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: October 5, 2022

To: Plan Commissioners

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the October 10, 2022 Plan Commission Meeting

Planned Development General Development Plan for 51 West Development, Lots 1, 3 and 4.

The applicant introduced a concept plan in August of 2022, which included plans to create a condominium plat. The applicant has now decided to move forward with a subdivision plat to create individual zero-lot-line duplex lots. This request is for the general development plan, which outlines specific exceptions from the TR-6 Two Family Residential District requirements. The lot numbering changed after the original General Development Plan was approved and prior to the final plat being recorded which is identified below.

The **original approved GDP** for these lots allowed the following exceptions:

- Allow multiple buildings on a single lot;
- Allow Townhouse's of up to 4-units each;
- Allow Lot 1 to have up to 12 units;
- Allow Lot 2 (**now lot 3**) to have up to 12 units;
- Allow Lot 3 (**now lot 4**) to have up to 6 units;
- Minimum rear setback of 20 feet.

The **new proposed exceptions** are as follows:

- Allow Lot 1 to have up to 8 duplex buildings or 16 units (6.86 units per acre);
- Allow Lot 3 to have up to 7 duplex buildings or 14 units (6.59 units per acre);
- Allow Lot 4 to have up to 4 duplex buildings or 8 units (7.54 units per acre);
- Minimum rear setback of 20 feet (30 feet typical);
- Minimum street frontage of 40 feet (50 feet typical).

The ordinance and application materials are provided. A public hearing and recommendation to Council is necessary.

PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a Public Hearing on Monday October 10, 2022 at 6:00 o'clock p.m., or as soon after as the matter may be heard, to consider a proposed rezoning of Lots 1, 3, and 4 located within the 51 West Development on the west side of US Highway 51, owned by RHD Properties, LLC. These lots are proposed to be rezoned to PD – Planned Development – General Development Plan (GDP).

Additional information including a GDP map can be viewed at:
http://stoughtoncitydocs.com/planning-commission/

Location: The meeting of the Plan Commission will be conducted as a hybrid meeting. (Virtual and In-Person)

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

Virtual: You can join the meeting using a computer, tablet or smartphone via Zoom
https://us06web.zoom.us/j/87259250563?pwd=cmZZYzQ4WW0xQjdBbklKSGc5Yk0xZz09

Phone in: +1 312 626 6799 Meeting ID: 872 5925 0563 Passcode: 566274

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. Any written comments will be forwarded on to the "Organizer" and Commissioners.

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

Published September 22 and September 29, 2022 Hub

CITY OF STOUGHTON, 207 S. Forrest Street, Stoughton, WI 53589

ORDINANCE OF THE COMMON COUNCIL	
Approving a Planned Development - General Development Plan for Lots 1, 3 and 4 within 51 West Development	
Committee Action: Plan Commission recommends Council approval - 0	
Fiscal Impact: Increased Tax Base and Park Impact Fees	
File Number: O - - 2022	**Date Introduced:** **Re-Introduced:**

RECITALS

A. AY Development LLC (the "Applicant") has requested that Lots 1, 3 and 4 within the 51 West Development be rezoned to Planned Development - General Development Plan (PD-GDP) to allow 19 duplex buildings for a total of 38 residential units. The Applicant has submitted a General Development Plan (the "GDP") for Lots 1, 3 and 4, attached as Exhibit A.

B. The Planned Development District is intended to provide a voluntary regulatory framework designed to encourage and promote improved environmental and aesthetic design in the City by allowing for greater design freedom, imagination and flexibility in the development of land while insuring substantial compliance with the basic intent of the City's Zoning Ordinance and Comprehensive Plan. The comparable zoning district for the land proposed to be zoned PD-Planned Development, used for establishing base-line zoning requirements and identifying needed flexibility is TR-6 Two-Family Residential.

C. On October 10, 2022, the City of Stoughton Plan Commission held a public hearing regarding the Applicant's proposed Planned Development zoning and the GDP. The public hearing was preceded by the publication of a class 2 notice, and other notice required by law.

D. The Plan Commission found that the proposed Planned Development zoning is consistent with the City of Stoughton Comprehensive Plan, and recommend approval of the proposed rezoning and the GDP, subject to certain conditions.

E. The Common Council has considered the Plan Commission's recommendation, and finds that, subject to certain conditions, the proposed Planned Development zoning and General Development Plan are consistent with the City of Stoughton Comprehensive Plan, and have the potential for enhancing the use of the lands and increasing the City's tax base.

ORDINANCE

The Common Council of the City of Stoughton, Dane County, Wisconsin do ordain as follows:

1. The recitals set forth above are material to and are incorporated in this ordinance as if set forth in full.

2. Subject to the conditions set forth in below, the General Development Plan for Lots 1, 3 and 4 is approved as presented.

3. Applicable park impact fees are due at the time of building permit issuance.

4. It is expected, that a subdivision platting process will be necessary to market the units individually as zero-lot-line duplexes.

5. No part of Lots 1, 3 and 4 may be developed until a Specific Implementation Plan (SIP) has been approved by the City Plan Commission.

6. Conditions outlined in the "Agreement to Undertake Development (51 West Development)" must be satisfied before building permits for this project can be issued.

7. The following flexibilities to the otherwise applicable requirements are approved:

    - Lot 1 shall have up to 8 duplex buildings or 16 units (6.86 units per acre);
    - Lot 3 shall have up to 7 duplex buildings or 14 units (6.59 units per acre);
    - Lot 4 shall have up to 4 duplex buildings or 8 units (7.54 units per acre);
    - Minimum rear setback of 20 feet (30 feet typical);
    - Minimum street frontage of 40 feet (50 feet typical).

