



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

Date:            March 17, 2017

To:             Public Works Committee

From:          Rodney J. Scheel  
                 Director of Planning & Development

Subject:       Nordic Ridge – Construction Plans – Hoel Avenue Parking at Park

The Developer has submitted construction plans for Phase II of Nordic Ridge for City review. We have our engineering consultants conducting the normal review for technical items, but we need to finalize the configuration of parking near the dedicated park land along Hoel Avenue. They have proposed an angle parking configuration for our consideration. See the attached materials for this item.

If you have any questions, please contact me.

## **Rodney J. Scheel**

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**From:** Ron Klaas <rklaas@donofrio.cc>  
**Sent:** Monday, March 06, 2017 11:58 AM  
**To:** Bob Dvorak; Rodney J. Scheel  
**Cc:** Kevin Pape  
**Subject:** Nordic Ridge--parking along the park  
**Attachments:** Park Plan Diagonal Pkg 2017.03.03.pdf; Park Plan Parellel Pkg 2017.03.03.pdf

**Bob and Rodney,**

**Attached are updated plans for the parking along the park.**

**The first plan is with diagonal parking, and this layout now includes an expanded flow gutter that is 4' wide, and a curb along the sidewalk. There is 29' from the face of curb on the park side out to the travel lane on Hoel, which provides for a 19' parking stall and a 10' back-up lane. This meets parking standards for 45 degree parking, without interfering with traffic on Hoel.**

**Traffic calming includes the island with high-vis crosswalk and ped crossing signs; curb bump-outs on the west side at each end of the park; and dynamic speed display signs at each end of the park. The driveways and parallel parking on the east side of Hoel will also contribute to traffic calming, since studies have shown that the narrower the travel lane, the slower the speeds. In regards to the intersections north and south of the park, those could be 4 way stops, which would be a City decision. If there are other traffic calming devices the City might want to incorporate at the intersections, please let us know.**

**Total parking provided with this option are 31 diagonal stalls and 12 parallel stalls on the east side of Hoel for a total of 43, which includes 2 handicap stalls.**

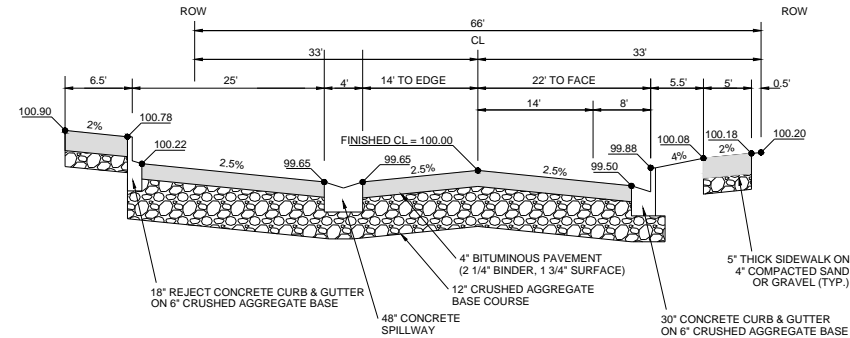
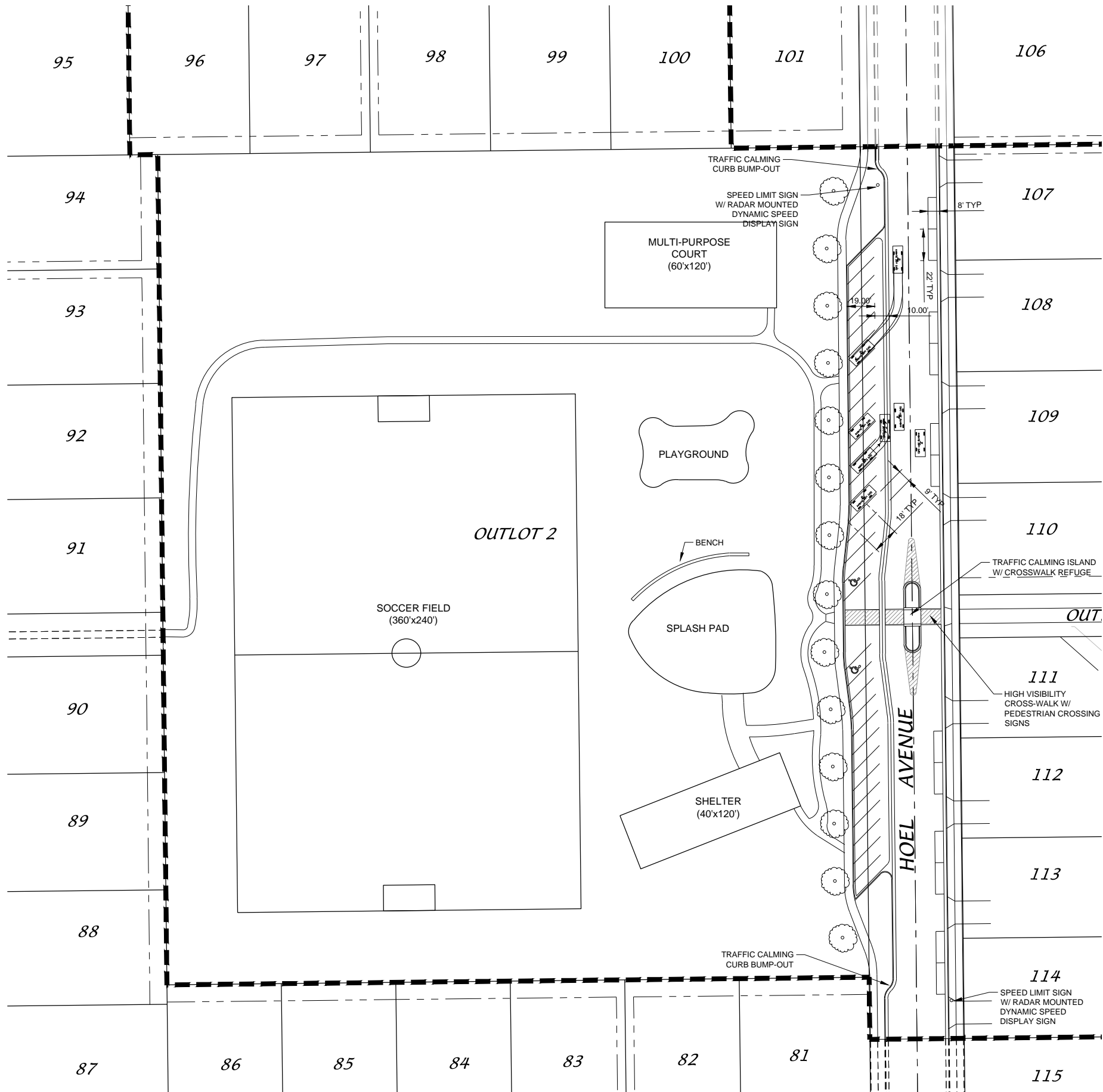
**Option B for comparison is simply building the standard street for Hoel, with parallel parking on both sides. The island, crosswalk, and dynamic signs can all be incorporated with this option for traffic calming, along with the narrowing of the travel lanes due to the parallel parking. Total stalls with this option are 32.**

