

PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a **Hybrid** Public Hearing on Monday, April 11, 2022 at 6:00 o'clock p.m., or as soon after as the matter may be heard, to consider a proposed rezoning of the property at the NE corner of Williams Drive and Glacier Moraine Drive. The request is by Strand Associates for Emmi Roth and the property is currently owned by Moe Family Farms LLC. The applicant is requesting to rezone the property from Rural Holding to Planned Development – General Development Plan. The property description is as follows:

Part of the Southwest 1/4 of the Southeast 1/4 and part of the Northwest 1/4 of the Southeast 1/4 and part of the Southeast 1/4 of the Southwest 1/4 and part of the Northeast 1/4 of the Southwest 1/4 all in Section 32, Township 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin, more fully described as follows:

Commencing at the South 1/4 corner of said Section 32;

Thence N 0° 00' 27" W, 743.37 feet along the west line of the Southwest 1/4 of the Southeast 1/4 of said Section 32 to the point of beginning;

Thence, S 89° 22' 48" W, 42.02 feet to the westerly right-of-way line of Williams Drive;

Thence, N 00° 01' 58" W, 880.05 feet along said westerly right-of-way line;

Thence, N 89° 22' 48" E, 42.42 feet to the west line of the Northwest 1/4 of the Southeast 1/4 of said Section 32;

Thence, continuing N 89° 22' 48" E, 238.59 feet;

Thence, N 00° 01' 58" W, 25.00 feet;

Thence, N 89° 22' 48" E, 682.27 feet;

Thence, S 00° 01' 58" E, 905.05 feet to the northerly right-of-way line of Glacier Moraine Drive;

Thence, S 89° 22' 48" W, 921.25 feet along said northerly right-of-way line to the point of beginning;

Containing 864,744 square feet (19.852 acres), more or less including areas within Williams Drive.

See additional information including location map at: <http://stoughtoncitydocs.com/planning-commission/>

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://zoom.us/j/92518762219?pwd=VDAzKzd1Y0RWRkp3S3d0OFJRb2FtUT09>

Phone in: +1 312 626 6799

Meeting ID: 925 1876 2219

Passcode: 788399

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 March 24 and 31, 2022 Hub

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

Applicant Name: _____

Applicant Address: _____

Applicant Phone and Email: _____

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 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.

- ❑ The general relationship to nearby properties and public streets.
- ❑ The general relationship of the project to the Comprehensive Plan.
- ❑ A statement of Rationale as to why PD zoning is proposed. This shall identify barriers that the Applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the Applicant suggests are available through the proposed PD zoning.
- ❑ A complete list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
- ❑ A written description of potentially requested exemptions from the requirements of the underlying zoning district, in the following order:
 1. Land Use Exemptions.
 2. Density and Intensity Exemptions.
 3. Bulk Exemptions.
 4. Landscaping Exceptions.
 5. Parking and Loading Requirements Exceptions.
- ❑ (4) A *General Development Plan Drawing* at a minimum scale of 1"=100' (11" x 17" electronic copy shall also be provided) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:
 - ❑ A conceptual plan drawing (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives.
 - ❑ Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use.
 - ❑ Statistical data on minimum lot sizes in the development, the approximate areas of large development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or Common Council.
 - ❑ Notations relating the written information provided in (3), above to specific areas on the GDP Drawing.
- ❑ (5) *General conceptual landscaping plan* for subject property, noting approximate locations of foundation, street, yard and paving, landscaping, and the compliance of development with all landscaping requirements of this Ordinance (except as noted in the listing of exceptions) and the use of bufferyards.
- ❑ (6) A *general signage plan* for the project, including all
 - ❑ Project identification signs.
 - ❑ Concepts for public fixtures and signs (street light fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from City standards or common practices.

