CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
207 S Forrest Street, Stoughton, WI. 53589

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

RODNEY J. SCHEEL
DIRECTOR

Date: December 28, 2023

To: Plan Commissioners

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the January 8, 2024

Planned Development Concept Plan for a two-family residential project at 1005 Stoughton Avenue.

The applicant is requesting planned development concept plan review to allow a two-family residential home to be constructed at 1005 Stoughton Avenue. There was a fire in 2022 which caused the building to be removed. The zoning is MR-10 Multi-Family Residential, so a two-family use is allowable outright. The two-family residential district bulk requirements will need to be followed. The site is under-sized for a two-family use, 8,704 vs the minimum required 10,000 square feet. The applicant also seeks to zero-lot-line the duplex creating a twin home. Exceptions will need to be granted to allow the above. A certified survey map will also need to be approved as part of the process and can run concurrently with the PD process. The application, concept plan and related documents are provided. If the Plan Commission favors the concept, the next step would be a public hearing for the General Development Plan. The Planned Development District was intended to provide incentives for development and redevelopment in areas of the community which are experiencing a lack of significant investment. While not economically feasible for this site, State law does allow a structure to be rebuilt when the cause is by fire within the same footprint as it formerly was.

Habitat for Humanity®
of Dane County, Inc.

December 21, 2023

Michael P. Stacey
City of Stoughton
Zoning Administrator
207 S. Forrest Street
Stoughton, WI. 53589

RE: 1005 Stoughton Ave Concept Plan Review

Dear Mr. Stacey,

Habitat for Humanity of Dane County owns the vacant lot at 1005 Stoughton Avenue, the former setting for a multi-family rental unit that was demolished after a fire in 2022. We propose to build a new two-family home there, and while the parcel's current MR-10 Zoning permits such a building, the total lot size is too small to meet the 5,000 square foot per dwelling unit density standard.

- Project themes and images – see attached concept drawings generously donated by Kee Architecture

- Dwelling unit types – We propose a two-family home with attached garages. Rather than burden our first-time home buyers with the complexity of a condominium agreement, we propose to divide the lot via certified survey map and build a zero-lot line twin home joined at the garage wall.

- Density - With a lot area of approximately .2 acres, this project would be consistent with the MR-10's standard of 10 dwelling units per acre. The floor area ratio is .59 and the impervious surface ratio is .35

- Natural features – As a formerly developed infill lot, the natural features are minimal. We removed some older, damaged conifers along E. Broadway St. New, appropriately sized trees and shrubs will be planted after the building is completed.

- Relationship to nearby properties – Much of the adjacent neighborhood is zoned SR-6 and populated with older, single-family detached homes. This home would be similar is height and stature, blending in well with the surrounding homes.

- Relationship to the Comprehensive Plan – This project as proposed would be consistent with several objectives and policies outlined in the Comprehensive Plan, such as:
    - Support infill and redevelopment practices in the strategic areas identified by this Plan to help diversify the communities housing supply.
    - Locate housing in areas that are served by full urban services, including sanitary sewers and public water within convenient access to community facilities, employment centers and transportation routes.

- Provide a range of housing types, costs, and locations in the City that meets the needs of persons of all
  income levels, age groups, and with those special needs.
- Work with housing advocates and developers during the detailed neighborhood design process, to market the availability of land for the development or redevelopment of low-income and moderate-income housing.
- Guide new housing to areas within the City with convenient access to commercial and recreational facilities, transportation systems, schools, shopping, jobs, and other necessary facilities and services.
- Promote affordable housing through smaller lot sizes, revisiting certain public improvement requirements (e.g., street widths), appropriately planned and located attached and multi-family housing, and continued participation in county and State housing programs.
- Encourage initiatives that strengthen existing neighborhoods through maintenance of the housing stock, creative reuse of vacant or under-utilized buildings, infill development, and maintenance and improvement of parks.

- Zoning standards
  - While the attached concept drawings show the building envelope outside of the MR-10 setbacks (red line), Twin-Homes and Duplexes within MR-10 zoning are instructed to follow the TR-6 bulk standards. This building complies with those requirements.
  - As stated above, this parcel's total 8704 sq. ft. lot area is insufficient to meet MR-10 zoning's 5000 sq. ft./ dwelling unit standard for two-family units as outlined in subsection 78-206(1)(a)2/3.
    - If divided as we propose, the northern parcel would be ~4034 sq. ft and the southern parcel would be ~4671 sq. ft.
    - We request an exemption from the area per dwelling unit density requirement. Approving this project as a 2-family dwelling would ensure we can utilize this parcel efficiently, and provide an additional family with the opportunity for long-term affordable homeownership.

Thank you for your time and consideration. If possible, we would like to be included in the January 8th Plan Commission meeting.

Sincerely,

Adam Helt-Baldwin
VP, Construction | **Habitat for Humanity of Dane County**
ahelt-baldwin@habitatdane.org | 608-255-1549, ext. 105 | 605-516-1194

City of Stoughton Application for Planned Development (PD) Review and Approval (Requirements per Section 78-914)

Applicant Name: HABITAT FOR HUMANITY OF DANE COUNTY, INC

Applicant Address: 6201 ODANA RD, MADISON, WI 53719

Applicant Phone and Email: 608-255-1549 X105 ahelt-baldwin@habitatdane.org

Property Owner Name (if different than applicant): (APPLICANT)

Property Owner Phone: _____

Subject Property Address: 1005 STOUGHTON AVE

This form is designed to be used by the Applicant as a guide to submitting a complete application for a planned development *and* by the City to process said application. Parts II is to be used by the Applicant to submit a complete application; Parts I - III are to be used by the City as a guide when processing said application.

I. Recordation of Administrative Procedures for City Use

Application form filed with Zoning Administrator Date: 12/21/23

Application fee of $ 0 received by Zoning Administrator Date: _____

II. Application Submittal Packet Requirements for Applicant Use

PD Process Step 1: Pre-application

Step 1 does not require the submittal of an application packet; however, Steps 2-4 do require submittal of all application materials to the Zoning Administrator prior to Plan Commission review. This step is not mandatory but optional at the discretion of the applicant or Zoning Administrator.

☒ **A.** Contact the Zoning Administrator to place an informal discussion item for the PD on the Plan Commission agenda (if deemed necessary by the applicant or Zoning Administrator). No details beyond the name of the Applicant and the identification of the discussion item as a PD is required to be given in the agenda. **Staff met with the applicant to discuss the PD process.**

☐ **B.** Engage in an informal discussion with the Plan Commission regarding the potential PD. Appropriate topics may include: location, project themes and images, general mix of dwelling unit types and/or land uses being considered, approximate residential densities, and non-residential intensities, general treatment of natural features, general relationship to nearby properties and public streets, and relationship to the Comprehensive Plan.

NOTE: Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the Applicant or the City, but should be considered as the informal, non-binding basis for proceeding to the next step.

PD Process Step 2: Concept Plan

The Applicant shall provide a draft application for staff and Planning Commission review as follows:

☒ **A.** Provide Zoning Administrator with draft PD Concept Plan Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for Concept Plan review. The submittal packet shall contain all of the following items**:**

☒ **(1)** A *general written description* of proposed PD including the following:

☒ General project themes and images.

- ☒ The general mix of dwelling unit types and/or land uses.
- ☒ Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
- ☒ The general treatment of natural features.
- ☒ The general relationship to nearby properties and public streets.
- ☒ The general relationship of the project to the Comprehensive Plan.
- ☒ An initial draft list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and, a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.

☒ **(3)** A *written description* of potentially requested exemption(s) from the requirements of the underlying zoning district, in the following order:

1. Land Use Exemptions
2. Density and Intensity Exemptions
3. Bulk Exemptions
4. Landscaping Exceptions
5. Parking and Loading Requirements Exceptions

☒ **(4)** A *conceptual plan drawing* (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives. The Applicant may submit copies of a larger version of the plan in addition to the 11" x 17" reduction.

PD Process Step 3: General Development Plan (GDP)

The Applicant shall submit an application for staff and Planning Commission review as follows:

❑ **A.** Provide Zoning Administrator with a draft GDP Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for GDP review. The submittal packet shall contain all of the following items:

❑ **(2)** A *map of the subject property* for which the PD is proposed:

- ❑ Clearly indicating the current zoning of the subject property and its surroundings, and the jurisdiction(s) which maintains that control.
- ❑ Map and all its parts clearly reproducible with a photocopier.
- ❑ Map size of 11" x 17" and map scale not less than one inch equals 800 feet.
- ❑ All lot dimensions of the subject property provided.
- ❑ Graphic scale and north arrow provided.

❑ **(3)** A *general written description* of proposed PD including:

- ❑ General project themes and images.
- ❑ The general mix of dwelling unit types and/or land uses.
- ❑ Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
- ❑ The general treatment of natural features.

- ❑ The general relationship to nearby properties and public streets.
- ❑ The general relationship of the project to the Comprehensive Plan.
- ❑ A statement of Rationale as to why PD zoning is proposed. This shall identify barriers that the Applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the Applicant suggests are available through the proposed PD zoning.
- ❑ A complete list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
- ❑ A written description of potentially requested exemptions from the requirements of the underlying zoning district, in the following order:
  1. Land Use Exemptions.
  2. Density and Intensity Exemptions.
  3. Bulk Exemptions.
  4. Landscaping Exceptions.
  5. Parking and Loading Requirements Exceptions.

❑ **(4)** A *General Development Plan Drawing* at a minimum scale of 1"=100' (11" x 17" electronic copy shall also be provided) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:

- ❑ A conceptual plan drawing (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives.
- ❑ Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use.
- ❑ Statistical data on minimum lot sizes in the development, the approximate areas of large development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or Common Council.
- ❑ Notations relating the written information provided in (3), above to specific areas on the GDP Drawing.

❑ **(5)** *General conceptual landscaping plan* for subject property, noting approximate locations of foundation, street, yard and paving, landscaping, and the compliance of development with all landscaping requirements of this Ordinance (except as noted in the listing of exceptions) and the use of bufferyards.

❑ **(6)** A *general signage plan* for the project, including all

- ❑ Project identification signs.
- ❑ Concepts for public fixtures and signs (street light fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from City standards or common practices.