**The extra cost for the angled parking to widen the pavement and add a 4' gutter is approximately \$30,000, which amounts to approximately \$2700 for each additional stall that is gained over the parallel parking (this cost does not include any of the traffic calming measures, as those are essentially the same with either option).**

**As you will note from the plans, the travel lane in each direction is 14' wide with both options. On the east side, the parallel parking takes up 8', leaving a 14' travel lane, and on the west side there would also be a 14' lane to the edge of the 4' gutter (in the option with angled parking). In our opinion, that does not leave room for a bike lane, even with the standard street construction that is already in place in phase 1, due to the parking allowed on each side.**

**Please review and let me know your thoughts.**

**Thanks,  
rrk**



TYPICAL FINISHED SECTION  
HOEL AVE - PARK



DYNAMIC SPEED DISPLAY SIGN

PARKING STALLS - PARK FRONTAGE  
DIAGONAL = 31  
PARALLEL = 12  
TOTAL = 43



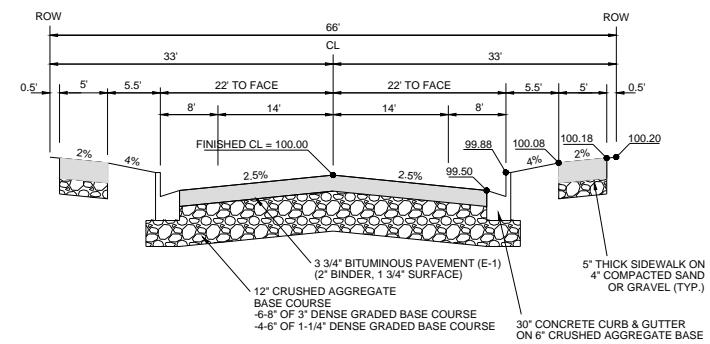
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FN: 16-05-149

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TYPICAL FINISHED SECTION  
HOEL AVE - PARK