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

PD Step 4: Specific Implementation Plan (SIP)

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

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

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

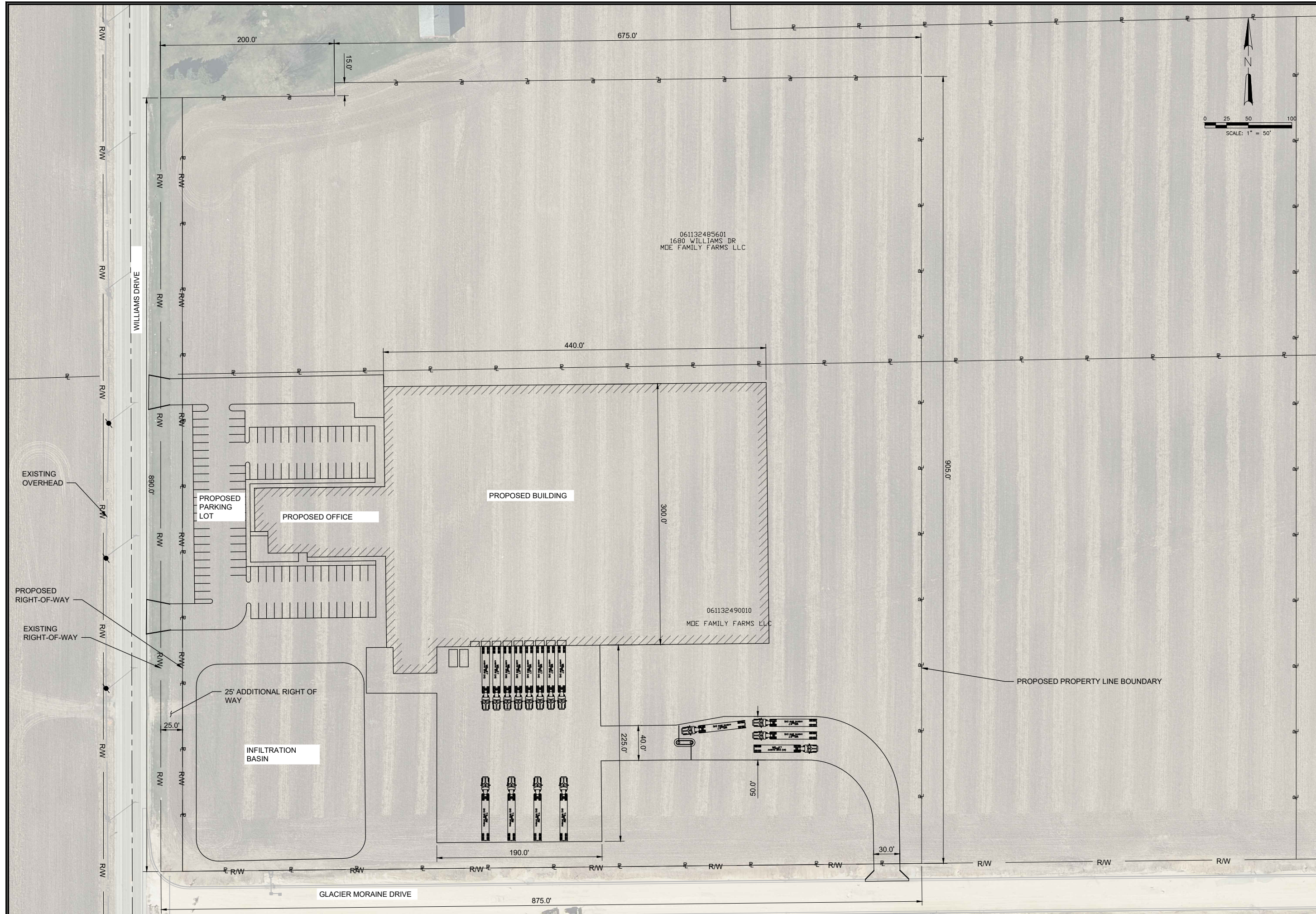
- Notations relating the written information (3), above to specific areas on the GDP Drawing.
- (5) A *landscaping plan* for subject property, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.
- (6) A series of *building elevations* for the entire exterior of all buildings in the PD, including detailed notes as to the materials and colors proposed.
- (7) A *general signage plan* including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and large or group development signage themes which are proposed to vary from City standards or common practices.
- (8) A *general outline of the intended organizational structure* for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.
- (9) A *written description* which demonstrates the full consistency of the proposed SIP with the approved GDP.
- (10) A *written description* of any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed SIP development.

