

OFFICIAL MEETING NOTICE

The **City of Stoughton** will hold a **Joint** meeting of the **Planning Commission and Public Safety Committee** on **Wednesday August 20, 2014 at 6:00 pm**, in the **Fire Department Training Room, 401 E. Main Street, Stoughton WI.**

AGENDA:

1. Call to Order
2. Council Referral – R-66-14 Stoughton Hospital request to discontinue a segment of Ridge Street and a segment of Church Street.
 - Recommendation to Council
3. Adjournment.

Donna Olson, Mayor – Chair, Planning Commission
Tim Swadley – Chair, Public Safety Committee

8/14/14mps

Packets sent to:

Planning Commission

Mayor Donna Olson, Chair
Ron Christianson, Vice-Chair
Eric Hohol
Greg Jenson
Scott Truehl
Todd Krcma
Matt Hanna

Public Safety Committee

Tim Swadley, Chair
Tom Majewski, Vice-Chair
Pat O'Connor
Paul Lawrence

cc: Zoning Administrator Michael Stacey (3 Packets)

Utilities Director Bob Kardasz (Packet)
Stoughton Newspapers (fax)
City Attorney Matt Dregne (email)
Department Heads & Council Members (email)
Debbie Blaney (email)
Area Towns (email)
Derek Westby (email)
Julie Peterson
Chris Schmitz (email)
Tim Thorson (email)
Steve Tryon (email)
Stoughton Hospital Neighborhood
Dwayne Strandlie (email)
Deborah Johnson Peabody, 225 N. Henry Street, Stoughton

“IF YOU ARE DISABLED AND IN NEED OF ASSISTANCE, PLEASE CALL 608-873-6677 PRIOR TO THIS MEETING.”

AN EXPANDED MEETING MAY CONSTITUTE A QUORUM OF THE COUNCIL.



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

RODNEY J. SCHEEL
DIRECTOR

(608) 873-6619 www.cityofstoughton.com/planning

Date: August 14, 2014

To: Planning Commission Members & Public Safety Committee Members

From: Rodney J. Scheel
Director of Planning & Development

Michael Stacey
Zoning Administrator/Assistant Planner

Subject: August 20, 2014 Joint Planning Commission & Public Safety Committee Meeting Summary.

Item #2 – Council Referral - Stoughton Hospital requests discontinuance of a segment of Ridge Street and a segment of Church Street. (R-66-14)

Discontinuance of a segment of Ridge Street and Church Street is requested to allow Stoughton Hospital to reconfigure the main parking lot for the hospital campus. A public hearing was held at the July 22, 2014 Council meeting. The Common Council referred this request back for a joint meeting with the Planning Commission and Public Safety Committee. Notices have been sent to the Stoughton Hospital Neighborhood including all property owners along Church Street and Ridge Street. The resolution and related materials are provided. A recommendation to Council is necessary.

CITY OF STOUGHTON, 381 E. MAIN STREET, STOUGHTON, WISCONSIN

RESOLUTION OF THE COMMON COUNCIL

AUTHORIZING DISCONTINUANCE OF A PUBLIC WAY FOR OF A PORTION OF RIDGE STREET AND CHURCH STREET

Committee Action: Planning Commission recommends approval - with the Mayor voting
Public Safety Committee recommends
Fiscal Impact: N/A

File Number: R- 66 -2014

Date Introduced: September 9, 2014

The City of Stoughton, Wisconsin, Common Council does proclaim as follows:

WHEREAS, on June 5, 2014 the City of Stoughton received a written petition from the owner of all the frontage of lots and lands abutting upon the portion of the public way sought to be discontinued shown on the attached Road Vacation Map; and

WHEREAS, the City received written petitions from the owners of more than one-third of the frontage of the lots and lands abutting on that portion of the remainder of the Ridge Street and Church Street; and

WHEREAS, the Planning Commission considered this request at their regular meeting on July 14, 2014; Joint meeting with the Public Safety Committee on August 20, 2014 and Special meeting on August 20, 2014; and

WHEREAS, the Common Council held a public hearing at their regular meeting on July 22, 2014; and

WHEREAS, upon receipt of the petition materials the City provided a copy of the petition materials to the Secretary of Transportation; and

WHEREAS, a Class 3 Notice was published on June 19, 2014, June 26, 2014 and July 3, 2014 indicating this resolution will be considered at the Common Council meeting on July 22, 2014; and

WHEREAS, pursuant to 840.11, a Lis Pendens was filed with the Register of Deeds on June 5, 2014; and

WHEREAS, the Common Council finds that it is in the best interest of the City to discontinue these segments of Ridge Street and Church Street and the discontinued segments be conveyed equally to the adjacent parcels; and

WHEREAS, the discontinued land shall bear the same zoning as the adjacent properties; now therefore

BE IT RESOLVED, by the City of Stoughton Common Council, based upon the public hearing and evidence presented, and pursuant to Wisconsin Statutes Sec. 66.1003, discontinues of the portions of Ridge Street and Church Street in the City of Stoughton, Dane County, Wisconsin, shown on the attached Road Vacation Map which is incorporated herein by reference, and that said portions shall be and hereby equally transferred to the adjacent parcels and assume the zoning of the adjacent parcel, and that this Resolution shall take effect upon adoption.

Road Vacation Map

Part of Church Street and part of Ridge Street, lying in the SE 1/4 of the SE 1/4 of Section 05, T05N, R11E, City of Stoughton, Dane County, Wisconsin

Surveyor's Certificate

I hereby certify that this survey is in compliance with A-E 7 of Wisconsin Administrative Code.

I further certify that I have surveyed and mapped the lands described hereon, and that this map is a correct representation in accordance with the information furnished.

