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 Commissioners

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the June 12, 2022 Plan Commission Meeting

Planned Development – Specific Implementation Plan (SIP) for Lot 1 at 51 West Subdivision. The applicant is requesting SIP approval for the duplex project for Lot 1 at 51 West Subdivision. . The SIP meets the requirements of the General Development Plan and most zoning requirements. An updated landscaping plan will be necessary that meets all zoning requirements. Plan Commission approval is required. The site plan, resolution, staff review and related documents are provided.

An application has been submitted to subdivide the lots 1, 3 and 4 at 51 West for zero-lot-line twin homes. The public hearing is set for July 10, 2023.

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

RESOLUTION OF THE PLAN COMMISSION

Approving a Planned Development - Specific Implementation Plan (SIP) at 51 West, Lot 1, 2900 – 3020 Blue Grass Drive, Stoughton, WI.

Committee Action: Plan Commission approves the request - 0

Fiscal Impact:

File Number:	R - 12 - 2023	**Date Introduced:**	June 12, 2023

RECITALS

A. Jarod Bennett of Alterra Homes (the "Applicant") is seeking SIP approval for the Duplex project at the 51 West Subdivision, Lot 1, 2900 – 3020 Blue Grass Drive, Stoughton, Dane County, Wisconsin (the "Property").

B. The Property is zoned Planned Development - General Development Plan (GDP) as approved by the City Common Council on November 3, 2022.

C. The Property has an underlying zoning of TR-6 – Two-Family Residential which is consistent with the Comprehensive Plan – Future Land Use Map.

D. This SIP approval is based on plans and application information dated May 8 2023.

E. The City Plan Commission reviewed and discussed the proposed SIP at their regular June 12, 2023 meeting and found that the plan meets the intent of the General Development Plan, zoning ordinance and Comprehensive Plan.

RESOLUTION

BE IT RESOLVED, the City of Stoughton Plan Commission approves the Specific Implementation Plan for the Duplex project at 51-West, Lot 1, Stoughton, WI, conditioned on:

- Staff review letter dated May 30, 2023

_____

Mayor Tim Swadley Date
Plan Commission Chair

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

Applicant Name: Jerod Bennett

Applicant Address: 2935 S Fish Hatchery Road #217, Fitchburg, WI 53711

Applicant Phone and Email: 608-212-0386, jerod@alterrahomes.com

Property Owner Name (if different than applicant): _____

Property Owner Phone: _____

Subject Property Address: 2900 - 3020 Blue Grass Drive

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: 5/8/2023

Application fee of $350 received by Zoning Administrator Date: 5/9/2023

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.

- ☐ **(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.

NA **(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.

City of Stoughton Application for Site Plan Review and Approval (Requirements per Section 78-908)

Applicant Name: Jerod Bennett

Applicant Address: 2935 S Fish Hatchery Road #217, Fitchburg, WI 53711

Applicant Phone and Email: 608-212-0386, jerod@alterrahomes.com

Property Owner Name (if different than applicant): _____

Property Owner Phone: _____

Subject Property Address: _____

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

I. Record of Administrative Procedures for City Use

Application form filed with Zoning Administrator Date: **5/8/2023**

II Application Submittal Packet Requirements for Applicants Use

Prior to submitting the final complete application as certified by the Zoning Administrator, the Applicant shall submit an initial draft application packet for staff review followed by one revised final application packet based upon staff review and comments. The application shall include the following:

- [x] **(a) A *written description* of the intended use describing in reasonable detail the following:**
  - [x] Existing zoning district(s) (and proposed zoning district(s) if different).
  - [x] Comprehensive Plan Future Land Use Map designation(s).
  - [x] Current land uses present on the subject property.
  - [x] Proposed land uses for the subject property (per Section 78-206).
  - [ ] Projected number of residents, employees, and daily customers.
  - [x] Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio.
  - [ ] Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation.
  - [ ] Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 78-701 through 721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.
  - [ ] If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII".
  - [x] Exterior building and fencing materials (Sections 78-716 and 78-718).

- [ ] Possible future expansion and related implications for points above.
- [x] Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

[x] **(c) A *Property Site Plan* drawing which includes the following:**

- [x] A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer or planner) for project.
- [x] The date of the original plan and the latest date of revision to the plan.
- [x] A north arrow and a graphic scale (not smaller than one inch equals 100 feet).
- [x] A reduction of the drawing provided electronically at 11" x 17".
- [x] A legal description of the subject property.
- [x] All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
- [x] All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose.
- [x] All required building setback lines.
- [x] All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, utilities and walls.
- [x] The location and dimension (cross-section and entry throat) of all access points onto public streets.
- [ ] The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance.
- [ ] The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas.
- [ ] The location of all outdoor storage areas and the design of all screening devices.
- [ ] The location, type, height, size and lighting of all signage on the subject property.
- [ ] The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property—including the clear demonstration of compliance with Section 78-707.
- [ ] The location and type of any permanently protected green space areas.
- [x] The location of existing and proposed drainage facilities.
- [x] In the legend, data for the subject property on the following

  a. Lot Area

  b. Floor Area

  c. Floor Area Ratio (b/a)

  d. Impervious Surface Area

  e. Impervious Surface Ratio (d/a)

  f. Building height

☐ ☑ **(d) A *Detailed Landscaping Plan* of the subject property:**

- ☑ Scale same as main plan (> or equal to 1" equals 100').
- ☑ Electronic Map at 11" x 17".
- ☑ Showing the location of all required bufferyard and landscaping areas.
- ☑ Showing existing and proposed Landscape Points including fencing.
- ☐ Showing berm options for meeting said requirements.
- ☑ Demonstrating complete compliance with the requirements of Article VI.
- ☑ Providing individual plant locations and species, fencing types and heights, and berm heights.

☐ ☑ **(e) A *Grading and Erosion Control Plan*:**

- ☑ Scale same as main plan (> or equal to 1" equals 100').
- ☑ Electronic map at 11" x 17"
- ☑ Showing existing and proposed grades including retention walls and related devices, and erosion control measures.

☐ ☑ **(f) *Elevation Drawings* of proposed buildings or remodeling of existing buildings:**

- ☑ Showing finished exterior treatment.
- ☑ With adequate labels provided to clearly depict exterior materials, texture, color and overall appearance.
- ☑ Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

NOTE: Initiation of Land Use or Development Activity: Absolutely no land use or development activity, including site clearing, grubbing, or grading shall occur on the subject property prior to the approval of the required site plan. Any such activity prior to such approval shall be a violation of law and shall be subject to all applicable enforcement mechanisms and penalties.

NOTE: Modification of an Approved Site Plan: Any and all variation between development and/or land use activity on the subject property and the approved site plan is a violation of law. An approved site plan shall be revised and approved via the procedures of Subsections 78-908(2) and (4) so as to clearly and completely depict any and all proposed modifications to the previously approved site plan, prior to the initiation of said modifications.

III. Final Application Packet Information for City Use

Receipt of (8.5" by 11" text and 11" by 17" graphics electronically) copies of complete final application packet by Zoning Administrator — Date: 5/8/2023

SPECIFIC IMPLEMENTATION PLAN

BLUE GRASS DRIVE DUPLEXES

Replat of Lot 1 of 51 West
Stoughton, WI

Current Owner

RHD Properties LLC, Fifty One West LLC
Contact: Bob Dvorak

Planned Development Project Team

Future Owner:
Contact: AY Development, LLC
608-698-1500
sherry@cbsuccess.com

Project Civil Engineering:
D'Onofrio Kottke and Associates Inc.
Contact: Bruce Hollar

Architect:
Concepts in Architecture, LLC
Contact: Jeff Gronier

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1 Introduction

This document details the General Development Plan for Lots 1, 3 and 4 in the 51 West subdivision in Stoughton, Wisconsin.

