CITY OF STOUGHTON, 207 S. FORREST STREET, STOUGHTON, WISCONSIN

RESOLUTION OF THE PLAN COMMISSION

A Resolution to recommend the Stoughton Common Council Approve the Proposed Comprehensive Plan Amendment

Committee Action: Plan Commission Approval

Fiscal Impact: None.

File Number: R- -2023 Introduced: April 10, 2023

The Plan Commission of the City of Stoughton, Wisconsin, does proclaim as follows:

Section 1. Pursuant to §62.23(2) and (3) for cities, villages, and towns exercising village powers §60.22(3) of the Wisconsin Statutes, the City of Stoughton is authorized to amend its comprehensive plan as defined in §66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Section 2. The Common Council of the City of Stoughton, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of the plan amendment as required by §66.1001(4)(a) of the Wisconsin Statutes.

Section 3. MSA Professional Services, Inc. has prepared amendments to the City's comprehensive plan as reflected in Exhibit A.

Section 4. The Plan Commission recognizes the importance of the City's existing land use, economic development, transportation, park and recreation, and housing planning documents as important tools to guide the City's future.

Section 5. BE IT RESOLVED, the City of Stoughton Plan Commission recommends the Comprehensive Plan be amended as provided in Exhibit A and recommends the Stoughton Common Council Adopt an Ordinance Amending the Comprehensive Plan.

_____

Mayor Tim Swadley Date
Planning Commission Chair

City of Stoughton
Notice of Public Hearing on Proposed Comprehensive Plan Amendment

Notice is hereby given that the City of Stoughton will hold a public hearing on Monday, April 10 at 6:00 p.m., or as soon after as the matter may be heard, to consider amending the City's Comprehensive Plan.

In-Person: Council Chambers (2nd floor of the Public Safety Building), 321 S. Fourth Street, Stoughton, WI

Virtual: You can join the meeting via Zoom or Phone below:

https://us06web.zoom.us/j/89046560214?pwd=dXc5aXJiUzhaOW1ya1BTc0VzVlNzZz09

Phone in: +1 312 626 6799 Meeting ID: 890 4656 0214 Passcode: 552001

The proposed plan amendment modifies the future land use maps and transportation map pertaining to the approximately 182 acre at the southeast corner of USH 51 and CTH B. The proposed amendments to the Comprehensive Plan will delete the 2006 Linnerud Detailed Neighborhood Plan and replace it to reflect a community vision as presented by the current land owners; STI Holdings, Inc. While the intended uses are generally consistent with the uses identified in the Linnerud Plan, their configuration on the site is expected to vary from the current plan. Most notably, the area identified for Recreation and Open Space is expected to be larger due to more stringent stormwater management standards and the intent to dedicate more parkland than is required by ordinance to develop a large community park. The proposed plan amendment also modifies the primary transportation route with an 80-foot right-of-way extending from USH 51 to CTH B.

The Comprehensive Plan is a blueprint for the short-range and long-range growth, redevelopment, and preservation of the City and will be used by City officials as a policy guide to help make decisions regarding the growth and development of the City. This is a proposed amendment of the City's existing Comprehensive Plan, which was updated in 2017 and amended in 2019.

The draft City of Stoughton Comprehensive Plan document is available for review on the City's website https://www.stoughtonplanning.com/comprehensive-plan , at the Stoughton Public Library and at the Department of Planning & Development's office located at 207 S. Forrest Street.

If you wish to call in and speak at the meeting, please register at http://speak.cityofstoughton.com by 5:45 on or before the day of the meeting. Written comments on the draft Comprehensive Plan should be submitted to Michael Stacey, Zoning Administrator at 207 S. Forrest St. Stoughton, WI 53589 or email to mstacey@ci.stoughton.wi.us. All written or electronic comments will be forwarded to the City of Stoughton Common Council members for their consideration.