PARKING STALLS - PARK FRONTAGE  
PARALLEL = 32

PARK PLAN WITH ON-STREET PARALLEL PARKING

## NORDIC RIDGE - PHASE 2

CITY OF STOUTHTON, DANE COUNTY, WISCONSIN



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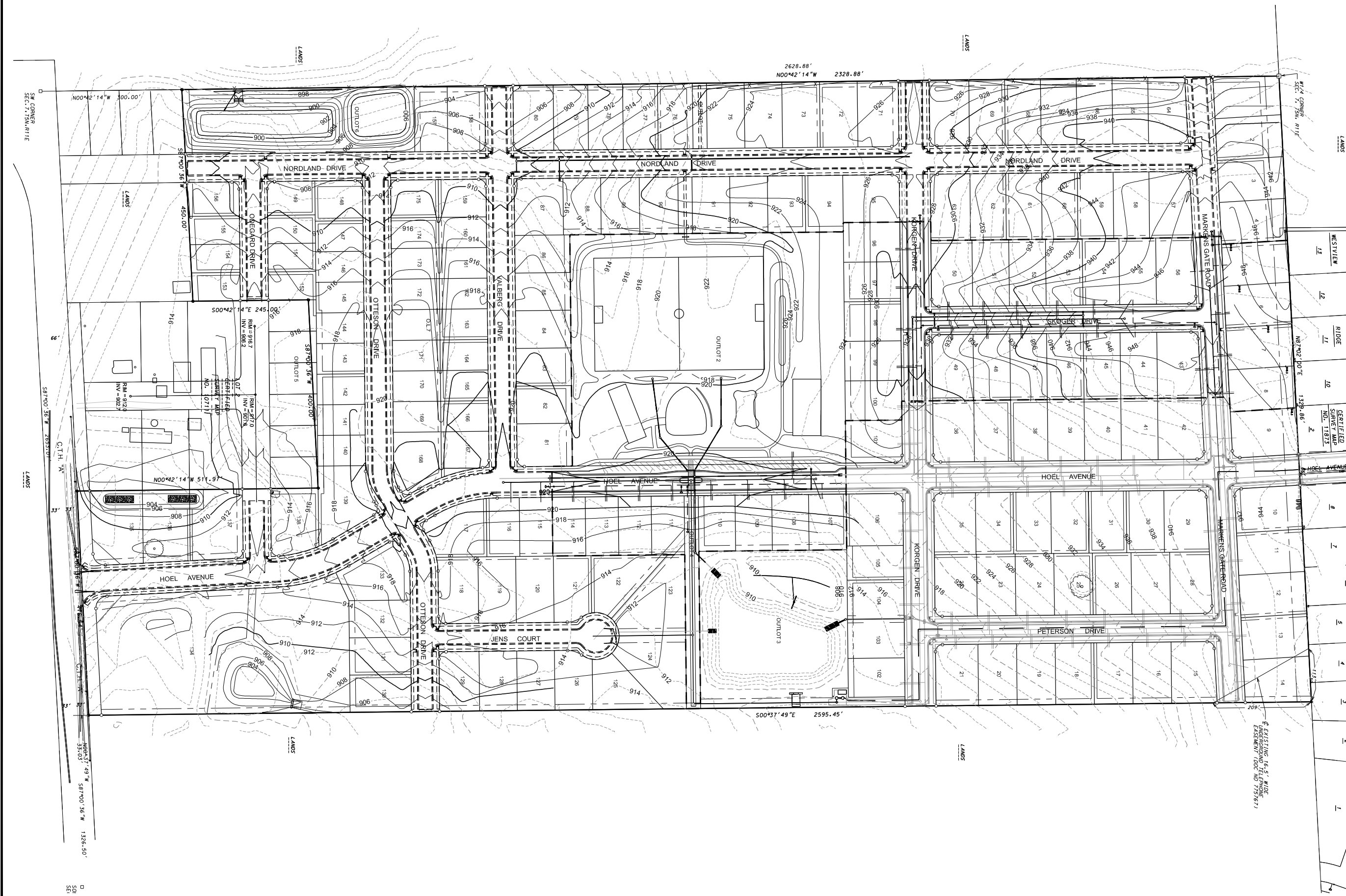
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*NORDIC RIDGE - PHASE 2*

