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: June 5, 2023

To: Plan Commission

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the June 12, 2023 Plan Commission Meeting

Planned Development Concept Plan for a proposed multi-family apartment project at 211 S. Water Street.
The applicants will be presenting a concept plan for a proposed apartment project at the above named property for potentially 18-20 residential apartments. There would be significant park fees for this project. The lack of parking appears to be the biggest obstacle.

The concept plan and staff review are provided.

The Shop Lofts – PD Zoning Request

We are requesting PD Zoning for a redevelopment of 211 S Water Street for use as an 18-20-unit multifamily residential project. The exterior and main structural components of the building would remain, with the goal of preserving the brick exterior and many interior structural components, while bringing all components up to a level of new construction. The finished exterior will have a similar look to the adjacent brick buildings, while having a modern touch with new windows, doors, and sandblasted brick or another similar façade. The theme of the project would be industrial style finishes, with high ceilings, exposed steel and brick, and refurbished wood floors as able to keep the historic feel intact. The unit mix, as currently configured, would include 1 studio loft unit, 4 micro one-bedroom units, 10 standard one-bedroom units, 2 two-bedroom units, and 1 three-bedroom unit. The total rentable square feet would be 11,582 with an average unit size of 643 square feet. The site does not include any natural features or landscaping outside of the current structure which we would be looking to preserve, with substantial improvements.

The goal of the project is to bring more permanent residents to the downtown area to aid in the City's goal of revitalizing the downtown, bringing in new businesses to fill current retail vacancies, and support existing businesses.

It is our understanding that the zoning standards that will not be met by the proposed PD would relate to first-floor residential use, without a commercial component, and the corresponding parking associated with the residential use. We will maximize the available parking that our site can offer, however the current structure encompasses a vast majority of the site. We would be looking for exemptions on those two fronts, while looking to work with the City to address the parking concerns. There would be great benefit to the City by having 18 naturally affordable residential units, housing 20+ permanent residents, walkable to all the downtown businesses and restaurants, in addition to the additional tax increment created by the redevelopment. Neighboring property owners would see an increase in property values, with the potential for the development to spur other redevelopment activity in the general area. The redevelopment will likely require additional utilities to be brought to the area that could be tapped for future redevelopment, including a new water main and potential for electric car charging stations. The project will also include sustainable attributes such as bike racks, energy efficient appliances, plumbing fixtures and lighting.

We look forward to the City's input as we view this as a partnership to bring much needed residential housing and energy to the Downtown District. Thank you for your consideration.

Sincerely,

Dustin Oler & Justin Hanson

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

Applicant Name: Dustin Oler and Justin Hanson

Applicant Address: 4056 Lally Road, Oregon WI

Applicant Phone and Email: 608-347-4497 olerdc08@gmail.com

Property Owner Name (if different than applicant): Jim Oler

Property Owner Phone: 608-347-4407

Subject Property Address: 211 S Water Street, Stoughton, WI

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: _____

Application fee of $_____ 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.

☑ **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:

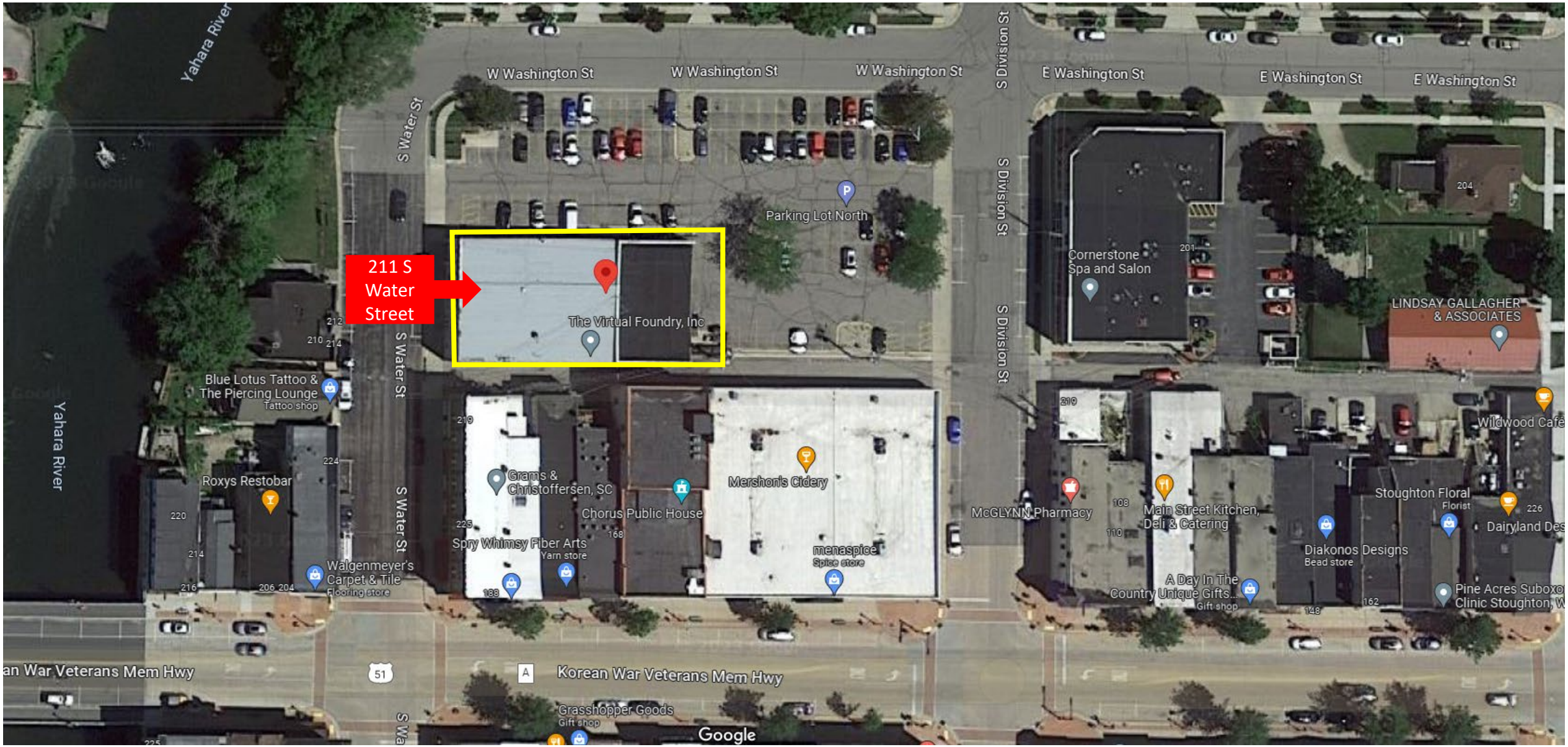
☑ **A.** Provide Zoning Administrator with a draft GDP Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for GDP review. The submittal packet shall contain all of the following items:

☑ **(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.


211 S Water Street
Yahara River
W Washington St
W Washington St
W Washington St
S Division St
E Washington St
E Washington St
E Washington St
S Water St
Parking Lot North
The Virtual Foundry, Inc
Cornerstone Spa and Salon
LINDSAY GALLAGHER & ASSOCIATES
Blue Lotus Tattoo & The Piercing Lounge
Tattoo shop
Roxys Restobar
Grams & Christoffersen, SC
Chorus Public House
Mershon's Cidery
Spry Whimsy Fiber Arts
Yarn store
menaspice
Spice store
Walgenmeyer's Carpet & Tile
Flooring store
McGLYNN Pharmacy
Main Street Kitchen, Deli & Catering
Stoughton Floral
Florist
Wildwood Café
Dairyland Des
Diakonos Designs
Bead store
A Day In The Country Unique Gifts...
Gift shop
Pine Acres Suboxo Clinic Stoughton, W
Korean War Veterans Mem Hwy
Grasshopper Goods
Gift shop
Google

SIDE ENTRY ELEVATION - REAR

SIDE ENTRY - FRONT

SIDE ENTRY ELEVATION

PRELIMINARY - NOT FOR CONSTRUCTION

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Project Name:
OLER BUILDING
211 S. Water St
Stoughton, WI 53589

Sheet Title
SIDE ENTRY RENDERINGS

Revisions:

Project #:	23-018
Issued for:	Concept Design
Date:	2/10/2023

Sheet Number
A310

OLER BUILDING

DESIGN PROGRESS SET

APRIL 24, 2023

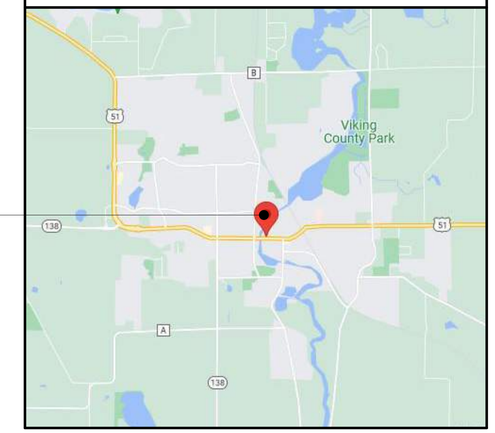
EXISTING NORTHEAST FACADE

EXISTING NORTHWEST FACADE

EXISTING STREET WATER ST FACADE

PROJECT LOCATION

PROJECT LOCATION
211 S. WATER ST
STOUGHTON, WI 53589



BUILDING SITE

SHEET INDEX

SHEET NUMBER	SHEET TITLE
A600	UNIT PLANS - FIRST FLOOR
A601	UNIT PLANS - SECOND FLOOR
00 - GENERAL	
T001	COVER SHEET
A010	CODE PLAN
A100	FIRST FLOOR PLAN
A110	SECOND FLOOR PLAN
A120	ROOF PLAN
A300	BUILDING ELEVATIONS
A400	BUILDING SECTIONS
A401	BUILDING SECTIONS

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Project Name:
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Stoughton, WI 53589

Sheet Title
COVER SHEET

Revisions:

Project #: 23-018
Issued for: Concept Design
Date: 2/10/2023

Sheet Number
T001

2 A010 **SECOND FLOOR - CODE PLAN**
3/32" = 1'-0"

1 A010 **FIRST FLOOR - CODE PLAN**
3/32" = 1'-0"

CODE SUMMARY

BUILDING DATA

FLOOR LEVEL	FLOOR AREA
FIRST FLOOR:	8,513 SF
SECOND FLOOR:	5,790 SF
TOTAL	14,303 SF
# STORIES:	2
BUILDING HEIGHT:	25'-3" (MEAN ROOF HEIGHT)

BUILDING CODE(S):
- SPS 360-365 WISCONSIN COMMERCIAL BUILDING CODE W/ 2015 ICC INTERNATIONAL BUILDING CODE ADOPTION
- SPS 366 WISCONSIN EXISTING BUILDING CODE

USE & OCCUPANCY CLASSIFICATION (CHAPTER 3):

FIRST FLOOR:
- R-2, RESIDENTIAL APARTMENT: 8,513 SF

SECOND FLOOR:
- R2 - RESIDENTIAL (APARTMENTS): 5,790 SF

SPECIAL PROVISIONS (CHAPTER 4, TABLE 508.4):
- AUTOMATIC SPRINKLER SYSTEM REQUIRED (SECTION 406.6.3)

CONSTRUCTION TYPE: TYPE IIIB - SPRINKLED

BUILDING HEIGHT & AREA (CHAPTER 5):
- ALLOWABLE HEIGHT (TABLE 504.3): 60 FT
- EXISTING BUILDING HEIGHT: 25'-3" (MEAN ROOF HEIGHT)
- ALLOWABLE # OF STORIES (TABLE 504.4): 4-STORIES
- EXISTING BUILDING STORIES: 2-STORIES
- ALLOWABLE BUILDING AREA (13R): 16,000 SF (TABLE 506.2)
- EXISTING BUILDING AREA: 14,303 SF

CONSTRUCTION RATINGS (CHAPTER 6, TABLE 601):

PRIMARY STRUCTURAL FRAME:	0 HR
INTERIOR BEARING WALLS:	0 HR
EXTERIOR BEARING WALLS:	2 HR
FLOOR CONSTRUCTION:	0 HR
ROOF CONSTRUCTION:	0 HR

FIRE SEPARATION DISTANCE (CHAPTER 6, TABLE 602):

X ≤ 5 FT:	1 HR
5 FT ≤ X ≤ 10 FT	1 HR
10 FT ≤ X ≤ 30 FT	0 HR
X ≥ 30 FT	0 HR

STRUCTURAL COMPONENT FIRE PROTECTION (CHAPTER 7, SECTION 704):

COLUMNS:	0 HR
BEAMS:	0 HR

EXTERIOR WALL OPENINGS (CHAPTER 7, TABLE 705.8):

FIRE BARRIERS (CHAPTER 7, SECTION 707):
- SHAFTS (STAIR): 1-HR (3-STORIES OR LESS - SECTION 713.4)
- OCCUANCY USE SEPARATIONS: 1-HR (TABLE 503.8)

FIRE PARTITIONS (CHAPTER 7, SECTION 708):
- DWELLING UNIT SEPARATIONS: 1-HR
- UNIT CORRIDOR SEPARATIONS: 1-HR
- HORIZONTAL FLOOR ASSEMBLIES: 1-HR
- HORIZONTAL ROOF ASSEMBLIES: 0-HR

FIRE PROTECTION (CHAPTER 9):

FIRE PROTECTION SYSTEM REQUIRED:	YES (SECTION 903.2.8)
FIRE PROTECTION SYSTEM:	NFPA 138 (SECTION 903.3.1.2)
FIRE ALARM SYSTEM REQUIRED:	YES (SECTION 907.2.2)

OCCUPANT LOAD (CHAPTER 10, TABLE 602):

RESIDENTIAL:	1 PER 200 SF GROSS
TOTAL CALCULATED OCCUPANTS =	XXX OCCUPANTS

EGRESS (CHAPTER 10):
 # EXITS REQUIRED (TABLE 1006.2.1)
EACH FLOOR: 2 REQ'D
< 205 FT TRAVEL DISTANCE

EXIT MINIMUM WIDTH: 0.2 INCHES PER OCCUPANT (1005.3.2)

