

## PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a Public Hearing on Monday, August 8, 2022, at 6:00 o'clock p.m., or as soon after as the matter may be heard to consider an application by David West to amend the General Development Plan of Lot 6, in the 51 West Neighborhood, City of Stoughton, WI.

**Location:** The meeting of the Plan Commission will be conducted as a hybrid meeting. (Virtual and In-Person)

**In-Person:** Council Chambers (2<sup>nd</sup> floor of the Public Safety Building)  
321 S. Fourth Street, Stoughton, WI

**Virtual:** You can join the meeting using a computer, tablet or smartphone via Zoom  
<https://us06web.zoom.us/j/81935560582?pwd=VFFwVWR2QWdZelhGb2VpUER4M2hXZz09>

Phone in: +1 312 626 6799

Meeting ID: 819 3556 0582

Passcode: 246042

If you wish to call in and speak at the meeting, please register at:  
<http://speak.cityofstoughton.com> by 5:45 on or before the day of the meeting. Any written comments will be forwarded on to the “Organizer” and Commissioners.

For questions regarding this notice please contact Michael Stacey, Zoning Administrator at 608-646-0421.

Additional information including a location map can be found at:  
<http://stoughtoncitydocs.com/planning-commission/>

Published July 21 and July 28, 2022 Hub

## City of Stoughton Application for Planned Development (PD) Review and Approval (Requirements per Section 78-914)

Applicant Name: David West

Applicant Address: 2525 Via La Selva, Palos Verdes, CA 90274

Applicant Phone and Email: 310-997-7504 davidrowlandwest@gmail.com

Property Owner Name (if different than applicant): Bob Dvorak

Property Owner Phone: 608-712-2048

Subject Property Address: Lot 6 at 51 West

This form is designed to be used by the Applicant as a guide to submitting a complete application for a planned development *and* by the City to process said application. Parts II is to be used by the Applicant to submit a complete application; Parts I - III are to be used by the City as a guide when processing said application.

### I. Recordation of Administrative Procedures for City Use

Application form filed with Zoning Administrator Date: 7/11/2022

Application fee of \$440 received by Zoning Administrator Date: 7/11/2022

### II. Application Submittal Packet Requirements for Applicant Use

#### PD Process Step 1: Pre-application

Step 1 does not require the submittal of an application packet; however, Steps 2-4 do require submittal of all application materials to the Zoning Administrator prior to Plan Commission review. This step is not mandatory but optional at the discretion of the applicant or Zoning Administrator.

- A.** Contact the Zoning Administrator to place an informal discussion item for the PD on the Plan Commission agenda (if deemed necessary by the applicant or Zoning Administrator). No details beyond the name of the Applicant and the identification of the discussion item as a PD is required to be given in the agenda.
- B.** Engage in an informal discussion with the Plan Commission regarding the potential PD. Appropriate topics may include: location, project themes and images, general mix of dwelling unit types and/or land uses being considered, approximate residential densities, and non-residential intensities, general treatment of natural features, general relationship to nearby properties and public streets, and relationship to the Comprehensive Plan.

**NOTE:** Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the Applicant or the City, but should be considered as the informal, non-binding basis for proceeding to the next step.

#### PD Process Step 2: Concept Plan

The Applicant shall provide a draft application for staff and Planning Commission review as follows:

- A.** Provide Zoning Administrator with draft PD Concept Plan Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for Concept Plan review. The submittal packet shall contain all of the following items:
  - (1)** A *general written description* of proposed PD including the following:
    - General project themes and images.

- The general mix of dwelling unit types and/or land uses.
- Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
- The general treatment of natural features.
- The general relationship to nearby properties and public streets.
- The general relationship of the project to the Comprehensive Plan.
- An initial draft list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and, a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
- (3) A *written description* of potentially requested exemption(s) from the requirements of the underlying zoning district, in the following order:
  1. Land Use Exemptions
  2. Density and Intensity Exemptions
  3. Bulk Exemptions
  4. Landscaping Exceptions
  5. Parking and Loading Requirements Exceptions
- (4) A *conceptual plan drawing* (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives. The Applicant may submit copies of a larger version of the plan in addition to the 11" x 17" reduction.

### PD Process Step 3: General Development Plan (GDP)

The Applicant shall submit an application for staff and Planning Commission review as follows:

- A. Provide Zoning Administrator with a draft GDP Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for GDP review. The submittal packet shall contain all of the following items:
  - (2) A *map of the subject property* for which the PD is proposed:
    - Clearly indicating the current zoning of the subject property and its surroundings, and the jurisdiction(s) which maintains that control.
    - Map and all its parts clearly reproducible with a photocopier.
    - Map size of 11" x 17" and map scale not less than one inch equals 800 feet.
    - All lot dimensions of the subject property provided.
    - Graphic scale and north arrow provided.
  - (3) A *general written description* of proposed PD including:
    - General project themes and images.
    - The general mix of dwelling unit types and/or land uses.
    - Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
    - The general treatment of natural features.

- The general relationship to nearby properties and public streets.
- The general relationship of the project to the Comprehensive Plan.
- A statement of Rationale as to why PD zoning is proposed. This shall identify barriers that the Applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the Applicant suggests are available through the proposed PD zoning.
- A complete list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
- A written description of potentially requested exemptions from the requirements of the underlying zoning district, in the following order:
  1. Land Use Exemptions.
  2. Density and Intensity Exemptions.
  3. Bulk Exemptions.
  4. Landscaping Exceptions.
  5. Parking and Loading Requirements Exceptions.
- (4) A *General Development Plan Drawing* at a minimum scale of 1"=100' (11" x 17" electronic copy shall also be provided) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:
  - A conceptual plan drawing (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives.
  - Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use.
  - Statistical data on minimum lot sizes in the development, the approximate areas of large development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or Common Council.
  - Notations relating the written information provided in (3), above to specific areas on the GDP Drawing.
- (5) *General conceptual landscaping plan* for subject property, noting approximate locations of foundation, street, yard and paving, landscaping, and the compliance of development with all landscaping requirements of this Ordinance (except as noted in the listing of exceptions) and the use of bufferyards.
- (6) A *general signage plan* for the project, including all
  - Project identification signs.
  - Concepts for public fixtures and signs (street light fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from City standards or common practices.

- (7) *Written justification* for the proposed Planned Development. (See Section 78-905 for requirements of the conditional use procedure.)

#### **PD Step 4: Specific Implementation Plan (SIP)**

The Applicant shall submit an application for staff and Planning Commission review as follows:

- A.** After the effective date of the rezoning to PD/GDP, the Applicant may file an application for the proposed SIP with the Plan Commission. This submittal packet shall contain the following items, prior to its acceptance by the Zoning Administrator and placing the item on the Plan Commission agenda for SIP review.
  - (2) A *map of the subject property* for which the PD is proposed:
    - Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control.
    - Map and all its parts clearly reproducible with a photocopier.
    - Map size of 11" by 17" and map scale not less than one inch equals 800 feet.
    - All lot dimensions of the subject property provided.
    - Graphic scale and north arrow provided.
  - (3) A *general written description* of proposed SIP, including:
    - Specific project themes and images.
    - The specific mix of dwelling unit types and/or land uses.
    - Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
    - The specific treatment of natural features.
    - The specific relationship to nearby properties and public streets.
    - A Statement of Rationale as to why PD zoning is proposed identifying perceived barriers in the form of requirements of standard zoning districts and opportunities for community betterment through the proposed PD zoning.
    - A complete list of zoning standards which will not be met by the proposed SIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed SIP and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
  - (4) A *Specific Implementation Plan drawing* at a minimum scale of 1"=100' (and electronic copy at 11" x 17") of the proposed project showing at least the following information in sufficient detail:
    - An SIP conforming to all requirements of Section 78-908(3). If the proposed PD is a large or group development (per Section 78-205 (11) or (12)) also provide a proposed preliminary plat or conceptual plat.
    - Location of recreational and open space areas and facilities specifically describing those that are to be reserved or dedicated for public acquisition and use.
    - Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface

area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or Common Council.

- Notations relating the written information (3), above to specific areas on the GDP Drawing.
- (5) A *landscaping plan* for subject property, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.
- (6) A series of *building elevations* for the entire exterior of all buildings in the PD, including detailed notes as to the materials and colors proposed.
- (7) A *general signage plan* including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and large or group development signage themes which are proposed to vary from City standards or common practices.
- (8) A *general outline of the intended organizational structure* for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.
- (9) A *written description* which demonstrates the full consistency of the proposed SIP with the approved GDP.
- (10) A *written description* of any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed SIP development.

### III. Final Application Packet Information for City Use

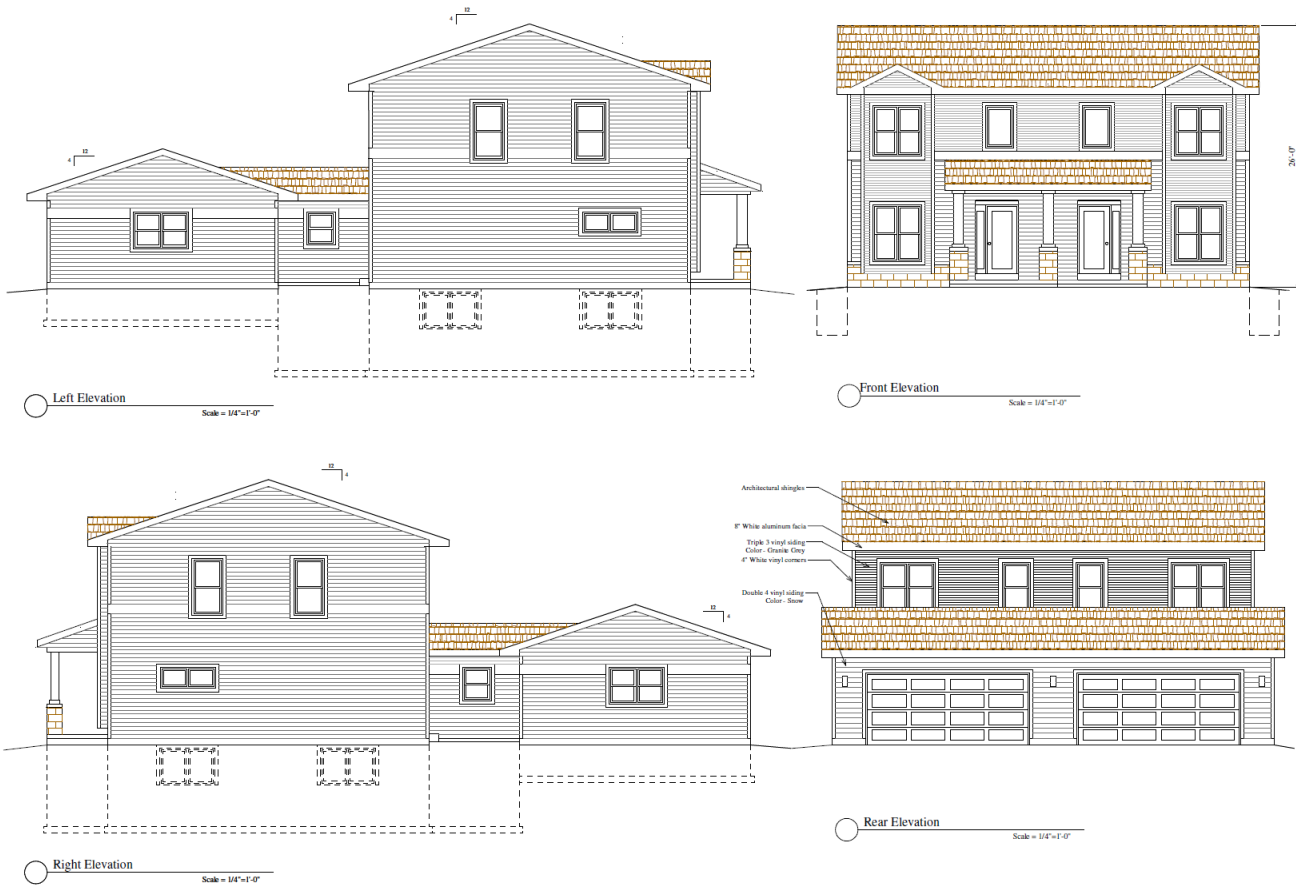
#### PD Step 3: General Development Plan (GDP)

The process for review and approval of the PD shall be identical to that for conditional use permits per Section 78-905 of the Zoning Ordinance and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code. All portions of an approved PD/GDP not fully developed within five years of final Common Council approval shall expire, and no additional PD-based development shall be permitted. The Common Council may extend this five years period by up to five additional years via a majority vote following a public hearing.

Notified Neighboring Property Owners (within 300 feet)	Date: <u>7/18/2022</u>
Notified Neighboring Township Clerks (within 1,000 feet)	Date: <u>8/3/2022</u>
Class 2 legal notice sent to official newspaper by City Clerk	Date: <u>7/12/2022</u>
Class 2 legal notice published on <u>7/21/2022</u> and <u>7/28/2022</u>	

**General Development Plan**

**Lot 6 at 51 West  
Stoughton, W.I.**



Jeffrey Cramer, Architect  
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 Stoughton, WI 53589  
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**Concepts  
In  
Architecture, LLC**

**CLE Consulting LLC**  
 Dawn McIntosh  
 1000 S. Koshong Road, Suite 110  
 Madison, WI 53702  
 608-315-5348

Prepared for: **C&J Real Estate LLC**  
 Project: Stoughton, WI  
 Sheet Title: **Elevations**

Date: 04.05.2021  
 Scale: As Noted  
 Job #: 05.01

SHEET  
**3**

**51 West – Lot 6**  
**Stoughton, W.I. 53589**

## **51 West – Lot 6**

### **Current Owner :**

RHD Properties LLC, Fifty One West LLC  
Contact : Bob Dvorak

## **Planned Development Project Team**

### **Future Owner <sup>1</sup>:**

Contact : David West  
310-997-7504  
[davidrowlandwest@gmail.com](mailto:davidrowlandwest@gmail.com)

### **Project Civil Engineering:**

D'Onofrio Kottke and Associates Inc.,  
Contact : Ron Klaas

### **Consultant:**

CK Consulting LLC  
Contact : Chuck Elliott

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<sup>1</sup> David West has a Signed Offer to Purchase for Lot 6 with Fifty One West, LLC.



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## 1 Introduction

This document details the General Development Plan for Lot 6 in the 51 West subdivision in Stoughton, W.I.