8. Lot 1, 3 and 4 shall be developed and used in full compliance with all standards and requirements in Chapter 78 of the City Code that apply to lands zoned TR-6 Two-Family Residential, except as flexibilities are expressly authorized in this ordinance. Chapter 78 of the City Code, the General Development Plan, this Ordinance and the approved Specific Implementation Plan will constitute the zoning regulations for the property, and may be enforced as any zoning regulation in the City of Stoughton. A copy of this Ordinance, General Development Plan shall be maintained and kept on file by the City of Stoughton Planning Office.

9. Notwithstanding the delayed effectiveness of the zoning change and approvals pursuant to Section 2, above, the Applicant may seek approval of a Subdivsion Plat and Specific Implementation Plan at any time after the adoption of this Ordinance.

10. Any General Development Plan previously approved for all or any part of Lots 1, 3 and 4 shall be null and void upon the adoption of this Ordinance.

11. This Ordinance shall take effect upon passage and publication pursuant to law.

Dates
Council Adopted: _____

Mayor Approved: _____

_____
Tim Swadley, Mayor

Published: _____

Attest: _____

_____
Candee Christen, City Clerk

S:\MPS-Shared\Ordinances\Rezonings\51 West Lots 1-3-4 GDP Ordinance.docx

EXHIBIT A

GENERAL DEVELOPMENT PLAN

Lots 1, 3 and 4 at 51 West
Stoughton, WI

Current Owner

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

Planned Development Project Team

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.

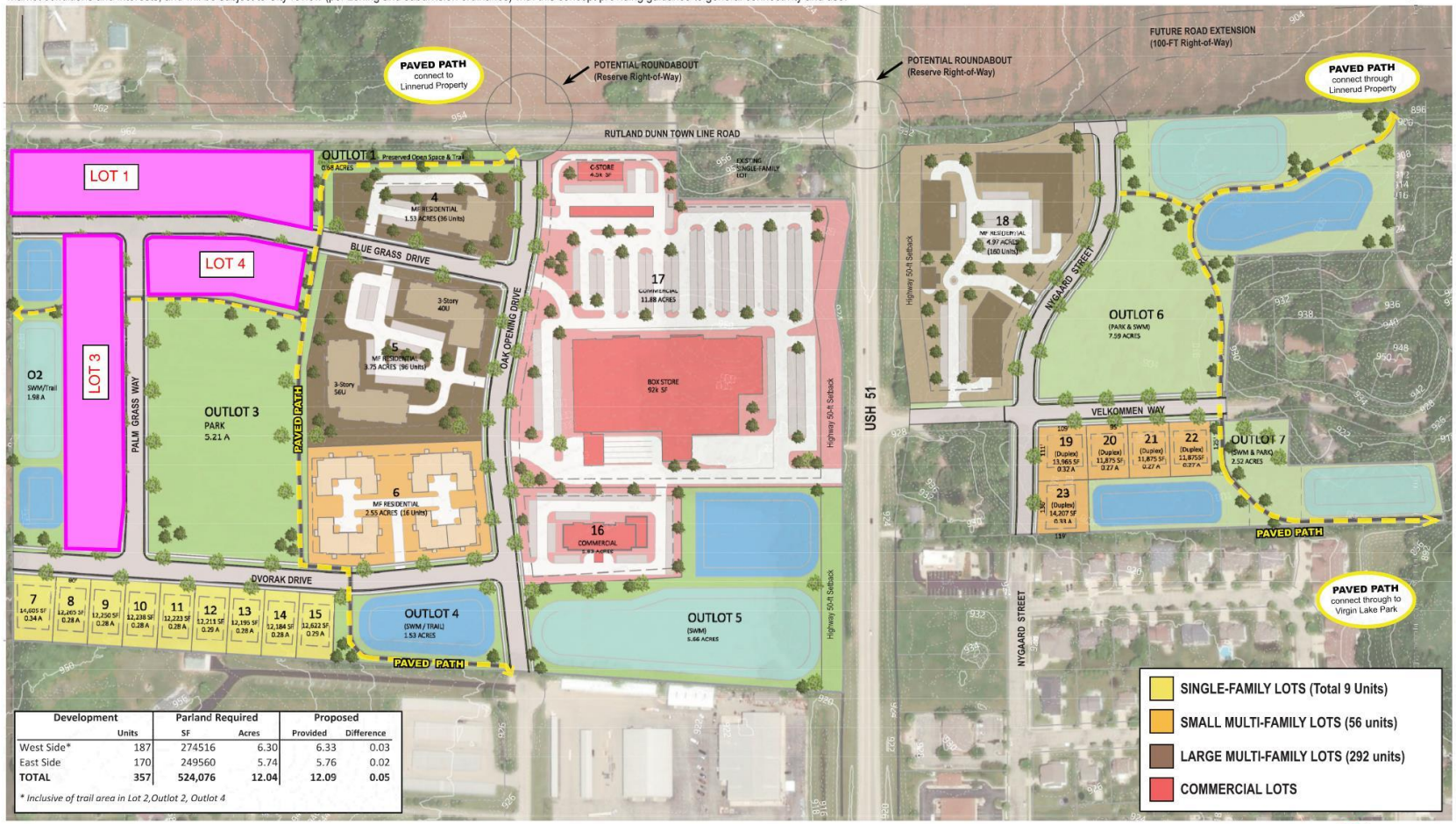
Parcel Numbers:
051001188102
051001188322
051001188432