- ❑ **(7)** *Written justification* for the proposed Planned Development. *(See Section 78-905 for requirements of the conditional use procedure.)*

PD Step 4: Specific Implementation Plan (SIP)

The Applicant shall submit an application for staff and Planning Commission review as follows:

- ❑ **A.** After the effective date of the rezoning to PD/GDP, the Applicant may file an application for the proposed SIP with the Plan Commission. This submittal packet shall contain the following items, prior to its acceptance by the Zoning Administrator and placing the item on the Plan Commission agenda for SIP review.
  - ❑ **(2)** A *map of the subject property* for which the PD is proposed:
    - ❑ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control.
    - ❑ Map and all its parts clearly reproducible with a photocopier.
    - ❑ Map size of 11" by 17" and map scale not less than one inch equals 800 feet.
    - ❑ All lot dimensions of the subject property provided.
    - ❑ Graphic scale and north arrow provided.
  - ❑ **(3)** A *general written description* of proposed SIP, including:
    - ❑ Specific project themes and images.
    - ❑ The specific mix of dwelling unit types and/or land uses.
    - ❑ Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
    - ❑ The specific treatment of natural features.
    - ❑ The specific relationship to nearby properties and public streets.
    - ❑ A Statement of Rationale as to why PD zoning is proposed identifying perceived barriers in the form of requirements of standard zoning districts and opportunities for community betterment through the proposed PD zoning.
    - ❑ A complete list of zoning standards which will not be met by the proposed SIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed SIP and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
  - ❑ **(4)** A *Specific Implementation Plan drawing* at a minimum scale of 1"=100' (and electronic copy at 11" x 17") of the proposed project showing at least the following information in sufficient detail:
    - ❑ An SIP conforming to all requirements of Section 78-908(3). If the proposed PD is a large or group development (per Section 78-205 (11) or (12)) also provide a proposed preliminary plat or conceptual plat.
    - ❑ Location of recreational and open space areas and facilities specifically describing those that are to be reserved or dedicated for public acquisition and use.
    - ❑ Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface

area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or Common Council.

- ❑ Notations relating the written information (3), above to specific areas on the GDP Drawing.

❑ **(5)** A *landscaping plan* for subject property, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.

❑ **(6)** A series of *building elevations* for the entire exterior of all buildings in the PD, including detailed notes as to the materials and colors proposed.

❑ **(7)** A *general signage plan* including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and large or group development signage themes which are proposed to vary from City standards or common practices.

❑ **(8)** A *general outline of the intended organizational structure* for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.

❑ **(9)** A *written description* which demonstrates the full consistency of the proposed SIP with the approved GDP.

❑ **(10)** A *written description* of any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed SIP development.

III. Final Application Packet Information for City Use

PD Step 3: General Development Plan (GDP)

The process for review and approval of the PD shall be identical to that for conditional use permits per Section 78-905 of the Zoning Ordinance and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code. All portions of an approved PD/GDP not fully developed within five years of final Common Council approval shall expire, and no additional PD-based development shall be permitted. The Common Council may extend this five years period by up to five additional years via a majority vote following a public hearing.

Notified Neighboring Property Owners (within 300 feet) Date: _____

Notified Neighboring Township Clerks (within 1,000 feet) Date: _____

Class 2 legal notice sent to official newspaper by City Clerk Date: _____

Class 2 legal notice published on _____ and _____ Date: _____

Sec. 78-914. - Planned development zoning district procedures.

(1) *Purpose.*

(a) The purpose of this Section is to provide regulations which govern the procedure and requirements for the review and approval, or denial, of proposed planned developments, and to provide for the possible relaxation of certain development standards pertaining to the most comparable standard zoning district as determined by the zoning administrator.

(b) Planned developments are intended to provide more incentives for development and redevelopment in areas of the community which are experiencing a lack of significant investment. Furthermore, planned developments are designed to forward both the aesthetic and economic development objectives of the city by controlling the site design and the appearance, density or intensity of development in terms of more flexible requirements for land uses, density, intensity, bulk, landscaping, and parking requirements. In exchange for such flexibility, the Planned Development shall provide a much higher level of site design, architectural control and other aspects of aesthetic and functional excellence than normally required for other developments.

(c) Planned developments have the potential to create undesirable impacts on nearby properties if allowed to develop simply under the general requirements of this chapter. In addition to such potential, planned developments also have the potential to create undesirable impacts on nearby properties which potentially cannot be determined except with a binding site plan, landscape plan and architectural plan, and on a case by case basis. In order to prevent this from occurring, all planned developments are required to meet certain procedural requirements applicable only to planned developments, in addition to the general requirements of this chapter. A public hearing process is required to review a request for a planned development. This process shall essentially combine the process for a zoning map amendment (for the general development plan (GDP) step) with that required for a conditional use (for the specific implementation plan (SIP) Step), with several additional requirements.

(2) *Provision of flexible development standards for planned developments.*

(a) *Permitted location.* Planned developments shall be permitted with the approval of a Planned Development Zoning District, specific to the approved planned development, within all zoning districts.

(b) *Flexible development standards.* The following exemptions to the development standards of the most comparable zoning district may be provided with the approval of a planned development:

1. *Land use requirements.* All land uses listed as "Dwelling Unit Types", "Institutional", or "Commercial" in section 78-202 may be permitted within a planned development.

2. *Density and intensity requirements.* All requirements listed in sections 78-304 and 78-305 for residential density and nonresidential intensity may be waived within a planned development.

3. *Bulk requirements.* All requirements listed in sections 78-403, 78-404, 78-405, 78-406 and 78-407 may be waived within a planned development.

4. *Landscaping requirements.* All requirements listed in sections 78-604, 78-605, 78-606, 78-607, 78-608, 78-609 and 78-610 may be waived within a planned development.

5. *Parking and loading requirements.* All requirements listed in sections 78-704 and 78-705 may be waived within a planned development.

(c) *Requirements to depict all aspects of development.* Only development which is explicitly depicted on the required site plan approved by the common council as part of the approved planned development, shall be permitted, even if such development (including all aspects of land use, density and intensity, bulk, landscaping, and parking and loading), is otherwise listed as permitted in sections 78-403 through 78-407. Requested exemptions from these standards shall be made explicit by the applicant in the application, and shall be recommended by the plan commission and approved explicitly by the common council. If not so requested and approved, such exemptions shall not be permitted.

(3) *Initiation of request for approval of a planned development.* Proceedings for approval of a Planned Development shall be initiated by

(a) An application of the owner(s) of the subject property;

(b) A recommendation of the plan commission; or

(c) By action of the common council.

(4) *Application requirements.* All applications for proposed planned developments, regardless of the party of their initiation per subsection (3) above, shall be approved as complete by the zoning administrator a minimum of two weeks prior to the initiation of this procedure. The zoning administrator shall forward copies of said complete application to the office of the city clerk. Said application shall apply to each of the process steps in subsections (5) through (8) below.

(5) *PD Process Step 1: Pre-application conference.*

(a) The applicant shall contact the zoning administrator to place an informal discussion item for the PD on the plan commission agenda.

(b) No details beyond the name of the applicant and the identification of the discussion item as a PD is required to be given in the agenda.

(c) At the plan commission meeting, the applicant shall engage in an informal discussion with the plan commission regarding the potential PD. Appropriate topics for discussion may include the location of the PD, general project themes and images, the general mix of dwelling unit types and/or land uses being considered, approximate residential densities and non-residential intensities, the general treatment of natural features, the general relationship to nearby properties and public streets, and relationship to the comprehensive plan.

(d) Points of discussion and conclusions reached in this stage of the process shall be in no way be binding upon the applicant or the city, but should be considered as the informal, non-binding basis for proceeding to the next step.

(6) *PD Process Step 2: Concept plan.*

(a) The applicant shall provide the zoning administrator with a draft PD concept plan submittal packet for a determination of completeness prior to placing the proposed PD on the plan commission agenda for concept plan review. This submittal packet shall contain all of the following items, prior to its acceptance by the zoning administrator and placement of the item on a plan commission agenda for concept plan review:

1. A location map of the subject property and its vicinity at 11 inches by 17 inches, as depicted on a copy of the City of Stoughton Planned Land Use Map;

2. A general written description of proposed PD including:

a. General project themes and images;

b. The general mix of dwelling unit types and/or land uses;

c. Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio

d. The general treatment of natural features;

e. The general relationship to nearby properties and public streets;

f. The general relationship of the project to the comprehensive plan;

g. An initial draft list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and, a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply, as compared to the most comparable zoning district(s). Essentially, the purpose of this listing shall be to provide the plan commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility; and

3. A written description of potentially requested exemption from the requirements of the most comparable zoning district, in the following order:

    a. Land use exemptions;

    b. Density and intensity exemptions;

    c. Bulk exemptions;

    d. Landscaping exceptions;

    e. Parking and loading requirements exceptions;

4. A conceptual plan drawing (at 11 inches by 17 inches) of the general land use layout and the general location of major public streets and/or private drives. The applicant may submit copies of a larger version of the "bubble plan" in addition to the 11 inches by 17 inches reduction.

    a. Within ten working days of receiving the draft PD concept plan submittal packet, the zoning administrator shall determine whether the submittal is complete. Once the zoning administrator has received a complete packet, the proposed PD concept plan shall be placed on the plan commission agenda.

    b. At the plan commission meeting, the applicant shall engage in an informal discussion with the plan commission regarding the conceptual PD. Appropriate topics for discussion may include the any of the information provided in the PD concept plan submittal packet, or other items as determined by the plan commission.

    c. Points of discussion and conclusions reached in this stage of the process shall be in no way be binding upon the applicant or the city, but should be considered as the informal, non-binding basis for proceeding to the next step. The preferred procedure is for one or more iterations of plan commission review of the concept plan to occur prior to introduction of the formal petition for rezoning which accompanies the GDP application.

