



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

RODNEY J. SCHEEL
DIRECTOR

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

Date: May 26, 2021

To: Plan Commissioners

From: Rodney J. Scheel
 Director of Planning & Development

 Michael P. Stacey
 Zoning Administrator/Assistant Planner

Subject: Agenda Item for the June 2, 2021 Plan Commission Meeting

Request by Robert Dvorak for Preliminary Plat approval for 51 West Development.

This request is for preliminary platting of the area known as 51 West Development. A public hearing was held on May 10, 2021. The resolution and information are provided. A recommendation to Council is necessary.

CITY OF STOUGHTON

RESOLUTION OF THE COMMON COUNCIL

Resolution by the Common Council of the City of Stoughton
Conditionally Approving the Preliminary Plat of 51 West

Committee Action:

Fiscal Impact: N/A

File Number:

Date Introduced:

The City of Stoughton, Wisconsin, Common Council does proclaim as follows:

RECITALS

- A. A preliminary plat entitled “Preliminary Plat of 51 West” dated May 27, 2021 (the “Plat”) was submitted by Fifty One West LLC (the “Developer”) to the City of Stoughton (the “City”) on March 16, 2021 for review and action, and the statutory review period will expire on June 14, 2021.
- B. The Plat was referred to the Plan Commission for review and recommendation to the City Council.
- C. The Plan Commission has reviewed the Plat, and determined that the Plat will only be consistent with the City of Stoughton ordinances, Chapter 236 of Wisconsin Statutes, and the City of Stoughton Comprehensive Plan if all of the conditions set forth below are satisfied. The Plan Commission recommended approving the Plat subject to the conditions set forth below.
- D. The Plan Commission and Common Council find that the configurations of stormwater management ponds within the Plat are acceptable under Section 66-904(8) of the Municipal Code, as approved on March 23, 2021.
- E. The Common Council has reviewed the Plat, and agrees with the Plan Commission recommendations.

RESOLUTION

The Common Council of the City of Stoughton hereby approves the Preliminary Plat of 51 West (dated May 27, 2021) subject to the following conditions:

- A. A final plat for that the part of the property located East of U.S.H. 51 shall not be approved unless the following conditions are satisfied:
- (1) Developer and the City must enter into a development agreement that requires Developer to construct and install, at Developer's cost, or in accordance with tax incremental financing approved by Developer and the City, all public improvements needed to serve that part of the Property located East of U.S.H. 51, including but not limited to the following:
 - a. Sanitary sewer service mains, manholes, laterals and all appurtenances; water mains, laterals, hydrants, valves and all appurtenances; storm sewer and storm water management facilities; public streets; gas and electric utilities; cable television; telephone service; sidewalks; street signs; and street lamps. Developer must further agree to construct improvements required to connect the Property to existing public improvements, facilities or utilities, including any improvements required outside the boundaries of the Property. Among other public improvements, Developer must agree to construct and install the following off-site or oversized improvements:
 - (1) Off-site improvements necessary to development of the Property, including connections to existing public improvements, facilities or utilities, and replacement of the existing 8-inch sanitary sewer main located in Roby Road, from Virgin Drive to Kings Lynn Road, with a 10-inch sanitary sewer main;
 - (2) On-Site improvement upsizing necessary to development of other lands to be served through the Property, including 10-inch water main in the proposed Nygaard Street and in Velkommen Way west of Nygaard Street.
- B. A final plat for that part of the property located West of U.S.H. 51 shall not be approved unless the following conditions are satisfied:
- (1) The Town of Rutland must enter an agreement with the City, satisfactory to the City, authorizing the installation and maintenance of a City-owned water main within Oak Opening Drive public right-of-way located in the Town of Rutland, so that a 10-inch water main may be extended from the Property, through Oak

Opening Drive in the Town, and connect to the existing public water main in the Kettle Park West development. The City may, but is under no obligation, to negotiate, pursue or execute an agreement with the Town of Rutland, and retains full discretion to approve or disapprove of the terms of any proposed agreement.