Parcel Number	281/0510-011-8165-2
Access Dane records	<a href="https://accessdane.countyofdane.com/051001181652">https://accessdane.countyofdane.com/051001181652</a>

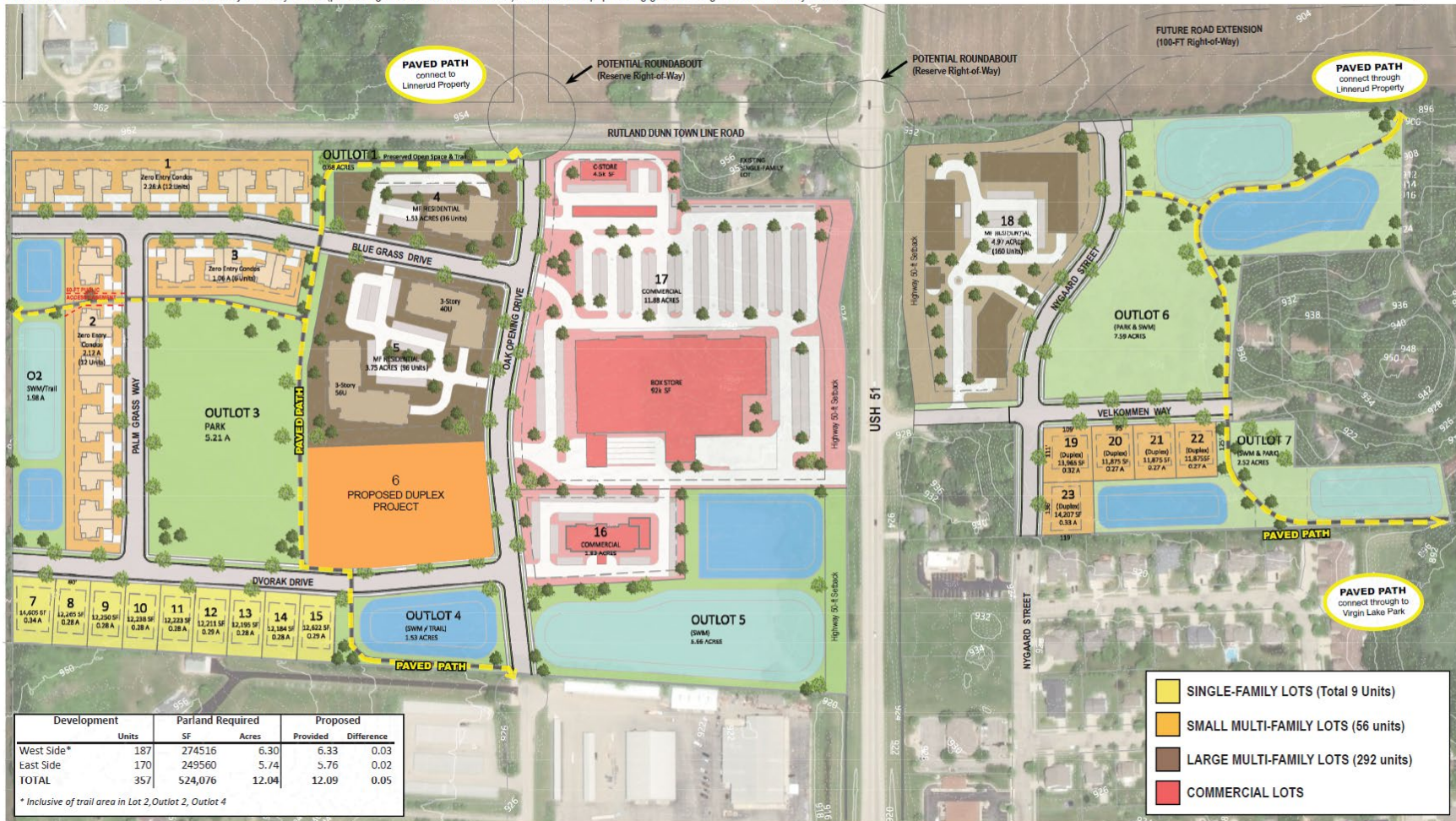
# 51 West – Lot 6 Stoughton, W.I. 53589

## 2 Comprehensive Plan Land Use Location Map

**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





# 51 West – Lot 6

## Stoughton, W.I. 53589

Parcels in the Vicinity of Lot 6 :-

Parcel Number	Legal Description	Parcel Owner
051001188102	51 WEST LOT 1	RHD PROPERTIES LLC
051001182002	51 WEST OUTLOT 1	RHD PROPERTIES LLC
051001181212	51 WEST LOT 2	RHD PROPERTIES LLC
051001181542	51 WEST LOT 5	RHD PROPERTIES LLC
051001189652	51 WEST OUTLOT 3	STOUGHTON, CITY OF
051001188432	51 WEST LOT 4	RHD PROPERTIES LLC
051001181762	51 WEST LOT 17	RHD PROPERTIES LLC
051001181702	51 WEST LOT 16	RHD PROPERTIES LLC
051001182542	51 WEST OUTLOT 5	STOUGHTON, CITY OF
051001199800	LOT 1 CSM 11949 CS73/224&226-10/20/2006 F/K/A F/K/A LOTS 1 & 2 CSM 9683 CS56/21&23-5/8/2000 & F/K/A LOT 1 CSM 7040 CS35/215&217-3/16/93 & F/K/A LOTS 1 & 2 CSM 5906 CS28/75&76-8/4/89 & F/K/A LOTS 5 & 6 DEER POINT BUSINESS PARK DESCR AS SEC 1-5-10 PRT SE1/4NE1/4 EXC TO WI DOT FOR RD R/W IN DOC #5563489	GERBER INVESTMENTS LLC
051001182432	51 WEST OUTLOT 4	STOUGHTON, CITY OF
051001181602	51 WEST LOT 15	RHD PROPERTIES LLC
051001189432	51 WEST LOT 14	RHD PROPERTIES LLC
051001189322	51 WEST LOT 13	RHD PROPERTIES LLC
051001189212	51 WEST LOT 12	RHD PROPERTIES LLC
051001189102	51 WEST LOT 11	RHD PROPERTIES LLC
051001189002	51 WEST LOT 10	RHD PROPERTIES LLC
051001188982	51 WEST LOT 9	RHD PROPERTIES LLC
051001188872	51 WEST LOT 8	RHD PROPERTIES LLC
051001188762	51 WEST LOT 7	RHD PROPERTIES LLC
051001188322	51 WEST LOT 3	RHD PROPERTIES LLC
051001189542	51 WEST OUTLOT 2	STOUGHTON, CITY OF
051001195410	LOT 4 CSM 9683 CS56/21&23-5/8/2000 F/K/A LOT 1 CSM 5906 CS28/75&76-8/4/89 & ALSO F/K/A LOT 2 CSM 7040 CS35/215&217-3/16/93 F/K/A PRT LOT 2 CSM 5906 CS28/75&76-8/4/89 DESCR AS SEC 1-5-10 PRT SW1/4NE1/4 & SE1/4NE1/4 (6.151 ACRES)	CURRENT OWNER <sup>2</sup>
051001195310	LOT 3 CSM 9683 CS56/21&23-5/8/2000 F/K/A LOT 1 CSM 5906 CS28/75&76-8/4/89 & ALSO F/K/A PRT LOT 2 CSM 7040 CS35/215&217-3/16/93 F/K/A PRT LOT 2 CSM 5906 CS28/75&76-8/4/89 DESCR AS SEC 1-5-10 PRT SW1/4NE1/4 & SE1/4NE1/4 (1.387 ACRES)	BERNDT REV LIVING TR, TIMOTHY J & SANDRA L

<sup>2</sup> An entry of "Current Owner" signifies that Owner name is not published online for this parcel

## **4 Planned Development Written Description**

### **4.1 General Relationship to the 2017 Comprehensive Plan**

The new 51 West subdivision is in an area designated as the Northwest Planned Mixed Use (MU) area in the 2017 Comprehensive Plan. This area is intended for a mix of commercial, office, light industrial and high intensity multi-family residential uses.

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.”*

Lot 6 was originally approved as permitted and conditional uses as identified in MR-10 zoning district with a Unit Allowance Density of up to 16 units based on four x four-unit buildings.

### **4.2 Relationship to nearby properties and public streets**

The general development concept site plan for 51 West depicts a mixed-use neighborhood with commercial along USH 51 frontage (west side) and a mix of residential unit types on both sides of USH 51.

On the 51 West side, City of Stoughton has approved the following:-

- Lots 1-3
  - *Permitted and conditional uses as identified in TR-6 zoning district - plus, Townhouse (78-206.5) up to 4 units per building.*
    - *Unit Allowance (Density): Lot 1: up to 12 units, Lot 2: up to 12 units and Lot 3: up to 6 units*
- Lot 4
  - *Permitted and conditional uses as identified in MR-24 zoning district*
  - *Unit Allowance (Density): up to 36 units*
- Lot 5
  - *Permitted and conditional uses as identified in MR-24 zoning district.*
  - *Unit Allowance (Density): up to 96 units*
- Lot 6
  - *Permitted and conditional uses as identified in MR-10 zoning district.*
  - *Unit Allowance (Density): up to 16 units*

Lot 6 is on the northwest corner of the intersection of Wild Goose Way and Oak Opening Drive.

### **4.3 Planned Development Proposal**

We propose to build 10 duplex buildings for a total of 20 units. The duplex development will be managed by a Condominium Home Association.

We propose to record a Condominium Plat creating 20 individual building units – Lot 6 will remain as one lot.

Each unit will be 2 story with 1,344 sq feet of living space (excluding the basement), 2 bedrooms / 2 ½ bathrooms and will feature high quality finishes, a two-car garage, off street parking, covered porches and patios. There will be an option to finish the lower level to add an additional bedroom, bathroom, and family room.

Units will be owner occupied – the renting of units would only be allowed in periods of owner financial hardship and after approval from the Home Association.

Lot 6 will continue to act as a “buffer” between the high density 96-unit multi-family development proposed for Lot 5 and the single-family home Lots 7 through 15.

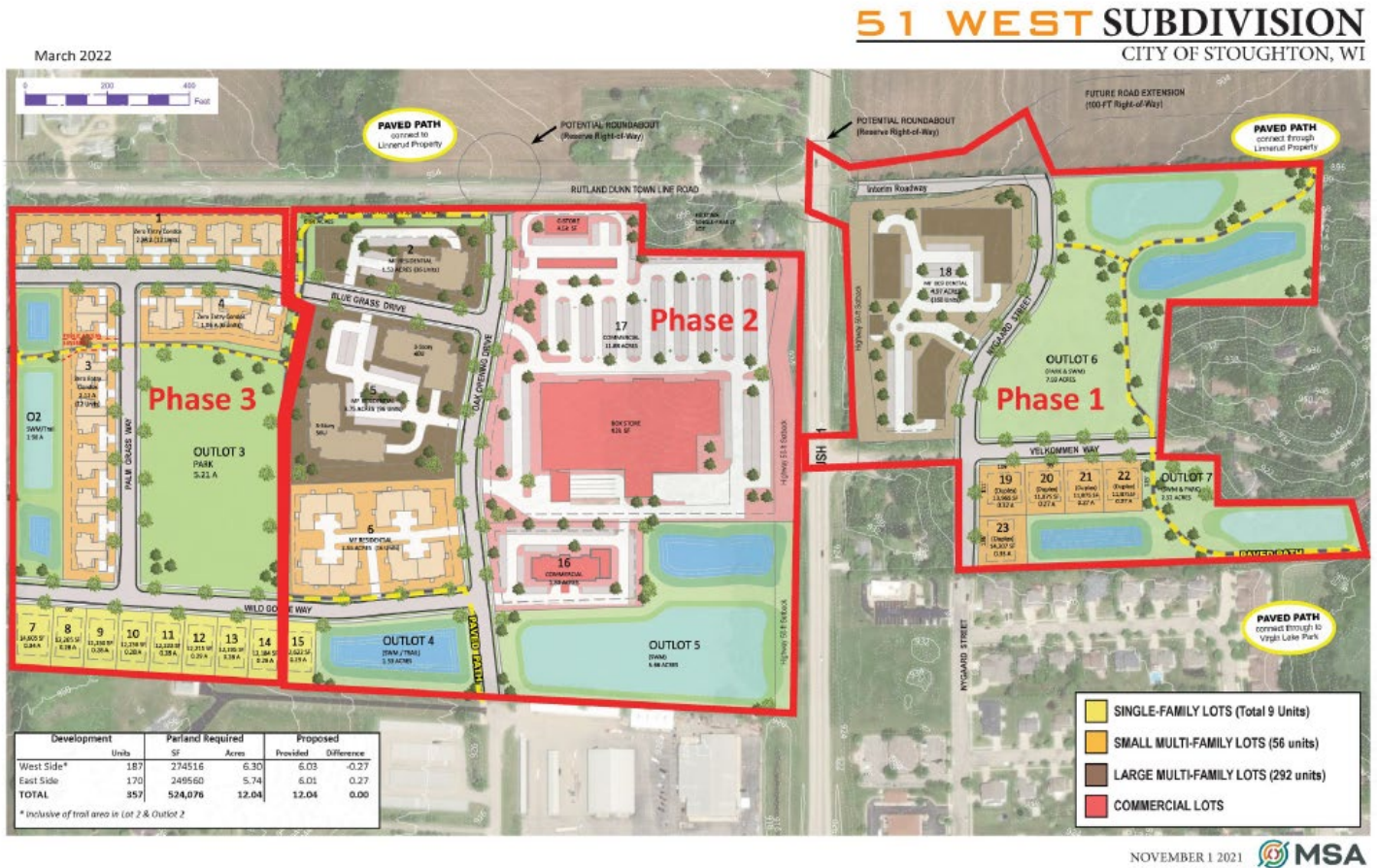
This proposal will essentially create a new PD-GDP zoning for the Lot 6 parcel. The standard zoning district for this type of development is TR-6 – Two Family residential.

# 51 West – Lot 6 Stoughton, W.I. 53589

## 4.4 Project Timing and Phasing

The first phase of the 51 West project is to develop the east side of USH 51 with utility infrastructure extensions, road construction, mass grading and pond development.

Lot 6 would be developed in tandem or slightly behind the 51 West Phase-2 construction, with careful coordination for utility connections to minimize re-work and cost.



We anticipate that Lot 6 development will begin construction during the spring of 2023.

