

MAGNOLIA SPRINGS NEIGHBORHOOD PLANNED DEVELOPMENT

General Development Plan (GDP)

Owner:

Eldon Land Development, LLC
3092 Linnerud Drive
Stoughton, WI 53589
Contact: Rob Hostrawser
608-480-9432

Project Planner:

MSA Professional Services, Inc.
1702 Pankratz St.
Madison, WI 53704
Contacts: Stephen Tremlett
(608) 242-6621

Project Civil Engineer:

MSA Professional Services, Inc.
1702 Pankratz St.
Madison, WI 53704
Contacts: Kevin Lord
(608) 242-6617

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Appendix: Plan Sheets

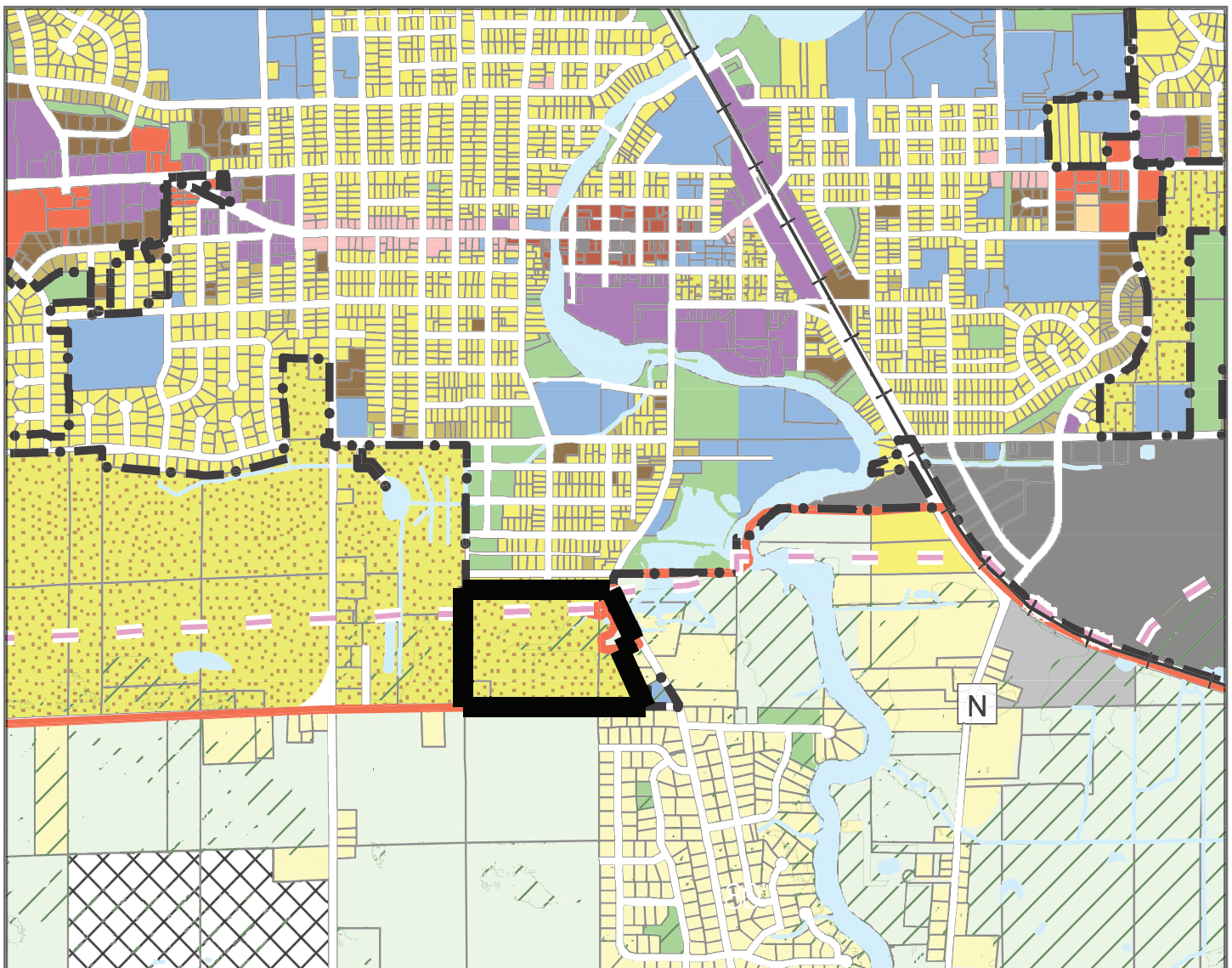
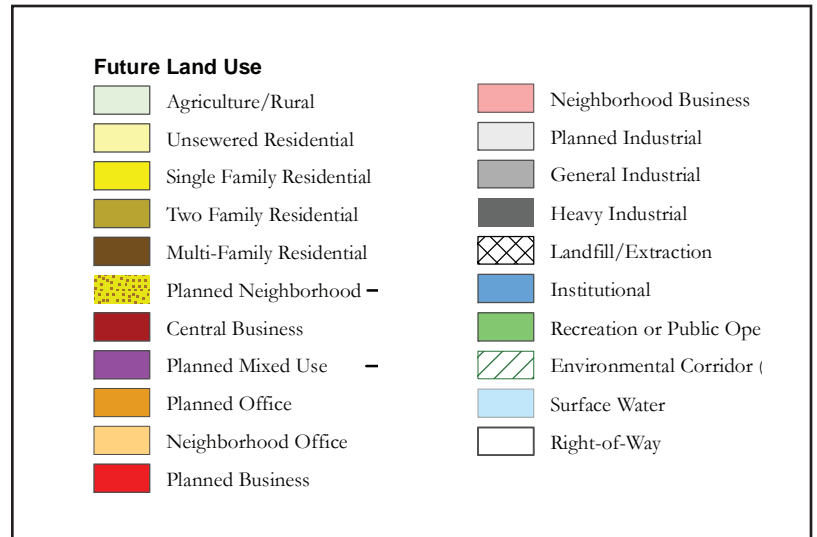
- Map with Owners within 300 feet
- Mass Grading Plan
- Street Tree Plan