Access Dane Records:
https://accessdane.countyofdane.com/051001188102
https://accessdane.countyofdane.com/051001188322
https://accessdane.countyofdane.com/051001188432

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



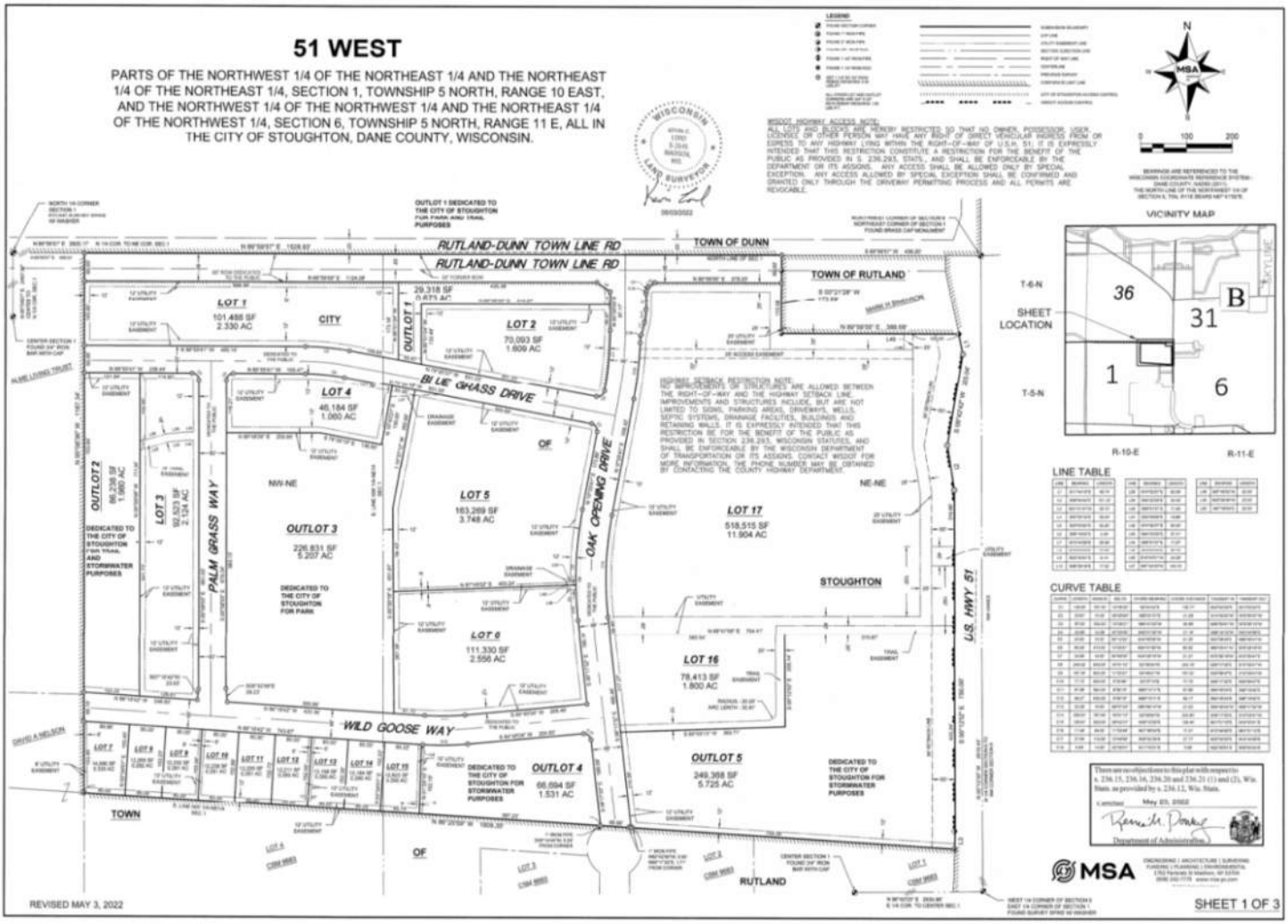
Development		Parland Required		Proposed	
	Units	SF	Acres	Provided	Difference
West Side*	187	274516	6.30	6.33	0.03
East Side	170	249560	5.74	5.76	0.02
TOTAL	**357**	**524,076**	**12.04**	**12.09**	**0.05**

** 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, 3 and 4 are at the intersection of Palm Grass Way and Blue Grass Drive.

4.3 Planned Development Proposal

We propose to build 19 duplex buildings for a total of 38 owner occupied units.

A replat of lots 1, 3 and 4 creating 38 individual lots will be required.

Each unit will be 1 story with 1342 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 first phase of the 51 West project is to develop the east side of USH 51 with utility infrastructure extensions, road construction, mass grading and pond development.

Lots 1, 3 and 4 will be developed in conjunction with the 51 West Phase 2 construction.

Anticipated construction will begin in Spring of 2023.

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, 3 & 4 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 for lots 1, 3 & 4 will flow into the adjacent streets and collected in the storm sewer system designed to convey runoff to the ponds in Outlot 2.

4.7 Park/Open Space

Abundant park and open space has been provided south of Lot 4 and includes a multiuse path extending across Outlot 3 westerly through an easement within Lot 3 and again across Outlot 2 to the western plat line of 51 West. 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 a well connected trail system through the 51 West development.

