CITY OF STOUGHTON, 381 E. Main Street, Stoughton, WI 53589

ORDINANCE OF THE COMMON COUNCIL	
An Ordinance Amending the Zoning Classification of Certain Lands in and Adjacent to the Plat of Chalet Subdivision	
Committee Action: Planning Commission recommend Council approval – with the Mayor voting Fiscal Impact: Increased Tax Base and Park Impact Fees	
File Number: O - - 2016	**Date Introduced:** **Re-Introduced:**

RECITALS

1. Chalet Court LLC (the "Applicant") has applied to change the zoning classification of certain lands as follows:

   a. Lots 9 through 15 and the Chalet Court right-of-way in the Plat of Chalet Subdivision – from RH - Rural Holding to PD – Planned Development District.
   b. The land described as "Parcel A" on Exhibit A – from Institutional (Park) to PD – Planned Development District.
   c. The land described as "Parcel B" on Exhibit A – from RH-Rural Holding to Institutional (Park).

2. The Planned Development District is intended to provide a voluntary regulatory framework designed to encourage and promote improved environmental and aesthetic design in the City by allowing for greater design freedom, imagination and flexibility in the development of land while insuring substantial compliance with the basic intent of the City's Zoning Ordinance and Comprehensive Plan. The comparable zoning district for the lands proposed to be zoned PD-Planned Development, used for establishing base-line zoning requirements and identifying needed flexibility, is MR -24 Multi-Family Residential.

3. The Applicant has submitted a General Development Plan ("GDP") for the lands proposed to be zoned PD – Planned Development. The GDP is attached as Exhibit B to this Ordinance.

4. On September 26, 2016, the City of Stoughton Planning Commission held a public hearing regarding Applicant's proposed zoning changes. The public hearing was preceded by the publication of a class 2 notice, and other notice required by law.

5. The Planning Commission found that the proposed zoning changes are consistent with the City of Stoughton Comprehensive Plan, and recommended approval of the proposed zoning changes, subject to certain conditions.

6. The Common Council has considered the Plan Commission's recommendation, and finds that, subject to certain conditions, the proposed zoning changes are consistent with the City of Stoughton Comprehensive Plan, and have the potential for enhancing the use of the lands and increasing the City's tax base.

ORDINANCE

The Common Council of the City of Stoughton, Dane County, Wisconsin do ordain as follows:

The recitals set forth above are material to and are incorporated in this ordinance as if set forth in full.

1. Subject to the conditions set forth in Section 6 below, the GDP is approved, and the following zoning changes are approved:

    a. Lots 9 through 15 and the Chalet Court right-of-way in the Plat of Chalet Subdivision – from RH - Rural Holding to PD – Planned Development District.
    b. The land described as "Parcel A" on Exhibit A – from Institutional (Park) to PD – Planned Development District.
    c. The land described as "Parcel B" on Exhibit A – from RH-Rural Holding to Institutional (Park).

2. No part of the lands zoned PD - Planned Development District may be developed until a Specific Implementation Plan (SIP) has been approved by the City Planning Commission.

3. The following flexibilities to the otherwise applicable requirements of the MR-24 District are approved:

    a. The minimum front yard setback required is 25 feet while the exception request for an 18-foot front setback is approved;

    b. The minimum side yard setback required is 20 feet while the exception request for a 15-foot north side yard setback is approved.

4. The lands zoned PD - Planned Development District shall be developed and used in full compliance with all standards and requirements in Chapter 78 of the City Code that apply to lands zoned MR-24 – Multi-Family Residential, except as flexibilities are expressly authorized in this ordinance or in an approved Specific Implementation Plan. Chapter 78 of the City Code, this Ordinance and the approved Specific Implementation Plan will constitute the zoning regulations for the property, and may be enforced as any zoning regulation in the City of Stoughton. A copy of this Ordinance and the Specific Implementation Plan shall be maintained and kept on file by the City Clerk.

5. The zoning changes and approvals provided for in Sections 2 and 4 above will not be effective until all of the following conditions have been satisfied:

    a) Developer has obtained approval by the City and the Dane County Circuit Court of a replat of part of The Plat of the Chalet Court Subdivision, in accordance with Wisconsin law, including the provisions of Wis. Stat. §§ 236.36 through 236.44,

as applicable. The replat must accomplish all of the following in a manner that is consistent with the GDP and is satisfactory to the City:

1. vacate the area of the Plat of Chalet Subdivision dedicated to the City as Chalet Court;
2. vacate the land described as "Parcel A" on Exhibit A as public parkland;
3. dedicate to the City as public parkland the land described as "Parcel B" on Exhibit A;
4. dedicate all easements deemed necessary by the City or Stoughton Utilities to provide water, sanitary sewer, electric and other utility services needed to serve the lands in the GDP;
5. reconfigure and consolidate Lots 9 through 15, and the area described as "Parcel A" on Exhibit A, in a manner that is acceptable to the City.

b) Developer has obtained releases of easements placed on the Plat of Chalet Subdivision that the City Planning Director identifies as unnecessary to serve the lands in the GDP. The releases of such easements must be deemed acceptable to the City Planning Director for this condition to be satisfied.

c) Developer has obtained approval by the City of a stormwater management plan and permit for development of the lands in the GDP.

d) Developer has provided a wetland delineation and WDNR exemption application to the City, and obtained and provided to the City a general permit from the WDNR for any wetland area in the lands in the GDP that will be filled.

e) Developer has paid to the City fees as follows:

1. Fees in lieu of land dedication:
   - $1,664.67 per studio or one bedroom apartment.
   - $2,498.19 per two or more bedroom apartment.

   Current total fee is $49,963.80
2. Park improvement fees:
   - $541.42 per studio or one bedroom apartment.
   - $812.14 per two or more bedroom apartment.

   Current total fee is $16,242.80.

f) Developer has entered into a development agreement with the City, that is satisfactory to the City, providing for the construction and installation of all public improvements needed to serve the lands described in the GDP.

6. This ordinance shall take effect upon passage and publication pursuant to law. If the conditions in Section 6 of this Ordinance have not been satisfied by 12:00 noon on November 1, 2017, or such later date as the Common Council may approve, this Ordinance shall automatically, and without any further action, become null and void and of no further force or effect.

Dates
Council Adopted: _____

Mayor Approved: _____

_____
Donna Olson, Mayor

Published: _____

Attest: _____

_____
Lana Kropf, City Clerk

Todd Nelson
710 Clyde Street
Stoughton, WI 53589

EXHIBIT A
PARCEL A LEGAL DESCRIPTION

Part of the Park, Chalet Subdivision, recorded in Volume 40, page 7, as Document No. 1358827, located in the Northeast Quarter of the Northwest Quarter of Section 09, Township 05 North, Range 11 East, City of Stoughton, Dane County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 09, aforesaid; thence South 89 degrees 11 minutes 57 seconds West along the North line of the Northwest Quarter, 1,213.50 feet; thence South 00 degrees 08 minutes 35 seconds East, 209.89 feet to the North line of Chalet Subdivision, also being the Point of Beginning; thence North 89 degrees 12 minutes 16 seconds East along said North line, 36.36 feet to the Northwest corner of Lot 13, Chalet Subdivision; thence South 23 degrees 09 minutes 51 seconds East along the Westerly line of Lot 13, aforesaid, 97.77 feet to a point on the curving right-of-way line of Chalet Court; thence Southwesterly 43.35 feet along an arc of a curve to the left, having a radius of 50.00 feet, the chord bears South 41 degrees 54 minutes 37 seconds West, 42.00 feet to the Northerly corner of Lot 12; thence South 70 degrees 41 minutes 52 seconds West along the North line of Lot 12, aforesaid, 49.18 feet; thence North 00 degrees 08 minutes 36 seconds West, 136.90 feet to the Point of Beginning.

Parcel contains 7,116 square feet or 0.163 acres.