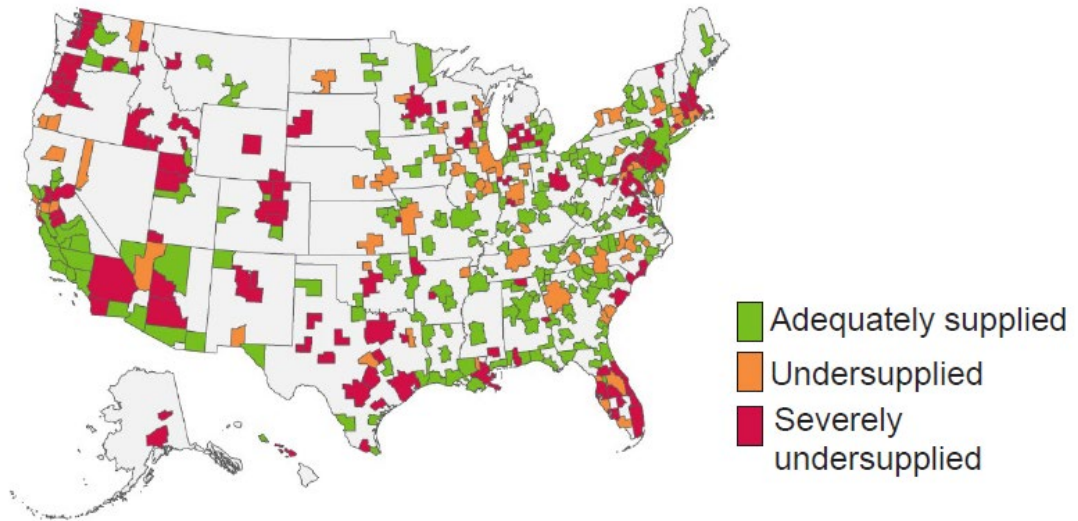


#### **4.5 Planned Development Rationale and Exemptions**

The new Planned Development classification will allow the flexibility that both the developer(s) and the City of Stoughton need to successfully implement the proposed density and type of building.

Our proposal to build duplexes at a 20 unit density provides benefits to :-

- Buyers
  - Quality of life is better in a duplex vs quadplex buildings – owners will only be sharing one wall with a neighbor.
  - We believe there is a higher pride of ownership in duplex buildings vs quadplex buildings.
  - Increasing the unit density reduces the land cost per-unit, making the homes more affordable
- City of Stoughton and Dane County
  - Building duplex buildings at a 20 unit density will provide the City of Stoughton with increased park fees and increase property taxes
  - According to the *“Overcoming the Nation’s Daunting Housing Supply Shortage”*<sup>3</sup> report published in March 2021 by the Urban Institute and Moody’s Analytics, Dane County is *“Severely undersupplied”* on housing :-



Sources: Census Bureau, Moody’s Analytics

- Increased density will assist with the housing deficit in the City of Stoughton and Dane County
- Developer
  - Building duplex buildings at a 20 unit density will provide the Developer with increased cost efficiencies and increased profit

<sup>3</sup> <https://www.moodyanalytics.com/-/media/article/2021/Overcoming-the-Nations-Housing-Supply-Shortage.pdf>

#### **4.6 Neighborhood Character/Theme**

Our development team will work closely with Fifty One West LLC to ensure that our proposed building design including exterior materials meet the architectural requirements.

#### **4.7 Stormwater Management**

The regional stormwater ponds for the 51 West Neighborhood have been de-signed with a “naturalistic” layout, especially through the trail corridor and park space in Outlot 6. There are six wet ponds for pre-treatment and four infiltration ponds that will serve this development and manage off-site runoff (from the south and east of Outlot 7). The stormwater management system will control peak runoff rates for events ranging from the 1-year through the 200-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 200-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.

The stormwater management plan for Lot 6 is to capture the runoff using catch basins, and private storm sewers and connect to a 24-inch storm stub and drain under Wild Goose Way to the Stormwater Pond at Outlot 4 to the south.

Our draft Utility Plan in the Appendices provides detail on our proposed stormwater management solution.

## **51 West – Lot 6 Stoughton, W.I. 53589**

### **4.8 Park/Open Space**

The Parks and Recreation Committee approved the park locations with interest in seeing the development meet the parkland dedication requirement. Since this approval, the park in Outlot 6 has expanded by removing four duplex lots along Velkommen Way, and the paved path no longer runs through Outlot 4 (due to increase in stormwater management requirements). The net result is the development meets the parkland dedication requirement across both sides of USH 51 and provides for trail connections in multiple directions.

Lot 6 will have two distinct routes to the neighboring paved Trail / Bike Path in Outlot 3. The first route will be a sidewalk which runs to the north of units 11 to 20 - the sidewalk will extend from Oak Opening Drive in the east to the paved Trail / Bike path in the west. The second route will be a sidewalk from the garage alley in Lot 6 to the paved Trail / Bike path.

### **4.9 Utilities**

Fifty One West, LLC and MSA are coordinating water and sewer service with the City of Stoughton. The watermain will be extended from the current end of Nygaard Street, to serve all parcels in this development. It will be oversized through 51 West along Nygaard Street and Oak Opening Way to serve future development to the north. Water loops will be established by connecting to Kettle Park West via Oak Opening Drive (during this development process) and through land to the north back to Kings Lynn Road (when that land develops). Utility infrastructure for the development on Lot 6 will connect directly to these public utilities once completed.

Our project team is already working closely with MSA on coordination, location and connection details for water and sewer. Our draft utility plan for water and sewer is included in the Appendices.

Specific details will be provided on locations of Gas and Electric utilities will also be addressed further during the Specific Implementation Plan review for Lot 6

## **4.10 Transportation**

### **4.10.1 Streets**

The garage alley in Lot 6 will be connected to both Oak Opening Drive to the east and Wild Goose Way to the south.

### **4.10.2 Pedestrian Connections**

Paved sidewalks are proposed on the north side of Wild Goose Way and on the west side of Oak Opening Drive. In addition, the following paved sidewalks are proposed within Lot 6 :-

- A sidewalk along the north of units 11 to 20 connecting those units to the sidewalk along the west side of Oak Opening Drive and proposed Paved Trail / Bike Path to the west of Lot 6
- A sidewalk connecting the garage alley in Lot 6 to the proposed Paved Trail / Bike Path to the west
- A sidewalk connecting the three guest parking stalls with the sidewalk along the north of units 11 to 20

## **4.11 Management and Maintenance**

The on-going management and maintenance of areas within the boundaries of Lot 6 will be the responsibility of Lot 6 Condominium Association.

## **5 Development Standards**

### **5.1 Land Use, Density, Bulk Requirements**

Development of Lot 6 (PD) in the 51 West subdivision will meet the standards of the TR-6 Zoning district with the exceptions detailed below :-

#### **5.1.1 Density and Intensity Requirements**

- Allow multiple buildings on a single lot
- Maximum Gross Density (MGD):
  - 7.84 dwelling units per acre

### **5.2 Specific Flexibilities**

Twin house or duplex is allowed within the MR-10 district, however they need to follow TR-6 Two Family Residential District requirements. Here is how our planned development compares to those requirements :-

- A: Minimum lot area: 5,000 square feet for each dwelling unit  
*Our proposed design meets this requirement*
- B: Minimum lot width: 80 feet; (twin home: 40 feet)  
*Our proposed design meets this requirement.*
- C: Minimum street frontage: 50 feet  
*Our proposed design meets this requirement.*

Minimum Setbacks:

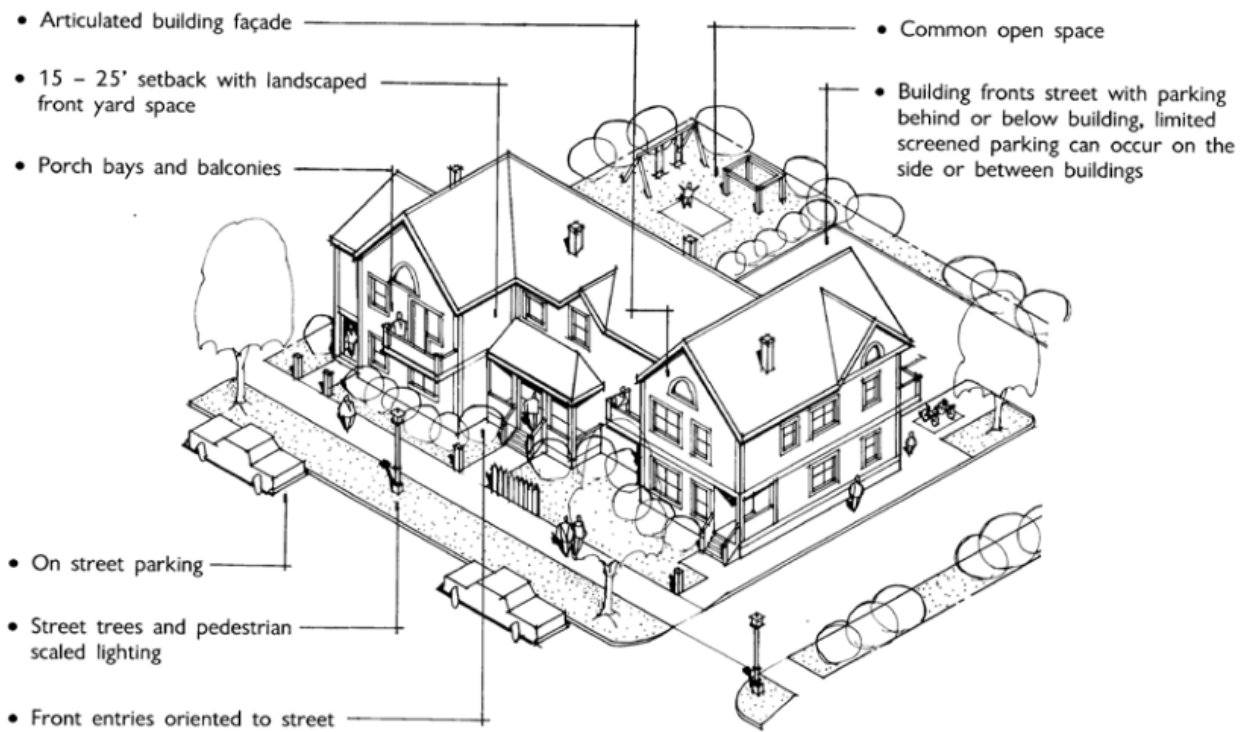
- D: Front or street side lot line to house: 20 feet; 15 feet for open walled front porches  
*Our minimum setback is 30 feet.*
- E: Front or street side lot line to attached garage: 20 feet  
*Our proposed design has a 25 feet front setback along Wild Goose Way and a 31 feet side setback along Oak Opening Drive.*
- F: Side lot line to house or attached garage: Ten ft or zero ft along common wall  
*Our proposed design has a minimum of 16 feet side lot line to house or attached garage.*
- G: Total of both sides, lot lines to house or attached garage: 20 feet or zero ft along common wall  
*Our proposed design meets this requirement.*

## 51 West – Lot 6 Stoughton, W.I. 53589

- H: Rear lot line to house or attached garage: 30 feet  
*Our minimum rear lot line house is 35 feet to the porches on units 19 and 20.*
- I: Side lot line to accessory structure: Four feet from property line, four feet from alley  
*This requirement is met – our proposed design does not include any accessory structures.*
- J: Rear lot line to accessory structure: Four feet from property line, four feet from alley  
*This requirement is met – our proposed design does not include any accessory structures.*
- K: Required bufferyard: See section 78-610 along zoning district boundary  
*Bufferyard is provided along the north side of the lot.*
- L: Minimum paved surface setback: One foot from side or rear, or zero feet in the case of a shared driveway; ten feet from right-of-way  
*Our proposed design meets this requirement.*
- M: Minimum dwelling unit separation: 20 feet or zero feet along common wall for multiple principle dwellings on the same lot  
*Our proposed design meets this requirement – it provides a minimum of 30 feet of separation between dwelling units.*
- N: Maximum height of dwelling unit: 30 feet  
*This requirement is met – our proposed building design has a height of 26 feet.*
- O: Maximum height of accessory structure: 20 feet  
*This requirement is met – our proposed design does not include any accessory structures.*
- P: Minimum number of off-street parking spaces required on the lot (Includes garage, drives, and all designated parking surfaces): Two  
*Our proposed design provides each duplex unit with two parking spaces in the garage and two parking spaces on the driveway.*

### 5.3 Residential Design Guidelines

To achieve the vision in the 51 West GDP, inclusive of varying residential types and densities, the following architectural design guidelines will govern residential development. Anything not specifically described in these guidelines will conform with City Standards.



*Source: City of Stoughton Comprehensive Plan – Adopt July 11, 2017, Chapter Six : Housing, Figure 7*

**5.3.1 Building Design**

- The buildings shall be placed as close to the front setback as practical to strengthen the street edge and promote street activation.
- All buildings shall be designed with four-sided architectural treatment, utilizing the same design theme and compatible building materials.
- The buildings shall have well-proportioned fenestrations, facade articulation and appropriately scaled architectural features.
- Each building facade shall include two or more elements that provide visual interest and variety, such as balconies, porches, bay windows, garden walls, varied building and facade setbacks, and varied roof designs.
- Balconies, porches, and bay windows are allowed to encroach into the front setback.
- Facades greater than 100 feet shall consist of variations in the surface plane and roofline heights.

**5.3.2 Building Materials**

- Use quality materials that are durable and will age well. Acceptable building materials include brick, stone, decorative concrete masonry units, wood, vinyl, and composite siding. Materials such as corrugated metal, EIFS (Exterior Insulation and Finish System) or aluminum siding, can be used as accent materials, but not as the primary building material.
- A mix of 2-4 materials and/or colors shall be used on each building facade.

**5.3.3 Doors and Windows**

- A minimum 20% of all facades shall provide glazing or significant architectural detailing to provide visual interest.
- Street-facing facades providing direct access to first story dwelling units through individual entrances are encouraged. A minimum of 25% ground floor units with direct access to the sidewalk is preferred.

**5.3.4 Service Areas and Mechanicals**

- Service areas shall be integrated with the building design and screened when visible from public streets.
- Loading areas, mechanical equipment or other utility hardware on the ground or building shall be screened from public view by plantings or decorative walls and fences with materials similar to the adjacent building material.
- Rooftop mechanicals shall be screened using parapet wall extensions and/or screening fences on the roof using materials similar to those used on the building walls.
- Refuse and recycling trash cans will be set in individual garages.



## **51 West – Lot 6 Stoughton, W.I. 53589**

### **5.3.5 Landscaping and Site Treatment**

- Low level plant materials should be utilized appropriately as a buffer for parking lots and building utility areas from the street while maintaining visibility for public safety and desirable exposure, using a mix of shrubs, evergreens and various perennials and ornamental grasses
- In addition to meeting the quantitative landscaping standards in Chapter 78-603 of the Stoughton zoning ordinance, the following shall be met:
  - Climax Trees: One (1) canopy tree shall be planted for every twenty (20) residential units.
- Landscape screening shall include a mix of ever green and deciduous species to achieve effective visual screening during all seasons of the year.

### **5.3.6 Decorative Fencing/Walls**

- Acceptable materials for constructing decorative fencing/wall include metal/aluminum, wood, stone, brick, and wrought iron.
- Fencing/walls will adhere to *Stoughton Code of Ordinances - Sec. 78-718. - Fencing standards.*

## **6 Site Design Plan**

Our Site Design plan is provided in the Appendices.

