Re: 51 West Development

City staff went through several iterations of the layout of this development. The first iteration did not have a park on the east side of the development, trails and trail linkage was lacking. The alternative design is preferred due to the wider trail corridor on the east, and the trail being part of the park (linkage) on the east part of the development. The comments below all pertain to the alternative design.

This is a unique development since it is bisected by an arterial road (US 51). Typically, the parkland would want to be dedicated as one contiguous piece of land, but this is a rare instance where it should be dedicated as two smaller parks. Both parks are large enough to accommodate neighborhood park level amenities such as shelter/restroom and playground while containing passive space. Since this development was looked at in September 2020, the storm water management has been refined which has added in some additional parkland. The development went from being short 2.63 acres to being short 1.43 acres. The shortage of parkland does not affect how either park will be used.

<u>East Side Park</u>

- The trail extension aligns with the Virgin Lake trail from the south to Jackson St and north to Linnerud Development
- The park is located on the trail system (trail/park linkage, Jackson Street through development linking Virgin Lake Park, Virgin Lake Natural Area, and Outlot 7).
- Street frontage is not ideal

<u>West Side Park</u>

- Rutland-Dunn Town Line Rd regional trail connection preserved with a 50-foot-wide trail easement between the duplexes and storm water management pond.
- Trail corridor to the northwest. This is important as an underpass may be part of the HWY 51 reconstruction and it would be located between this development and County Road B.
- Oak Opening on-road trail connection to KPW.
- Street frontage at roughly 50%

December 4, 2020

LETTER OF INTENT

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.

Project Overview – RHD Properties, LLC is proud to submit this concept for a 68.15-acre mixed use neighborhood with 28 lots (plus, eight 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 13.35 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 (13.35 acres), 10 single-family lots, 4 multi-family lots (142 units), 3 zero-entry condo lots (30 units), and 5.21-acre park.
- *East side of USH 51:* 1 multi-family lot (160 units), 9 duplex lots (18 units), a 2.52-acre open space/park (1.4 acres as SWM), and a 6.47-acre park (3 acres as SWM).

Design Improvements (from our previous conversation)

- *PARK/OPEN SPACE:* The development as whole (both sides of USH 51) added 1.2 acres of parkland with roughly 1 acre added to the east side and 0.2 acres to the west side. This results in the east side exceeding the parkland requirement by 0.08 acres and reducing the shortfall to 1.51 acres on the east side. The improved park/open spaces in Outlots 7 and 8 (on the east side of USH 51) provides a good buffer to the Town, as well as enhance the trail corridor that runs through these areas. There is an opportunity to expand the park in Outlot 7 should the lands north become parkland as part of the Linnerud's development plan.

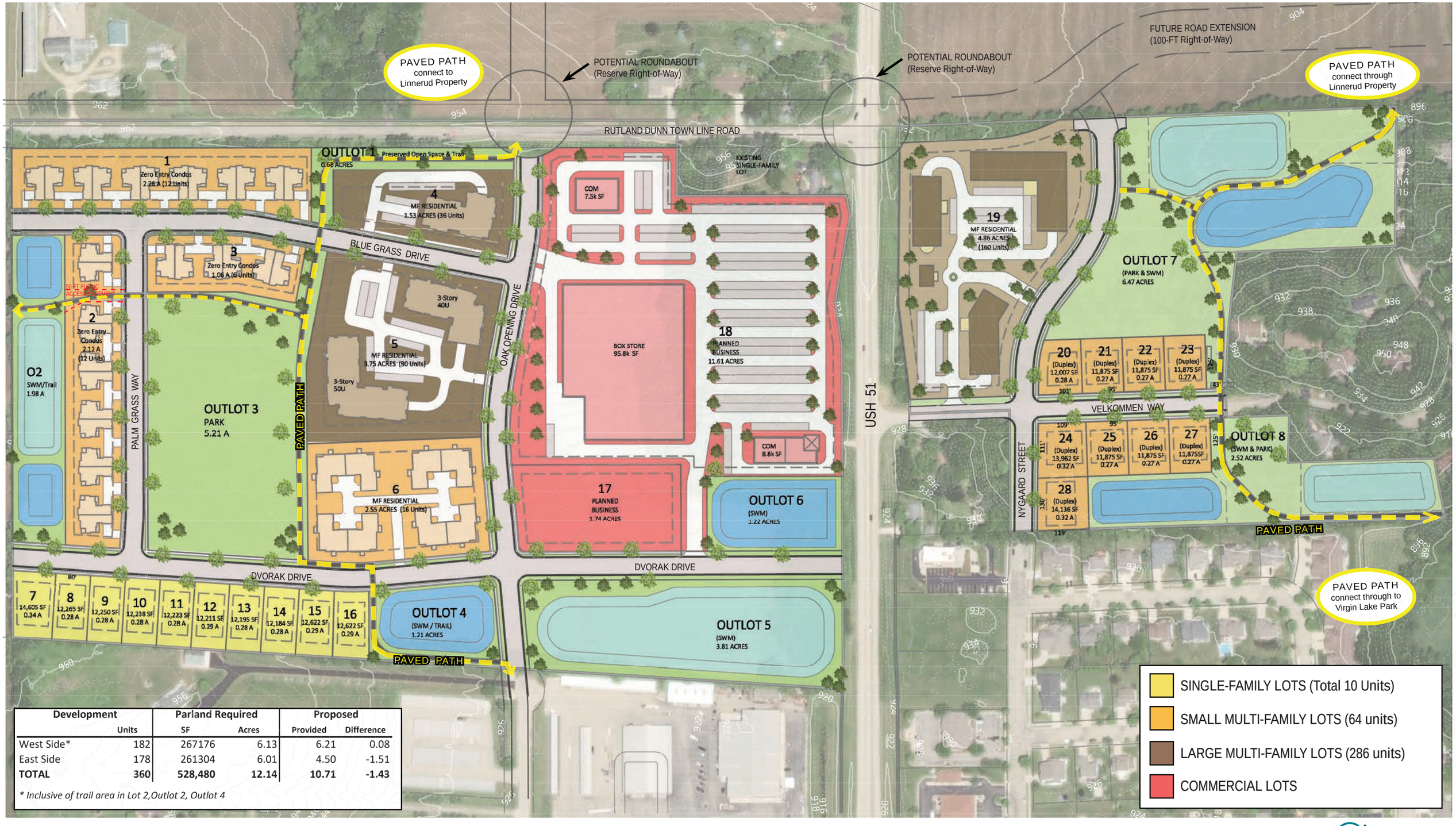
- *TRAIL/SIDEWALK NETWORK:* The trail corridor has been enhanced from our previous discussion with additional extension of the paved path around the stormwater pond in Outlot 4, removing it from the roadway. The additional open / park space in Outlot 8 provided an oppoprtunity to enhance this section of the trail corridor as well.