Candee Christen, City Clerk

Published: March 9, 2023

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MSA Memo

To: Stoughton Plan Commission

From: Steve Tremlett, AICP, CNU-A

Subject: STI Property - Comp Plan Amendment

Date: March 6, 2023

Overview

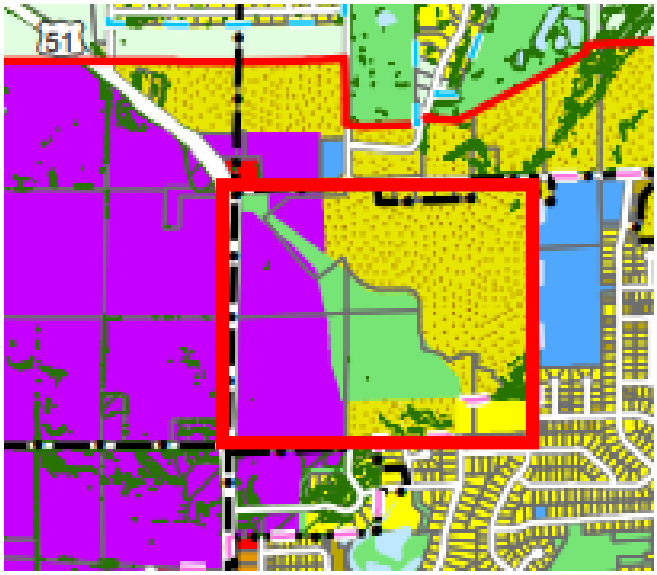
STI Holding, Inc. is preparing a development proposal for a mix of business, residential, park and open space uses on 182 acres at the southeast corner of State Highway 51 and County Highway B.

This land is currently identified on the future land use map (excerpt below, outlined in red), for Planned Mixed Use (purple), Planned Neighborhood (speckled yellow), and Recreation or Public Open Space (green). It is also the focus of Appendix B: 2006 Linnerud Detailed Neighborhood Plan ("Linnerud Plan").

What is STI Holding, Inc. Proposing?

STI Holdings, Inc. envisions for this land the following uses:

- A mix of high-quality office and retail uses, including the new world headquarters facility for Stoughton Trailers
- New homes, including a varied mix of attached-unit housing in various forms and single-family lots
- A large community park (minimum 30 acres) to accommodate both neighborhood and community-wide recreation needs and extensive wetland and stormwater management features



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WWW.MSA-PS.COM

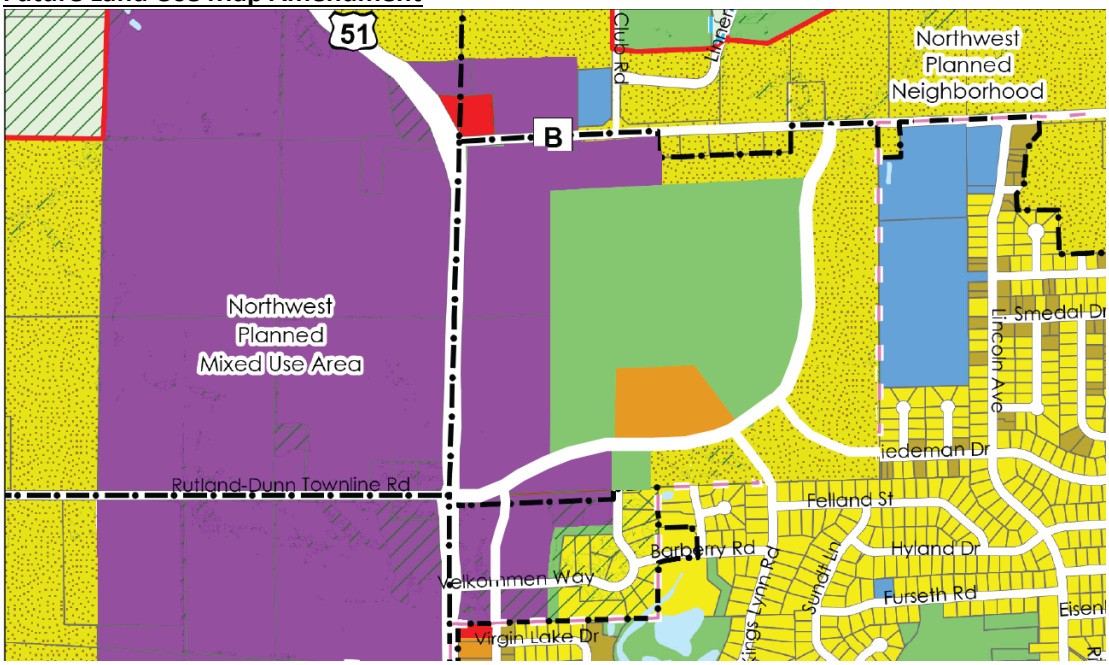
Why is a Comprehensive Plan Amendment Needed?