## **7 Conceptual Landscaping / Site Design Plan**

Our Conceptual Landscaping plan is provided in the Appendices.

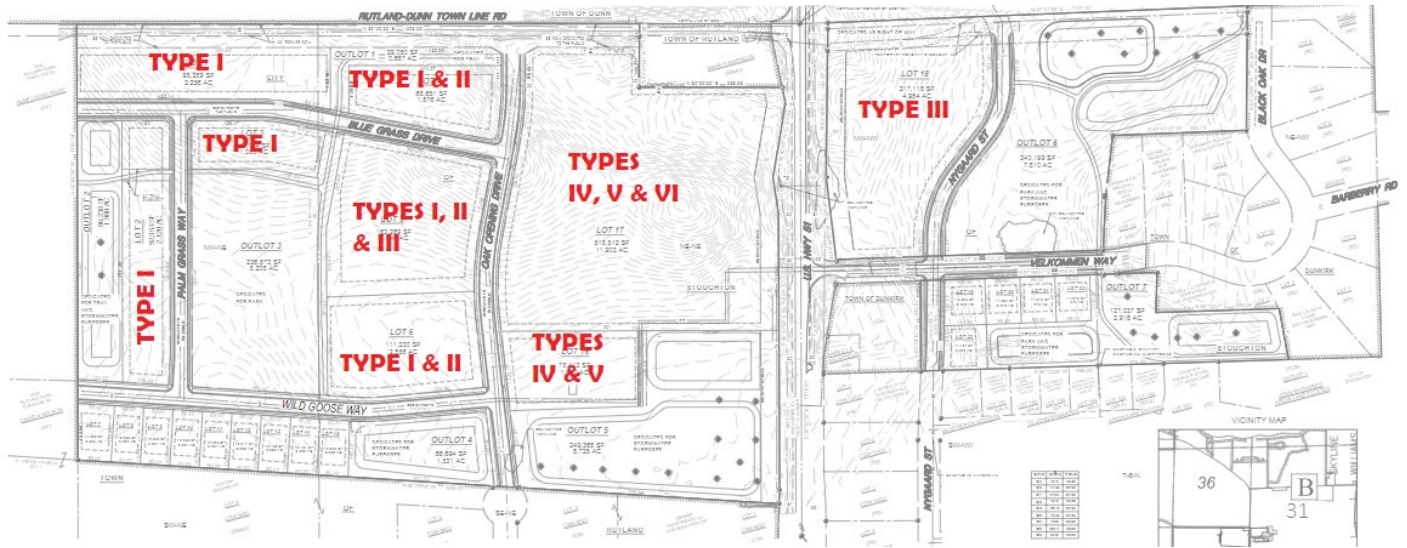
## **8 Conceptual Signage Plan**

Our Conceptual Signage plan is provided on the Site Plan in the Appendices.

## **9 Building Types and Themes**

### **9.1 Land Use Development Areas**

There are six general building types that are allowed within the 51 West Sub-division :-



Lot 6 has been designated as being allowed *Building Type I – Small Format Residential* and *Building Type II – Medium Format Residential*.

**51 West – Lot 6  
Stoughton, W.I. 53589**

**Building Type I:  
Small Format Residential**

This building type is allowed in Lot 6



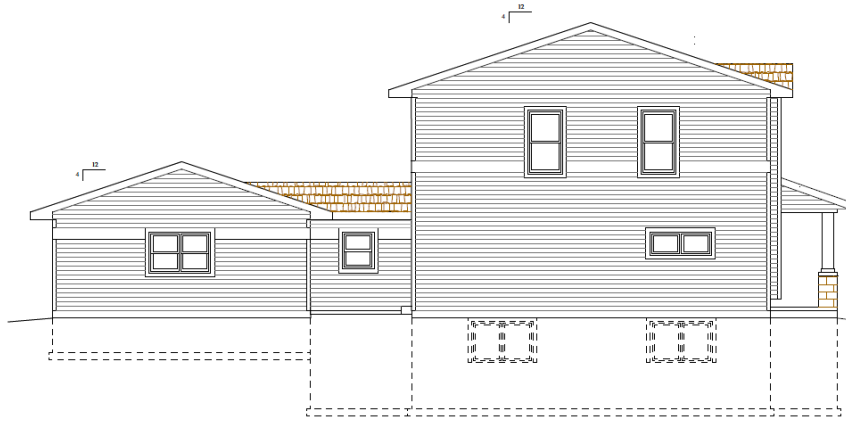
**Building Type II:  
Medium Format Residential**

This building type is allowed in Lot 6

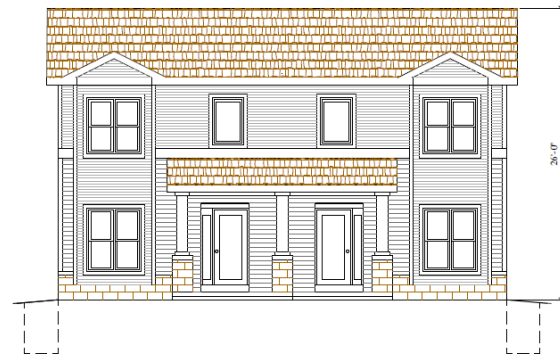


# 51 West - Lot 6 Stoughton, W.I. 53589

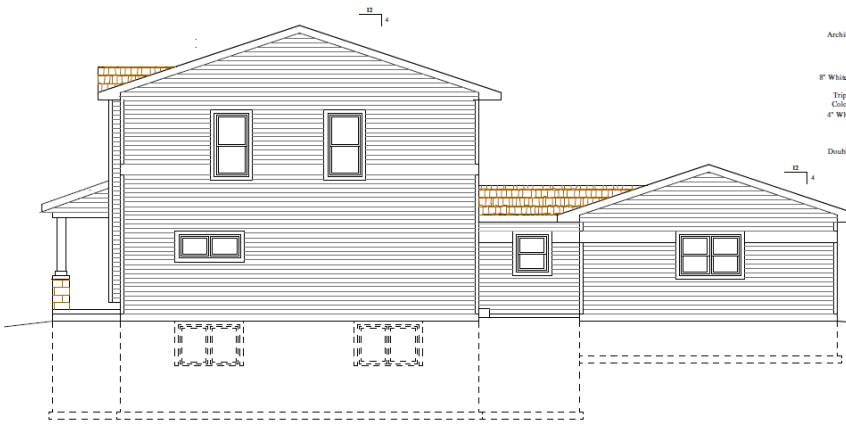
## 10 Elevations



Left Elevation  
Scale = 1/4"=1'-0"



Front Elevation  
Scale = 1/4"=1'-0"



Right Elevation  
Scale = 1/4"=1'-0"



Rear Elevation  
Scale = 1/4"=1'-0"

- Architectural shingles
- 6" White aluminum fascia
- Triple 3 vinyl siding  
Color - Granite Grey
- 4" White vinyl corners
- Double 4 vinyl siding  
Color - Stone

Jeffrey Greener, Architect  
 Brooklyn, WI 53521  
 608-698-3196 [stake@hennel.com](mailto:stake@hennel.com)  
 Illustration of exterior in Architectural, LLC. "Rendered" is  
 a trademark of the Architectural, LLC. "Rendered" is  
 a trademark of the Architectural, LLC. "Rendered" is  
 a trademark of the Architectural, LLC.

**Concepts**  
**In**  
**Architecture, LLC**

**CLE Consulting LLC**  
**Dawn McInosh**  
 8155 Forchies Street, Suite 170  
 Middleton, WI 53562  
 608-515-3548

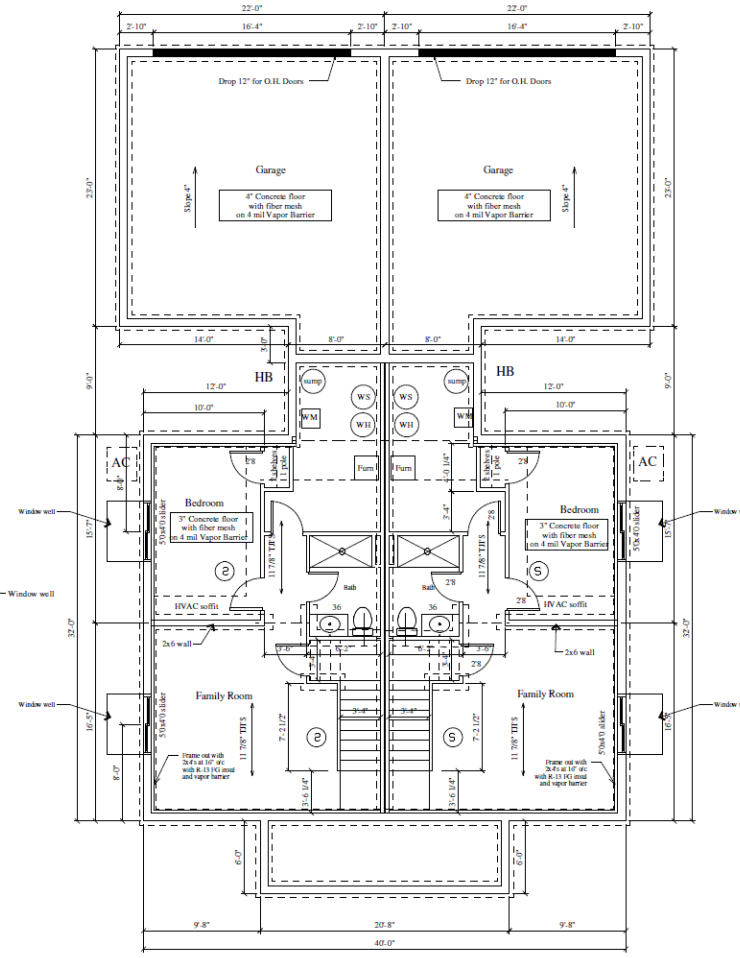
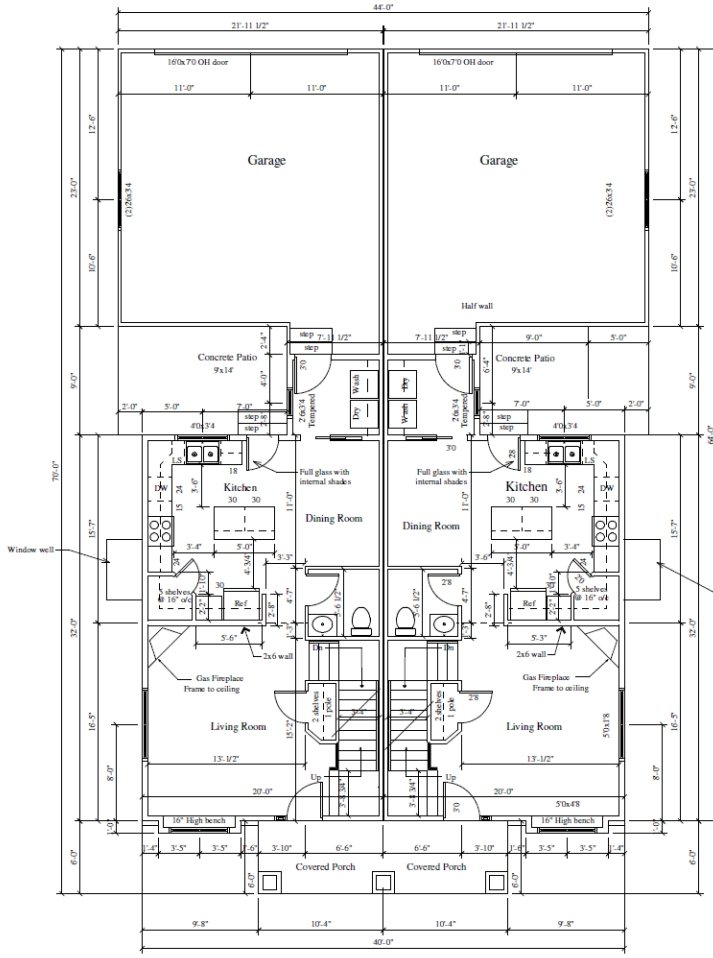
Prepared for: **C&J Real Estate LLC**  
 Project: Stoughton, WI  
 Sheet Title: **Elevations**

Date: 04-05-2021  
 Scale: As Noted  
 Job #: 05-01

SHEET  
**3**

# 51 West - Lot 6 Stoughton, W.I. 53589

## 11 First Floor Plan and Foundation Plan



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 Brooklyn, WI 53521  
 608-698-3196 call/c@jg@aol.com  
 Jeffrey Gieseler, Architect  
 4145 Excelsior Street, Suite 170  
 Madison, WI 53702  
 608-515-5348

**C**oncepts  
**I**n  
**A**rchitecture, LLC

Owner: CLE Consulting LLC  
 Dawn Mcintosh  
 4145 Excelsior Street, Suite 170  
 Madison, WI 53702  
 608-515-5348

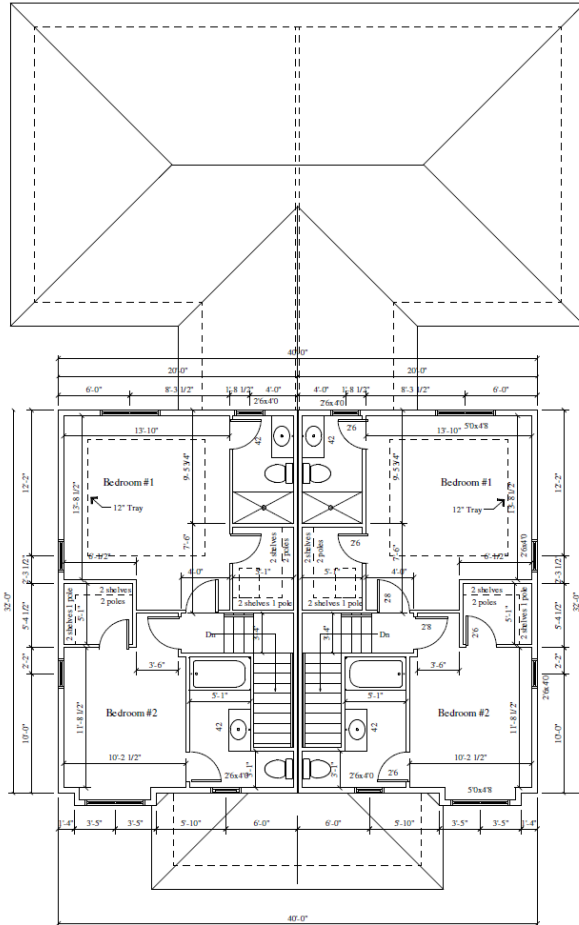
Proposed for: C&J Real Estate LLC  
 Project: Doughty Hill, Stoughton, WI  
 Sheet Title: Floor Plans