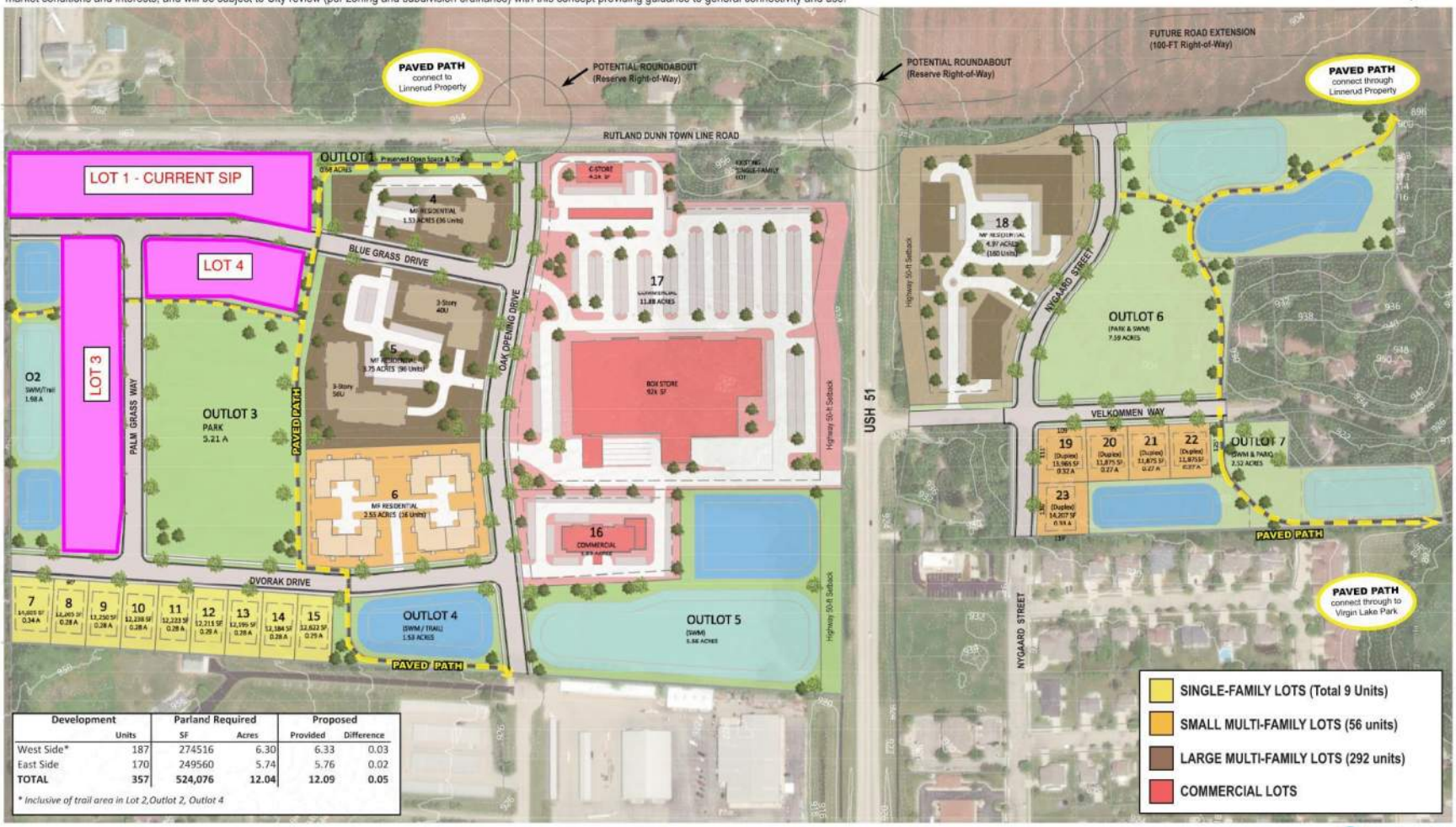
Parcel Number:
051001188102

Access Dane Records:
https://accessdane.countyofdane.com/051001188102

2 Comprehensive Plan Land Use Location Map

DISCLAIMER:
This neighborhood concept illustrates a proposed road layout, storm water management infrastructure, and lot layout with speculative development. The number of lots and design for specific sites are generalized based on what fits the location and intended use for the area. Development plans will be proposed by property owners at a future date based on market conditions and interests, and will be subject to City review (per zoning and subdivision ordinance) with this concept providing guidance to general connectivity and use.

51 WEST SUBDIVISION
CITY OF STOUGHTON, WI



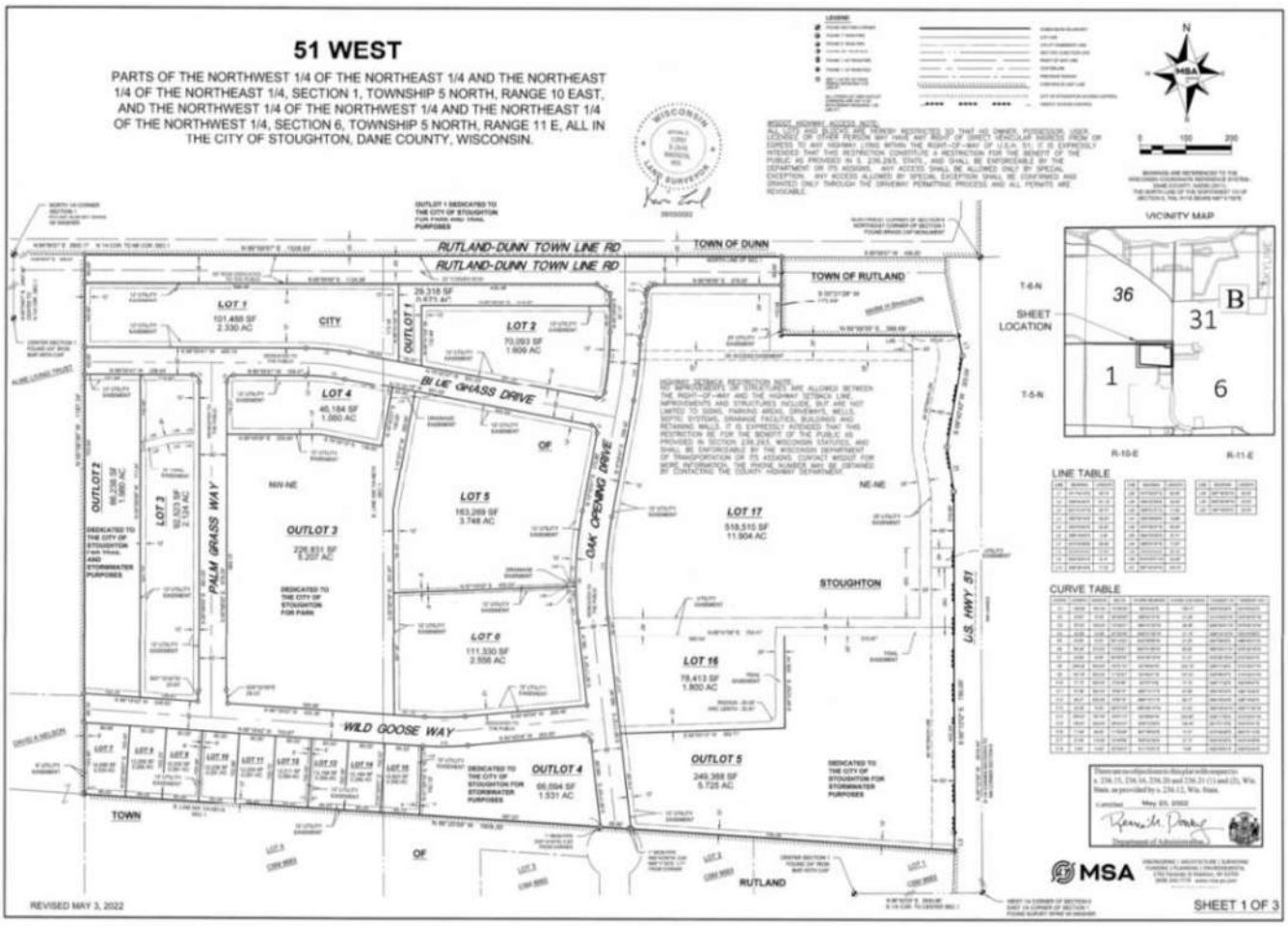
Development		Parland Required		Proposed	
	Units	SF	Acres	Provided	Difference
West Side*	187	274516	6.30	6.33	0.03
East Side	170	249560	5.74	5.76	0.02
TOTAL	**357**	**524,076**	**12.04**	**12.09**	**0.05**