Carl M. Sandsnes
 JUNE 3, 2014
 Carl M Sandsnes, Professional Land Surveyor S-1819

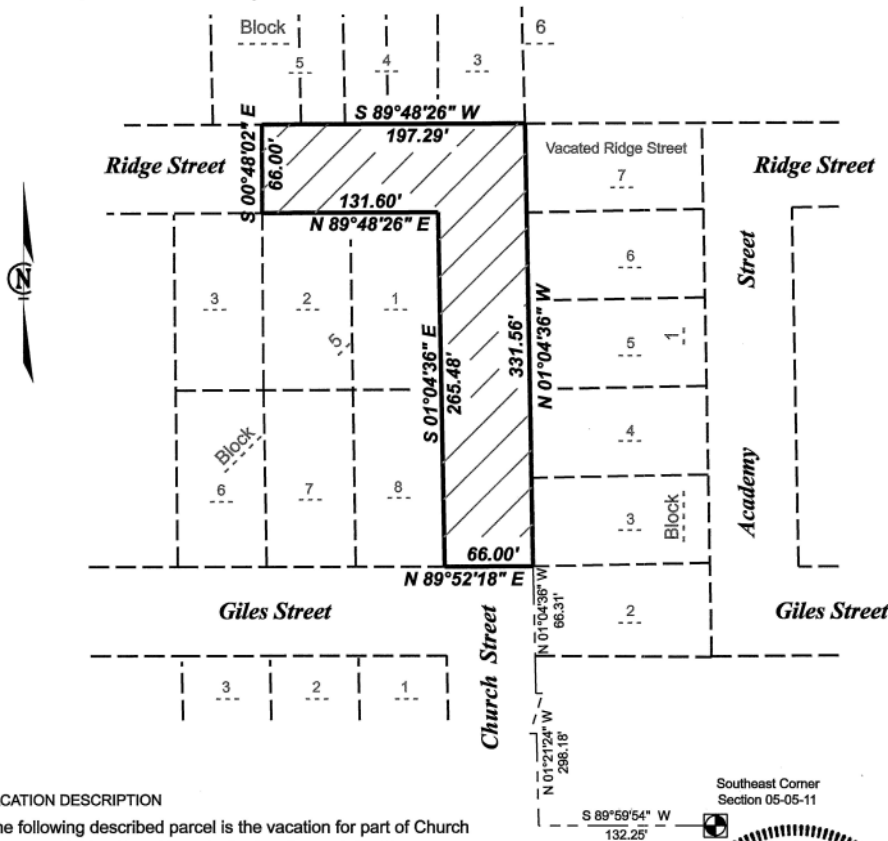


Royal Oak & Associates, Inc.

3678 Kinsman Blvd
 Madison, WI 53704
 Phone (608) 274-0500
 Fax (608) 274-4530
 www.royaloakengineering.com



Scale 1" = 100'



VACATION DESCRIPTION

The following described parcel is the vacation for part of Church Street and Ridge Street lying in the Southeast 1/4 of the Southeast 1/4 of Section 05, T05N, R11E, City of Stoughton, Dane County, Wisconsin, more fully described as follows:
 Commencing at the Southeast Corner of said Section 05;
 Thence S 89°59'54" W, 132.25 feet; Thence N 01°21'24" W, 298.18 feet along the easterly right of way line of Church Street; Thence continuing along said easterly line N 01°04'36" W, 66.31 feet to the point of beginning of this description;
 Thence N 01°04'36" W, 331.56 feet along Lots 3, 4, 5, 6, and 7, Block 1, O.M Turner's Addition to the Village of Stoughton; Thence S 89°48'26" W, 197.29 feet along Lots 3, 4, and 5, Block 6, O.M Turner's Addition to the Village of Stoughton;
 Thence S 00°48'02" E, 66.00 feet to the southerly right of way of Ridge Street;
 Thence N 89°48'26" E, 131.60 feet along Lots 1 and 2, Block 5, O.M Turner's Addition to the Village of Stoughton; Thence S 01°04'36" E, 265.48 feet along Lots 1 and 8, Block 5, O.M Turner's Addition to the Village of Stoughton; Thence N 89°52'18" E, 66.00 feet, to the point of beginning of this description.
 Said parcel contains 30,556 square feet or 0.70 acres.

Southeast Corner
 Section 05-05-11



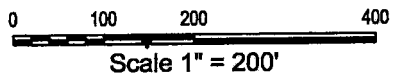
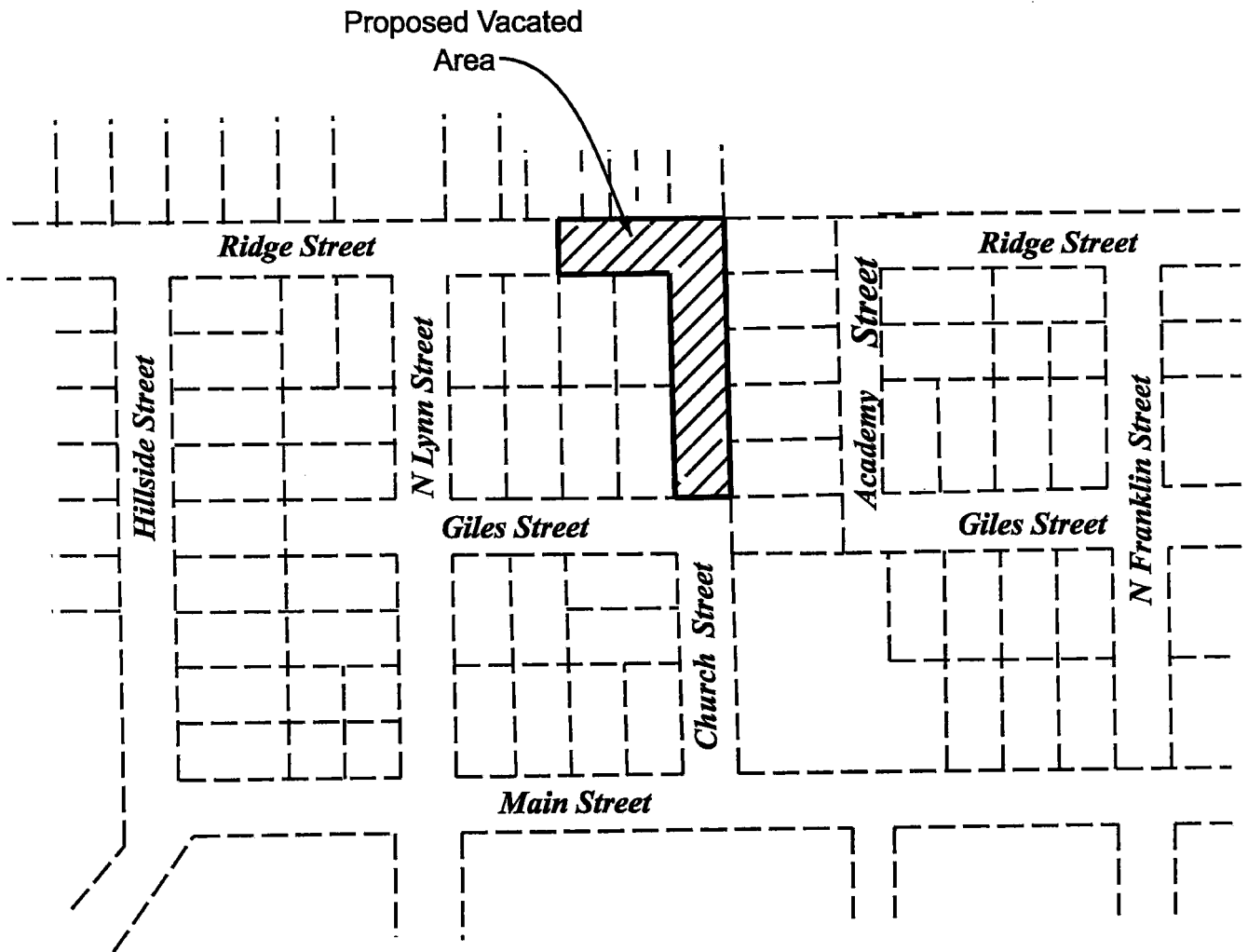
Surveyed for:
 Stoughton Hospital
 900 Ridge Street
 Stoughton WI