- (2) Developer and the City must enter into a development agreement that requires Developer to construct and install, at Developer's cost, or in accordance with tax incremental financing approved by Developer and the City, all public improvements needed to serve that part of the Property located West of U.S.H 51, including but not limited to the following:
 - a. Sanitary sewer service mains, manholes, laterals and all appurtenances; water mains, laterals, hydrants, valves and all appurtenances; storm sewer and storm water management facilities; public streets; gas and electric utilities; cable television; telephone service; sidewalks; street signs; and street lamps. Developer must further agree to construct improvements required to connect the Property to existing public improvements, facilities or utilities, including any improvements required outside the boundaries of the Property. Among other public improvements, Developer must agree to construct and install the following off-site or oversized improvements:
 - (1) A 10-inch water main must be constructed within the Oak Opening Drive public right-of-way through Town of Rutland territory, from the south edge of the Property to the north edge of the Kettle Park West development, in order to create a loop, all in a manner approved by the City;
 - (2) On-site improvement upsizing necessary to development of other lands to be served through the Property, including 10-inch water main in Oak Opening Drive;
 - (3) Water and sewer mains must be installed under U.S.H. 51, at a location approved by the City.
 - (4) If not already completed, the existing 8-inch sanitary sewer main located in Roby Road, from Virgin Drive to Kings Lynn Road, must be replaced with a 10-inch sanitary sewer main.

2. The City must adopt an ordinance changing the zoning classification of the lots within the Plat as follows:
 - A. Lots 1 – 6 and 16-18 must be zoned Planned Development District.
 - B. Lots 7 – 15 must be zoned SR-3.
 - C. Lots 19-23 must be zoned TR-6.
 - D. Outlots 1-7 must be zoned Institutional (Parks and Open Space).
3. All unpaid special assessments levied against any lands within the Plat must be paid before the City will sign a Final Plat.
4. Before the City will sign a Final Plat, the Capital Area Regional Planning Commission (“CARPC”) and Department of Natural Resources must add the lands within the plat to the City of Stoughton Urban Service Area.
5. Before the City will sign a Final Plat, Developer must provide evidence that the Plat has been submitted to all necessary objecting and approving authorities, that all objections have been addressed, and that all necessary approvals have been given.
6. Parkland shall be dedicated on the final plat, or fees in lieu of parkland dedication shall be paid before the City will sign the final plat, in such manner as is determined by the City in accordance with applicable City ordinances.
7. The final plat shall include a notation informing prospective purchasers of the obligation to pay park improvement fees to the City at the time a building permit is issued.
8. Before the City will sign a Final Plat, Developer must reimburse the City for all expenses incurred by the City in connection with its review and processing of the Plat, a Final Plat, and the development of the lands within the Plat. Such reimbursement shall include all fees the City has paid to legal, planning, engineering, financial and other consultants.
9. Before the City will sign a Final Plat, Developer must provide either a letter of credit or a performance bond in the amount of 120 percent of the estimated total cost to complete the required public improvements. The form and substance of the letter of credit must be acceptable to and approved by the city attorney.
10. The following items required by Section 66-303 of the City of Stoughton Code of Ordinances shall be provided, addressed or both to the satisfaction of the City Planning Director:
 - A. The location, right-of-way width, and pavement width of easements or rights-of-way adjacent to the plat shall be shown on the Plat.
 - B. Subsurface soil, rock and water conditions including depth to bedrock and average depth to ground water table shall be established through appropriate investigation and

reported to the City Planning Director. Where the investigation indicates the potential for groundwater less than 10 feet from a proposed street centerline elevation, that information and the lots affected shall be noted on the face of the Final Plat.

C. Existing land use and zoning within 300 feet of the Plat shall be provided to the City Planning Director.

D. The lowest building elevation must be designated on the Plat to be one foot above the seasonal high water table. The minimum elevation must be shown on the Plat for each affected parcel.

11. Plans and specifications for the construction of all public improvements needed to serve the Plat shall be approved by the City before the City will sign a Final Plat. Among other things, construction plans must show street tree locations, sizes and species.

12. Erosion controls and stormwater management plans must be approved by the City before the City will sign a Final Plat. Stormwater management will be evaluated as part of the construction plan review.

13. All easements the City or Stoughton Utilities identify as necessary during the course of reviewing the Plat or the construction plans and specifications must be dedicated on the Final Plat.

14. Proposed street names must be investigated for conflicts within the City of Stoughton School and Fire Districts, and are subject to approval by the City Council.

