

## **NOTICE**

The City of Stoughton will hold a **Special** meeting of the **Planning Commission** on **Monday, March 1, 2010 at 6:00 p.m.** in the **Council Chambers**, upper level, **Public Safety Building**, 321 S. Fourth St., Stoughton WI.

### **AGENDA**

1. Call to order
2. Dave Porterfield, Movin' Out, Inc., requests to rezone the property at 623 Eighth Street from HI – Heavy Industrial to PD-GDP – Planned Development-General Development Plan.
  - Public Hearing
  - Recommendation to Council
3. Adjournment.

3/24/10mps

<b><u>PACKETS EMAILED:</u></b>	Mayor Jim Griffin, Chair	Sonny Swangstu	Eric Hohol
	Dave McKichan, Vice-Chair	Troy Wieser	Ron Christianson
	Todd Krcma		

### **CC:PACKETS:**

Bob Kardasz	City Attorney, Matt Dregne	Tom Lynch
Rodney Scheel	Ross Scovotti	Laurie Sullivan
Marty Lamers	Rick Hummel – HUB	Luann Alme
Karl Manthe	Michael Stacey (3 packets)	Scott Wegner
Redevelopment Authority Committee		

### **E-MAIL NOTICES:**

All Department Heads	Council members	Mary Gavigan, SASD
Deputy Clerk, Pili Hougan	Peter Sveum	Derek Westby
Area Townships	Denise Duranczyk	Dean Sutton

### **MAIL NOTICES:**

Movin' Out, Inc., Dave Porterfield, 600 Williamson Street, Madison, WI. 53703; Glueck Architects, Jim Glueck, 116 N. Few Street, Madison, WI. 53703; Vierbicher Associates, Gary Becker, 999 Fourier Drive #201, Madison, WI. 53717;

IF YOU ARE DISABLED & IN NEED OF ASSISTANCE, PLEASE CALL 873-6677 PRIOR TO THIS MEETING.

**NOTE: AN EXPANDED MEETING MAY CONSTITUTE A QUORUM OF THE COUNCIL AND/OR RDA.**

## **Planning Commission Meeting Minutes**

**Monday, January 11, 2010 - 6:00 p.m.**

**Public Safety Building, 321 S. Fourth St., Stoughton, WI.**

**Members Present:** Mayor Jim Griffin; Dave McKichan, Vice-Chair; Ron Christianson; Sonny Swangstu; Troy Wieser and Todd Krcma.

**Absent and Excused:** Eric Hohol

**Absent:**

**Staff:** Director of Planning & Development, Rodney Scheel; Zoning Administrator, Michael Stacey; Finance Director Laurie Sullivan.

**Press:** None

**Guests:** Gary Becker; Mike Slavney; Dave Porterfield; Ken Wahlin; Carl Chenoweth; Paul Lawrence; and Chuck Haase.

1. **Call to order.** Mayor Griffin called the meeting to order at 6:00 pm.
2. **Consider approval of the minutes of December 14, 2009.**  
Motion by **Christianson** to approve the December 14, 2009 minutes as presented.  
2<sup>nd</sup> by **McKichan**. Motion carried 6 - 0.
3. **Council Representative Report.**  
McKichan indicated the Council approved the zoning ordinance amendments; zoning map; annexation for the McComb Road property and rezoned the Bickley property on N. Page to MR-10.
4. **Staff Summary.**  
Scheel gave a brief summary of the status of developments. There were no questions.
5. **Dave Porterfield, Movin' Out, Inc., requests to rezone the property at 623 Eighth Street from HI – Heavy Industrial to PD – Planned Development.**  
  
Dave Porterfield requested to recess this request until March 1, 2010.  
  
Mayor Griffin opened the public hearing.  
  
Chuck Haase, 529 E. Main Street, Stoughton, questioned whether or not the site would need to be cleaned up since it has been industrial for over 100 years; Prefers to have open space in that area; Indicated the property is prime real estate; Questioned the tax revenue generated from a non-profit development; Questioned if the TIF money would be paid back; Questioned who will occupy the units; Questioned if a background financial check has been made to check the track record for Movin Out.  
  
Mayor Griffin closed the public hearing.  
  
