dwelling unit type consists of an attached, multi-family residence which has a private, individual exterior entrance. A minimum building code required fire rated wall assembly division, separating living areas from the lowest level through the roof, is required between each dwelling unit. No more than eight and no less than three multiplex dwelling units may be attached per group. All multiplex units within a development shall be located a minimum of 30 feet from the boundary of the development. Refer to the illustration below and to article I for setback requirements labeled in capital letters:



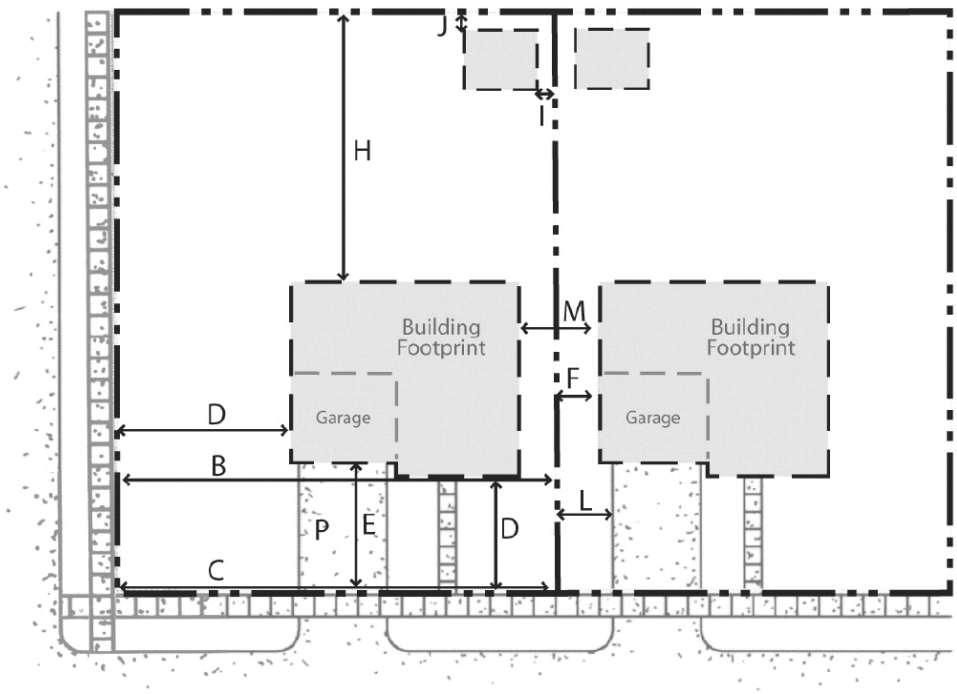
7. *Apartment.*

Description: This dwelling unit type consists of an attached, multi-family residence which takes access from a shared entrance or hallway. A minimum building code required fire rated wall assembly division, separating living areas from the lowest level to the underside of the roof, is required between each dwelling unit. No less than three dwelling units may be located in a building. As part of the conditional use requirements for group developments, any development comprised of one or more buildings which contain four or more dwelling units shall provide additional site design features such as: underground parking, architectural elements, landscaping, and/or on-site recreational facilities. Refer to the illustration below and to article I for setback requirements labeled in capital letters:



8. *Mobile home.*

Description: This dwelling unit type consists of a fully detached, single-family residence, which has not received a Federal Manufactured Housing Certificate and which is located on an individual lot or within a group or large development. This dwelling unit type may not be split into two or more residences. Within 30 days of occupancy, the owner shall remove the axle and install skirting per the requirements of the plan commission. Refer to the illustration below and to article I for setback requirements labeled in capital letters:



(b) Reserved.

(c) Reserved.

(d) *Mobile home residential subdivision.*

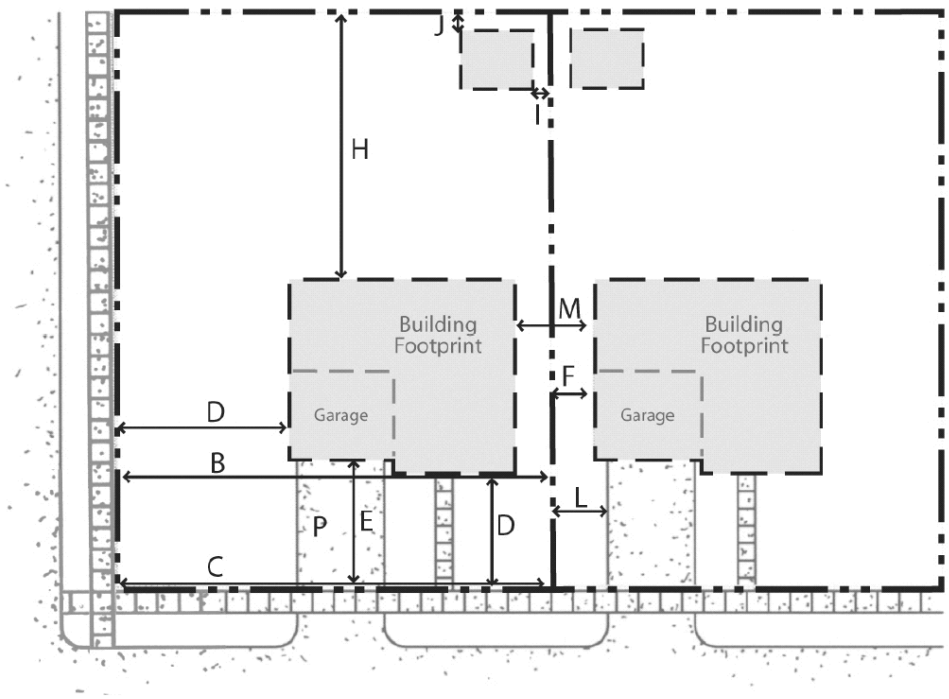
Description: This land use is a form of residential development which is exclusively reserved for individually sold lots containing mobile home units. Each of the lots and mobile home units must meet the requirements for mobile homes listed in subsection 78-206(1)(a)8 of this chapter. Under this development option, approximately ten percent of a development's gross site area (GSA) can contain natural resource areas which must be protected (or other permanently protected green space areas), without a reduction in maximum gross density (MGD). (See note (f) below.)

1. *Regulations:*

   a. Development shall be located so as to blend with adjacent residentially zoned areas to the greatest extent possible.

   b. Mobile home residential subdivisions shall comply with the same landscaping and bufferyard requirements as the Multi-Family (MR-10) District, as specified in section 78-610 of this chapter.

   c. No access shall be permitted to local residential streets.



(e) *Mobile home park residential development* (Rental/Condo Park).

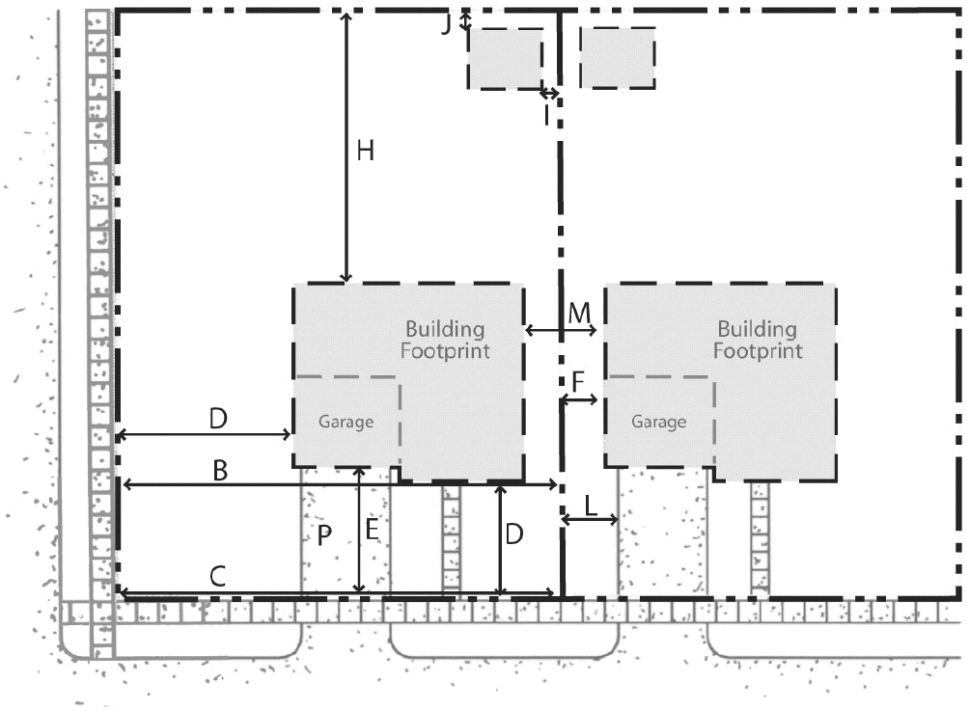
Description: This land use is a form of conventional residential development which is exclusively reserved for individually sold or rented air right pads containing mobile home units. Each of the lots and mobile home units must meet the requirements for mobile homes listed in subsection 78-206(1)(a)8 of this chapter. Under this development option, approximately ten percent of a development's gross site area (GSA) can contain natural resource areas which must be protected (or other permanently protected green space areas), without a reduction in maximum gross density (MGD). (See note (f) below.)

1. *Regulations:*

   a. Development shall be located so as to blend with adjacent residentially zoned areas to the greatest extent possible.

   b. Mobile home park residential developments shall comply with the same landscaping and bufferyard requirements as the Multi-Family (MR-10) District, as specified in section 78-610 of this chapter.

   c. No access shall be permitted to local residential streets.



(f) *Note regarding percentage of green space and maximum density yield.* This estimate is provided as a general rule of thumb for the convenience of the users of this chapter. Such a yield is not to be considered as ensured by the provisions of this chapter.

APPENDIX D

ARTICLE VII. - DESIGN STANDARDS

Sec. 66-701. - Street arrangement.

In any new subdivision or condominium plat, the layout of public streets, bikeways, and pedestrian paths shall substantially conform to the arrangement and location indicated on the official map, comprehensive plan, or component neighborhood development plan. In areas for which such plans have not been completed, the street layout shall recognize the functional classification of the various types of streets and shall be developed and located in proper relation to existing and proposed streets, the topography, such natural features as streams and trees, the future land to be served by such streets, and the most advantageous development of adjoining areas. The functional classification of various types of streets within and adjacent to subdivision or condominium plat shall be determined by the city based on the following criteria:

(1) Arterial streets shall be arranged to provide for through traffic and ready access to centers of employment, centers of governmental activity, community shopping areas, community recreation areas, and points beyond the boundaries of the community. They shall also be properly integrated with and related to the existing and proposed system of arterial streets and highways, and shall be, insofar as practicable, continuous and in alignment with existing or planned streets with which they are to connect.

(2) Collector streets shall be arranged to provide ready collection of traffic from residential areas and conveyance of this traffic to arterial streets, major collector streets and highways. Collector streets should also connect to special traffic generators such as schools, churches, and shopping centers and other concentrations of population.

(3) Neighborhood connector streets shall be arranged to direct traffic from minor streets within a subdivision or condominium plat to the arterial and collector street network. Neighborhood connector streets shall also be designed to provide connectivity between adjoining subdivision or condominium plats and to neighborhood facilities such as parks and schools. (See Figure 3.)

(4) Minor streets shall be arranged to conform to the topography, discourage use by through traffic, permit the design of efficient storm and sanitary sewerage systems, and require the minimum street area necessary to provide safe and convenient access to abutting property. Not every street within a subdivision or condominium plat is necessarily a minor street.

