



CITY OF STOUGHTON  
DEPARTMENT OF  
PLANNING & DEVELOPMENT  
381 East Main Street, Stoughton, WI. 53589

(608) 873-6619

[www.ci.stoughton.wi.us](http://www.ci.stoughton.wi.us)

RODNEY J. SCHEEL  
DIRECTOR

July 7, 2016

David Eugster and Kathy Jo Vike  
1760 Dunwood Way  
Oregon, WI. 53575

Building & Site Plan Review: Plan Dated July 6, 2016 at 2:00 pm

Dear Property Owners:

I have completed a review of the proposed building and site plan as listed above. You and/or a representative will need to attend the meeting to answer questions. The following items are identified for your review.

1. The property at 324 Water Street is zoned CB – Central Business. The pier and wharf are conditional uses within a permanently protected green space area. Also, an indoor commercial entertainment use is conditional within the Central Business district and has previously been approved for this location.
2. A dimensioned plan has been provided that shows the additions, pier and wharf including showing where the ordinary high water mark will be located after the bank restoration.
3. Indoor Commercial Entertainment is defined as follows: Indoor commercial entertainment land uses include all land uses which provide entertainment services primarily within an enclosed building. Outdoor seating or patio areas associated with a proposed indoor commercial entertainment land use shall be allowed subject to city approval of a site plan showing any such proposed outdoor seating or patio area. Such activities often have operating hours which extend significantly later than most other commercial land uses. Examples of such land uses include restaurants, taverns, theaters, health or fitness centers, all forms of training studios (dance, art, martial arts, etc.), bowling alleys, arcades, roller rinks, and pool halls. **The proposed uses meet this description.**
4. The regulations pertaining to an Indoor Commercial Entertainment use is as follows:
  - If located on the same side of the building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 150 feet, or as far as possible, of a residentially zoned property. **N/A**
  - Facility shall provide bufferyard with minimum opacity of .60 along all borders of the property abutting residentially zoned property. **N/A**
5. Per zoning code section 78-206(11)(m), A site plan is required to be provided for the construction, erection, placement or extension of a pier or wharf, with specific information provided regarding: its location in relation to the shoreline and abutting riparian property lines,

and regarding dimensions and building materials. **A plan has been provided which meets these requirements.**

6. The Planning Commission and Common Council may make a finding that this use is generally consistent with the recommendations of the City Comprehensive Plan Planned Land Use Map which depicts this property as Central Mixed Use. **Central Mixed Use is consistent with the zoning and proposed use.**
7. There are no parking requirements within the Central Business district. **The only parking that is shown on this parcel is for a Food Trailer. We anticipate that if this is approved and the owner moves forward with the parking of a food trailer it will likely be a long-term fixture. No dimensions, photos or details have been provided to evaluate this aspect of the plan. The Planning Commission will need to consider any conditions related to this aspect of the plan.**
8. The Floodplain Zoning ordinance section 30-32(6) Permitted uses, states in part, “The following open space uses are allowed in the floodway district and the floodway areas of the general floodplain district, if:
  - They are not prohibited by any other ordinance;
  - They meet the standards on sections 30-33 and 30-34; and
  - They meet the standards or certificates have been issued according to section 30-71: “Functionally dependent uses, such as docks, piers or wharves are allowed in the Floodway district and the floodway area if they meet the standards in section 30-33 and 30-34. All permits shall be issued in accordance with section 30-71.” **The pier is not designed for human habitation; does not have high flood potential; will be anchored to resist floatation, collapse, and lateral movement; will not obstruct flow of flood waters or cause any increase in flood levels during the occurrence of a regional flood.**
9. We will need all information provided to the WDNR related to the river bank restoration, pier and wharf installation, including a copy of any WDNR permits.
10. The landscape surface ratio for nonresidential uses is zero percent. **N/A.**
11. The building setbacks for nonresidential buildings are zero feet from the side and rear lot line. The front setback is the average of directly adjacent building or buildings along the same street frontage as determined by the Dept. of Planning & Development. **The structure on this property is not like most typical historic structures in the Central Business district. Many structures in the downtown Central Business district have common walls or zero setbacks. The main structure was moved to this location several years ago and does not meet the zero setback requirements and it is not practical to meet the zero setback requirements in this case. See also #12 below.**
12. The minimum building separation requirement is zero feet except where permitted by the Planning Commission as an essential component of site design. **Planning Commission will need to approve the site design.**
13. Accessory structures shall be placed 4 feet from property lines. **The site plan proposes a 20’ x 24’ storage shed along the front of this property that would be considered an accessory**

structure and will need to be 4 feet from the property lines. The “Lofted Garage” advertisement that has been provided as an example does not have a model listed with this size noted on the plans. Confirmation of the size, model, location and materials must be clarified. The Planning Commission will need to evaluate how this feature “fits” into the site and character of the area. Property stakes must be located and exposed for inspection before any building construction can occur.