** Inclusive of trail area in Lot 2,Outlot 2, Outlot 4*

1 of 5 March 4, 2021 MSA

3 Parcels in the vicinity of Lots 1, 3 and 4

Parcel Number	Legal Description	Parcel Owner
51001182002	51 West Outlot 1	RHD Properties LLC
51001181542	51 West Lot 5	RHD Properties LLC
51001189652	51 West Outlot 3	Stoughton, City of
51001189002	51 West Lot 10	RHD Properties LLC
51001188982	51 West Lot 9	RHD Properties LLC
51001188872	51 West Lot 8	RHD Properties LLC
51001188762	51 West Lot 7	RHD Properties LLC
51001189542	51 West Outlot 2	Stoughton, City of



4 Planned Development Written Description

4.1 General Relationship to the 2017 Comprehensive Plan

The new 51 West subdivision is in an area designated as the Northwest Planned Mixed Use (MU) area in the 2017 Comprehensive Plan. This area is intended for a mix of commercial, office, light industrial and high intensity multi-family residential uses.

Planned MU is intended for residential buildings of three or more units; however, additional statements in the policy allow for more flexibility, as follows:

- *"The City should carefully monitor the development of multi-family housing within Planned Mixed- Use areas in order to support the City's goal of maintaining its predominately single-family character."*
- *"The Planned Mixed-Use category is intended to allow consideration of a range of uses and zoning districts, with the understanding that the appropriate combination and arrangement of uses and zoning districts will be approved on a case-by-case basis."*

Lots 1, 3 and 4 were originally approved as permitted and conditional uses as identified in TR-6 zoning district with a Unit Allowance Density of up to 12 units based on 15 x two-unit buildings.

4.2 Relationship to Nearby Properties and Public Streets

The general development concept site plan for 51 West depicts a mixed-use neighborhood with commercial along USH 51 frontage (west side) and a mix of residential unit types on both sides of USH 51.

On the 51 West side, City of Stoughton has approved the following:

- <u>Lot 2</u>
  - *Permitted and conditional uses as identified in MR-24 zoning district*
  - *Unit Allowance (Density): up to 36 units*

- <u>Lot 5</u>
  - *Permitted and conditional uses as identified in MR-24 zoning district*
  - *Unit Allowance (Density): up to 96 units*

- <u>Lot 6</u>
  - *Conditional uses as identified in PD-GDP zoning district*
  - *Unit Allowance (Density): up to 20 units*

Lots 1 frontage is along the north side of Blue Grass Drive.

4.3 Specific Implementation Proposal

We propose to build 8 duplex buildings for a total of 16 owner occupied units.

A replat of lot 1, 3 and 4 has been submitted for consideration by the City's Plan Commission and Council. The intent is to proceed with approval of the SIP concurrent with plat approval.

Each unit will be a 2-level raised ranch with 1195 square feet of living space (excluding the basement), 2 bedrooms / 2 bathrooms and will feature high quality finishes, a 2-car garage, off street parking, covered porches and patios.

This proposal will create a new PD-GDP zoning for Lots 1, 3 and 4. The standard zoning district for this type of development is TR-6 – Two Family residential and will be maintained under this proposal with some exceptions outlined in 5.2 below. An increase in density is one of the exceptions requested, however, the additional units will still maintain the cohesive character and vision of the 51 West development while still substantially conforming to the City's comprehensive plan.

The goal is for each unit to be owner occupied which will provide a sense of community and pride of ownership. The City also benefits from the additional tax base and park fees along with providing more sites to choose from for home buyers. Lastly, additional residents to Stoughton are always good for the local economy and businesses of the neighborhood.

4.4 Project Timing and Phasing

The goal is to begin construction of the first duplex after all public improvements for Blue Grass Drive have been accepted. Anticipated construction to begin in June of 2023. Platting will not be complete when building permits are issued. The owner will assume the risk should the replat fail to get approved.

4.5 Neighborhood Character/Theme

Our development team will work closely with Fifty One West LLC to ensure that our proposed building design, including exterior materials, meet the architectural requirements.

4.6 Stormwater Management

A regional stormwater pond for Lot 1 has been designed to meet all City of Stoughton stormwater management requirements. It is located in Outlot 2 directly west and adjacent to Lot 3. The stormwater management system will control peak runoff rates for events ranging from the 1-year through the 200-year event. Additionally, runoff volumes will be controlled for the annual average rainfall record (per county and state standards) but also for events ranging from the 1-year through the 200-year event. This last requirement is necessary to prevent volume related flood elevation

increases in landlocked basins which lie downstream from the proposed site. Note that these requirements will need to be met regardless of on-site development density and potential changes in drainage patterns within the site.

Stormwater runoff from lot 1 will flow into the Blue Grass Drive storm sewer system and conveyed to the ponds in Outlot 2.

4.7 Park/Open Space

Abundant park and open space and a well-connected trail system has been provided within the 51 West development. Said path will also extend north along the east side of lots 1 and 4 to the north plat line and southerly with the parkland offering through the 51 West development.

4.8 Utilities

Water and sanitary sewer service laterals have been installed to serve each unit. Natural gas and electric utility distribution will be available prior to construction of the first duplex.

5 Development Standards

5.1 Land Use, Density, Bulk Requirements

Development of Lot 1 will meet the approved GDP standards that were approved in 2022.

5.1.1 Density and Intensity Requirements

- Maximum Gross Density (MGD):
    - Lot 1 = 6.86 units per acre

5.2 Prior Approved Variances

The following is the list of requested exceptions based on the Two-Family Residential District (TR-6):

- **Minimum lot frontage of 20 feet;**
- **Minimum rear building setback = 20 feet**
- **Unit allowance vs 6 units per acre (Density):**
    - **Lot 1 = 6.86 units per acre**

5.3 Residential Design Guidelines

To achieve the vision in the 51 West GDP, inclusive of varying residential types and densities, the following architectural design guidelines will govern residential development. Anything not specifically described in these guidelines will conform with City standards.

5.3.1 Building Design

- The buildings shall be placed as close to the front setback as practical to strengthen the street edge and promote street activation.
- All buildings shall be designed with four-sided architectural treatment, utilizing the same design theme and compatible building materials.
- The buildings shall have well-proportioned fenestrations, façade articulation and appropriately scaled architectural features.
- Each building façade shall include two or more elements that provide visual interest and variety, such as balconies, porches, bay windows, garden walls, varied building and façade setbacks and varied roof designs.
- Balconies, porches and bay windows are allowed to encroach into the front setback.
- Facades greater than 100 feet shall consist of variations in the surface plane and roofline heights.

5.3.2 Building Materials

- Use quality materials that are durable and will age well. Acceptable building materials include brick, stone, decorative concrete masonry units, wood, vinyl and composite siding. Materials such as corrugated metal, Exterior Insulation and Finish System (EIFS) or aluminum siding can be used as accent materials, but not as the primary building material.
- A mix of 2-4 materials and/or colors shall be used on each building facade.

5.3.3 Doors and Windows

- A minimum 20% of all facades shall provide glazing or significant architectural detailing to provide visual interest.
- Street-facing facades providing direct access to first story dwelling units through individual entrances are encouraged. A minimum of 25% ground floor units with direct access to the sidewalk is preferred.

5.3.4 Service Areas and Mechanicals

- Service areas shall be integrated with the building design and screened when visible from public streets.
- Loading areas, mechanical equipment or other utility hardware on the ground or building shall be screened from public view by plantings or decorative walls and fences with materials similar to the adjacent building material.
- Rooftop mechanicals shall be screened using parapet wall extensions and/or screening fences on the roof using materials similar to those used on the building walls.
- Refuse and recycling trash cans will be set in individual garages.