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

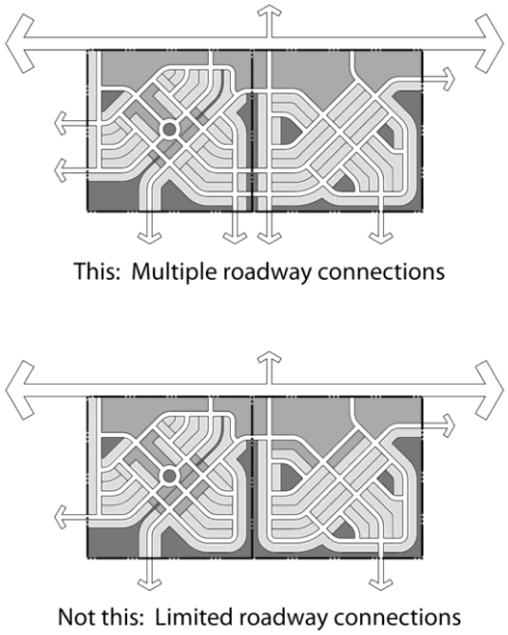


Figure 3: Conceptual Neighborhood Connector Streets

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-702. - Alleys.

Alleys may be provided in commercial and industrial districts for off-street loading and service access. Dead-end alleys without a proper turn-around shall not be approved, and alleys shall not connect to an arterial street. Alleys may be provided in traditional neighborhood development districts to service garages and for refuse collection. All alleys must be paved with hard surfacing to the specifications of the city.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-703. - Street extensions.

Proposed street rights-of-way shall extend to the boundary lines of the tract being subdivided or developed unless prevented by topography or other physical conditions or unless, in the opinion of the plan commission, 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.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-704. - Street names.

Street names shall not duplicate or be similar to existing street names in the City of Stoughton or within its emergency response areas, except that streets that are continuations of others already in existence and named shall bear the name of the existing street. The city council of the City of Stoughton hereby reserves to itself the exclusive right to name all streets within the city limits of the City of Stoughton. This authority may not be delegated and shall apply to the naming of new streets, or the renaming of existing streets whether in plats, plat amendments or otherwise.

(1) *Definitions.* "Street" shall mean every highway within the corporate limits of the City of Stoughton, including alleys, and shall include without limitation, all public ways and thoroughfares and bridges upon said highways, all roads or driveways in municipal parks which have been opened for the use of the public for the purpose of vehicular travel, but shall not include private roads or driveways as defined in Section 340.01(46), Wisconsin Statutes, as amended from time to time.

(2) *Prohibitions.* No street shall be named except by CSM, plat, or by resolution of the city council of the City of Stoughton. No advertisement, representation nor solicitation shall state or imply the granting of the right to name or rename a street.

(3) *Procedures.* Any person preparing or amending a plat or otherwise desirous of renaming an existing street or naming a new street or a street not previously named shall make application therefore to the City of Stoughton. If a preliminary plat is required by this chapter, the application for street name approval shall be submitted at the same time as the preliminary plat. The city may initiate said application on its own, should the city determine the need to name a street. Said applications shall be in written form and be submitted to the director of planning and development and shall contain the following:

a. The proposed street name.

b. A clear and concise map of the street to be named, provided further that the city may require an engineering drawing or survey locating the proposed street to be named.

c. A narrative statement addressing each of the standards contained in subsection (5) below.

d. Any application for the renaming of an existing street shall include proof satisfactory to the city that the applicant has made diligent efforts to notify all persons or entities owning or having any tenancy interest in the property whose address would change. The applicant may provide said proof in the way of affidavit, U.S. postal return receipts or proof of publication or combination thereof and may attempt to provide notice by door to door canvassing and posting, registered mailings, newspaper publications or any combination thereof or any other means likely to provide actual notice. No such application shall be processed until the applicant has satisfied the city that at least 90 percent of all the persons or entities affected have received actual notice.

(4) *Determination.* The director of planning and development shall review said proposal consistent with the standards contained below and shall also make a determination as to whether the proposed name or a similar name is already in use, and shall forward its recommendations and determinations to the city plan commission. The city plan commission shall set the matter on its agenda for public hearing and shall make its recommendations in the form of a report to the city council taking into consideration the standards contained in subsection (5) below.

(5) *Standards.* The following matters shall be considered and addressed in regard to the proposed naming of any street:

a. Any notable geologic, geographic, cultural, biographical, historical, botanical, horticultural, scientific or other factors or events associated with the area served by the street.

b. The appropriateness of honoring or showing gratitude to a person, group or event deserving of recognition within the local community served by the street or the greater Stoughton region.

c. The desirability of maintaining a single name for the entire length of any particular street.

d. The potential impact and inconvenience upon residents of an existing street whose name is proposed to be changed.

e. Existing street names shall be projected wherever possible.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-705. - Railroads, highways, and arterial street protection.

Whenever a proposed subdivision or condominium plat contains or is adjacent to an arterial street, limited access highway, or railroad right-of-way, the following standards may be applicable at the discretion of the plan commission:

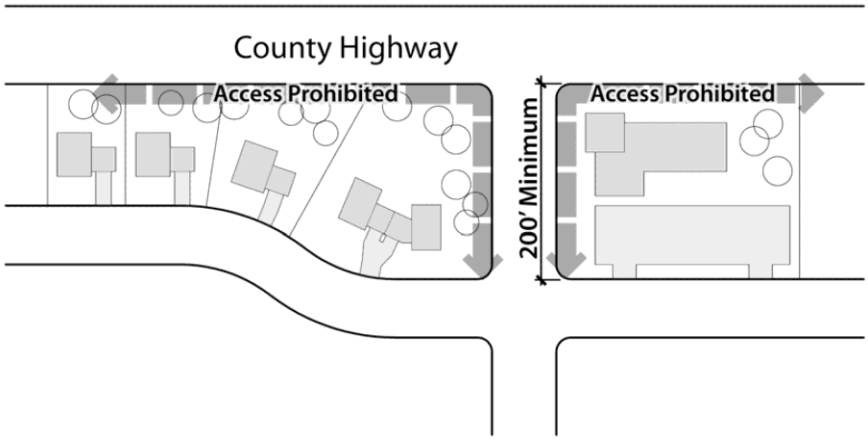
(1) Where lots within the proposed subdivision or condominium plat back upon the right-of-way of an existing or proposed arterial street, limited access highway, or railroad right-of-way, a landscape buffer strip of at least 25 feet in depth in addition to the normal depth of the lot required in the district shall be provided adjacent to the arterial street, railroad right-of-way, or limited access highway. The treatment within this landscape strip shall be unified along the entire frontage in accordance with a landscape plan prepared by the subdivider or condominium developer and approved by the city. This strip shall be a permanently reserved part of the platted lots and shall be designated on the plat as follows:

"THIS LANDSCAPE BUFFER STRIP IS RESERVED FOR THE PLANTING OF TREES AND SHRUBS BY THE SUBDIVIDER OR CONDOMINIUM DEVELOPER. THE PLACEMENT OF STRUCTURES HEREON IS PROHIBITED. MAINTENANCE AND ALL LANDSCAPING WITHIN THIS BUFFER STRIP SHALL BE THE ONGOING RESPONSIBILITY OF THE RESPECTIVE LOT OWNER."

(2) To prevent multiple driveway openings onto an arterial street or limited access highway, the plan commission, at its discretion may require subdividers within commercial and industrial districts to provide marginal access or service streets including those that are approximately parallel to, and at a suitable distance from, such arterial streets and highways. Marginal access streets and service drives may be required to facilitate the free flow of traffic along arterial streets and highways, and to encourage the appropriate use of the land between same. Such streets may be required on each side of a limited access arterial street or highway or railroad.

(3) Streets parallel to a limited access arterial street or highway, when intersecting another arterial street or highway or a collector street which crosses the highway, shall be located at a minimum distance of 350 feet from the limited access arterial highway right-of-way. Such distance, where desirable and practicable, shall be determined with due consideration of the minimum distance required for the future separation of grades by means of appropriate approach gradients. The subdivision plat, condominium plat, or CSM shall include a restriction against private driveways within this 350-foot area. (See Figure 4.)

Figure 4: Conceptual Arterial Street Spacing



(4) Minor streets immediately adjacent to arterial streets and highways shall be avoided in residential areas.

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

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-706. - Street designs standards.

The minimum right-of-way width, roadway width, sidewalk requirements, and parking requirements for all proposed public streets shall be as specified in the following Figure 5. If the city's official map or components of the city's or metropolitan planning organization's comprehensive plan, transportation plan, or bikeways plan, provide for alternative requirements (such as an on-street bicycle lane) the city may substitute the alternative requirements for those listed in Figure 5 below. The city may also consider other appropriate street design requirements from those shown in Figure 5.

Figure 5: Minimum Public Street Design Requirements

Type of Street	Right-of-way width (feet)	Street width, curb-face to curb-face (feet)	Sidewalks Required [1]	On-Street Parking Allowed?
Arterial Street	100	48	Yes, both sides	No
Collector Street	80	44	Yes, both sides	Determined on a case-by-case basis
Neighborhood Connector Street	66	38	Yes, both sides	Yes, both sides
Minor Street—2 side parking	60	38	Yes, both sides	Yes, both sides
Minor Street—1 side parking	60	34	Yes, both sides	Yes, one side [2]
Minor Street—No parking	60	28	Yes, both sides	No
Cul-de-sac	60	28 if no parking, 34 if one side parking	Yes, both sides	Yes, one side
Alley	16	12	No	No

NOTES: [1] All sidewalks shall be concrete and five feet in width. [2] One sided parking shall be located on the south and east sides of the street unless otherwise determined by the city.

(1) Extension of existing streets (that exceed the above standards) shall be developed to conform to the existing street dimension or taper to the dimensions noted in Figure 5, as determined by the city.

(2) Cross-sections for freeways, expressways, parkways, and boulevard streets shall be based upon detailed engineering studies.

(3) Cul-de-sac streets designated to have one end permanently closed shall not exceed 600 feet in length measured from the centerline of the intersecting street to, but not including, the cul-de-sac turn-around. All cul-de-sac streets designated to have one end permanently closed shall terminate in a circular turn-around having a minimum right-of-way radius of 50 feet and a minimum outside curb radius of 40 feet. All cul-de-sacs shall be designed to accommodate snow storage and removal per the direction of the city.

(4) Where on-street bike lanes are required, the width of each bike lane shall not be less than five feet, not including the gutter section. Such width shall be in addition to the width required by Figure 5. Placement of bike lanes shall be in accordance with the AASHTO Guide for the Development of Bicycle Facilities.

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

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-707. - Street grades.

Street grades shall be established to avoid excessive grading, the indiscriminate removal of ground cover and trees, and general leveling of the topography. All changes in street grades shall be connected by vertical curves of minimum length equivalent in feet to 15 times the algebraic difference in the rates of grade for an arterial street, and one-half this minimum for all other streets. The minimum centerline grade of all streets shall in no case be less than 0.5 percent. Unless necessitated by exceptional topography subject to the approval of the city, the maximum centerline grade of any street or public way shall not exceed the following:

(1) Arterial streets, six percent;

(2) Collector and neighborhood connector streets, eight percent;

(3) Minor streets, alley and frontage streets, ten percent;

(4) Pedestrian ways, 12 percent unless steps of acceptable design are provided;

(5) Off-street bicycle lanes, six percent except steeper grades may be allowed for shorter distances.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-708. - Street radii of curvature.

When a continuous street centerline deflects at any one point by more than ten degrees, a circular curve shall be introduced having a radius of curvature on said centerline of not less than 300 feet for arterial and collector streets, and 100 feet for minor streets. A tangent of at least 100 feet in length shall be provided between reverse curves on arterial and collector streets.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-709. - Half streets.