(7) *PD Process Step 3: General development plan (GDP).*

(a) The applicant shall provide the zoning administrator with a draft GDP plan submittal packet for a determination of completeness prior to placing the proposed GDP on the plan commission agenda for GDP review. This submittal packet shall contain all of the following items, prior to its acceptance by the zoning administrator and placement of the item on a plan commission agenda for GDP review:

1. A location map of the subject property and its vicinity at 11 inches by 17 inches, as depicted on a copy of the City Stoughton Planned Land Use Map;

2. A map of the subject property showing all lands for which the planned development is proposed, and all other lands within 300 feet of the boundaries of the subject property, together with the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Dane County (as provided by the City of Stoughton). Said map shall clearly indicate the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control. Said map and all its parts and attachments shall be submitted in a form which is clearly reproducible with a photocopier, and shall be at a scale which is not less than one inch equals 800 feet. All lot dimensions of the subject property, a graphic scale, and a north arrow shall be provided;

3. A general written description of proposed PD including:

    a. General project themes and images;

    b. The general mix of dwelling unit types and/or land uses;

    c. Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;

    d. The general treatment of natural features;

    e. The general relationship to nearby properties and public streets;

f. The general relationship of the project to the comprehensive plan;

g. A statement of rationale as to why PD zoning is proposed. This shall identify barriers that the applicant perceives in the form of requirements of the most comparable zoning district(s) and opportunities for community betterment the applicant suggests are available through the proposed PD zoning;

h. A complete list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply shall be identified, as compared with the most comparable zoning district(s). Essentially, the purpose of this listing shall be to provide the plan commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility;

i. A written description of potentially requested exemption from the requirements of the most comparable zoning district, in the following order:

A. Land use exemptions;

B. Density and intensity exemptions;

C. Bulk exemptions;

D. Landscaping exceptions;

E. Parking and loading requirements exceptions.

4. A general development plan drawing at a minimum scale of one inch equals 100 feet (11-inch by 17-inch reduction shall also be provided by applicant) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:

a. A conceptual plan drawing (at 11 inches by 17 inches) of the general land use layout and the general location of major public streets and/or private drives. The applicant may submit copies of a larger version of the "bubble plan" in addition to the 11-inch by 17-inch reduction;

b. Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use;

c. Statistical data on minimum lot sizes in the development, the approximate areas of large development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the plan commission or common council; and

d. Notations relating the written information provided in subsections (7)(a)3.a. through f., above to specific areas on the GDP drawing.

5. A general conceptual landscaping plan for subject property, noting approximate locations of foundation, street, yard and paving, landscaping, and the compliance of development with all landscaping requirements of this chapter (except as noted in the listing of exceptions) and the use of extra landscaping and bufferyards.

6. A general signage plan for the project, including all project identification signs and concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from city standards or common practices.

7. Written justification for the proposed planned development. (The applicant shall use the requirements of the zoning map amendment procedure (subsections 78.903(4)(c)1. through 3.) to develop said written justification.)

The process for review and approval of the GDP shall be identical to that for zoning map amendments per section 78-903 of this chapter and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code.

All portions of an approved PD/GDP not fully developed within five years of final common council approval shall expire, and no additional PD-based development shall be permitted. The common council may extend this five years period by up to five additional years via a majority vote following a public hearing. Completed portions of the PD/GDP shall retain the PD/GDP status.

(8) *PD Process Step 4: Specific implementation plan (SIP).*

(a) After the effective date of the rezoning to PD/GDP, the applicant may file an application for a proposed specific implementation plan (SIP) with the plan commission. This submittal packet shall contain all of the following items, prior to its acceptance by the zoning administrator and placement of the item on a plan commission agenda for PD review:

1. A location map of the subject property and its vicinity at 11 inches by 17 inches, as depicted on a copy of the City of Stoughton Planned Land Use Map;

2. A map of the subject property showing all lands for which the planned development is proposed, and all other lands within 300 feet of the boundaries of the subject property, together with the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Dane County (as provided by the City of Stoughton). Said map shall clearly indicate the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control. Said map and all its parts and attachments shall be submitted in a form which is clearly reproducible with a photocopier, and shall be at a scale which is not less than one inch equals 800 feet. All lot dimensions of the subject property, a graphic scale, and a north arrow shall be provided;

3. A general written description of proposed SIP including:

a. Specific project themes and images;

b. The specific mix of dwelling unit types and/or land uses;

c. Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;

d. The specific treatment of natural features;

e. The specific relationship to nearby properties and public streets.

f. A statement of rationale as to why PD zoning is proposed. This shall identify barriers that the applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the applicant suggests are available through the proposed PD zoning.

g. A complete list of zoning standards which will not be met by the proposed SIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed SIP and the location(s) in which they apply shall be identified as compared to the most comparable zoning district. Essentially, the purpose of this listing shall be to provide the plan commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.

4. A specific implementation plan drawing at a minimum scale of one inch equals 100 feet (11-inch by 17-inch reduction shall also be provided by applicant) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:

a. A SIP site plan conforming to all the requirements of subsection 78-908(3). If the proposed Planned Development is a cluster development (per subsections 78-206(1)(b) through (f)), a large development (per subsection 78-205(11)), or a group development

(per subsection 78-205(12)), a proposed preliminary plat or conceptual plat may be required by the zoning administrator in addition to the required site plan.

b. Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use;

c. Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the plan commission or common council; and

d. Notations relating the written information provided in subsections (8)(a)3.a. through f., above to specific areas on the GDP drawing.

5. A landscaping plan for subject property, specifying the location, species, and installed size of all trees and shrubs. This plan shall also include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.

6. A series of building elevations for the entire exterior of all buildings in the proposed SIP, including detailed notes as to the materials and colors proposed.

7. A general signage plan for the project, including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and group development signage themes which are proposed to vary from city standards or common practices.

8. A general outline of the intended organizational structure for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.

9. A written description which demonstrates the full consistency of the proposed SIP with the approved GDP.

10. All variations between the requirements of the approved PD/GDP zoning district and the proposed SIP development; and

11. The Applicant shall submit proof of financing capability pertaining to construction and maintenance and operation of public works elements of the proposed development.

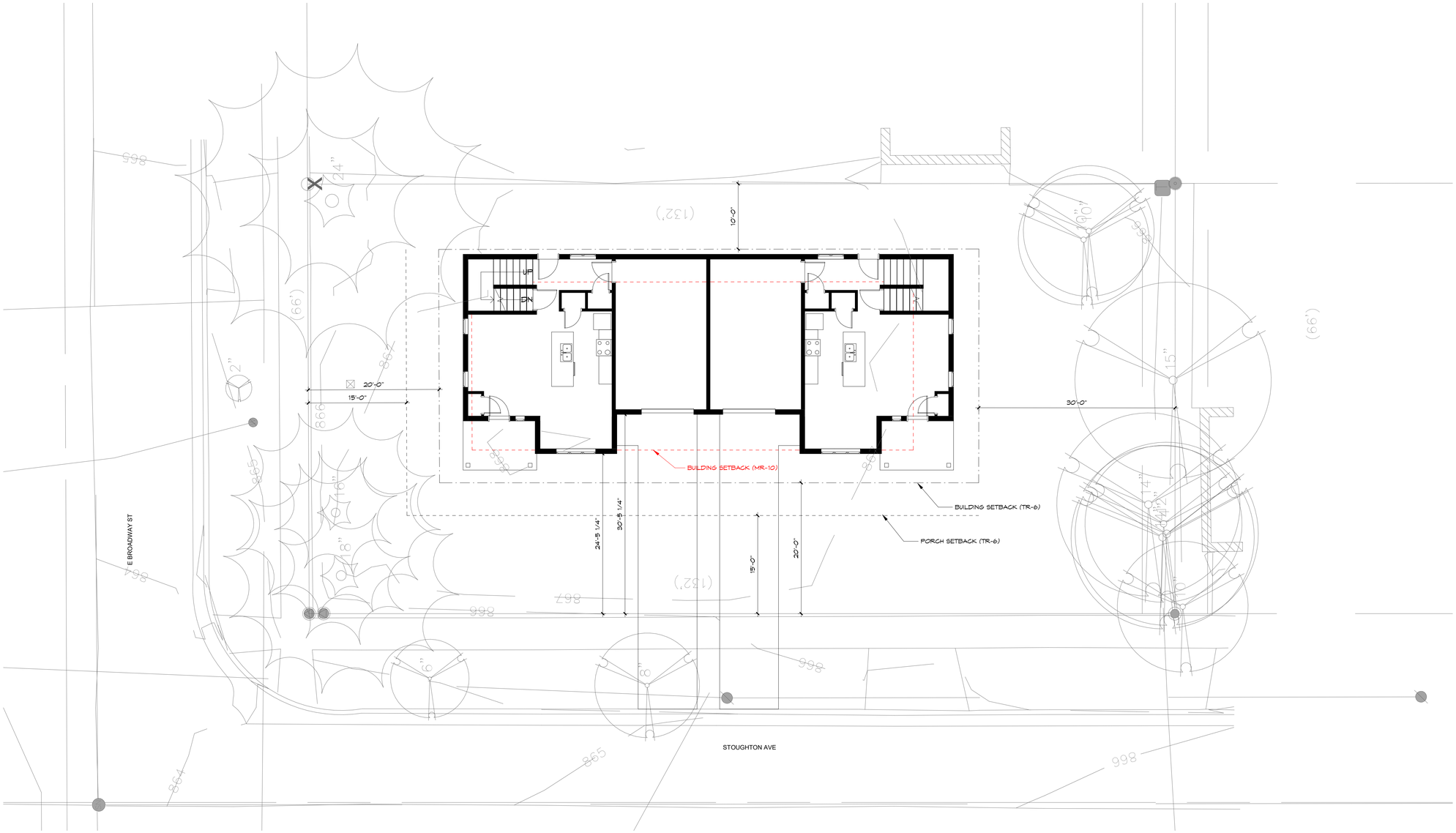
12. The area included in a specific implementation plan may be only a portion of the area included in a previously approved General Development Plan.

13. The specific implementation plan (SIP) submission may include site plan and design information, allowing the plan commission to combine design review and review of the SIP. Design review may, at the choice of the applicant, be deferred until a later time when specific site and building developments will be brought forth.

14. The plan commission or common council may specify other plans, documents or schedules that must be submitted prior to consideration or approval of the SIP, as such may be relevant to review.

(b) The process for review and approval of the PD shall be identical to that for site plans per section 78-908 of this ordinance and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code.

(c) All portions of an approved PD/SIP not fully developed within five years of final common council approval shall expire, and no additional PD-based development shall be permitted. The common council may extend this five years period by up to five additional years via a majority vote following a public hearing. Completed portions of the PD/GDP shall retain the PD/GDP status.