Surveyed By: TT
 Drawn By: TT
 Approved By: CMS
 Field Book:
 Date: 06-02-14
 Office Map No: 16187
 Sheet 1 of 2 Sheets

Road Vacation Map

Part of Church Street and part of Ridge Street, lying in the SE 1/4
of the SE 1/4 of Section 05, T05N, R11E, City of Stoughton,
Dane County, Wisconsin

Overall Area Map



Royal Oak & Associates, Inc.
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Phone (608) 274-0500
Fax (608) 274-4530
www.royaloakengineering.com

Surveyed By: TT
Drawn By: TT
Approved By: CMS
Field Book: _____
Date: 06-02-14
Office Map No: 16187
Sheet 2 of 2 Sheets

Purpose of Request to Vacate a Portion of Church and Ridge Streets

In early 1990s, Stoughton City officials including Mayor Johnson exhorted and petitioned hospital to remain in the Eastside, the landlocked nature of the campus notwithstanding. The mayor wanted a balanced and commercially healthy Eastside to counterbalance commercial and residential development in other quadrants of City. Stoughton Hospital obliged and heavily invested in present site since then.

The proposed development and plans are a necessity if Stoughton Hospital is to continue to prosper and grow over the decades in future. The overall impact should be much more positive than negative, given limited traffic that will invade, skirt the hospital campus and use our main streets as a thoroughfare which poses a definite danger to pedestrians, vehicles needing to access hospital, parking lots etc. Street, safety, and expanded offsite parking improvements will be major benefits.

Neighbors have shown tentative support for the project provided adequate signage is provided at Cooper's Causeway and for the truck route at the intersection of Hillside and Ridge Streets. The city is asked to consider neighborhood requests for additional signage as appropriate. This need for additional signage was made clear at a hospital sponsored listening session.

The opportunity to better connect the hospital campus with surrounding green spaces, walking trails and access to city bicycle pathways is an added benefit of this project. When approved this project will help assure modern, state of art healthcare, continuation of open medical staff, diversification philosophies; and consistent with the original plans agreed upon by the City and Hospital dating back to the early 1990's.



Royal Oak & Associates, Inc.

Land Surveyors & Site Designs

3678 Kinsman Blvd, Madison, WI 53704
Phone (608) 274-0500 Fax (608) 274-4530
www.royaloakengineering.com

June 5, 2014

The following description is a road vacation description for part of Church Street and part of Ridge Street located in the City of Stoughton, Wisconsin.

Road Vacation Description

The following described parcel is the vacation for part of Church Street and Ridge Street lying in the Southeast 1/4 of the Southeast 1/4 of Section 05, T05N, R11E, City of Stoughton, Dane County, Wisconsin, more fully described as follows:

Commencing at the Southeast Corner of said Section 05;
Thence S 89°59'54" W, 132.25 feet; Thence N 01°21'24" W, 298.18 feet along the easterly right of way line of Church Street; Thence continuing along said easterly line N 01°04'36" W, 66.31 feet to the point of beginning of this description; Thence N 01°04'36" W, 331.56 feet along Lots 3, 4, 5, 6, and 7, Block 1, O.M Turner's Addition to the Village of Stoughton; Thence S 89°48'26" W, 197.29 feet along Lots 3, 4, and 5, Block 6, O.M Turner's Addition to the Village of Stoughton; Thence S 00°48'02" E, 66.00 feet to the southerly right of way of Ridge Street; Thence N 89°48'26" E, 131.60 feet along Lots 1 and 2, Block 5, O.M Turner's Addition to the Village of Stoughton; Thence S 01°04'36" E, 265.48 feet along Lots 1 and 8, Block 5, O.M Turner's Addition to the Village of Stoughton; Thence N 89°52'18" E, 66.00 feet, to the point of beginning of this description.

Said parcel contains 30,556 square feet or 0.70 acres.

May 26, 2014

Donna Olson, Mayor
381 E. Main Street
Stoughton, WI 53589

Mayor Olson,

I am a resident of North Lynn Street and recently attended a meeting at the Stoughton Hospital regarding the proposed parking lot renovations. I was informed that the hospital—with city support—intends to close off Ridge Street and that hospital parking would no longer be accessible via Ridge Street. I was also told that the reason was due to the high volume of traffic and safety concerns. Ridge Street is extremely high traffic area traffic directly related to hospital staff, patients, visitors and Dean Clinic staff and patients who use Coopers Causeway as a short-cut from the north side of the city.

If Ridge Street is closed preventing access to hospital parking it will force traffic to use North Lynn Street to access Giles Street to gain access to the hospital parking area. If high traffic is a safety concern for the hospital, it is certainly a safety concern for the residents living on North Lynn Street. North Lynn Street is an older, quiet neighborhood and it is grossly unfair for the residents of Lynn Street—and the neighborhood in general—to bear the burden of excessive hospital and Dean Clinic traffic should this proposal go forward.