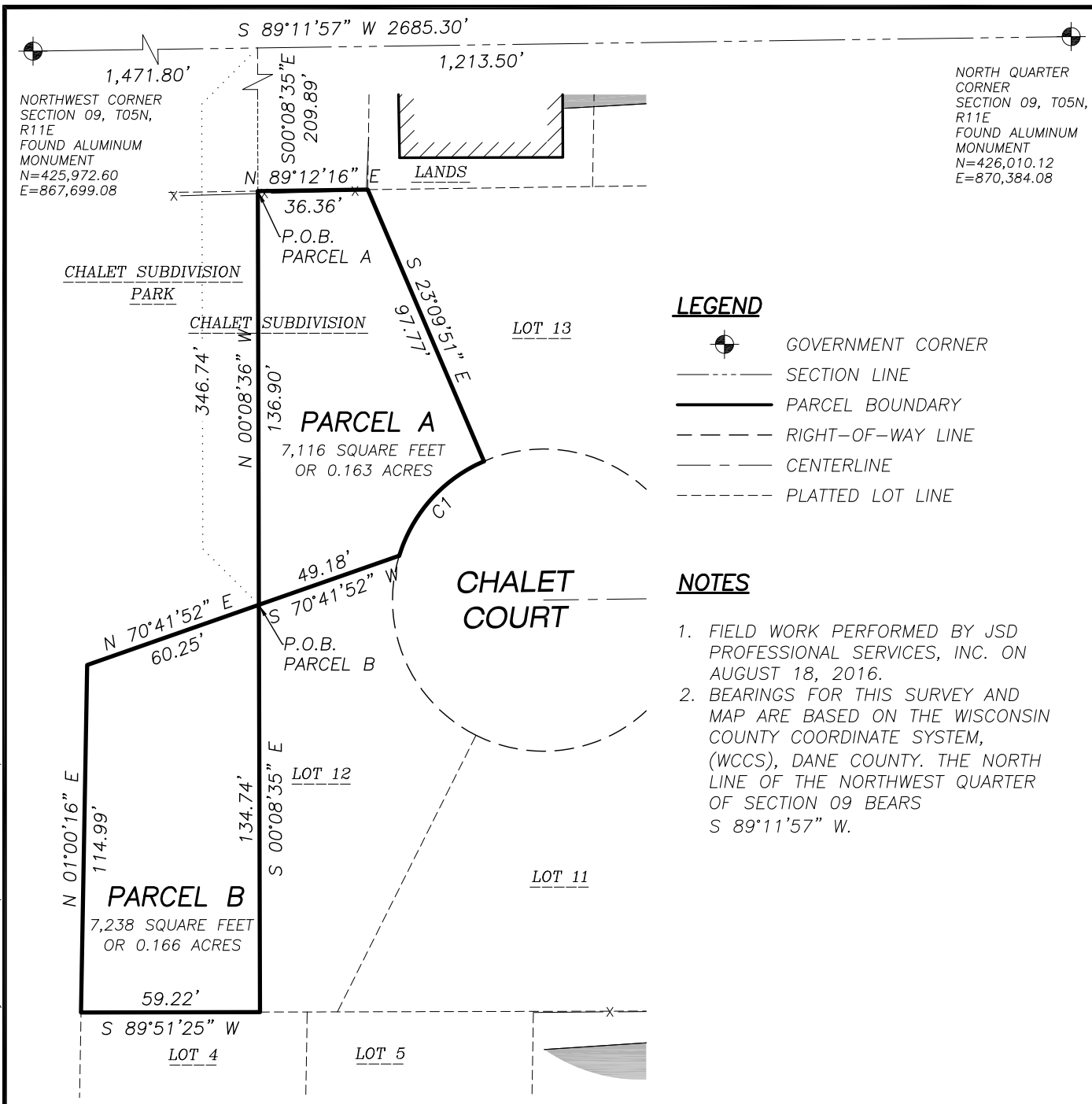
Todd Nelson
710 Clyde Street
Stoughton, WI 53589

EXHIBIT A
PARCEL B LEGALDESCRIPTION

Part of Lot 12, Chalet Subdivision, recorded in Volume 40, page 7, as Document No. 1358827, located in the Northeast Quarter of the Northwest Quarter of Section 09, Township 05 North, Range 11 East, City of Stoughton, Dane County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 09, aforesaid; thence South 89 degrees 11 minutes 57 seconds West along the North line of the Northwest Quarter, 1,213.50 feet; thence South 00 degrees 08 minutes 35 seconds East, 346.79 feet to the North line of Lot 12, aforesaid, also being the Point of Beginning; thence continuing South 00 degrees 08 minutes 35 seconds East, 134.74 feet to the South line of Lot 12; thence South 89 degrees 51 minutes 25 seconds West along said South line, 59.22 feet to the Southwest corner of Lot 12; thence North 01 degrees 00 minutes 16 seconds East along the West line of Lot 12, aforesaid, 114.99 feet; thence North 70 degrees 41 minutes 52 seconds East along the North line of Lot 12, aforesaid, 60.25 feet to the Point of Beginning.

Parcel contains 7,238 square feet or 0.166 acres.



LEGEND

- GOVERNMENT CORNER
- SECTION LINE
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON AUGUST 18, 2016.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 09 BEARS S 89°11'57" W.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	43.35'	50.00'	49°40'26"	42.00'	S 41°54'37" W

EXHIBIT

PART OF LOT 12 AND THE PARK, CHALET SUBDIVISION, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

PREPARED BY:
JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:
TODD NELSON
710 CLYDE STREET
STOUGHTON, WI 53589

PROJECT NO:	16-7274	SURVEYED BY:	–
FILE NO:	A-*	DRAWN BY:	JK
FIELDBOOK/PG:	–	CHECKED BY:	TJB
SHEET NO:	1 OF 1	APPROVED BY:	TJB

north

0 25' 50'

SCALE: 1" = 50'

File: I:\2016\167274\DWG\167274 Exhibit(A).dwg Layout: LTR User: jk Plotted: Sep 02, 2016 – 1:31pm

EXHIBIT B

CHALET COURT APARTMENTS

STOUGHTON, WISCONSIN

CHALET COURT LLC
710 CLYDE STREET
STOUGHTON, WI 53589

PREPARED BY:

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

161 HORIZON DRIVE SUITE 101
VERONA, WI 53593

GENERAL DEVELOPMENT PLAN

August 29, 2016

Chalet Court Apartments

General Development Plan

Contents

Project Description, including written justification for the proposed Planned Development

Attachments

A. Location Map of subject property and its vicinity at 11x17, as depicted on a copy of the City's Planned Land Use Map.

B. Map showing all lands and listing current owners and addresses of all lands within 300 feet of the proposed GDP boundary

C. General Development Plan Drawing Set including:

    a. Concept Plan Drawing (11x17") with general land use layout and the general location of private drives, statistical data on development density, FAR, impervious/LSR, phasing, and other notations related to the general project description

    b. Conceptual Landscaping Plan (11x17")

    c. Building Elevations (11x17")

Project Description

Chalet Court LLC is hereby requesting consideration and approval of the rezoning of approximately 2 acres to PD-GDP from "Rural Holding" to permit the re-platting and redevelopment of 7 vacant lots and un-improved Chalet Court right-of-way. Chalet Court LLC is proposing a residential use with 4 buildings and a maximum gross density of 10 DUA (units per acre) for the site (net density is 18 DUA after accounting for wetlands, woodlands and steep slopes). Design of the project has been closely coordinated with City Staff and would involve improvements to a 1.4 acre outlot owned by the City of Stoughton, which will remain as open space owned and managed by the City for stormwater management purposes. Initial concept plans were presented to the City on January 7th and March 14th, a meeting was held with City staff on June 10th, and a public hearing was held before the Planning Commission on July 11, 2016 where the GDP was discussed and no action was taken. A subsequent meeting was held with City staff on August 26, 2016.

Enclosed in this submittal is a modified GDP site layout and narrative plan revised in response to City staff and Planning Commission feedback, as well as additional information including existing conditions, the proposed stormwater management design, and the proposed lot configuration. The following narrative is organized to include the descriptive items and topics required for General Development Plan (GDP) submittals as outlined in Section 78-914(7) of the City Zoning Ordinance, as well as additional information.