Council Action: **Adopted** **Failed** **Vote** _____

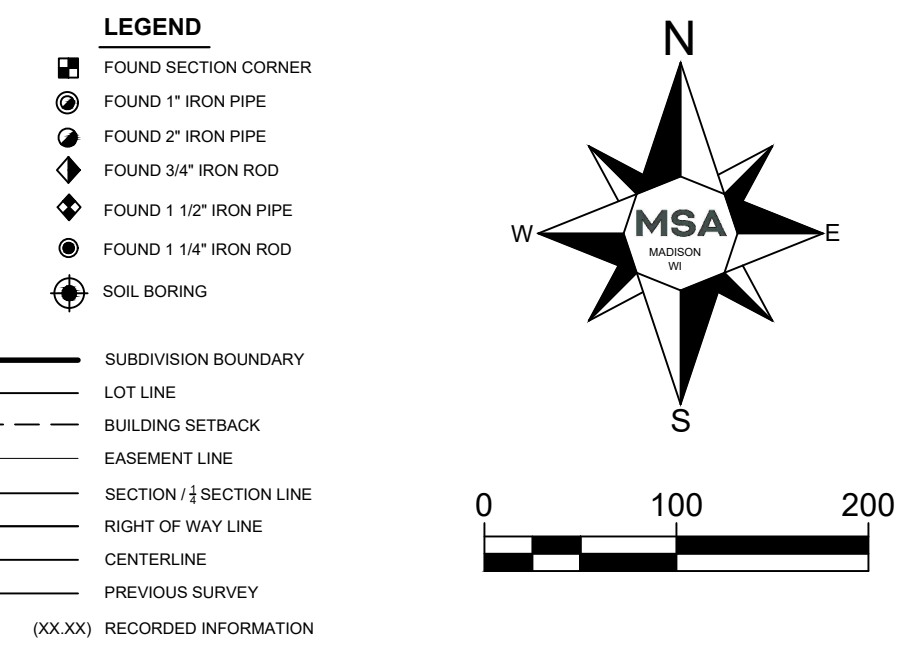
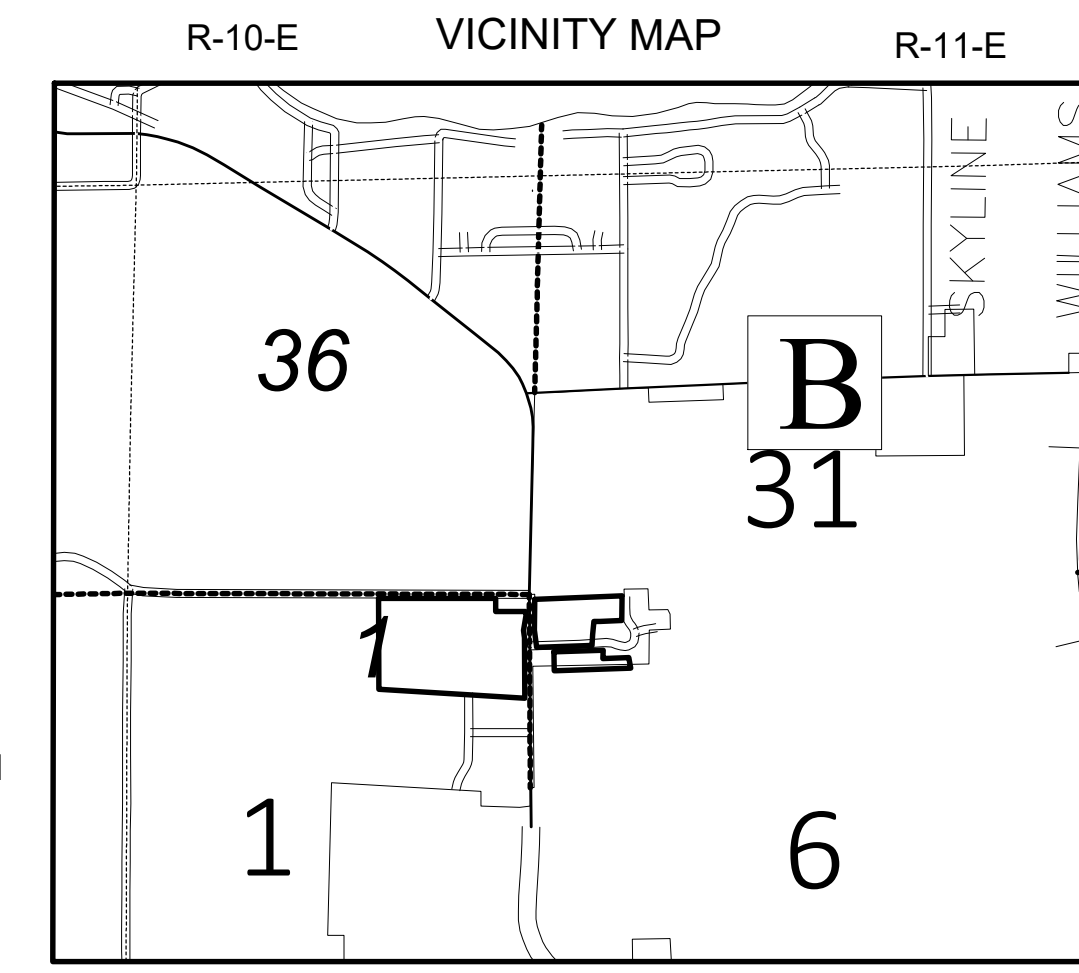
Mayoral Action: **Accept** **Veto**