While the intended uses are consistent with the uses identified in the Linnerud Plan, their configuration on the site is expected to vary from the current plan. Most notably, the area identified in green for Recreation and Open Space is expected to be larger than currently shown due to more stringent stormwater management standards and the intent to dedicate more parkland than is required by ordinance to develop a large community park. Enhanced understanding of the natural characteristics of the site may alter which parts of the site are reserved for these purposes.

The Linnerud Plan was adopted into the Comprehensive Plan and the City is therefore required to demonstrate consistency with the very detailed land use configurations in the plan. That plan was created around a proposed Walmart that was later developed elsewhere. While the mix of uses is generally similar to what STI intends to propose, there is concern that the consistency requirement cannot be satisfied due to the detailed land use mapping in the neighborhood plan.

Following discussion with City staff, STI Holdings, Inc. prefers to amend the Comprehensive Plan to ensure, through a public process, that the plan and the development proposal will be compatible.

Future Land Use Map Amendment



See Exhibit A for the full amendment to the Comp Plan.

EXIHIBIT A: PROPOSED COMP PLAN AMENDMENTS

PROPOSED CHANGES

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- **Areas to be preserved** included the marshland, downtown and historic neighborhoods, 1892 building, the Yahara River, undeveloped areas on both sides of the river, Viking County Park, and Mandt Park, Veterans Park. Most individuals wanted to see the ~~Linnerud~~ STI Holdings, Inc. property developed for residential and/or commercial uses, but some attendees indicated a desire to see the area preserved as an undeveloped natural area.
- Key **gathering places** included the downtown and Main Street, Mandt Park, Veterans Park, and River Bluff Middle School. Future gathering places were suggested for the Riverfront/ MillFab site, Kettle Park West, the ~~Linnerud~~ STI Holdings, Inc. property, and in the City's growth area to the south.
- **Transportation issues** were identified at many of the USH 51/Main Street intersections including Roby Road, STH 138, and Hoel Avenue. Numerous attendees identified the intersection of USH 51 and STH 138 as an area of concern. Roads widening or safety improvements were suggested for USH 51 and for STH 138, especially north and west of City. New roads were suggested within Kettle Park West, north of the Business Park North, and in new growth areas east of the City.
- **Bicycle lanes** were recommended on STH 138 and on City streets, including Van Buren Street, King's Lynn Road, Jackson Street, Roby Road, Page Street, and South Street. Bicycle facilities were also recommended for the rail corridor and in future City growth areas. There was strong support for **off-street trails** along one or both sides of the Yahara River. Loops trails were often recommended as opposed to straight "out-and-back" trails.

Participants were also asked to identify locations that would be appropriate for new residential, commercial, or industrial development. A summary of this input is as follows. Most attendees planned for growth beyond the City's existing boundaries, but one table did not desire to City grow geographically, expressing a desire for *only* infill and redevelopment.

- New **residential development** was recommended on infill or redevelopment sites along the riverfront (including the MillFab site), in Kettle Park West, and on the ~~Linnerud~~ STI Holdings, Inc. property. Looking to the periphery of the City, there was support for new residential southwest of the current City limits (south of Kettle Park West), but there were also recommendations for residential development in areas north, south, east, and west of the City, with no clear consensus.
- New **commercial development** was recommended on infill or redevelopment sites along the riverfront (including the MillFab site), at the ~~Linnerud~~ STI Holdings, Inc. property, downtown, in Kettle Park West, and at the intersection of Van Buren and Milwaukee Streets. Commercial development was also recommended in many locations along USH 51, and where major highway intersect, e.g. where USH 51 meets CTH N, where USH 51 meets CTH B, and where CTH B meets CTH N

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Finally, an area shown for *Planned Mixed Use* is located east of USH 51 between CTH B and Rutland Dunn Town Line Road. This area is part of the ~~Linnerud~~ STI Holdings, Inc. property, a larger property that is planned for a mix of commercial, public open space, and residential uses. The west side of the ~~Linnerud~~ STI Holdings, Inc. property shown as *Planned Mixed Use* on this *Plan's* Future Land Use Map. ~~, which is consistent with the 2006 Linnerud Detailed Neighborhood Plan~~. ~~In this area, the Linnerud Detailed Neighborhood~~
~~Plan recommends a mix of commercial and residential uses, particularly neighborhood-scale business uses, large-format retail, senior housing, multi-family, and mixed-use development.~~