5.3.5 Landscaping

- In addition to meeting the quantitative landscaping standards in Chapter 78-603 of the Stoughton zoning ordinance, the following shall be met:
  - Climax Trees: 1 canopy tree shall be planted for every 20 residential units.
- Landscape screening shall include a mix of evergreen and deciduous species to achieve effective visual screening during all seasons of the year.

5.3.6 Decorative Fencing/Walls

- Acceptable materials for constructing decorative fencing/wall include metal/aluminum, wood, stone, brick and wrought iron.
- Fencing/walls will adhere to *Stoughton Code of Ordinances*, Sec. 78-718 – Fencing Standards

6 Landscaping / Site Design Plan

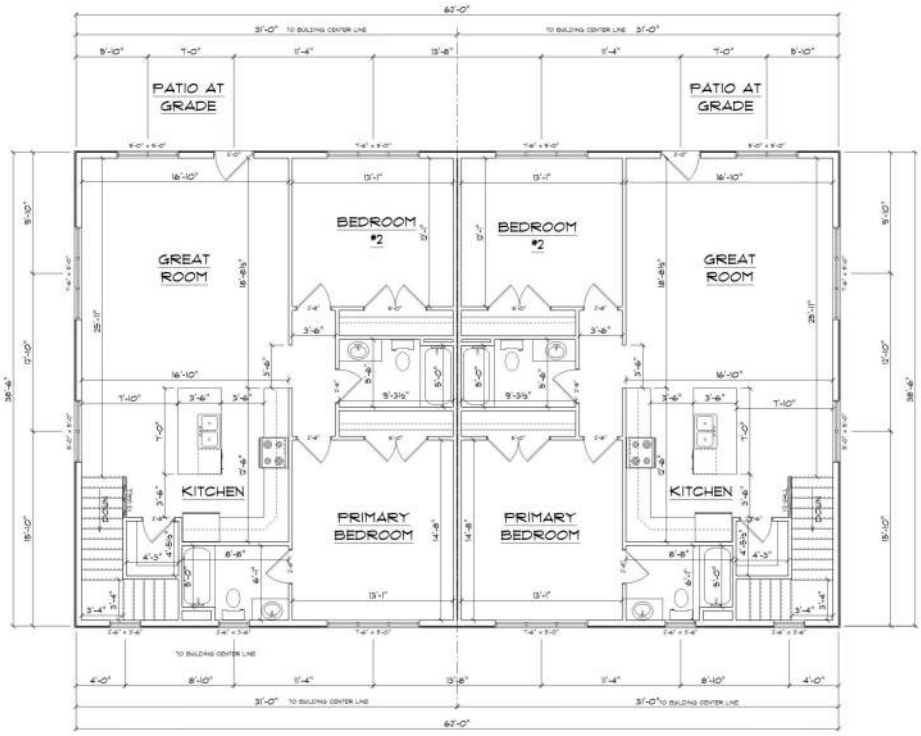
The Landscape and Site Plan are provided in the Appendices.

Color concepts for renderings on following page

Color Concept 1
Main Siding: Certainteed Restoration Classic, Color Smoky Gray
Accent Board and Batten: Granite Gray
Front Door Color: Hallman Lindsay #0532 Rand Moon
Stone: Casa Di Sassi Volterra Niveo
Garage Door: White, no windows, long panel
Windows: White
Shingles: Black
Soffit/Fac: White

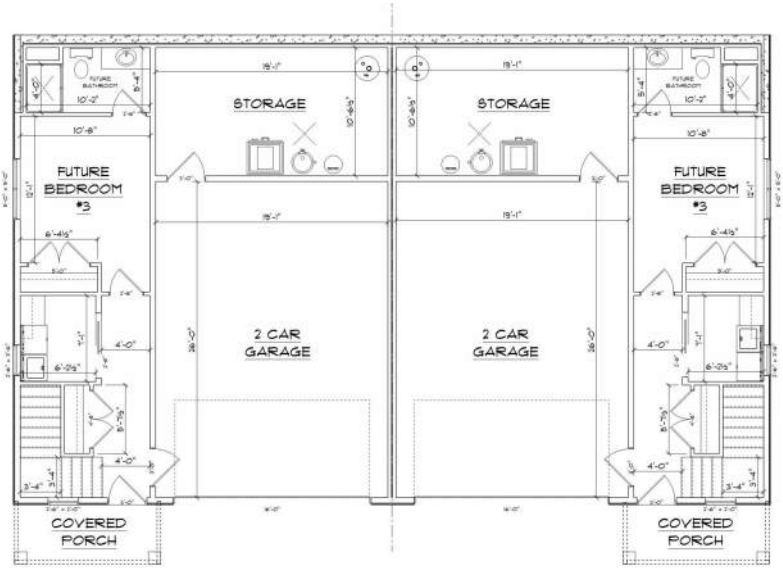
Color Concept 2
Main Siding: Certainteed Restoration Classic, Color Granite Gray
Accent Board and Batten: White
Front Door Color: Sherwin Williams, Tricorn Black
Stone: Casa Di Sassi Volterra Niveo
Garage Door: White, no windows, long panel
Windows: White
Shingles: Black
Soffit/Fac: White

7 Elevations

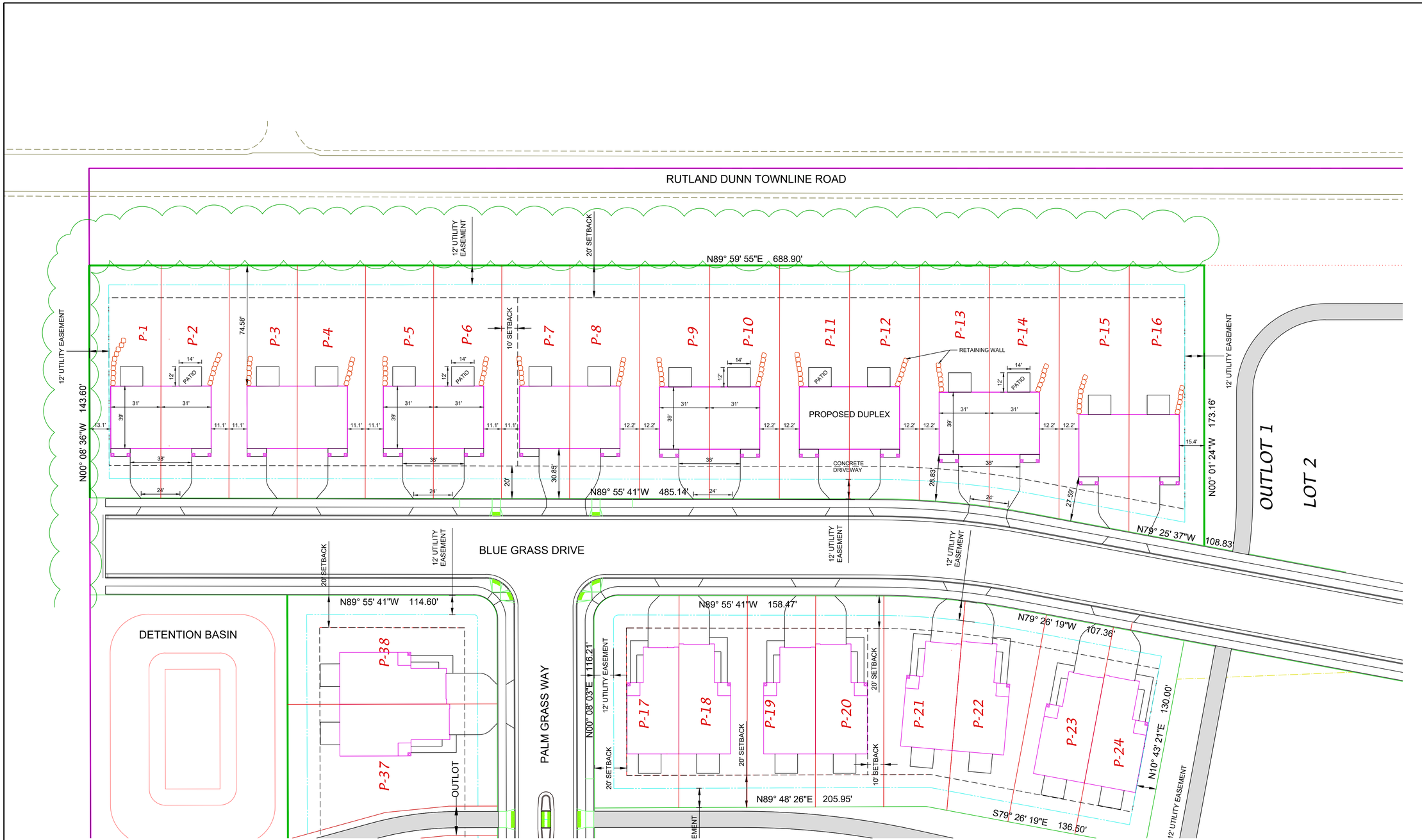


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
1195 SQFT FINISHED AREA PER UNIT