Overview of Proposed Development Plan

This site proposed for multifamily residential development is located on Chalet Drive between East Main and Vernon Streets. Development of this vacant site is "infill" to provide new residential opportunities for the east side. It would fill an existing gap in the neighborhood fabric and provide a transition between commercial and single-family residential areas, using modestly-sized multifamily apartment buildings. The site was originally platted in 1973 as part of the Chalet Subdivision and contains seven (7) single-family lots on a cul-de-sac street (see attached Chalet Subdivision Plat). This land has never garnered investor interest due to its challenging topography and stormwater management issues.

This Planned Development proposes to vacate the Chalet Court public right-of-way and reconfigure Lots 9 through 15 of the existing plat into one parcel, while redefining the western lot line via a land swap with the City. A preliminary Certified Survey Map (CSM) is included with this submittal showing the proposed configuration; the final lot line adjustment is intended to be set by coordinating the final design and obtaining approval from the City. A legal description of the Chalet Court right-of-way is also attached, in order to proceed with the street vacation.

The site poses challenges for development due to topography, wetlands, and stormwater drainage. The development site encompasses part of a closed basin (a former quarry) that

collects surface drainage from the surrounding 20 acre watershed (see attached Existing Conditions Map and Watershed Exhibit). Most of the basin lies within a City-owned outlot that was dedicated to the City for park land as part of the Chalet Subdivision plat. For this reason, the developer also proposes to adjust the westerly lot line between the GDP parcel and the City outlot via a land swap, in order to create a more efficient design of the site's stormwater management system and to provide more "buffer" for the wetland area (see below under "Stormwater Management" for more information). Adjusting the lot line would straighten the lot lines, where current lot lines follow the shape of a platted unbuilt cul-de-sac bulb.

As indicated at the June 10, 2016 pre-application meeting, the developer team will be coordinating with the City to determine the specific location of a mutually beneficial lot line. To modify the outlot boundaries would require the vacation of dedicated park land for any portion of the outlot that would be swapped. The vacation of dedicated park land has unique statutory requirements under Wis. Stats. 236.43, and the applicant wishes to initiate this formal process concurrently with this submittal.

The proposed GDP contains <u>four buildings</u> and <u>20 units</u> (see attached GDP Site Plan and Landscape Plan). The proposed density is based on a building configuration and layout that balances site grading considerations with a residential product design consistent with the neighborhood. Chalet Court LLC intends to build in <u>multiple phases</u>, with Phase 1 comprising 2 buildings fronting on Chalet Drive (Buildings A and B, with footprints of 4,550 and 2,275 square feet respectively). Future buildings (Buildings C and D, each with a footprint of 4,936 square feet) would be built to the west of Phase 1. The Gross Floor Area and Floor Area Ratio for the site are provided on the Site Plan.

<u>Open space and landscaping areas</u> are provided around each building and parking area, and a large usable lawn area is provided in the back yard as shown in the attached Concept and Landscaping Plans. The overall landscape surface ratio (LSR) for the site is 63%, based on the ratio of pavement and buildings to the total current site area. The details of plant placement, species, and net developable site area will be refined for the SIP submittal, to meet City standards for aesthetics, variety, and safe vision at points of ingress/egress.

The buildings would be built with four-sided architectural elements, including varied roof heights, façade articulation, decorative shutters and window wraps. The preliminary architectural design elements would be light grey vinyl siding with white trim, accent bands, and architectural roof shingles (see attached Building Elevations). The final color and design scheme will be presented with the SIP Submittal.

Compatibility with City Adopted Plans

The Comprehensive Plan (Planned Land Use Map) shows the site as planned for Single Family Residential. The applicants believe that the proposed use is generally consistent with this

planned land use, particularly in light of the surrounding land uses, including multifamily and commercial (see details below). During review of the concept plans for this project in March of this year, City staff did not indicate a conflict with the long-range plan.

The proposed project design reflects the City's residential development policies, including the following expectations from the Comprehensive Plan:

- Design that fits the context of the surrounding neighborhood, with "small city" character and grouping of smaller residences;
- Use of balconies, porches, and varied setbacks on building facades;
- Buildings oriented to the street with modest front yard setbacks;
- Street-oriented entries close to public sidewalks, with private sidewalk connections and usable covered porches;
- Garage doors and parking lots broken into smaller features and located away from public view;
- Landscaping emphasized along public street frontages, paved areas, building foundations, and trash enclosures;
- On-site recreational and open space to serve the needs of residents.

Rationale for Planned Development (PD) Zoning

The proposed Planned Development would enable new residential construction on a site that has lacked investment for decades and can be characterized as an "infill" site due to its location surrounded by older development. The proposed GDP provides a variety of housing options, at a modest scale and density to create a transition from the commercial development in the north to the 1- and 2-family residential uses in the south. In addition, the proposed buildings provide architectural features suitable to an attractive residential neighborhood, including covered porches, balconies, varied roof heights, and window treatments.

The basis for the PD zoning is to provide the developer flexibility to address site constraints caused by terrain and the limitations of minimum building setbacks under traditional zoning. While the site could accommodate a large apartment complex, a grouping of four smaller buildings is proposed as this layout is more compatible with the scale of the surrounding neighborhood and with City residential development policies.

Front-yard setbacks of 18 feet are requested to keep buildings closer to the street, in order to enhance the streetscape and maximize the amount of area for stormwater management and usable open space in the west end of the site (see stormwater management section below). A reduced side-yard setback (15 ft) is requested on the north side to enable the placement of buildings side-by-side while maintaining ample building separation and space for vehicle and pedestrian circulation. Fifteen feet is the typical side yard setback for the MR-10 zoning district, and thus is not expected to negatively impact adjacent property owners. On the south side, a

20-ft building setback is proposed to match the typical setback in the MR-24 district and to maintain an ample buffer between the apartments and the 1- and 2-family homes in the south; existing vegetation along this lot line will be maintained to the greatest extent feasible. In the rear yard, a 50-ft setback is proposed, which is typical of the MR-24 district (see GDP Site Plan).

As proposed, the GDP would provide several benefits. The stormwater management would improve water quality with treatment for sediment control, and the basin is proposed in a location so as to minimize impacts to the neighboring residential properties and to wetlands. In addition, the proposed lot line adjustment via CSM would simplify zoning administration and building permit reviews. The proposed plan reflects the desire to maintain adequate building space and buffer areas, provide high-quality urban design along the public street frontage, and maximize the site's open space and stormwater management capacity, thus balancing the interests of the City, neighboring property owners, and site development objectives.

Relationship to Nearby Properties and Public Streets

The site is located in the east side of the City in an area characterized by predominantly residential land uses transitioning to commercial areas. To the north across East Main Street lies the Vennevoll senior community, and on the south side of East Main Street directly abutting the proposed site is a strip of commercial development with a variety of retail and service uses. To the east across Chalet Drive is a combination bar/motel, duplex residences, and a building with 4 condominium units. Directly abutting the property to the south are 1- and 2-family residences; Kegonsa Elementary School is ½ block to the south across Vernon Street. In the west, the property abuts an Outlot that was dedicated to the City with the 1973 Chalet Subdivision plat for the purpose of park land and utilities; it is currently a low, poorly-drained area dominated by brush and trees. Further to the west is the Azura Memory Care facility surrounded by more single-family homes.

Landscape buffers will be provided on the north and south sides of the site. Additionally, fencing on the south side will ensure a buffer between different land uses and to protect the value of residential homes. Dumpsters are proposed in locations that are screened from public view, and will be secured with fenced enclosures per City ordinance standards.

General Treatment of Natural Features

The site terrain ranges in elevation from approximately 886 feet in the east end to 870 feet in the west end, with high points at the northeast and southeast corners. Surface water drains toward the center of the site. The west end of the site is characterized by a closed basin (a former quarry) that receives water from an estimated 20+/- acres (see Watershed Exhibit and Existing Conditions Map). Roughly half of the existing closed basin is located on the planned development site, the other half on the City-owned outlot.