4.8 Utilities

Fifty One West, LLC and MSA are coordinating water and sewer service laterals with the City of Stoughton. Utility infrastructure for the development on lots 1, 3 & 4 will connect directly to these public utilities once completed.

Our project team is already working closely with MSA on coordination, location and connection details for water and sewer.

Natural gas and electric utility distribution will be installed within utility easements included as part of the final plat.

4.9 Transportation

4.9.1 Pedestrian Streets

Palm Grass Way and Blue Grass Drive public street improvements will include sidewalk on both sides of the street.

4.9.2 Pedestrian Connections

As noted earlier a multipurpose path will connect the public park in Outlot 3 across Palm Grass Way and into Outlot 2 for a future extension to the west. It will also run north along the east side of lots 1 and 4 to the north plat line

5 Development Standards

5.1 Land Use, Density, Bulk Requirements

Development of Lot 1, 3 & 4 (PD) in the 51 West subdivision will meet the standards of the TR-6 zoning district with the exceptions detailed below:

5.1.1 Density and Intensity Requirements

- Maximum Gross Density (MGD):
    - Lot 1 = 6.86 units per acre
    - Lot 3 = 6.59 units per acre
    - Lot 4 = 7.54 units per acre
    - Total average of lots 1, 3, 4 = 6.89 units per acre

5.2 Specific Flexibilities

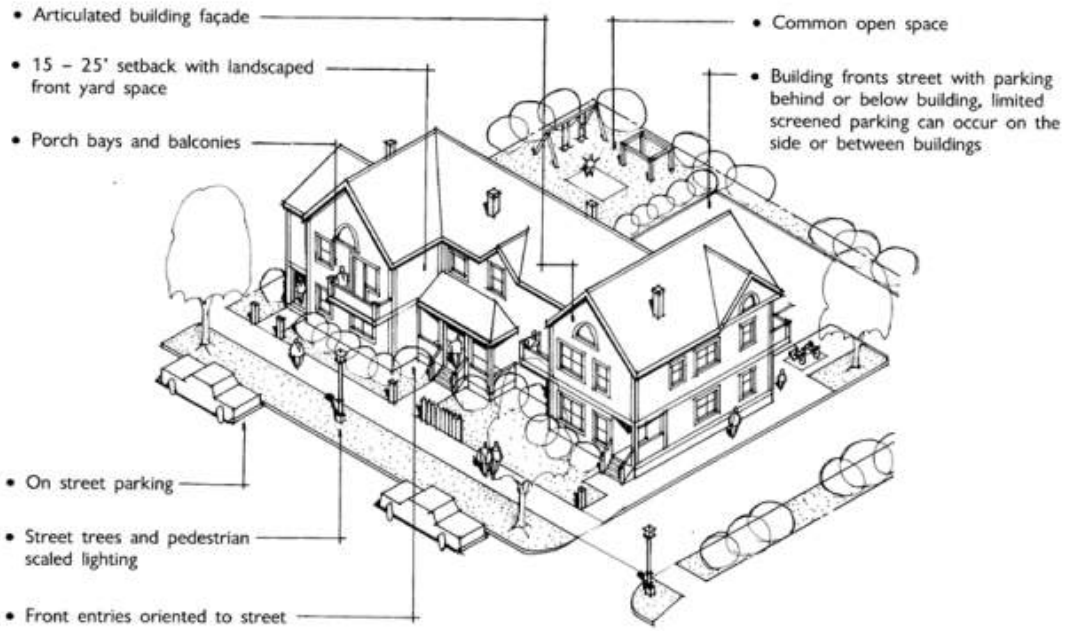
The following is the list of requested exceptions based on the Two-Family Residential District (TR-6):

- **Minimum lot frontage of 40 feet;**
- **Minimum rear building setback = 20 feet**
- **Unit allowance vs 6 units per acre (Density):**
    - **Lot 1 = 6.86 units per acre**
    - **Lot 3 = 6.59 units per acre**
    - **Lot 4 = 7.54 units per acre**
    - **Total average of lots 1, 3, 4 = 6.89 units per acre**

<u>*The minimum lot frontage of 40 feet and the increase in density are changes from the original GDP approval.</u>

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 and Site Treatment

- Low level plant materials should be utilized appropriately as a buffer for parking lots and building utility areas from the street while maintaining visibility for public safety and desirable exposure, using a mix of shrubs, evergreens and various perennials and ornamental grasses.
- 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

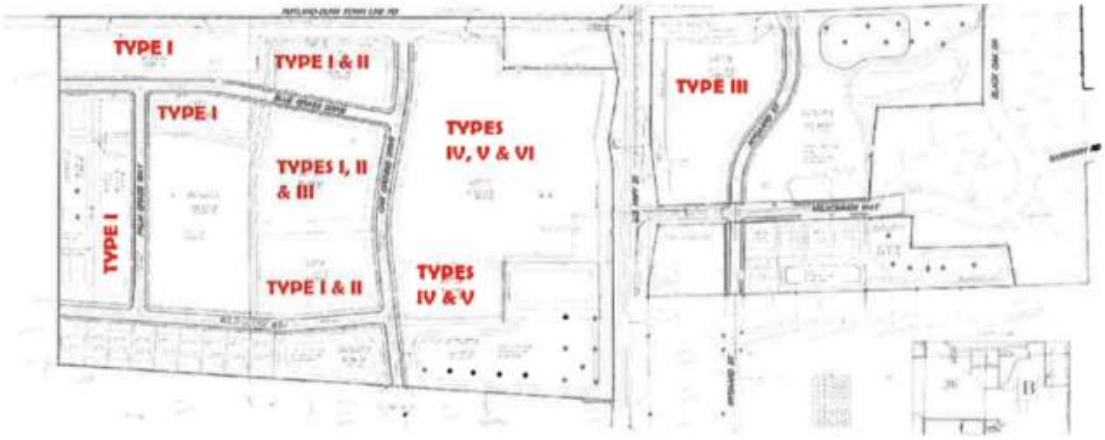
6 Conceptual Landscaping / Site Design Plan

Our Conceptual Landscaping Plan is provided in the Appendices.