COUNCIL APPROVED DATE: X
LAST MODIFIED DATE: 04/10/2023



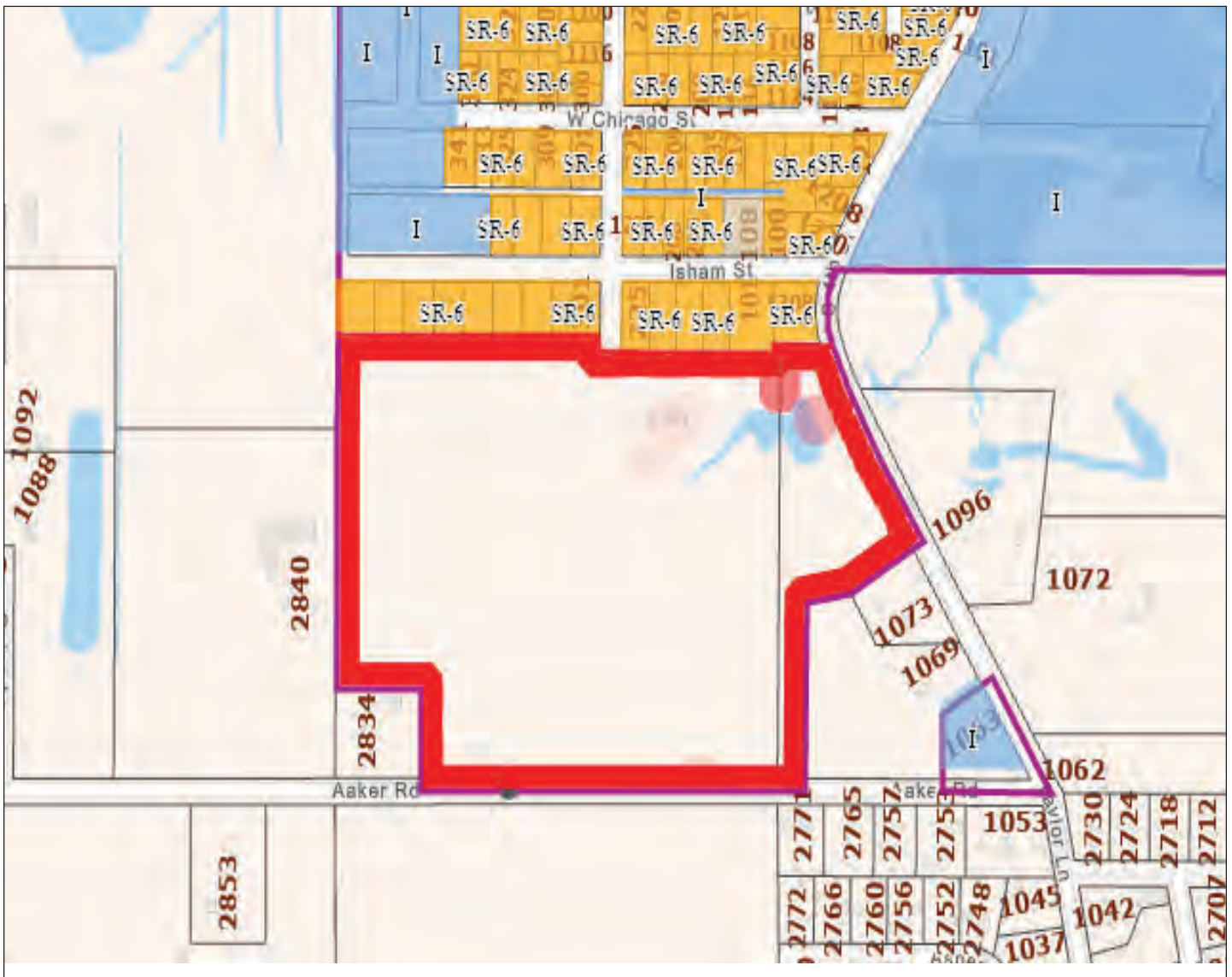
A. LOCATION MAP

Excerpt from the City of
Stoughton's Comprehensive
Plan



B. VICINITY MAP

Excerpt from the City of Stoughton's Zoning Map.



C. PLANNED DEVELOPMENT WRITTEN DESCRIPTION

Project Area and Existing Conditions

This planned development establishes the zoning requirements for duplex lots in a 37.25-acre single- and two-family residential neighborhood located in the south-central limits of the City of Stoughton – just north of Aaker Road and west of 4th Street (Taylor Lane), to be known as Magnolia Springs Subdivision.

The project area includes two city parcels (051108396602 and 051108494000). Currently, both parcels are being farmed with a pocket of woodlands around the wetland in the northeast section of the development.

The surrounding uses to the proposed project are as follows:

- **North:** single-family neighborhood and planned duplex lots along Isham Street extension.
- **West:** rural residential and wetland/floodplain/river.
- **South:** rural residential and farmland.
- **East:** rural residential.

Project Scope

ELDON LAND DEVELOPMENT, LLC is proud to submit this concept for a 37.25-acre single- and two-family residential neighborhood with 104 lots (plus, four outlots). There are 62 single-family lots (averaging 6,600 square feet on interior lots and 8,500 square feet along edges of the development), 28 zero lotline “twin-house” lots (roughly 5,000 to 6,000 square feet), and 14 duplex lots (ranging from 10,000 square feet to 12,000 square feet).

The intent of the proposed project is to provide affordably priced homes in a well-designed neighborhood with good vehicular and pedestrian connections through and within the development. Some of the key design choices that minimized the overall construction costs, which will help to keep the cost of lots/homes affordable.

General Relationship to the 2017 Comprehensive Plan

The proposed subdivision is located in an area designated as the South Planned Neighborhood Area,

which is intended for a carefully planned mixture of predominantly single-family residential development, combined with one or more of the following land use categories:

- Two Family Residential, Multi-Family Residential, Neighborhood Office, Neighborhood Business, Institutional, and Recreation or Public Open Space. This category is intended to accommodate both conventional and Traditional Neighborhood Design (TND) forms of “full-service” neighborhood development. To implement a key City objective, development within these neighborhoods should contain a minimum of 65 percent single family dwelling units, a maximum of 15 percent two family and/or townhomes, and a maximum of 20 percent multi-family dwellings.

PD Zoning Rationale & Exemptions

The Planned Development (PD) classification will allow for density that supports more affordable homes/lots, requiring smaller lots with reduced setbacks. While the developer has been able to provide single-family home designs to meet R-5 and R-6 lots, the duplex footprints cannot fit per the TR-6 rear setback requirement.

Through this GDP, the developer is requesting exemptions, allowing for reduced rear setback minimums for the duplex (or zero lotline twin-home) lots, as outlined below. This will allow the developer to maintain a uniform minimum setback following the SR-6 requirement, while allowing for building placement that holds the street edges.

PD Lots (per Figure 1): Lots 1-18, 32, 43-44, 59-60, 66-71, 75-82, 94-97, and 104.

PD Min. Rear Setback Request: 20 feet

For reference:

TR-6 Min. Rear Setback: 30 feet

SR-6 Min. Rear Setback: 20 Feet

PD lots will follow all other TR-6 zoning requirements and other City regulations. This includes potentially building single-family homes on PD lots, or subdividing the duplex lots to provide twin-homes.

FIGURE 1. Magnolia Springs Neighborhood & Requested Zoning



This request is necessary to achieve marketable duplexes on narrow lots with affordable pricing. To further that goal, Eldon Land Development, LLC also requests exemption from a Specific Implementation Plan (SIP) review. Eldon Land Development, LLC has submitted engineering drawings for Phase 1, which includes half of the PD lots. These lots will be built by Spring/Summer 2024. The developer has also submitted preliminary engineering drawings for the remainder of the neighborhood as part of the Urban Service Area amendment.

Relationship to Nearby Properties

The general development concept site plan (Figure 1 above) depicts the entire planned residential neighborhood with parks and open spaces.

ELDON LAND DEVELOPMENT, LLC has proposed a mix of single-family and duplex lots (69% and 21% of lots, respectively). The duplex lots are located along the primary routes into the neighborhood (i.e., Page Street, Proposed Road “B” and backing up to Aaker Road), as well as a pocket area directly south of planned duplex lots along Isham Street extension. Forty-one of the single-family lots are located west side of Page Street with the remaining twenty-one on the east side of Page Street

Project Timing and Phasing

The project will be broken in 2-3 phases. Phase 1 includes lots abutting Clover Lane, Orchid Avenue (west of Page Street) and Page Street (north of Orchid Avenue). Construction on this phase is planned

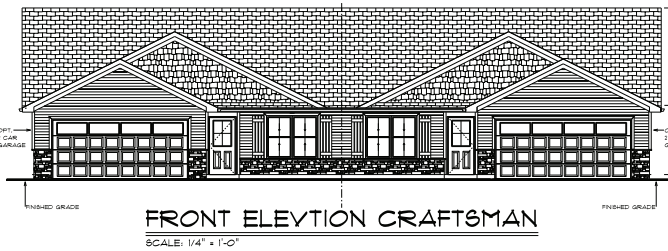
to begin in 2023 with homes completed in Spring/Summer 2024.

Phase 1A will build Orchid Avenue to 4th Street, wet pond in Outlot 3, and the trail from Orchid Avenue to Isham Street. These improvements, as well as the duplex lots along Orchid Avenue, will be completed no later than Fall 2025 per the development agreement. It is very likely the remainder of the neighborhood will be built as part of Phase 1A. The intent is to have a fully built neighborhood by the end of 2025.