ACCESSIBILITY
ACCESSIBLE SPACES LOCATED ON 1ST FLOOR & MEZZANINE TO COMPY WITH ANSI 117.1

PLUMBING FIXTURES REQUIRED (TABLE 2902.1) - REFER ALSO TO SPS390
R-2: RESIDENTIAL UNITS

WATER CLOSETS	1 PER UNIT
LAVATORIES	1 PER UNIT
SHOWERS	1 PER UNIT
DRINKING FOUNTAIN	1 PER 100
KITCHE SINK	1 UNIT

1 HOUR FIRE BARRIER

PATH OF EGRESS

EXIT SIGN

FEC FIRE EXTINGUISHER

NORTH

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Project Name:
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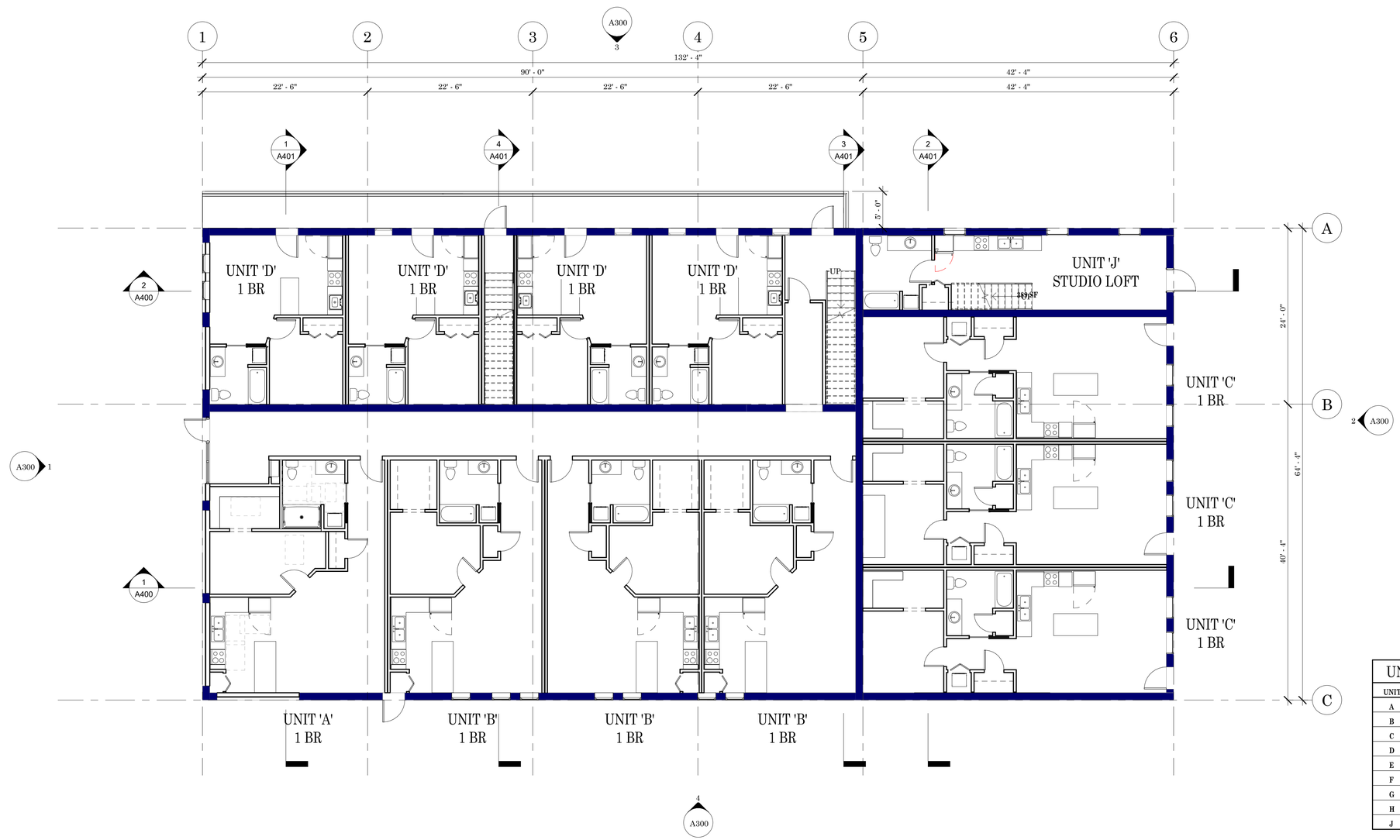
Sheet Title
CODE PLAN

Revisions:

Project #:	23-018
Issued for:	Concept Design
Date:	2/10/2023

Sheet Number
A010



UNIT SCHEDULE		
UNIT	STYLE	AREA
A	1 BR	708
B	1 BR	638
C	1 BR	659
D	1 BR	443
E	1 BR	639
F	3 BR	1040
G	2 BR	878
H	2 BR	809
J	STUDIO	590

1 A100 **FIRST FLOOR**
1/8" = 1'-0"

NORTH

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Project Name:
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Stoughton, WI 53589

Sheet Title
FIRST FLOOR PLAN

Revisions:

Project #: 23-018
Issued for: Concept Design
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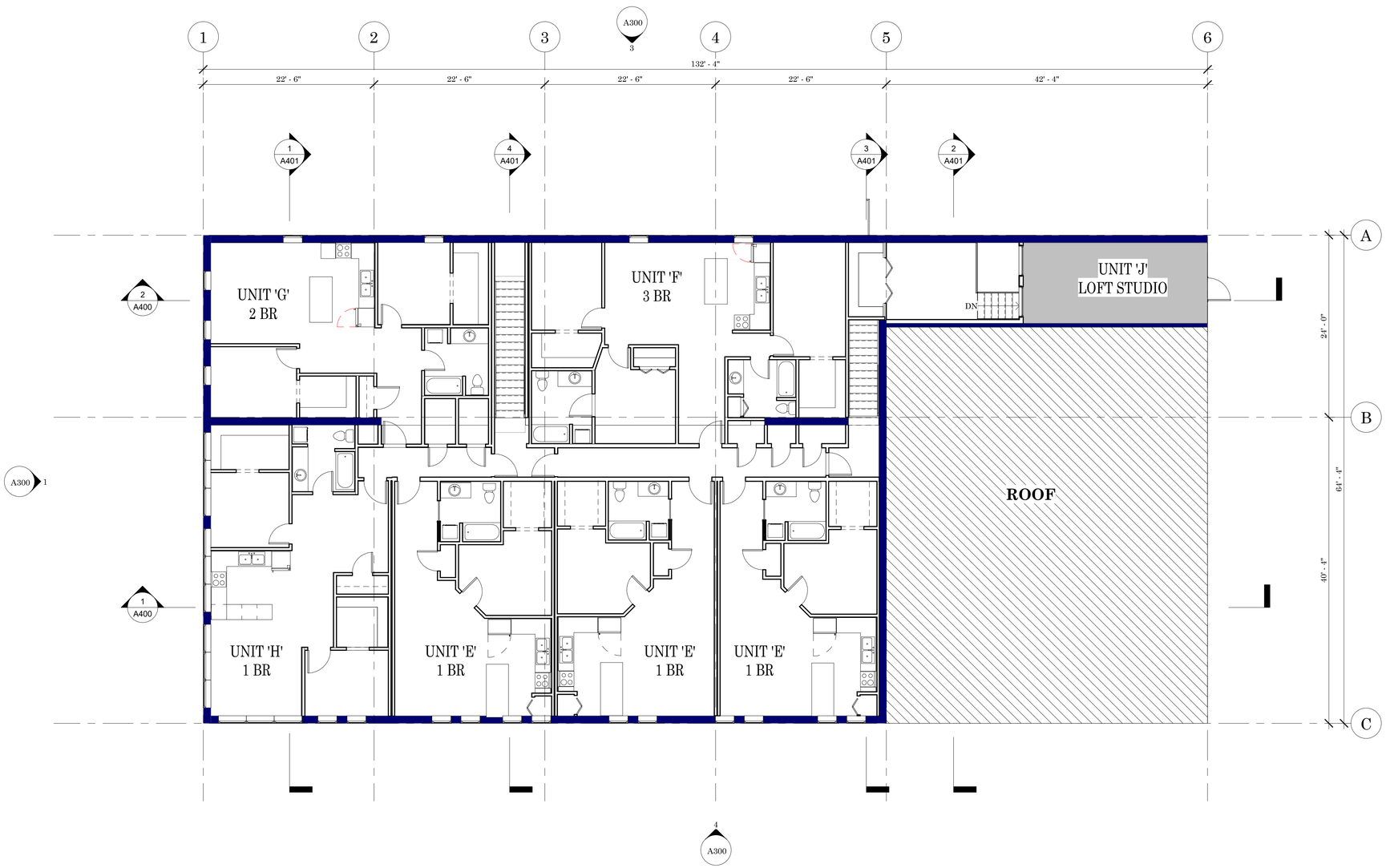
A100



UNIT SCHEDULE		
UNIT	STYLE	AREA
A	1 BR	708
B	1 BR	638
C	1 BR	659
D	1 BR	443
E	1 BR	639
F	3 BR	1040
G	2 BR	878
H	2 BR	809
J	STUDIO	590

1 A110 **SECOND FLOOR**
1/8" = 1'-0"

NORTH

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Project Name:
OLER BUILDING
211 S. Water St
Stoughton, WI 53589

Sheet Title
SECOND FLOOR PLAN

Revisions:

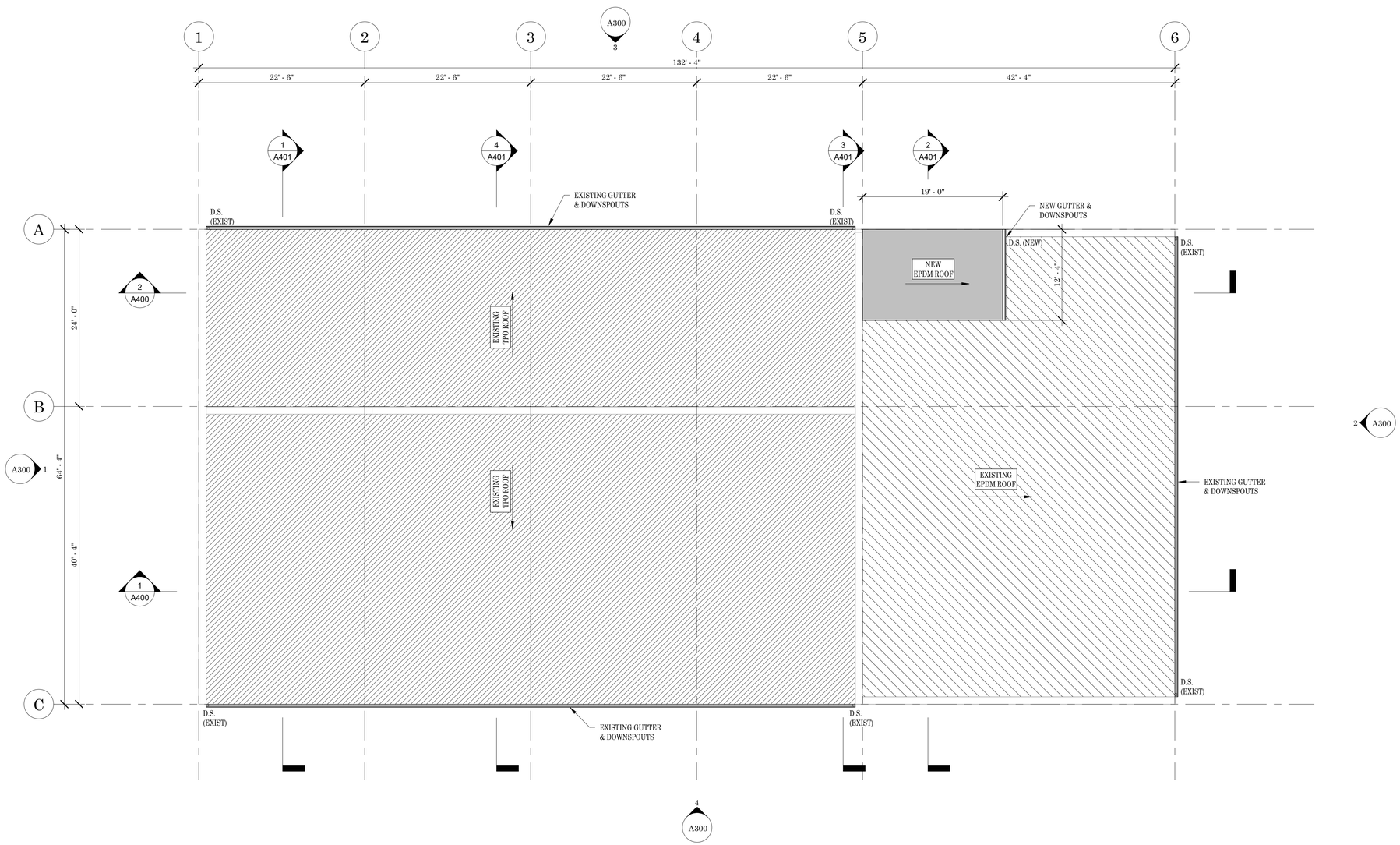
Revision 1	Date 1

Project #: 23-018
Issued for: Concept Design
Date: 2/10/2023

Sheet Number
A110

ROOFING SCHEDULE

	60-MIL EPDM, SELF-ADHERED ROOF MEMBRANE
ROOFING TRIM & FLASHINGS:	26 GA. PRE-FINISHED GALVALUME, COLOR = XXXXXXX
GUTTERS:	0.032-INCH, PREFINISHED GALVALUME, SITE-FORMED SEAMLESS GUTTERS. 5"x5" RECTANGULAR PROFILE. COLOR TO MATCH METAL ROOF PANELS
"D.S." :	3"x4" DOWNSPOUT, (0.019 IN). COLOR TO MATCH METAL ROOF PANELS . DOWNSPOUT BRACKETS TO MATCH DOWNSPOUTS



1 A120 **ROOF PLAN**
1/8" = 1'-0"

NORTH

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Project Name:
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Sheet Title
ROOF PLAN

Revisions:

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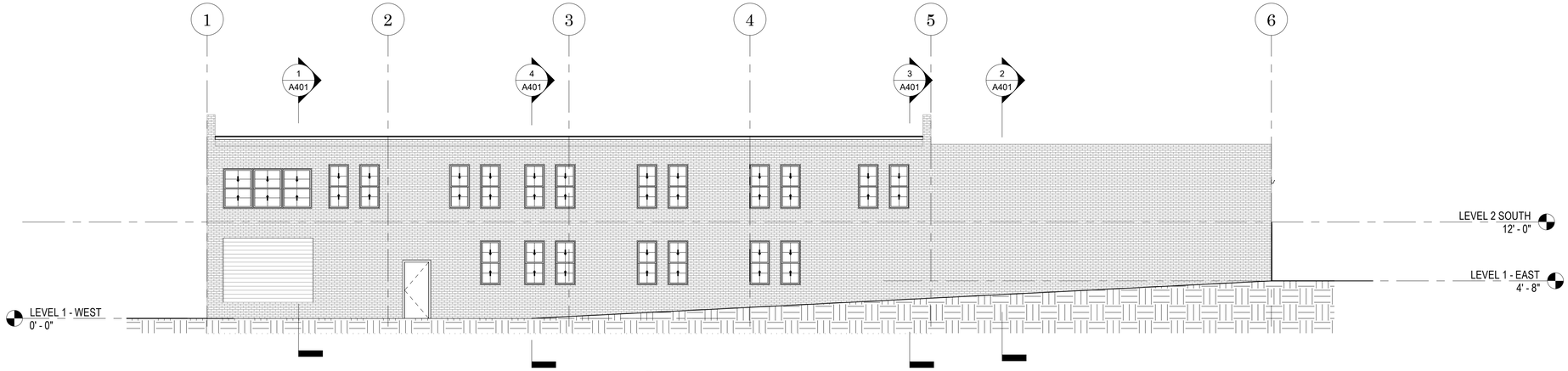
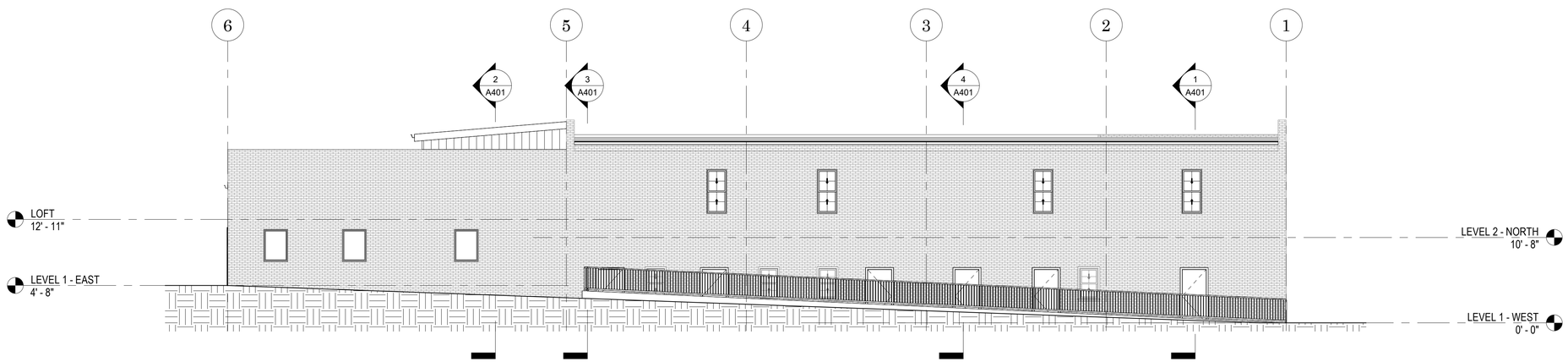
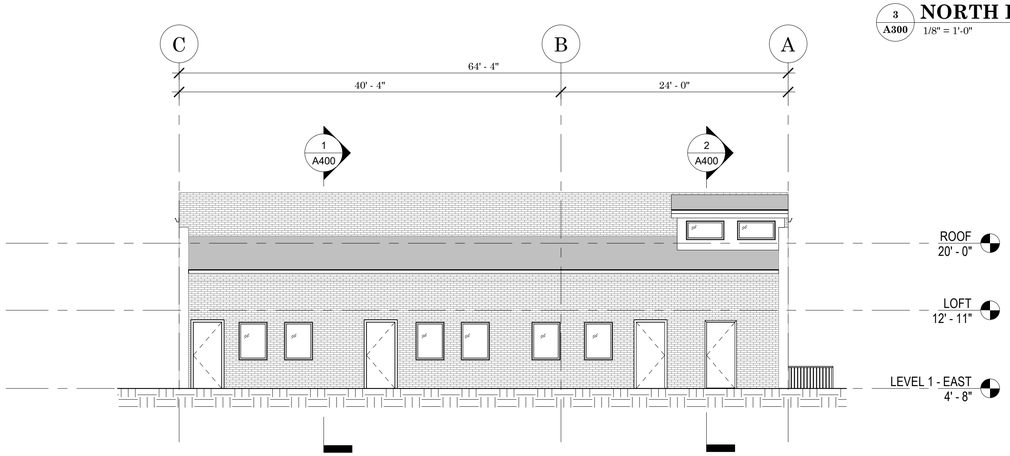
A120