7 Building Types and Themes

7.1 Land Use Development Areas

There are 6 general building types that are allowed within the 51 West subdivision.



Lots 1, 3 & 4 have been designated as *Building Type I – Small Format Residential and Building*

8 Elevations

Left Elevation

Scale = 1/4"=1'-0"

Front Elevation

Scale = 1/4"=1'-0"

Rear Elevation

Scale = 1/4"=1'-0"

Jeffrey Gioeschin, Architect
W125 Arnden Road
Brookfiyn, WI 53521
608-698-5196 - cadc@charterspace.com

The instruments of Concepts in Architecture, LLC, Inc. Inc. are the property of Concepts in Architecture, LLC, Inc. Inc. and shall remain such or revert unless written authorization continues such or revert unless written authorization.

Concepts In Architecture, LLC

Contractor: AY Development, LLC

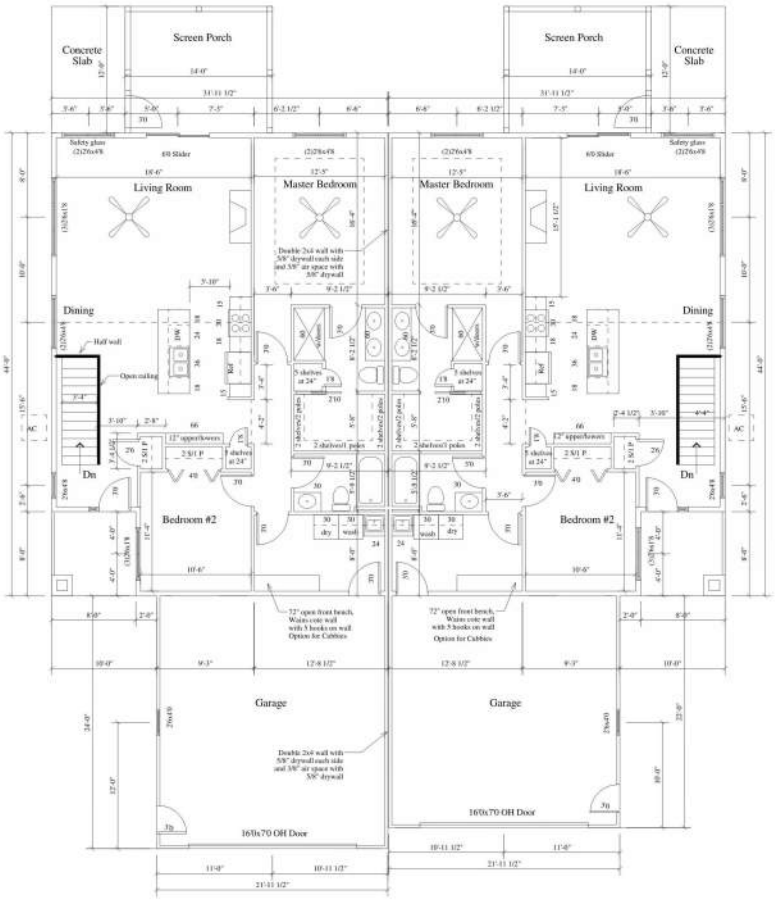
Address: 1824 Waldorf Blvd, Unit 118
Madison, WI 53719
608-698-1500

Prepared for: Stoughton
Project: Duplexes
Sheet Title: Elevations

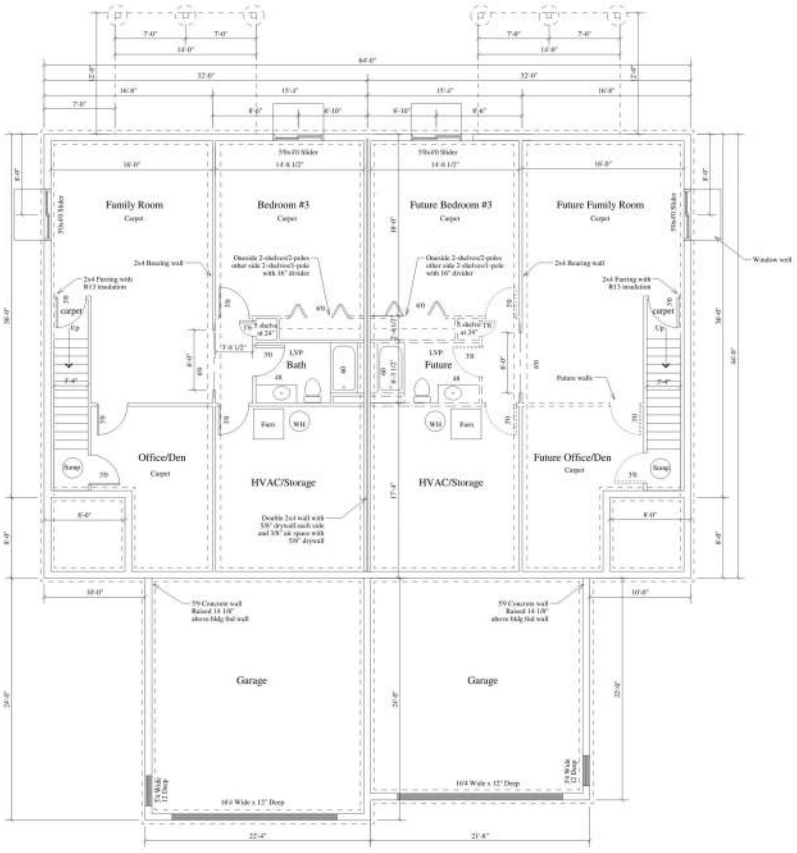
Date: 08-24-2021
Scale: As Noted
Job #: 05-01