Neighborhood Character/Theme

Magnolia Springs subdivision will include single family, twin-homes, and potentially duplex buildings.

Twin-homes



Single-Family



Stormwater Management

There are two wet ponds for pre-treatment, one infiltration basin, and a swale median that will serve this development and manage off-site runoff. The stormwater management system is intended to control peak runoff rates and volumes for events ranging from the 1-year through the 200-year event.

A large off-site sub-watershed will convey through the site through a central median swale on Page Street

at a depth of 10 feet with a 6-foot safety shelf behind the curb and 4:1 slopes to “V” bottom that will carry off-site water. There are also ditches planned on the north side of Aaker Road on both sides of intersection with Page Street to carry overflow stormwater to the central swale median. We will work with the City staff during the entitlement process to identify the preferred landscaping treatment that allows for minimal maintenance on annual basis.

Natural Area & Open Space

Natural Features

Outlot 2 preserves (to the extent possible) woodlands around an existing wetland. A proposed trail corridor runs through the park and extends into Outlot 1, providing access west and to the north.

Park/Open Space

Parks and Recreation Committee approved the park locations with interest in seeing the development meet the parkland dedication requirement and space for up to a 9,000 square foot playground. The development meets the parkland dedication requirement (i.e., 3.98 acres required based on 118 units with 4.12 acres provided, excludes wetland and stormwater management areas in the park). The design of the park preserves the existing wetland and trees adjacent to the wetland outside of grading for roads and stormwater management areas.

Utilities

MSA is coordinating the water and sewer service with Stoughton Utilities. The design required filling the center of the site to allow for gravity flow to the north, connecting to the existing sewer along Page Street near Isham Street. A stubbed connection is shown to Aaker Road, understanding any future development south will require a lift station and force main up to Dahli Drive along Page Street. Water is looped in several sections within the development, including a stub to Aaker Road and through Outlot 1 to Isham Street. The developer will also upgrade approximate 650-foot segment of 6-inch sewer interceptor in S. Page Street (W. Chicago Street to W. Broadway St.) to an 8-inch to accommodate the proposed Magnolia Springs Development.

Transportation

Streets

The neighborhood provides connections to the existing roadways at Page/Isham, Page/Aaker and Orchid Avenue / 4th (Taylor). Orchid Avenue is extended to the western edge of the development, providing for a future fourth access to the neighborhood.

Wild Roase Way does not cross the swale median due to complications in slope and other factors with close proximity to other breaks in the central swale median; however, a mid-block sidewalk will be built between Wild Rose Way and Orchid Avenue.

The eyebrow street in the southeast corner of the development includes a median (dedicated as right-of-way), which provides access to three single-family lots and potentially one of the duplex units (Lot 94). Per discussions with City staff, sidewalk will only be built along the lot frontages (and not within the median). The eyebrow median will include landscaping that low-maintenance while also being aesthetically pleasing. As shown in the exhibit in the upper right, there will be shrub plantings outside of the planned utilities with wood mulch in the center and gravel mulch along the edges.

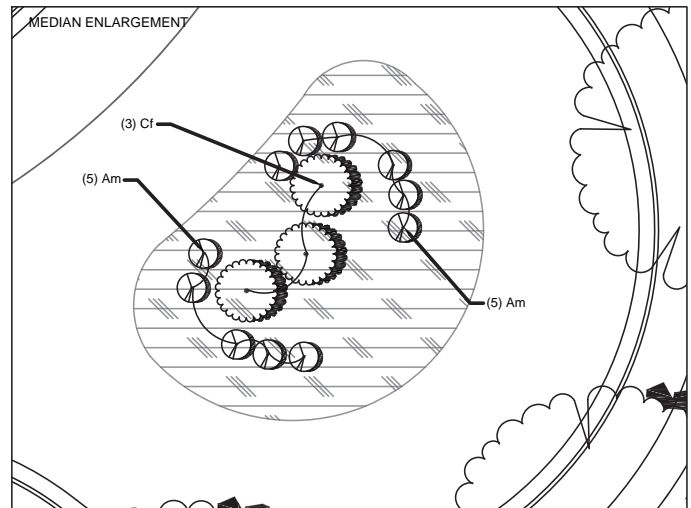
There are three right-of-way (ROW) widths provided in the neighborhood based on the corresponding land uses and function of the roadway, as follows:

- 66-foot ROW: Clover Lane and Orchid Avenue (east of Page Street)
- 60-foot ROW: Orchid Avenue (west of Page Street), Wild Rose Way, and Dahli Drive
- 156-foot ROW: Page Street (south of Orchid Avenue), inclusive central swale median

Pedestrian Connections

All streets will have pedestrian accommodations (sidewalk or path) along both sides of the street with a grass terrace of varying widths (typically 7-8 feet wide). One exception is along Dahli Drive crossing of the median where sidewalk will be installed only on the north side of the street. A mid-block sidewalk will be installed between Wild Rose Way and Orchid Avenue.

Eyebrow Median Landscaping



Paved multi-use paths will be built along 4th Street (Taylor Lane) from Isham Street to Orchid Avenue, through the park, and within a 40-ft trail corridor* (in Outlot 1) to the northwestern corner of the development. A trail connection will also connect the trail in Outlot 1 to Clover Lane.

** The trail corridor utilizes a 12-foot utility easement north of the development to meet the desired 50 feet of wildlife corridor width. The lot depths are near minimums to allow for homes without an alley, providing for affordable lots. Any further reduction of depth (to increase the trail corridor) would make it unfeasible to provide the number of affordable lots as shown.*

Management and Maintenance

The on-going management and maintenance of areas within private lot boundaries will be the responsibility of site owners. Maintenance, care, upkeep, snow removal, etc. of sidewalks will be the responsibility of adjacent landowner, including the mid-block sidewalk (likely only the lot owners on one side of the outlot). Improvements in dedicated right-of-way and outlots (inclusive of trails, sidewalk, utilities, roadway, stormwater basins, etc.) will be the responsibility of the City of Stoughton and Stoughton Utilities once dedication has been accepted. A Developer's Agreement will be negotiated with the City to establish the assignment of these responsibilities.

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Magnolia Spring Neighborhood

General Development Plan (GDP) Appendix:

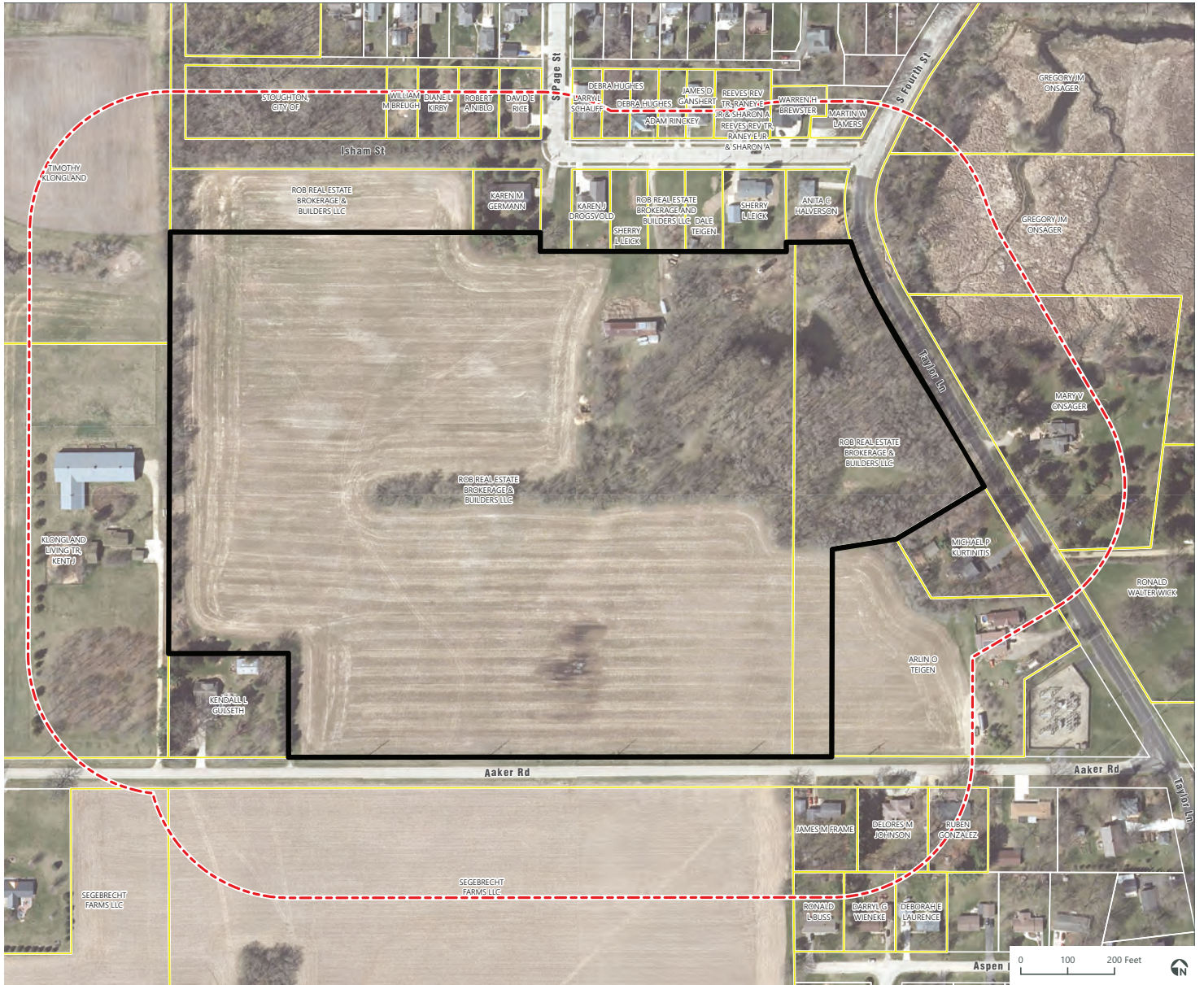
Map with Owners within 300 feet (P.3)

Mass Grading Plan (P.4-7)

Street Tree Plan (P.8-12)

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Properties within 300 feet

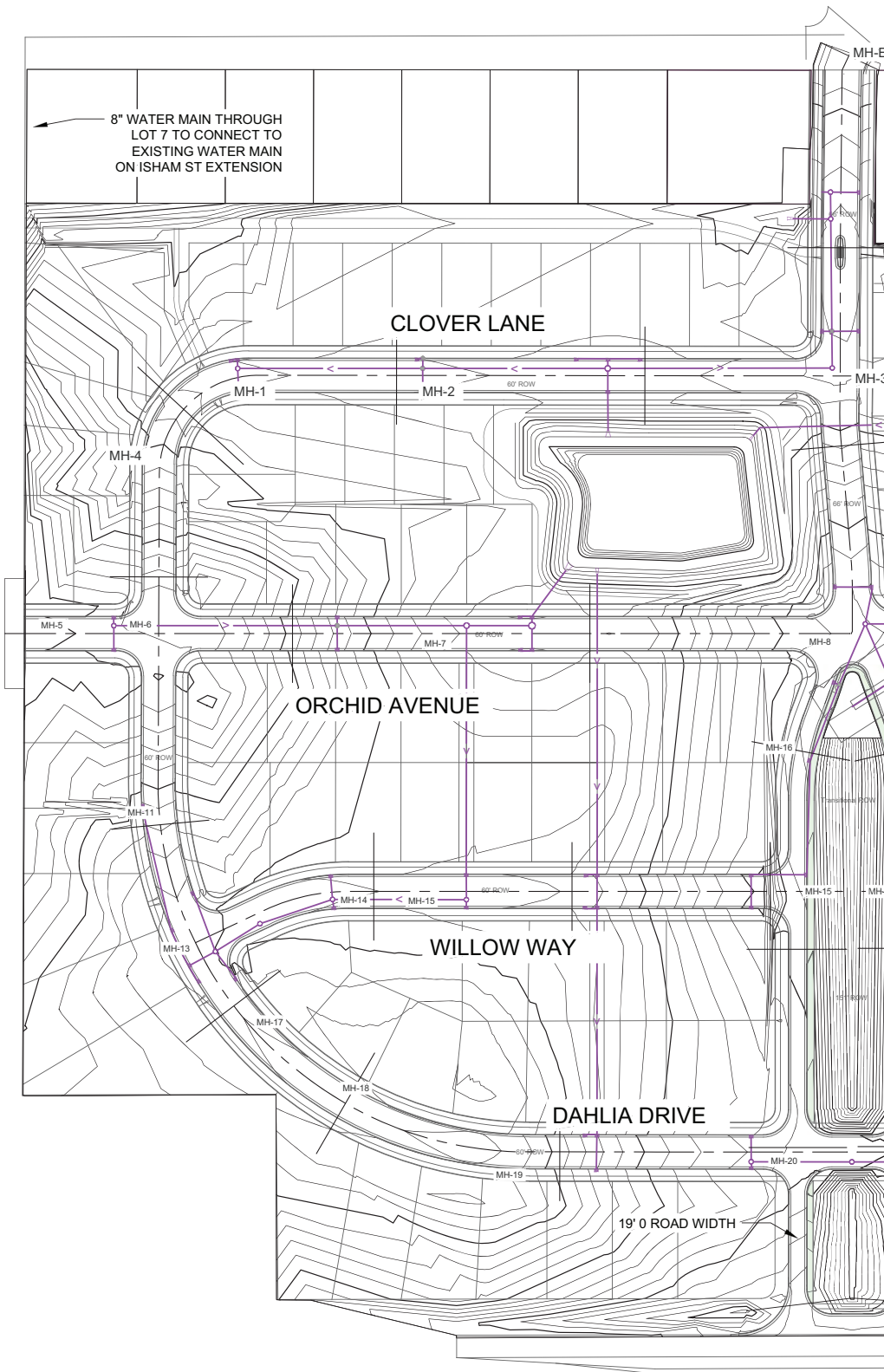


- - - Site Buffer (300-ft)
- Site Boundary
- Parcels Within 300-ft

MASTER GRADING PLAN

GENERAL NOTES:
ALL SANITARY
ARE PROPOSED
TO BE 8 INCHES IN
DIAMETER

ALL ROADS TO BE
STANDARD
WIDTHS WITH
EXCEPTIONS
NOTED ON PLAN

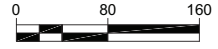


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	CHECKED BY: ST	-	-		-

PLOT DATE: 4/10/2023 8:43 AM, G:\212166912\1669000\CADD\Construction Documents\21669000 Site Plan Concepts.dwg



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ISHAM ST.

S. PAGE ST

9065 SF PLAYGROUND

STA 2+25.00 G
OFF 8.00

4TH ST.

ORCHID AVENUE

S. PAGE ST

WILLOW WAY

DAHLIA DRIVE

AAKER RD.