Public Improvements

Water and Sanitary Sewer

The development will be served by municipal sewer and water service. The intent is to connect to both utilities within Chalet Drive.

Stormwater Management, 100-Year Flood Area, and Wetlands

Redeveloping this property will require significant investment in infrastructure planning (engineering and grading) to resolve stormwater management issues that have resulted from historical development patterns and public and private infrastructure constructed in the vicinity. Within the existing 20-acre watershed that drains to the large closed basin, approximately 62% of the watershed is impervious surface (see Watershed Exhibit). Preliminary analysis has been done to estimate the amount of storage capacity needed for a 100-year storm event. Based on these preliminary calculations, an estimated 7.8 acre-feet of storage capacity is needed. The proposed development will maintain this capacity.

A wetland delineation and site survey were conducted in July and August to confirm the existing site conditions in greater detail. The site currently receives stormwater from a City drainage pipe that extends from Chalet Drive; water flows from the pipe across the site and into the closed basin, which has resulted in wetland conditions across the site. Copies of the Existing Conditions Map and Wetland Delineation Report are enclosed. A delineation concurrence meeting was held with DNR on August 26, 2016, and the developer intends to submit an Artificial Exemption request for the drainage way from Chalet Drive to the kettle basin, and a General Fill Permit. Anticipating approval of the Exemption Request, the General Permit would allow fill within a portion of the wetland area under 10,000 square feet. A 75-foot buffer will be maintained for any structures and pavement. Benefits of the proposed design include:

- Stormwater basin location away from residential lots;
- Decreases impact to wetlands and 100-year storm storage capacity (100-year storm storage volume maintained);
- Basin located by commercial areas to provide treatment for existing off-site runoff;
- Stormwater basin construction on virgin ground vs. fill in wetland (less impactful).

See the Concept Grading and Utility Plan and the Stormwater Management Technical Memo for more detail. More detailed analysis and engineering plans will be provided at the SIP submittal stage.

Street Access and Pedestrian Circulation

The site would be accessed from Chalet Drive via private driveways and the buildings would provide both enclosed and surface parking. The 4-unit Building B along Chalet Drive was chosen

in order to match the architecture of the 8-unit Building A, and to enable rear exposure for the lower-level parking to serve the units in Building B.

Public sidewalk would be constructed to extend across the site's entire frontage on Chalet Drive, from where sidewalk currently extends north from Vernon Street. This sidewalk, combined with the existing crosswalk on Vernon Street, would facilitate safe pedestrian access to the south (Kegonsa Elementary School) and extend the city's sidewalk network. In addition, paved pathways on site would enable safe pedestrian movement separated from vehicle driveways.

Compliance with Zoning Standards and Requested Exceptions

The proposed development complies with most of the zoning standards in traditional MR-24 multifamily zoning, with some exceptions. The table below provides a summary.

Table
Chalet Court Residential Planned Development
Building Bulk and Site Density Standards

Minimum distances in feet unless specified	Per Zoning Code (MR-24)	Notes	GDP Meets or Exceeds Zoning Standards
Gross Density	24 DUA	Proposed max 10 DUA	✔
Minimum Lot Size	1,815 sf/unit (36,300 sf = minimum for 20 units)	Site is 87,971 sf	✔
Front/Street Building Setback	25	Proposed at 18 ft	Flexibility requested
Side Setbacks	Side: 20	Proposed at 15 ft (north), 20 ft (south)	Flexibility requested
Rear Setback	50	Proposed at 50 ft	✔
Minimum Dwelling Unit Separation	40	Proposed at over 40 ft	✔
Driveway Width	Maximum 24 for residential	Proposed at 24 ft	✔
Pavement Setback from Lot Line	5 (side) / 10 (sum of sides)	Proposed at 5/10 ft	✔
Maximum Building Height	40	Proposed max 40 ft	✔
Minimum Landscape Surface Ratio (LSR)	50%	Current LSR = 63%	✔
Landscaping and Bufferyards	Required between different zoning districts	Provided along north and south lot lines	✔
Minimum Parking	42 stalls required (based 2.5 per 3-bedroom, 2 per 2-bedroom unit)	50 vehicle and 6 bicycle spaces provided	✔

On-site parking is provided for 50 vehicles in garages and surface parking. The following table shows how the proposed site plan exceeds the minimum parking standards set by the City Zoning Ordinance:

		# of Bedrooms	Required Parking Stalls	Parking Stalls Provided
Building A	8 du	2 in all 8 units	**16**	8
Building B	4 du exposure	2 in all 4 units	**8**	4
Building C	4 du at-grade	2-3 bed, 2-2 bed	**9**	8
Building D	4 du at-grade	2-3 bed, 2-2 bed	**9**	8
Surface			-	22
SITE TOTAL:			**42**	**50**

Park land is not proposed to be dedicated as part of this project, due to park land having been dedicated with the original plat. In recent reviews of the concept plans for the Plan Commission, City staff indicated that fees-in-lieu of park land dedication and park facility impact fees would both be required for the project, per ordinance.

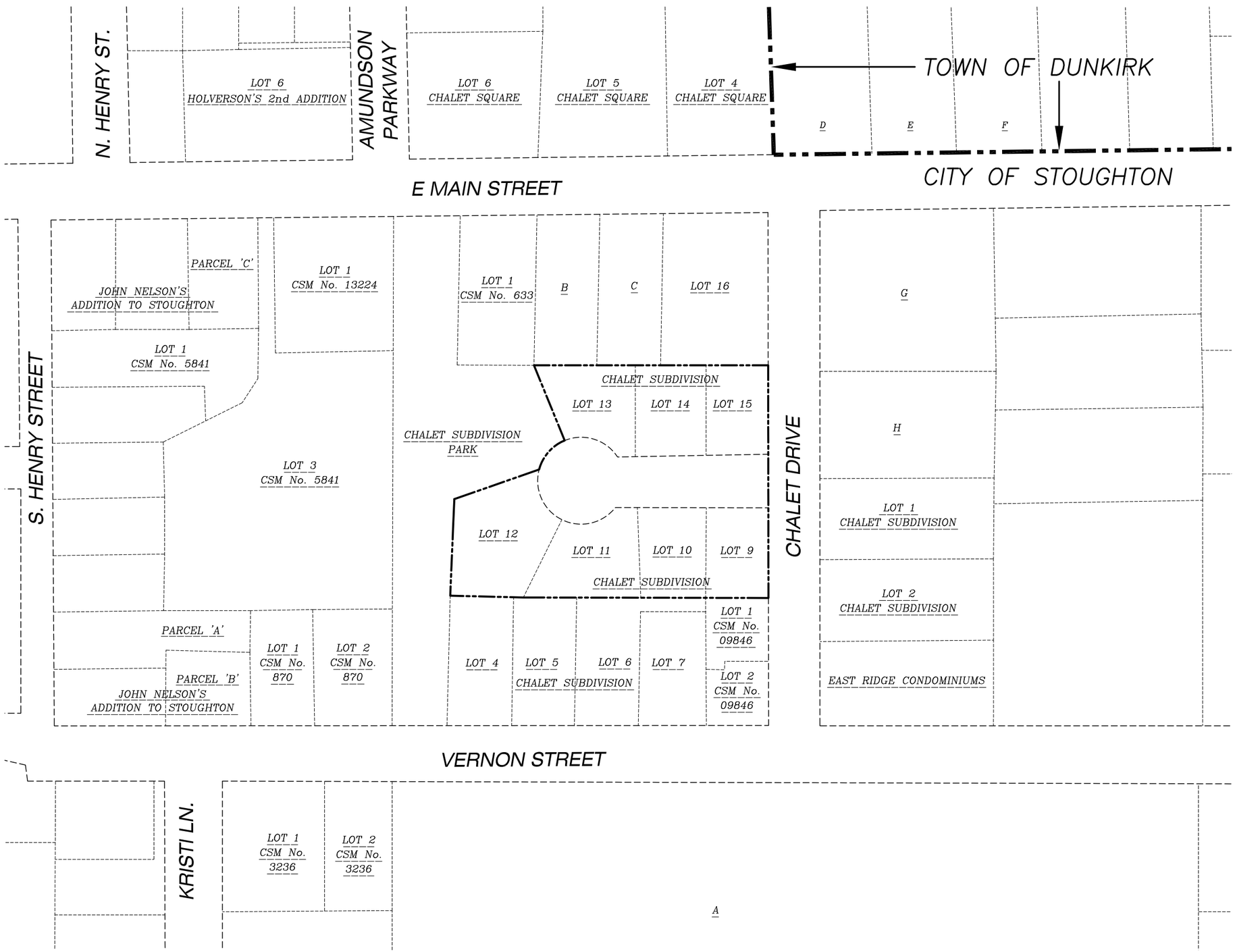
Exemptions Requested

No exemptions are requested to the City's standards for land use, density/intensity, landscape surface ratio, or parking and loading.

