September 9, 2020

**LETTER OF INTENT**
**TO THE PLAN COMMISSION OF THE CITY OF STOUGHTON**

## 51 WEST NEIGHBORHOOD

**A mixed use neighborhood located in the northwest limit of the City of Stoughton adjacent to USH 51, comprising 68.15 acres of land just south of Rutland-Dunn Town Line Road.**


**Owner:** **RHD Properties, LLC**
1081 Eagle CT
Edgerton, WI 53534
Contact: Bob Dvorak
(608) 712-2048

**Consultant Services:** **MSA Professional Services, Inc.**
(planner, surveyor, engineer) 1702 Pankratz Street
Madison, WI 53704
Contacts: Kevin Lord, Steve Tremlett
(608) 242-7779


**Project Overview –** RHD Properties, LLC is proud to submit this concept for a 68.15-acre mixed use neighborhood with 28 lots (plus, seven outlots) in the northwest limits of the City of Stoughton – just south of Rutland-Dunn Town Line Road and split by USH 51. There are two commercial lots adjacent to USH 51, totaling 14.94 acres, that will provide a mix of retailers and businesses that would serve nearby residential neighborhoods and commuters (e.g., grocers, retailers, medical offices, financial offices, limited- and full-service restaurants, and other similar commercial uses). The remainder of the neighborhood will include a mix of residential unit types, from single-family to small and large multi-family buildings, providing a balanced neighborhood adjacent to shopping and inclusive of open space, parks and trails. The description below provides the breakdown of uses per side of USH 51.

- ***West side of USH 51:*** 2 commercial lots (14.94 acres), 11 single-family lots, 4 multi-family lots (142 units), 3 independent living condo lots (38 units), and 4.49-acre park.
- ***East side of USH 51:*** 1 multi-family lot (160 units), 9 duplex lots (18 units), and a 6.55-acre park.

**Existing Conditions -** Presently the project area includes three city parcels split by USH 51 with two parcels (051001185012 and 051001180412, totaling 51.25 acres) on the west side and one parcel (051001180412, 16.9 acres) on the east side. Currently, all three parcels are being farmed with a pocket of woodlands along Rutland-Dunn Town Line Road in the northwest quadrant.

**Relationship to Nearby Properties –** The proposed development is broken into two developments split by USH 51. The surrounding uses are as follows:

- ***Westside of USH 51:*** single-family/farmland/woodlands to the north, and farmland the west, and commercial/industrial/single-family to the south.
- ***Eastside of USH 51:*** farmland to the north, (rural) single-family to the east, and single family/duplex/commercial to the south.

**Urban Service Area Amendment –** The proposed subdivision is currently just outside of the Stoughton Urban Service Area; however, the 2017 Comprehensive Plan shows most of the area in the short-term growth area. An Urban Service Area amendment will be required to allow this development to move forward.

**Comprehensive Plan –** The proposed subdivision is located in an area designated as the Northwest Planned Mixed Use (MU) Area, which is intended for a mix of commercial, office, light industrial and higher-intensity residential uses. Based on the Future Land Use Map, Planned MU is intended for residential buildings of three or more units; however, additional statements in the policy allow for more flexibility, as follows:

- "The City should carefully monitor the development of multi-family housing within Planned Mixed Use areas in order to support the City's goal of maintaining its predominately single-family character."
- "The Planned Mixed Use category is intended to allow consideration of a range of uses and zoning districts, with the understanding that the appropriate combination and arrangement of uses and zoning districts will be approved on a case-by-case basis."

RHD Properties, LLC has proposed duplex lots along Velkommen Way (east of Nygaard Street) to provide a natural extension of the single-family and duplex neighborhood to the south, as well as to provide a smooth transition to the rural single-family homes east of the development. Higher-density residential units are proposed north of Velkommen Way on Lot 19. This provides increased density in the overall neighborhood and establishes a smooth transition from residential to the potential future commercial development to the north (shown in the 2006 Linnerud Detailed Neighborhood Plan).

On the west side of USH 51, RHD Properties, LLC proposes a mix of residential unit types from single-family to side-by-side condos to larger multi-family buildings. As proposed in the current Planned Mixed Use designation, high-density residential is preferred adjacent to intensive industrial/commercial to the south and planned commercial to the north and west (within this development). However, to provide for a balanced neighborhood, RHD Properties, LLC is proposing to include a mix of unit types along the west end of the neighborhood concept, including some single-family lots. The proposed 9 single-family lots are compatible with the existing single-family lots to the south at 1497 Oak Opening Drive and 1509 Oak Opening Drive (as opposed to more intensive multi-family buildings). Lots 4 and 5 help to maintain higher-density in the overall neighborhood, affording other lots to provide lower-density residential options. The proposed independent living development (on Lots 1-3) provides housing options for seniors to "age in place" (i.e., remain in the community as they age). Should seniors move into these independent living developments, the City's existing (older) housing stock would become available as an affordable housing option for families and other individuals.

## Project Summary

- *DEVELOPMENT & ZONING:* Residential densities will vary by lot, but average 10.8 units per acre on the west side and 24.8 units per acre on the east side. This matches the intent of the Planned Mixed Use designation in the Stoughton Comprehensive Plan. Commercial building intensities may vary because of the more urban nature of proposed development. Lots 1-5 and 19 may be zoned planned development, while the remainder of the lots may fall within conventional zoning standards.