19' 0" ROAD WIDTH

MH-27

MH-9

MH-10

MH-25

MH-24

MH-23

MH-21

MH-22

Transitional ROW

66' ROW

67' ROW

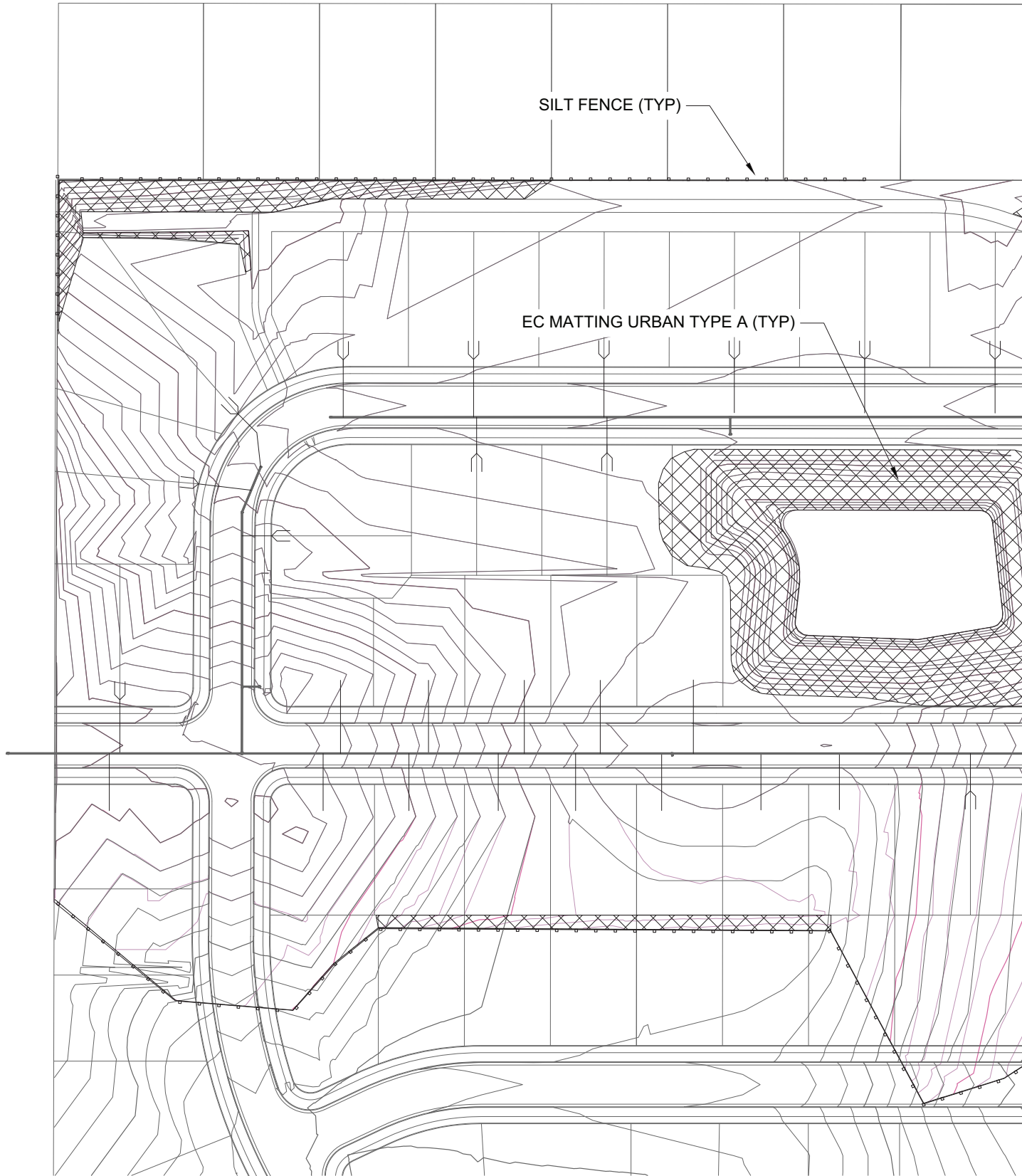
67' ROW

MAGNOLIA SPRINGS SUBDIVISION
ROB REAL ESTATE BROKERAGE & BUILDERS LLC
STOUGHTON, DANE COUNTY, WI

MASTER GRADING PLAN

PROJECT NO.
21669000
SHEET
G2

PHASE 1 - GRADING/EROSION PLAN



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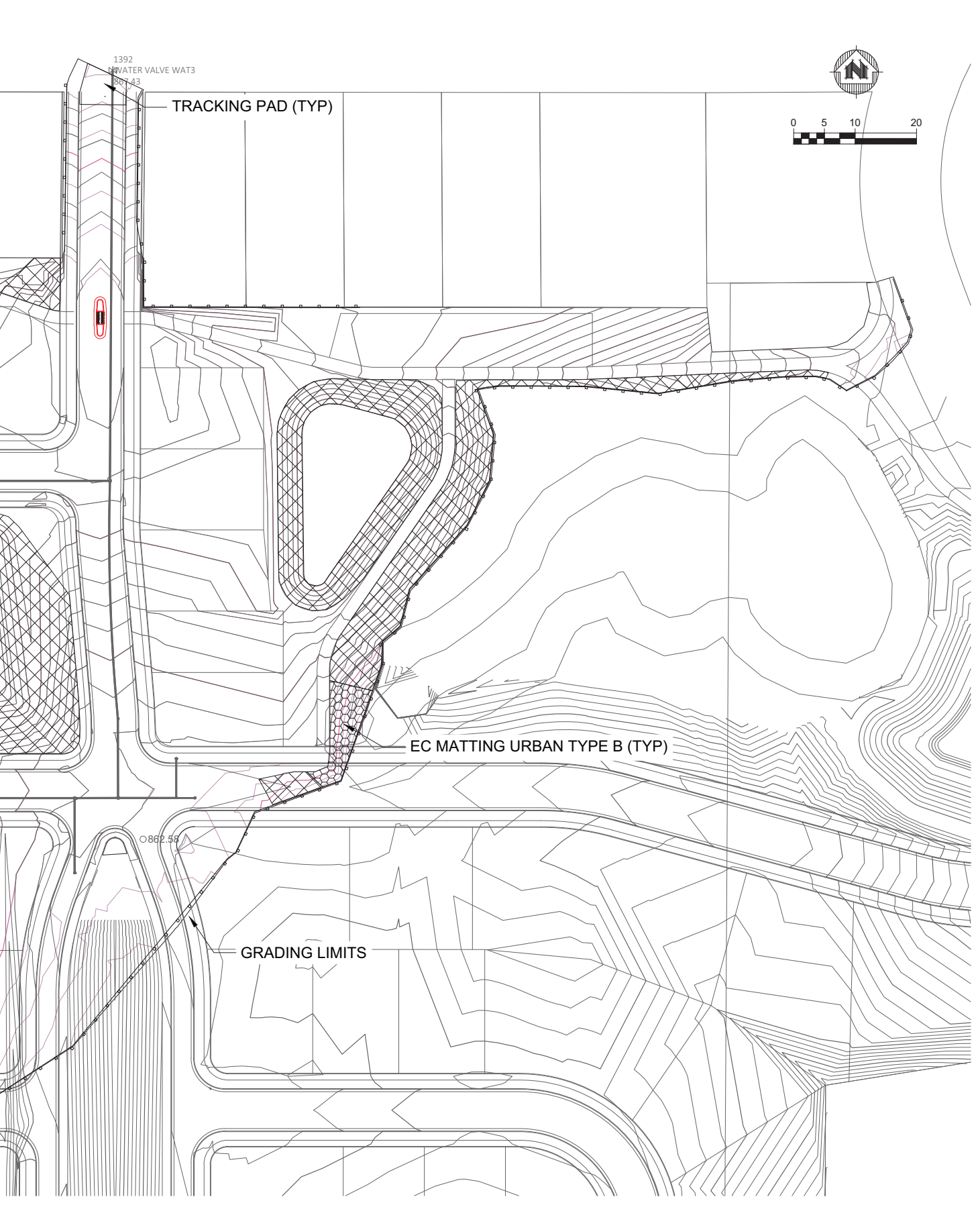
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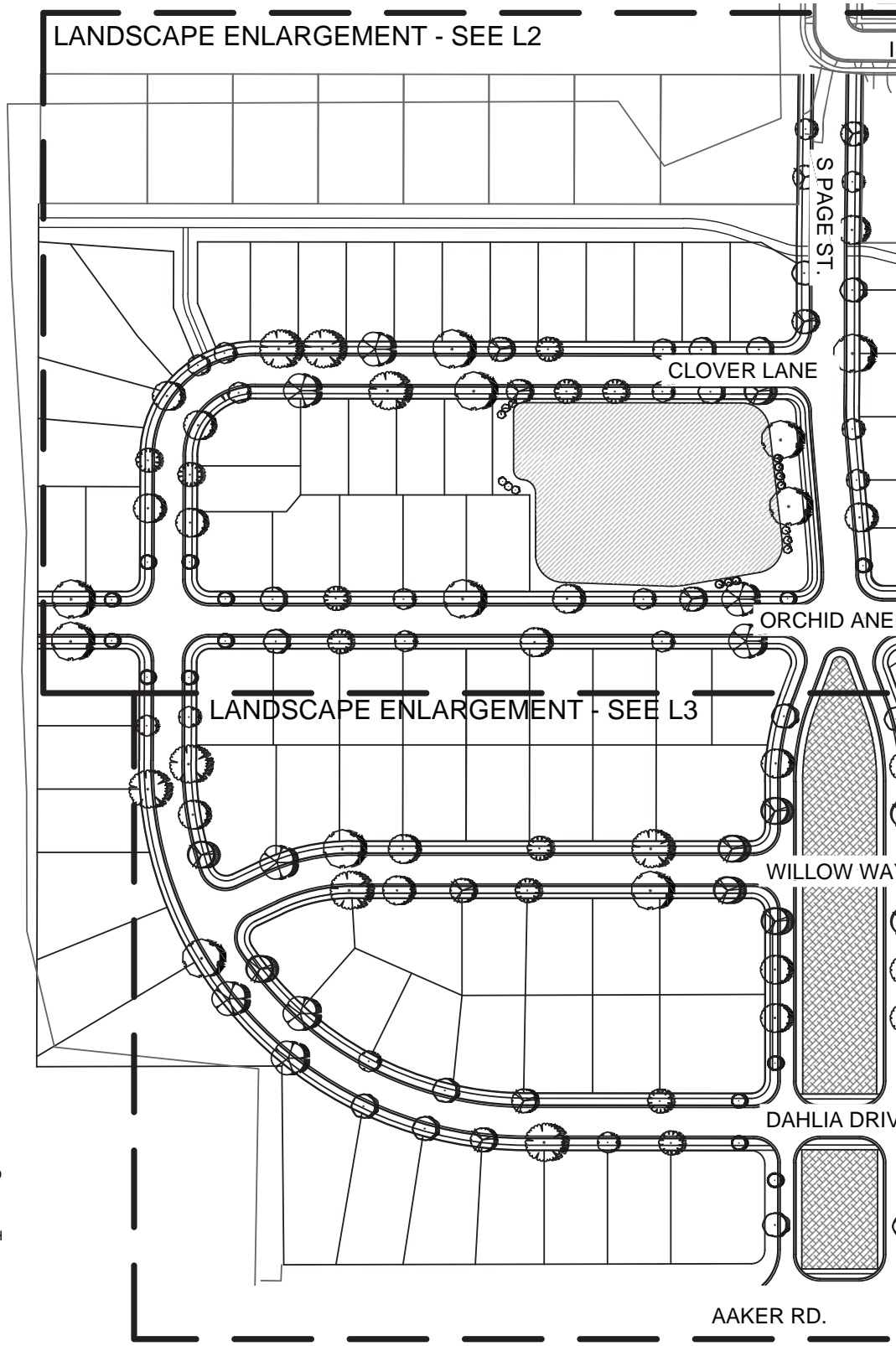