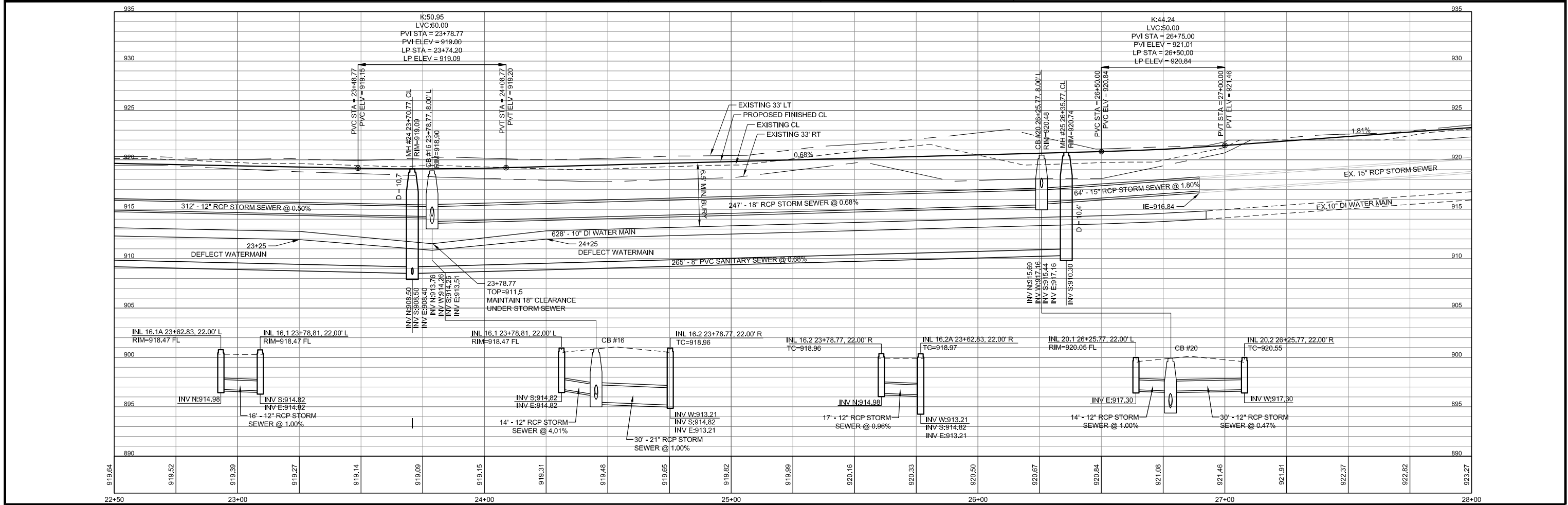
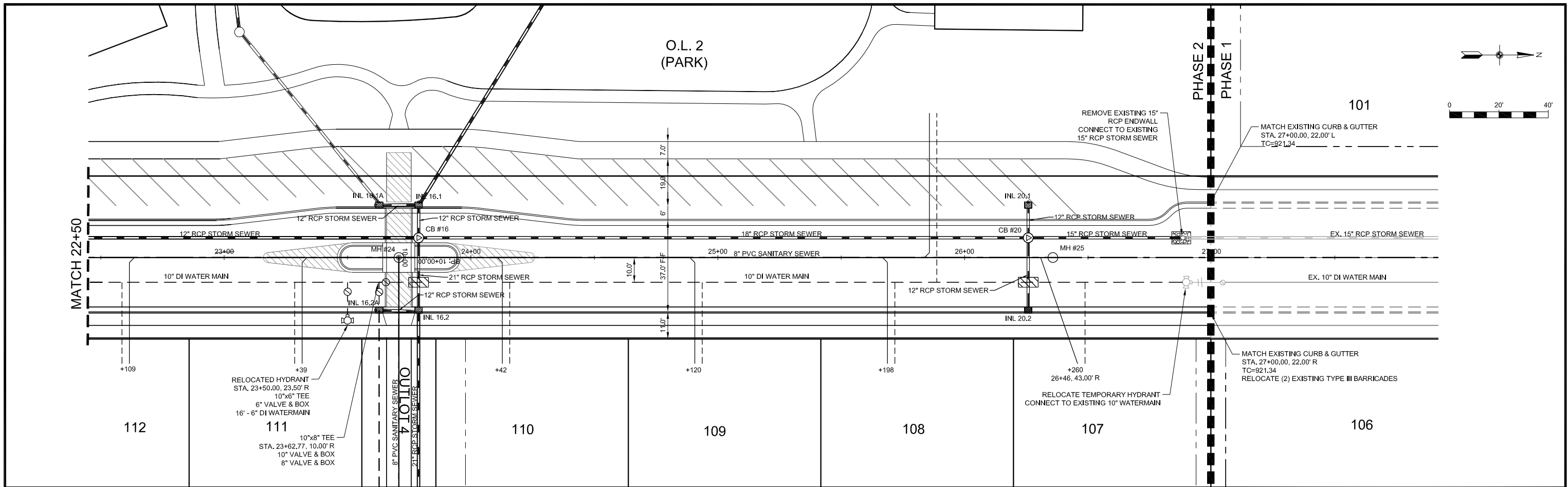