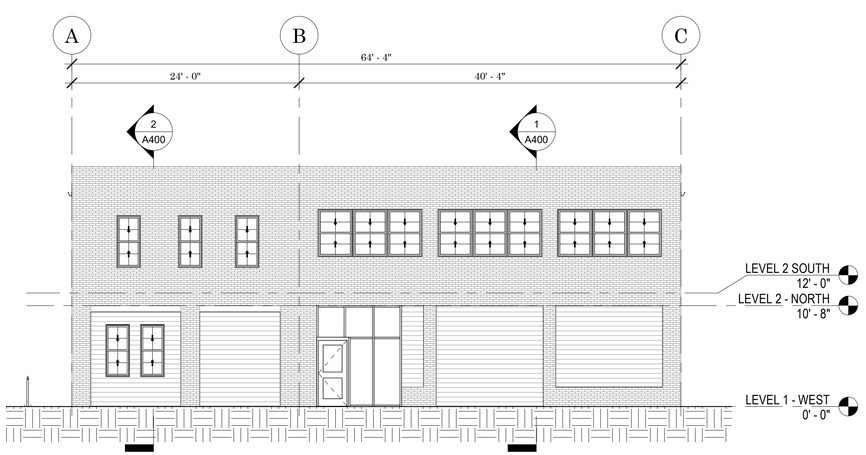
4 A300 **SOUTH ELEVATION**
1/8" = 1'-0"



3 A300 **NORTH ELEVATION**
1/8" = 1'-0"



2 A300 **EAST ELEVATION (REAR)**
1/8" = 1'-0"



1 A300 **WEST ELEVATION (FRONT)**
1/8" = 1'-0"

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Sheet Title
BUILDING ELEVATIONS

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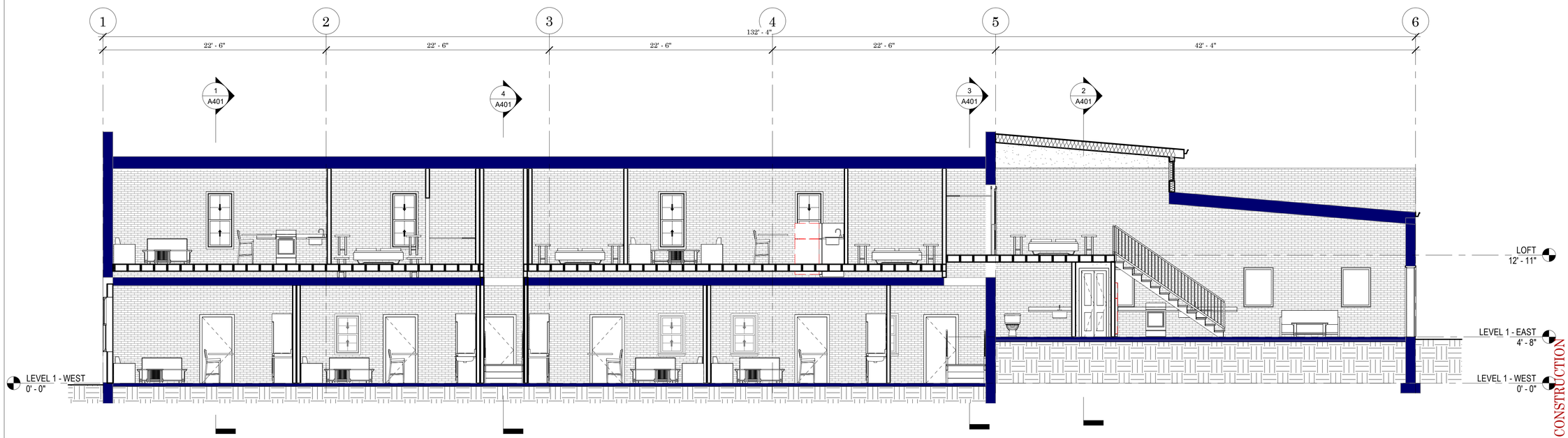
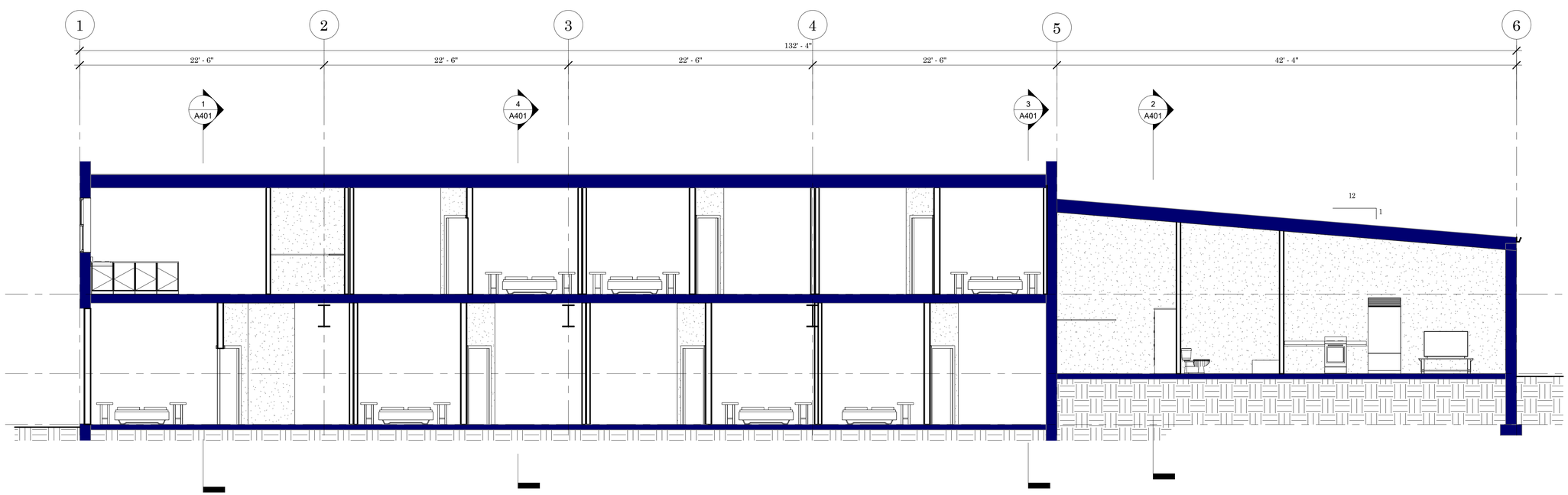
A300



2 A400 **BUILDING SECTION - LEVEL 2 NORTH**
3/16" = 1'-0"



1 A400 **BUILDING SECTION - LEVEL 2 - SOUTH**
3/16" = 1'-0"

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Project Name:
OLER BUILDING
211 S. Water St
Stoughton, WI 53589

Sheet Title
BUILDING SECTIONS

Revisions:

Project #:	23-018
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Date:	2/10/2023