Exemptions are requested for the following:

- Bulk standards – Exemptions are requested on the front and north-side setbacks to enable building placement close to Chalet Drive, to achieve more traditional neighborhood design, and to allow ample space between buildings while maintaining an adequate setback and open space in the rear of the site. We request the City's consideration to allow 18 ft front setbacks and 15 ft side setback in the north, based on the considerations outlined above involving terrain, stormwater/floodplain management, and the desired site arrangement with multiple smaller buildings.

The applicants believe that Chalet Court Apartments will be a quality new development for the City that fills a gap and connects the existing neighborhood. We are committed to working with the City and will provide reasonable collaborative assistance in order break ground in late fall.



north

0 30 60

SCALE: 1"=60'

PREPARED FOR

CHALET COURT LLC
710 CLYDE STREET
STOUGHTON, WI 53589

REVISION NO.	DESCRIPTION	DATE	BY

DRAWN BY JK	DATE 06-16-2016	
CHECKED BY TJB	DATE 06-16-2016	
APPROVED BY TJB	DATE 06-16-2016	
DWGNAME		

MAP OF LANDS WITHIN 300 FEET OF SUBJECT PROPERTY

LOTS 9-15, CHALET SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 09, TOWNSHIP 05 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

Professional Services, Inc.
• Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PROJECT NO: 16-7274
FILE NO: C-*
SURVEYED: -
F.B. NO/PG: -
SHEET NO: 1 OF 2

I:\2016\16724A\167274S\DWG\167274-Lands within 300 ft.dwg PLOT DATE: 6/16/2016 3:26:46 PM

PARCEL	OWNER & ADDRESS	ZONING
LOT 1, CSM No. 633	RODERICK G. NITZSCHE 823 BERRY ST. STOUGHTON, WI 53589	PLANNED DEVELOPMENT
LOT 1, CHALET SUBDIVISION	DIANE D. KAHL ATTN. LAKE CITY MANAGEMENT 2817 FISH HATCHERY RD. MADISON, WI 53713-5005	MR-10 MULTI-FAMILY RESIDENTIAL
LOT 2, CHALET SUBDIVISION	EASTRIDGE II LLC C/O LAKE CITY MANAGEMENT 2817 FISH HATCHERY RD. UNIT 4 MADISON, WI 53713-5005	MR-10 MULTI-FAMILT RESIDENTIAL
LOT 4, CHALET SUBDIVISION	DENISE R. WILSON 1308 VERNON ST. STOUGHTON, WI 53589	SR-6 SINGLE FAMILY RESIDENTIAL
LOT 5, CHALET SUBDIVISION	KENNETH A. SKREPENSKI 1314 VERNON ST. STOUGHTON, WI 53589	TR-6 TWO FAMILY RESIDENTIAL
LOT 6, CHALET SUBDIVISION	DAVID L. MCKICHAN 1324 VERNON ST. STOUGHTON, WI 53589	NEIGHBORHOOD BUSINESS
LOT 7, CHALET SUBDIVISION	JOHN H. GAGEN 1410 VERNON ST. STOUGHTON, WI 53589	NEIGHBORHOOD BUSINESS
LOT 16, CHALET SUBDIVISION	VIKING VENDING, LLC 593 WASHINGTON RD. EDGERTON, WI 53534	PLANNED BUSINESS
LOT 1, CSM No. 9846	JAY GANGSTAD 1311 MORRISON ST, APT. 2 MADISON, WI 53703	TR-6 TWO FAMILY RESIDENTIAL
LOT 2, CSM No. 9846	JOEL D. BRADLEY 230 CHALET DR. STOUGHTON, WI 53589	TR-6 TWO FAMILY RESIDENTIAL
CHALET SUBDIVISION PARK	CITY OF STOUGHTON STOUGHTON, WI 53589	INSTITUTIONAL (PARK)
LOT 1, CSM No. 5841	JEROME P. SHINN 117 S. HENRY STREET STOUGHTON, WI 53589	SR-6 SINGLE FAMILY RESIDENTIAL
LOT 3, CSM No. 5841	NHP WI ALZ, LLC ALTUS GROUP US INC. 7031 21101 N. TATUM BLVD. STE 1630-630 PHOENIX, AZ 85050	PLANNED BUSINESS
LOT 1, CSM No. 870	THOMAS F. LUTHER 1218 VERNON ST. STOUGHTON, WI 53589	SR-6 SINGLE FAMILY RESIDENTIAL
LOT 2, CSM No. 870	JON G TRIELOFF 1226 VERNON ST. STOUGHTON, WI 53589	SR-6 SINGLE FAMILY RESIDENTIAL
PARCEL 'A' JOHN NELSON'S ADDITION TO STOUGHTON	MARGARET BERG 1033 STH. 78 MT. HOREB, WI 53572	SR-6 SINGLE FAMILY RESIDENTIAL
PARCEL 'B' JOHN NELSON'S ADDITION TO STOUGHTON	DOERING LIVING TR 5712 FRUSHER LN FITCHBURG, WI 53711	SR-6 SINGLE FAMILY RESIDENTIAL
PARCEL 'C' JOHN NELSON'S ADDITION TO STOUGHTON	SHERRY L. JAMESON 1217 E. MAIN STREET STOUGHTON, WI 53589	SR-6 SINGLE FAMILY RESIDENTIAL

PARCEL	OWNER & ADDRESS	ZONING
EAST RIDGE CONDOMINIUMS	1500 VERNON ST. STOUGHTON, WI 53589	MR-10 MULTI-FAMILY RESIDENTIAL
LOT 1, CSM No. 3236	PAUL C. REEDY 1233 VERNON STREET STOUGHTON, WI 53589	SR-6 SINGLE FAMILY RESIDENTIAL
LOT 2, CSM No. 3236	MELINDA L. ARBUCKLE 1241 VERNON STREET STOUGHTON, WI 53589	SR-6 SINGLE FAMILY RESIDENTIAL
LOT 1, CSM No. 13224	ZRH PARTNERSHIP PO BOX 2107 LA CROSSE, WI 54601	PLANNED BUSINESS
A	KEGONSA SCHOOL 211 N FOREST ST. STOUGHTON, WI 53589	INSTITUTIONAL
B	NELSON D. SUNDBY 1321 E. MAIN STREET STOUGHTON, WI 53589	PLANNED BUSINESS
C	DANIEL P. VINEY 1740 E. MAIN STREET, STE. D STOUGHTON, WI 53589	PLANNED BUSINESS
D	WAYNE E. TROW 960 U.S. HWY. 51 STOUGHTON, WI 53589	R-2 RESIDENTIAL
E	RANDAL L. BOVRE 956 U.S. HWY. 51 STOUGHTON, WI 53589	R-2 RESIDENTIAL
F	LYNN M. HUL 3208 AALSETH LANE STOUGHTON, WI 53589	B-1 LOCAL BUSINESS
G	DHWANI LODGING LLC 1124 W. MAIN STREET STOUGHTON, WI 53589	PLANNED BUSINESS
H	DHWANI LODGING LLC 1124 W. MAIN STREET STOUGHTON, WI 53589	MR-10 MULTI-FAMILY RESDENTIAL
LOTS 9-15, CHALET SUBDIVISION	CHALET COURT LLC 710 CLYDE STREET STOUGHTON, WI 53589	RURAL HOLDING