Where an existing dedicated or platted half-street is adjacent to the tract being subdivided, the other half of the street shall be dedicated by the subdivider or condominium developer. The platting of half-streets shall be avoided unless absolutely necessary.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-710. - Street intersections.

(a) Streets shall intersect each other at as nearly right angles as topography and other limiting factors of good design permit.

(b) Number of streets converging at one intersection shall be reduced to a minimum, preferably not more than two.

(c) Number of intersections along arterial streets and highways shall be held to a minimum. The distance between such intersections shall not be less than 400 feet, as measured from centerline to centerline.

(d) Property lines at street intersections shall approximate a 90 degree angle to the maximum extent practicable unless an alternative treatment is considered acceptable by the city.

(e) Minor and neighborhood connector streets shall not necessarily continue across arterial or collector streets; but if the centerlines of such minor streets approach the major street from opposite sides within 300 feet of each other as measured along the centerline of the arterial or collector street, then the location shall be so adjusted that the adjoinment across the arterial or collector street is continuous and a jog is avoided.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-711. - Multi-use paths and walkways.

(a) The minimum width of a right-of-way or easement for a multiuse path shall be 20 feet, with a minimum pavement width of ten feet. The minimum width of a right-of-way or easement for a pedestrian-only walkway shall be ten feet, with a minimum surface width of five feet. The substitution of a multi-use path or walkway for a sidewalk, as required in Figure 5, may be approved upon a recommendation by the director of planning and development and approved by the city where it can be demonstrated that such provision will both better meet the needs of subdivision or condominium plat residents and is consistent with the city's park and open space and/or bikeways plans.

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

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-712. - Sidewalks.

All sidewalks shall be at least five feet in width and constructed of concrete. All sidewalks, except for those within an approved traditional neighborhood, shall be separated from the paved street surface by a minimum six-foot wide grassed terrace. Sidewalks shall be located six to 12 inches inside the right-of-way line unless an alternative location is considered appropriate by the city.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-713. - Blocks.

(a) The widths, lengths, and shapes of blocks shall be suited to the planned use of the land, zoning requirements, need for convenient access, control and safety of street traffic, and the limitations and opportunities of topography.

(b) Blocks in residential areas other than traditional neighborhood development districts, shall not be less than 400 feet nor more than 1,200 feet in length, unless otherwise dictated by exceptional topography or other limiting factors of good design.

(c) Mid-block multi-use paths or walkways may be required near the center and entirely across any block over 900 feet in length where deemed appropriate by the plan commission to provide adequate pedestrian circulation or access to parks, schools, shopping centers, churches or transportation facilities.

(d) Blocks shall have sufficient width to provide for two tiers of lots of appropriate depth, except where otherwise required to separate residential development from through traffic. Width of lots or parcels reserved or laid out for commercial or industrial use shall be adequate to provide for off-street service and parking required by the use contemplated and the zoning restrictions for such use.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-714. - Lots.

(a) The size, shape, and orientation of lots or condominium building sites shall be appropriate for the location of the subdivision or condominium plat and for the type and intensity of development and use contemplated in the city's comprehensive plan and zoning ordinance. The lots or condominium sites should be designed to provide an aesthetically pleasing building site and a proper architectural setting for the buildings contemplated.

(b) Side lot lines shall be at right angles to straight street lines or radial to curved street lines on which the lots face. Lot lines shall follow municipal boundary lines and zoning district boundaries rather than cross them.

(c) Double frontage and reverse frontage lots shall be prohibited, except where necessary to provide separation of residential development from through traffic or to overcome specific disadvantages of topography and orientation.

(d) Every lot of record shall front or abut for a distance of at least 40 feet on a public street.

(e) Area and width of lots shall conform to the requirements of the zoning ordinance. Whenever a tract is subdivided into large parcels, such parcels shall be arranged and dimensioned as to allow re-subdivisions of any such parcels into smaller lots.

(f) Lots shall have a minimum average depth of 100 feet. Excessive depth in relation to width shall be avoided and a proportion of two to one shall be considered a desirable ratio under normal conditions. Depth of lots reserved or laid out for commercial or industrial use shall be adequate to provide for off-street service and parking required by the use contemplated and zoning.

(g) Lands lying between the meander line and the water's edge and any otherwise unplattable lands which lie between a proposed subdivision or condominium plat and the water's edge shall be included as part of lots, outlots or public dedications in any plat abutting a lake, river or stream.

(h) Flag lots shall be prohibited within the city limits and discouraged within the extraterritorial jurisdiction.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-715. - Utility easements.

The plan commission may require utility easements of a minimum of 12 feet in width where necessary or advisable for electric power and communication wires and conduits; storm and sanitary

sewers; and gas, water and other utility lines. Where side or rear lot lines within a subdivision or condominium plat abut one another, the subdivision or condominium plat may provide easements of six feet in width on abutting lot lines to form the 12-foot minimum. The city may require additional easement widths depending on location and required underground infrastructure (e.g. a water main between houses may require a 20-foot easement).

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-716. - Drainage easements.

(a) Where a subdivision or condominium plat is traversed by a watercourse, drainage-way channel or stream, an adequate drainage-way easement or dedication shall be provided. The location, width, alignment and improvement of such drainage-way easement or dedication shall be subject to the approval of the city. Access to drainage easements shall be 20 feet wide and spaced every one-half mile. (See also section 66-1108: Access to Waterways).

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

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-717. - Public sites and open space.

(a) Subdivisions and condominium plats shall include public sites and open spaces as provided for in section 66-1101.

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

(Ord. No. 0-7-09, 6-23-2009)

Secs. 66-718—66-800. - Reserved.

ARTICLE VIII. - DESIGN STANDARDS FOR CLUSTER DEVELOPMENT

Sec. 66-801. - Description.

A cluster development is a residential subdivision or condominium plat in which the lots are allowed to be smaller (in area and width) than otherwise required, but in which the overall (gross) density cannot exceed the maximum density limits for the underlying zoning district. Under the cluster development option, a subdivision or condominium plat can contain no more lots than would otherwise be allowed in a conventional subdivision or condominium plat in the same zoning district. Smaller lot sizes within a cluster subdivision or condominium plat allow for a corresponding increase in common open space. (See Figure 6.)

Figure 6: Conventional Subdivision (left) as compared to Cluster Subdivision (right).

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-802. - Purpose.

The intent of a cluster development is to provide for, and in some instances require, a more compact residential development pattern that encourages sensitivity toward natural landscape features, preserves open space, and offers economies in the provision of utilities and public services.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-803. - Where allowed.

Cluster developments are allowed in all zoning districts in which residential development is allowed.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-804. - Lot size.

The minimum and maximum lot sizes within a cluster subdivision shall be 6,000 square feet and 2.5 acres respectively. The aggregate number and sizes of lots must be adequate to meet all required density limits as established in the respective zoning district in which the cluster development is located.

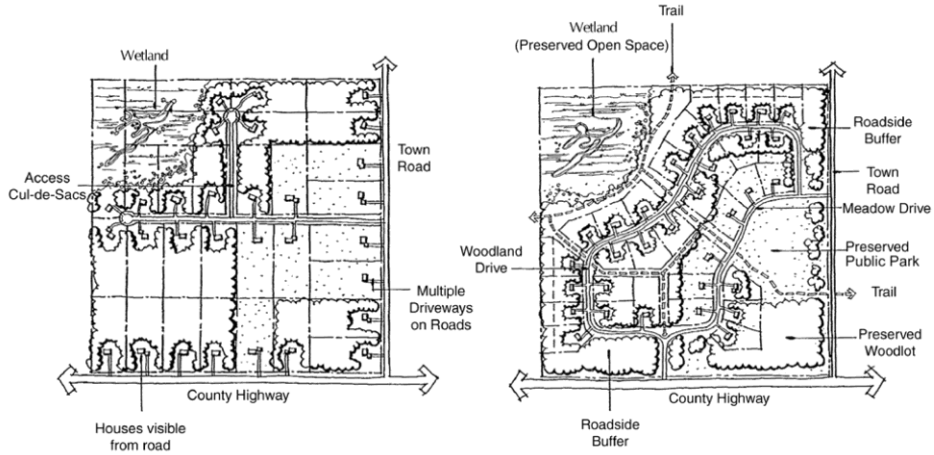
(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-805. - Approval procedure.

Approval of cluster subdivision or condominium plat shall follow the general procedures for subdivisions described in articles II, III, IV, and V of this chapter except that the plan commission may approve waivers and exceptions to such requirements as provided in article XIII of this chapter.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-806. - Open space requirement.



(a) *Minimum requirement.* Common open space is required within a cluster development to ensure that the overall density within the development does not exceed the maximum density allowed by the underlying zoning district. Common open space must be provided in an amount

at least equal to the difference between the actual average lot area per dwelling unit within the cluster development and the required lot area per dwelling unit for conventional development within the underlying zoning district. Such common open space shall be in addition to the park and open space dedication requirements in article XI of this chapter.

(b) *Use of common open space.* Common open space must be set aside and designated as an area where no development will occur other than project-related recreational amenities or passive open space areas. The city may require that up to 50 percent of required open space must be usable open space to ensure adequate recreational amenities for residents of the development.

(Ord. No. 0-7-09, 6-23-2009)

Secs. 66-807—66-900. - Reserved.

ARTICLE IX. - REQUIRED IMPROVEMENTS[2]

Footnotes:

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Cross reference— Utilities, ch. 74.

Sec. 66-901. - Determination of adequacy of public facilities and services.

(a) A certified survey map, preliminary plat, condominium plat or final plat shall not be approved within the city or its extraterritorial jurisdiction unless the appropriate approving body determines that adequate public facilities and public services are available to meet the needs of the proposed subdivision or condominium plat.

(b) With or following the submittal of any preliminary plat, condominium plat, final plat or certified survey map, the applicant shall furnish any data requested by the city who shall transmit this information to appropriate city commissions, committees, and boards for review and shall act as coordinator for their reports to the plan commission and the city council on the adequacy of water, sanitary and storm sewers, fire service, police, parks and open space, recreation facilities, and transportation facilities. Failure to submit such data as requested may be grounds for denial of the preliminary plat, condominium plat, final plat or certified survey map.

(c) Public facilities and public services for a proposed subdivision or condominium plat shall be found to be adequate by the city when the following conditions exist:

(1) That the capacity of the sanitary sewage collection system and treatment system necessary to serve the proposed development is available, presently under construction or budgeted for by the city and/or developer, as determined by the utilities director.

(2) That the capacity of the public water distribution system and treatment system necessary to serve the proposed development is available, presently under construction or budgeted for by the city and/or developer, as determined by the utilities director.

(3) That the capacity of the stormwater management system necessary to serve the proposed development is available, presently under construction or budgeted for by the city and/or developer, as determined by the director of planning and development and the appropriate committee.

(4) That the capacity of the public parks, open space, and recreation facilities and services necessary to serve the proposed development is available, presently under construction or budgeted for by the city and/or developer, as determined by the parks and recreation committee.

(5) That timely and adequate public protection service can be provided to the development as determined by the police chief.

(6) That timely and adequate fire protection and rescue service can be provided to the development as determined by the fire chief.

(7) That the proposed land division is accessible by existing publicly maintained, all weather roads adequate to accommodate both existing traffic and that traffic to be generated by the proposed land division, or necessary additional roads and road improvements are budgeted for construction with public or private financing, or public transportation service sufficient to serve the land division in combination with the foregoing is available or programmed for the area, as determined by the plan commission. The plan commission shall consider the recommendations of other commenting agencies and jurisdictions, and such factors as level of service, average and peak use, and any other information presented.