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


EROSION CONTROL PLAN 1

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LANDSCAPING PLAN



LEGEND

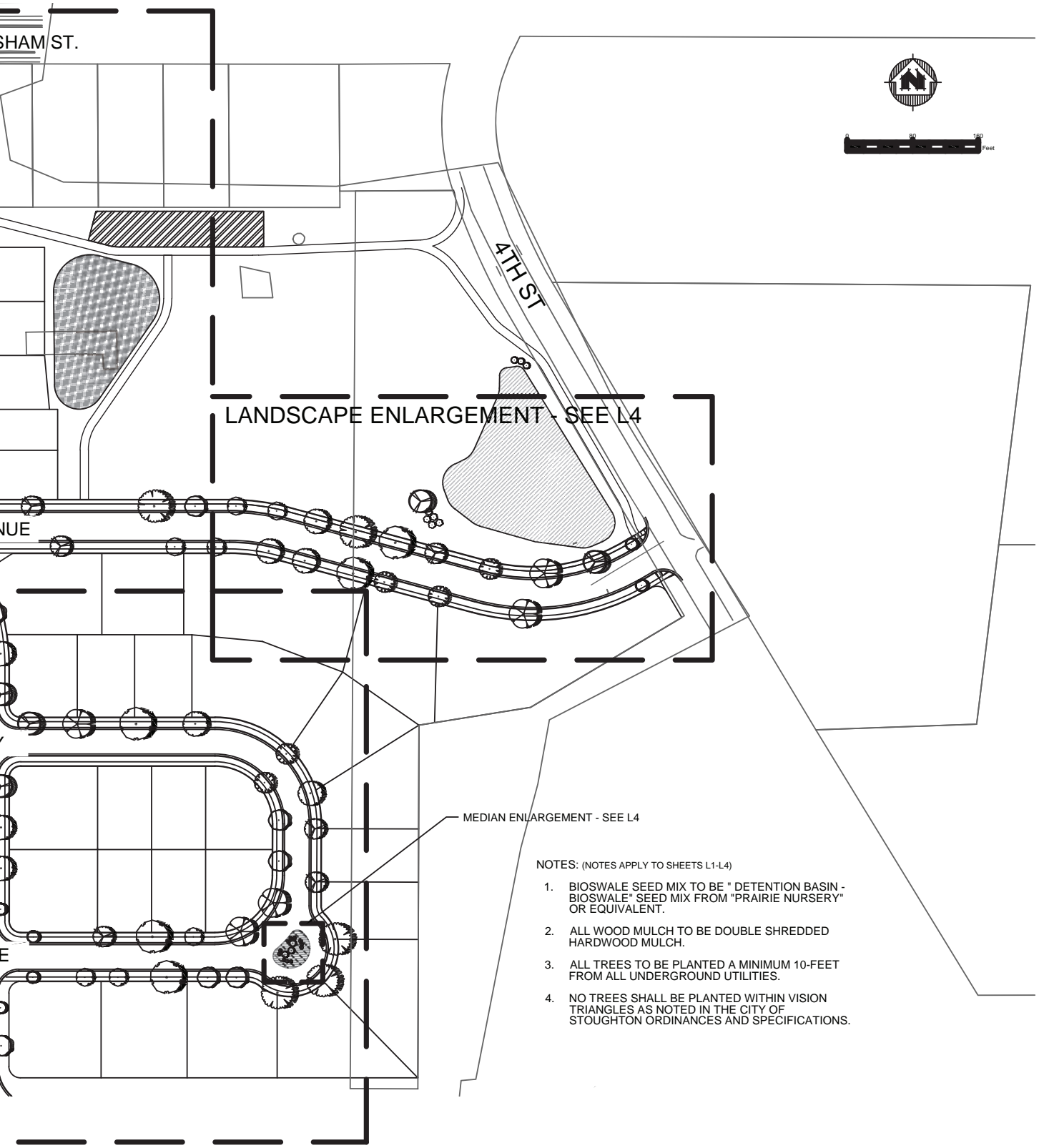
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-  PROPOSED PLAYGROUND (by others)
-  PROPOSED WOOD MULCH
-  PROPOSED WET BASIN
-  PROPOSED DRY BASIN