Tim Swadley, Mayor Date

Council Action: _____ **Override** **Vote** _____

PRELIMINARY PLAT OF 51 WEST

PARTS OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 1, TOWNSHIP 5 NORTH, RANGE 10 EAST, AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 6, TOWNSHIP 5 NORTH, RANGE 11 E, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.



CURRENT OWNER AND SUBDIVIDER:
RHD PROPERTIES LLC
1081 EAGLE COURT
EDGERTON, WI 53534

SURVEYOR:
KEVIN LORD, PLS
MSA PROFESSIONAL SERVICES, INC.
1702 PANKRATZ STREET
MADISON, WI 53704

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

PROPOSED ZONING:
LOTS 1-6, 16-18
PLANNED DEVELOPMENT

LOTS 7-15 SR-3
SINGLE FAMILY RESIDENTIAL - 3

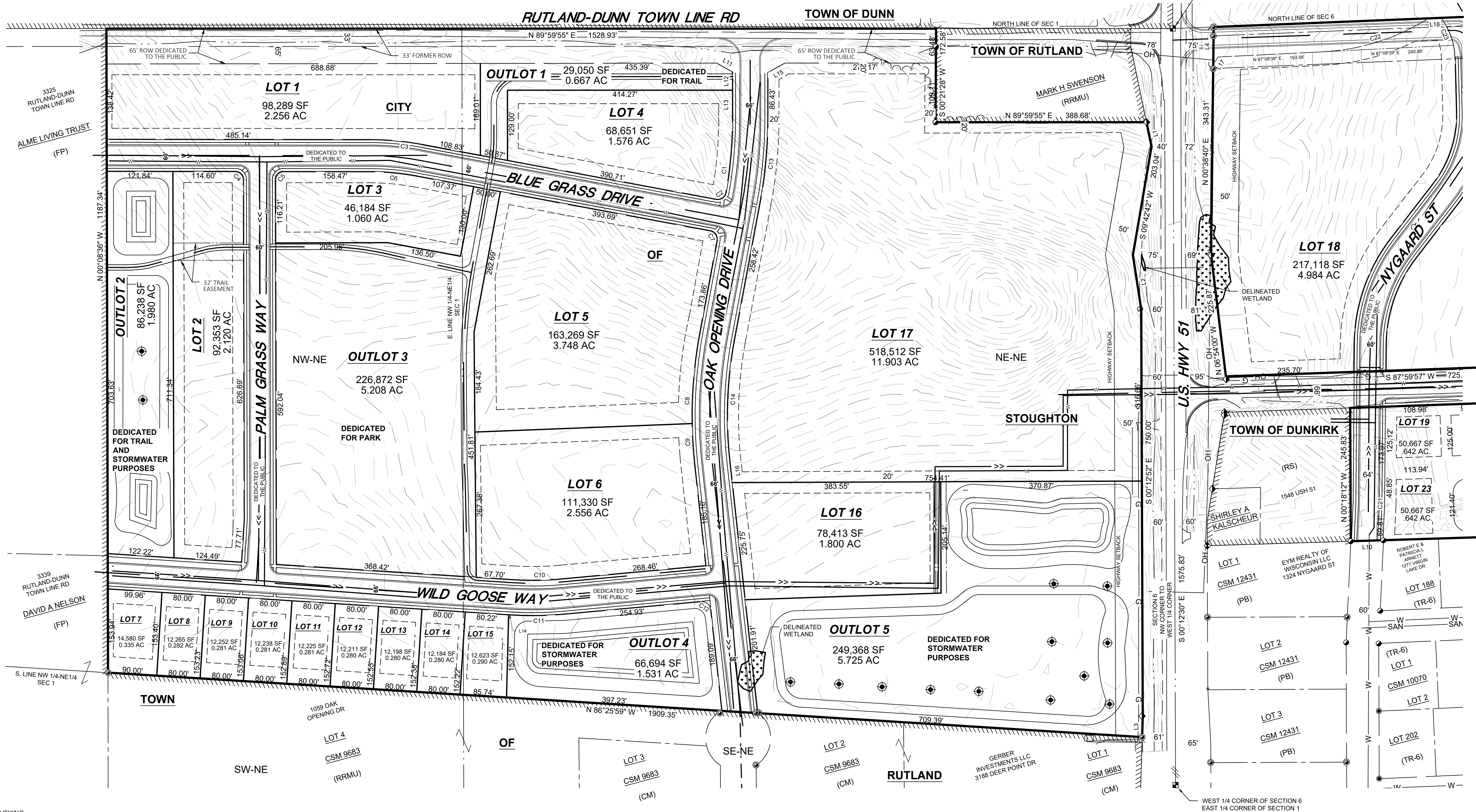
LOTS 19-23 TR-6
TWO-FAMILY RESIDENTIAL - 6