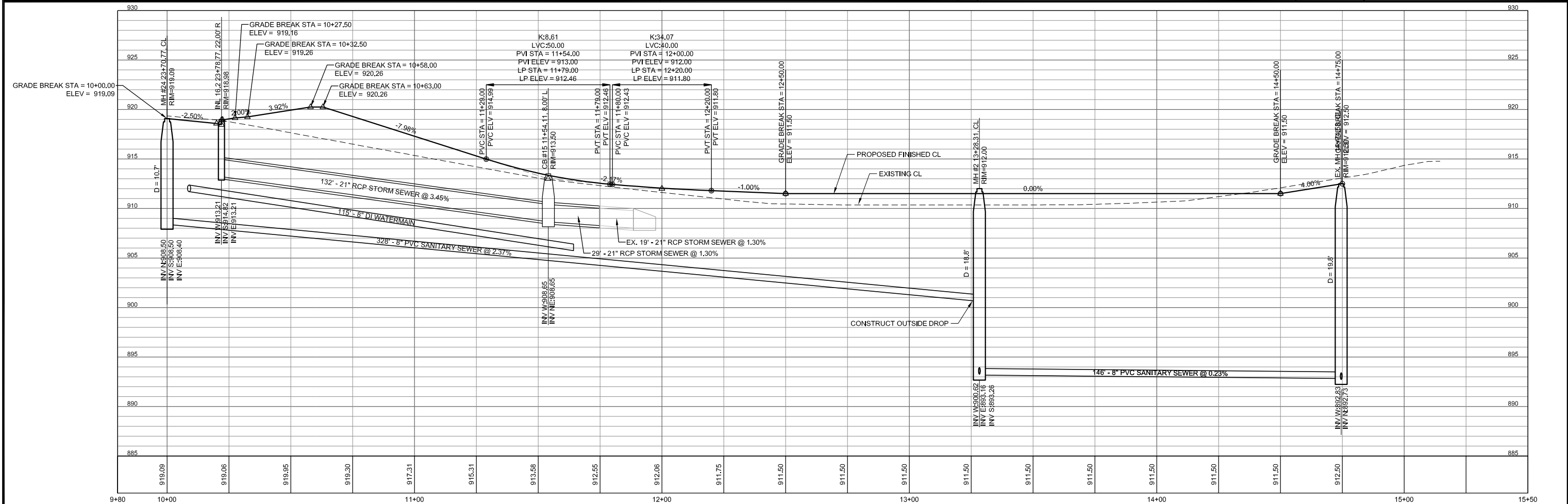
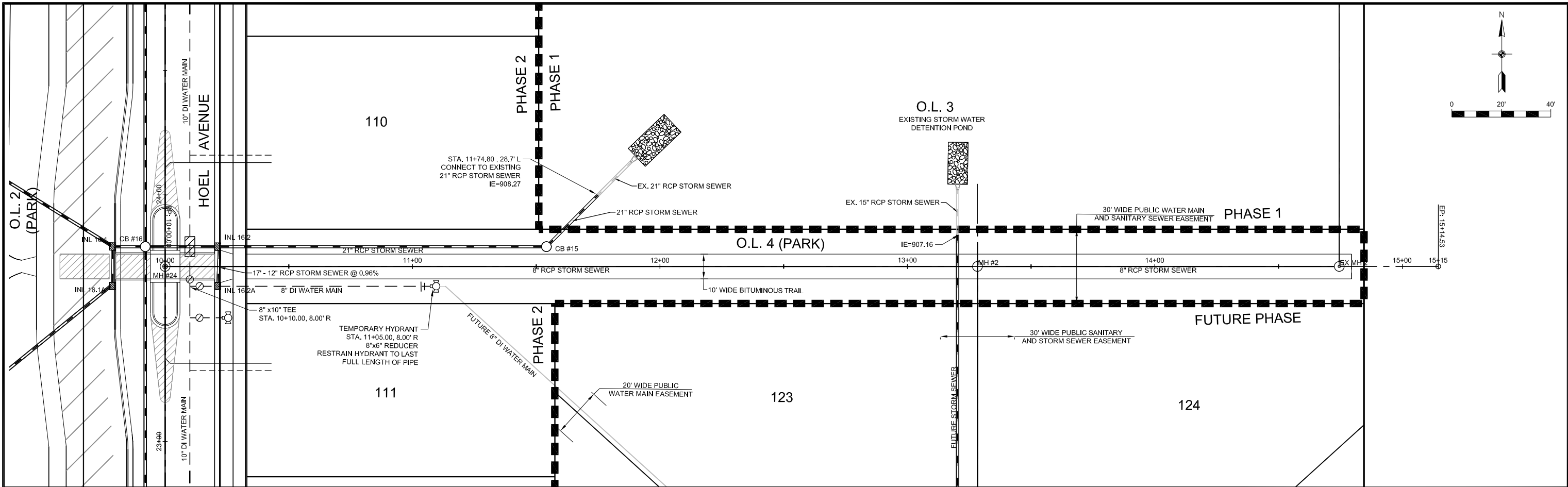
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