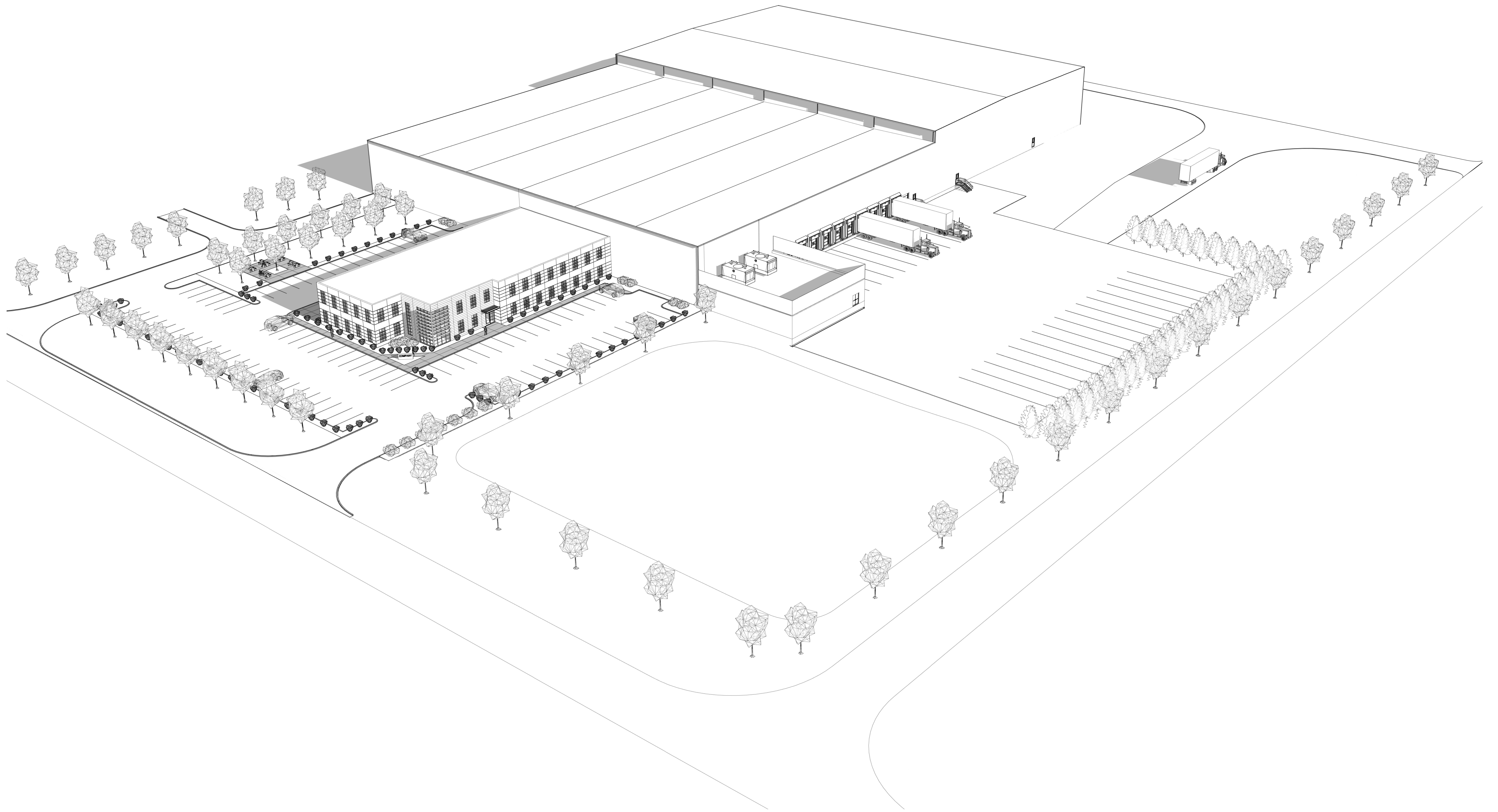
III. Final Application Packet Information for City Use

PD Step 3: General Development Plan (GDP)