OUTLOTS 1-7
PARKS AND OPEN SPACE

CITY OF STOUGHTON EXISTING ZONING:
PLANNED BUSINESS (PB)
PLANNED DEVELOPMENT (PD)
PARKS AND OPEN SPACE (POS)
TR-6
SR-4

RURAL EXISTING ZONING:
COMMERCIAL (CM)
RURAL RESIDENTIAL & RURAL MIXED USE (RRMU)
FARMLAND PRESERVATION (FP)
RESIDENTIAL (RS)
RECREATIONAL (RC)

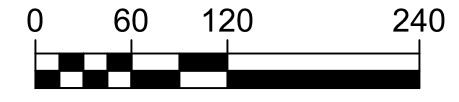
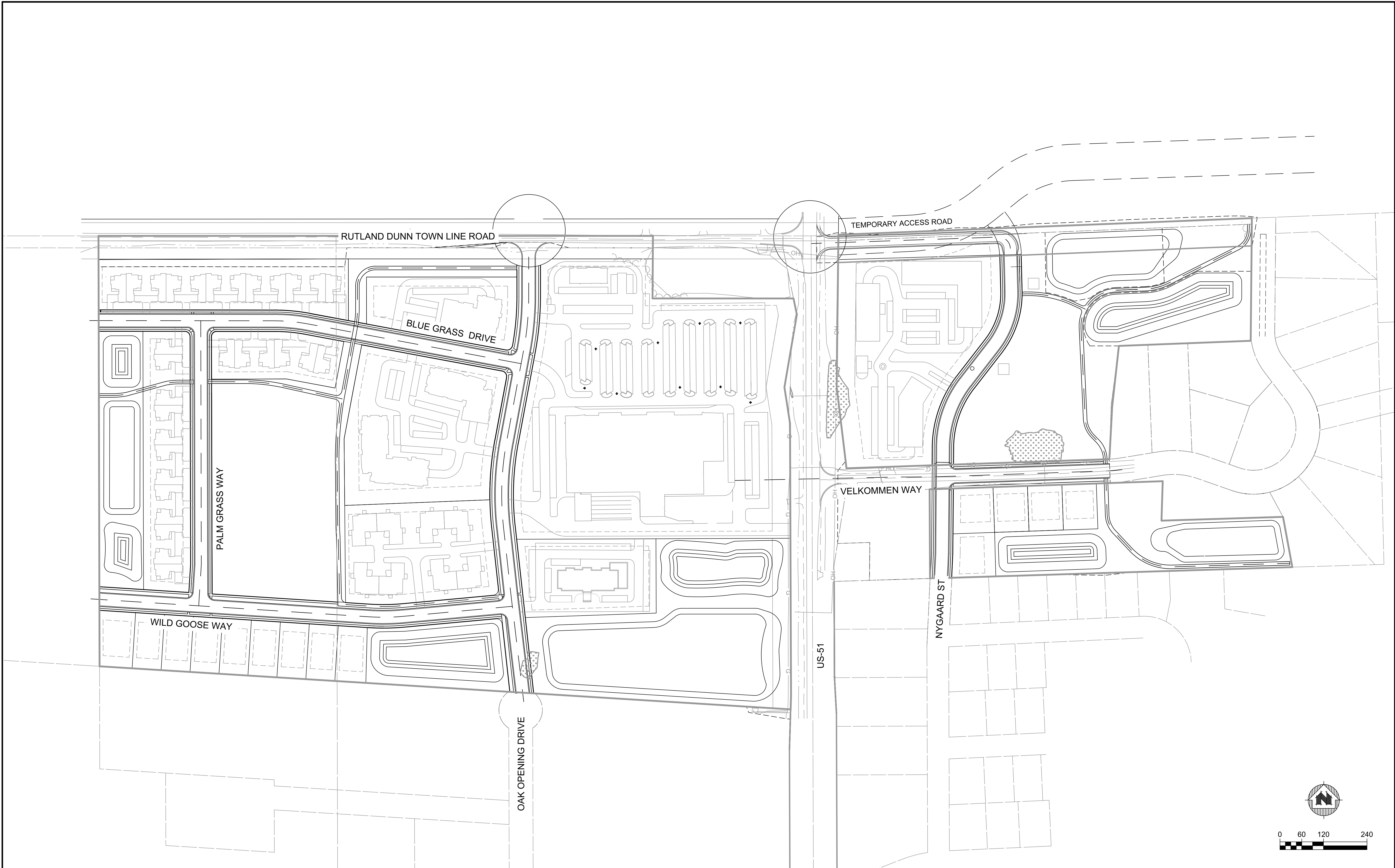
HIGHWAY SETBACK RESTRICTION NOTE:
NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION BE FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT WISDOT FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.