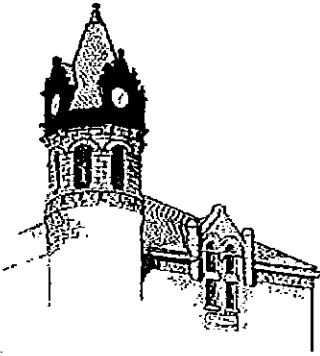
I am adamantly opposed to the closing of Ridge Street and I would respectfully ask that other options be explored. Certainly stops signs at the corners of Ridge and Church Street would be beneficial, as would speed bumps. Closing Ridge Street is not the answer, as it only pushes the problem onto the residents of North Lynn Street.

Sincerely,



Julie Peterson
220 N. Lynn Street
Stoughton, WI 53589
873-8191

CC: Paul Lawrence, Alderperson District 2
Ron Christianson, Alderperson District 2
Michael Engelberger, Alderperson District 2



CITY OF STOUGHTON
From the Mayor's Office

May 30, 2014

Julie Peterson
220 N Lynn Street
Stoughton WI 53589

Dear Julie,

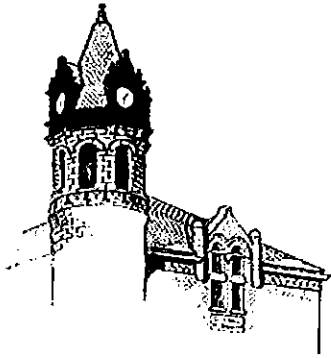
I have received your letter and concerns regarding the potential changes surrounding renovations at Stoughton Hospital. We are anticipating a petition from the hospital to vacate part of Ridge and Church Streets. I will have your letter included with those materials as they are reviewed by city committee(s) and the Common Council.

Thank you for sharing your concerns.

Sincerely,

Donna L. Olson, Mayor
City of Stoughton
608-873-6677
dolson@ci.stoughton.wi.us

CC: Paul Lawrence
Ron Christianson
Michael Engelberger
Terry Brenny, Stoughton Hospital
Planning Director Scheel



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

(608) 873-6619 www.ci.stoughton.wi.us

RODNEY J. SCHEEL
DIRECTOR

June 10, 2014

Mark Gottlieb, P.E.
WisDOT Secretary
4802 Sheboygan Ave. 120B
Madison, WI 53705

RE: Discontinuance of a Public Way – Stoughton, WI

Dear Mr. Gottlieb:

The City of Stoughton has received petitions for the discontinuance of a portion of Ridge Street and Church Street within the City of Stoughton. Pursuant to s. 66.1003 are providing you a copy of the petition materials since STH 51 is within one-quarter mile of the segments being petitioned for discontinuance. We have also included the Public Hearing Notice for the date that the City Common Council will be considering this issue.

If you have any questions or comments, please contact me.

Sincerely,
Rodney Scheel

A handwritten signature in cursive script that reads "Rodney Scheel". The signature is written in black ink and is positioned below the typed name.

Director of Planning & Development
City of Stoughton

Rodney J. Scheel

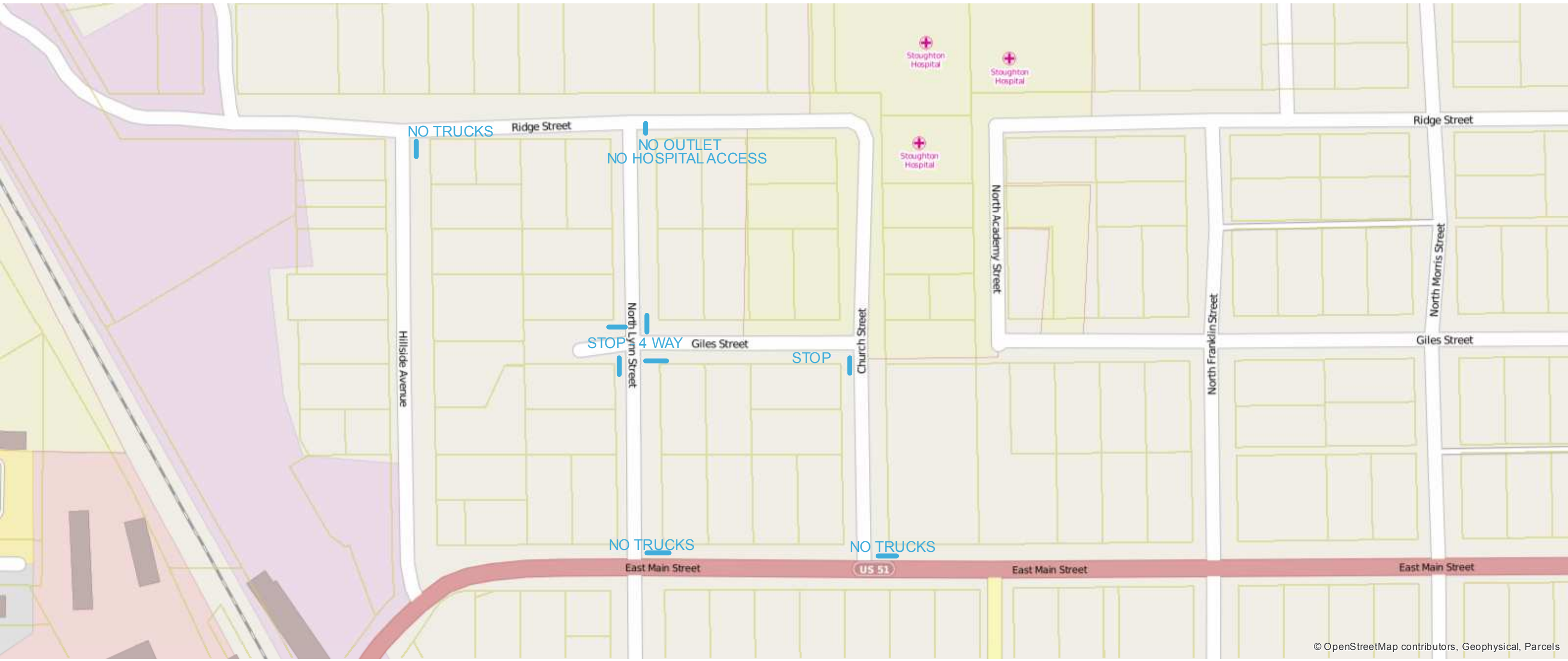
From: Rodney J. Scheel
Sent: Wednesday, July 23, 2014 6:47 AM
To: Greg Leck; Karl Manthe
Cc: Donna Olson
Subject: Traffic Control Recommendations
Attachments: Traffic Control Recommendations.pdf

