



Stoughton City Hall  
Mayor Tim Swadley  
381 East Main Street  
Stoughton, WI 53589

RE: Residential Component of the Kettle Park West Development

On behalf of Kettle Park West LLC, Forward Development Group, LLC (FDG) respectfully submits the attached applications for Rezoning, Final Plat of Kettle Park West-North Addition, and Certified Survey Map to create development parcels, public parkland dedications, public street rights-of-way, and stormwater management facilities for the next development phase of the Kettle Park West neighborhood.

The ongoing development of this territory is subject to the provisions and terms of City Resolution 45-2016. FDG is proposing consideration of an update to this resolution and the associated development agreement to memorialize the mutual consensus by and between FDG and the City on the proposed refinements to the Kettle Park West (KPW) Plan which have occurred during the past 36 months. These refinements generally and broadly include:

- Revisions to general land uses to emphasize more opportunity for development of a greater variety of single-family home sites
- To reflect the input and desire by the Park and Recreation committee for a more optimal neighborhood park location
- The consequent modification of the street layout and infrastructure
- The construction responsibilities, schedule, and financing of required public improvements
- The dedication of lands to the City for stormwater management, parks, and open space conservancy purposes.

#### OVERVIEW

The KPW Preliminary Plat (rev. 26 April 2016) provided the general plan for the land division and infrastructure improvements to create the Kettle Park West development to the west of the existing commercial development located along USH 51. Since the approval of the preliminary plat, FDG has created two lots (referenced as Kettle Park West Lots 15 and 16) along the extension of Jackson Street. The 100 unit senior housing project is currently under construction on Lot 16.

Concurrently, FDG has also collaborated with city officials to formulate and evaluate revisions to the KPW Master Plan in order to encourage more families with school age children to locate in the community. These revisions included modifying land uses and street alignments to increase the number and variety of single-family home sites. The revisions also provide for a neighborhood park site which City could potentially expand in the future. The overall effect of this proposed initiative is a reduction in overall planned residential density to approximately 6.8-units per acre from 12.5-units per acre.



## COMPLIANCE WITH RESOLUTION 45-2016

The portions of territory and uses encompassed by the proposed Final Plat and CSM are consistent with the Preliminary Plat approved by Resolution 45-2016 and are included within areas B, C, and D depicted in the exhibit attached to the resolution. With respect to the remaining lands within the preliminary plat that are not within the proposed Final Plat and CSM, FDG has initiated a request to amend the City of Stoughton's Comprehensive Plan Future Land Use Plan Map, and Planned Transportation and Community Facilities Map to re-establish consistency between the revised KPW Master Plan and City's land use development policy. The Comprehensive Plan Amendment process is currently underway and is anticipated to conclude in late summer 2019. Following the adoption of the comprehensive plan amendment FDG will submit a proposed new Preliminary Plat for Kettle Park West for consideration by the City.

Resolution 45-2016 included multiple stipulations that were to be addressed by FDG and the City prior to consideration and approval of final land divisions (subsequent to the Final Plat of Lots 15 and 16). The status of these stipulations is currently:

1. **Development Agreement.** The City-FDG Development Agreement for the extension of Jackson Street to the west edge of Lot 16 of the Kettle Park West Final Plat was executed on December 15, 2016. As noted, one or more final plats were contemplated for the subsequent development of the neighborhood.
  - Jackson Street will be extended to Oak Opening Drive as part of the public improvements installed as part of the Final Plat of Kettle Park West-North Addition.
  - New development agreements will be executed for each of the subsequent areas that are proposed for final platting.

The interconnection of Oak Opening Drive and Deer Point Road and the Roby Road-USH 51 intersection was mutually seen as critical to providing adequate emergency access and efficient traffic circulation to support development west of the Kettle Park West commercial center and Lots 15 and 16. FDG has initiated and facilitated meetings between the City of Stoughton and the Town of Rutland to formalize and coordinate this street interconnection with the Wisconsin Department of Transportation (WisDOT) Roby Road-USH 51 intersection reconstruction project scheduled for 2021. Discussion and consensus by the Town of Rutland Board of Supervisors and Plan Commission on March 4th and 5th, 2019 were positive and the Town is prepared to review and take affirmative action on the pending intergovernmental agreement draft being prepared by City of Stoughton staff.