1 A100 SITE PLAN
1/8" = 1'-0"

Printed: 12/15/2023 10:20:04 AM

SD

REV	DESCRIPTION	DATE

Habitat for Humanity
Habitat Stoughton
1005 Stoughton Ave
Stoughton, WI 53589

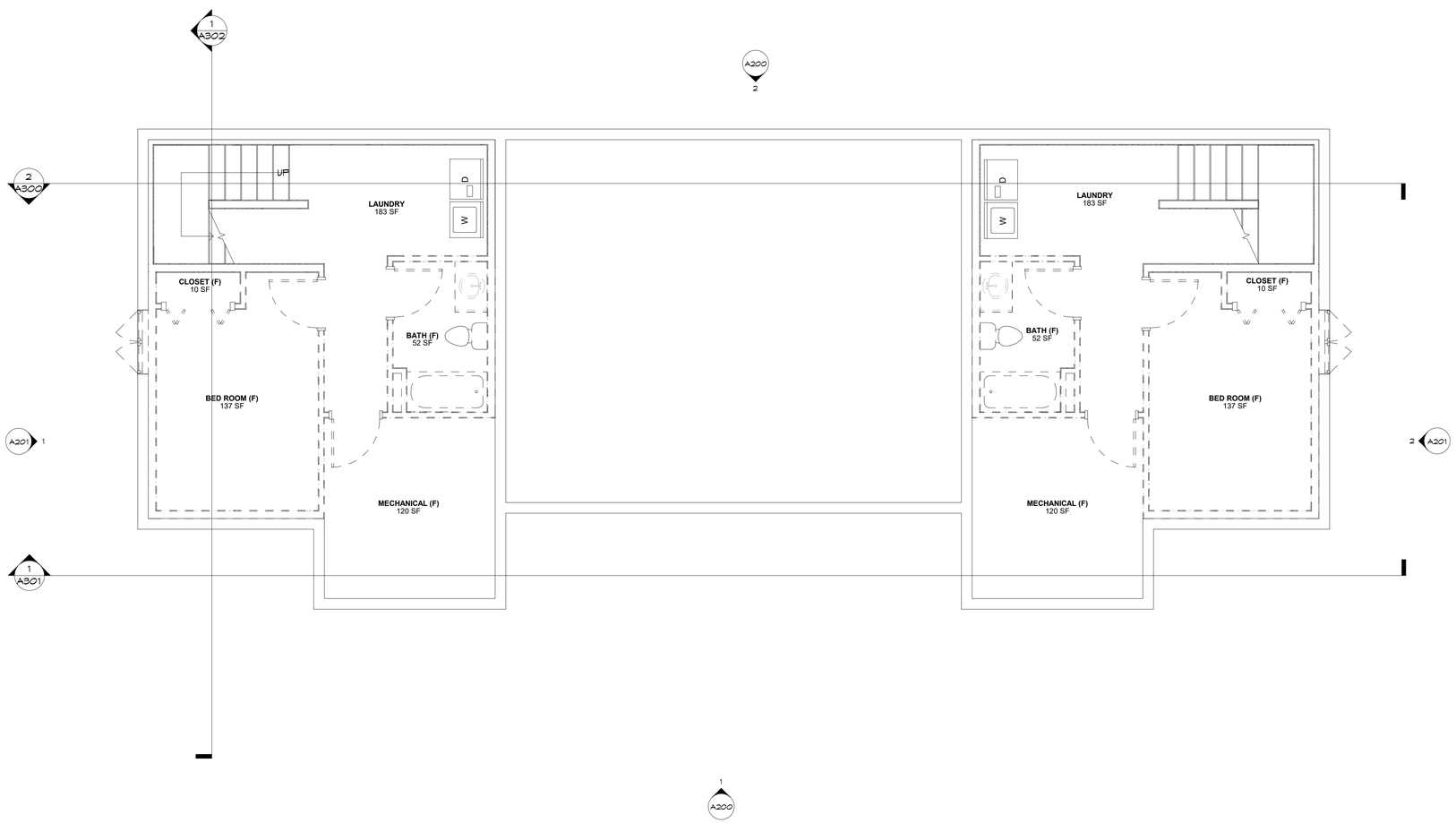
ZG10E

KEE architecture

3220 SYENE RD #102 | MADISON WI 53713

A100

SITE PLAN



1 A110 BASEMENT
1/4" = 1'-0"

Printed: 12/15/2023 10:20:04 AM

SD

REV	DESCRIPTION	DATE

Habitat for Humanity

Habitat Stoughton

1005 Stoughton Ave

Stoughton, WI 53589

ZG10E

KEE architecture

3220 SYENE RD #102 | MADISON WI 53713

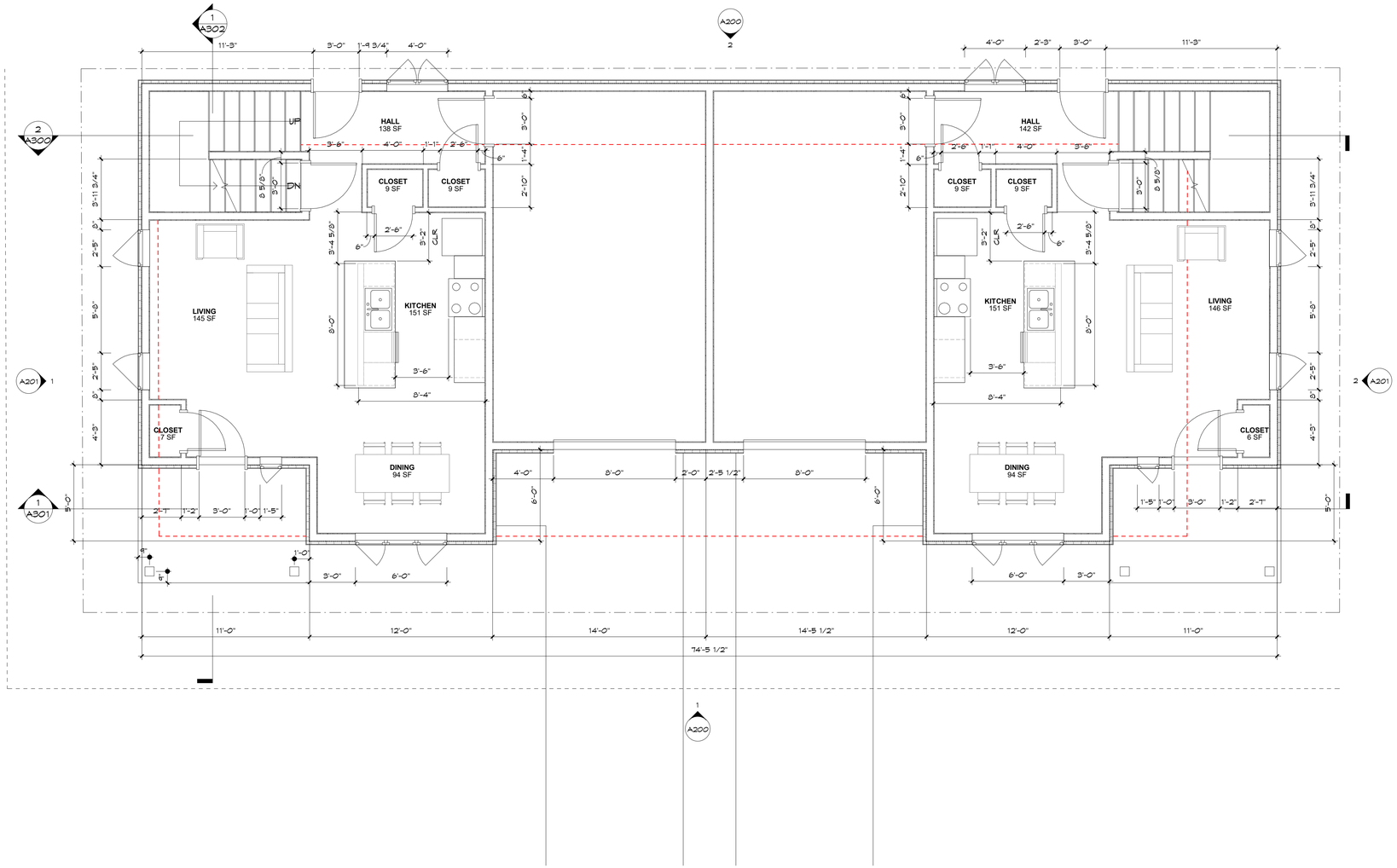
A110

BASEMENT

FLOOR PLAN GENERAL NOTES

1. ALL EXTERIOR WALLS TO BE WALL TYPE **W** UNO IN PLANS OR DETAILS
2. ALL PARTITIONS TO BE TYPE **A6** UNO IN PLANS OR DETAILS
3. INTERIOR DIMENSIONS ARE TO FACE OF STUD/MASONRY UNO
4. ALL MASONRY OPENINGS TO BE V.I.F.
5. COORDINATE ALL GENERAL CONSTRUCTION WORK WITH OTHER TRADES
6. EQUIPMENT AND FURNITURE BY OTHERS SHOWN HALFTONE - FOR REFERENCE ONLY - COORDINATE INSTALLATION & HOOK-UPS BY CONTRACTOR WHERE SPECIFIED
7. SITE SHOWN FOR REFERENCE AND COORDINATION ONLY - SEE C-SERIES DRAWINGS FOR DETAILS
8. FLOOR DRAINS ARE SHOWN FOR LOCATION ONLY. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.