To facilitate discussion, I have prepared a proposed traffic control scheme for signage north of Main Street between Hillside and Church Street. Please see the attached and comment. The goals are as follows:

- No Truck signage on Main at Church and Lynn are intended to direct truck traffic to Hillside where the street has been reconstructed to better accommodate such vehicle. Trucks cannot negotiate turns from Church to Ridge if the street remains open. It should not be necessary for trucks to use Lynn to reach Ridge Street.
- No Truck signage on Ridge at Hillside. It should not be necessary for trucks to use Ridge Street east of Hillside. In addition, trucks at Main and Church cannot make the turn to the east due to the pedestrian safety island and trucks at Lynn and Main cannot make the turn to the west due to the pedestrian safety island.
- Create a Four-way Stop at Lynn and Giles Street. This should improve driver and pedestrian safety due to visibility and grade issues as well as discourage drivers from using Lynn Street as a “cut through” to/from Ridge Street. It would make this route inconvenient for non-neighborhood drivers and over time will likely discontinue using it.
- Install Stop sign on Giles at Church. Promotes safe entrance into Hospital facility using Church Street.
- Install Stop signs at Hillside at Ridge and Lynn at Ridge. There are currently Yield signs at these locations, but converting them to Stop signs will further limit non-neighborhood use and improve safety. If Ridge is vacated as proposed by the Hospital, it may not be as necessary to install a Stop sign on Lynn at Ridge since there will be little to no traffic using Ridge east of Lynn Street.
- Parking restrictions are not shown on the concept, but it may be appropriate to limit parking to facilitate safe movement of truck traffic using Hillside and the west end of Ridge streets.

Your feedback is appreciated.

Rodney Scheel
City of Stoughton
Director of Planning & Development
608.873.6619
rjscheel@ci.stoughton.wi.us



Michael Stacey

From: Michael Stacey
Sent: Tuesday, August 05, 2014 4:08 PM
To: Donna Olson; Eric Hohol; Greg Jenson; Matt Hanna; Ron Christianson; Scott Truehl; Todd Krcma (tkrcma@gmail.com); Tim Swadley; Paul Lawrence; Thomas Majewski; Greg Leck; Pat O' Connor
Cc: Rodney J. Scheel
Subject: Hospital Plan
Attachments: Hospital Area Traffic Modification Alternative.docx; Traffic Calming at Madison Intersection.docx

TO: Stoughton City Planning Commission Members and Public Safety Committee Members

My wife and I have lived in Stoughton for over 35 years at the same location on Roosevelt Street. Obviously we like living here or we would have moved. We both were directors of state programs with our offices in Madison. While most of my orientation has been to the state and federal level I was involved in several planning efforts while Helen was mayor and am interested in how we plan for the future. Over my now lengthy time in Stoughton I am periodically taken aback by the "small ball" thinking that occurs and the seeming difficulty of decision making. I started my career in Rock County as a community organizer so I am fully aware of the importance of citizen input and involvement in decision making. But in directing the state's low income energy programs I am also aware of the importance of making decisions even knowing that they won't please everyone.

The Hospital request reminded me of the effort back in the mid 80's to build a new library on the Rock River at Water and Washington Streets which would have required closing those streets to thru traffic. Some business people moaned, some people worried about kids being near the water and some didn't like that it would be a long walk to the bakery for coffee and donuts. The referendum then failed and the old library was redone and expanded. This ultimately cost more than the cost would have been for the new library which would have greatly contributed to improvement along the river and its increased use as a community asset.

Now the Council seems to think that a few people who live near the hospital should have an out of proportion say in what is decided relative to the hospital which serves the entire community. I realize they have concerns which should be considered and mitigated if possible but they should not override what is best for the city and community as a whole. So a few people have to go a few more blocks to get to the hospital. They could walk if they wanted. We have to drive all the way across town as do most residents. Maybe the hospital should move to the old Yahara School Site so I don't have to drive so far (just kidding).

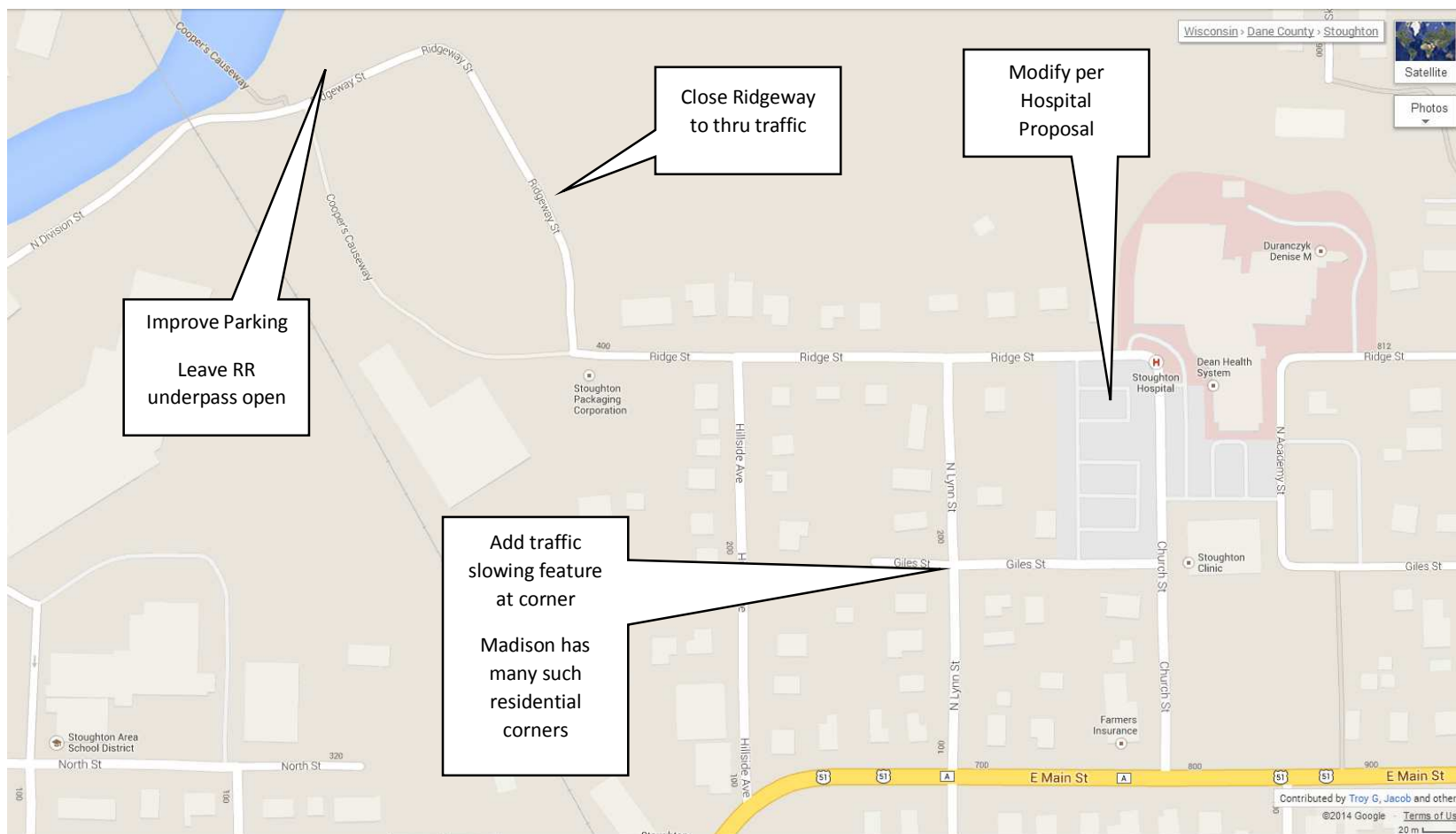
We use N. Division and Ridgeway Streets to get to the hospital all the time. With the hospitals proposal we are less likely to go that way and I would surmise that would be true for other folks as well. I would suggest you actually close off Ridgeway's access to Water Street (see map attached); somewhat similar to how Barberry Road is cut off on the West Side between the City and the Town. This would certainly reduce the traffic through the neighborhood west of the hospital and would also resolve many of the other issues about the