SHEET
3

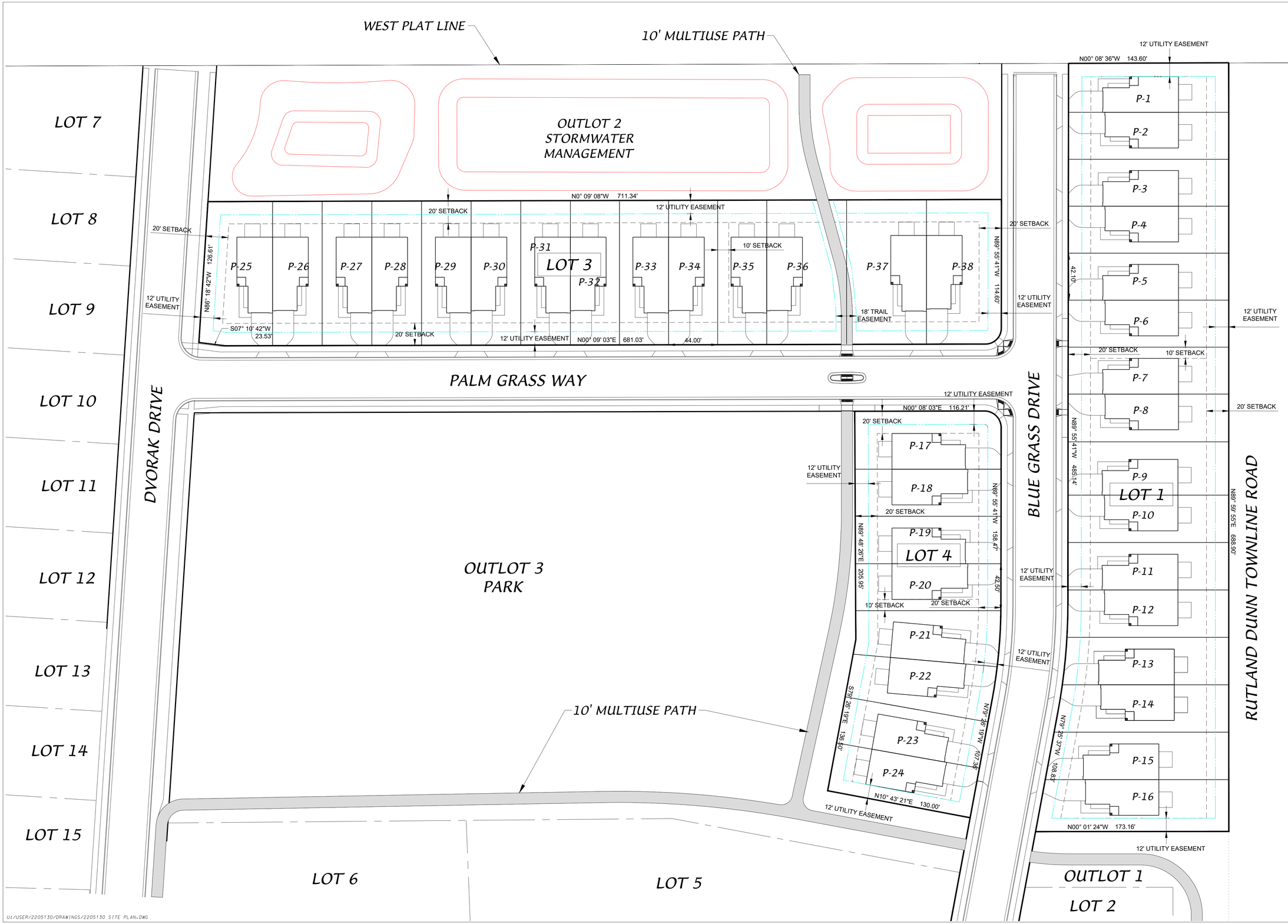
9 First Floor Plan and Lower Level



Floor Plan - 1,342 SF



Lower Level Plan - 940 sf



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

SITE PLAN

Lots 1, 3 and 4 Duplexes

51 WEST
CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

SCALE: 1"= 40'
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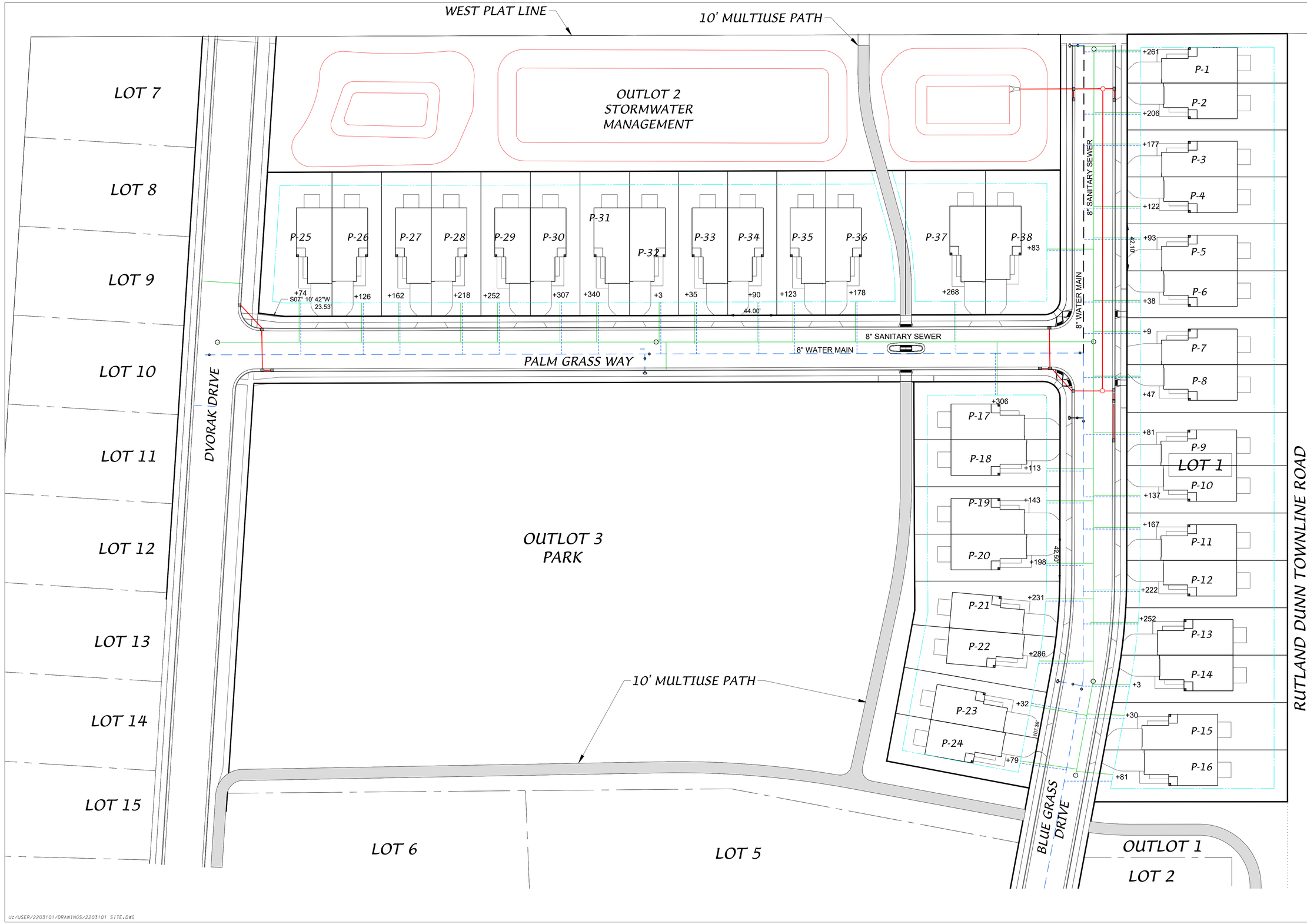