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

Notified Neighboring Property Owners (within 300 feet)	Date: _____
Notified Neighboring Township Clerks (within 1,000 feet)	Date: _____
Class 2 legal notice sent to official newspaper by City Clerk	Date: _____
Class 2 legal notice published on _____ and _____	Date: _____





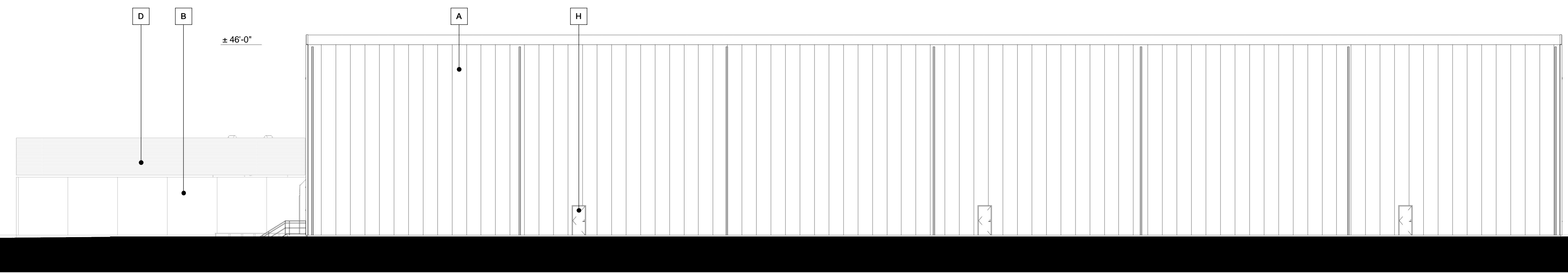
NOT FOR
CONSTRUCTION

NO.	REVISION	DATE

PROJECT DELTA
OVERALL SITE PERSPECTIVE
SUN PRAIRIE 2021
PROPERTY ACQUISITION COMPANY LLC

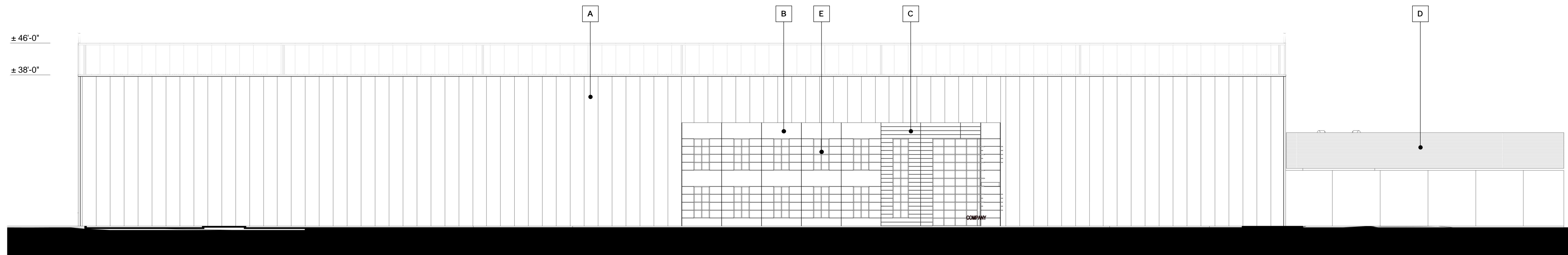


SHEET
FIGURE A



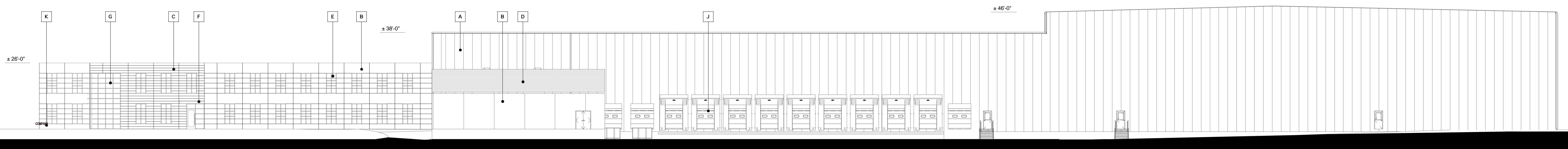
1 EAST ELEVATION

FIGURE B



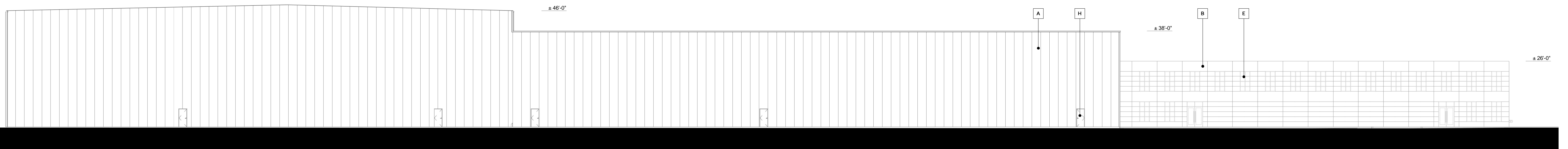
2 WEST ELEVATION

FIGURE B



3 SOUTH ELEVATION

FIGURE B



4 NORTH ELEVATION

FIGURE B

- A INSULATED METAL PANEL (IMP) - EMBOSSED MESA PROFILE - PAINT WHITE
- B INSULATED PRECAST CONCRETE WALL PANEL - STAINED FINISH - COLOR TBD
- C HORIZONTAL METAL SIDING - PAINTED FINISH - COLOR TBD
- D HORIZONTAL RIBBED METAL SIDING OR PERFORATED METAL SCREEN - PAINTED FINISH - COLOR TBD
- E ALUMINUM WINDOW SYSTEM - FRAME COLOR TBD - CLEAR OR LIGHT GRAY GLASS
- F PREFABRICATED ENTRANCE CANOPY - PAINTED FINISH - COLOR TBD
- G HORIZONTAL SHADES - FINISH TBD