[redacted]



FOUNDATION FINISH PLAN
SCALE: 1/4" = 1'-0"
136 SQFT FINISHED AREA PER UNIT
221 SQFT FUTURE BEDROOM AREA PER UNIT



LOT INFORMATION FOR SMALLEST LOT	
LOT AREA	6049 SF
FLOOR AREA	1193 SF
FLOOR AREA RATIO	0.197
IMPERVIOUS SURFACE AREA	1975 SF
IMPERVIOUS SURFACE RATIO	0.326
BUILDING HEIGHT	28 FT

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SITE PLAN

Blue Grass Drive Duplexes

BLUE GRASS DRIVE
CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

SCALE: 1"= 30'
(PAGE SIZE: 22x34)
0 30

DATE: 05-05-23
REVISED:

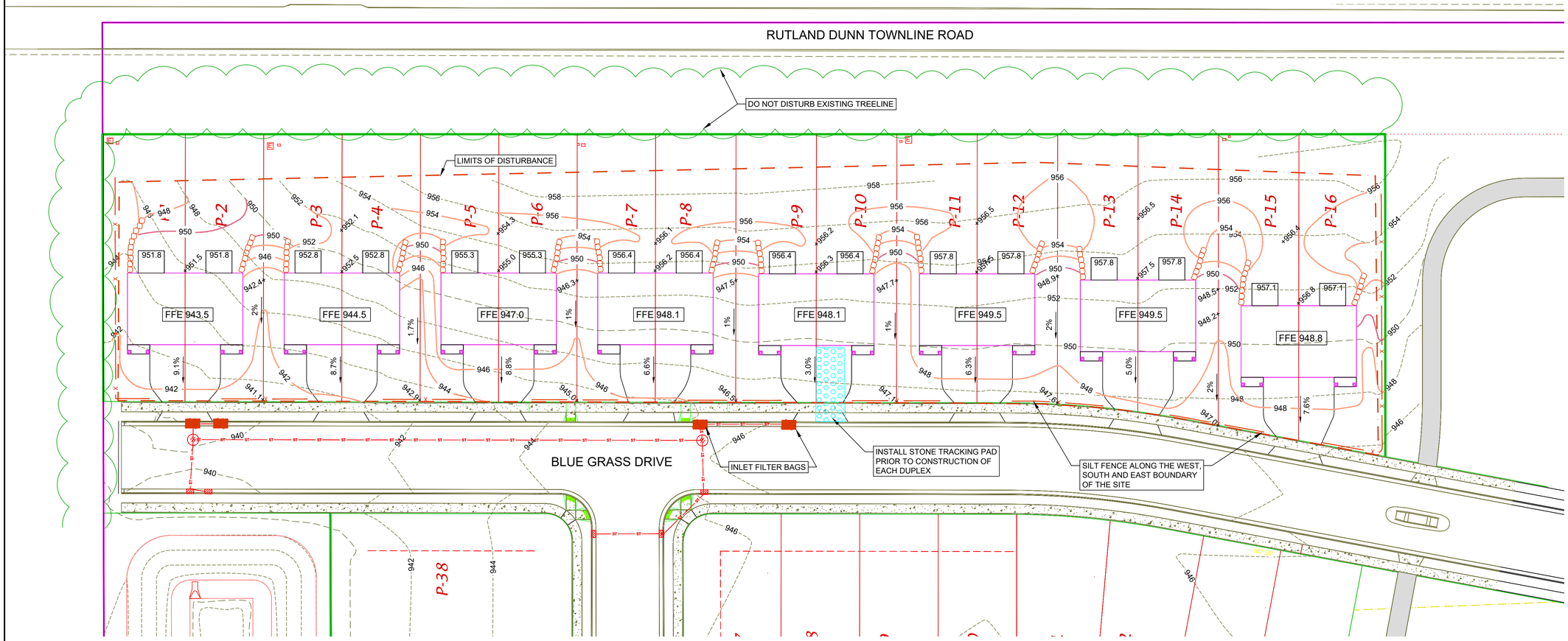
DRAWN BY: BJH

FN: 23-05-115

Sheet Number:
C100

GRADING & EROSION CONTROL LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- LIMITS OF DISTURBANCE
- SILT FENCE/SOC
- CONSTRUCTION ENTRANCE



CONSTRUCTION SCHEDULE:

APPROXIMATE TIMELINE FOR EACH DUPLEX. START DATES VARY.

1. INSTALL EROSION CONTROL MEASURES: JUNE 30, 2023
   TOPSOIL STRIPPING: JULY 5, 2023
   BUILDING FOUNDATION: JULY 6, 2023 - JULY, 20 2023

   PLACE STONE FOR DRIVEWAY: NOV 30, 2023
   COMPLETE HOUSE: DEC 31, 2023
   FINE GRADING/LANDSCAPING: MAY 1, 2024
   COMPLETE RESTORATION: MAY 15, 2024

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENTS AS NEEDED TO MATCH FIELD CONDITIONS AND RESOLVE PLAN DISCREPANCIES ENCOUNTERED DURING CONSTRUCTION.
2. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION.

GRADING AND EROSION CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF STOUGHTON STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL COMPLIANCE, REPORTING, AND LIMITING SOIL LOSS AND SEDIMENT DISCHARGE PER THE APPROVED STORM WATER MANAGEMENT AND EROSION CONTROL REPORT.
3. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO CITY OF STOUGHTON TECHNICAL STANDARDS.
4. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
6. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
7. THE LOCATION OF EXISTING AND PROPOSED GRADES AS SHOWN ON THE PLANS ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE TO ADJUST GRADING AS REQUIRED TO COMPLY WITH STORM WATER MANAGEMENT PLAN, MEET FIELD CONDITIONS, ADJUST GRADES AND SLOPES AS NEEDED TO MEET THE STANDARDS, AND COMPLY WITH SPECIFICATIONS AND PERMITS AS REQUIRED.
8. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
9. PROVIDE ADDITIONAL PERIMETER CONTROLS AS NEEDED FOR COMPLETED PHASES TO PREVENT RUNOFF FROM SURROUNDING ACTIVE PHASES.
10. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS. A FRAMED INLET PROTECTION BAG THAT WILL NOT PROJECT ABOVE THE INLET GRATE SUCH AS FLEX STORM BRAND OR EQUIVALENT IS REQUIRED.
11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
12. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH

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GRADING AND EROSION CONTROL PLAN