14. The maximum floor area ratio is 4.0. This is calculated by dividing the total floor area of all buildings by the gross site area. **The property meets this requirement.**
15. Maximum building height is 45 feet. **The building meets this requirement.**
16. The minimum paved surface setback is zero feet. **Any paving will need to be to the lot line. None proposed.**
17. Any proposed exterior lighting will need to be depicted on the site plan. Exterior lighting shall not exceed .50 footcandles at the property line and shall be so oriented so that the lighting element is not visible from any residentially zoned property. **If applicable, we will need details to confirm this requirement including a photometric plan.**
18. Any new fencing will need to be identified on the site plan and meet all zoning code requirements. **A 6-foot fence is proposed parallel to the north and south property lines. Any applicable required gate openings must meet requirements of the Fire Chief and Police Chief. Any outdoor licensing, capacity and exiting requirements are to be incorporated.**
19. The landscaping requirements for permanently protected greenspace area shall be 200 landscaping points per acre and shall have adequate ground cover to stabilize the soil. Paved areas required 20 points of landscaping per 20 parking stalls or 10,000 square feet of parking area. **We will need details of any landscaping to meet these requirements.**
20. **Portable toilets are proposed on the site plan. The Commission may desire appropriate site plan considerations.**
21. State approved plans may be necessary for building modifications. Contact Building Inspector Steve Kittelson for building related questions.
22. Building and zoning permits will be required prior to any construction.

If you have any questions, please contact me at 608-873-6619.

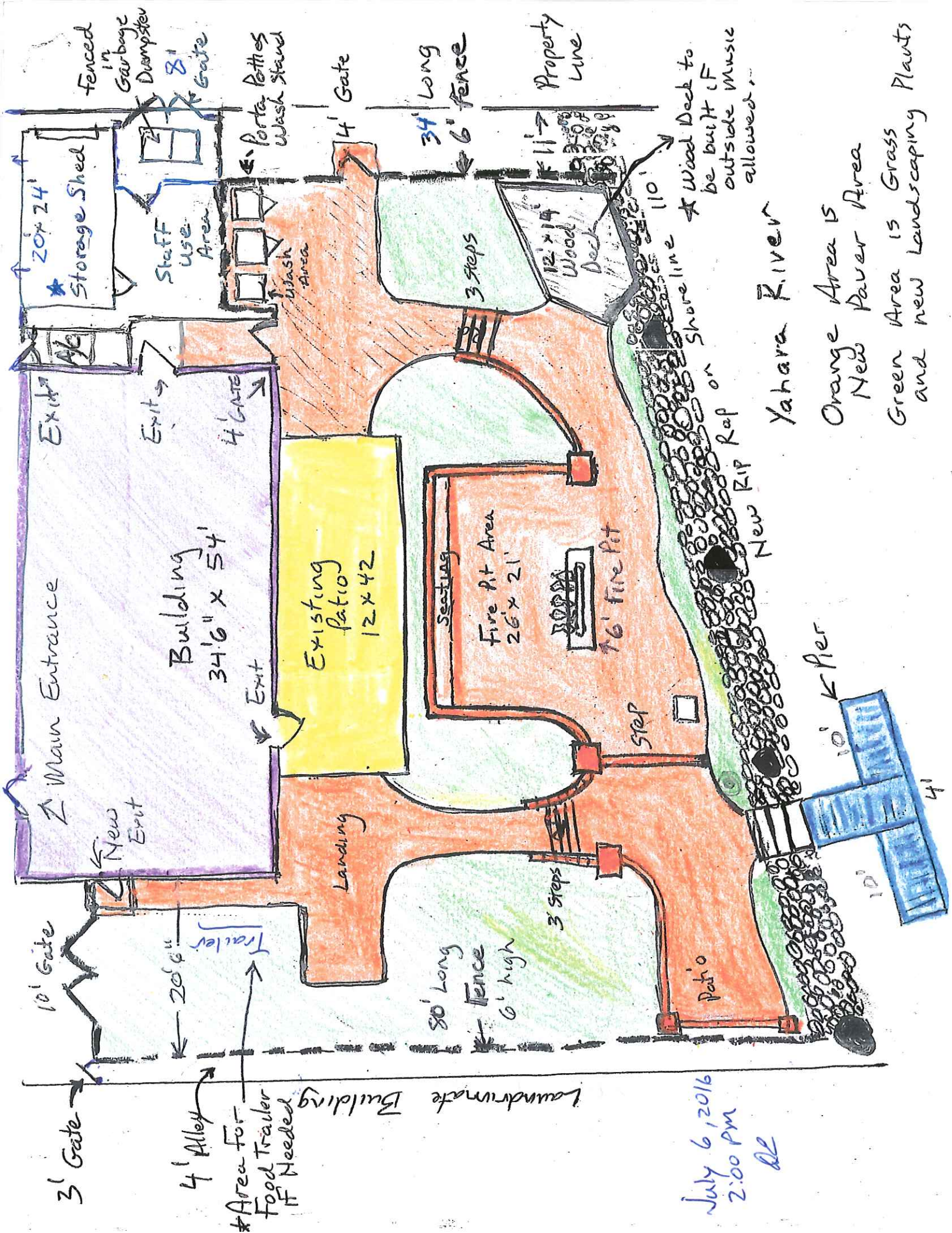
Sincerely,  
City of Stoughton

A handwritten signature in black ink that reads "Rodney Scheel". The signature is written in a cursive, flowing style.