PREPARED FOR

CHALET COURT LLC
710 CLYDE STREET
STOUGHTON, WI 53589

REVISION NO.	DESCRIPTION	DATE	BY

DRAWN BY JK DATE 06-16-2016
CHECKED BY TJB DATE 06-16-201
APPROVED BY TJB DATE 06-16-2016
DWGNAME

MAP OF LANDS WITHIN 300 FEET OF SUBJECT PROPERTY

LOTS 9-15, CHALET SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 09, TOWNSHIP 05 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

Professional Services, Inc.
• Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PROJECT NO: 16-7274
FILE NO: C-*
SURVEYED: -
F.B. NO/PG: -
SHEET NO: 2 OF 2

I:\2016\167274\167274S\DWG\167274-Lands within 300 ft.dwg PLOT DATE: 6/16/2016 3:27:25 PM

SITE INFORMATION

Gross Density = 9.9 DUA
(Counting Whole Site)

Net Density = 17.7 DUA
(Excluding woodlands / wetlands / steep slopes)

Landscape area ratio = 63%

Total GFA = 28,445 SF

Total Site Area = 87,971 SF

Total FAR = 0.32

Note: All site information calculated based on existing property boundary

JSD PROJECT NUMBER: 167274

CHALET COURT APARTMENTS

Location: Stoughton, Wisconsin

Date: 08.24.16

GDP SITE PLAN

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

LANDSCAPE PLANT LIST

TREES

Quercus palustris - Pin Oak
Betula papyrifera - Paper Birch
Thuja occidentalis 'Pyramidalis' - Pyramidal Arborvitae

SHRUBS

Syringa patula 'Miss Kim' - Miss Kim Lilac
Diervilla lonicera - Dwarf Bush Honeysuckle
Weigela florida 'Wine and Roses' - Wine and Roses Weigela
Taxus x media 'Tauntonii' - Taunton Yew

PERENNIALS

Iris pallida 'variegata' - Variegated Iris
Phlox paniculata 'Orange Perfection' - Orange Perfection Phlox

JSD PROJECT NUMBER: 167274

CHALET COURT APARTMENTS

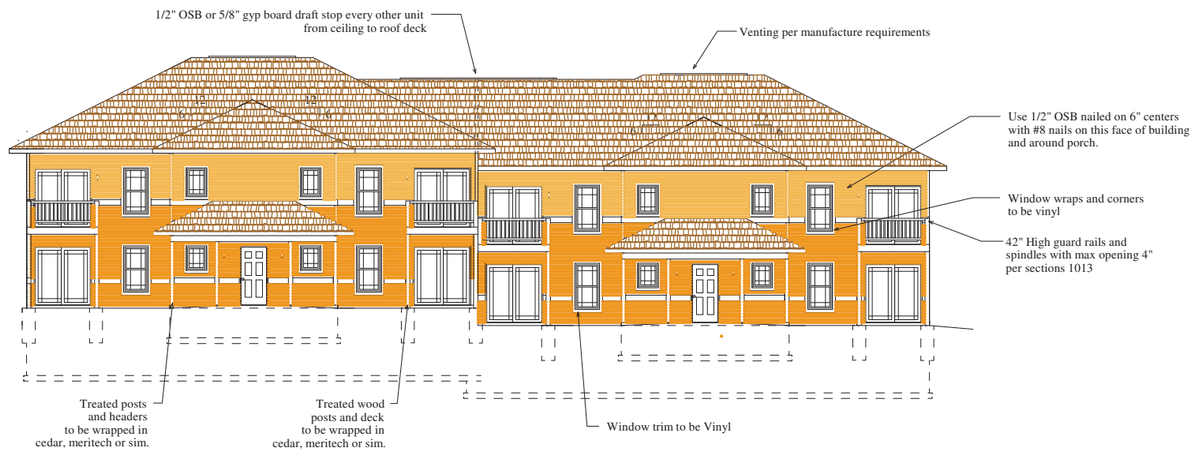
Location: Stoughton, Wisconsin

Date: 08.24.16

GDP LANDSCAPE PLAN

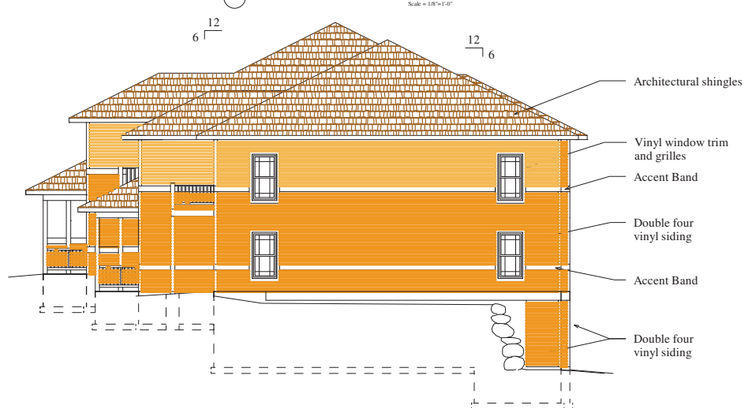
JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

BUILDING "A"



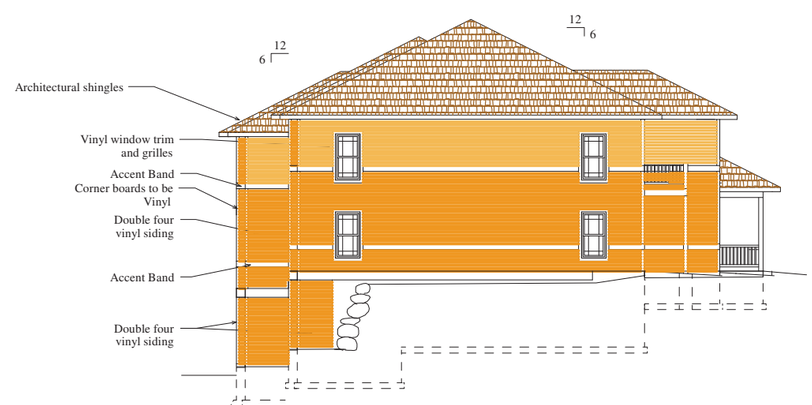
Front Elevation

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



Right Elevation

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



Left Elevation

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

Rear Elevation

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

Jeffery Groenier, Architect
W125 Amidon Road
Brooklyn, WI 53521
608-835-3196

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Concepts In Architecture, LLC