Blue Grass Drive Duplexes

BLUE GRASS DRIVE
CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

SCALE: 1"= 30'
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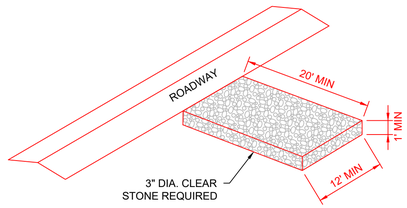
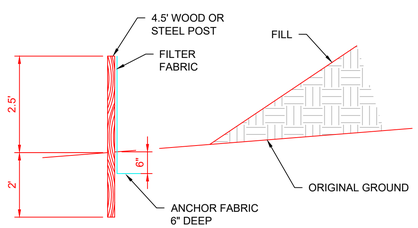
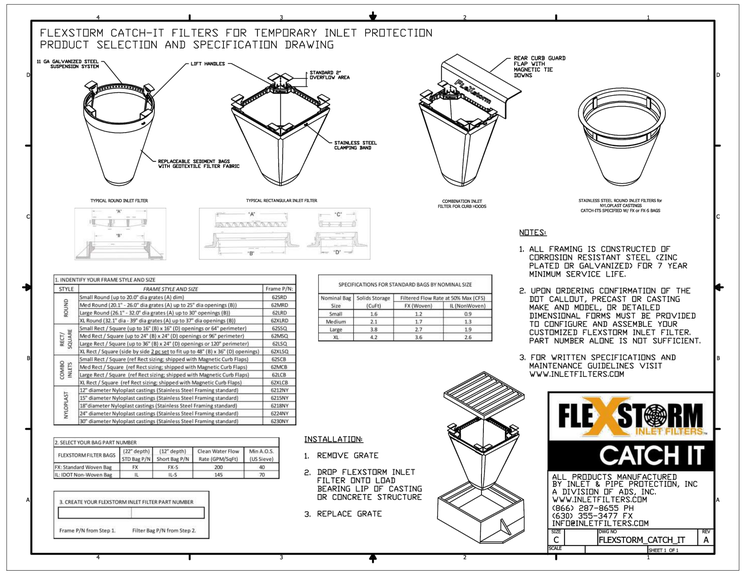


STONE TRACKING PAD
NOT TO SCALE



SILT FENCE
NOT TO SCALE



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GRADING AND EROSION CONTROL DETAILS

Blue Grass Drive Duplexes

BLUE GRASS DRIVE
CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

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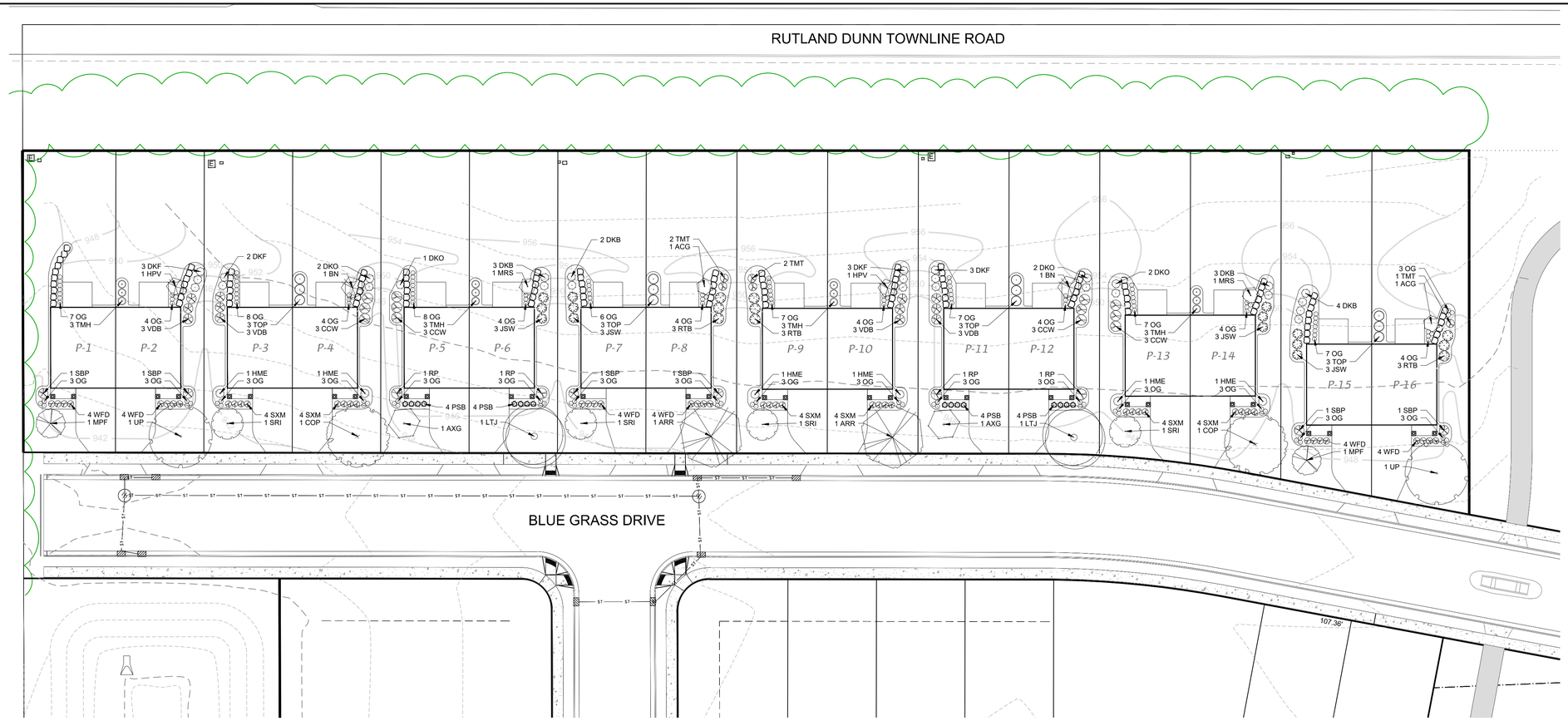

LANDSCAPE NOTES

1. CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK
3. ALL LANDSCAPE BEDS SHALL CONTAIN A 3" DEPTH 1-INCH LOCAL WASHED STONE OVER FILTER FABRIC CONTAINED BY LANDSCAPE EDGING UNLESS OTHERWISE NOTED
4. ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" DEPTH OF COMPACTED TOPSOIL
5. LANDSCAPE BEDS SHALL HAVE A 6" MINIMUM DEPTH OF COMPACTED TOPSOIL
6. LANDSCAPE EDGING SHALL BE ***BLACK DIAMOND*** VINYL EDGING AS MANUFACTURED BY ***VALLEY VIEW INDUSTRIES (www.valleyviewind.com)***
7. ALL DECIDUOUS TREES IN TURF AREAS SHALL HAVE A 5' DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING UNLESS INDICATED DIFFERENTLY ON THE PLANS
8. ALL EVERGREEN TREES IN TURF AREAS SHALL HAVE A 8' DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING UNLESS INDICATED DIFFERENTLY ON THE PLANS
9. GENERAL LANDSCAPE AREAS SHALL RESTORED WITH *MADISON PARKS* SEED MIX AS MANUFACTURED BY LA CROSSE SEED, LLC. PER MANUFACTURER'S SPECIFICATIONS AND CRIMP MULCHED
10. LANDSCAPE FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUAL
11. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF STOUGHTON REQUIREMENTS, STANDARDS & ORDINANCES.
12. INSTALLATION OF LANDSCAPING SHALL INCLUDE A 1 YEAR LANDSCAPE MAINTENANCE & WARRANTY PERIOD. LANDSCAPE MAINTENANCE SHALL INCLUDE ANY CARE NECESSARY TO ESTABLISH THE PLANTS CALLED OUT ON THE LANDSCAPE PLAN. LANDSCAPE WARRANTY SHALL INCLUDE THE REPLACEMENT OF ANY DAMAGED, DYING, OR DEAD PLANTS THAT HAVE BEEN INSTALLED AS PART OF THIS PROJECT AS CALLED OUT ON THE LANDSCAPE PLAN