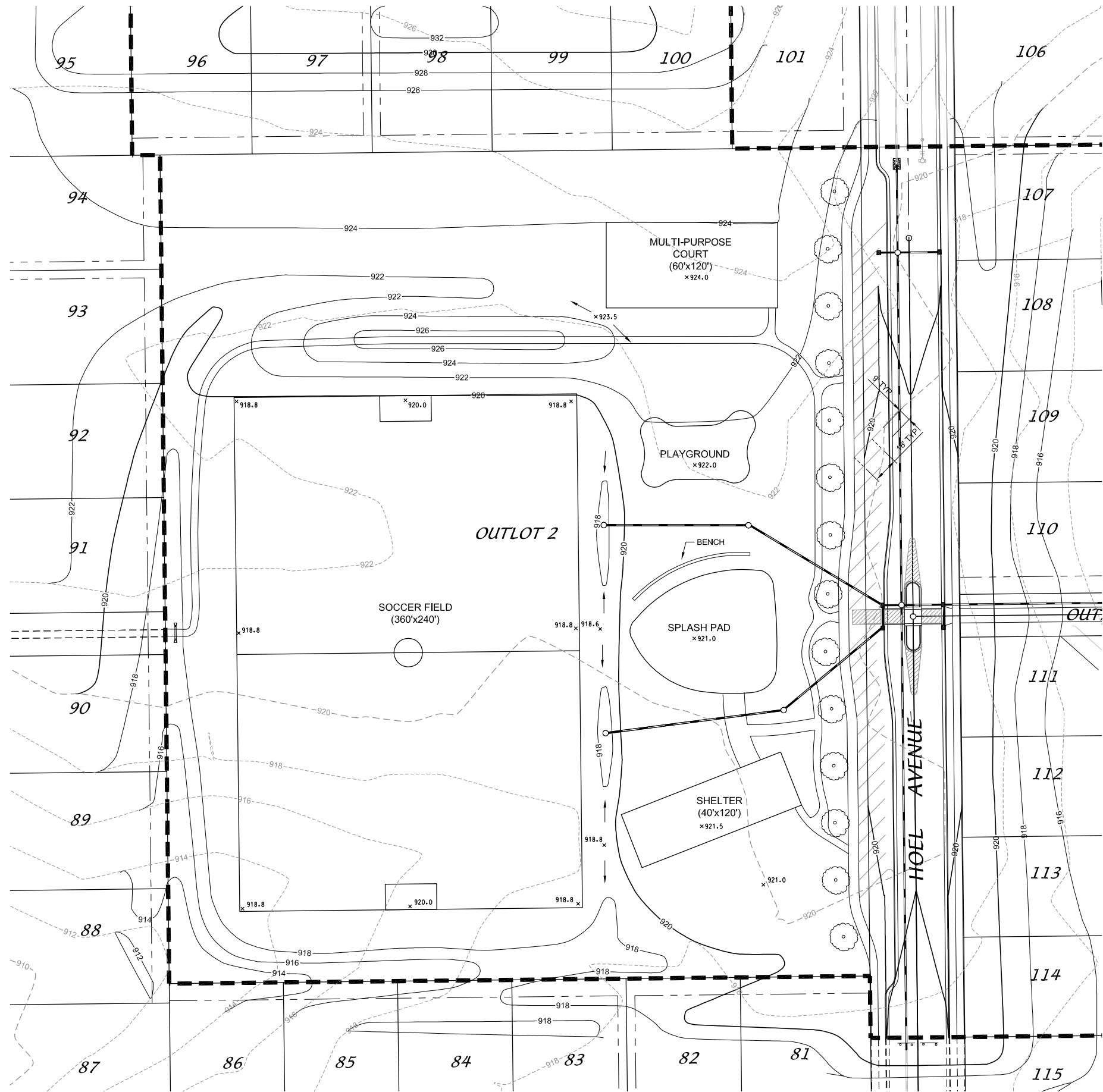
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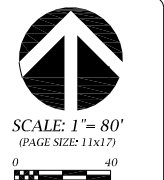