- *STORMWATER MANAGEMENT:* The majority of the stormwater ponds have been modified to provide a more "naturalistic" layout, especially through the trail corridor and park space in Outlot 7.

DISCLAIMER:
This neighborhood concept illustrates a proposed road layout, storm water management infrastructure, and lot layout with speculative development. The number of lots and design for specific sites are generalized based on what fits the location and intended use for the area. Development plans will be proposed by property owners at a future date based on market conditions and interests, and will be subject to City review (per zoning and subdivision ordinance) with this concept providing guidance to general connectivity and use.

51 WEST SUBDIVISION

CITY OF STOUGHTON, WI



Development		Parland Required		Proposed	
	Units	SF	Acres	Provided	Difference
West Side*	182	267176	6.13	6.21	0.08
East Side	178	261304	6.01	4.50	-1.51
TOTAL	**360**	**528,480**	**12.14**	**10.71**	**-1.43**

** Inclusive of trail area in Lot 2,Outlot 2, Outlot 4*

December 4, 2020

MSA

From:	Bob Dvorak
To:	Dan Glynn
Cc:	Tim Swadley
Subject:	Park impact/monies in lieu of anticipated fees 51 West 12/4/2020 concept
Date:	Saturday, December 5, 2020 9:31:47 AM
Attachments:	image001.png

Dan,

Updated for your use at Parks meeting in December.

I wanted to help run some numbers for you, take a peak below, I made some assumptions figuring all of the multi units to be 2-bed or greater in size units. If the buyers mix in some one bed units this will change slightly.

Park impact fees:
10 single family/24 Duplexes (48 units) totals 58 units @ 1217.45 = $70,612.10
4-4units (16 units) 286 multifamily totals 302 2-bed units 913.06 = $275,774.32

Total Park Impact fees: $346,386.42

Park land dedication fees in lieu of:
360 total units@1468 sq ft per unit = 528,480 sq ft divided by 43560 sq ft per acre = 12.14 total acres
12.14 acres - 10.71 acres dedicated = 1.43 acres short
1.43 x 43560 = 62,291 sq ft divided by 1468 sq ft = 42.43 units

42.23 2-bed units @ 2808.68 p/unit = $119,172.29 total fees in lieu of. (keep in mind this number may change if one bed units are in the mix)

Hope this helps you for future conversations,
Bob

Robert H Dvorak | 608-712-2048

RHD Properties

MOLL CONSTRUCTION
INCORPORATED
2547 DYRESON RD, McFARLAND, WI 53558
(608) 838-8887 FAX 838-2547

December 1, 2020

RE: Granrud Brush and Tree Removal

To whom it may concern,

We performed the brush and tree removal on the Granrud farm for Bob Dvorak. The vast majority of the land cleared was farmland that had been in the CRP program but had not been properly maintained. As a result, weeds, brush, and volunteer trees (weed trees) were growing.

East of Hwy 51, we left the row of older, mature trees that run east-west along the north property line. There are no trees of special value in this row, but felt these trees had the most life left to add value to the community.

We also left the row of trees along the south line (along the backyards of the houses on Virgin Lake Drive), knowing there would be no grade change there, and hoping the trees would survive construction. We had to return to remove a tree that fell into a backyard, brushing the house. We had to return again to remove trees that were rotten or leaning towards the houses and in danger of falling on them. They were rotten enough that our arborist would not climb them, and we had to bring in a lift.

The area cleared on the west side of Hwy 51 was dominated by box elder and other weed trees. There was a large oak near the farmhouse, but the base was hollow, so it was near the end of its life and it was a safety issue. The area where the house was also sits well above the road, so any trees left in that area would not survive future grading operations when Hwy 51 is expanded to the north.

We clear a lot of property around Dane County annually. What was removed and cleaned up on this Granrud property for Mr. Dvorak was a great improvement. The City of Stoughton is fortunate to have a landowner that is pro-active with maintenance and respectful to adjacent property owners.

Sincerely,

Mike Moll
MOLL CONSTRUCTION, INC.