

## PUBLIC HEARING NOTICE

The City of Stoughton Planning Commission will hold a Public Hearing on Monday, May 14, 2018 at 6:00 o'clock p.m., or as soon after as the matter may be heard, in the Council Chambers, Public Safety Building, 321 South Fourth Street, Second Floor, Stoughton, Wisconsin, 53589, to consider a proposed conditional use permit application by Lakestone Properties for more than 12 residential units per apartment building and for more than one principal building on a lot at 1601 Hoel Avenue, Stoughton, Dane County, Wisconsin.

The property is more formally described as:

Parcel #281/0511-073-4134-2

Legal Description: NORDIC RIDGE LOT 134

This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.

For questions regarding this notice please contact Michael Stacey, Zoning Administrator at 608-646-0421.

Additional information including a location map can be found at:

<http://stoughtoncitydocs.com/planning-commission/>

Published April 19, 2018 Hub

Published April 26, 2018 Hub

April 10, 2018



Rodney Scheel  
Department of Planning & Development  
City of Stoughton  
381 East Main Street  
Stoughton, Wisconsin 53589

Re: Conditional Use and Site Plan Letter of Intent  
Lot 134 Nordic Ridge  
Stoughton, WI  
KBA Project # 1811

Dear Mr. Rodney Scheel:

The following is submitted together with the plans and application for consideration of approval.

**Project Team:**

**Developer:**

Lakestone Properties  
5910 Main Street  
MacFarland, WI 53558  
608-838-1800  
Contact: Brian Spanos  
[brian@thespanoscompany.com](mailto:brian@thespanoscompany.com)

**Architect:**

Knothe & Bruce Architects  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
Contact: Brian Stoddard  
[bstoddard@knothebruce.com](mailto:bstoddard@knothebruce.com)

**Engineer:**

Quam Engineering, LLC  
4604 Siggelkow Road, Suite A  
McFarland, WI 53558  
608-838-7750  
Contact: Ryan Quam  
[rquam@quamengineering.com](mailto:rquam@quamengineering.com)

**Landscape Design:**

Paul Skidmore  
13 Red Maple Trail  
Madison, WI 53717  
(608) 826-0032  
[paulskidmore@tds.net](mailto:paulskidmore@tds.net)

**Project Description:**

This site is located in the Nordic Ridge development at the northeast corner of Cty Hwy A and Hoel Avenue. The project consists of two apartment buildings. Building A has 37 units and Building B has 40 units. Both buildings are three stories with underground parking. There is a large storm water management pond, along the eastern edge of the site, which serves as a component of the storm water management plan for the surrounding lots. A storm water management easement bisects the site.

The buildings are placed relatively close to Hoel Avenue to create a connection to the street and sidewalk. The surface parking has been placed behind the buildings to screen the vehicles from the street.

The property is zoned MR-24, Multifamily Residential. At 24 units per acre the lot would allow up to 77 units. Conditional use approval is required for over 12 units per building. Conditional use approval is also required for two principal buildings on one lot. The Comprehensive Plan has this property designated as Planned Neighborhood. The property is currently vacant/agriculture.

The proposed development will comply with all requirements of Article VII (no nuisances will be created)

**Site Development Data:**

Lot Area 140,640 SF, 3.22 acres

Density 24 dwelling units per acre

Dwelling Units

Building A

Studio 5  
One Bedroom 11  
Two Bedroom 21  
Total 37

Building B

Studio 10  
One Bedroom 12  
Two Bedroom 18  
Total 40

Development Total 77

Floor Area (includes basement)

Building A 56,112 SF  
Building B 55,840 SF

Floor Area Ratio .79

Building Height 3 Story / 40'-0"