Date: 03-03-2022  
 Scale: As Noted  
 Job #: 05-01

SHEET  
 1

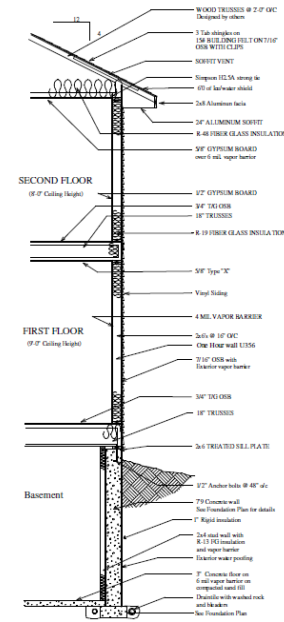
**51 West - Lot 6  
Stoughton, W.I. 53589**

**12 Second Floor Plan and Typical Section**



Second Floor Plan - 646 sf

Scale = 1/4" = 1'-0"



3 Typical Section

Scale = 3/8" = 1'-0"

Jeffery Christian, Architect  
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608.785.1100  
jeff@jeffchristian.com  
1946 Wisconsin State Journal Building  
1000 Wisconsin State Journal Building  
1000 Wisconsin State Journal Building

Concepts  
in  
Architecture, LLC

CLE Consulting LLC  
Dawn McIntosh  
8155 Foyebus Street Suite 170  
Madison, WI 53750  
608-515-5448

Prepared for: C&J Real Estate LLC  
Project: Stoughton, WI  
Sheet Title: Floor Plans

Date: 04-05-2022  
Scale: As Noted  
Job #: 05-01

SHEET  
2

## **13 Appendices**

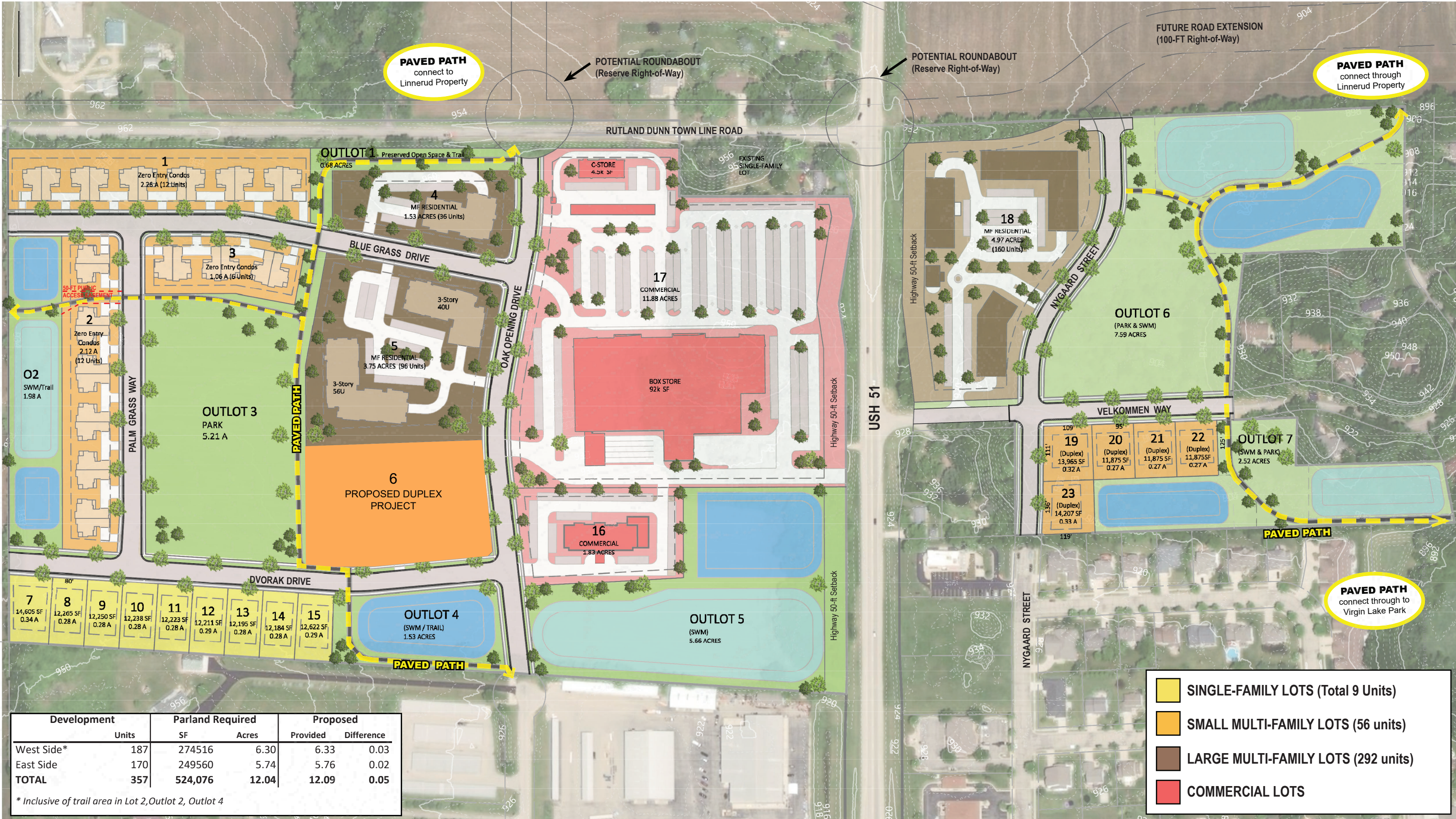
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**DISCLAIMER:**

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*	187	274516	6.30	6.33	0.03
East Side	170	249560	5.74	5.76	0.02
<b>TOTAL</b>	<b>357</b>	<b>524,076</b>	<b>12.04</b>	<b>12.09</b>	<b>0.05</b>

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

- SINGLE-FAMILY LOTS (Total 9 Units)
- SMALL MULTI-FAMILY LOTS (56 units)
- LARGE MULTI-FAMILY LOTS (292 units)
- COMMERCIAL LOTS



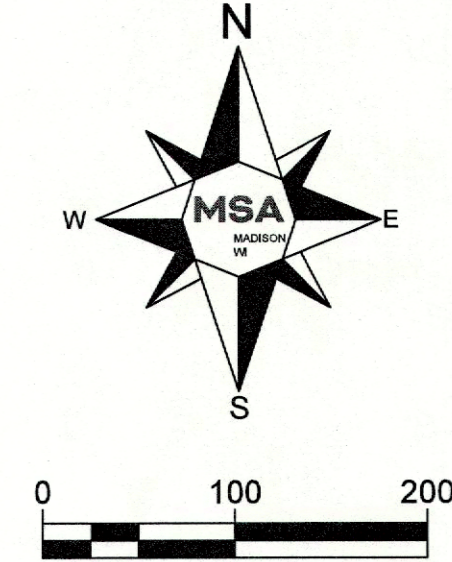
# 51 WEST

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, ALL IN THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

### LEGEND

- FOUND SECTION CORNER
- FOUND 1" IRON PIPE
- FOUND 2" IRON PIPE
- FOUND 3/4" IRON ROD
- FOUND 1 1/2" IRON PIPE
- FOUND 1 1/4" IRON ROD
- SET 1 1/4" BY 24" IRON REBAR WEIGHING 4.30 LBS./FT.
- ALL OTHER LOT AND OUTLOT CORNERS ARE 3/4" X 24" IRON REBAR WEIGHING 1.50 LBS./FT.

- SUBDIVISION BOUNDARY
- LOT LINE
- UTILITY EASEMENT LINE
- SECTION 1/3 SECTION LINE
- RIGHT OF WAY LINE
- CENTERLINE
- PREVIOUS SURVEY
- CORPORATE LIMIT LINE
- ACCESS CONTROL



BEARINGS ARE REFERENCED TO THE WISCONSIN COORDINATE REFERENCE SYSTEM - DANE COUNTY, MAD83 (2011). THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6, T5N, R11E BEARS N87°41'55"E.



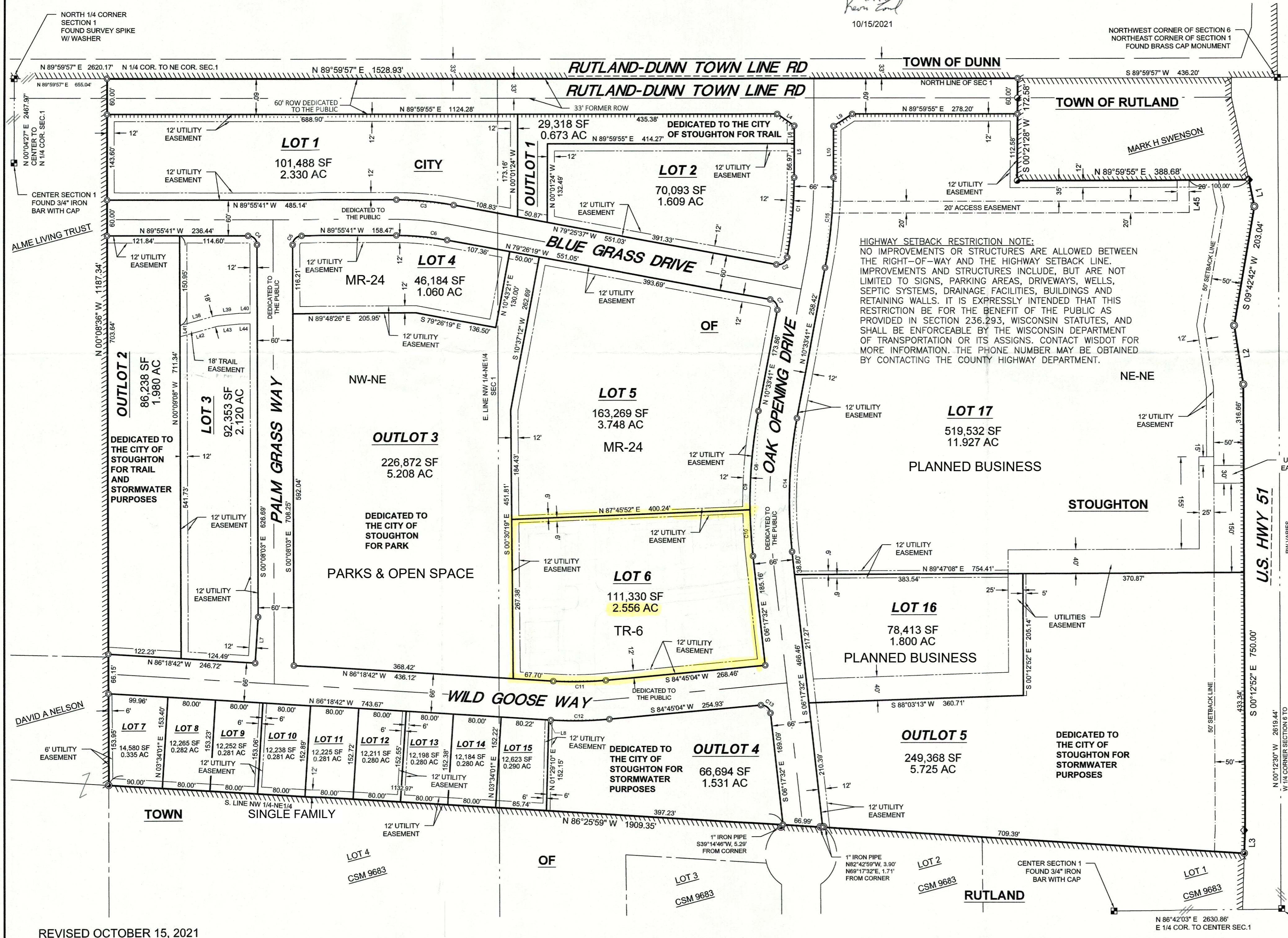
10/15/2021

### HIGHWAY ACCESS NOTE:

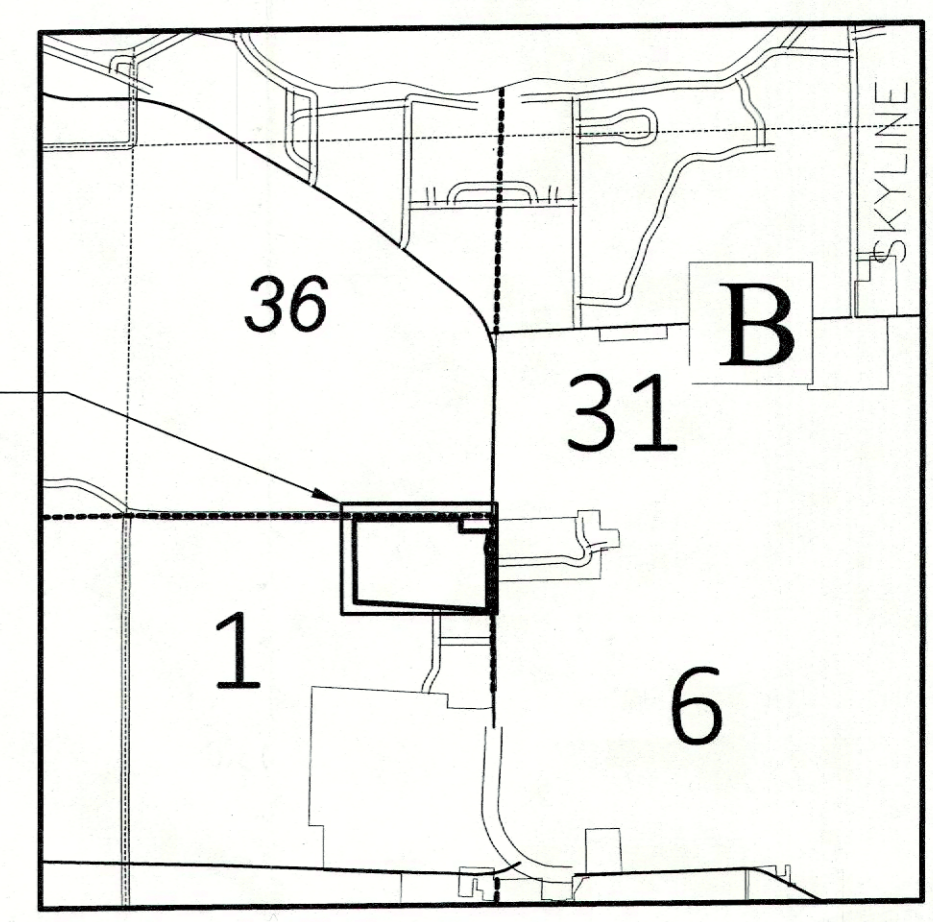
ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF U.S.H. 51, RUTLAND-DUNN TOWN LINE ROAD OR VELKOMMEN WAY; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS. ANY ACCESS SHALL BE ALLOWED ONLY BY SPECIAL EXCEPTION. ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONFIRMED AND GRANTED ONLY THROUGH THE DRIVEWAY PERMITTING PROCESS AND ALL PERMITS ARE REVOCABLE.