(8) If the plan commission or the common council determines that one or more public facilities or services are not adequate for the proposed development, but that a portion of the area could be served adequately, or that careful phasing of the development could result in all public facilities and public services being adequate, conditional approval may include only such portions or may specify phasing of the development.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-902. - Policies within sewer service area.

No preliminary plat, condominium plat, final plat or certified survey map shall be approved by the city unless the subdivider or condominium developer provides evidence that all proposed parcels within the city sanitary sewer service area will be served with city sanitary sewer. The city may allow the phased provision of city sanitary sewer to newly created parcels within both the extraterritorial jurisdiction and the Stoughton sanitary sewer service area, provided that a binding agreement for phased sewer service is executed among the subdivider or condominium developer, property owner, and city at the time of subdivision or condominium plat approval and made a condition of approval by the city. The agreement and associated utility plans shall demonstrate how and when city sanitary sewer and water service will be provided to the newly created parcels. The city shall not extend sanitary sewer service to properties located outside of the city's corporate limits.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-903. - Development agreement.

Before the recording of any final plat located within the corporate limits of the city (and CSMs for certain minor subdivisions at the discretion of the city) the subdivider or condominium developer shall be required to enter into a contract with the city agreeing to install all required improvements. The following shall also be required within or simultaneous to the execution of a development agreement:

(1) The subdivider or condominium developer shall file with said agreement, subject to the approval of the city attorney, a bond, certificate of deposit, irrevocable letter of credit, certified check or other security in an amount equal to 125 percent of the cost of improvements required to serve the subdivision or condominium plat, as estimated by the city.

(2) All required improvements shall be completed by the subdivider or condominium developer or his contractors not later than 24 months from the date of signing the development agreement. When a development is separated into phases, all required improvements shall be completed by the subdivider or condominium developer or his contractors not later than 24 months from the date of signing the development agreement for that phase.

(3) As a further guarantee that all obligations for work on improvements are satisfied, the contractor and subcontractors who are selected to construct utilities and street improvements on dedicated street rights-of-way shall be identified as qualified for such work by the city.

(4) The agreement shall also require the subdivider or condominium developer to pay all outstanding assessments for public improvements previously installed and all area charges for sanitary sewer and water mains, force mains, pumping stations, and regional stormwater facilities previously installed by the city.

(5) The agreement shall also establish minimum insurance requirements for the subdivider or condominium developer and its subcontractors.

(6) All required public improvements shall be constructed to city standards.

(Ord. No. 0-7-09, 6-23-2009)

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.

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)

Secs. 66-905—66-1000. - Reserved.

APPENDIX E

ARTICLE XI. - PUBLIC LANDS AND PUBLIC SPACES

Sec. 66-1101. - Provision of public lands and open spaces.

Effective through December 15, 2021

The subdivider or condominium developer shall provide and dedicate to the public adequate land to provide for park, recreation and open space needs of the land development within the city and its extraterritorial area. The location of such land to be dedicated shall be determined by the plan commission. Where a land dedication is not compatible with the comprehensive plan or the parks and open space plan, or for other reasons is not advised by the plan commission, the subdivider or condominium developer shall, in lieu thereof, pay a fee to the city to meet this requirement in whole or on a pro-rata basis.

(1) *Land dedication requirement.* After consultation with the parks and recreation committee, the plan commission shall determine whether the dedication of land for parks or monies in lieu thereof will better serve the public interest. Where land is to be dedicated, 1,468 square feet of land shall be dedicated for each residential dwelling unit proposed. If no particular number of dwelling units is proposed, the requirements shall be based on the number of dwelling units permitted by right under the proposed subdivision or condominium plat and the zoning in effect at the time of preliminary plat or condominium plat submittal. Lands dedicated for stormwater management shall not be credited towards a subdivision or condominium plat's park land dedication requirements. Unless otherwise approved by the plan commission, the minimum size of the dedicated land shall not be less than one acre. All dedicated lands shall be accompanied by an environmental assessment indicating that such lands present no environmental hazard, and that they will not require environmental mitigation or remediation measures. Said environmental assessment shall be paid for at the subdivider or condominium developer's expense.

(2) *Monies in lieu of land dedication.* The amount of any fee imposed, at the date of adoption of this section, shall be $2,805.00 for each single-family residential dwelling unit, $2,104 for each two-bedroom apartment unit and $1,402 for each studio or one-bedroom apartment unit for park acquisition costs. Such fees are based upon the Public Facilities Needs Assessment and Impact Fee Study dated January 2009. The fees imposed under this section shall be increased annually at a rate equal to the percentage change in the Engineering News Record Construction Cost Index for the previous 12 months, with the adjustment effective January 1 of each year. The city treasurer or designee shall calculate the adjusted fees and maintain a copy of the calculation and the adjusted impact fees in the office of the city clerk.

(3) *Park improvement fee.* Regardless of whether land dedication or monies in lieu of land dedication are required, a park improvement fee shall be paid for each dwelling unit proposed. See chapter 67 Impact fees for the fee schedule.

(4) *Fees and dedications required for all new developments.* In all instances where additional residential dwelling units are being created, without the need for land division review and approval, all fees and dedications required by this chapter shall apply.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-1101. - Provision of public lands and open spaces.

Effective starting December 16, 2021

The subdivider or condominium developer shall provide and dedicate to the public adequate land to provide for park, recreation and open space needs of the land development within the city and its extraterritorial area. The location of such land to be dedicated shall be determined by the plan commission. Where a land dedication is not compatible with the comprehensive plan or the parks and open space plan, or for other reasons is not advised by the plan commission, the subdivider or condominium developer shall, in lieu thereof, pay a fee to the city to meet this requirement in whole or on a pro-rata basis.

(1) *Land dedication requirement.* After consultation with the parks and recreation committee, the plan commission shall determine whether the dedication of land for parks or monies in lieu thereof will better serve the public interest. Where land is to be dedicated, 1,468 square feet of land shall be dedicated for each single family dwelling, 1,019 square feet of land shall be dedicated for each dwelling unit in a two-family or multi-family development, and 528 square feet of land shall be dedicated for each dwelling unit in a Group Quarters. For purposes of this section, "Group Quarters" has the meaning set forth in section 67-3. These dedication requirements are based on the Park Impact Fee, Fee in Lieu of Land Dedication and Public Facility Needs Assessment dated March 8, 2021 by Baker Tilly US, LLP.

(2) *Monies in lieu of land dedication.* The amount of any fee imposed under this section shall be $2,674 for each single-family dwelling, $1,838 for each dwelling unit in a two-family or multi-family development, and $952 for each dwelling unit in a Group Quarters. Such fees are based on the Park Impact Fee, Fee in Lieu of Land Dedication and Public Facility Needs Assessment dated March 8, 2021 by Baker Tilly US, LLP.

(3) *Park improvement fee.* Regardless of whether land dedication or monies in lieu of land dedication are required, a park improvement fee shall be paid for each dwelling unit proposed. See chapter 67 Impact fees for the fee schedule.

(4) *Fees and dedications required for all new developments.* In all instances where additional residential dwelling units are being created, without the need for land division review and approval, all fees and dedications required by this chapter shall apply.

(Ord. No. 0-23-2021, 12/16/2021)

Sec. 66-1102. - Specifications for dedicated land.

(a) *Unity.* The dedicated land shall form a single parcel of land except where the plan commission determines that two parcels or more would be in the public interest.

(b) *Shape.* The shape of the dedicated parcel of land shall be configured to be usable for recreational activities planned for the area or the type of park intended.

(c) *Location.* The dedicated land shall be located so as to serve the recreation and open space needs of the subdivision or condominium plat from which the dedication was made. Where the amount of land dedicated is less than one acre, the plan commission may require that the recreation area be located in a suitable place on the edge of the proposed plat area so that additional land may be added at such time adjacent land is subdivided.

(d) *Access.* Public access to the dedicated land shall be provided by adjoining street frontage of sufficient width to assure safe, comfortable access to the dedicated land with a minimum public street frontage as recommended by the planning commission and approved by city council.

(e) *Usability.* The dedicated land shall be usable for recreation, as determined by the parks and recreation committee. Wetlands or sloped areas may not be considered usable for recreational purposes. When

usable land is dedicated for active recreational use, the subdivider or condominium developer shall grade, topsoil, and seed the land for its intended use before it will be accepted by the city. When useable land is dedicated for passive recreational use, the balance of the land should be restored to a natural state to the extent practicable and necessary.

(f) *Plans.* If specifically designated on the comprehensive plan, comprehensive plan component, official map, or park and open space plan, such park areas shall be made a part of the plat to the extent allowed under this section. If not so designated, consideration shall be given in the location of such sites to the preservation of scenic and historic sites, stands of fine trees, marshes, lakes and ponds, watercourses, watersheds, natural prairies and ravines.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-1103. - Allocation of monies in lieu of dedicated land and park improvement fees.

The city, when receiving monies in lieu of dedicated land and park improvement fees, shall hold these monies in separate reserve accounts to be used, respectively, for purchasing land for parks and other public open spaces and improving such lands. Where possible, these monies shall be spent to directly fill the needs of the subdivision or condominium plat which generated the monies. However, where such a practice could result in insufficient funds for any one acquisition or improvement, then a set of priorities for improvements shall be established by city council resolution. These priorities shall rank order the planned acquisitions and/or improvements. Each improvement and/or acquisition shall be identified by the general area it is to serve. Each subdivision or condominium plat contributing to the general reserve funds shall be shown as planned to be benefited by one of the projects in the list of priorities unless that subdivision or condominium plat is already adequately served.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-1106. - Land reservation.

Whenever a proposed park or other public open space land designated on the city's official map, comprehensive plan, park and open space plan, or components thereof is within a proposed subdivision or condominium plat, and the amount of public land suggested by said plan is in excess of the required park land dedication requirements set forth in this section, the city may require the reservation of such land for a period not exceeding five years from the date of final plat approval, unless extended by mutual agreement. Such reserved lands shall be kept in one or more outlots to be held by the subdivider or condominium developer. Over that period, the public agency having jurisdiction over said land shall have the ability to negotiate the purchase of said land at undeveloped land prices.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-1107. - Park lands within extraterritorial jurisdiction.

If public dedication is not required by another jurisdiction with authority, proposed public lands outside of the corporate limits of the city but within the extraterritorial jurisdiction shall be reserved for acquisition by the town, county, or city at undeveloped land costs for a period not exceeding five years.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-1108. - Access to waterways.

(a) A subdivision or condominium plat abutting a navigable waterway shall, according to the provisions of Wisconsin Statutes, Section 236.16(3), provide access at least 60 feet wide to the low water mark

so that there will be public access, connected to public roads, at one-half-mile intervals as measured along the lake or stream shore, except where greater intervals or different access is agreed upon by the State of Wisconsin, and excluding shore areas where public parks or open space, streets, or roads on either side of a stream are provided.

(b) The city may require a land dedication or public access easement to and/or along all navigable waterways, and in other locations identified by the city, to connect with existing or planned public roads and/or pedestrian facilities. Where natural waterways traverse the subdivision or condominium plat, the subdivider or condominium developer shall leave such channels in their natural state and shall dedicate, or provide public access easements, both to and/or along such waterways as directed by the city. Such dedication shall be credited towards meeting the park land dedication requirements specified in this section and dedications in excess of those requirements shall be compensated.