The 2016 approval of the Kettle Park West Preliminary Plat also required a preliminary agreement with WisDOT and the City of Stoughton relative to the proposed Oak Opening Drive and State Trunk Highway (STH) 138 intersection. This street connection is not critical to maintain efficient traffic circulation within the Kettle Park West development. This Memorandum of Agreement was approved by the City, Town of Rutland and WisDOT on July 12, 2018. It is subject to further action by the City of Stoughton and Town of Rutland to establish rights-of-way access points and reduce existing private driveway connections to STH 138. The area for the potential future rights-of-way for the extension of Oak Opening is designated as



Outlot 1 in the proposed Certified Survey Map. It is the intent of FDG to cooperate with the City on the disposition of this parcel at such time as the City determines to pursue the street extension.

2. Zoning. The approving resolution provided that certain lots within the preliminary plat were to be rezoned to accommodate proposed development. The proposed Final Plat and CSM are accompanied by rezoning requests to:
  - Establish the Single-family Residential 5 District (SR-5) for 18 lots along Aspen Street which is consistent with the intended zoning for preliminary plat lots 1 through 11 and 26 through 38
  - Establish the Institutional zoning district (I) for the proposed Final Plat Outlot 3 (to be dedicated for parkland) and Final Plat Outlot 2 (to be dedicated for stormwater management). The proposed uses of these outlots are consistent with the preliminary plat. The existing stormwater management area located south of Jackson Street (including the kettle wetland and an expanded treatment basin) proposed to be established Outlot 2 in the proposed Certified Survey Map and is proposed to be designated as an Institutional zoning district and dedicated to the City.

The balance of the preliminary plat encompasses the general areas where the street layout and used designations are proposed for modification to reflect the mutual discussions between FDG and the City during the past 36-months. These areas are the focus of the Comprehensive Plan Amendment discussions which are proposed to start in April 2019.

3. See discussion in Item 1 above.
4. Understood. FDG is prepared to reconcile any special assessments that have been invoiced.
5. CARPC Confirmation. FDG has submitted and will continue to coordinate the review of the revised stormwater management report with CARPC prior to submitting a request for sanitary sewer extension into the USA.
6. Submittal to Objecting/Approving Agencies. The proposed Final Plat and CSM has been submitted to the appropriate agencies for their jurisdictional review.
7. Parkland Dedications. FDG and the City of Stoughton Park and Recreation Committee have collaborated on the revision and refinement of the proposed park area to serve the Kettle Park West neighborhood. Per the directive of the Park and Recreation Committee, dedicated parkland has been consolidated into a single site that is the expansion of the area formerly designated as Preliminary Plat Outlot 4 and located along the southwesterly boundary of the site. This location was selected as it facilitates the City's potential opportunity to seek the southwesterly expansion of the park in the future.

The submitted Final Plat proposes that the 6.25-acre Outlot 3 be dedicated to the City for park. This site exceeds the 3.98-acre dedication required for the Senior Housing project (Lot 16) and the 18 single family lots proposed along Aspen Trail. In fact, the Outlot 4 site is sufficiently



large enough to accommodate the next several development phases of Kettle Park West (pending the approved Comprehensive Plan Amendment).

Ultimately, if developed, the revised Kettle Park West II Master Plan will encompass an additional 178 dwelling units for a total projected 296 housing units. Parkland requirements for the ultimate build-out would total 9.98-acres -- an additional 3.74-acres. (Note: FDG is prepared to secure the additional 3.74 acres from the Mabie Revocable Trust as necessary in conjunction with the future final plats for the Kettle Park West II area.

In addition to the Outlot 3 park site, the submitted Final Plat and CSM proposes the dedication of the stormwater management basins to be dedicated and publically managed by the City. The stormwater management system in Kettle Park West is a regional facility and accommodates storm runoff from multiple properties both within and outside of the platted development. The stormwater basins and kettle wetland encompass approximately 26.6 -acres.

Items 8 through 13. These items re-iterate typical development obligations and documentation and FDG will meet document and reporting obligations as part of the approval processes.

Forward Development Group is very appreciative of the opportunities to collaborate with the City on refining the development plans for Kettle Park West and is looking forward to upcoming meetings with the City to finalize implementation plans for this neighborhood. Please do not hesitate to contact me if additional information is needed.

Regards,

A handwritten signature in black ink, appearing to read "Dennis Steinkraus", with a long horizontal flourish extending to the right.

Dennis Steinkraus  
Development Manager