### 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.



### VICINITY MAP



### LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S11°44'15"E	45.74	L38	N74°32'07"E	62.55
L2	S08°44'43"E	101.12	L39	N84°20'29"E	38.42
L3	S01°41'41"W	38.72	L40	N89°51'57"E	17.46
L4	S50°39'19"E	35.04	L41	S00°09'08"E	18.96
L5	N00°00'00"E	87.17	L42	N74°32'07"E	65.93
L6	S00°00'00"E	30.20	L43	N84°20'29"E	37.01
L7	S03°37'56"W	77.71	L44	N89°51'57"E	17.07
L8	S86°18'42"E	3.49	L45	S00°00'00"E	55.00
L9	N56°29'19"E	37.21			
L10	N00°00'00"E	86.47			

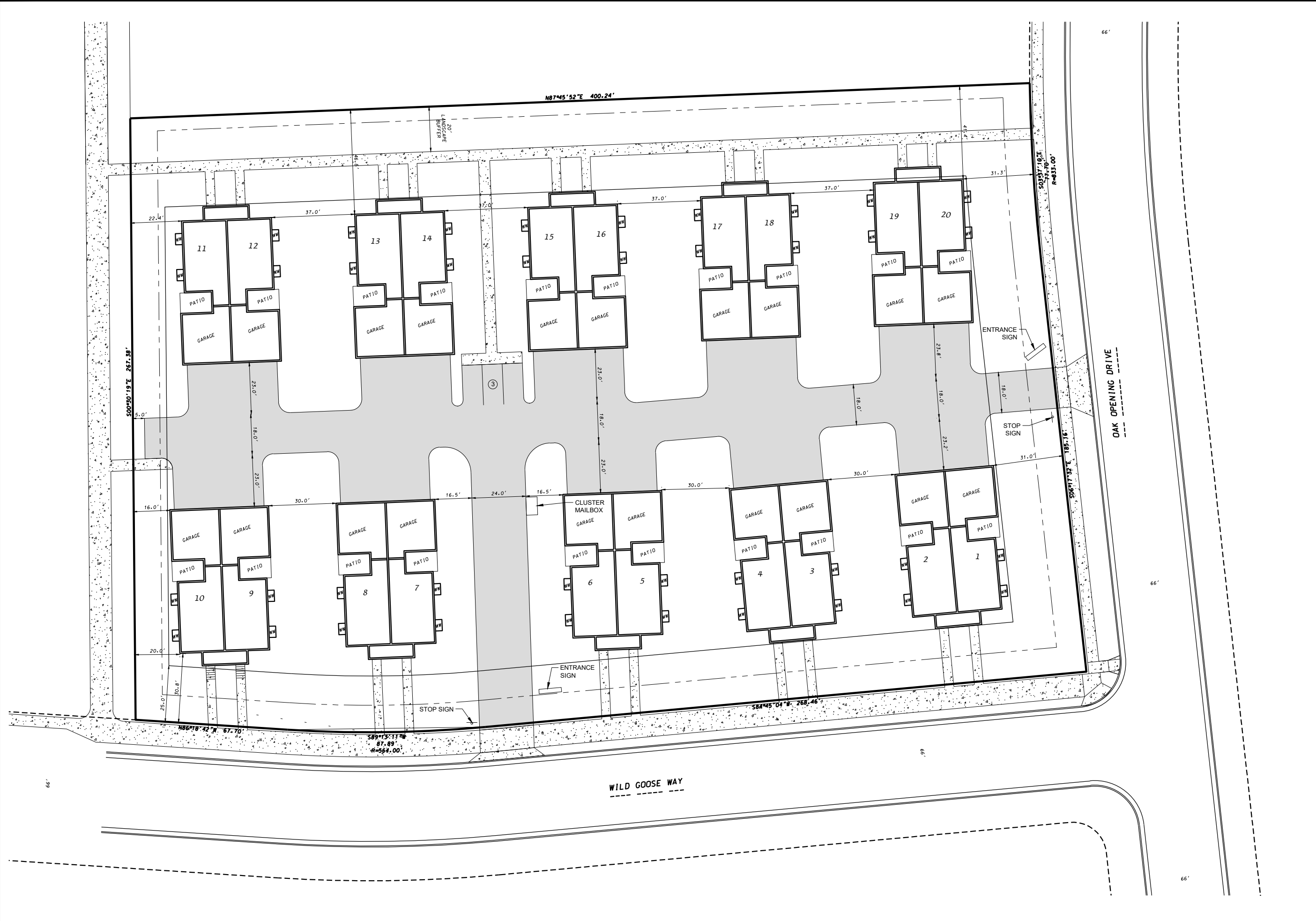
### CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	TANGENT IN	TANGENT OUT
C1	135.95	767.00	10°09'20"	N5°04'40"E	135.77	N00°00'00"E	N10°09'20"E
C2	23.67	15.00	90°25'03"	N56°21'51"E	21.29	S10°09'20"W	N79°26'37"W
C3	97.03	530.00	10°29'21"	N64°41'00"W	96.89	N89°55'41"W	N79°26'19"W
C4	23.96	14.09	97°23'55"	N45°01'52"W	21.18	S86°18'10"W	N03°40'08"E
C5	23.62	15.00	90°12'22"	S44°58'08"W	21.25	S00°09'03"E	N89°55'41"W
C6	86.04	470.00	10°29'21"	N64°41'00"W	85.92	N89°55'41"W	N79°26'19"W
C7	23.56	15.00	90°00'00"	N34°26'19"W	21.21	N79°26'19"W	N10°33'41"E
C8	245.02	833.00	16°51'13"	S2°08'04"W	244.15	S06°17'32"E	S10°33'41"W
C9	167.30	833.00	11°30'27"	S4°48'27"W	167.02	S00°56'47"E	S10°33'41"W
C10	77.72	833.00	5°20'46"	S3°37'10"E	77.70	S06°17'32"E	S00°56'47"E
C11	87.86	564.00	8°56'15"	N89°13'11"E	87.89	N84°45'04"E	S86°18'42"E
C12	88.27	630.00	8°56'15"	N89°13'11"E	88.17	N84°45'04"E	S86°18'42"E
C13	23.29	15.00	88°57'24"	N50°46'14"W	21.02	S84°45'04"W	N06°17'32"W
C14	225.61	767.00	16°51'13"	S2°08'04"W	224.80	S06°17'32"E	S10°33'41"W
C15	153.55	833.00	10°33'41"	N5°16'50"E	153.33	N00°00'00"E	N10°33'41"E

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_  
 Department of Administration

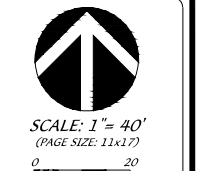




**D'ONOFRIO KOTIKE AND ASSOCIATES, INC.**  
 7530 Westwood Way, Madison, WI 53717  
 Phone: 608.833.7530 • Fax: 608.833.1089  
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

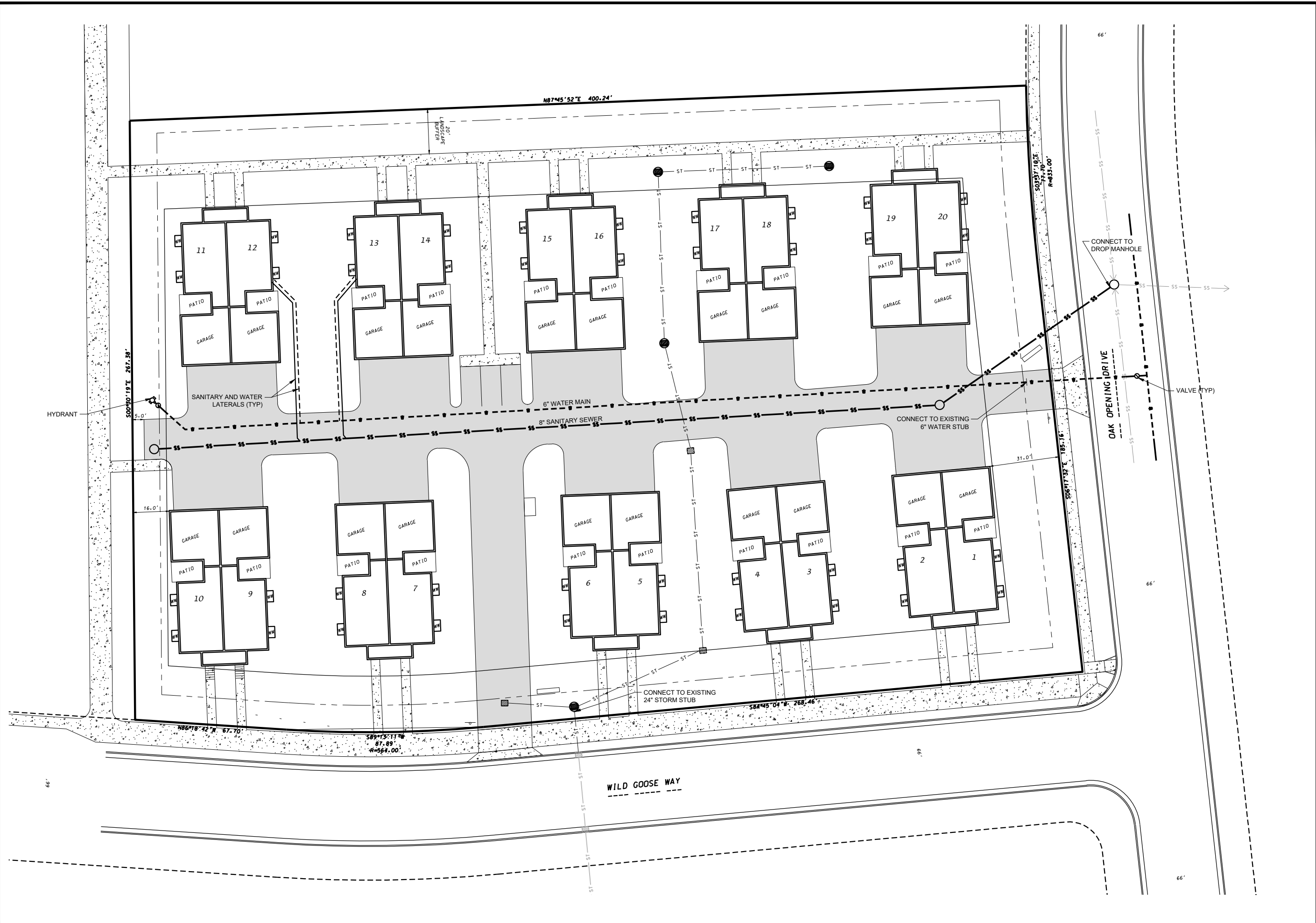
SITE PLAN  
**51 WEST - LOT 6**

CITY OF STOUTHTON, DANE COUNTY, WISCONSIN



DATE: 02-18-22  
 REVISED: 04-25-22  
 07-08-22

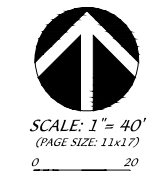
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 Sheet Number:  
 3 of 5



**D'ONOFRIO KOTIKE AND ASSOCIATES, INC.**  
 7530 Westwood Way, Madison, WI 53717  
 Phone: 608.833.7530 • Fax: 608.833.1089  
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

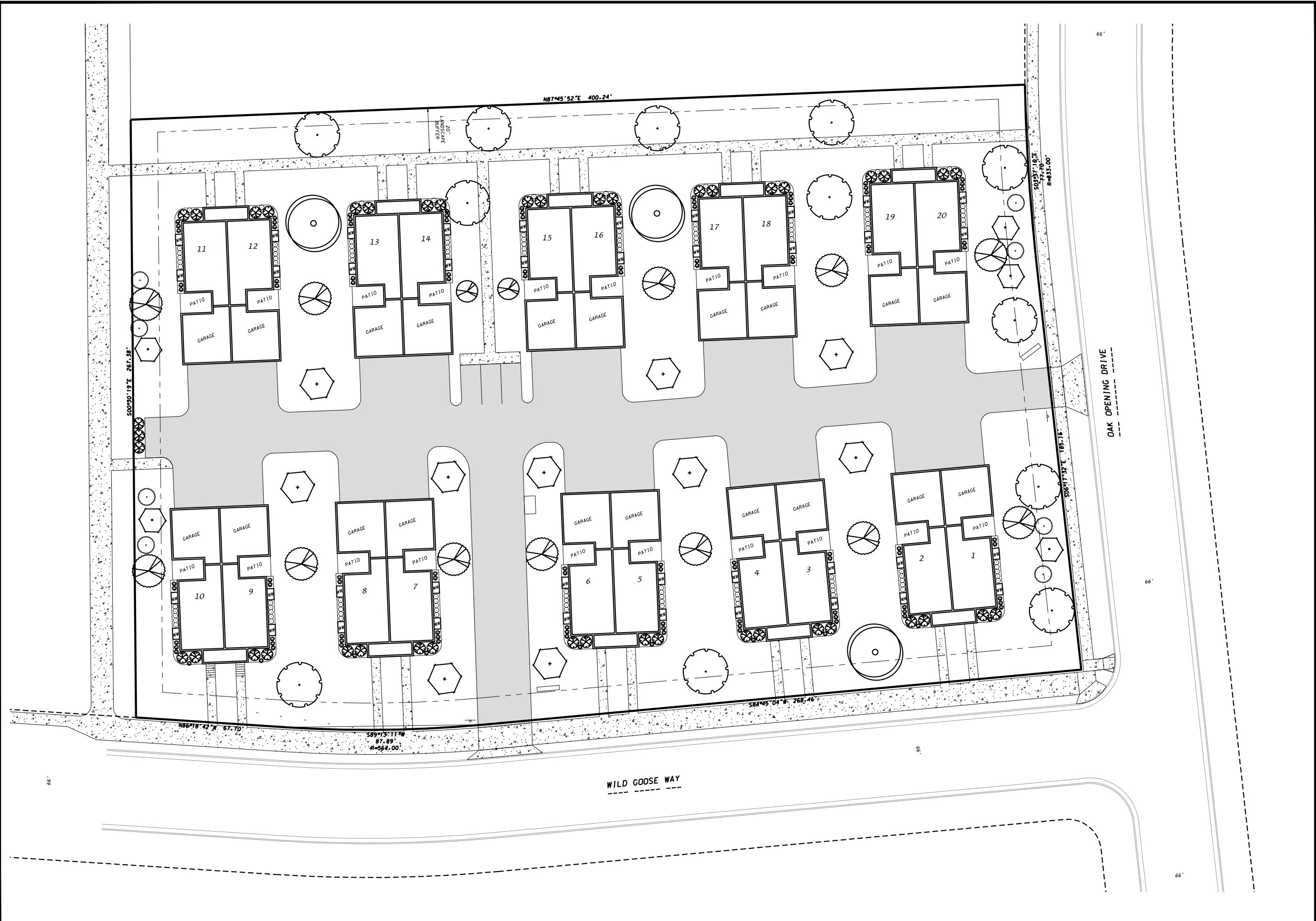
UTILITY PLAN  
**51 WEST - LOT 6**

CITY OF STOUTHTON, DANE COUNTY, WISCONSIN



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 REVISED: 04-25-22  
 07-08-22