Motion by **Christianson** to recess this request until the Special Planning Commission meeting on March 1, 2010 at 6:00 pm, 2<sup>nd</sup> by **Wieser**. Motion carried 6 – 0.

## City of Stoughton Procedural Checklist for Planned Development Review and Approval (Requirements per Section 78-910)

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, III, V, VII are to be used by the Applicant to submit a complete application; Parts I - VIII are to be used by the City as a guide when processing said application.

### I. Recordation of Administrative Procedures for City Use

Presubmittal staff meeting scheduled

Date of Meeting: 11/9/09 Time of Meeting: 6pm Date: 12/3 By: MPS

Follow-up pre-submittal staff meetings scheduled

Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

Application form filed with Zoning Administrator

Date: 11/23/09 By: MPS

Application fee of \$ 365<sup>00</sup> received by Zoning Administrator

Date: 12/7/09 By: MPS

Reimbursement of professional consultant costs agreement executed: Date: \_\_\_\_\_ By: \_\_\_\_\_

### II. Application Submittal Packed Requirements for Applicants 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 draft and final application packets to the Zoning Administrator prior to Plan Commission review.

- ☒ A. Contact the Zoning Administrator to place an informal discussion item for the PD on the Plan Commission agenda. 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.

### III. Application Submittal Packet Requirements for Applicants Use

#### PD Process Step 2: Concept Plan

Prior to submitting the 20 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

*Initial Packet (5 copies to Zoning Administrator)* Date: 11/23/09 By: MPS

↓ *Draft Final Packet (1 copy to Zoning Administrator)* Date: \_\_\_\_\_ By: \_\_\_\_\_

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- ☐ ☐ 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 *location map* of the subject property and its vicinity at 11" x 17", as 8 1/2" x 11" depicted on a copy of the City of Stoughton Planned Land Use Map.
- ☒ (2) 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 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.

#### IV. Final Application Packet Information for City Use

##### PD Process Step 2: Concept Plan

Receipt of 5 full scale copies in blueline or blackline  
of complete final application packet by Zoning Administrator

Date: 11/30/99 By: MPS

Receipt of 20 reduced (8.5" by 11" text and 11" by 17" graphics  
copies of complete final application packet by Zoning Administrator

Date: \_\_\_\_\_ By: \_\_\_\_\_ N/A

Certification of complete Final Application Packet and  
required copies to the Zoning Administrator by City Clerk

Date: \_\_\_\_\_ By: \_\_\_\_\_ N/A

#### V. Application Submittal Packet Requirements for City Use

##### PD Process Step 3: General Development Plan (GDP)

Prior to submitting the 20 complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

*Initial Packet (5 copies to Zoning Administrator)*

Date: \_\_\_\_\_ By: \_\_\_\_\_

↓ *Draft Final Packet (1 copy to Zoning Administrator)*

Date: 2-15-10 By: MPS

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- ☐ ☒ 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:
- ☐ (1) A *location map* of the subject property and its vicinity at 11" x 17", as depicted on a copy of the City of Stoughton Planned Land Use Map.
  - ☒ (2) A *map of the subject property* for which the PD is proposed:
    - ☒ Showing all lands within 300 feet of the boundaries of the subject property.
    - ☒ Referenced to a list of the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Dane County (as provided by the City of Stoughton).
    - ☒ 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" 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 exemption 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" reduction shall also be provided by Applicant) 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. The Applicant may submit copies of a larger version of the plan in addition to the 11" x 17" reduction.

- ☐ 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 extra landscaping and 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.)

## VI. Final Application Packet Information for Applicant 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.

Receipt of 5 full scale copies in blueline or blackline  
of complete final application packet by Zoning Administrator

Date: \_\_\_\_\_ By: \_\_\_\_\_

Receipt of 20 reduced (8.5" by 11" text and 11" by 17" graphics  
copies of complete final application packet by Zoning Administrator

Date: \_\_\_\_\_ By: \_\_\_\_\_

Certification of complete Final Application Packet and  
required copies to the Zoning Administrator by City Clerk

Date: \_\_\_\_\_ By: \_\_\_\_\_

Notified Neighboring Property Owners (within 300 feet)