EXIHIBIT A: PROPOSED COMP PLAN AMENDMENTS

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Northwest Planned Neighborhoods

There are several *Planned Neighborhood* areas on the City's northwest side that generally straddle CTH B. The part of this area is located immediately west of Sandhill Elementary School is part of the ~~Linnerud~~ STI Holdings, Inc. property. ~~In 2006, a Linnerud Detailed Neighborhood Plan was prepared for the entire Linnerud property. Refer to Appendix B to read the plan in its entirety. On the west side of the property, the Linnerud plan recommends a mix of commercial and residential uses, particularly neighborhood- scale business uses, large format retail, and mixed-use development. In the central portion of the property, the plan recommends a large central park, which would buffer *Planned Neighborhood* areas from commercial/mixed use areas. The plan also recommends a northwest gateway feature located at southeast quadrant of the intersection of USH 51 and CTH B, which could include a pedestrian mall, framing structure that creates a focal point, water feature, and a gathering space. Finally, the east side of the Linnerud~~ The current plan for this property includes ~~is recommended for~~ commercial / mixed use along the USH 51 corridor, a large community park and residential adjacent to existing neighborhoods to the south and east; this area is shown on this *Plan's* Future Land Use Map as *Planned Neighborhood*. The ~~Linnerud~~ STI Holdings, Inc. development plan recommends the following for this residential area:

- The recommended residential density should be between 4 and 8 du/ac for single family detached development, 10 to 15 du/ac for two family and townhome development, ~~10 to~~ 15 – 30 du/ac for multi-family development, and 25 to 35 du/ac for senior housing development.
- ~~A landscape and stormwater buffer should separate the *Planned Neighborhood* from USH 51 and CTH B.~~
- Internal street connections should connect the *Planned Neighborhood* to the commercial/mixed use area to the west, CTH B, Kriedeman Drive, Kings Lynn Road, ~~, and~~ Oakridge Way will accommodate a mid-block pedestrian access point or road access to planned collector.
- The *Planned Neighborhood* should include bicycle/pedestrian connection to the commercial/mixed use area to the west, the ~~central~~ community park, Sandhill Elementary School, and other destinations.

North of the ~~Linnerud~~ STI Holdings, Inc. property and CTH B, the Future Land Use Map depicts a *Planned Neighborhood* area north of the current City limits extending between USH 51 and Williams Drive. Nearby features include Stoughton Country Club, Christ Lutheran Church, and the railroad tracks. There are relatively few environmental constraints in this area. The area should be served by local road extensions, particularly extensions of Lincoln Avenue and Page Street, and bicycle/pedestrian connections.

----- Page 117 ----- (under Wastewater Service – last bullet)

- A new interceptor serving the Northwest Planned Mixed Use Area and the ~~Linnerud~~ STI Holdings, Inc. property ~~Neighborhood~~— leading to a lift station near the center of that neighborhood.

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11. Parks and Recreation

The City of Stoughton maintains an extensive parks and recreation system. As reported in the City's *2014 Comprehensive Park and Open Space Plan*, 104 acres of active and accessible public park facilities are provided by the City. According to the park plan, Stoughton is currently satisfying the recreational