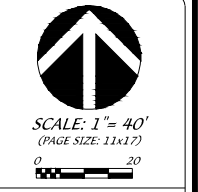
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 Sheet Number:  
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**D'ONOFRIO KOTKE AND ASSOCIATES, INC.**  
 7530 Westwood Way, Madison, WI 53717  
 Phone: 608.833.7530 • Fax: 608.833.1089  
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

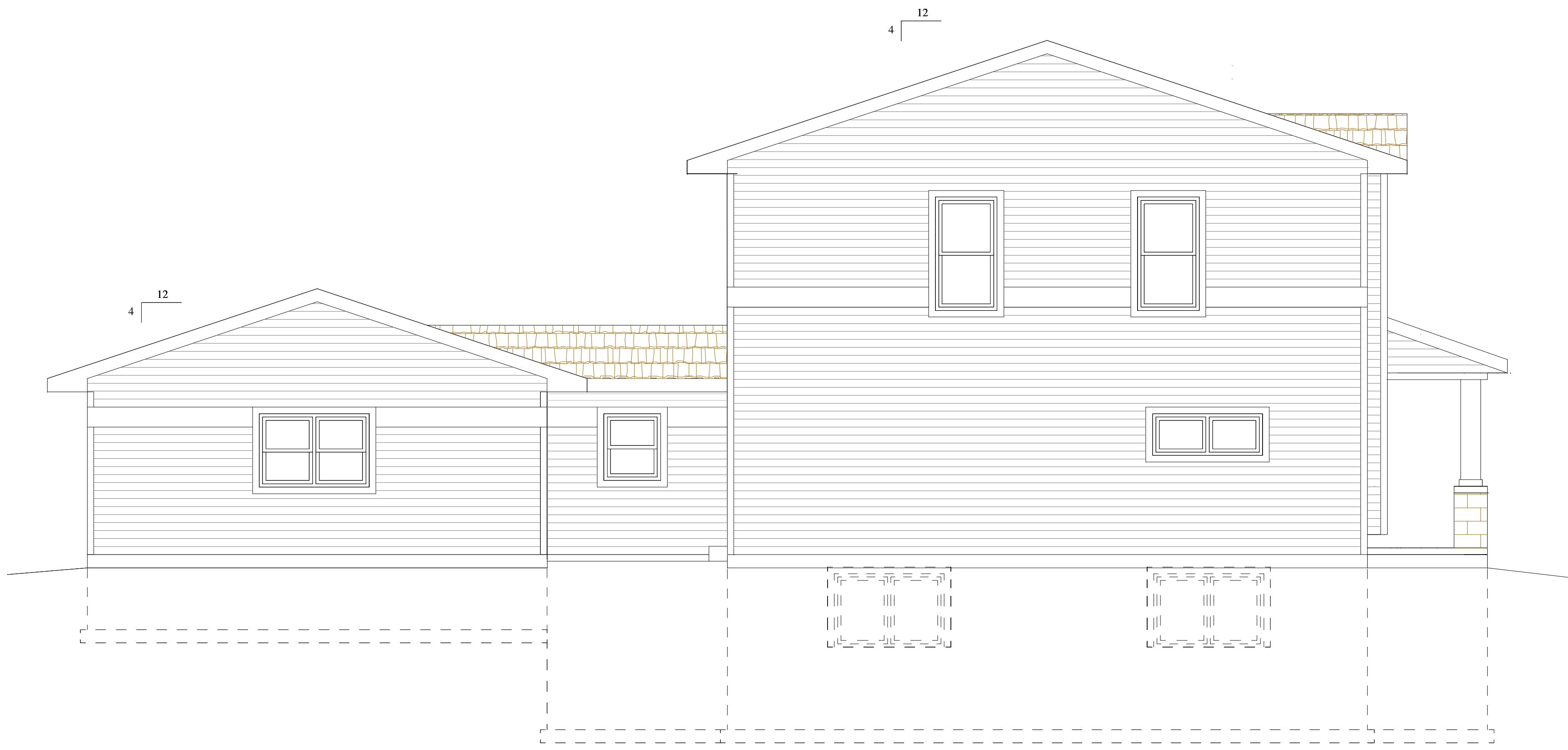
LANDSCAPE PLAN  
**51 WEST - LOT 6**

CITY OF STOUTHTON, DANE COUNTY, WISCONSIN



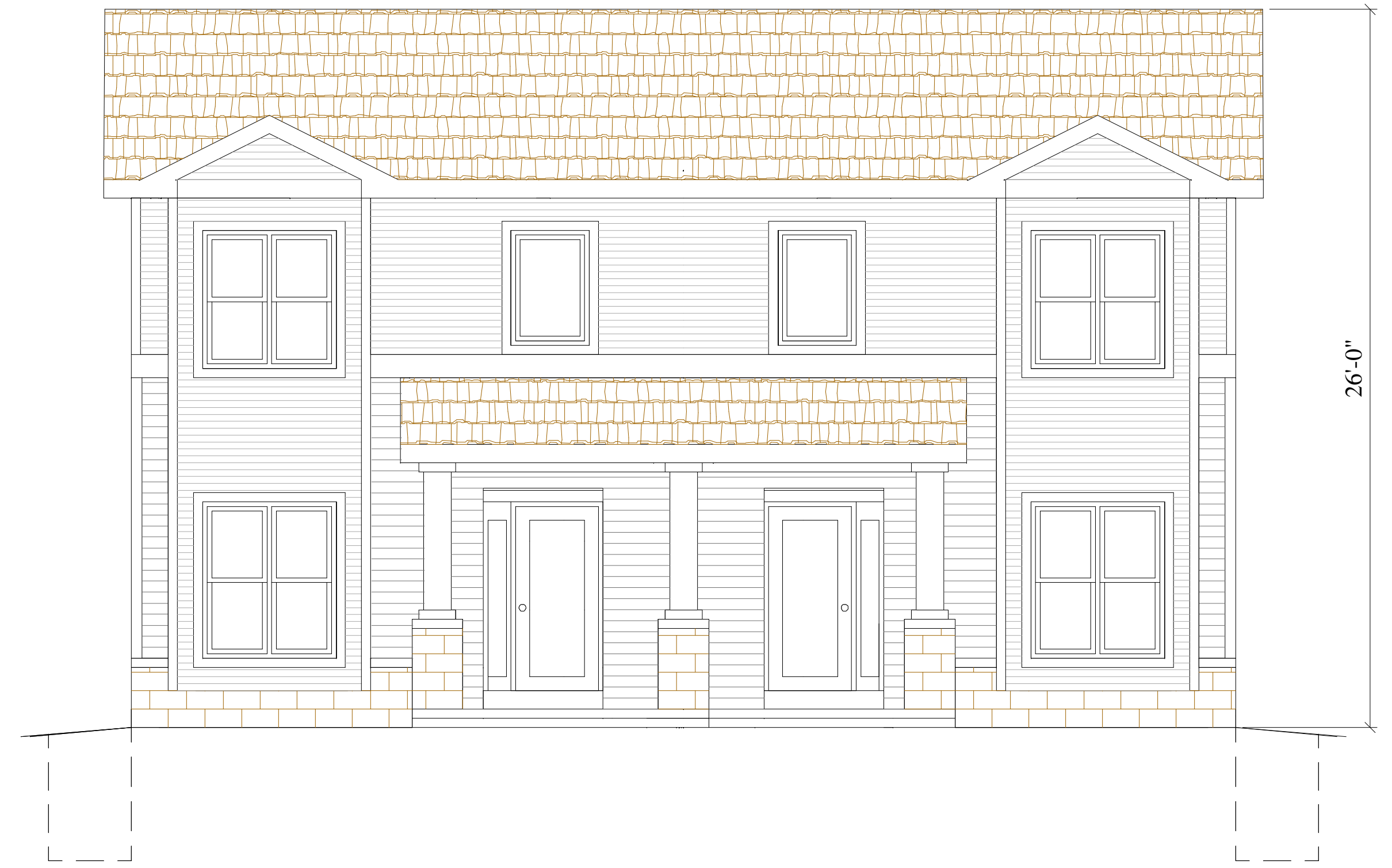
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 07-08-22

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 Sheet Number:  
 5 of 5



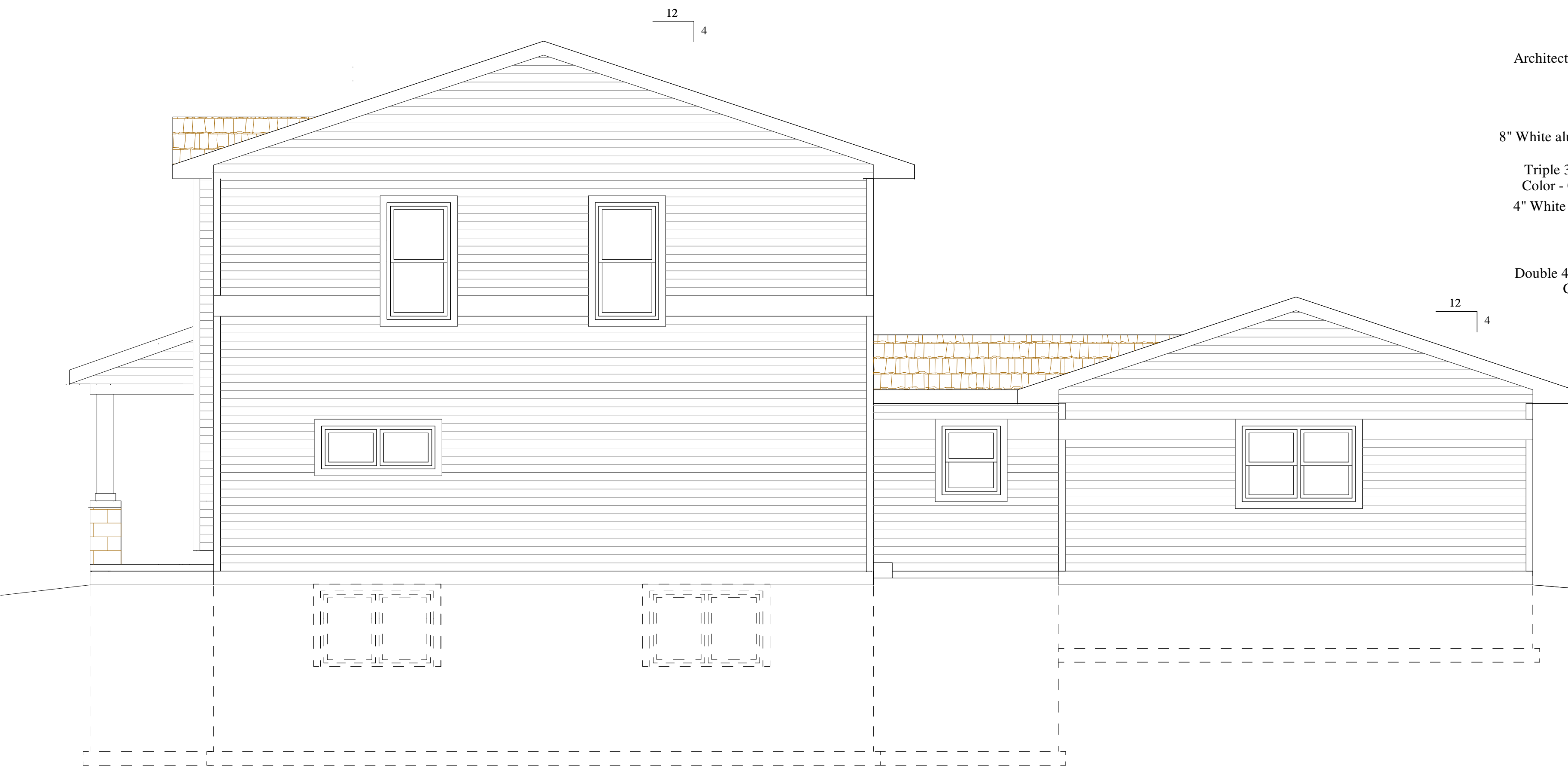
Left Elevation

Scale = 1/4"=1'-0"



Front Elevation

Scale = 1/4"=1'-0"



Right Elevation

Scale = 1/4"=1'-0"



Rear Elevation

Scale = 1/4"=1'-0"

- Architectural shingles
- 8" White aluminum fascia
- Triple 3 vinyl siding  
Color - Granite Grey
- 4" White vinyl corners
- Double 4 vinyl siding  
Color - Snow