Rodney Scheel  
Director of Planning & Development

cc. Planning Commission Members





July 6, 2016  
2:00 PM  
DL





## LOFTED CABIN

### Standard Wood Features:

6'9" Walls, 4' or 6' Porch, 4-24x36 Windows,  
1-Metal Exterior Door with Glass, Loft Space

SIZE	WOOD	VINYL	SIZE	WOOD	VINYL
10x16	\$3995.00	\$4595.00	14x24	\$6380.00	\$7340.00
10x20	\$4695.00	\$5375.00	14x28	\$7105.00	\$8170.00
12x20	\$5320.00	\$6120.00	14x32	\$7905.00	\$9090.00
12x24	\$5915.00	\$6805.00	14x36	\$8680.00	\$9985.00
12x28	\$6655.00	\$7655.00	14x40	\$9455.00	\$10,875.00
12x32	\$7395.00	\$8505.00	16x28	\$10,090.00	\$11,155.00
12x36	\$8075.00	\$9285.00	16x32	\$10,890.00	\$12,075.00
12x40	\$8825.00	\$10,150.00	16x36	\$11,665.00	\$12,970.00
14x20	\$5695.00	\$6550.00	16x40	\$12,440.00	\$13,860.00



20x24



## LOFTED GARAGE

### Standard Wood Features:

6'9" Walls, Heavy Duty Floor, 1-9'x6'6" Roll Door,  
1-Metal Exterior Door, 1-24x36 Window, Loft Space

SIZE	WOOD	VINYL	SIZE	WOOD	VINYL
12x20	\$5450.00	\$6270.00	14x28	\$7325.00	\$8425.00
12x24	\$6090.00	\$7005.00	14x32	\$8075.00	\$9285.00
12x28	\$6820.00	\$7845.00	14x36	\$8865.00	\$10,195.00
12x32	\$7545.00	\$8675.00	14x40	\$9690.00	\$11,145.00
12x36	\$8285.00	\$9525.00	16x28	\$10,310.00	\$11,410.00
12x40	\$9005.00	\$10,355.00	16x32	\$11,060.00	\$12,270.00
14x20	\$5820.00	\$6695.00	16x36	\$11,850.00	\$13,180.00
14x24	\$6515.00	\$7495.00	16x40	\$12,675.00	\$14,130.00



Shown with optional  
shutters and  
glass in door.



## LOFTED GARDEN SHED

### Standard Wood Features:

6'3" Sidewalls  
6'x6' Double Wooden Doors  
2-24x36 Windows  
Loft Space

(8' wide buildings have a single 4' door)

### Standard Vinyl Features:

6'3" Sidewalls  
6'x6' Double Vinyl Doors  
2-24x36 Windows  
Loft Space

(8' wide buildings have a single 3' door)

SIZE	WOOD	VINYL	SIZE	WOOD	VINYL
8x12	\$2335.00	\$2665.00	12x32	\$6840.00	\$7850.00
10x12	\$2895.00	\$3315.00	12x36	\$7525.00	\$8635.00
10x16	\$3395.00	\$4055.00	12x40	\$8195.00	\$9405.00
10x20	\$4195.00	\$4795.00	14x20	\$5135.00	\$5885.00
12x12	\$3265.00	\$3735.00	14x24	\$5795.00	\$6645.00
12x16	\$4055.00	\$4655.00	14x28	\$6565.00	\$7530.00
12x20	\$4745.00	\$5440.00	14x32	\$7255.00	\$8325.00
12x24	\$5415.00	\$6210.00	14x36	\$8080.00	\$9275.00
12x28	\$6115.00	\$7015.00	14x40	\$8825.00	\$10,115.00



## GARAGE

### Standard Wood Features:

92" Sidewalls, Heavy Duty Floor, 1-9'x6'6" Roll Door,  
1-Metal Exterior Door, 1-24x36 Window

SIZE	WOOD	VINYL	SIZE	WOOD	VINYL
12x20	\$4895.00	\$5630.00	14x28	\$6610.00	\$7605.00
12x24	\$5535.00	\$6365.00	14x32	\$7280.00	\$8375.00
12x28	\$6190.00	\$7120.00	14x36	\$7970.00	\$9165.00
12x32	\$6815.00	\$7840.00	14x40	\$8660.00	\$9950.00
12x36	\$7465.00	\$8585.00	16x28	\$9580.00	\$10,590.00
12x40	\$8120.00	\$9340.00	16x32	\$10,265.00	\$11,350.00
14x20	\$5260.00	\$6050.00	16x36	\$10,955.00	\$12,100.00
14x24	\$5920.00	\$6805.00	16x40	\$11,645.00	\$12,945.00