railway underpass which crop up from time to time. Now this would inconvenience me and my wife but I can easily accept that for the greater good.

Some people were concerned about traffic on N. Lynn Street. It should be relatively easy to put a traffic slowing circle at the corner with Giles Street. They are used in several residential areas in Madison (see attachment) and would be in keeping with the treatment in the median strip of S. Lynn Street with the fountain and all. However, if you cut off Ridgeway Street this wouldn't be necessary since there wouldn't be any thru traffic.

Steven Tryon
873-5956

Hospital Area Traffic Modification Alternative



Traffic Calming at Intersection

Glenway Street and Hammersley Avenue in Madison, WI



PLANT LIST

KEY	COMMON NAME	QTY	PLANTING SIZE	ROOT CONDITION
ABM	Autumn Blaze Maple	8	2 1/2"	B&B
GSL	Greenspire Linden	2	2 1/2"	B&B
HE	Homestead Elm	4	2 1/2"	B&B
PFC	Prairie Fire Crabapple	6	2"	Cont.
PL	Palibin Lilac	6	#5	Cont.
SWN	Summer Wine Ninebark	5	#5	Cont.
LMS	Limemound Spirea	11	#2	Cont.
FRG	Feather Reed Grass	18	#1	Cont.

BIOSWALES: At Least 8 Varieties

Common Fox Sedge	2.5"	Plug	18" O.C.
Brown Fox Sedge	2.5"	Plug	18" O.C.
Virginia Wild Rye	2.5"	Plug	18" O.C.
Little Blue Stem	2.5"	Plug	18" O.C.
Canada Anemone	2.5"	Plug	18" O.C.
New England Aster	2.5"	Plug	18" O.C.
Wild White Indigo	2.5"	Plug	18" O.C.
Joe Pye Weed	2.5"	Plug	18" O.C.
Wild Bergamont	2.5"	Plug	18" O.C.
Prairie Dock	2.5"	Plug	18" O.C.
Coneflower	2.5"	Plug	18" O.C.
Black Eyed Susan	2.5"	Plug	18" O.C.

CITY OF STOUGHTON LANDSCAPE REQUIREMENTS

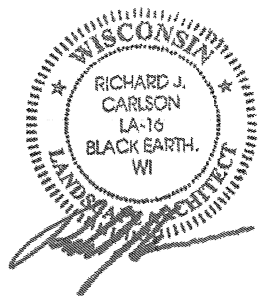
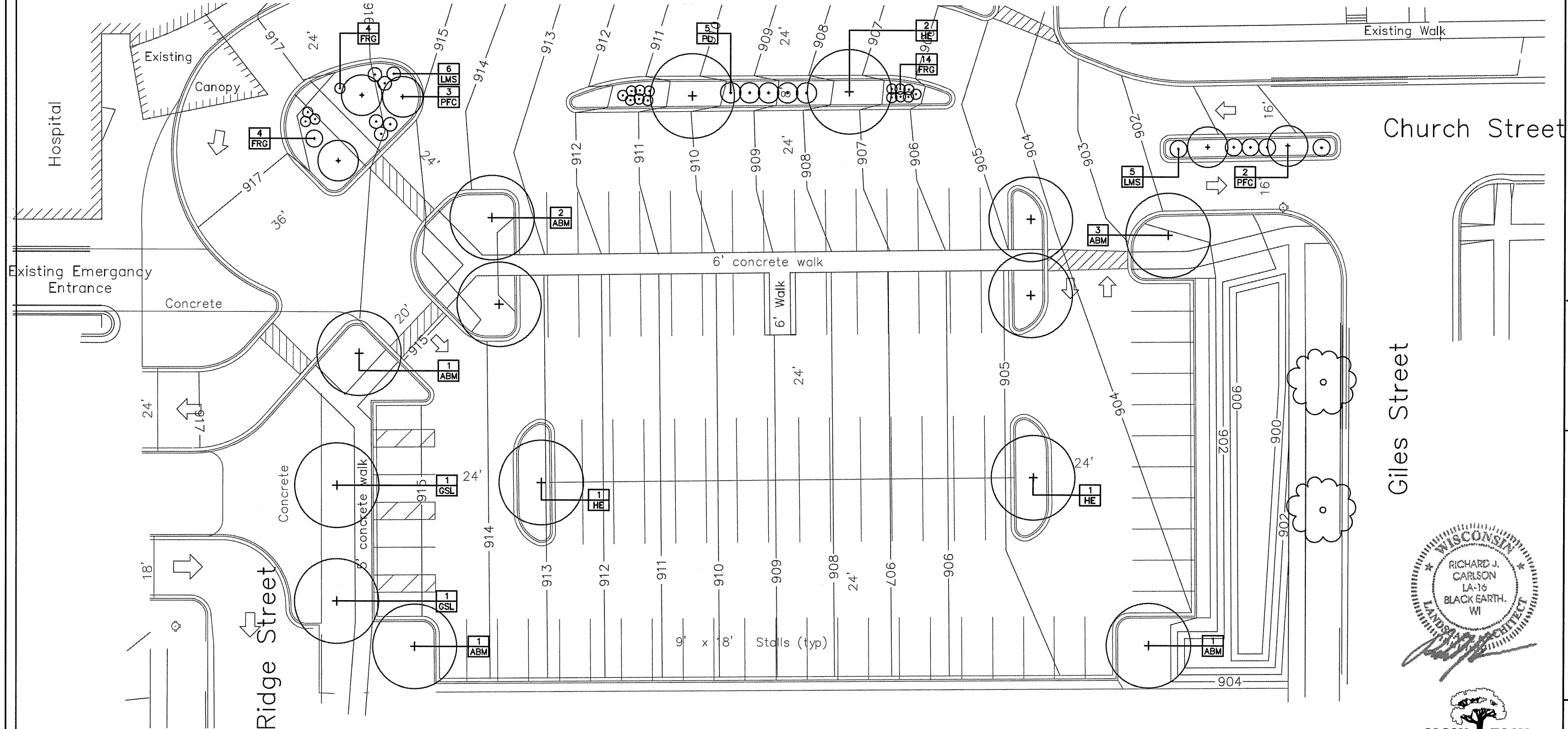
Number of Parking Stalls	96
Number of Points per 20 Stalls	60
96 / 20 = 4.8 x 60 = 288 Points	