KEYNOTES	
Key Value	Keynote Text



1 A111 FIRST FLOOR
1/4" = 1'-0"

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SD

REV	DESCRIPTION	DATE

Habitat for Humanity

Habitat Stoughton

1005 Stoughton Ave

Stoughton, WI 53589

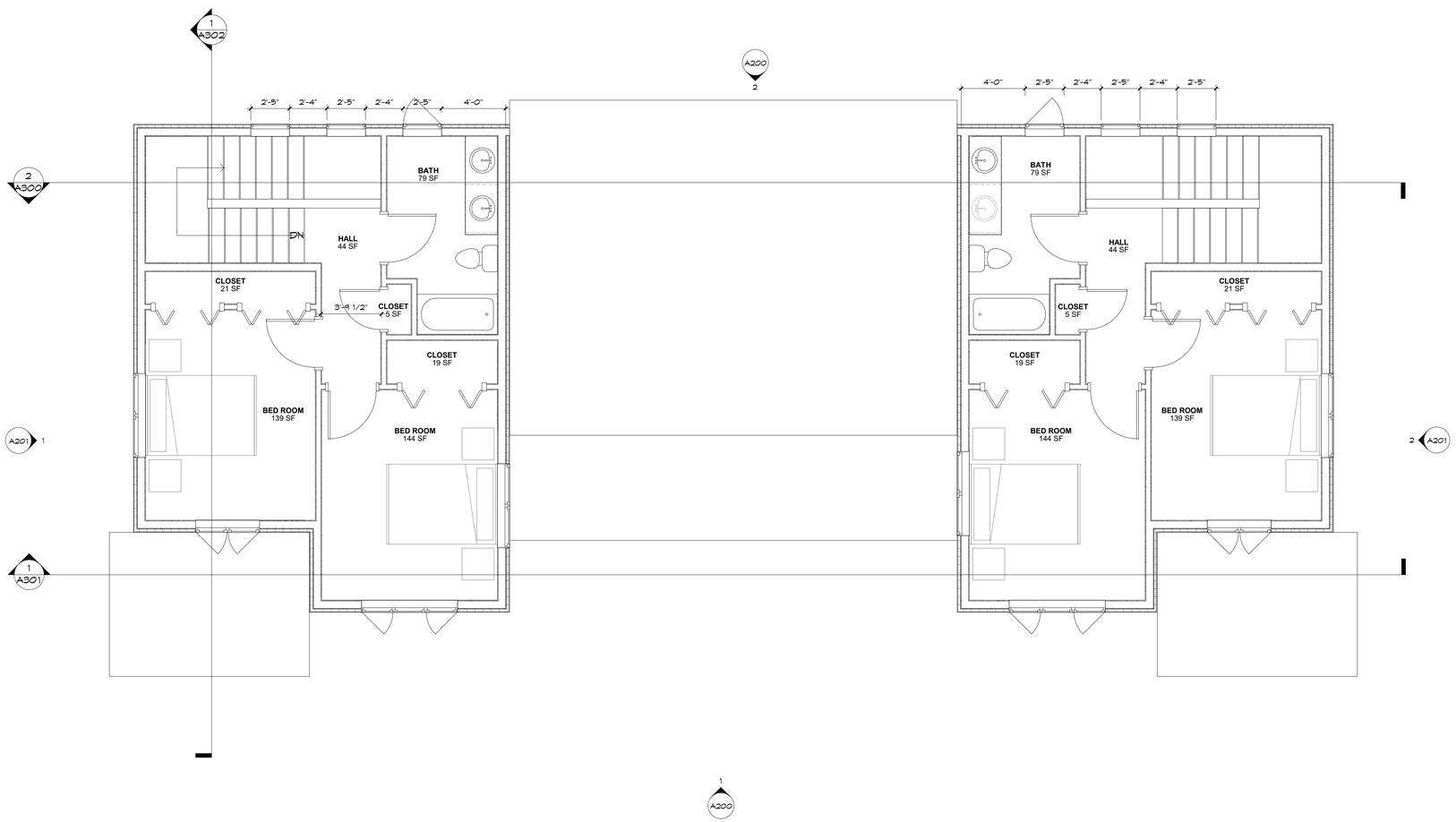
ZG10E

KEE architecture

3220 SYENE RD #102 | MADISON WI 53713

A111

FIRST FLOOR



1 A112 SECOND FLOOR
1/4" = 1'-0"

Printed: 12/15/2023 10:20:04 AM

SD

REV	DESCRIPTION	DATE

Habitat for Humanity

Habitat Stoughton

1005 Stoughton Ave

Stoughton, WI 53589

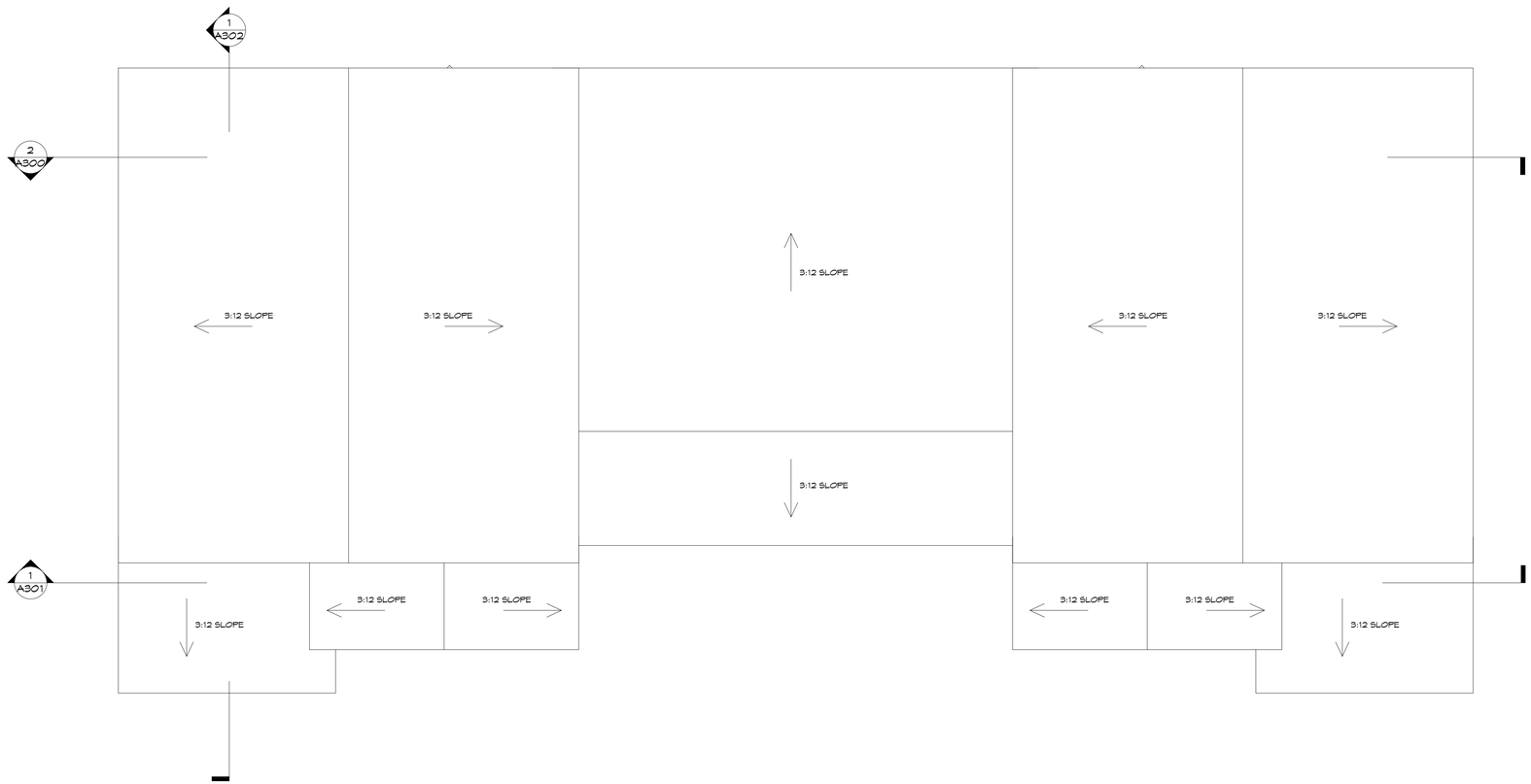
ZG10E

KEE architecture

3220 SYENE RD #102 | MADISON WI 53713

A112

SECOND FLOOR



1 A113 ROOF
1/4" = 1'-0"

Printed: 12/15/2023 10:20:04 AM

SD