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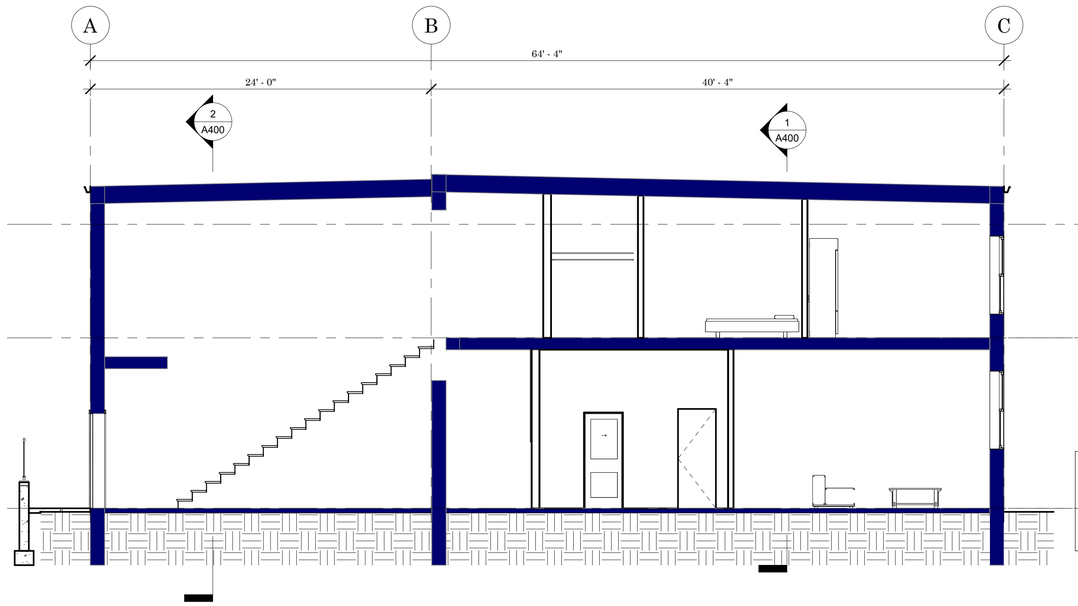
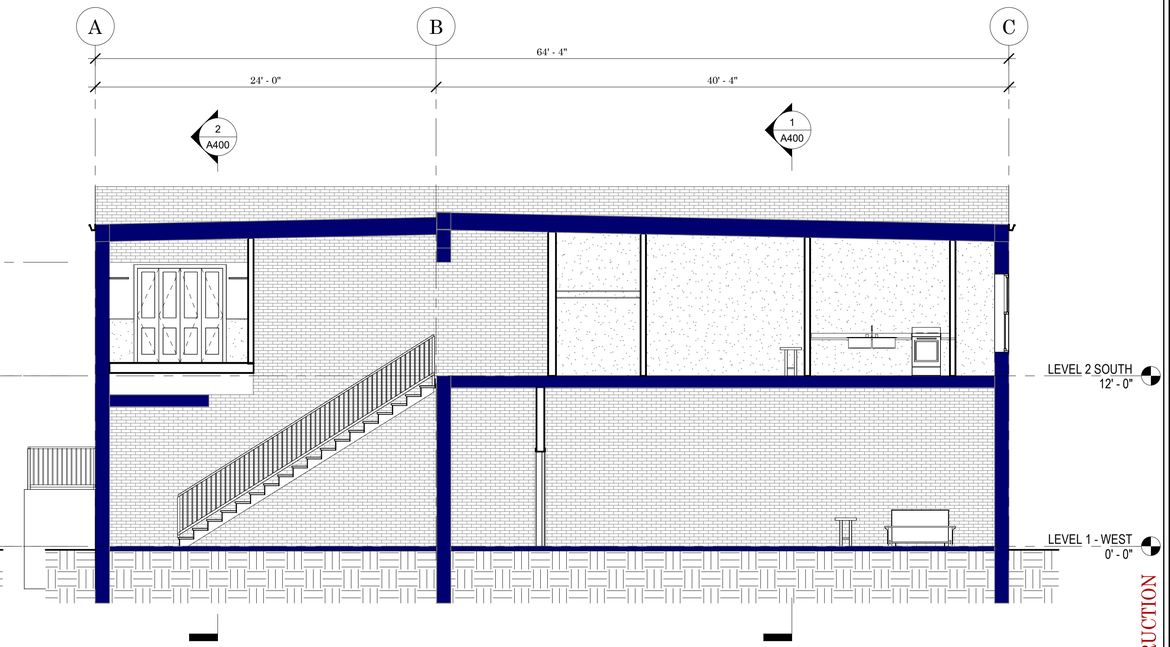
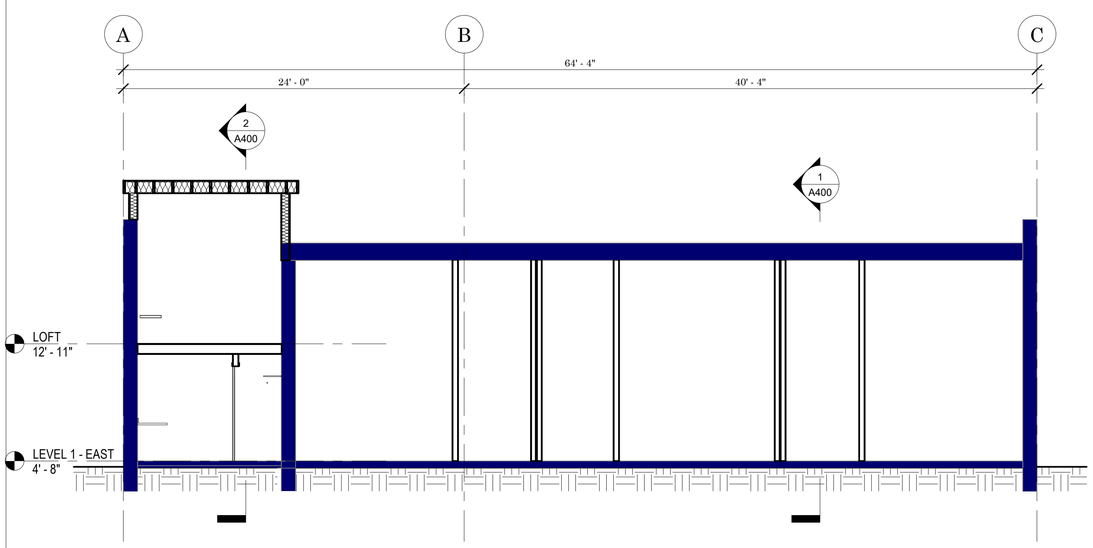
A400



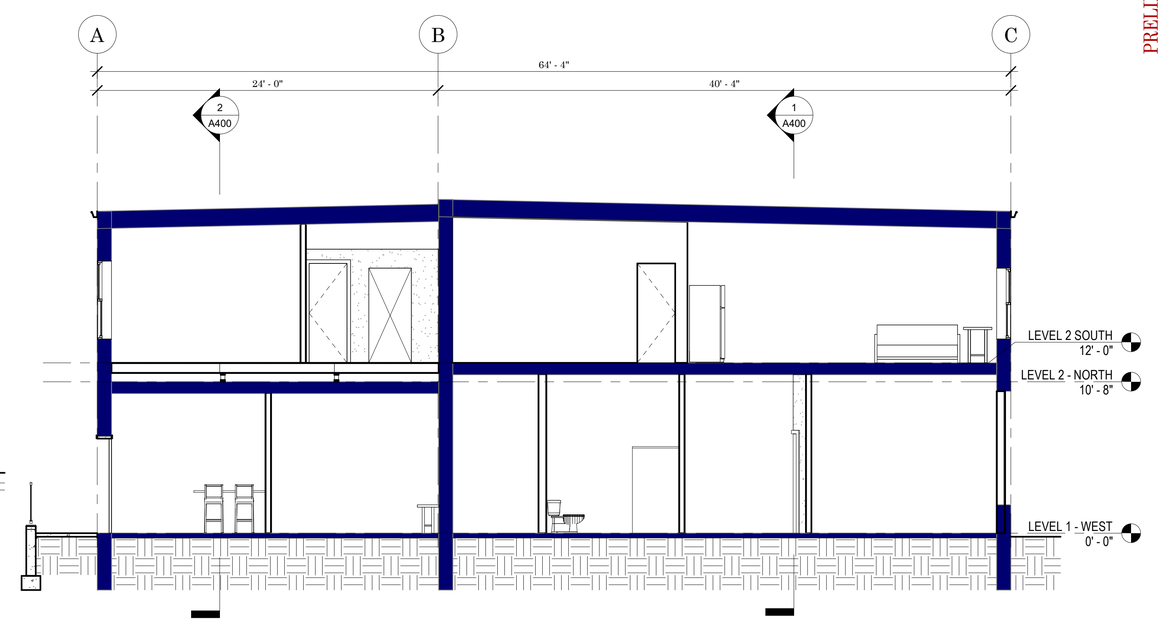
4 A401 **BUILDING SECTION #4**
3/16" = 1'-0"



