



# VANDEWALLE & ASSOCIATES INC.

To: City of Stoughton  
From: Jackie Mich, AICP  
Date: June 19, 2017  
Re: Proposed Changes to Public Hearing Draft of Comprehensive Plan

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Since the Public Hearing Draft (dated May 25, 2017) was completed, several requests for revisions have been proposed, both by the public and City staff.

## **Proposed Changes to the Comprehensive Plan Maps:**

1. Update all parcel data for 2017 for all maps.
2. Staff has proposed the following changes to the Future Land Use Map (Maps 6a-6c):

	<b>Address</b>	<b>Current FLU Category</b>	<b><u>Proposed</u> FLU Category</b>	<b>Reason</b>
1	2000 Meadow Drive	Public Open Space	Single Family	Recent Split and Rezoning
2	2008 Meadow Drive	Public Open Space	Single Family	Recent Split and Rezoning
3	2016 Meadow Drive	Public Open Space	Single Family	Recent Split and Rezoning
4	2024 Meadow Drive	Public Open Space	Single Family	Recent Split and Rezoning
5	Eastwood Estates Outlot 1	Public Open Space/SF	Public Open Space	Recent Split and Rezoning
6	525 Kings Lynn Road	Single Family	Two Family	Reflect existing use
7	529 Kings Lynn Road	Single Family	Two Family	Reflect existing use
8	2300 Us Highway 51	Planned Business	Public Open Space	City owned Stormwater Area
9	1114 Abel Court	Single Family	Multi-Family	Future Development Site
10	1115 Abel Court	Single Family	Multi-Family	Future Development Site
11	1122 Abel Court	Single Family	Multi-Family	Future Development Site
12	1123 Abel Court	Single Family	Multi-Family	Future Development Site
13	1130 Abel Court	Single Family	Multi-Family	Future Development Site
14	1131 Abel Court	Single Family	Multi-Family	Future Development Site
15	Chalet Court	Public Open Space	Multi-Family	City owned property
16	2464 County Highway A	Single Family	Multi-Family	Town of Dunkirk - Owner Request for Multi-Family
17	2439 County Highway A	General Industrial	Heavy Industrial	Potential Future City Compost Site

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Shaping places, shaping change

18	2439 County Highway A	General Industrial	Heavy Industrial	Potential Future City Compost Site
19	2439 County Highway A	General Industrial	Heavy Industrial	Potential Future City Compost Site
20	Collins Road	General Industrial	Heavy Industrial	Brush Collection Site - Town of Dunkirk Owned
21	Collins Road	General Industrial	Heavy Industrial	Brush Collection Site - Town of Dunkirk Owned
22	Collins Road	General Industrial	Heavy Industrial	Brush Collection Site - Town of Dunkirk Owned
23	Collins Road	General Industrial	Heavy Industrial	Brush Collection Site - Town of Dunkirk Owned
24	County Highway N	Unsewered Residential	General Industrial	Adjacent to Stoughton Trailers/RR
25	1100 N. Page Street	Ag-Rural-Vacant	Planned Mixed Use	Adjacent to King Electric
26	1006 N. Page Street	Multi-Family	Planned Mixed Use	Owner interested in commercial use
27	1006 N. Page Street	Single Family	Planned Mixed Use	Owner interested in commercial use
28	1100 N. Page Street	Single Family	Planned Mixed Use	Owner interested in commercial use
29	400 N. Morris Street	Institutional-SF	Institutional	Remnant parcel still single family
30	1547 US Highway 51	Planned Business	Planned Mixed Use	Part of farm that is Planned Mixed Use
31	Stone Crest Development	Planned Neighborhood	Single Family with 1 Two Family lot and 1 Public Open Space lot	As platted
32	216 E. Jefferson Street	Single Family	Institutional	Public Library - City owned
33	224 E. Jefferson Street	Single Family	Institutional	Adjacent to potential future library expansion area

*Continued on the following page.*

### Proposed Changes to the Comprehensive Plan Text:

1. A member of the public has suggested reorganizing Table 6 (page 38) to create a subtotal for developed land. This involves separating the development-related categories from surface water and agriculture/rural/vacant land uses, and recalculating the percentages based on the new subtotal. Acreages for surface water and right-of-way have also been corrected. See updated table below.

**Table 6: City of Stoughton Existing Land Use Totals**

Land Use	Acres	Percent
Unsewered Residential	13	0.5%
Single Family Residential	856	30.2%
Two Family Residential	90	3.2%
Multi-Family Residential	73	2.6%
Central Business	12	0.4%
Planned Office	15	0.5%
Neighborhood Office	3	0.1%
Planned Business	115	4.1%
Neighborhood Business	2	0.1%
Planned Industrial	61	2.2%
General Industrial	19	0.7%
Heavy Industrial	211	7.5%
Landfill/Extraction	118	4.2%
Institutional	314	11.1%
Recreation or Public Open Space	200	7.1%
Stormwater Management	192	6.8%
Right-of-Way	537	19.0%
<b>Total Developed Land with Supporting Uses</b>	<b>2,830</b>	<b>100%</b>
Agriculture/Rural/Vacant	849	---
Surface Water	198	---

*Source: GIS Inventory, VANDEWALLE & ASSOCIATES, 2017*

2. A member of the public has suggested updating the year of publication for the latest Dane County Groundwater Protection Plan from 1999 to 2017. (page 28)

June 17, 2017

City of Stoughton:

Plan Commission Members

Common Council Members

Planning and Development Staff

I am the owner of the property at 2464 County Road A in the township of Dunkirk. I am hereby requesting that the City of Stoughton Comprehensive Plan for the future land use of extraterritorial property designates my property as future multi-family residential. The Comprehensive Plan Draft currently indicates this property as Single Family Residential.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Emily Bahr". The signature is fluid and cursive, with the first name "Emily" being more prominent than the last name "Bahr".

Emily Bahr  
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