Jeffery Greiner, Architect  
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 Brooklyn, WI 53521  
 608-698-3196 ciallc@hotmail.com  
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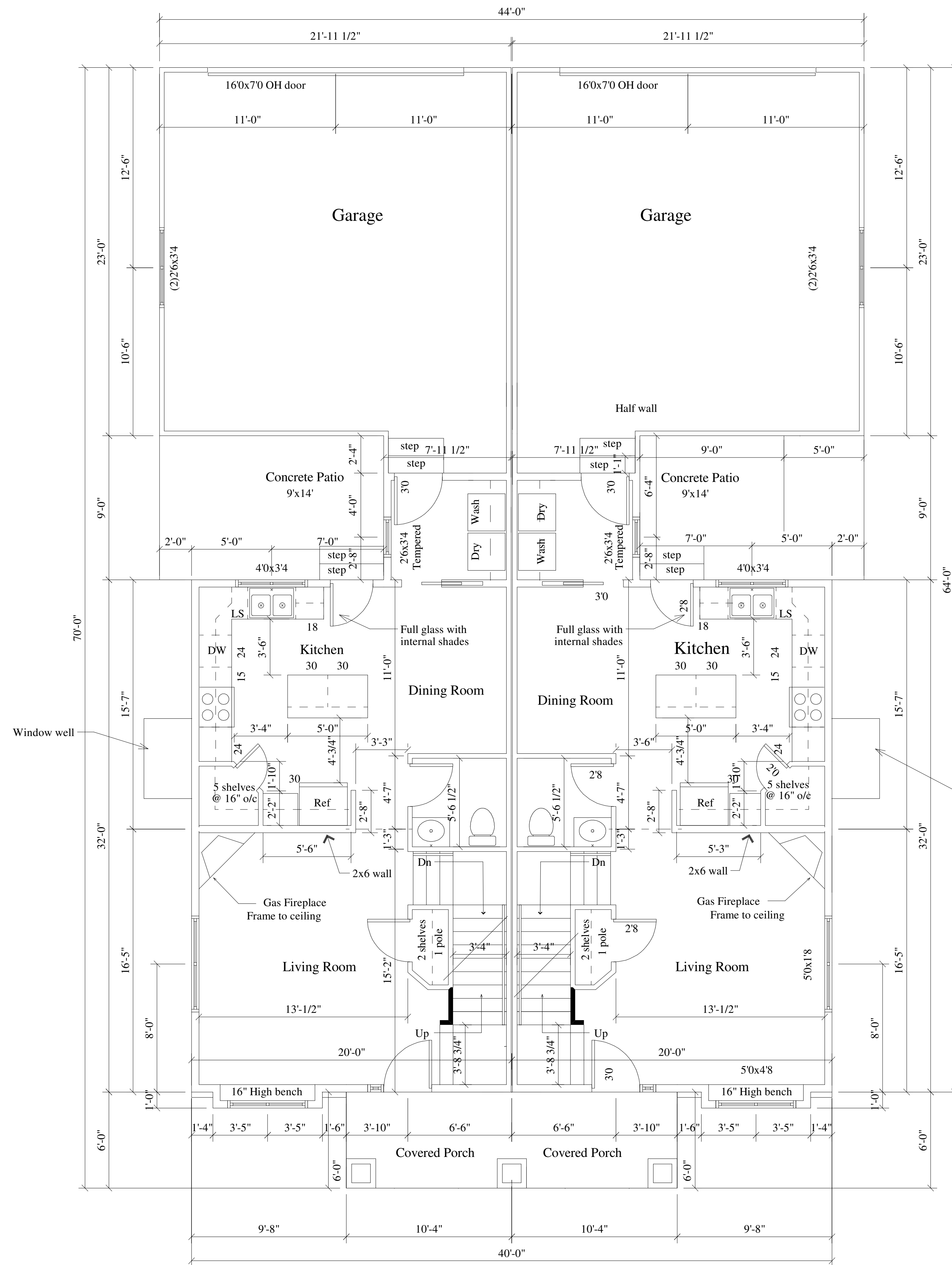
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**I**n  
**A**rchitecture, LLC

Proposed for: **CLE Consulting LLC**  
 Dawn Mcintosh  
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 Middleton, WI 53562  
 608-515-3548

Proposed for: **C&J Real Estate LLC**  
 Project: Stoughton, WI  
 Sheet Title: **Elevations**

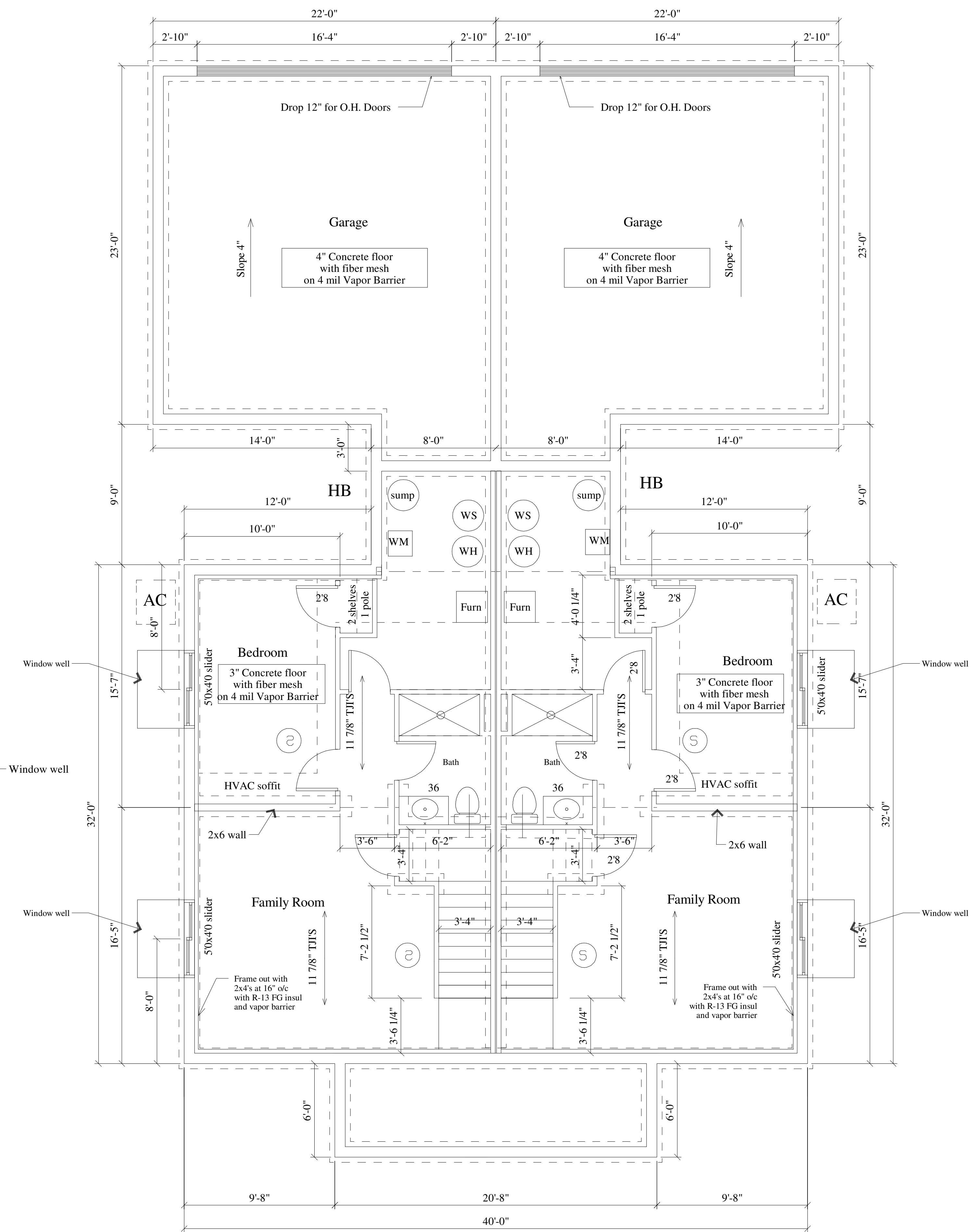
Date: 04-05-2021  
 Scale: As Noted  
 Job #: 05-01

SHEET  
**3**



First Floor Plan - 698 sf

Scale = 1/4"=1'-0"



Foundation Plan - 446 sf

Scale = 1/4"=1'-0"

Jeffery Greiner, Architect  
 W125 Amidon Road  
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CLE Consulting LLC  
 Dawn Mcintosh  
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 Middleton, WI 53562  
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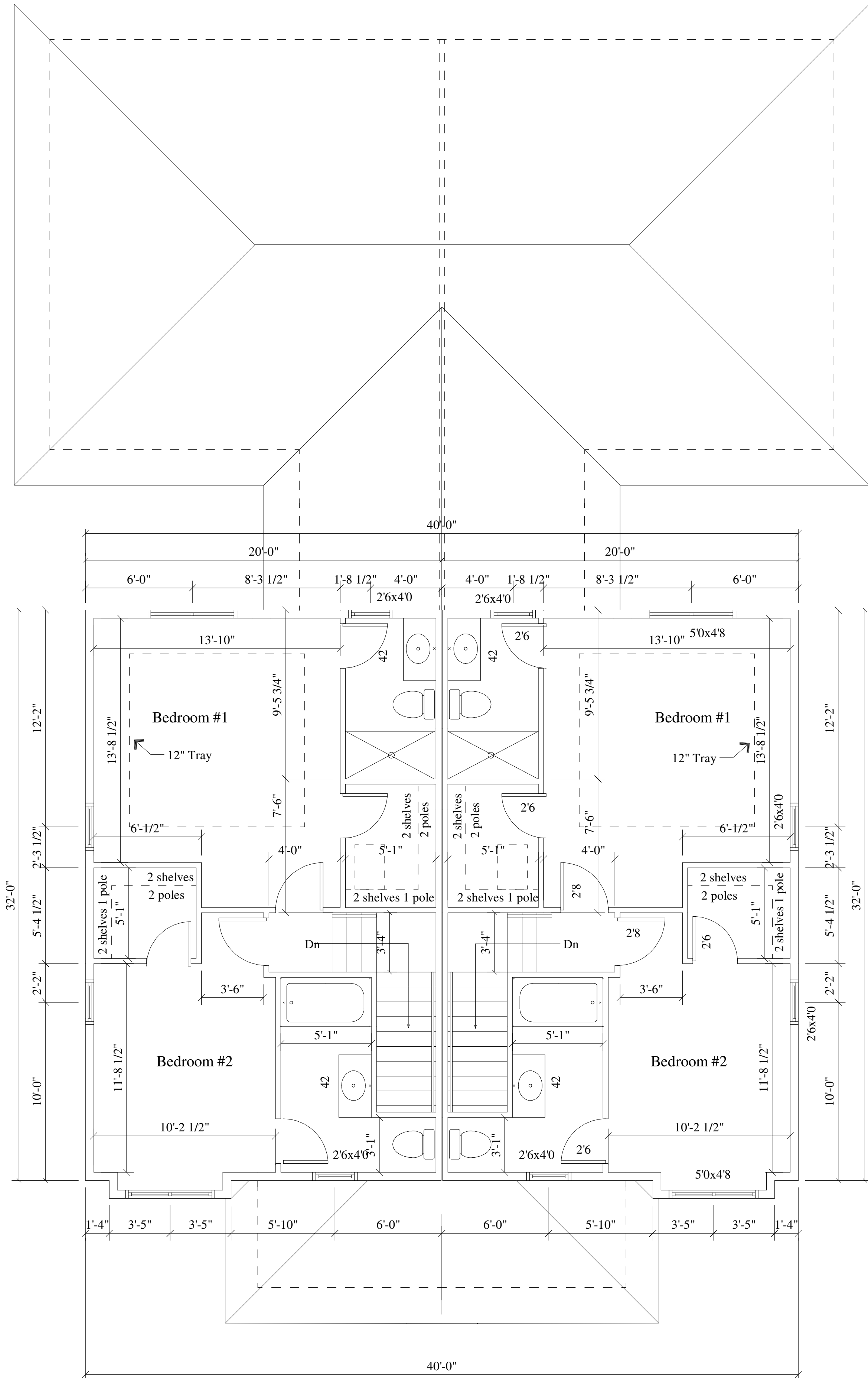
Contractor:  
 Address:

Proposed for: C&J Real Estate LLC  
 Project: Shopl@t@h@cmh@rg@, WI  
 Sheet Title: Floor Plans

Date: 03-03-2022  
 Scale: As Noted  
 Job #: 05-01

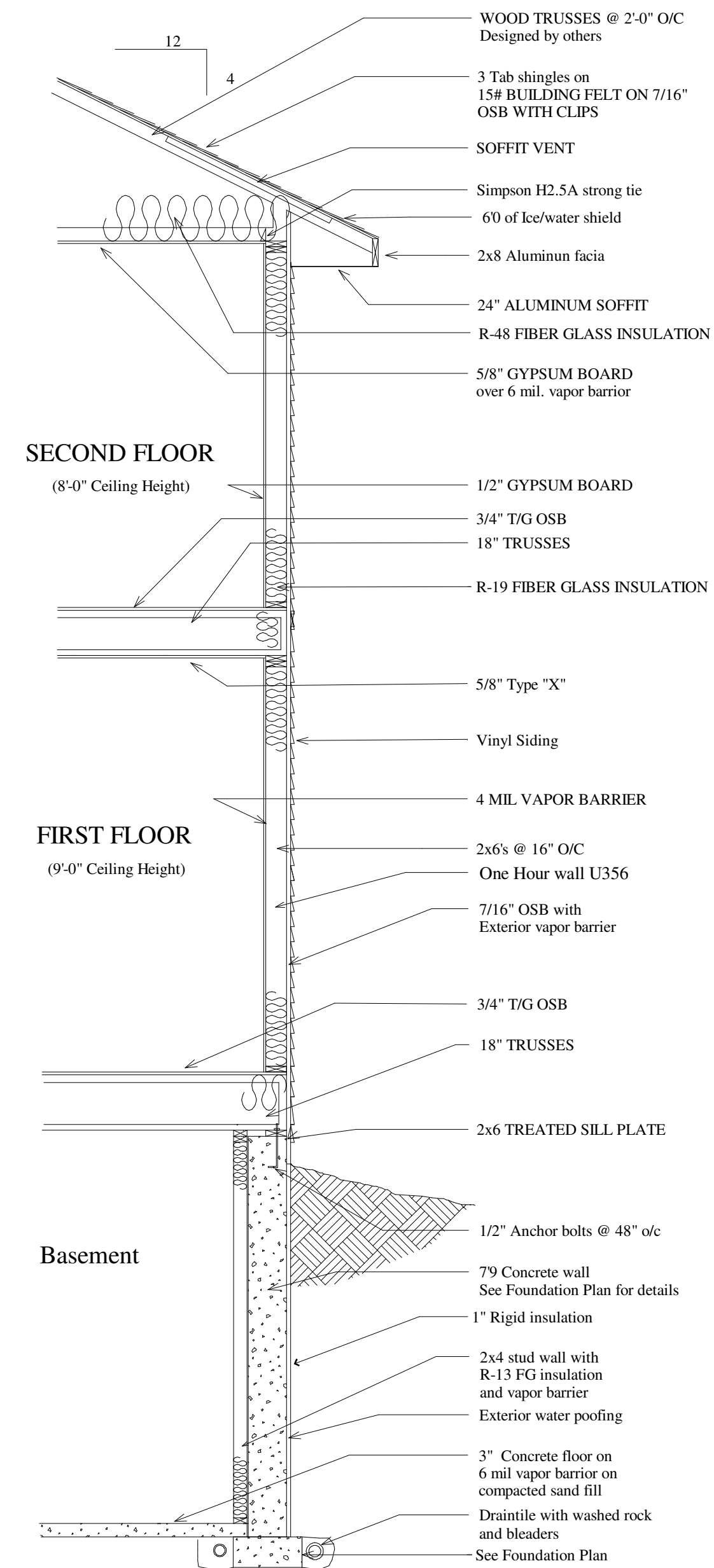
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Second Floor Plan - 646 sf

Scale = 1/4"=1'-0"



3 Typical Section

Scale = 3/8"=1'-0"

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 Address:

Proposed for: C&J Real Estate LLC  
 Project: Stoughton, WI  
 Sheet Title: Floor Plans

Date: 04-05-2022  
 Scale: As Noted  
 Job #: 05-01

SHEET  
 2