PARK GRADING PLAN

**NORDIC RIDGE - PHASE 2**

CITY OF STOUGHTON, DANE COUNTY, WISCONSIN



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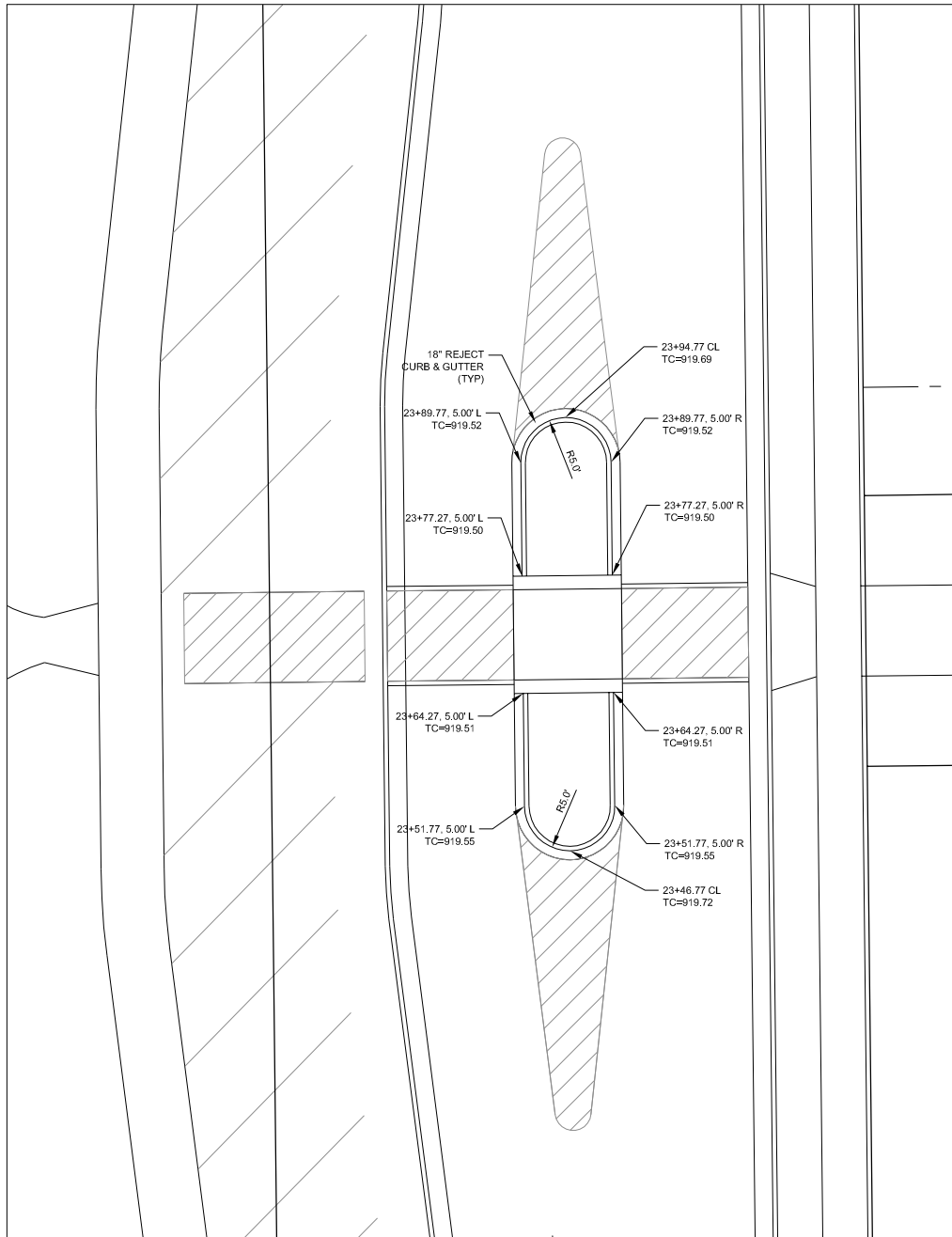
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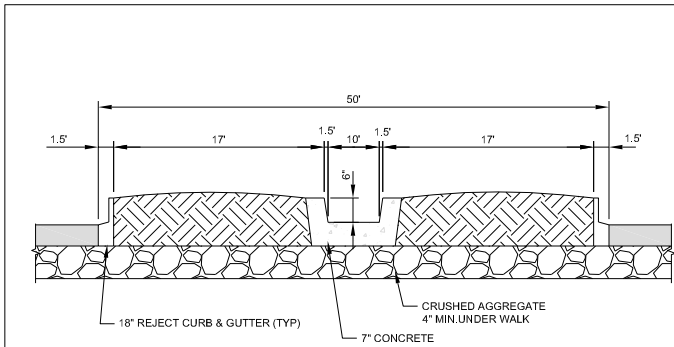
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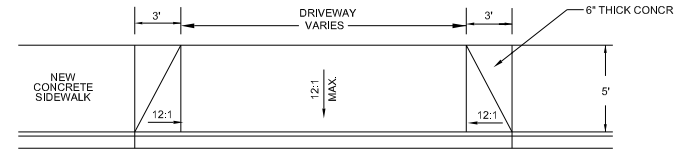
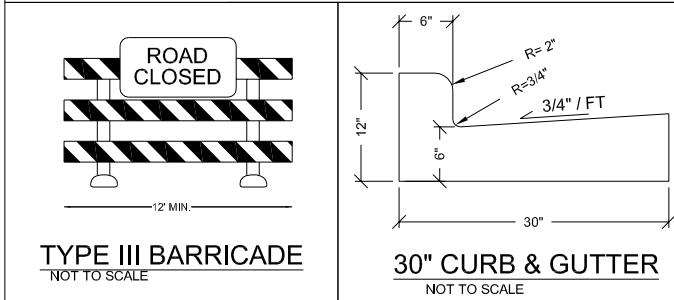