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D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

OVERALL UTILITY PLAN

Lots 1, 3 and 4 Duplexes

51 WEST
CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

SCALE: 1"= 40'
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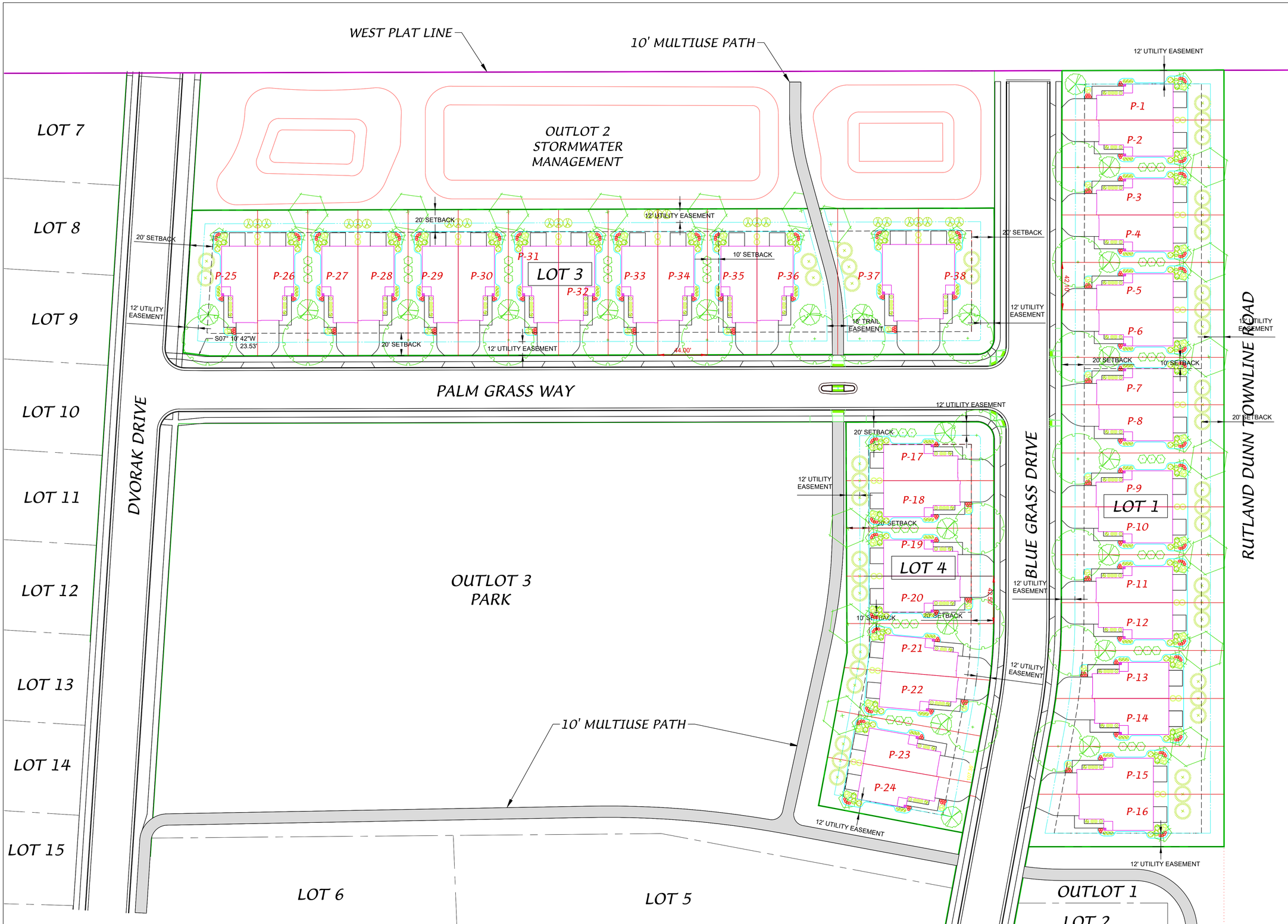
1 of 1