LANDSCAPE REQUIREMENTS

ZONING DISTRICT: TR-6 TOTAL

POINTS REQUIRED = 1,815 POINTS
TOTAL POINTS PROVIDED = 1,834 POINTS

BUILDING FOUNDATION
8 BLDG @ 269 LF = 2,152 LF x 45 POINTS / 100 LF = 969 POINTS

DEVELOPED LOT
8 BLDG @ 2,843 SF = 22,744 SF x 20 POINTS / 1,000 SF = 455 POINTS

PAVED AREA
8,860 SF x 90 POINTS / 10,000 SF = 80 POINTS

STREET FRONTAGE - BLUE GRASS DRIVE
691 LF x 45 POINTS / 100 LF = 311 POINTS

PLANT SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
CLIMAX TREE								
ARR	Acer rubrum 'Redpointe'	Redpointe Maple	2	75	150	2"	B&B	
COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2	75	150	2"	B&B	
UP	Ulmus 'Pioneer'	Pioneer Elm	2	75	150	2"	B&B	
TALL DECIDUOUS TREE								
LTJ	Liriodendron tulipifera	Tulip Poplar	2	30	60	1.5"	B&B	
SRI	Syringa reticulata "Ivory Silk'	Ivory Silk Tree Lilac	4	30	120	1.5"	B&B	
MEDIUM DECIDUOUS TREE								
ACG	Amelanchier canadensis 'Glenn Form'	Rainbow Pillar Serviceberry	2	15	30	6' TALL	B&B	Multi-Stem
AXG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2	15	30	6' TALL	B&B	
BN	Betula nigra 'Fox Valley'	Fox Valley River Birch	2	15	30	6' TALL	B&B	Multi-Stem
MPG	Malus 'Prairie Fire'	Prairie Fire Crabapple	2	15	30	6' TALL	B&B	
MRS	Malus 'Raspberry Spear'	Raspberry Spear Crabapple	2	15	30	6' TALL	B&B	
LOW DECIDUOUS TREE								
HPV	Hydrangea paniculata 'Vanilla Strawberry'	Vanillla Strawberry Hydrangea	2	10	20	4' TALL	POT	Tree Form
TALL DECIDUOUS SHRUB								
CCW	Cotinus coggygria 'Winecraft Black'	Winecraft Black Smokebush	12	5	60	36" TALL	B&B	
RTB	Rhus typhina 'Bailtiger'	Tiger Eyes Sumac	9	5	45	36" TALL	B&B	
SBP	Syringa 'Bloomerang Purple'	Bloomerang Purple Lilac	6	5	30	36" TALL	B&B	
VDB	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	12	5	60	36" TALL	B&B	
MEDIUM DECIDUOUS SHRUB								
HME	Hydrangea 'Endless Summer'	Endless Summer Hydrangea	6	3	18	24" TALL	POT	
LOW DECIDUOUS SHRUB								
DKB	Diervilla 'Kodiak Black'	Kodiak Black Bush Honeysuckle	10	1	10	18" TALL	POT	
DKF	Diervilla 'Kodiak Fresh'	Kodiak Fresh Bush Honeysuckle	11	1	11	18" TALL	POT	
DKO	Diervilla 'Kodiak Orange'	Kodiak Orange Bush Honeysuckle	7	1	7	18" TALL	POT	
SXM	Spiraea 'Magic Carpet'	Magic Carpet Spirea	24	1	24	18" TALL	POT	
WFD	Weigela florida 'Dark Horse'	Dark Horse Weigela	24	1	24	18" TALL	POT	
MEDIUM EVERGREEN TREE								
TMT	Taxus x media 'Hicksii'	Hicks Yew	12	20	240	4' TALL	B&B	
TOP	Thuja occidentalis 'Pyramidal'	Pyramidal Arborvitae	12	20	240	4' TALL	B&B	
LOW EVERGREEN TREE								
JSW	Juniperus scopulorum 'Wichita'	Wichita Juniper	12	12	144	3' TALL	POT	
RP	Rhododendron 'PJM'	PJM Rhododendron	4	12	48	3' TALL	POT	
MEDIUM EVERGREEN SHRUB								
TMT	Taxus x media 'Tauntonii'	Taunton Yew	5	5	25	18" TALL	POT	
LOW EVERGREEN SHRUB								
PSB	Pinus strobus 'Blue Shag'	Blue Shag Pine	16	3	48	12" TALL	POT	
HERBACEOUS PERENNIALS								
OG	Ornamental Grasses - TBD	Ornamental Grasses - TBD	140	0	0	1 GAL	POT	
				TOTAL:	**1834**	**POINTS**		

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LANDSCAPE PLAN

Blue Grass Drive Duplexes

BLUE GRASS DRIVE
CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

SCALE: 1"= 30'
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DATE: 05-08-23
REVISED:

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Sheet Number:
L100

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

AY Development LLC
1824 Waldorf Blvd, Unit 118
Madison, WI. 53719

Dear Applicant:

I have completed a review of the proposed Planned Development (PD) – Specific Implementation Plan (SIP) for Lot 1 within the 51 West Development (Plans submitted 5/10/23) The City Plan Commission will review this plan at their June 12, 2023 meeting of which you will receive notice. You and/or your representative will need to attend the meeting to present materials and answer questions. The meeting will be held in person with a Zoom option. The following items are identified for your review.

1. Lots 1, 3 and 4 in the 51 West Subdivision are currently zoned PD – Planned Development – General Development Plan (GDP). This SIP proposal is only for Lot 1.

2. The following exceptions have been approved for Lot 1 as part of the GDP:
   - Allow minimum lot street frontage of 20 feet (50 feet typical);
   - Allow minimum rear building setback of 20 feet (30 feet typical);
   - Allow 6.86 units per acre for Lot 1 (6 units per acre typical)

3. The Future Land Use Map within the Stoughton Comprehensive Plan proposes Planned Mixed Use for this property which meets the proposed two-family residential use. **Planned Mixed Use is defined as "high quality commercial, office, institutional and residential uses planned for areas outside of the downtown area."**

4. 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 specific development proposal**

is Two-Family Residential - 6 (TR-6). The Specific Implementation Plan (SIP) will be reviewed according to the TR-6 district and SIP zoning code requirements.

5. The Planned Development: Specific Implementation Plan requirements per zoning code section 78-914(8) are as follows:
    A. A location map of the subject property as depicted on the planned land use map shall be provided. **Provided**
    B. A map of subject property showing all 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 including indication of current zoning of subject property. **N/A**
    C. A general description of the specific implementation plan including:
        a. Specific project themes and images; **Provided**
        b. The specific mix of dwelling units and/or land uses; **Two-Family**
        c. Specific densities and intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio; **Provided**
        d. Specific treatment of natural resources; **N/A**
        e. Specific relationship to nearby properties and streets; **Provided**
        f. A statement of rationale as to why the PD zoning is proposed which identifies barriers 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; **Provided per GDP**
        g. A complete list of zoning standards which will not be met and which will be more than met by the proposed SIP and the locations in which they apply shall be identified as compared to the most comparable zoning district. (In this case, the TR-6 zoning district). **See #2 above**
    D. A specific implementation plan drawing shall be provided with at least the following information in sufficient detail to make an evaluation against criteria for approval:
        a. <u>A site plan conforming to all requirements of subsection 78-908(3), site plan review and approval requirements</u>. If the proposed development is a large development per section 78-205(11), a proposed preliminary plat or conceptual plat may be required by the zoning administrator; **See #6 below**
        b. Location of recreational and open spaces areas and facilities; **N/A**
        c. Statistical data on minimum lot sizes in the development, the precise area 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
        Provided per GDP
        d. Notations related to the written information provided in C a) through g) above to specific areas on the GDP drawing. **See above.**
    E. A landscaping plan for subject property, specifying location, species, and installed size of all trees and shrubs. The plan shall include a chart which provides cumulative totals for each species, type and required location (foundation, yard, street, paved area and bufferyard) of all trees and shrubs. **Provided**
    F. A series of building elevations for the entire exterior of the buildings including notes on materials and colors proposed. **Provided**