Proposed for: Todd Nelson

Address: 710 Clyde Street
Stoughton, WI 53589
608-669-1554

Project: 8 Unit

Address: Stoughton WI

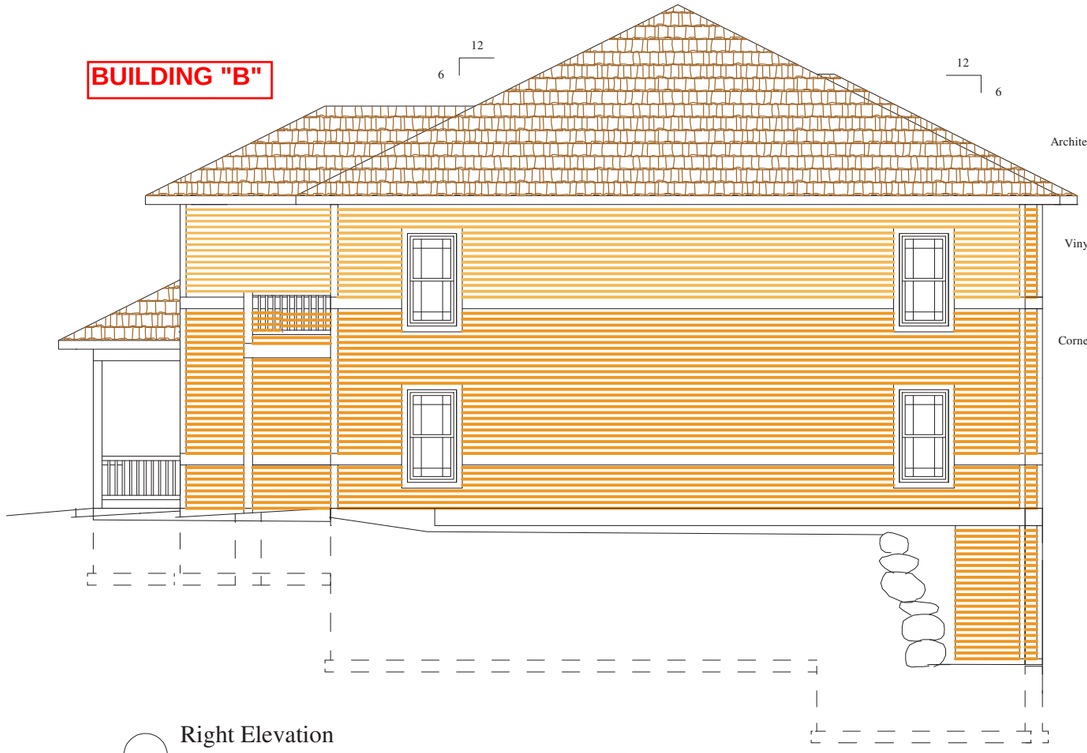
Sheet Title: Elevations

Date:	06-20-2015
Scale:	As Noted
Job #:	05-01

SHEET

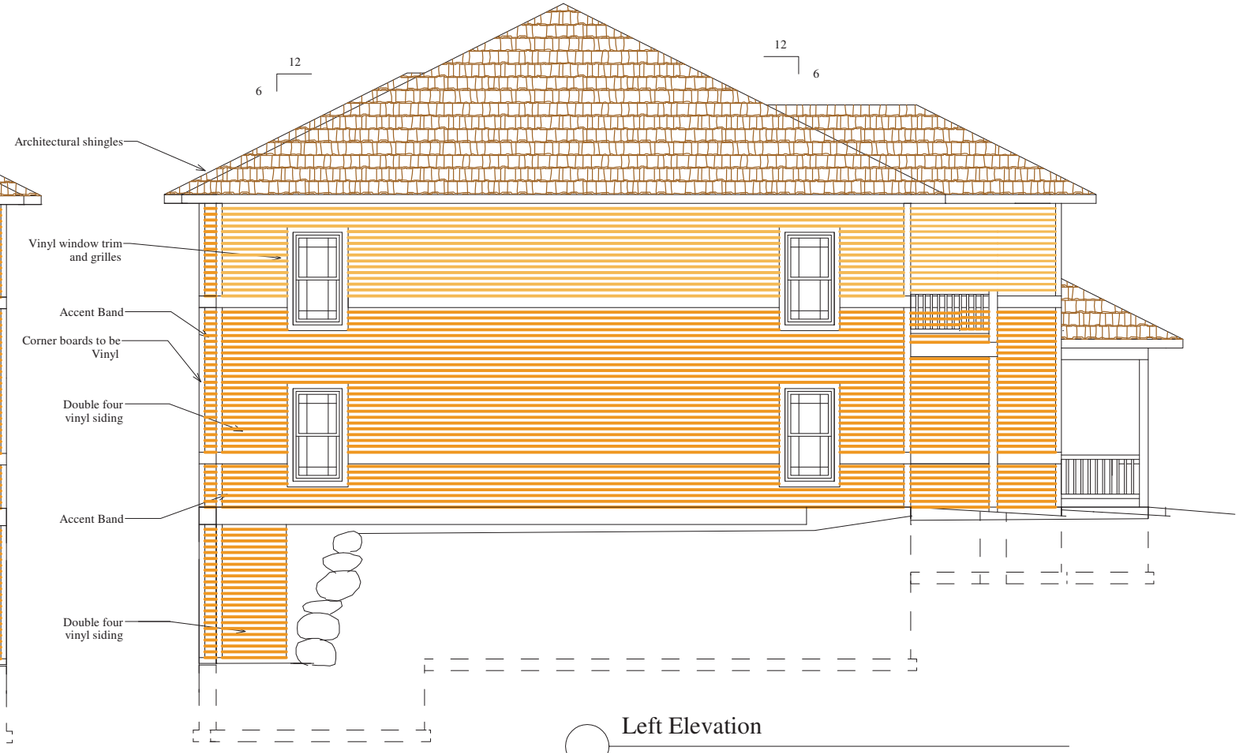
A7

BUILDING "B"



Right Elevation

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

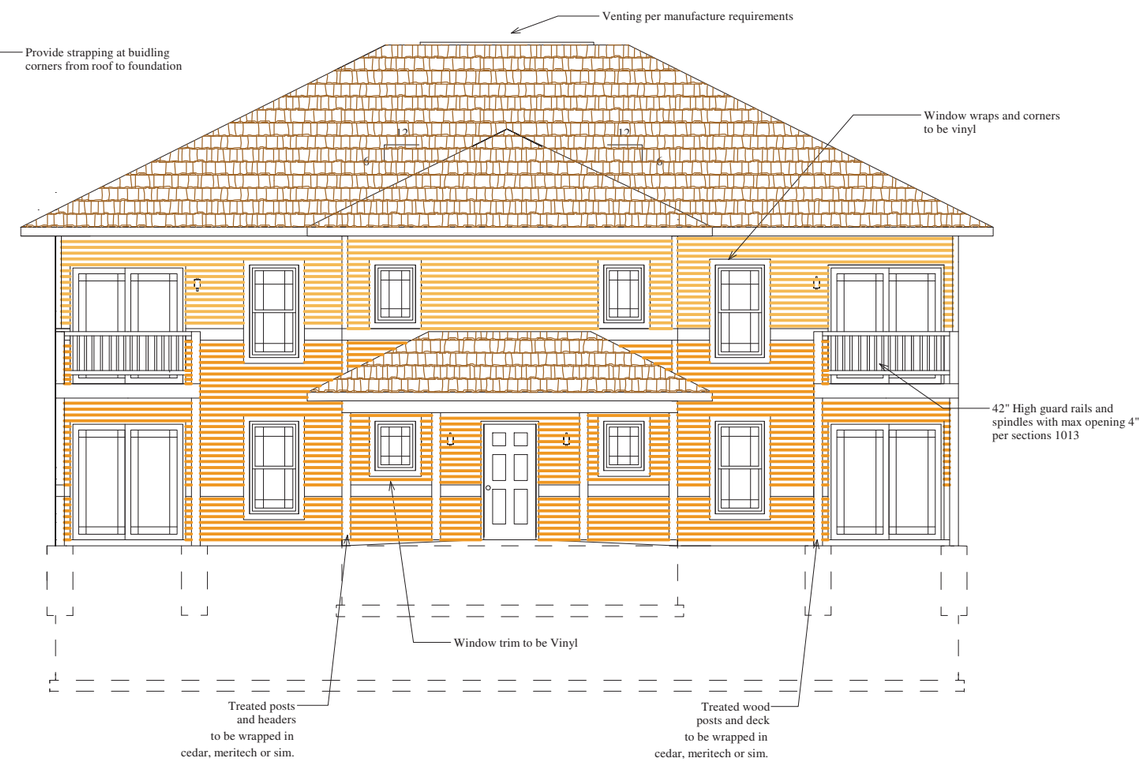


Left Elevation

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

Rear Elevation

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



Front Elevation

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

Jeffery Groenier, Architect
W125 Amidon Road
Brooklyn, WI 53521
608-835-3196

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Concepts In Architecture, LLC