Lot Coverage/Impervious 59,057 SF 42.0%

Landscape Surface Ratio 81,583 SF 58.0%

Letter of Intent – April 10, 2018  
Nordic Ridge Lot 134

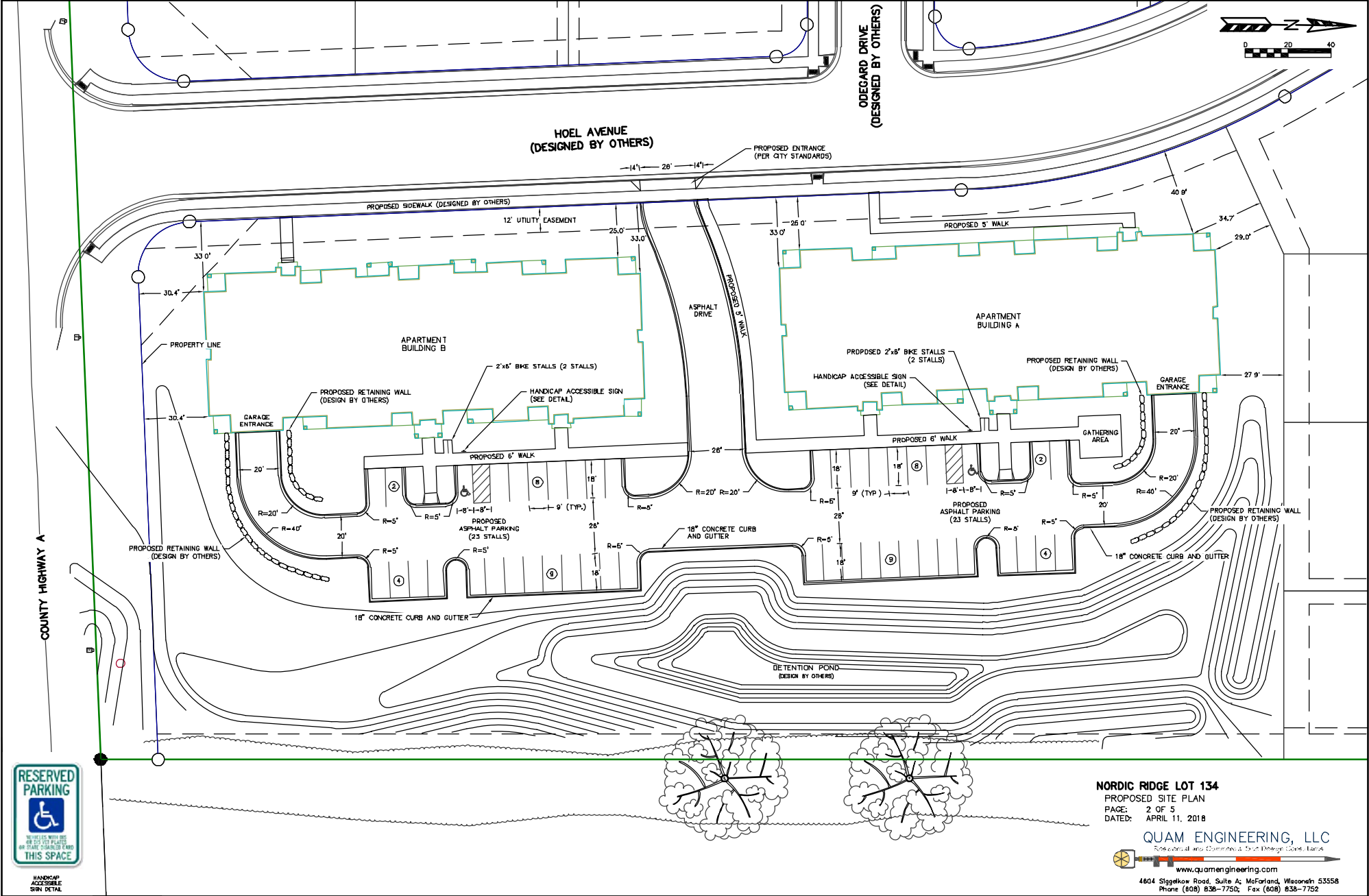
<u>Vehicle Parking Stalls</u>	
Underground	70 stalls
Surface	46 stalls
Total	116 stalls
Required	116 stalls

### **Project Schedule**

Construction will start in the late summer/fall of 2018 with completion of Building B in Spring of 2019. Building A will be constructed as market conditions dictate.

Thank you for your time reviewing our proposal.







COUNTY HIGHWAY A

RESIDENTIAL

HOEL AVENUE



ISSUED  
Issued for SP: April 03, 2018

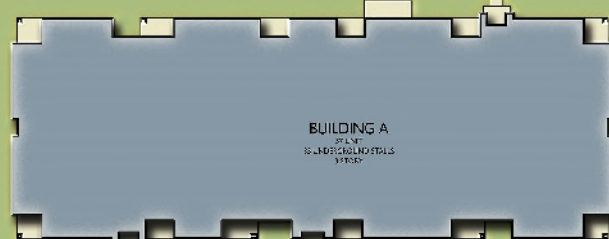
PROJECT TITLE  
LOT 134  
NORDIC RIDGE

COUNTY HWY A &  
HOEL AVE  
SHEET TITLE  
Site Plan

SHEET NUMBER

C-1.1

PROJECT NO. 1811  
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VACANT/AGRICULTURAL

**SITE PLAN**  
C-1.1  
1" = 20' 0"



GRAPHIC SCALE  
1" = 20' 0" (24" X 36" SHEET)

SITE DEVELOPMENT DATA	
<b>PERMITS:</b>	
GRASS LOT AREA	140,648 SF (3.23 ACRES)
DWELLING UNITS	77 DU
DENSITY	24 UNITS/ACRE
<b>DWELLING UNIT MIX:</b>	
BALANCE A	
STUDIO	5
ONE BEDROOM	11
TWO BEDROOM	31
TOTAL DWELLING UNITS	47
BALANCE B	
STUDIO	10
ONE BEDROOM	12
TWO BEDROOM	18
TOTAL DWELLING UNITS	40
DEVELOPMENT TOTAL	77
<b>VEHICLE PARKING:</b>	
UNDERGROUND	36 STALLS
SURFACE	46 STALLS
TOTAL	116 STALLS (116 REQUIRED)