- H INSULATED HOLLOW METAL DOOR AND FRAME - PAINTED FINISH - COLOR TBD
- J INSULATED OVERHEAD SECTIONAL DOOR AND DOCK CANOPY - PAINTED WHITE FINISH
- K CUSTOM SIGNAGE - PAINTED FINISH - COLOR TBD

NO.	REVISION	DATE

PROJECT DELTA
 OVERALL ELEVATIONS
 SUN PRAIRIE 2021
 PROPERTY ACQUISITION COMPANY LLC

NOT FOR
 CONSTRUCTION



SHEET
 FIGURE B



OVERALL NORTHWEST PERSPECTIVE

NOT FOR
CONSTRUCTION

NO.	REVISION	DATE

PROJECT DELTA
PERSPECTIVES
SUN PRAIRIE 2021
PROPERTY ACQUISITION COMPANY LLC



SHEET
FIGURE C.1



OVERALL SOUTHEAST PERSPECTIVE

NOT FOR
CONSTRUCTION

NO.	REVISION	DATE

PROJECT DELTA
PERSPECTIVES
SUN PRAIRIE 2021
PROPERTY ACQUISITION COMPANY LLC



SHEET
FIGURE C.2



OVERALL SOUTHWEST PERSPECTIVE

NOT FOR
CONSTRUCTION

NO.	REVISION	DATE

PROJECT DELTA
 PERSPECTIVES
 SUN PRAIRIE 2021
 PROPERTY ACQUISITION COMPANY LLC



SHEET
 FIGURE C.3



OFFICE SOUTHWEST PERSPECTIVE

NOT FOR
CONSTRUCTION

NO.	REVISION	DATE

PROJECT DELTA
PERSPECTIVES
SUN PRAIRIE 2021
PROPERTY ACQUISITION COMPANY LLC



SHEET
FIGURE C.4



OFFICE NORTHWEST PERSPECTIVE

NOT FOR
CONSTRUCTION

NO.	REVISION	DATE

PROJECT DELTA
PERSPECTIVES
SUN PRAIRIE 2021
PROPERTY ACQUISITION COMPANY LLC



SHEET
FIGURE C.5