Proposed for: Todd Nelson

Address: 710 Clyde Street
Stoughton, WI 53589
608-669-1554

Project: 4 Unit

Address: Stoughton WI

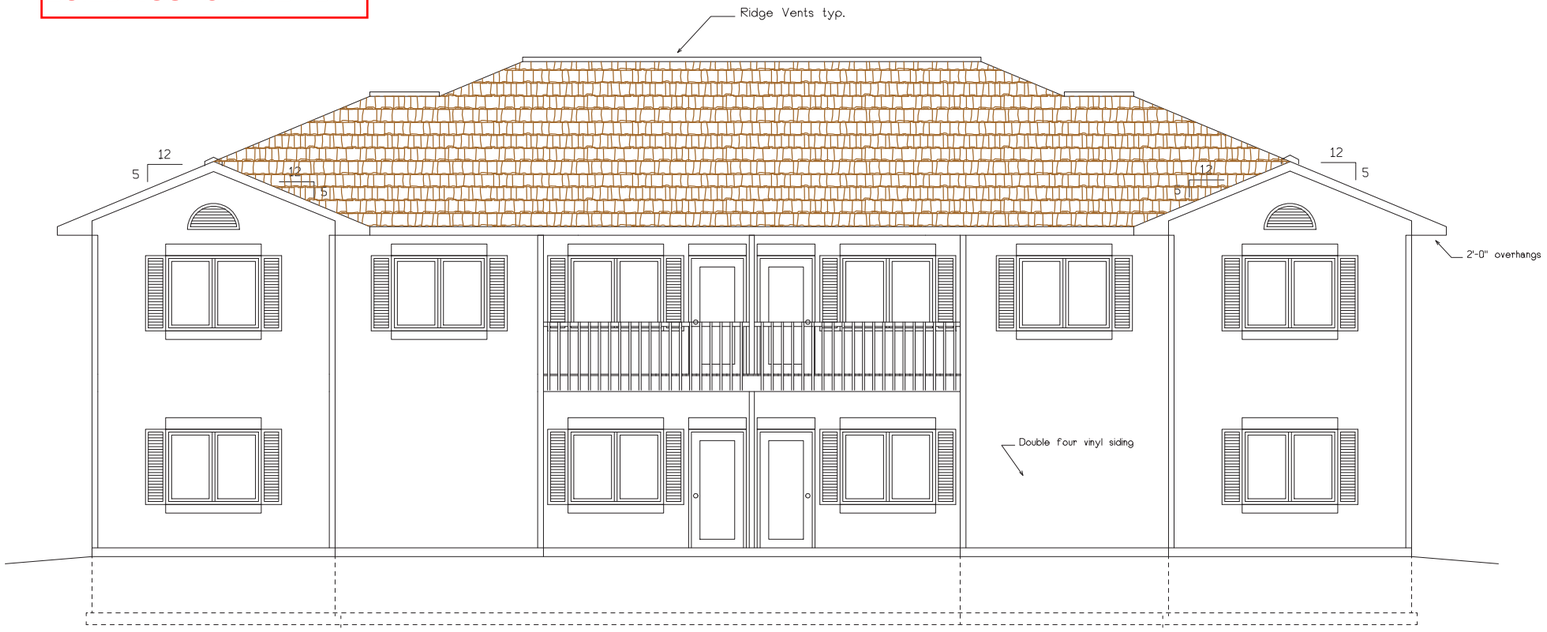
Sheet Title: Elevations

Date:	06-20-2015
Scale:	As Noted
Job #:	05-01

SHEET

A8

BUILDINGS "C" AND "D"



Rear Elevation

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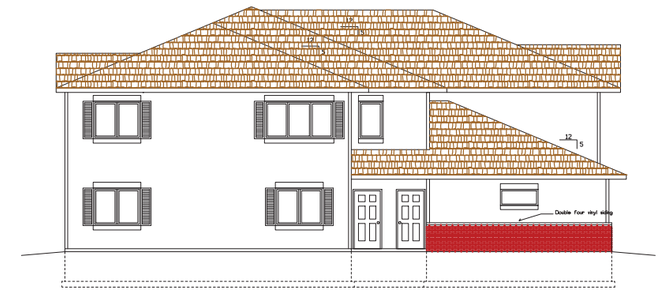
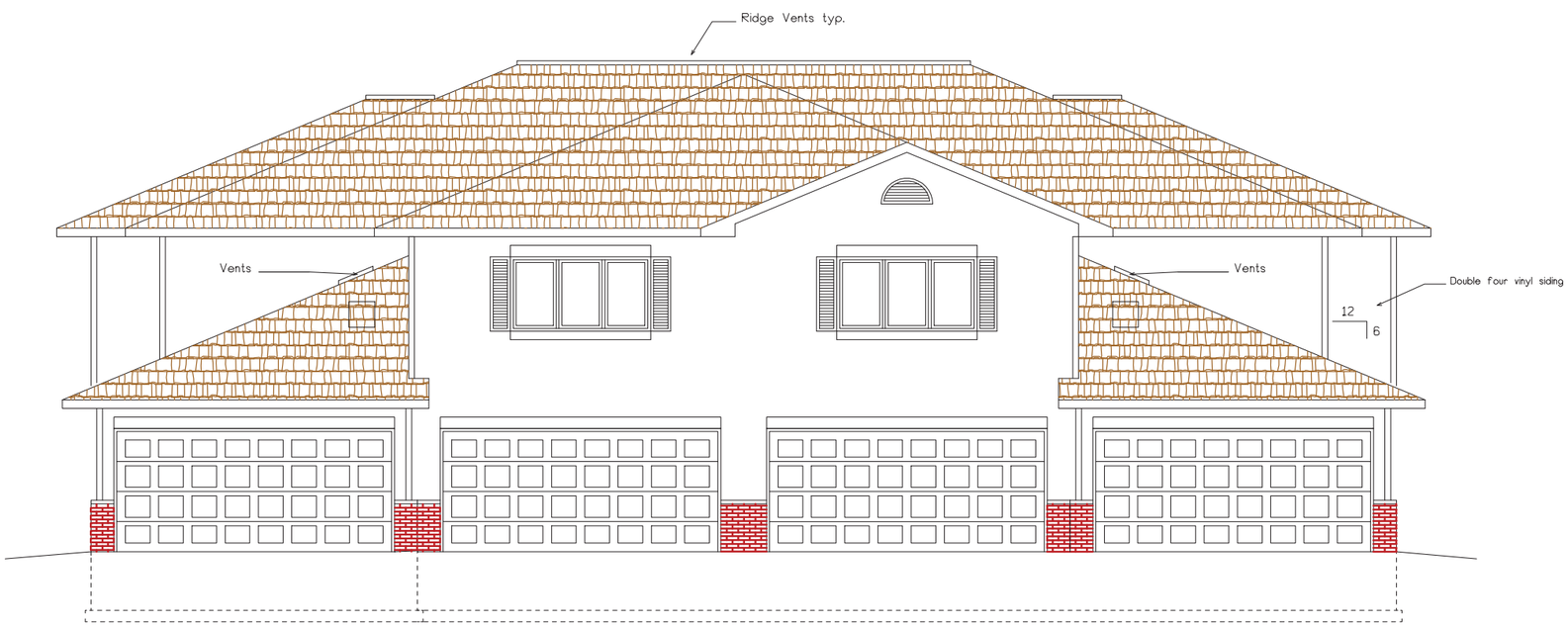


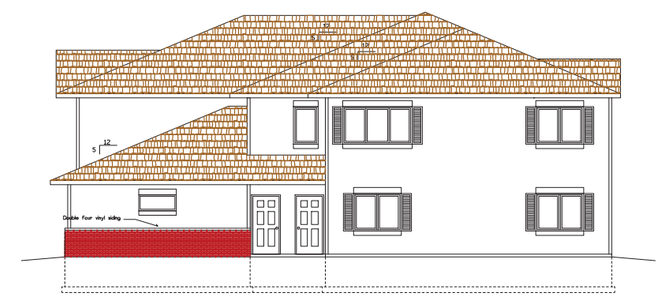
Left Elevation

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



Front Elevation

Scale = 1/2"=1'-0"



Right Elevation

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