Date: \_\_\_\_\_ By: \_\_\_\_\_

Notified Neighboring Township Clerks (within 1,000 feet) Date: \_\_\_\_\_ By: \_\_\_\_\_

Class 2 legal notice sent to official newspaper by City Clerk Date: \_\_\_\_\_ By: \_\_\_\_\_

Class 2 legal notice published on \_\_\_\_\_ and \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

## VII. Application Submittal Requirements for Applicant Use

### PD Step 4: Specific Implementation Plan (SIP)

Prior to submitting the 20 complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

*Initial Packet (5 copies to Zoning Administrator)* Date: \_\_\_\_\_ By: \_\_\_\_\_

↓ *Draft Final Packet (1 copy to Zoning Administrator)* Date: \_\_\_\_\_ By: \_\_\_\_\_

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- ☐ **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.
  - ☐ (1) A *location map* of the subject property and its vicinity at 11" x 17", as depicted on a copy of the City of Stoughton Planned Land Use Map.
  - ☐ (2) A *map of the subject property* for which the PD is proposed:
    - ☐ Showing all lands within 300 feet of the boundaries of the subject property.
    - ☐ Referenced to a list of the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Dane County (as provided by the City of Stoughton);
    - ☐ 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 reduced to 11" x 17") of the proposed project showing at least the following information in sufficient detail: (*See following page*)
  - ❑ A SIP site plan 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
- ☐ (11) *Proof of financing capability* pertaining to construction and maintenance and operation of public works elements of the proposed development.

## VIII. Final Application Packet Information for Applicant Use

### PD Step 4: Specific Implementation Plan (SIP)

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/SIP 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.

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Class 2 legal notice sent to official newspaper by City Clerk Date: \_\_\_\_\_ By: \_\_\_\_\_

Class 2 legal notice published on \_\_\_\_\_ and \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

**Residential Development  
623 Eighth Street  
Stoughton, Wisconsin  
PD Process Step 3:General Development Plan**

The proposed project consists of 33 residential multifamily units, to be located on a site at the south end of 8<sup>th</sup> Street in the central area of the City of Stoughton. It is bounded by the Yahara River to the South, Dunkirk Avenue on the East, a mixed residential area (single and multifamily) to the North and 8<sup>th</sup> Avenue to the West. It is located within the boundaries of Stoughton Redevelopment Area #1. The site is currently a vacant site utilized as outdoor storage by Stoughton Trailer Company. The current zoning is Industrial/Warehouse; however, the Stoughton Redevelopment Plan has identified the future use of this site as residential multifamily.

The project will be designed, financed, marketed and operated in a fashion to provide an increase of affordable and accessible rental housing options for a combination of future tenants/ household types including:

- Households that include people with disabilities,
- Workers who provide direct support/ residential services for disabled residents in Stoughton who would benefit from having more affordable housing and living in close proximity to those they support.
- Families who are also part of the Stoughton workforce who are in need of affordable housing and interested in living near the downtown

The project developer, Movin' Out, Inc., is a statewide nonprofit housing organization who specializes in assisting people with disabilities in attaining affordable housing solutions including both home ownership and rental housing arrangements. This project will be developed as permanent rental housing and will have rents affordable to a range of household incomes. The completed units will be reserved for--and the projected rents will be affordable to--households with incomes below 60% of the area median income. For a family of four, that translates into an annual income of no more than \$48,000. This income level is squarely within the typical income range of working families who live in Stoughton.

Movin' Out intends to finance the project in part with affordable housing tax credits through a program administered by the Wisconsin Housing and Economic Development Authority (WHEDA). Movin' Out is in the process of putting together an application for these resources and must submit an application in March of 2010. One aspect of this financing application is Movin' Out's ability to have the required zoning in place. Therefore we are asking the City to work with

us to attempt to complete the zoning approval process through the GDP stage prior to that deadline.

Additionally Movin' Out is working with the Stoughton Redevelopment Authority to obtain direct City financial support for the project through the utilization of Tax Incremental Financing to help cover land, utility and infrastructure costs.

Because a portion of the units will be intended for occupancy by people with disabilities, the buildings, site grading and features will be designed to maximize accessibility for people with mobility impairments. This includes universal design and visitability principles: all ground floor units will have no-step entries and all site pathways maintaining a grade allowing use of wheelchairs to move about the site easily. However, not all units will be accessible, as a portion of the units will be second floor units. The project does not anticipate including elevators. The design is not yet developed to a point that we can confirm the exact details but we will be able to do so at the conclusion of the zoning approval process.