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	EMW	-	-	-	-
	LG	-	-	-	-

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






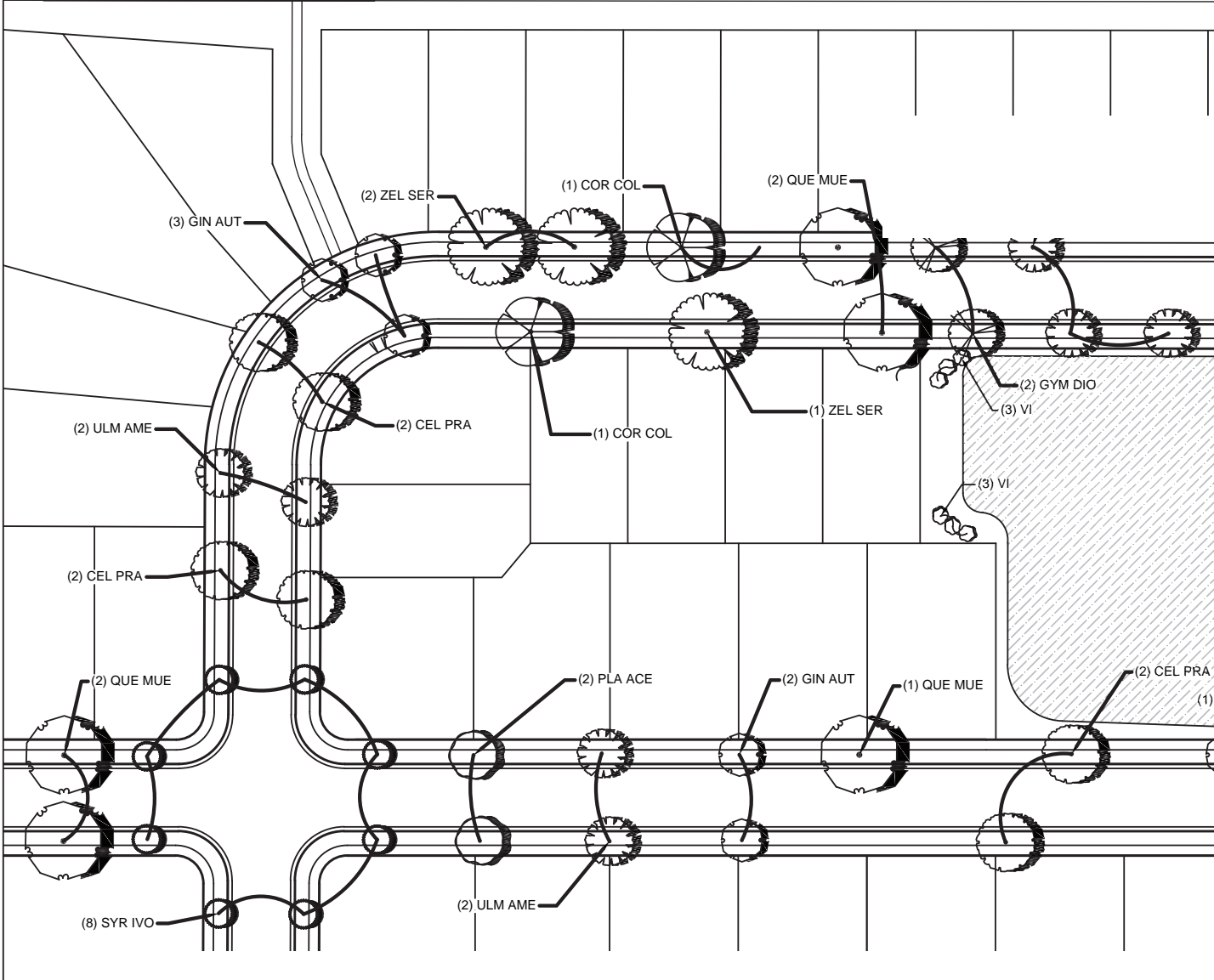
HOSTRAWSER DEVELOPMENT - AAKER/4TH
 ELDON LAND DEVELOPMENT, LLC
 STOUGHTON, WISCONSIN

OVERALL LANDSCAPE

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LANDSCAPING PLAN - PHASE 1

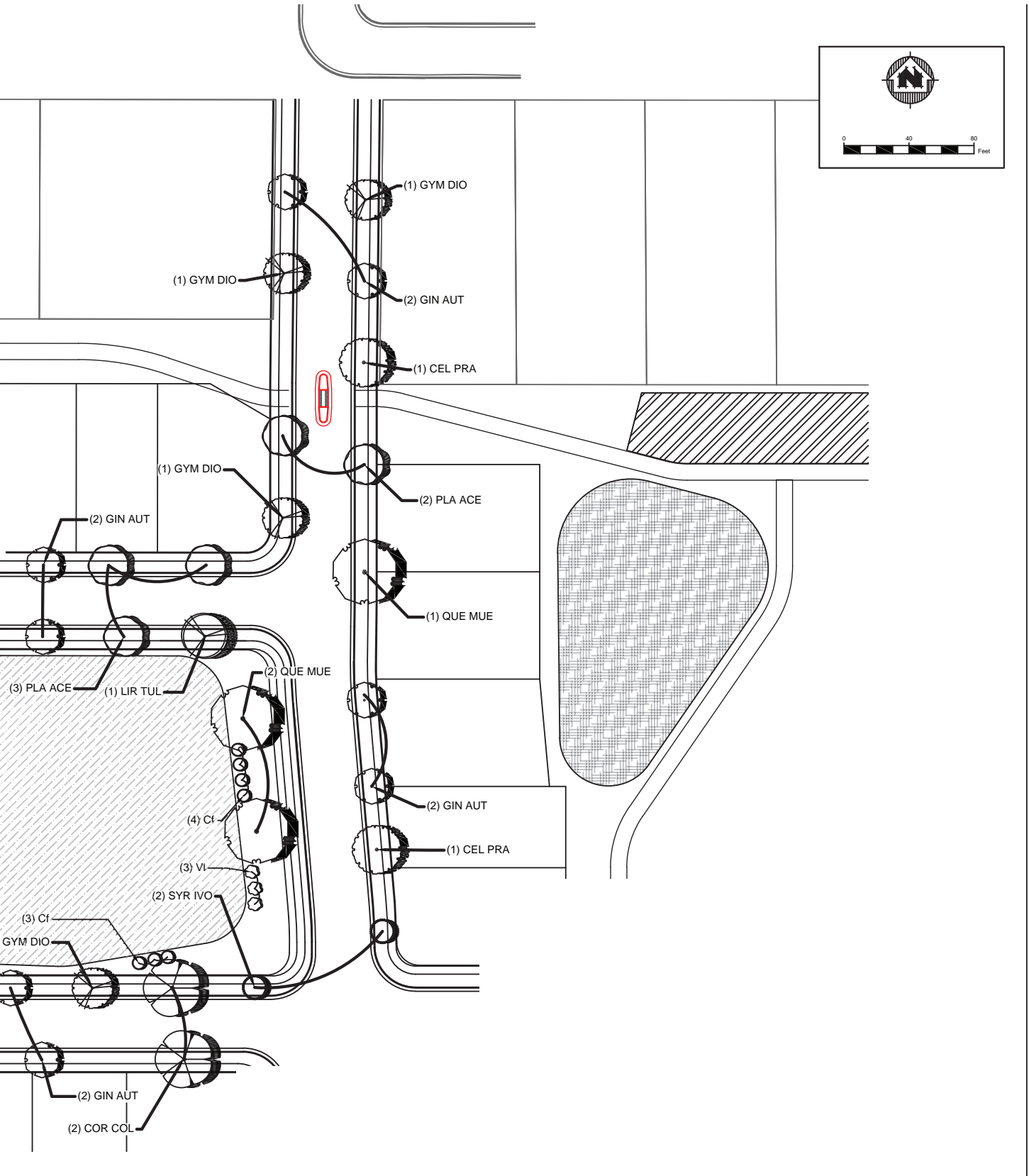
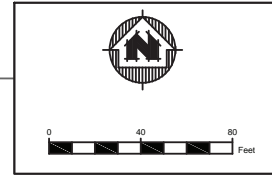
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	PROPOSED WOOD MULCH
	PROPOSED WET BASIN
	PROPOSED DRY BASIN