(Ord. No. 0-7-09, 6-23-2009)

APPENDIX F

ARTICLE II. - PROCEDURE—SITE ASSESSMENT CHECKLIST AND CONCEPT PLAN

Sec. 66-201. - Preliminary procedure.

Before filing application for approval of a minor or major subdivision, or condominium plat, the subdivider or condominium developer shall prepare the following, unless exempted by other sections of this chapter:

(1) Except as indicated in subsection (4) below, a site assessment checklist at Appendix 1 per the requirements of section 66-204. A site assessment report per the requirements of section 66-205 may also be required, following city staff review of the site assessment checklist.

(2) For all land divisions including condominium plats, a concept plan per the requirements of section 66-206. Concept plans are not required for Planned Unit Developments (PUDs) or Traditional Neighborhood Developments (TNDs). For such projects, an approved TND, or PUD Master Land Use Plan shall substitute for a concept plan.

(3) A signed statement listing development projects for which the applicant has received city approval in the last five years and indicating any outstanding performance or financial obligations on such projects. If this statement is found to contain information that is contrary to fact or to omit the listing of such projects or obligations on which performance or payment is delinquent, the application may be dismissed without prejudice until the application is corrected and/or the delinquency is resolved.

(4) Minor subdivisions of less than five acres in total size, where no land dedications or new streets are proposed, are exempt from the provisions of section 66-201.

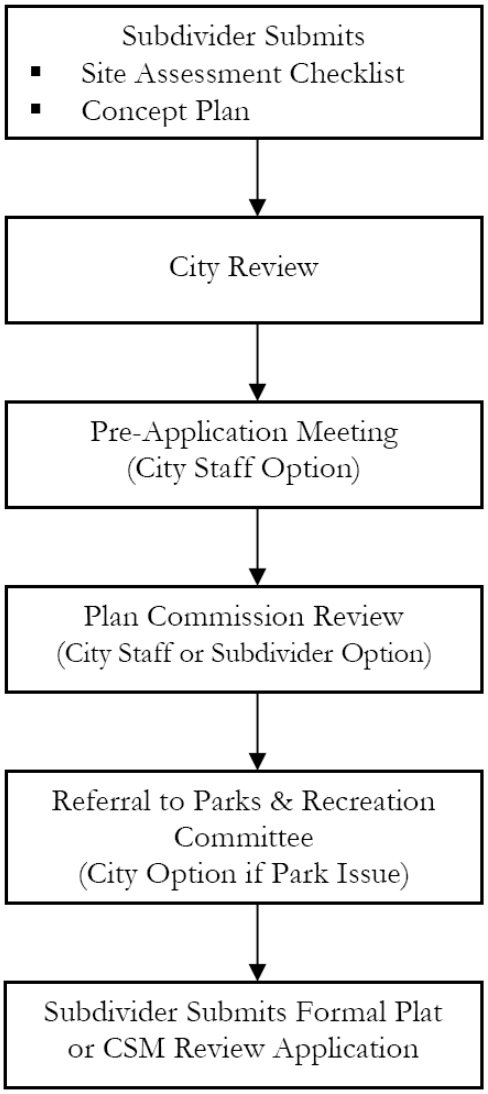

Figure 1: Conceptual Review Process

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-202. - Pre-application meeting.

On the completion of the documents specified in section 66-201, a pre-application meeting may be required by the director of planning and development and the utility director to assist the subdivider or condominium developer is apprised of the objectives of these regulations, the city's comprehensive plan and elements thereof, the city's official map and any pertinent ordinances and plans, and to reach conclusions regarding the objectives and general program for the proposed development.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-203. - Additional review.

(a) *Plan commission review.* The director of planning and development may require, or the subdivider or condominium developer may request, plan commission review and comment on the submitted site assessment checklist and/or concept plan. Twenty copies of all documents shall be submitted by the

subdivider or condominium developer to the city director of planning and development who shall distribute the copies to the plan commission for review and comment. Said copies must be submitted at least 60 business days prior to the date of the plan commission meeting at which the matter is to be reviewed.

(b) *Referral to parks and recreation committee.* The concept plan may be referred to the parks and recreation committee or its staff, for their review and recommendation relative to park and open space needs.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-204. - Site assessment checklist requirements.

(a) *Purpose.* The purpose of the site assessment checklist is to provide the basis for an orderly, systematic review of the effects of new land divisions, including condominium plats, upon the community in accordance with the principles and procedures of Section 236.45(1), Wisconsin Statutes.

(b) *Coverage.* The site assessment checklist requirement shall apply to all minor subdivisions and major subdivisions and condominium plats as described in section 66-201. Condominium conversions and minor subdivisions of less than five total acres where no dedications or new streets are proposed are exempt from this requirement.

(c) *Site assessment checklist form.* The subdivider or condominium developer shall complete the site assessment checklist form at Appendix 1 and deliver to the department of planning and development office.

(Ord. No. 0-7-09, 6-23-2009; Ord. No. 0-11-2014, § 2, 5-27-2014)

Sec. 66-205. - Site assessment report requirements.

(a) *Determination of need for site assessment report.* Prior to accepting a preliminary plat or certified survey map for review, the plan commission or city staff may, for reasons stated in a written correspondence setting forth specific questions on which it requires research, data and input from the subdivider or condominium developer and other affected persons, decide that the site assessment checklist raises unusually significant questions on the effects on the environment and/or that review by other city committees and commissions is required. The written request shall set a reasonable date for the return of the requested data and information from the subdivider, or condominium developer and it may specify the format in which the data is to be presented.

(b) *Hearing on site assessment report.* Following response to the written request to the city director of planning and development, the city shall distribute the report to all interested persons or agencies. The plan commission may schedule and hold a public hearing on the findings of the report. If scheduled, the hearing shall be preceded by a Class I notice under Chapter 985, Wisconsin Statutes. Persons attending such hearing shall be afforded an opportunity to comment on the report.

(c) *Review of site assessment report.* The plan commission shall review the site assessment report, with supporting data, department and committee reviews and any other data required for determining the suitability of the land for the proposed development. Within 30 days after submission of the site assessment report by the subdivider or condominium developer, the plan commission shall decide whether the affected land is suitable for development per section 66-108, Land suitability. If determined unsuitable, the plan commission shall provide its reasons in writing, and subdivider or condominium developer shall have the opportunity to remedy the reasons before a certified survey map, preliminary plat, or condominium plat may be filed.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-206. - Concept plan requirements.

If required under section 66-201, the subdivider or condominium developer shall prepare a concept plan for review by city staff. At its option, city staff may choose to present the concept plan to the plan commission and/or parks and recreation committee for their review and comment prior to the filing of a preliminary plat or condominium plat.

(1) *Purpose.* The purpose of the concept plan is to depict the general intent of the subdivider or condominium developer in terms of general layout of the subdivision or condominium and its relationship to nearby properties, roads, utilities and other public facilities. In conjunction with the site assessment checklist, the concept plan provides an opportunity to review the general intent and impact of the proposed subdivision, or condominium plat, without the need for detailed engineering, surveying, and other time consuming and costly processes associated with the preparation of a preliminary plat.

(2) *Coverage.* The concept plan shall indicate a proposed subdivision or building placement pattern for all lots owned or controlled by the subdivider or condominium developer. The plan commission may waive this requirement in the case where the remainder of the area owned or controlled by the subdivider or condominium developer is included in a detailed neighborhood development plan adopted as a component of the city's comprehensive plan, and the subdivider or condominium developer demonstrates an intent to subdivide or develop according to that plan or to a concept plan, general development plan, or preliminary plat previously submitted and reviewed by the city.

(Ord. No. 0-7-09, 6-23-2009)

APPENDIX G

ARTICLE III. - PROCEDURE—PRELIMINARY PLAT

Sec. 66-301. - Applicability.

The provisions of this section apply only to major subdivisions and condominium plats as defined in section 66-401. For the purposes of this section, the requirements applying to subdividers shall apply equally to the developers of condominiums.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-302. - Preliminary plat/condominium plat review procedure.

(a) *Application.* Prior to submitting a final plat or condominium plat for approval, the subdivider or condominium developer shall prepare a preliminary plat and file a written application for its approval with the director of planning and development, along with 20 copies of the preliminary plat. The submittal shall include all data required by this section. A preliminary plat shall not be submitted prior to city review of the site assessment checklist, the site assessment report when required, or the concept plan. The preliminary plat shall be filed at least 60 days prior to the date of the plan commission meeting at which action is expected to allow adequate time for review and recommendation by appropriate agencies, staff, commissions, consultants, and nearby property owners.

(b) *Coverage of preliminary plat.* The subdivider or condominium developer shall in all cases submit a preliminary plat for the lands to be included in the first phase of the final plat. If the concept plan did not include all adjacent lands owned or controlled by the subdivider or condominium developer, then the preliminary plat shall include the entire adjacent area owned and controlled by the subdivider or condominium developer. The plan commission may waive this second requirement in the case where the remainder of the area owned or controlled by the subdivider or condominium developer is included in a detailed neighborhood development plan adopted as a component of the city's comprehensive plan, and the subdivider or condominium developer demonstrates intent to subdivide or develop according to that plan.

(c) *Public notice.*

(1) Following submittal of the preliminary plat, the director of planning and development shall direct the preparation of a written notice containing the following information:

a. The date that the subdivider or condominium developer filed a preliminary plat with the plan commission.

b. A copy of the preliminary plat.

c. A map of the area adjacent to the platted land.

d. The date, time and location of the plan commission's hearing on the preliminary plat.

e. The proposed use of the land to be subdivided.

f. Contact information for the director of planning and development, for further inquiry.

(2) The director of planning and development shall direct the mailing of the notices to the owners of all city property within 300 feet of the proposed major subdivision as derived by city assessor records. Such notice shall be sent by first class mail, not less that ten days, nor more than 30 days prior to the plan commission hearing on the preliminary plat. The notice is intended as a courtesy to neighboring property owners. Failure of a neighboring property owner to receive or accept the notice shall not invalidate any subsequent action taken by the plan commission with

reference to the preliminary plat. The cost of mailing the notice shall be paid by the subdivider or developer prior to the hearing on the preliminary plat.

(d) *Review by agencies.* The subdivider shall transmit an adequate number of copies of the preliminary plat to all reviewing agencies as required under Chapter 236, Wisconsin Statutes. Agency review is not required for condominium plats.

(e) *Plan commission action.* The plan commission shall have a public hearing on the preliminary plat. The plan commission, at its earliest available scheduling, but no longer than 90 days from the date of filing of a complete preliminary plat with the director of planning and development, shall take action to approve, conditionally approve, or reject the preliminary plat. In the case of a rejection, the plan commission shall list reasons for said recommendation. The time period within which plan commission action is required shall not commence until the city has received all maps, plans, drawings, and related data necessary for review of the latest version of the preliminary plat. Failure of the plan commission to act within 90 days shall be interpreted as a recommended approval of the preliminary plat except where the 90-day period has been extended by written agreement of the subdivider or condominium developer.

(f) *Notification.* The director of planning and development shall notify the subdivider or condominium developer, in writing, of the plan commission action within ten business days.

(g) *Effect of preliminary plat approval.* Approval or conditional approval of a preliminary plat shall not constitute automatic approval of the final plat. If the final plat is submitted within 24 months of preliminary plat approval and conforms substantially to the preliminary plat layout as indicated in Wisconsin Statutes, Section 236.11(1)(b), the final plat shall be entitled to approval with respect to such layout. The preliminary plat shall be deemed an expression of approval or conditional approval of the layout submitted as a guide to the preparation of the final plat, which will be subject to further consideration by the plan commission and city council at the time of its submission.