REV	DESCRIPTION	DATE

Habitat for Humanity

Habitat Stoughton

1005 Stoughton Ave

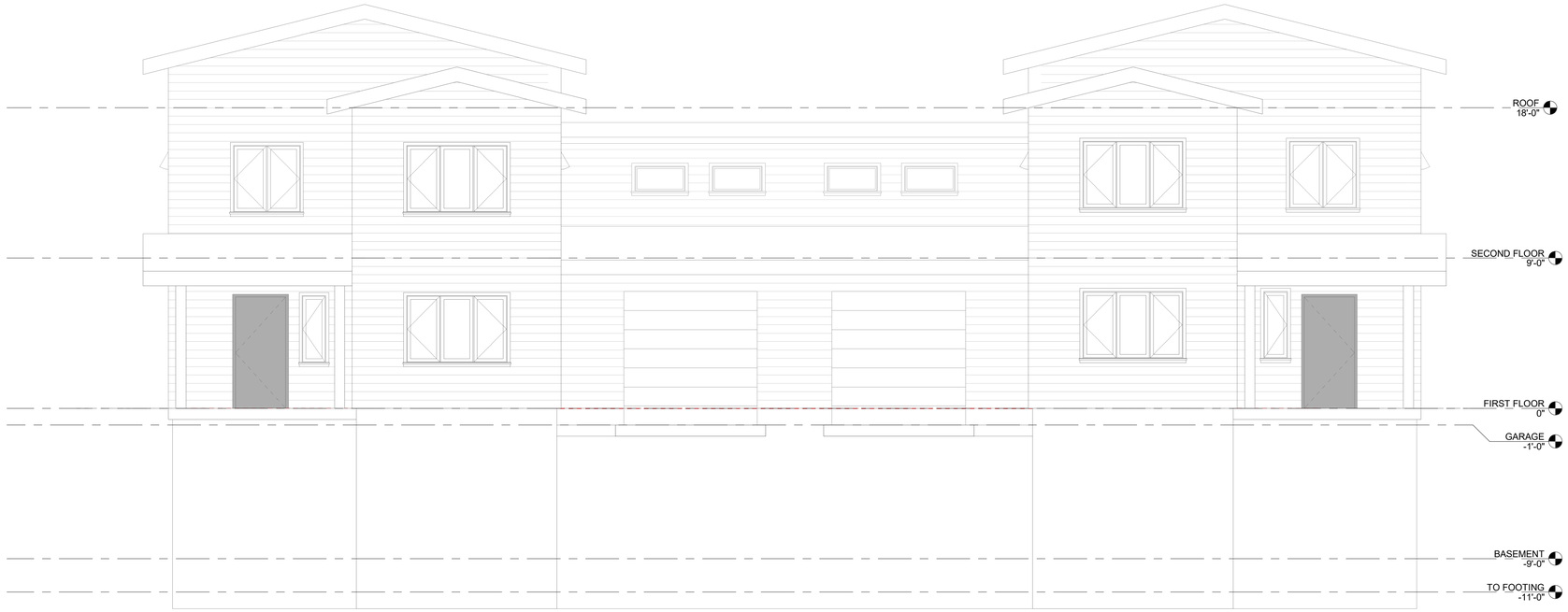
Stoughton, WI 53589

ZG10E

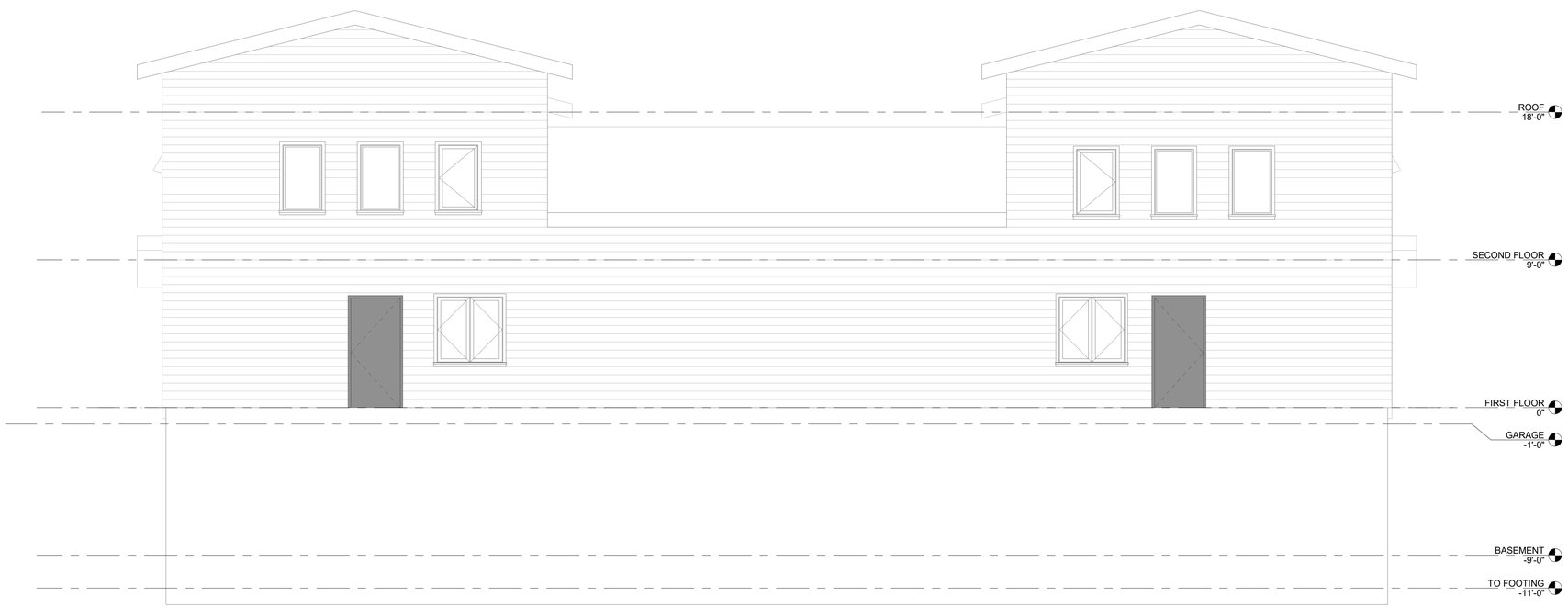
KEE architecture

3220 SYENE RD #102 | MADISON WI 53713

A113 ROOF



1 A200 BUILDING ELEVATION - WEST
1/4" = 1'-0"



2 A200 BUILDING ELEVATION - EAST
1/4" = 1'-0"

Printed: 12/15/2023 10:20:05 AM

SD

REV	DESCRIPTION	DATE

Habitat for Humanity
Habitat Stoughton
1005 Stoughton Ave
Stoughton, WI 53589

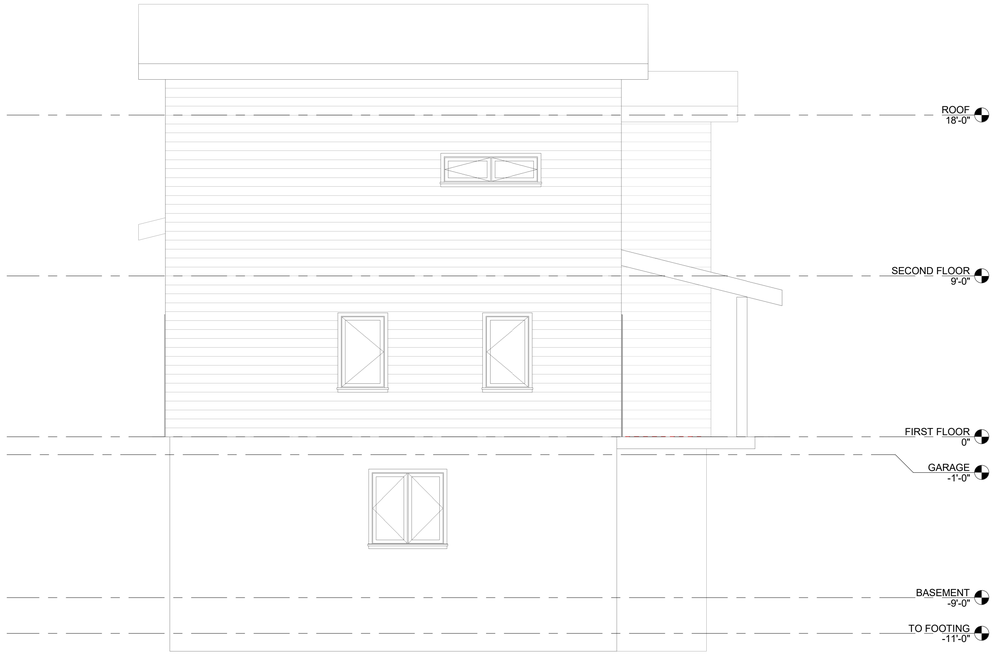
ZG10E

KEE architecture

3220 SYENE RD #102 | MADISON WI 53713

A200

ELEVATIONS



1 / A201 BUILDING ELEVATION - NORTH
1/4" = 1'-0"

2 / A201 BUILDING ELEVATION - SOUTH
1/4" = 1'-0"