Street Frontage	140 LF
Number of Points per 100 Linear Feet	40
400 / 100 = 1.4 x 40 = 56 Points	

SOLUTION	Number	Pts
Tall Deciduous Trees @ 30 pts	9	300
Tall Deciduous Shrubs @ 5 pts	23	30
Low Deciduous Shrubs @ 1 pts	17	11
Total		343

SOLUTION	Number	Pts
Tall Deciduous Trees @ 30 pts	2	56

- NOTES: 1) Seed and mulch lawn
2) Washed Stone in Islands
3) Bark mulch tree rings



Drafted By: Name	
Checked By: Name	
Approved By: Name	
Date: Date	

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3678 Knisman Blvd
Madison, WI 53704
Phone (608) 274-0500
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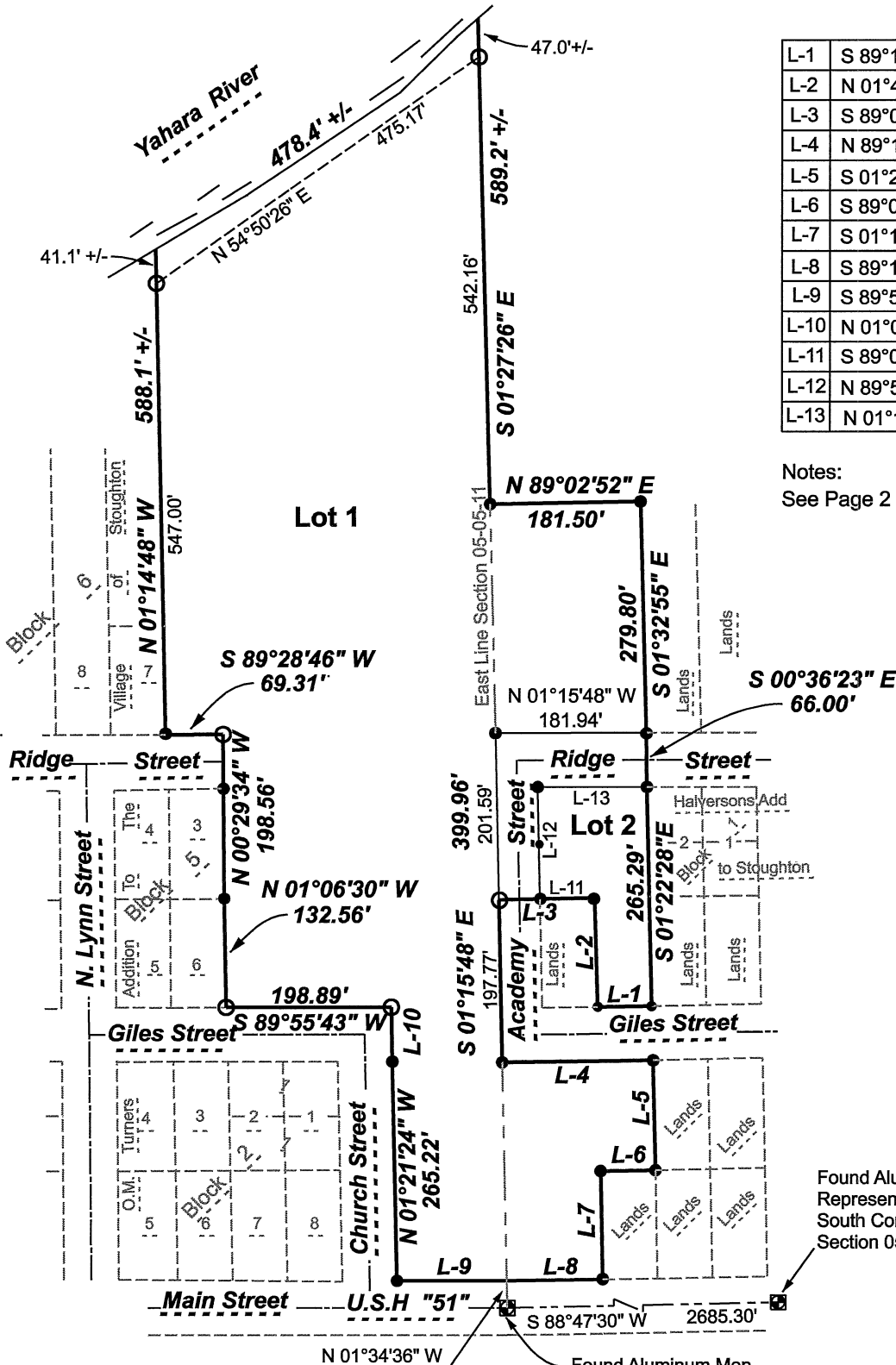
Plan For:
Stoughton Hospital
900 Ridge Street
Stoughton WI

Site / Grading Plan
Stoughton Hospital Parking
Main Parking / Entrance

Office Map No	####
Sheet	10
of Sheets	11

Certified Survey Map

Lots 1 - 7, Block 1, Lots 1 - 6, Block 2, Lots 1, 2, 7, 8, Block 5 of O.M. Turner's Addition to the Village of Stoughton, lying in the SE 1/4 of the SE 1/4 of Section 05, Lots 3 and 4, Halversons Addition to Stoughton, Lot 1 Certified Survey Map 11458, lying in the SW 1/4 of the SW 1/4 of Section 04, all in T05N, R11E, City of Stoughton, Dane County Wisconsin.