- *PARK/OPEN SPACE:* This concept proposes over 10 acres of parkland, inclusive of paved paths through stormwater management outlots. There is a planned 4.49-acre neighborhood park in the center of the neighborhood on the west side of USH 51. Within this park, are opportunities for six pickleball courts, a shelter with restrooms, a playground, a gazebo/seating area, and an open field for sports/play. A multi-use trail will extend along Dvorak Drive adjacent to the park, providing pedestrian access to the rest of the neighborhood and future adjoining neighborhoods. Outlots 1 and 2 will provide preserved (wooded) open space with a trail that connects to the proposed park. On the east side of USH 51, there is a planned 6.55-acre park (includes roughly 3.5 acres dedicated to stormwater management) with a trail connecting the park to the neighborhood (and beyond).

- *TRAIL/SIDEWALK NETWORK:* Paved multi-use paths are proposed on both sides of USH 51. On the west side of USH 51, paths are proposed along Oak Opening Drive, Dvorak Drive (west of Oak Opening Drive), and through Outlot 2. This network will include an additional paved trail through Outlot 1 that could connect to future extensions west along Rutland-Dunn Town Line Road. On the east side of USH 51, a paved path will run along the eastern edge of the neighborhood through Outlot 7and the proposed park space (Outlot 6) and terminate in the northeast corner of the neighborhood. Future connections by the City could link this path to Howard Heggstad Park and Virgin Lake Park. The intent is to have these two paths connect across USH 51 via lands to the north (the Linnerud property on the east and RHD Properties, LLC on the west). Sidewalks will be provided on both sides of all public streets, except where a multi-use path is planned, along Rutland-Dunn Town Line Road and along USH 51 frontage.

- *ROADWAYS and ACCESS:* The western portion of the development includes public access via Oak Opening Drive, Dvorak Drive, Master Lane and Apprentice Lane. Dvorak Drive is proposed as a collector street for this development and future development to the west. To provide quality access for the growth of the west side, RHD Properties, LLC would like the City to support a full- or limited-access intersection at Dvorak Drive and USH 51. Roby Rd (Deer Point Drive) may or may not extend in the future west, leaving Jackson Street and Rutland-Dunn Town Line Road as the primary connections west. Dvorak Drive provides the greater benefit to the City with access to the west and will provide better spacing between USH 51 intersections between Roby Road and Rutland-Dunn Town Line Road (as compared to Velkommen Way). This neighborhood concept reserves a portion of the 100-ft right-of-way to allow Rutland Dunn Town Line Road to extend east of USH 51 per the 2006 Linnerud Detailed Neighborhood Plan.

  On the east side of USH 51, access is provided via Velkommen Way and Roby Road (via Nygaard Street). Nygaard Street is extended to the northern limits of the development with a temporary hammerhead turnaround to connect to future development of the Linnerud property. RHD Properties, LLC (with support from the City) is requesting closing Velkommen Way intersection with USH 51 once Rutland Town Line Road is extended (east of USH 51) or traffic does not appear to be an issue after full buildout of the east side of 51 West Neighborhood.

- TRAFFIC: The developer (with assistance from MSA Professional Services) will conduct a Traffic Impact Analysis (TIA), or trip generation study, for the 51 West Neighborhood to support potential intersection and access improvements along USH 51. The traffic study will be based on the approved concept, and with support of the City, will aide in discussions with the Wisconsin Department of Transportation.

- *UTILITIES:* MSA is coordinating the water and sewer service with the City of Stoughton. It is currently anticipated that the development on both sides of USH 51 will gravity drain to the sanitary manhole located at the rear yard connection of Lots 183 and 184 of the Blue Heron Addition to John Nygaard's Virgin Lake Estates. The sanitary will then gravity flow down Virgin Lake Drive to Roby Road and ultimately to the interceptor on Kings Lynn Road. The watermain will continue along Nygaard Street in anticipation of a future loop back to the north to Kings Lynn Rd. and to a potential future connection at Oak Opening Drive.

- *STORMWATER MANAGEMENT:* As shown, there are four wet ponds for pre-treatment and five infiltration ponds that will serve this development and manage off-site runoff (from the south and east of Outlot 7). The stormwater management system is intended to control peak runoff rates for events ranging from the 1-year through the 100-year event. Additionally runoff volumes will be controlled for the annual average rainfall record (per county and state standards) but also for events ranging from the 1-year through the 100-year event. This last requirement is necessary to prevent volume related flood elevation increases in landlocked basins which lie downstream from the proposed site. Note that these

requirements will need to be met regardless of on-site development density and potential changes in drainage patterns within the site.

- *NATURAL FEATURES:* The 51 West Neighborhood incorporates a mix of uses and densities, while also providing for open space – specifically, adjacent to existing developed lands. The proposed outlots preserves open space through two park spaces, trail corridors (min. of 50-ft wide), preserved woodlands and stormwater management areas. Additional information on the area's natural features is provided below.

    - The Comprehensive Plan identifies lands along USH 51 just south of the Rutland-Dunn Town Line Road as a potential environmental corridor, but this needs verification. Per the natural resource base map (Map 2 in the Comp Plan), this designation is based on woodlands that no longer exist. These lands are not identified in the CARPC Environmental Corridor and there are no floodplain or surface water features.

    - There are woodlands adjacent to Rutland-Dunn Town Line Road (in the northwest corner of the development), which will be preserved along the roadway in Outlot 1. The intent is to build a paved trail through this outlot that can be enjoyed by the neighborhood and general public. The trail will be designed to preserve mature hardwood trees, as much as possible, and to connect to the proposed neighborhood park (Outlot 3).

    - Based on the Wisconsin DNR's surface water data viewer, there is no delineated wetland in the development area; however, there was a NRCS wetspot (i.e., wetland soil indicator but too small to map) shown in the southern section near USH 51 (west side). A delineation will be necessary in this area based on a site visit by MSA's assured wetland delineator.