LINE	BEARING	LENGTH	CURVE	LENGTH	RADIUS
L1	N11°44'15"W	45.74	C1	135.83	787.00'
L2	N08°44'43"W	101.12	C2	24.33	15.20'
L3	N01°41'41"E	38.72	C3	97.03	530.00'
L4	S00°38'40"W	76.62	C4	23.96	14.09'
L5	N00°33'09"E	76.81	C5	23.62	15.00'
L6	S06°17'42"W	169.02	C6	86.04	470.00'
L7	S03°01'22"W	144.50	C7	23.59	15.00'
L8	S01°47'57"W	108.93	C8	167.30	833.00'
L9	S10°29'13"E	141.00	C9	77.72	833.00'
L10	S88°13'16"W	30.18	C10	87.98	564.00'
L11	S60°31'48"E	33.20	C11	98.27	630.00'
L12	S00°00'00"E	33.67	C12	23.29	15.00'
L13	S00°00'00"E	53.50	C13	153.59	833.00'
L14	S88°18'42"E	3.49	C14	225.61	787.00'
L15	N61°10'26"E	35.42			
L16	N06°17'32"W	38.80			
L17	N34°18'24"E	15.82			
L18	N87°41'55"E	22.90			



ENGINEERING | ARCHITECTURE | SURVEYING
FUNDING | PLANNING | ENVIRONMENTAL
1702 Pankratz St Madison, WI 53704
(608) 242-7779 www.msa-ps.com
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PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY:
	Init	.	.		.
	DESIGNED BY:	Init	.		.
	CHECKED BY:	Init	.		.

PLOT DATE: 5/28/2021 2:31 PM, P:\19000s\19090s\190911\19091001\CADD\Construction Drawings\19091001 Overview Sheets.dwg