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

LANDSCAPE PLAN

Lots 1, 3 and 4 Duplexes

51 WEST
CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

SCALE: 1"= 40'
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DATE: 09-29-22
REVISED:

DRAWN BY: DWS

FN: 22-05-130

Sheet Number:
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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

September 30, 2022

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

Dear Applicant:

I have completed a review of the proposed Planned Development (PD) – General Development Plan for Lots 1, 3 and 4 within the 51 West Development (Plans submitted 9/29/22) A hybrid public hearing is scheduled for October 10, 2022 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. General Development Plan requirements per zoning code section 78-914(7) 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. **Done by staff**
    C. A general description of the general development plan including:
        a. General project themes and images; **Provided**
        b. The general mix of dwelling units and/or land uses; **Zero Lot Line Duplexes proposed**
        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. General treatment of natural resources; **N/A**
        e. General relationship to nearby properties and streets; **Provided**
        f. The general relationship of the project to the comprehensive plan. **Provided**
        g. 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**
        h. A complete list of zoning standards which will not be met and which will be more than met by the proposed PD and the locations in which they apply and a complete list of zoning standards which will be more than met by the proposed PD and the location in which they apply shall be identified, as compared with the most comparable zoning district. Essentially, the purpose of this listing

shall be to provide the plan commission with information necessary to determine the relative merits of the project concerning private benefit versus public benefit and about the mitigation of potentially adverse impacts created by design flexibility. **Provided**

i. A written description of potentially requested exemptions from the requirements of the most comparable zoning district, in the following order:
   a) Land use exemptions: **N/A**
   b) Density and intensity exemptions: **See below**
   c) Bulk exemptions: **See below**
   d) Landscaping exceptions: **N/A**
   e) Parking and loading requirements exceptions: **N/A**

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

- **Minimum lot frontage of 40 feet;**
- **Minimum rear building setback = 20 feet**
- **Unit allowance vs 6 units per acre (Density):**
  - **Lot 1 = 6.86 units per acre**
  - **Lot 3 = 6.59 units per acre**
  - **Lot 4 = 7.54 units per acre**
  - **Total average of lots 1, 3, 4 = 6.89 units per acre**

***The minimum lot frontage of 40 feet and the increase in density are changes from the original GDP approval.**

D. A general development plan drawing shall be provided with at least the following information in sufficient detail to make an evaluation against criteria for approval:
   a. A conceptual site drawing of the general land use layout and the general location of major public streets and/or private drives; **Provided**
   b. Location of recreational and open spaces areas and facilities; **Parks and trails shown**
   c. Statistical data on minimum lot sizes in the development, the approximate area of all development lots and pads, density/intensity of various parts of the development, <u>floor area ratio, impervious surface area ratio and landscape surface area ratio</u> of various land uses, expected staging, and any other plans required by the plan commission or common council; and **<u>Landscape surface area required is 50% per lot.</u>**

E. A general conceptual landscaping plan for subject property, noting approximate locations of foundation, street, yard, paving and landscaping. **Provided – <u>A more detailed plan will be necessary at the SIP stage. Vision triangles at intersections and driveways will need to meet code.</u>**

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

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

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

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

2. A utility plan is necessary showing locations for hydrants, water, electric and sewer services. Stoughton Utilities will need to determine if the size of water and sewer mains will accommodate the increase in density. **Provided**

3. The parkland dedication for the 51 West Development will need to be evaluated relative to the increase in density. **We believe there is ample parkland to cover this increase in density.**

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

Sincerely,
City of Stoughton

Michael P. Stacey

Michael P. Stacey
Zoning Administrator

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