(h) *Copies to utility providers.* The subdivider or condominium developer shall provide, via certified mail, two copies of the approved preliminary plat to all local utility providers (i.e. natural gas, telephone, cable television, telecommunications, water, sanitary sewer, and electric company) so that they may identify appropriate locations for facilities and easements.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-303. - Preliminary plat requirements.

The preliminary plat shall be submitted at a scale of not more than 100 feet to one inch, and shall show correctly on its face the information listed below. The city may waive one or more of these requirements based on a formal written request from the subdivider or condominium developer. A request for an exception or waiver of conditions of the requirements of section 66-303 shall be submitted in writing by the subdivider or condominium developer when the preliminary plat is filed. The request shall state fully the reasons for the exception or waiver. A ¾ vote of the entire membership of the plan commission shall be required to grant any exceptions or waivers to this section except for planned unit developments, cluster developments or traditional neighborhood developments for which consent of the regular majority of the membership is required.

(1) *Description.*

a. Name of the proposed subdivision or condominium plat.

b. Name, address and telephone number of the owner, subdivider or condominium developer, engineer, land surveyor and land planner.

c. Date, graphic scale, and north arrow.

d. Location of the proposed subdivision or condominium plat by government lot, quarter section, township, range and county.

e. Location map showing the relationship between the preliminary plat and surrounding area.

f. Proposed number of lots, number of dwelling units if different, and land use types.

g. A vicinity sketch or small scale drawing of the section or government subdivision or condominium plat of the section in which the subdivision or condominium plat lies, with its approximate location indicated.

(2) *Existing conditions.*

a. Contours at verticals of not more than two foot.

b. A scaled drawing of the exterior boundaries of the proposed subdivision or condominium plat referenced to a corner established by the U.S. Public Land Survey, and the total acreage encompassed thereby.

c. Location of existing property lines, buildings, drives, streams and watercourses, dry runs, lakes, marshes, wetlands, floodplains, shoreland zoning areas, rock outcrops, wooded areas (including individual trees with a diameter at breast height of six inches or more), environmental corridors, and other similar significant features within the parcel being subdivided.

d. Location, right-of-way width and names of any easements or rights-of-way for existing streets, alleys or other public ways, railroads and utilities within or adjacent to the proposed subdivision or condominium plat.

e. Type and width of any adjacent existing street pavements, together with any legally established centerline elevations for streets located outside the city limits.

f. Water elevations of adjoining lakes, streams or drainage-ways at the date of the survey, and known or determined high and low water elevations and boundaries of the 100-year flood-fringe, flood-way, and/or general flood-plain.

g. Subsurface soil, rock and water conditions including depth to bedrock and average depth to ground water table. Where a subdivider or condominium developer's subsoil investigation indicates potential for groundwater less than ten-feet from the proposed street centerline elevation, the subdivider or condominium developer shall so note on the face of the plat and indicate the lots affected.

h. Location, size and invert elevation of any existing sanitary and storm sewers, culverts or drain pipes and the location and size of any existing water and gas mains on or adjacent to the plat and proposed for use in the development. If sewers and water mains are not present on or adjacent to the preliminary plat, the distance to, and the size of those nearest and the invert elevations of sewers shall be indicated.

i. Location or private wells and electric infrastructure.

j. Locations of filling and grading.

k. Location and names of adjacent subdivision or condominium plat, parks and cemeteries.

l. Names and addresses of adjacent property owners.

m. Existing land use and zoning within 300 feet of the proposed subdivision or condominium plat.

(3) *Proposed conditions.*

a. Location, width, and names of all proposed streets and walkways.

b. Layout and scale dimensions of all lots and proposed lot and block numbers.

c. Draft of proposed covenants (if any) to be imposed.

d. Location and approximate dimensions of any sites to be reserved or dedicated for parks, playgrounds, greenways or other public uses.

e. Location and approximate dimensions of any sites reserved for the private use of subdivision or condominium plat residents and the conditions and terms of all applicable deed restrictions applying to these sites.

f. Location and approximate dimensions of any sites that are to be used for group developments or planned unit developments as defined in subsections 78-205 (11) and 78-105 (7) of the city zoning ordinance, respectively.

g. Plans showing the proposed locations for streets, walkways, drainage-ways, and public easements, including extensions for reasonable distance beyond the limits of the proposed subdivision or condominium plat when requested.

h. After consultation with city staff, proposed street tree type, location, and size.

i. After consultation with city staff, proposed sanitary sewer, water, and stormwater facilities type, location, and size. The submittal shall specifically address in a supplemental memo how the proposed sanitary sewer system maximizes the area served by gravity flow or otherwise optimizes gravity service.

j. Locations of filling and grading.

k. Proposed building setback lines.

l. Any other information deemed necessary by city staff to assist in the review and evaluation of the preliminary plat.

(Ord. No. 0-7-09, 6-23-2009)

Secs. 66-304—66-400. - Reserved.

ARTICLE IV. - PROCEDURE—MAJOR SUBDIVISION

Sec. 66-401. - Final plat review and approval procedure.

For all major subdivisions and condominium plats, the subdivider or condominium developer shall prepare and file a final plat and written application for its approval with the director of planning and development, along with 20 copies of the final plat. The submittal shall include all data required by this section, along with verification, such as a certified mail receipt, that the subdivider or condominium developer submitted the approved preliminary plat to utility providers as required under subsection 66-302(8). A final plat shall not be submitted prior to city council approval of the preliminary plat. The final plat shall be filed at least 30 days prior to the date of the plan commission meeting at which a recommendation is expected. In the case of condominium plats that contain over five individual building sites, a condominium plat that conforms to Section 703.11 of the Wisconsin Statutes shall substitute for a final plat.

(1) *Coverage of final plat.* The final plat shall include the entire area owned or controlled by the subdivider, condominium developer or association, within the phase of development for which final approval is sought.

(2) *Submittal of covenants and deed restrictions.* The subdivider or condominium developer shall submit any protective or restrictive covenants or deed restrictions pertaining to lot and street dimensions or other physical design specifications that may attach to the property being subdivided.

(3) *Review by agencies.* The plan commission secretary shall transmit an adequate number of copies to the plan commission; and copies to all affected city boards, commissions or departments, for their review and recommendations concerning matters within their jurisdiction. For the final plat, the subdivider shall be responsible for making all written requests for approval

and findings of no objections of the final plat to the state of Wisconsin, in accordance with Section 236.12, Wisconsin Statutes.

(4) *Plan commission recommendation.* Within 60 days of receiving a complete final plat application and all associated documents, the plan commission shall recommend approval, denial or approval with conditions of the final plat and transmit that recommendation to the city council. Such time may be extended by written agreement of the subdivider or condominium developer.

(5) *City council action.* The city council shall, at its earliest available scheduling, but no longer than 90 days from the date submitted, approve, approve conditionally or reject the final plat based on its determination of conformance with the intent and provisions of this chapter, and all related plans and ordinances, and recommendations of appropriate city committees and commissions. If the final plat meets the requirements of this section, has been submitted within 24 months from the approval date of the preliminary plat, substantially conforms to the approved preliminary plat, and meets all conditions of preliminary plat approval, the council shall approve the final plat. The final plat is considered filed when the city has received all maps, plans, drawings and related data necessary for plat review of the latest version of the final plat as outlined herein. Such time may be extended by written agreement of the subdivider or condominium developer. If the city council fails to act within 90 days, the period of time has not been extended by agreement, and no unsatisfied objections have been filed within that period, the plat shall be deemed approved, and upon demand, a certificate to that effect shall be made on the face of the plat by the city clerk.

(6) *Development agreement required.* Upon the filing of a final plat with the city, the subdivider or condominium developer and city shall begin negotiations on a development agreement specifying responsibilities of both parties, as described in greater detail in section 66-903. Prior to approval of the final plat by the city council, the subdivider or condominium developer and city shall be in substantial agreement as to the terms of the development agreement. City council approval shall be conditioned upon the execution of the development agreement. Prior to city signing and recording of the final plat, the development agreement shall be signed by both parties and all conditions of final plat approval shall be satisfied to the extent possible. Prior to the signing of said agreement by the city mayor and the city clerk, the subdivider or condominium developer shall pay the city all required fees, charges and deposits, and provide any required performance guarantees, except as otherwise provided for in the development agreement.

(7) *Recording of final plat.* The surveyor shall record a copy of the approved final plat with the register of deeds, but only after certificates of the State of Wisconsin, city council, surveyors, and others required by Section 236.21, Wisconsin Statutes are placed on the face of the plat.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-402. - Final plat requirements.

The final plat shall meet all technical requirements of Chapter 236, Wisconsin Statutes. In addition, the subdivider or condominium developer shall furnish the following information with respect to the approved, recorded version of the final plat:

(1) If the final plat or condominium plat contains private road(s), the following note shall be added to the plat:

NOTICE OF POSSIBLE LIMITATION
OF PUBLIC SERVICES

THIS PLAT, CONTAINS PRIVATE ROAD(S), AND AS A RESULT, CERTAIN PUBLIC SERVICES MAY BE LIMITED. THE EXTENT OF THESE LIMITATIONS MAY BE SPELLED OUT IN A DOCUMENT CALLED A DEVELOPMENT AGREEMENT WHICH DIRECTLY RELATES TO THIS PLAT AND IS FILED AS A PUBLIC DOCUMENT IN THE OFFICE OF THE CITY CLERK FOR THE CITY OF STOUGHTON.

(2) Final plats shall contain the following note regarding utility easements:

THE FINAL GRADE ESTABLISHED BY THE SUBDIVIDER ON THE UTILITY EASEMENT SHOWN SHALL NOT BE ALTERED BY MORE THAN SIX (6) INCHES BY THE SUBDIVIDER, HIS AGENT, OR BY SUBSEQUENT OWNERS OF THE LOTS ON WHICH SUCH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH WRITTEN CONSENT OF THE UTILITIES INVOLVED.

(3) A duplicate reproducible copy of the approved and recorded plat and in a digital format to be determined by the city.

(4) Proof that all local utility providers have been notified of, and afforded the opportunity to comment on, the preliminary plat as required under subsection 66-302 (8).

(5) With the submittal of the final plat, the subdivider or condominium developer shall submit preliminary engineering design plans to be approved by the city prior to the installation of public improvements within the plat area. The plan shall indicate but not be limited to the following: elevation of streets, existing and proposed topography, proposed yard swales, proposed finished first floor elevation ranges for each lot, areas reserved for stormwater detention/retention, and indications of the direction of all drainage including intra-block drainage. Said plans shall also show:

a. The approximate radii of all curves, length of tangents, and central angles on all streets.

b. Preliminary engineering plans for water, stormwater facilities, sanitary sewer, natural gas, and other public improvements as required by the city.

c. A surface water drainage plan for the plat.

(6) Final engineering design plans shall be submitted and approved by the city prior to signing of the certificates on the final plat by the city for recording of the final plat.

(Ord. No. 0-7-09, 6-23-2009)

Secs. 66-403—66-500. - Reserved.

ARTICLE V. - PROCEDURE—MINOR SUBDIVISION

Sec. 66-501. - Minor subdivision (certified survey map) procedure.

(a) *Application.* For all subdivisions classified as minor subdivisions under this chapter, the subdivider shall file an application for certified survey map approval with the director of planning and development, along with 20 copies of the certified survey map. The submittal shall include all data required by this section. A certified survey map shall not be approved prior to plan commission review of the site assessment checklist, except as exempted under subsections 66-201(4) and 66-204(b). The certified survey map shall be filed at least 14 days prior to the date of the plan commission meeting at which a recommendation is expected.