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51 WEST SUBDIVISION
RHD PROPERTIES, LLC
STOUGHTON, DANE COUNTY, WI

OVERALL SITE PLAN

PROJECT NO.
19091001
 SHEET
G 2

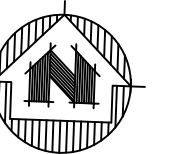
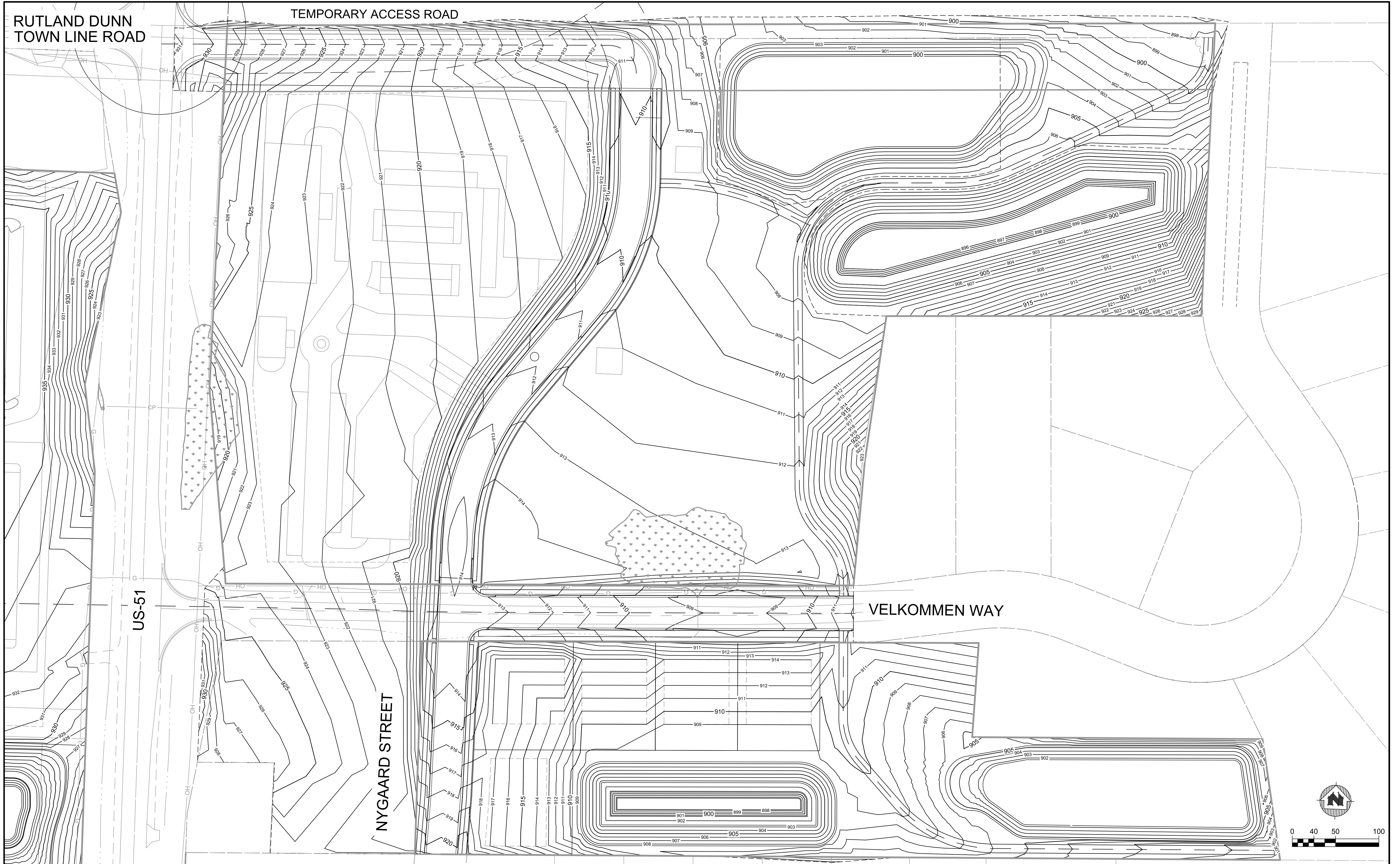
RUTLAND DUNN
TOWN LINE ROAD