Printed: 12/15/2023 10:20:06 AM

SD

REV	DESCRIPTION	DATE

Habitat for Humanity
Habitat Stoughton
1005 Stoughton Ave
Stoughton, WI 53589

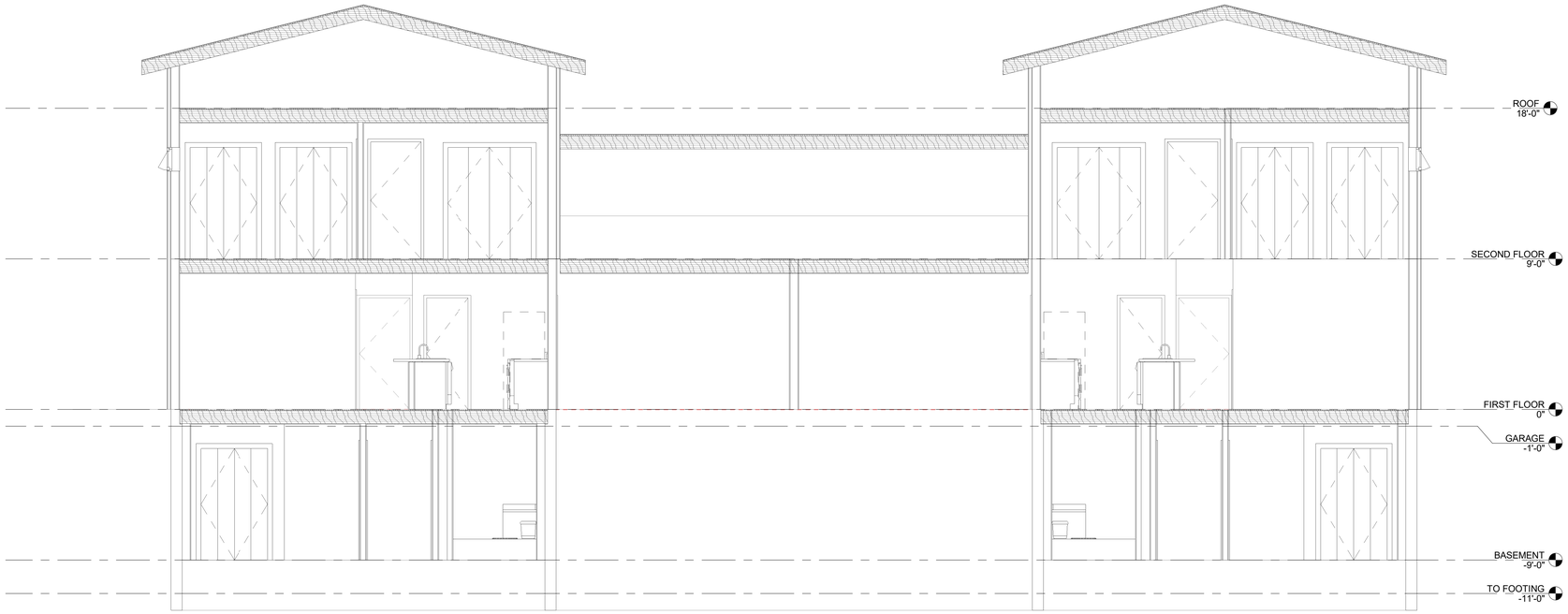
ZG10E

KEE architecture

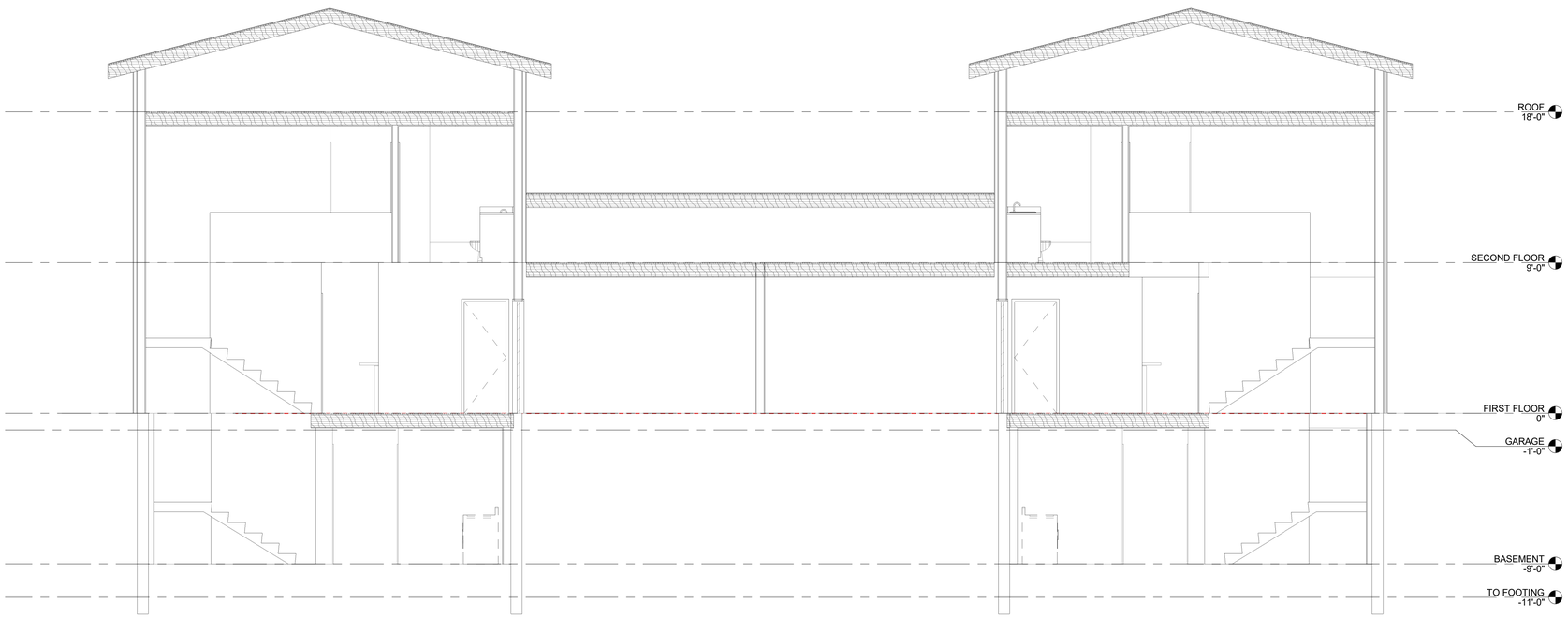
3220 SYENE RD #102 | MADISON WI 53713

A201

ELEVATIONS



1 A300 BUILDING SECTION - NS (LOOKING EAST)
1/4" = 1'-0"



2 A300 BUILDING SECTION - NS (LOOKING WEST)
1/4" = 1'-0"

Printed: 12/15/2023 10:20:07 AM

SD

REV	DESCRIPTION	DATE

Habitat for Humanity
Habitat Stoughton
1005 Stoughton Ave
Stoughton, WI 53589

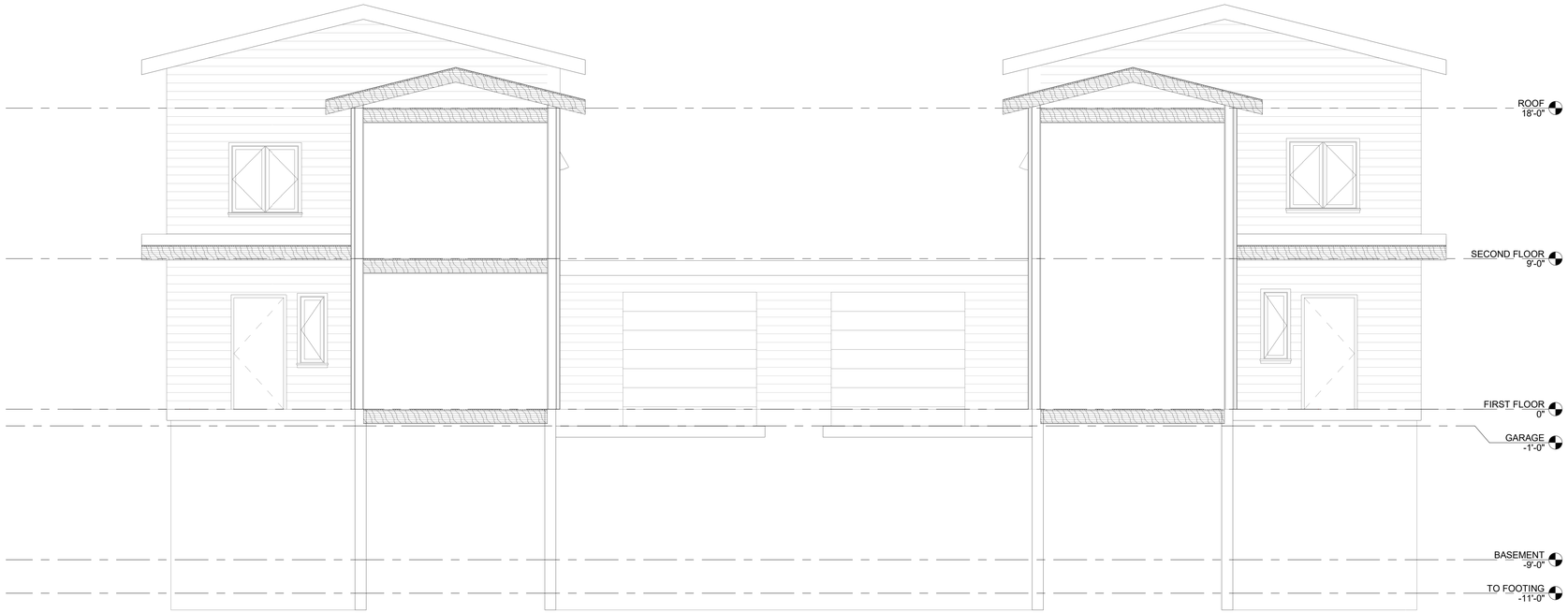
ZG10E

KEE architecture

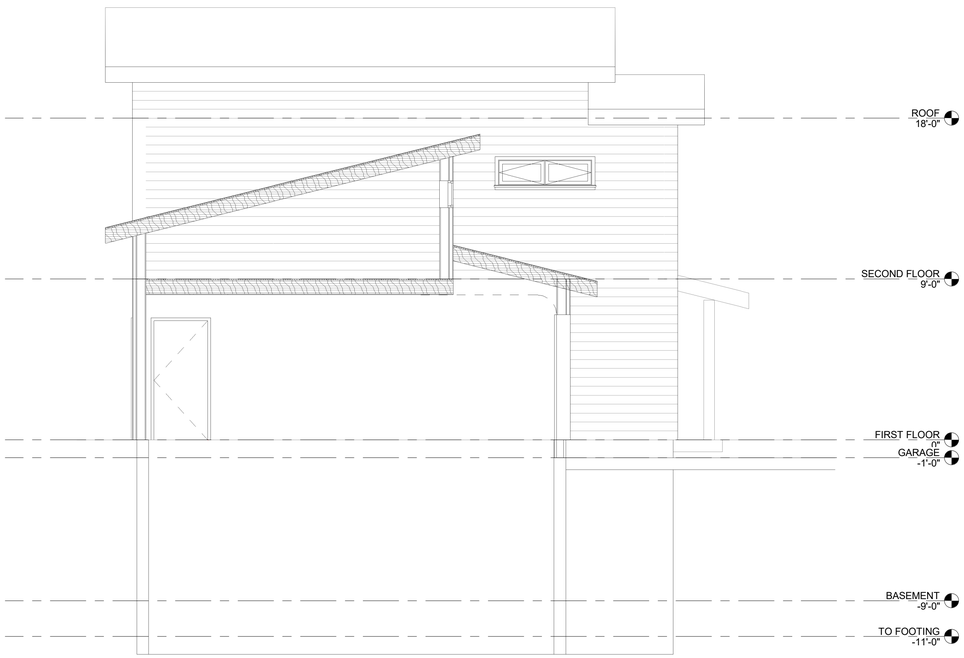
3220 SYENE RD #102 | MADISON WI 53713

A300

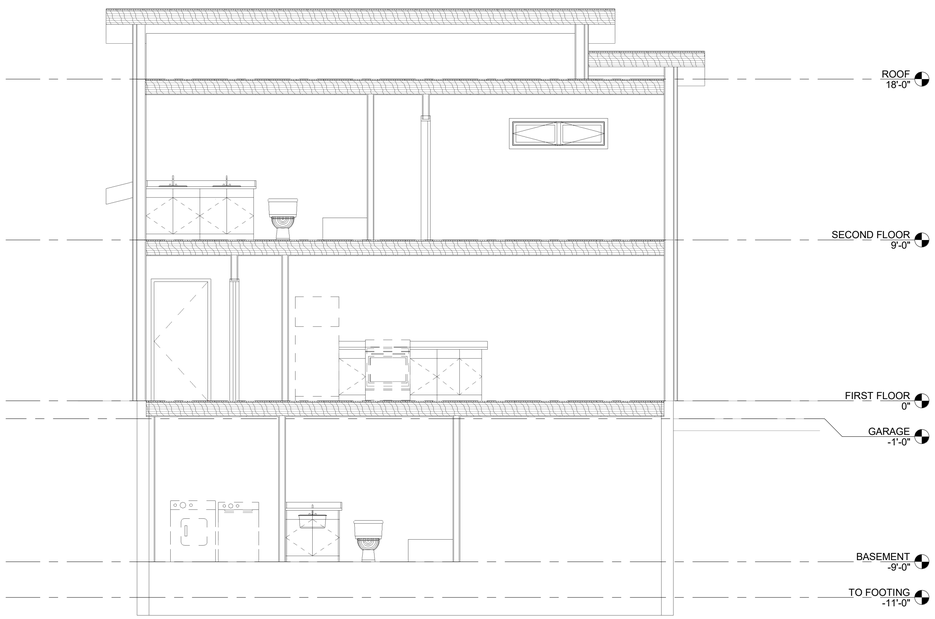
BUILDING SECTIONS



1 A301 BUILDING SECTION - NS (LOOKING EAST)
1/4" = 1'-0"



2 A301 BUILDING SECTION - EW (LOOKING SOUTH)
1/4" = 1'-0"



3 A301 BUILDING SECTION - EW (LOOKING SOUTH)
1/4" = 1'-0"

SD

REV	DESCRIPTION	DATE

Habitat for Humanity
Habitat Stoughton
1005 Stoughton Ave
Stoughton, WI 53589

ZG10E

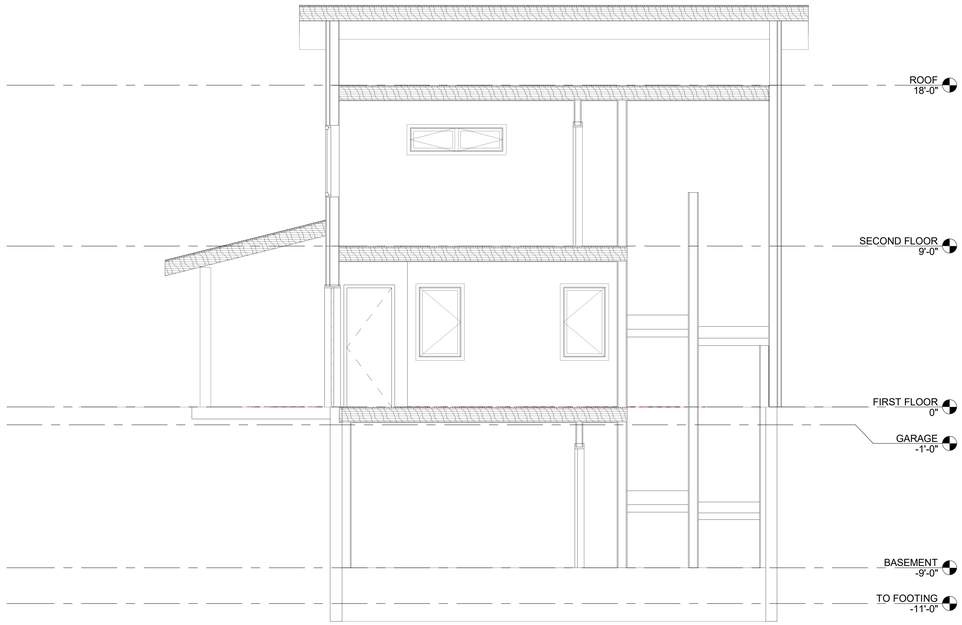
KEE architecture

3220 SYENE RD #102 | MADISON WI 53713

A301

BUILDING SECTIONS

Printed: 12/15/2023 10:20:07 AM



1
A302
BUILDING SECTION - NS (LOOKING NORTH)
1/4" = 1'-0"

SD

REV	DESCRIPTION	DATE

Habitat for Humanity

Habitat Stoughton

1005 Stoughton Ave

Stoughton, WI 53589

ZG10E

KEE architecture

3220 SYENE RD #102 | MADISON WI 53713

A302

BUILDING SECTIONS

Printed: 12/15/2023 10:20:08 AM

BOUNDARY AND TOPOGRAPHIC SURVEY

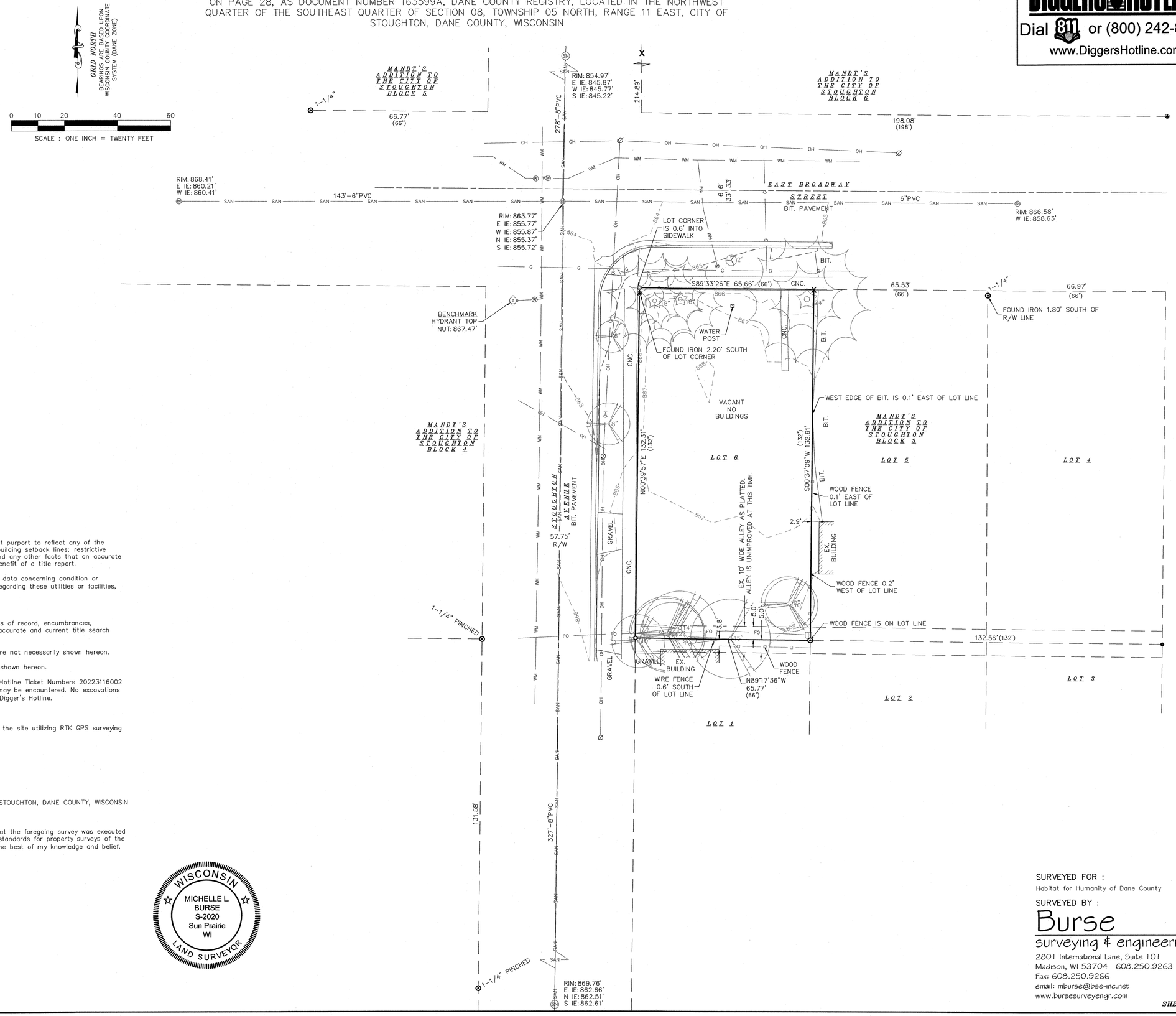
LOT 6, BLOCK 3, MANDTS ADDITION TO THE CITY OF STOUGHTON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 28, AS DOCUMENT NUMBER 163599A, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 08, TOWNSHIP 05 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

LEGEND

- 1" IRON PIPE FOUND UNLESS NOTED
- 3/4" SOLID IRON ROD FOUND
- 3/4" IRON PIPE FOUND
- X FOUND CHISELED "X" IN CONCRETE
- CUT X SET IN CONCRETE