(b) *Plan commission recommendation.* The plan commission at its earliest available scheduling, but no longer than 60 days from the date submitted, shall recommend to the city council approval, conditional approval or rejection of certified survey maps. Such recommendation shall be based on conformance with the intent and provisions of this article, all related plans and ordinances, and recommendations of appropriate city committees and commissions. All dedicated lands shall be accompanied by an environmental assessment indicating that such lands present no environmental hazard, and that they will not require environmental mitigation or remediation measures. Said environmental assessment shall be produced at the subdivider's expense. In all cases, the time period within which plan commission recommendation is required shall not commence until the city has received all maps, plans, drawings and related data necessary for review of the latest version of the certified survey map as outlined herein. Such time may be extended by written agreement of the subdivider. If the plan

commission fails to act within 60 days, or the period of time has not been extended by agreement, it shall be interpreted that the plan commission recommends approval of the certified survey map to the city council.

(c) *City council action.* The city council shall within 30 days from the date of the plan commission recommendation, approve, conditionally approve or reject the certified survey map. If the city council fails to act within the 30-day period, the period of time has not been extended by agreement, and no unsatisfied objections have been filed within that period, the certified survey map shall be deemed approved.

(d) *Development agreement.* Upon a recommendation by the city director of planning and development, the city council may require the execution of a development agreement for a certified survey map. Prior to the signing of the development agreement by the mayor and city clerk, the subdivider shall pay the city all required fees, charges and deposits and provide all required performance guarantees, except as otherwise provided in the development agreement.

(e) *Recording of certified survey map.* The subdivider shall record a copy of the approved certified survey map with the register of deeds, but only after:

(1) Certificates of the city council and/or plan commission, of the surveyors and those certificates required by Section 236.21 of the Wisconsin Statutes are placed on the face of the certified survey map.

(2) All conditions of approval have been satisfied.

(3) Upon recordation by the subdivider, two copies of the recorded document shall be furnished to the department of planning and development along with a digital copy in the format determined by the city.

(f) *Zero lot line land divisions.* Zero lot line land divisions designed to put each dwelling unit of a side by side duplex, where the lot line will be placed along the common wall or walls, may be approved by the department of planning and zoning without plan commission or city council approval. This process will create a "Twin House" as defined in subsection 78-206(1)(a)(3) of the zoning ordinance. This section of the zoning ordinance should be reviewed to determine if additional requirements should be imposed as conditions of CSM approval.

(Ord. No. 0-7-09, 6-23-2009; Ord. No. 0-11-2014, § 3, 5-27-2014)

Sec. 66-502. - Certified survey map requirements.

(a) The certified survey map (CSM) shall be prepared by a registered land surveyor and shall comply with the provisions of Section 236.34, Wisconsin Statues, and of this section.

(b) The certified survey map shall comply with all design standards, required improvements, and general provisions of this section and Chapter 236 of the Wisconsin Statutes. Certified survey maps of five acres or more shall contain the information, documents, plans and data required by subsections 66-303(1), (2) and (3) for the preliminary plats, and shall be accompanied by the documents, plans, and information required by sub-sections 66-402(2), (3), (4), (5) and (6) for final plats. For certified survey maps of five or more acres, or involving the installation of public improvements, final engineering design plans shall be submitted to and approved by the city before the city signs the certificates on the certified survey map.

(c) The certificate of approval shall be placed on the face of the map.

(d) If the certified survey map contains private roads, the following note shall be added to the certified survey map:

NOTICE OF POSSIBLE LIMITATION OF
PUBLIC SERVICES:

THIS CERTIFIED SURVEY MAP CONTAINS PRIVATE ROAD(S), AND, AS A RESULT, CERTAIN PUBLIC SERVICES MAY BE LIMITED. THE EXTENT OF THESE LIMITATIONS MAY BE SPELLED OUT IN A DOCUMENT CALLED A DEVELOPMENT AGREEMENT WHICH DIRECTLY RELATES TO THIS CSM AND IS FILED AS A PUBLIC DOCUMENT IN THE OFFICE OF THE CITY CLERK FOR THE CITY OF STOUGHTON.

(e) Parkland dedication monies in lieu of parkland dedication and park improvement fees shall not be required where the CSM does not result in the addition of any residential unit.

(f) Failure to record the CSM within one year of its approval by the city council will result in the voiding of the CSM approval.

(Ord. No. 0-7-09, 6-23-2009; Ord. No. 0-11-2014, §§ 4, 5, 5-27-2014)

Secs. 66-503—66-600. - Reserved.

ARTICLE VI. - EXTRATERRITORIAL LAND DIVISIONS AND CONDOMINIUM PLATS

Sec. 66-601. - Authority.

The city's authority to approve land division and condominium plats within its extraterritorial jurisdiction is granted by Sections 236.45(3), and 703 Wisconsin Statutes.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-602. - Extraterritorial land division and condominium plat policies.

The following policy shall govern the city's approval and regulation of divisions of land within its extraterritorial jurisdiction area in order to promote the intent and those purposes set forth in this chapter:

(1) No such land divisions will be permitted, without approval of the city, in accordance with the procedures in this chapter as applicable to land divisions within the city.

(2) Such land divisions will be permitted if not exceeding an overall density of one dwelling unit for 35 acres, exclusive of the farmstead demonstrated by the land divider to the satisfaction of the city to be existing as of the effective date of this chapter. Lots for non-residential use will be handled on a case-by-case basis. The standards used to review these land divisions will be the same as the standards contained in the Dane County Exclusive Agricultural Zoning District Ordinances that are used for considering rezonings. The only exception to this policy is that areas shown for development, and not shown in the "Agriculture/Rural" category, on the Planned Land Use Map in the City of Stoughton Comprehensive Plan may be permitted.

(3) The minimum lot size within the extraterritorial jurisdiction of the City of Stoughton shall be one acre. A smaller lot size may be allowed if also approved by the respective town board. The maximum lot size within the extraterritorial jurisdiction of the City of Stoughton shall be two and one-half acres. In all instances, the density provisions of subsection (2), immediately above, shall also apply.

(4) The city will attempt to seek consistency between its plans and locally adopted town plans. To the extent that the policies of the city are more restrictive in regard to the protection of the public health, safety, welfare, environmental quality, or in terms of implementing the city's comprehensive plan or official map, the city's policies shall prevail. All land divisions within the extraterritorial limits will be subject to the land reservation or dedication requirements of this chapter. This specifically means the following:

a. Any public right-of-way area identified in the city's comprehensive plan or official map shall be dedicated in conformance with requirements of this chapter.

b. Any waterway or storm water management area identified on the city's comprehensive plan or official map shall be dedicated in conformance with requirements of this chapter.

c. If any lands within the land division are within the limits of an environmental corridor, as mapped by the city, Dane County or Regional Plan Commission, the land divider shall record a public open space easement specifying that the development within said environmental corridor shall be consistent with overlay zoning in the city's zoning code, or shall label and designate said area as an undevelopable outlot; at the city's direction.

(5) All parklands proposed in adopted elements of the city's comprehensive plan shall be reserved or dedicated to the extent allowed under this chapter.

(6) Such land divisions shall meet all of the development layout design standards contained in this chapter.

(7) Such land divisions shall follow the erosion control requirements established by the city.

(8) Such land divisions shall pay the required review fees contained in this chapter prior to initial placement on the plan commission agenda.

(9) The plat, condominium plat, or certified survey map shall include the entire original parcel of land from which any new lots or parcels are created, and a note shall be placed on the face of the plat or certified survey map indicating areas necessary for compliance with the density standard established herein.

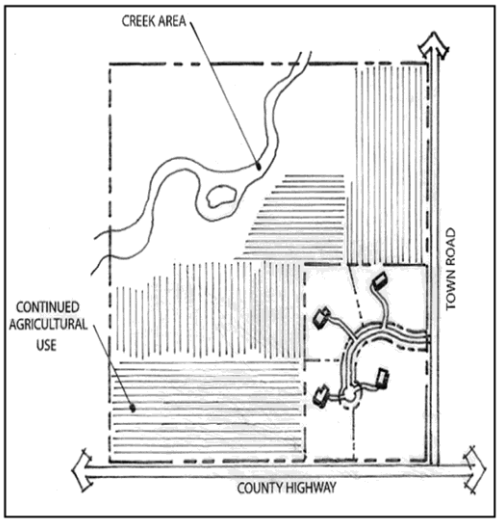

Figure 2: Conceptual ETJ Land Division

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-603. - Extraterritorial land division procedures.

In addition to the procedures for land divisions within the city limits, land divisions in the city's extraterritorial land division jurisdiction shall also following the following requirements:

(1) In all cases, the time period within which action is required shall not begin until the town board, the staff serving the Dane County Zoning Committee, and the City of Stoughton have received all maps, drawings and data required for plat, condominium plat, or certified survey map approval.

(2) No person shall divide any land located within the city's extraterritorial jurisdiction without first filing an application and paying the city's standard land division review fees. The timing for filing the application and paying the city's review fees shall be the same as otherwise required per land division within the city.

(3) Submittal requirements for land divisions within the city's extraterritorial land division jurisdiction shall be identical to those required for land divisions within the city limits.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-604. - Disclosure.

No person shall sell any parcel of land of one acre or less in size within the city's extraterritorial jurisdiction, if it abuts a road that has not been accepted as a public road unless the seller informs the purchaser of that fact in writing, and it is understood that the town or county are not obligated to maintain it.

(Ord. No. 0-7-09, 6-23-2009)

Secs. 66-605—66-700. - Reserved.

ARTICLE X. - CONSTRUCTION

Sec. 66-1001. - Commencement.

Except for initial site preparation, no construction or installation or improvements shall commence in a proposed subdivision or condominium plat until the preliminary plat or condominium plat has been approved and the city has given written authorization. Initial site preparation shall meet the applicable provisions of this section.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-1002. - Building permits.

No building permits shall be issued for erection of a structure on any lot of record until all the requirements of this section have been met.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-1003. - Plans.

The following engineering plans and accompanying construction specifications shall be required in both hard copy and digital format by the city director of planning and development and utilities director before authorization of construction or installation of improvements:

(1) Street plans and profiles showing existing and proposed grades, elevations and cross-sections of required improvements including: curb and gutter, sidewalks, walkways, and multi-use paths;

(2) Sanitary sewer plans and profiles showing the locations, grades, sizes, elevations and materials of required facilities;

(3) Storm water management plans and profiles showing the locations, grades, sizes, cross-sections, elevations and materials of required storm-sewer and other facilities;

(4) Water main plans and profiles showing the locations, sizes, elevations and materials of required facilities;

(5) Street lighting plans showing all proposed locations and specifications;

(6) Planting plans showing the locations, age, size and species of any trees and landscaping within the right-of-way;

(7) Temporary fencing plans pursuant to section 78-718 of the city zoning ordinance showing the location and fencing of all existing vegetation to be preserved and protected during and after construction;

(8) Additional special plans or information as required.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-1004. - Inspection.

The subdivider or condominium developer, prior to commencing any work within the subdivision or condominium plat, shall make arrangements with the city to provide for adequate inspection. At the expense of the subdivider or condominium developer, the city, or their designee, shall inspect and approve all completed work prior to release of the performance guarantees.

(Ord. No. 0-7-09, 6-23-2009)

Sec. 66-1005. - Submittal of "as built" plans.

Following construction of improvements, the subdivider or condominium developer shall submit to the city an "as built" set of plans showing all public improvements for the plat, including quantities and unit costs, both in digital and reproducible hard copy format.

(Ord. No. 0-7-09, 6-23-2009)

Secs. 66-1006—66-1100. – Reserved.