TEMPORARY ACCESS ROAD

US-51

NYGAARD STREET

VELKOMMEN WAY



PROJECT DATE	NO.	DATE	REVISION	BY
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	2			
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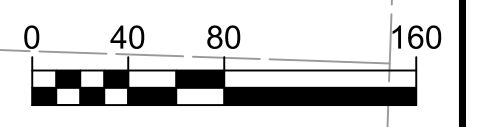
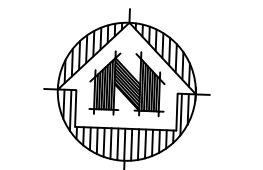
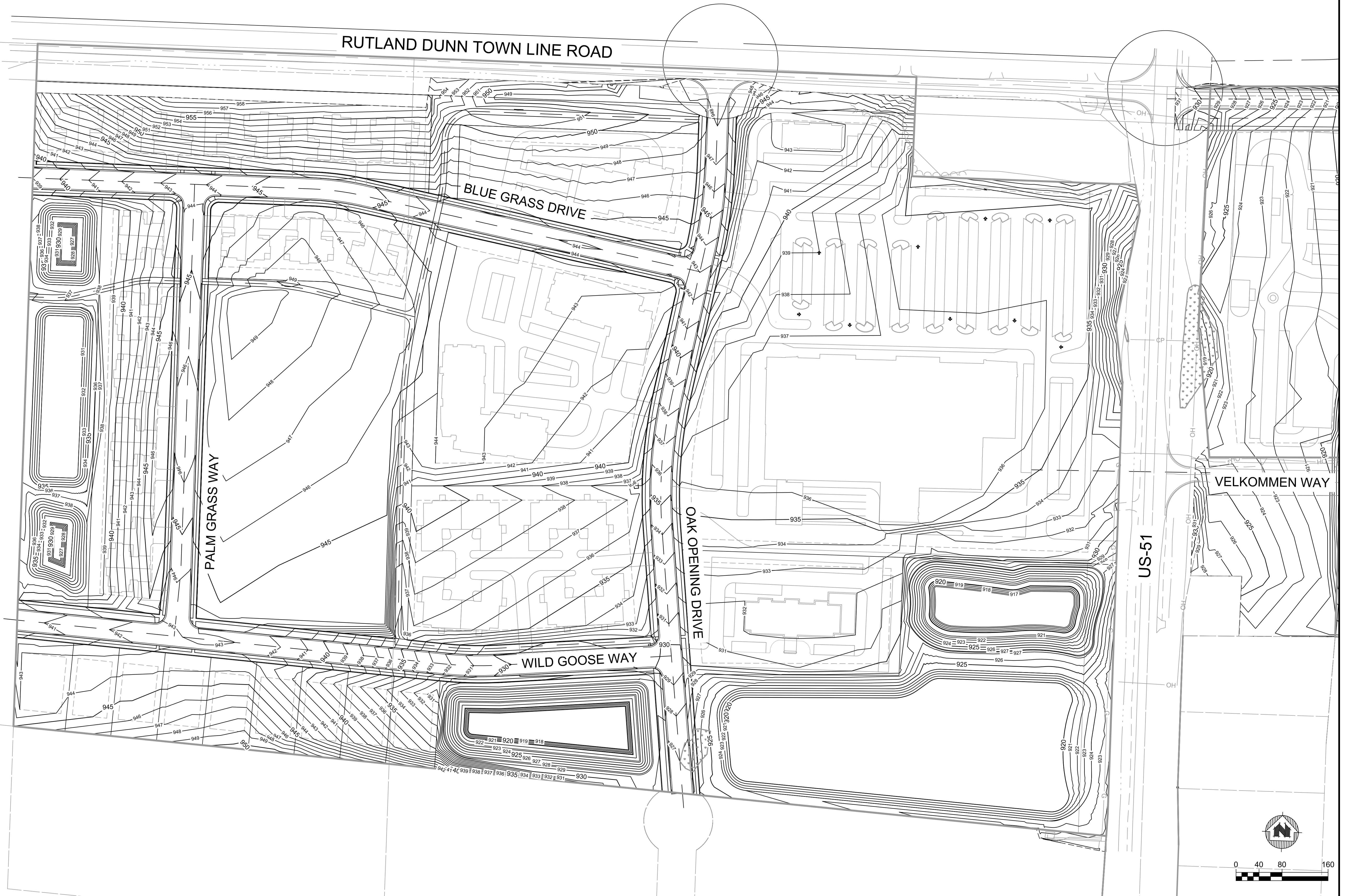


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51 WEST SUBDIVISION
RHD PROPERTIES, LLC
STOUGHTON, DANE COUNTY, WI

EAST SITE PLAN

PROJECT NO.
19091001
SHEET
G 3



PROJECT DATE:	NO.	DATE	REVISION	BY
	1			
	2			
	3			
	4			



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51 WEST SUBDIVISION
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STOUGHTON, DANE COUNTY, WI

WEST SITE PLAN

PROJECT NO.
19091001
 SHEET
G 4