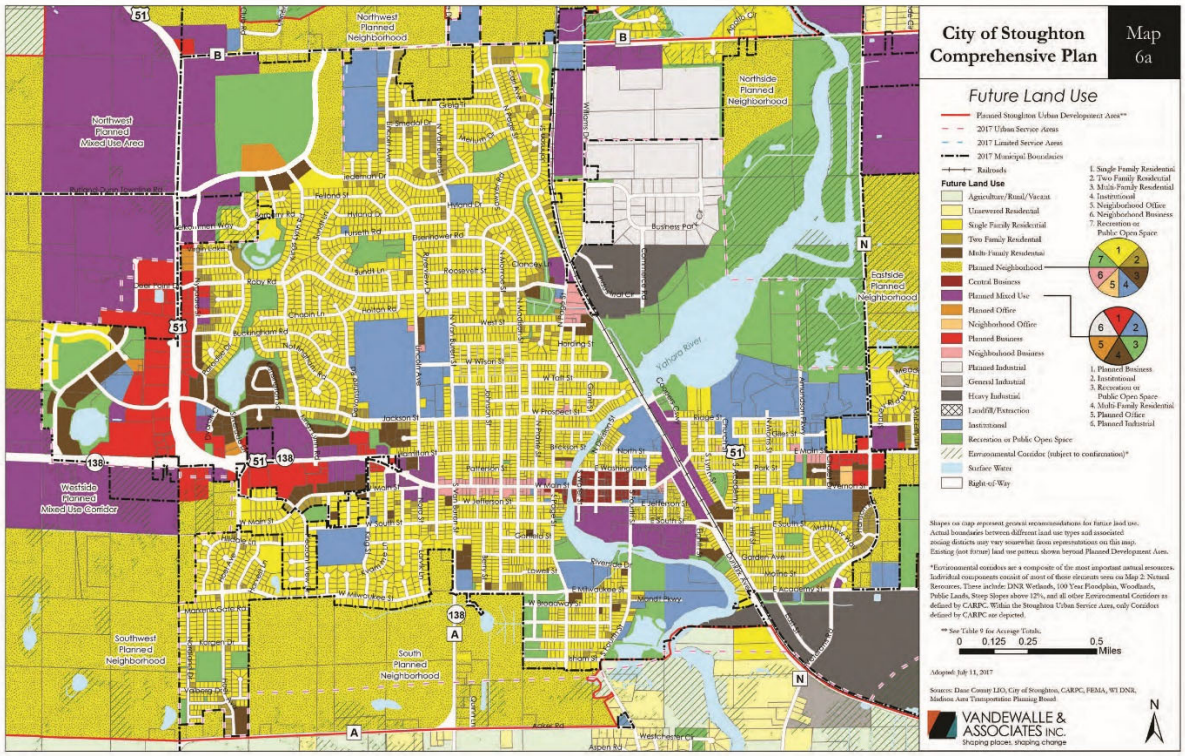
needs of its residents in terms of the overall ratio of total park acreage to population. However, in terms of the provision of specific park types, the City does not meet national recommendations for mini-parks or larger community parks.

A complete description of existing park and recreation facilities and programs offered by the City is provided in the *Park and Open Space Plan*. Major recommendations from the City's park plan are integrated with the recommendations of this *Comprehensive Plan*. This *Comprehensive Plan* calls for the provision of neighborhood park facilities in carefully considered locations within each of the *Planned Neighborhood* areas. Map 9 depicts the five locations recommended in the *Park and Open Space Plan* for future parks. These include the following locations within the current municipal boundary:

- ~~Linnerud~~ STI Holdings, Inc. property on the northwest side of the City
- Ehle property on the northeast side
- Stone Crest development on the southeast side
- Nordic Ridge development on the southwest side
- Kettle West development on the west side