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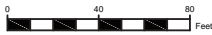
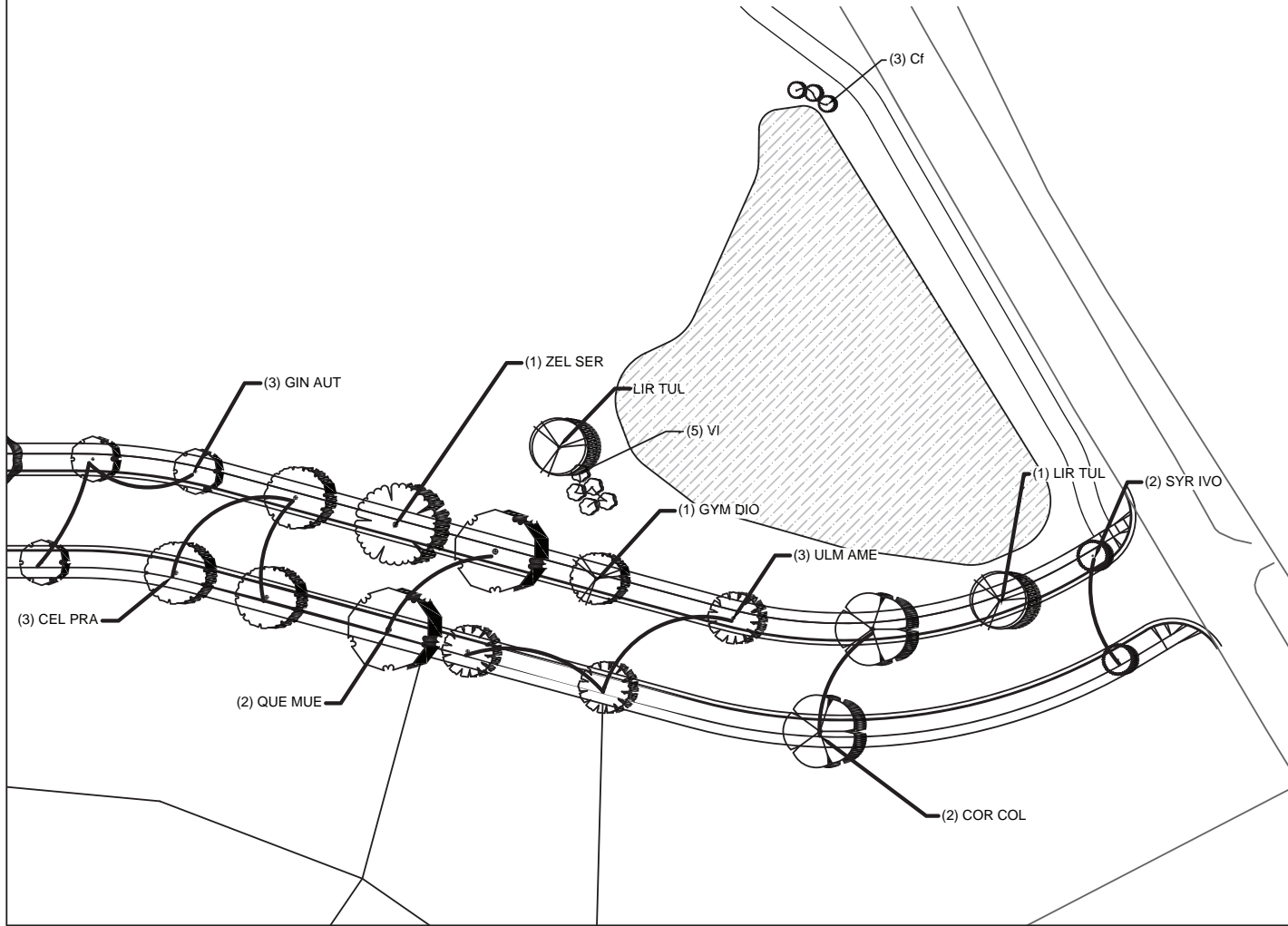
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 ELDON LAND DEVELOPMENT, LLC
 STOUGHTON, WISCONSIN

LANDSCAPE ENLARGEMENT






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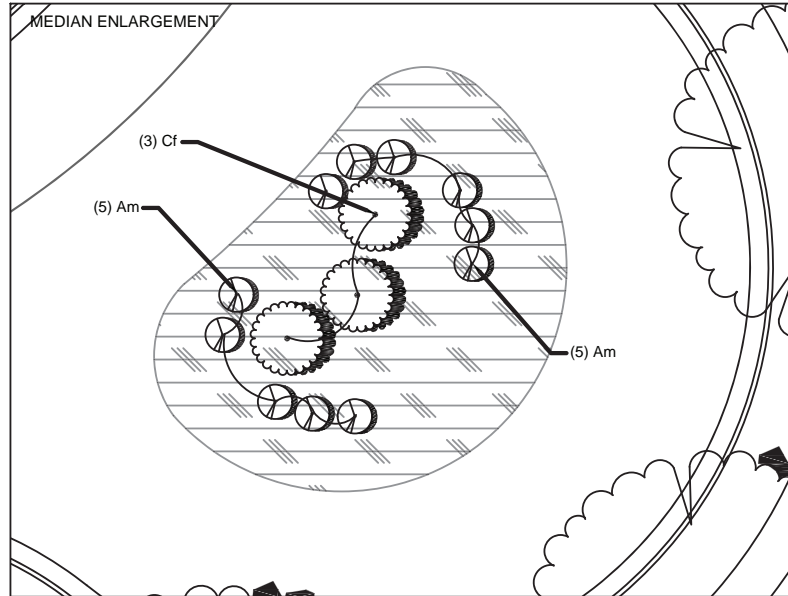
LANDSCAPING PLAN - ENLARGEMENTS

LANDSCAPE ENLARGEMENT - L4



LEGEND














-  BIOSWALE SEED MIX
-  PROPOSED PLAYGROUND (by others)
-  PROPOSED WOOD MULCH
-  PROPOSED WET BASIN
-  PROPOSED DRY BASIN



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DECIDUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	CEL PRA	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	PRAIRIE PRIDE HACKBERRY	2" CAL.	B&B	22
	COR COL	CORYLUS COLUMNNA	TURKISH FILBERT	6' HT.	B&B	13
	GIN AUT	GINKGO BILOBA 'AUTUMN GOLD' TM	MAIDENHAIR TREE	2" CAL.	B&B	49
	GYM DIO	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	1.5" CAL.	B&B	15
	LIR TUL	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2" CAL.	B&B	12
	PLA ACE	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION!™ LONDON PLANE TREE	2" CAL.	B&B	19
	QUE MUE	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2" CAL.	B&B	16
	ULM AME	ULMUS 'MORTON'	ACCOLADE ELM	2" CAL.	B&B	18
	ZEL SER	ZELKOVA SERRATA	JAPANESE ZELKOVA	6' HT.	B&B	13
ORNAMENTAL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	SYR IVO	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	4' HT.	B&B	20
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Am	ARONIA MELANOCARPA 'MORTON'	IROQUOIS BEAUTY™ BLACK CHOKEBERRY	#2 CONT.	CONT.	11
	Cf	CORNUS SERICEA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	#3 CONT.	CONT.	13
	VI	VIBURNUM LENTAGO	NANNYBERRY VIBURNUM	#3 CONT.	CONT.	14