G. A general signage plan for the subject property. **A zoning permit is required if signage is planned. Vision triangles at access points and intersections shall be adhered to.**
H. 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 applicable**
I. A written description which demonstrates the full consistency of the proposed SIP with the approved GDP. **Provided**
J. All variations between the requirements of the approved GDP zoning district and the proposed SIP development. **N/A**
K. Proof of financing capability pertaining to construction and maintenance and operation of public works elements of the proposed development. **N/A**
L. The area of the SIP may be only a portion of the area included in a previously approved GDP. **Complies**
M. The SIP submission may include site plan and design information, allowing the plan commission to combine the design review and SIP review. 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. **Site and design review is proposed**
N. The plan commission or common council may specify other plans, documents, or schedules that must be submitted prior to consideration of approval of the SIP. **If necessary.**
O. The process for review and approval shall be identical to that for site plans per section 78-908, site plan review and approval and if the land is being divided per Chapter 66, Land Division. **See #6 below**
P. All portions of the SIP not fully developed within 5 years of final council approval shall expire. The common council may extend this 5 year period by up to 5 additional years via a majority vote following public hearing. Completed portions of the GDP shall retain the GDP status. **See also #6K below**

6. Site plan review and approval procedures per Section 78-908 summarized as follows:
   A. Written description of the intended use per section 78-908(3) (a) 1-12. **Provided**
   B. Property site drawing per section 78-908(3) (c) 1-17. **Provided**
   C. A detailed landscaping plan of the subject property showing location of all required bufferyard and landscaping areas in complete compliance with the requirements of Article VI. **Bufferyard is N/A**
   D. A grading and erosion control plan showing existing and proposed grades. **Provided as part of the erosion and stormwater applications.**
   E. Elevation drawings of proposed buildings. **Provided**
   F. A detailed photometric plan with an illumination limit of 0.5 foot-candles at the property line. The plan must meet the requirements of section 78-707. The lighting elements cannot be seen from a residential property. **N/A**
   G. A development impact study is required for all forms of development that require site plan approval. **If deemed applicable.**
   H. A detailed site analysis shall be required for any lot containing a protected natural resource covered in Article V, as determined by city staff. These protected areas

include: floodplains, shoreland-wetlands, lakeshores, woodlands, and steep slopes. The analysis must be submitted in accordance with section 78-908((3) (j) 1-4. **N/A**

I. Review by the plan commission in accordance with section 78-908(4) (a)-(b).

1. The plan commission, in its consideration of the submitted complete application, shall take into account the basic intent of the zoning ordinance to ensure attractive, efficient, and appropriate development of land in the community, and to ensure particularly that every reasonable step has been taken to avoid depreciating effects on surrounding property and the natural environment. The plan commission, in reviewing the application may require such additional measures and/or modifications as it deems necessary to accomplish this objective. If such additional measures and/or modifications are required, the plan commission may withhold approval of the site plan until revisions depicting such additional measures and/or modifications are submitted to the satisfaction of the plan commission, or may approve the application subject to the provision of a revised application reflecting the direction of the plan commission to the satisfaction of the zoning administrator. Such amended plans and conditions applicable to the proposed use shall be made a part of the official record, and development activity on the subject property may not proceed until the revised application has been approved by one of the two above procedures as directed by the plan commission. **To be determined by the Plan Commission**

2. In reviewing said application the plan commission may make findings on each of the following criteria to determine whether the submitted site plan shall be approved, approved with modification, or denied:
   a. All standards of the zoning ordinance and other applicable city, state and federal regulations are met.
   b. The public health and safety is not endangered.
   c. Adequate public facilities and utilities are provided.
   d. Adequate control of stormwater and erosion are provided and the disruption of existing topography, drainage patterns, and vegetative cover is maintained insofar as is practical.
   e. Appropriate traffic control and parking are provided.
   f. Appropriate landscaping and open space areas are provided.
   g. The appearance of structures maintains a consistency of design, materials, colors, and arrangement with nearby properties of similar use, which comply with the general architectural guidelines provided in subsections a. through e. below:
      i. Exterior construction materials shall be consistent with section 78-716.
      ii. Exterior building design or appearance shall not be of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.

iii. Exterior building design or appearance shall not be so identical with nearby buildings so as to create excessive monotony or drabness. A minimum of five basic home styles shall be provided in each residential subdivision.

iv. Exterior building design or appearance shall not be constructed or faced with an exterior material which is aesthetically incompatible with other nearby buildings or which presents an unattractive appearance to the public and from surrounding properties.

v. Exterior building, sign, and lighting design or appearance shall not be sited on the property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area.

To be determined by the Plan Commission.

J. Modification of approved site plan is a violation of chapter 78. An approved site plan shall be revised and approved via the procedures of sections 78-908(2) & (4) prior to initiation.

K. Sunset clause. All buildings on an approved site plan not fully developed within two years of final approval shall expire. The plan commission may extend this period, as requested by the applicant, through site review process.

Requirements pertaining to the TR-6 Two-Family Residential District.

1. The minimum lot area requirement is 5,000 square feet per dwelling unit. **The plan meets this requirement.**

2. The district requires a minimum 40 feet of lot width for a twin home and minimum 50 feet of street frontage for a duplex lot. **An exception has been granted to allow the minimum street frontage to be 20 feet.**

3. The district requires a minimum front or street side lot line setback of 20 feet. **The plan complies with this requirement.**

4. The district requires a minimum side lot line setback of 10 feet. **The plan complies with this requirement.**

5. The district requires a minimum rear lot line setback of 30 feet. **An exception has been granted to allow a minimum rear setback of 20 feet.**

6. The maximum median dwelling height allowed is 30 feet. **The plan complies with this requirement.**

7. The maximum dwelling units per acre for the TR-6 district is 6 units. **An exception was approved as part of the GDP to allow up to 6.86 units per acre.**

8. There are no bufferyard requirements since the property is surrounded by streets and an institutionally zoned parcel.

9. The parking requirement for the district is as follows including garage spaces: 2 spaces per lot. **The plan meets this requirement.**

10. The minimum landscape surface ratio (LSR) is 50%. **The plan appears to meet this requirement.**

11. The landscaping points required per zoning code section 78-604 and Table 78-604 for the TR-6 district is: 45 points per 100 feet of building foundation; 45 points per 100 lineal feet of street frontage; Greater of: 90 points per 20 parking stalls or 10,000 square feet of parking area; 20 points per 1,000 square feet of building footprint. **There are no points allowed for maple trees.**

12. Public sidewalk is required along all public frontages and shall be delineated on the site plan. Sidewalk shall be 5 feet wide and a minimum of 6" through driveways and a minimum of 5" thick otherwise. **Expected**

13. All off-street parking areas shall be paved with a hard, all-weather surface and completed prior to building occupancy. **Expected**

14. All curb openings for access drives shall have a maximum width of 24 feet for residential uses, as measured at the right-of-way line. Access drives may be flared between the right-of-way line and the roadway up to a maximum of five additional feet and may be exceeded with explicit Plan Commission approval. **The plan meets this requirement.**

15. Architectural and design elements shall be compatible with the surrounding area and community standards and shall minimize user specific elements as determined by the plan commission. Metal panels with exposed exterior fasteners of the same color may be used on a maximum of 50 percent of the front side of the building. This material is not allowed within 50 feet of any customer or visitor entrance. **As determined by the Planning Commission.**

16. Terrace trees are required according to section 10-2(d). An application will need to be filed with the Department of Planning and Development. All terrace trees shall be taken care of prior to permit issuance. **For questions related to terrace trees, contact Brett Hebert, Public Works Director at 608-873-6303 or bhebert@ci.stoughton.wi.us**

17. A stormwater management and erosion control plan, application and fees are required. Dane County Land Conservation, the City's consultant, will review the plan and perform inspections. **Submitted**

18. Proposed utilities-including electrical transformers locations shall be shown on the plan. **Contact Stoughton Utilities for electric, water and wastewater services.**

19. Any proposed signage will require a detailed plan and permit prior to installation. **Expected**

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

Sincerely,
City of Stoughton

Michael P. Stacey

Michael P. Stacey
Zoning Administrator