3 A401 **BUILDING CROSS SECTION #2**
3/16" = 1'-0"



2 A401 **BUILDING CROSS SECTION #3**
3/16" = 1'-0"



1 A401 **BUILDING CROSS SECTION #1**
3/16" = 1'-0"

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BUILDING SECTIONS

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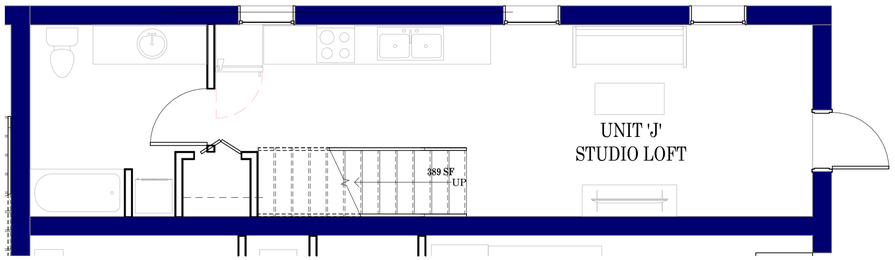
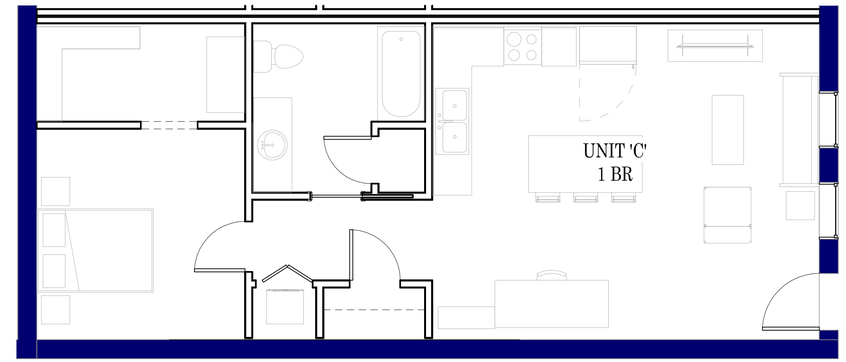
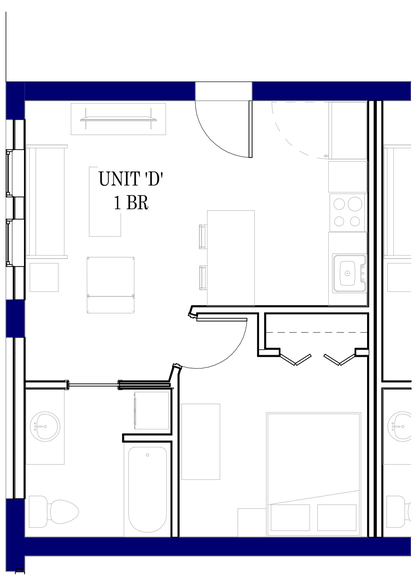


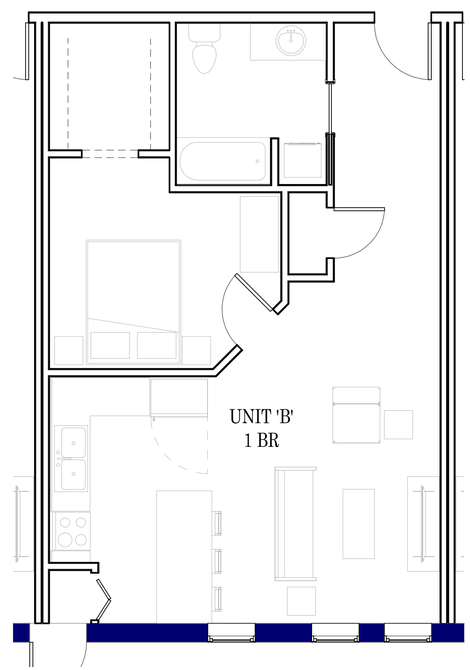
5 A600 **UNIT J (FIRST FLOOR)**
1/4" = 1'-0"



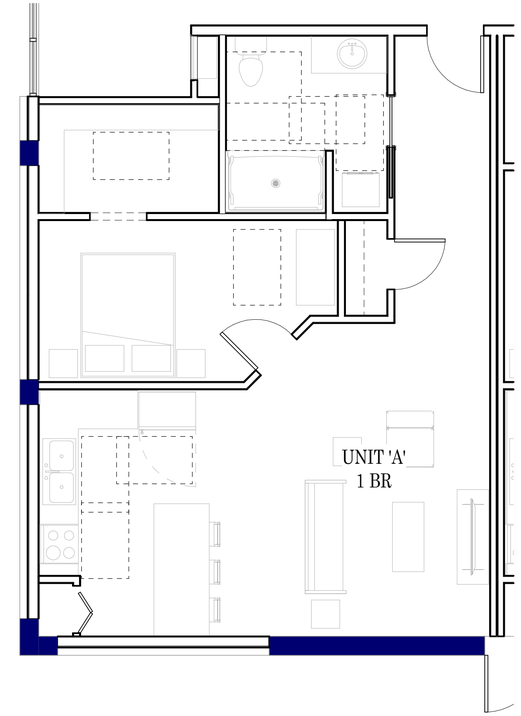
3 A600 **UNIT C (FIRST FLOOR)**
1/4" = 1'-0"



4 A600 **UNIT D (FIRST FLOOR)**
1/4" = 1'-0"



2 A600 **UNIT B (FIIRST FLOOR)**
1/4" = 1'-0"



1 A600 **UNIT A (FIRST FLOOR)**
1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

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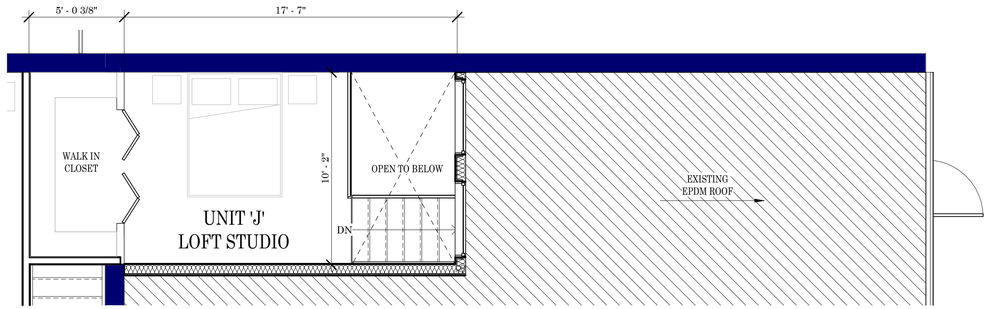
Project Name:
OLER BUILDING
211 S. Water St
Stoughton, WI 53589

Sheet Title
UNIT PLANS - FIRST FLOOR

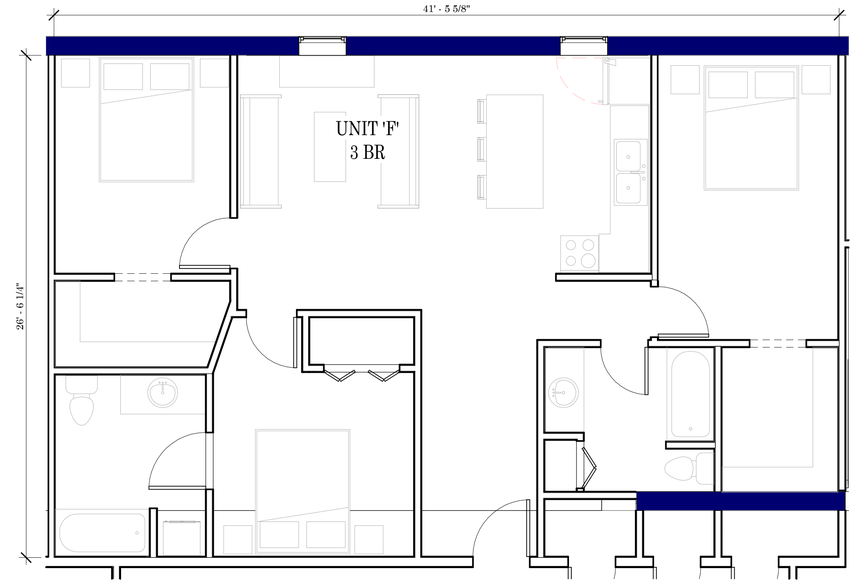
Revisions:

Project #:	23-018
Issued for:	Concept Design
Date:	2/10/2023

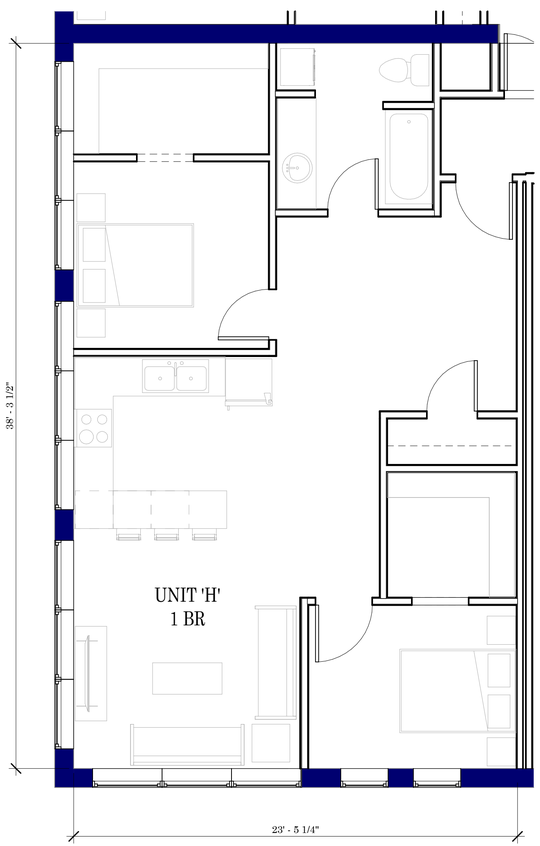
Sheet Number
A600



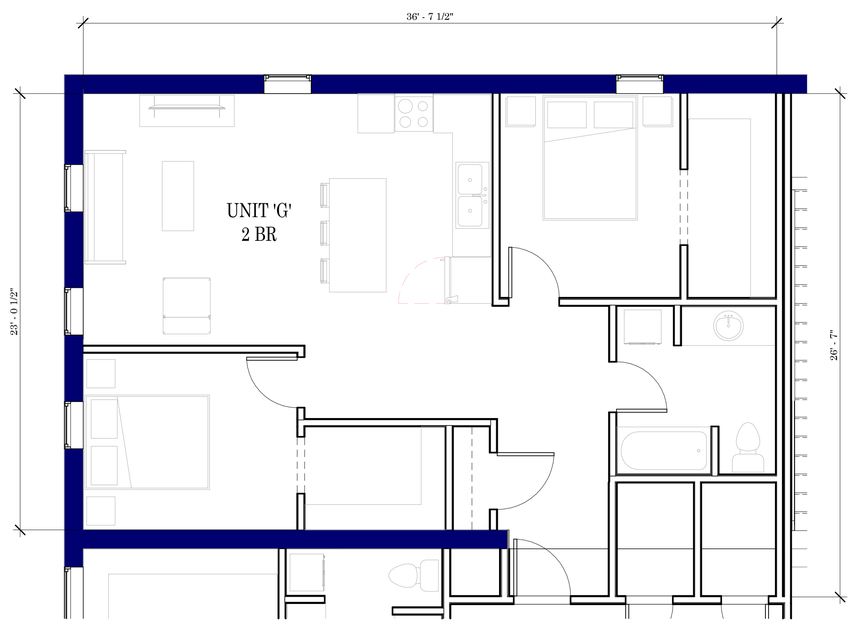
5 A601 **UNIT J (SECOND FLOOR)**
1/4" = 1'-0"



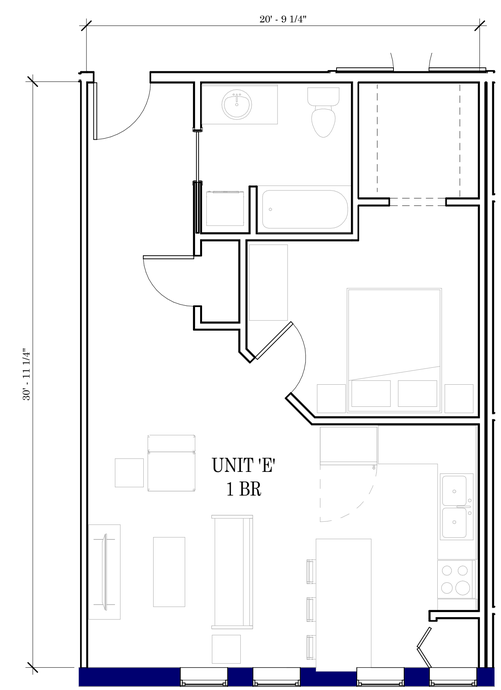
3 A601 **UNIT F (SECOND FLOOR)**
1/4" = 1'-0"



4 A601 **UNIT H (SECOND FLOOR)**
1/4" = 1'-0"



2 A601 **UNIT G (SECOND FLOOR)**
1/4" = 1'-0"



1 A601 **UNIT E (SECOND FLOOR)**
1/4" = 1'-0"

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Project Name:
OLER BUILDING
211 S. Water St
Stoughton, WI 53589

Sheet Title
UNIT PLANS - SECOND FLOOR

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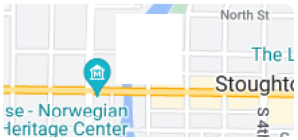
A601

Google Maps 201 S Water St

Image capture: Jul 2019 © 2023 Google



CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
207 S. Forrest Street, Stoughton, WI. 53589
www.cityofstoughton.com/planning

RODNEY J. SCHEEL
DIRECTOR
(608) 873-6619
fax: (608) 873-5519

May 30, 2023

Dustin Oler
Justin Hanson
4056 Lally Road
Oregon, WI. 53575

Dear Applicant:

I have completed a review of the proposed Planned Development (PD) – Concept Plan for 211 S. Water Street (Application submitted 5/23/23) This concept plan will be reviewed via Hybrid Meeting (In-Person and Zoom) by the Plan Commission on June 12, 2023 of which you will receive notice. You and/or a representative will need to attend the meeting to present the concept and answer questions.

1. This property is currently zoned CB – Central Business. The proposed use is multi-family residential (18 – 20 unit apartment). Exceptions are expected to allow residential dwellings as a principle use and allow the use on the main floor.

   The City Comprehensive Plan Future Land Use Map indicates this property as Central Business which allows multi-family residential as an accessory use. **We believe the following will be the requested exceptions:**
   - **<u>Allow residential apartments as a principle land use;</u>**
   - **<u>Allow residential apartments on the first floor, within 24 feet of the building frontage</u>.**

2. The Planned Development District is intended to provide incentives for redevelopment in areas of the community which are experiencing a lack of reinvestment, or which require flexible zoning treatment because of factors which are specific to the site. This district is designed to forward both aesthetic and economic objectives of the City by controlling the site design and the land use, appearance, density or intensity of development within the district in a manner which is consistent with the sound land use, urban design, and economic revitalization principles. The application of these standards will ensure long-term progress and broad participation toward these principles. Section 78-914 provides regulations which govern the procedure and requirements for review and approval/denial, of the proposed Planned Development, and to provide for the possible relaxation of certain development standards pertaining to the underlying standard zoning district. **The standard zoning district for this type of development is CB – Central Business. This proposal will be reviewed according to the CB district requirements.**

3. The CB district requirements are as follows:
   There are no lot area, setback, or landscaping requirements within the CB district.

4. Concept Plan requirements per zoning code section 78-914(6) are as follows:
   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; **Provided**
   2. A general written description of proposed PD including:
      a. General project themes and images; **Provided**
      b. The general mix of dwelling unit types and/or land uses; **Provided**
      c. Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio; ; **Provided**
      d. The general treatment of natural features; **N/A**
      e. The general relationship to nearby properties and public streets; **Provided**
      f. The general relationship of the project to the comprehensive plan; **N/A**
      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 **See #1 above**

   6. A written description of potentially requested exemption from the requirements of the most comparable zoning district, in the following order: **Need to be confirmed**
      a. Land use exemptions; **Residential use as principle use on main floor.**
      b. Density and intensity exemptions; **N/A**
      c. Bulk exemptions; **N/A**
      d. Landscaping exceptions; **N/A**
      e. Parking and loading requirements exceptions; **N/A**

   7. Park fees impacts will be as follows per residential dwelling:
      - Park Facilities Impact Fee = $2,742 per unit
      - Trail Improvement Fee = $65 per unit
      - Fee in Lieu of Land Dedication = $1,941 per unit.

      20 units would require total park impacts of $94,960

   8. 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. **N/A**
      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. **June 12, 2023 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. **Applicant is expected to attend the June 12, 2023 meeting**

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. **GDP application expected to include recommendations from the Concept Plan review.**

If you have any questions, please contact me at 608-646-0421

Sincerely,
City of Stoughton

Michael P. Stacey

Michael P. Stacey
Zoning Administrator