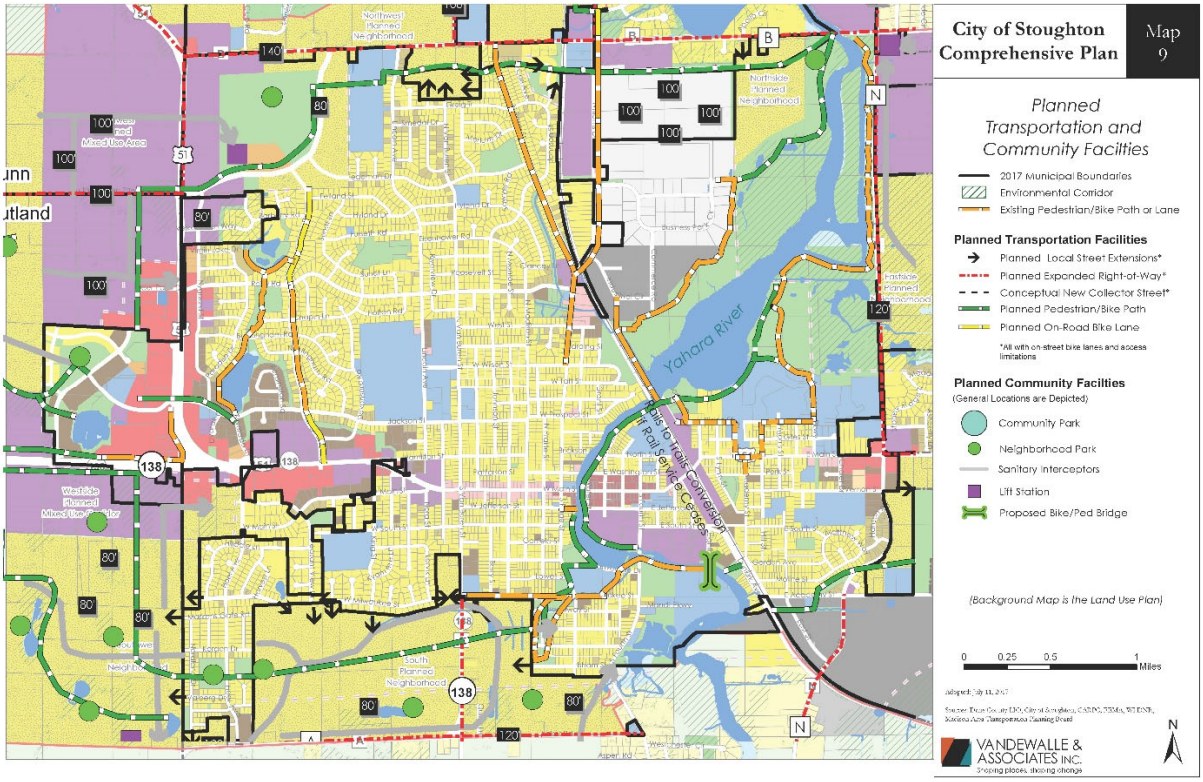
The plan also includes an extension of Racetrack Park westward to CTH N.
The *Park and Open Space Plan* includes a goal of developing interconnected biking and walking trails that provide access to all neighborhoods in the City. In addition to the Dane County Lower Yahara River Trail, three new trails are proposed in Stoughton: a South Trail route to connect Stone Crest on the far southeast side to the Kettle Park West development on the southwest side; a West Trail route to connect the Kettle Park West development with future development at the ~~Linnerud~~ STI Holdings, Inc. property on the northwest side; and a North Trail route to connect the northwest corner of the city to Dane County's Viking Park. These future routes are depicted in Map 9.

Map 6a (Page 83) + Map 6b (Page 85) + Map 6c (Page 87)



EXIHIBIT A: PROPOSED COMP PLAN AMENDMENTS

Map 9 (Page 111)



Remove Appendix B (2006 Linnerud Neighborhood Plan)

Dear Mr. Stacey,

Thank you for recently mailing us a packet of information regarding the upcoming public hearing on
April 10, 2023 regarding the proposed comprehensive plan amendment. Specifically, the land now know as the 182 acres southeast of the corner of US Highway 51 and County Highway B, and currently owned by STI Holdings. Also, thank you for allow us to make a few comments or suggestions on this proposal,
and we hope that any planners, property owners, or decision makers will take into account our considerations listed below.

We live on County Highway B, along with a few other single family residential neighbors, We have lived at this location
for the past 38 years, while some of our neighbors have lived here some 50 years or longer. Our backyard property line, and
our property line to our east will be adjacent to this new 182 development. So of course, many of us that live on County
Highway B are very interested on how this land will be developed.

We think that this new development will be a marvelous addition to the City of Stoughton. We are excited about the
possibilities of a new large park in the area, with walking trails, and a main bike trail running just south of, and parallel to
County Highway B in a east/west orientation, and running from Hwy 51 all the way to the Yahara River to the east.

From looking at all of the past and present maps, and attending the Stoughton Trailers community meeting on
February 20, 2023 we all know that residential is being planned behind our property. But, in order to help maintain the
long established integrity of of our neighborhood, that is single family residential, we recommend that any future
residential also be single family residential immediately behind all of the properties currently located behind us.
This would provide a much better blend of existing and future single family residential properties. The most recent
map provided by Stoughton Trailers at their February 20 Open House, showed a series of Townhomes/Duplexes behind
our properties on County Highway B, which we do not favor, support, or recommend.

Thanks again for allowing us our input. We hope all of the decision makers will give serious consideration to our request.
Please keep us updated as the planning and development progresses into the future.

Sincerely,

Jim and Denise Mattke
3033 County Highway B
Stoughton, WI 53589