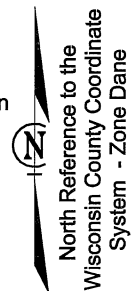
L-1	S 89°14'00" W	65.14'
L-2	N 01°45'10" W	131.96'
L-3	S 89°08'28" W	115.40'
L-4	N 89°14'00" E	181.89'
L-5	S 01°20'00" E	132.33'
L-6	S 89°07'28" W	66.02'
L-7	S 01°10'20" E	131.84'
L-8	S 89°14'29" W	115.77'
L-9	S 89°58'31" W	132.13'
L-10	N 01°04'36" W	66.31'
L-11	S 89°08'28" W	65.90'
L-12	N 89°53'08" E	134.93'
L-13	N 01°15'48" W	131.68'

Notes:
See Page 2 for Buildings and Easements

LEGEND
 ● Iron Stake Found
 ○ 3/4" X 24" Rebar Driven
 Min. Wt. 1.50 #/ln. ft.
 () Recorded As

Found Aluminum Mon
 Representing the
 Southeast Corner
 of Section 05-05-11

Found Aluminum Mon
 Representing the
 South Corner of
 Section 05-05-11



0 100 200 400
 Scale 1" = 200'

Surveyed By: TT
 Drawn By: TT
 Approved By: CMS
 Date: 06-13-14

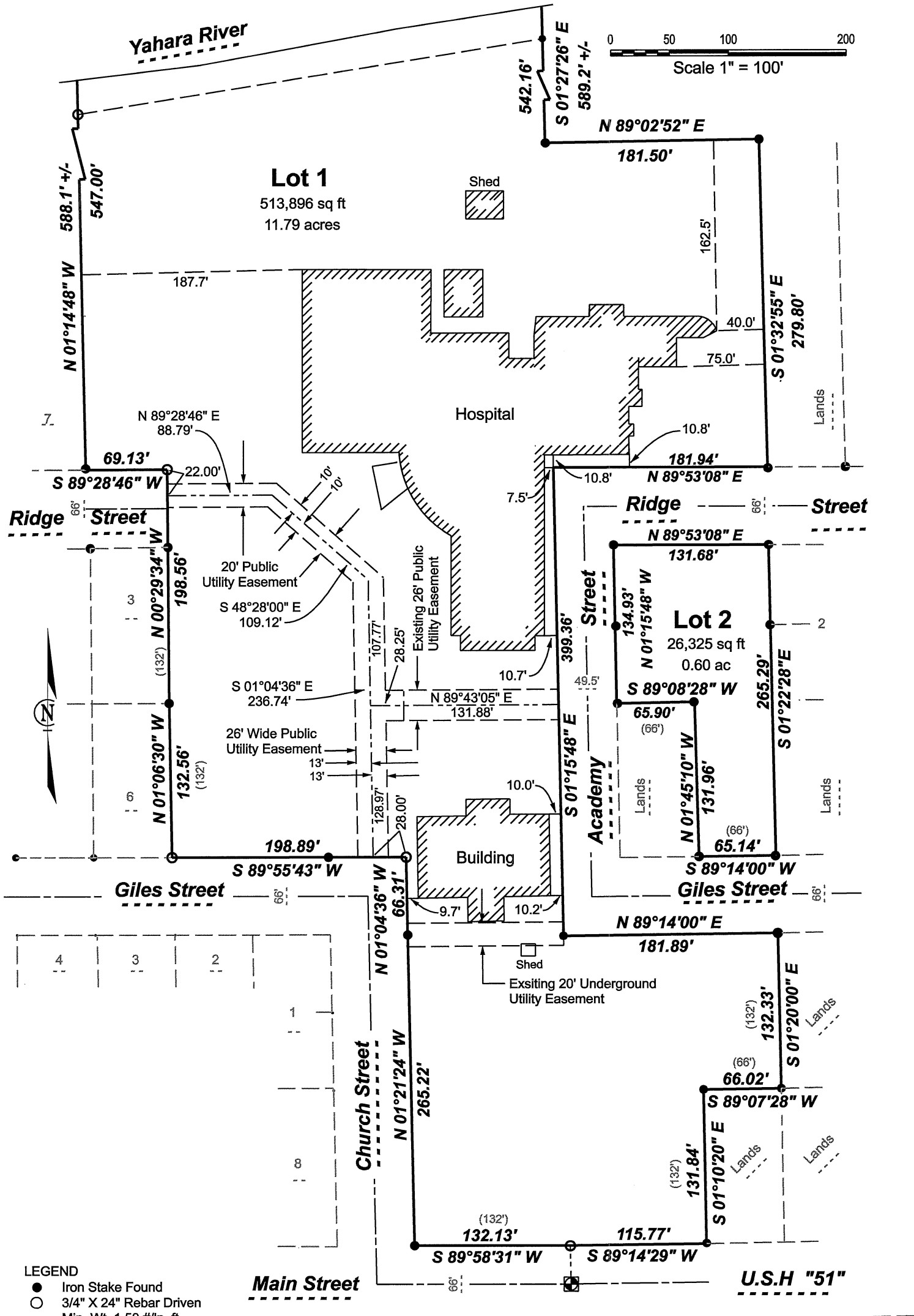


Surveyed By:
Royal Oak & Associates, Inc.
 3678 Kinsman Blvd
 Madison, WI 53704
 Phone (608) 274-0500

Surveyed For:
Stoughton Hospital
 900 Ridge Street
 Stoughton WI

Office Map No: 16201
 Sheet 1 of 4 Sheets

Doc No: _____
 CSM No. _____, Volume _____, Page _____



- LEGEND**
- Iron Stake Found
 - 3/4" X 24" Rebar Driven
Min. Wt. 1.50 #/ln. ft.
 - () Recorded As