APPENDIX H

City of Stoughton New Housing Fee Report For The Year Ending December 31, 2021

Posted: December 31, 2021

The City of Stoughton 2021 City of Stoughton New Housing Fee Report was created and published to comply with the requirements outlined in Wisconsin Statute Section 66.10014. This legislation requires that a new housing fee report include the following elements:

1) Fees (including amount) or other requirements imposed for purposes related to residential construction, remodeling, or development including the following:
    a. Building permit fee
    b. Impact fee
    c. Park fee
    d. Land dedication or fee in lieu of land dedication requirement
    e. Plat approval fee
    f. Storm water management fee
    g. Water or sewer hook-up fee

2) The total amount of fees listed above that were imposed in the prior year

3) The quotient of total amount of fees imposed in the prior year by number of new residential dwelling units approved in the prior year

This report satisfies the requirement of § 66.11004 for the calendar year ending December 31, 2021. This report has been posted on the City's website (https://www.ci.stoughton.wi.us) on a web page dedicated solely to the report and titled "New Housing Fee Report" not later than January 1, 2022. §§ 66.10014(2), 66.10014(3)(a). A copy of this report has been provided to each member of the City Common Council. § 66.10014(3)(b)

The City of Stoughton 2021 New Housing Fee Report is organized into two sections containing all of the required elements listed above. This report was authored and prepared by the City of Stoughton Department of Planning and Development using the adopted City of Stoughton Fee Schedule, permit and development records maintained by the City of Stoughton, and adopted City of Stoughton ordinances. For record keeping purposes, projects are reported in the year in which they were permitted or approved. Projects approved in prior calendar years but completed and occupied in 2021 are not included in this report.

Fees Imposed on New Residential Construction, Remodeling, or Development:

*Updates to the City of Stoughton Fee Schedule are made annually in mid-January
*All fees are non-refundable. Fees will be doubled for failure to obtain a permit and city approval prior to construction activities. Additionally, a citation may be issued for failure to obtain a permit and city approval prior to construction activities.

RESIDENTIAL BUILDING PERMITS (1 & 2 FAMILY)

1. **RESIDENTIAL NEW STRUCTURE:**

Plan Review and Inspections:	$.16 per sq. ft. for all areas. $75 min.
DILHR Insignia:	$40
Occupancy Permit:	$40
Erosion Control:	$135 (For land disturbing activities of 1 acre or less)

2. **RESIDENTIAL ADDITIONS, including decks:**

Plan Review and Inspections:	$.16 per sq. ft. for all areas. $75 min.
Erosion Control:	$40 (For land disturbing activities of 1 acre or less)

3. **RESIDENTIAL REMODEL & REPAIR:**

Plan Review and Inspection:	$8 per $1000 in cost. $75 min.
(No fee if cost is under $500)	Kitchens: Max. $100

4. **RESIDENTIAL OTHER**: (No fee if cost including labor is under $500)

Reroofing:	$40
Residing:	$40
Window Replacement:	$40
Exterior Door Replacement:	$40

5. **NO PERMIT OR FEE REQUIRED:**
   Storm Windows; Storm Doors; Overhead Garage Doors and Gutters/Downspouts.

6. **RESIDENTIAL RAZINGS, DEMOLITIONS & MOVING STRUCTURES:** $75
   A WDNR permit may also be necessary for razings and demolitions.

7. **RESIDENTIAL PLUMBING PERMITS:**

New Structures/Additions:	$.05 per sq. ft. all areas. Min. $50
Remodel/Repair/Misc:	$50
(No fee if cost including labor is under $500)	
Sprinkler/Alarm:	$190 plus $.01 per sq. ft.

8. **RESIDENTIAL ELECTRICAL PERMITS:**

New Structures/Additions:	$.05 per sq. ft. all areas. Min. $50
Rewire/Remodel/Misc:	$50
(No fee if cost including labor is under $500)	

9. **RESIDENTIAL HVAC PERMITS:**

New Structures/Additions:	$.05 per sq. ft. all areas. Min $50
Remodel/Replace/Misc:	$50
(No fee if cost including labor is under $500)	

COMMERCIAL BUILDING PERMITS

1. **COMMERCIAL NEW STRUCTURES:**

Plan Review and Inspections:	$.16 per sq. ft. all areas. Min. $355
Erosion Control:	$170 (For land disturbing activities less than 4,000 sq. ft.)
Zoning Review and Inspections:	$465

2. **COMMERCIAL ADDITIONS:**

Plan Review and Inspections:	$.16 per sq. ft. for addition. Min $355
Erosion Control:	$85 (For land disturbing activity less than 4,000 sq. ft.)
Zoning Review and Inspections:	$335

3. **COMMERCIAL REMODEL & REPAIR:** (No fee if cost including labor is under $500)

Plan Review and Inspections:	$8 per $1000 in cost. Min. $85

4. **COMMERCIAL EARLY START PERMIT:** $170

   Site and erosion control plans must be submitted and approved by the City, including providing Department of Commerce early start letter prior to excavation.

5. **COMMERCIAL RAZINGS, DEMOLITIONS & MOVING STRUCTURES:** $100

   A WDNR permit may also be necessary for razings and demolitions.

6. **SIGNAGE:** $75 per application

   (Commercial Electric permit is required if necessary)

7. **COMMERCIAL OTHER:** (No fee if cost including labor is under $500)

Reroofing:	$50
Residing:	$50
Window Replacement:	$50
Exterior Door Replacement:	$50

8. **NO PERMIT OR FEE REQUIRED:**

   Storm windows; storm doors; garage doors; and gutters/downspouts.

9. **COMMERCIAL PLUMBING PERMITS:**

New Structures/Additions:	$.06 per sq. ft. all areas. Min. $85
Remodel/Repair/Misc:	$85
Sprinkler/Alarm:	$190 plus $.01 per sq. ft.

10. **COMMERCIAL ELECTRICAL PERMITS:**

New Structures/Additions:	$.10 per sq. ft. all areas. Min. $85
Rewire/Remodel/Misc:	$155

11. **COMMERCIAL HVAC PERMITS:**

New Structures/Additions:	$.06 per sq. ft. all areas. Min $85
Remodel/Replace/Misc:	$85

ZONING APPLICATIONS

1. **VARIANCES/APPEALS:** $415

2. **CONDITIONAL USE:** $415 plus $40 - document recording fee.

3. **REZONING or GENERAL DEVELOPMENT PLAN:** $415

4. **PLANNING COMMISSION SITE PLAN OR SPECIFIC IMPLEMENTATION PLAN REVIEW FEE:** $310

5. **RESIDENTIAL ZONING REVIEW FEE:** $75, individually.
   A zoning review is required for: Sheds; Fencing; Pools; Detached Garages; New Residential Homes; Accessory Structures, Pergola and any Additions including decks. (N/A for trellises, arbors, swing sets, and clothes lines)

6. **COMMERCIAL ZONING REVIEW FEE:** $100, individually
   A zoning review is required for: Small storage sheds, fencing and temporary uses

CSM AND PLATS

1. **CERTIFIED SURVEY MAP:** $165 & $40/ Lot*

2. **PRELIMINARY PLAT FEE:** $425 & $40/ Lot*

3. **FINAL PLAT FEE:** $255 & $40/ Lot*
   *plus reimbursement of any additional costs incurred over the permit fee.

STORMWATER MANAGEMENT AND EROSION CONTROL

1. **STORMWATER MANAGEMENT FEES:**
   $415 plus $.020 per sq. ft. of impervious area and $.020 per sq. ft. of redeveloped impervious area.
   * Any additional cost incurred over the permit fee amount will be billed to the property owner and/or responsible party.

2. **EROSION CONTROL:**
   $205 plus $.008 per sq. ft. of disturbed area. (For commercial; industrial and multi-family residential land disturbing activities of 4,000 sq. ft. and greater and disturbed areas >1 acre for one and two family residential)
   * Any additional cost incurred over the permit fee amount will be billed to the property owner and/or responsible party.

IMPACT FEES

1. **SINGLE FAMILY AND TWO FAMILY RESIDENTIAL DEVELOPMENT:**
   Park Facility Fees per Unit: $1,243.01
   Parkland Fees per Unit in Lieu of Land Dedication: $3,823.11

2. **MULTI-FAMILY RESIDENTIAL UNITS OF TWO BEDROOMS OR MORE:**
   Park Facility Fees per Unit: $932.23
   Parkland Fees per Unit in Lieu of Land Dedication: $2,867.66

3. **MULTI-FAMILY RESIDENTIAL UNITS OF ONE BEDROOM OR LESS:**
   Park Facility Fees per Unit: $621.49
   Parkland Fees per Unit in Lieu of Land Dedication: $1,910.86

*Land Dedication: 1,468 square feet per dwelling unit

MISCELLANEOUS

1. **COMMUNICATION TOWER/STRUCTURE:**
   A conditional use permit (CUP) is required plus total cost of professional review if deemed necessary.

2. **PRIVATE DRIVEWAY REPLACEMENT OR EXPANSION:** $30
   (Not affecting right-of-way)

3. **DRIVEWAY APRON/PUBLIC SIDEWALK PERMIT TO EXCAVATE IN PUBLIC RIGHT-OF-WAY:** $50

4. **ZONING LETTERS:** $50

5. **DOWNTOWN DESIGN OVERLAY ZONING DISTRICT REVIEWS:** $100
   (N/A for signage, structural project or demolition requests)

6. **DOWNTOWN DESIGN OVERLAY ZONING DISTRICT STRUCTURAL PROJECT OR DEMOLITION APPLICATIONS:** $415

7. **TERRACE TREE FEES:** $300/Tree
   Terrace tree calculation based off of terrace width and property frontage.

8. **STREET ENCUMBRANCE PERMIT:** $25

9. **TEMPORARY ELECTRIC CONNECTION FEE:** $275

10. **WATER AND SEWER MAIN CONNECTION FEE:** $250 Plus excavation fees
    *There is no fee for water or sewer hook-up to existing lateral

11. **GARBAGE AND RECYCLING FEE:** $165

RESIDENTIAL DEVELOPMENT FEES COLLECTED IN 2021

Fee Type	Number of Permits	Total Fee Amount Collected	Fee Amount per Permit
New Single Family Residential Dwelling	17	$28,646	$1,685
New Single Family Residential Building (other than dwelling, ex: detached garage)	3	$1800	$600
New Two Family Residential Dwelling	12 (Units)	$11,928	$994 (per unit)
Single and Two Family Residential Addition	38	$7,457	$196
Single and Two Residential Remodel	1198	$76,642	$64
New Multi-Family Building	8 (Units)	$4,163	$520 (per unit)
Multi-Family Addition	0	$0	$0
Multi-Family Remodel	44	$7,599	$173
Park Impact	14 (Units)	$27,718	$1,980 (per unit)
In Lieu of Parkland Dedication	0 (Units)	$0	$0 (per unit)
Plats (Prelim, ETJ, Condo, Final)	8	$10,430	$1,304
CSM (includes ETJ)	7	$2,055	$294
Stormwater Management/Erosion Control	8	$30,982	$3,873
Water or sewer hook-up	-	0	0

Total permit fees imposed in 2021: $265,256

Number of new residential dwelling units permitted in 2021: 37

Quotient (Fees/Units): $7,169/Unit

Average fee cost of single family home in 2021 (Total single family dwelling permit fees in 2021/total single family dwelling permits in 2021): $1,685/Unit

The City of Stoughton had 17 new single-family units, 12 duplex units, and 8 multi-family units permitted in 2021. The eight multi-family units are housed in two 4-unit residential buildings located at 314 W. Main Street.