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- × 851.2 SPOT ELEVATION
- OH OVERHEAD UTILITY WIRE
- G BURIED GAS LINE
- WM WATER MAIN
- SAN SANITARY SEWER
- FO BURIED FIBER OPTIC
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- UTILITY POLE
- SANITARY SEWER MANHOLE
- DECIDUOUS TREE (DBH IN INCHES)
- CONIFEROUS TREE (DBH IN INCHES)
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.



NOTES:

1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose. Survey was performed without the benefit of a title report.

2) No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.

3) Date of field work: August 16, 2022

4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.

6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.

7) Routing of public utilities is based upon, markings provided by Digger's Hotline Ticket Numbers 20223116002 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to located utilities. Before excavations are performed contact Digger's Hotline.

8) Total parcel area = 8,704 square feet

9) Elevations are based upon NAVD88 datum. Elevations are transferred to the site utilizing RTK GPS surveying while observing the WISCORS Network. WI GEOID 12B

DESCRIPTION FURNISHED:

LOT 6, BLOCK 3, MANDT'S ADDITION TO THE CITY OF STOUGHTON, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor, No. 2020, hereby certify that the foregoing survey was executed under my direction and control, and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7), and the map hereon is correct to the best of my knowledge and belief.

Dated this 22 day of AUGUST, 2022

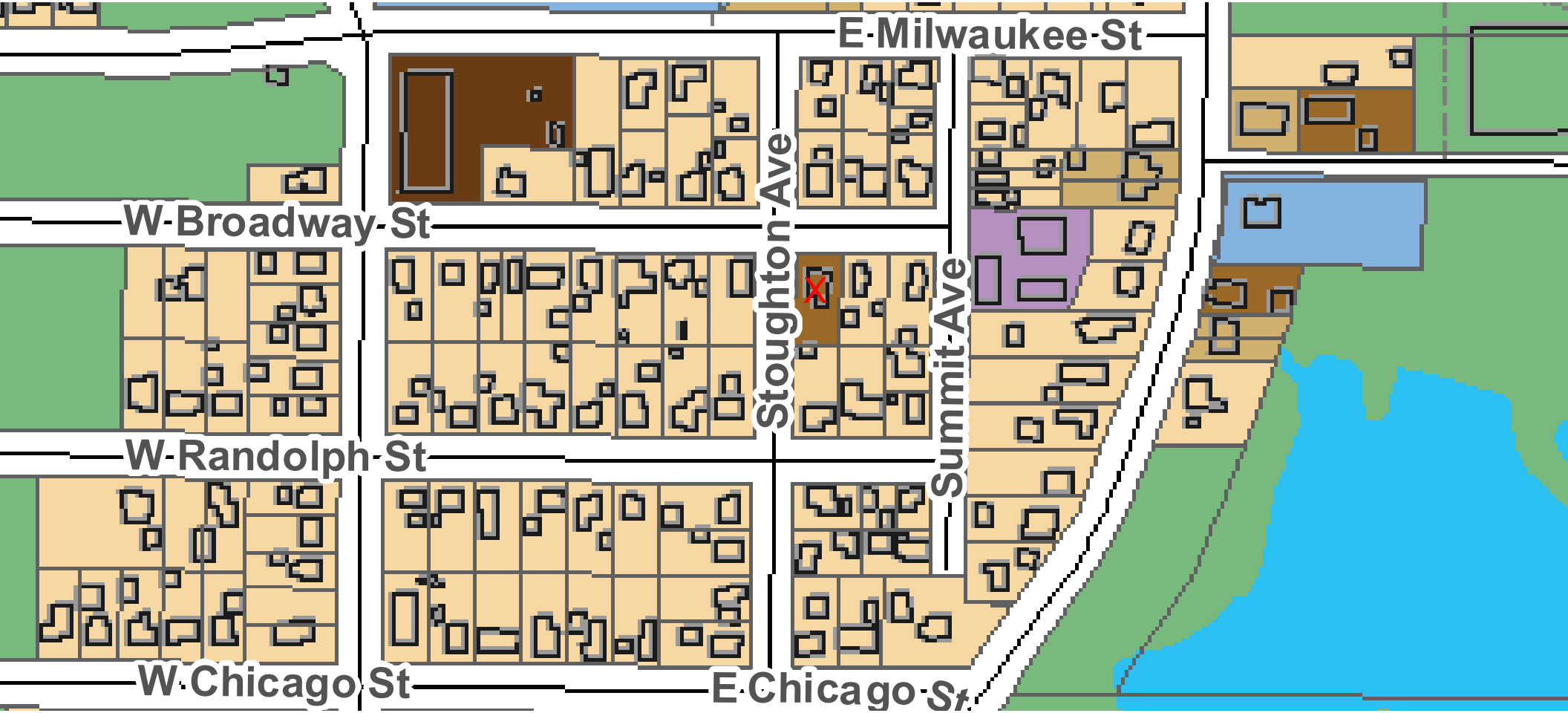
Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020

WISCONSIN
MICHELLE L. BURSE
S-2020
Sun Prairie WI
LAND SURVEYOR

SURVEYED FOR :
Habitat for Humanity of Dane County

SURVEYED BY :

Burse
surveying & engineering Inc.
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

Date: August 22, 2022
Plot View: TOPO
\BSE2624\dwg\Survey\BSE2624 Survey v2018.dwg

CITY ZONING MAP