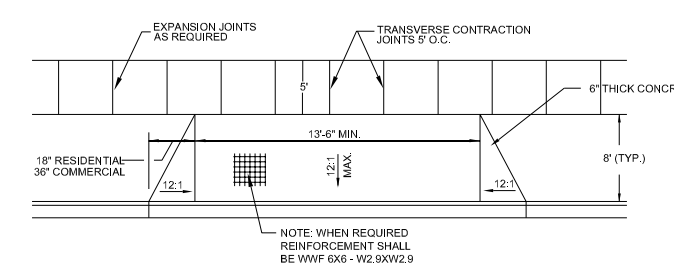
ISLAND DETAIL - HOLE AVENUE  
SCALE: 1" = 20'



ISLAND SECTION  
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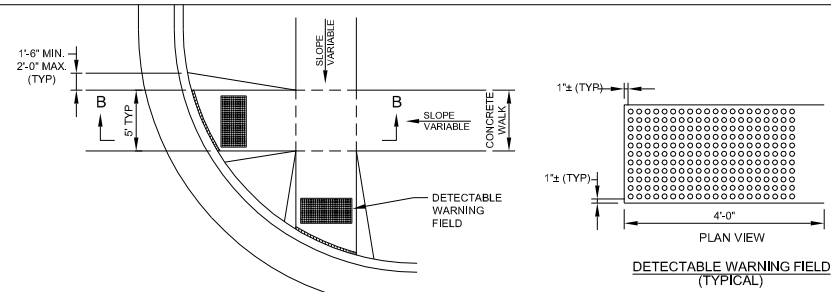


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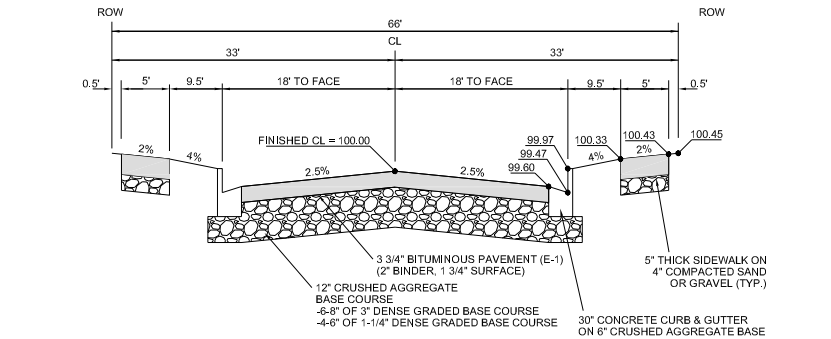


DRIVEWAY DETAIL

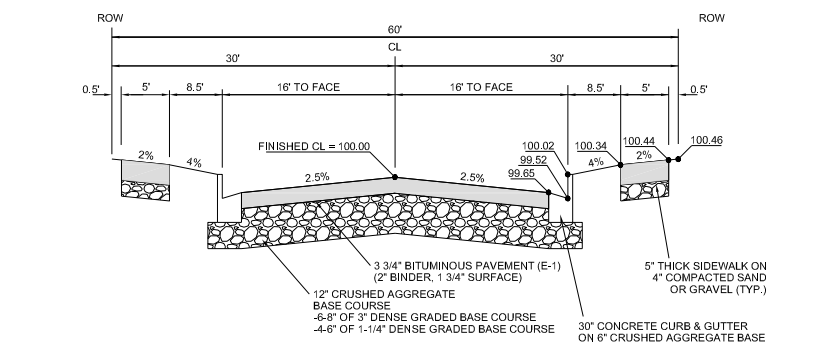
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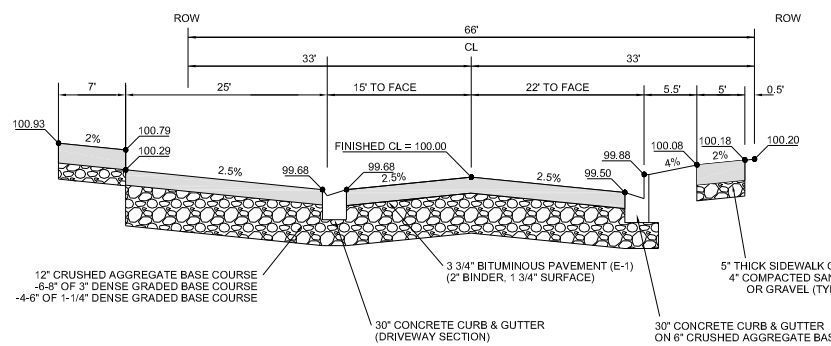
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TYPICAL FINISHED SECTION  
KORGEN DRIVE



TYPICAL FINISHED SECTION  
ALL LOCAL STREETS



TYPICAL FINISHED SECTION  
HOEL AVE - PARK



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