There will be six buildings to accommodate the 33 units. All buildings will be two story garden style structures and will contain between 4 and 6 units each. There will be 4 one-bedroom, 17 two-bedroom and 12 three-bedroom units total, with a mix of unit sizes in each building. In addition, we will have common space for the residents' shared use.

The total area of the site is approximately 2.443 acres. The density will be approximately 13.5 units per acre. Approximate floor area ratio will be 0.40. Impervious surface area ratio will be approximately 0.47.

The architectural style of the buildings will be designed to reflect the dominant architectural themes of the surrounding residential portion of the neighborhood. Instead of one or two large buildings, we are proposing six smaller buildings, articulated to blend in with the visual rhythm of a residential neighborhood. Two of the buildings will face the two streets, which we feel will blend with the existing streetscape. A similar design was successfully used for Coachyard Square, co-developed by Movin' Out, and located in downtown Madison. Included in this submittal is an exterior elevation view that reflects the type of building we anticipate for this development. We feel our design will strengthen the existing residential character of the neighborhood.

Approximately thirteen units will have detached garages and twenty units will utilize surface parking. There will be a total of 34 surface parking spaces to serve the site. We are providing 47 off-street spaces for 33 units, which amounts to 1.42 parking spaces per unit. To compare with other developments we have designed in the past, I have included site plans of Coachyard Square in Madison and a multifamily site within The Uplands in Sun Prairie. Coachyard Square has 26 off-street spaces for 23 units, or 1.13 spaces per unit; it is an urban infill site.

The Uplands site has 29 off-street spaces for 16 units, or 1.81 spaces per unit; it is a more suburban-style setting within a new subdivision.

We believe the proposed site falls between the two example sites. It is an infill site that is not quite as connected to the downtown as Coachyard Square; The Uplands is removed from the downtown. We are comfortable with our ratio, which falls roughly halfway between the two. Please note that the typical Movin' Out client has no car, and 8 to 10 of these units will be occupied by our clients.

The units will also be designed to be highly energy efficient and overall design will follow sustainable development practices. Movin' Out intends to work with Stoughton Utilities, Wisconsin Public Power and Wisconsin Focus on Energy to ensure the buildings' energy performance is as efficient as possible within the constraints of the project budget.

The predominant natural feature of this site is the Yahara River. There is river frontage of approximately 295 feet on this site. All structures will remain outside the required 75 foot setback from the river. This area will be landscaped to provide both a visual barrier as well as an environmental buffer to protect the river by preventing runoff of storm water from the site directly into the river. This area will be landscaped with native plants and appropriately graded to attain this goal. This area will also provide either a public easement or corridor dedicated to the City to provide public access to the waterfront and to allow for the construction of public improvements such as a river walk and associated outdoor furnishings.

The site surface is currently composed largely of compacted gravel. The proposed future use will have considerably less impervious area, and provide a substantial improvement in terms of treatment of storm water. The site will be landscaped to meet the requirements of Stoughton's zoning ordinance.

The site plan includes providing substantial open space which will accommodate the needs of the future residents.

The Comprehensive Plan shows this site as General Industrial usage. However, the Redevelopment Plan references this particular site as a future Residential usage. We feel this usage, and specifically our proposed plan, will be an asset to both the neighborhood and to the city of Stoughton.

We are seeking an exemption for the Group Development Requirements. Also, I have compared our proposed development with the MR-24 District requirements. My results are as follows: (non-conforming items in bold and underlined)

## ORDINANCES

## THIS DEVELOPMENT

MGD of 24 units per acre	13.5 units per acre
Multiplex/apartment (12 du or less per building) permitted by right	Multiplex/apartment (5 du per building)
Minimum lot area (1815 sf per unit) permitted by right	3225 sf per unit
Landscaping regulations required	Will meet requirements
Performance regulations required	Will meet requirements
Signage regulations required	Will meet requirements
Minimum lot area 12,000 sf	2.443 acre site (106,415 sf)
Minimum LSR 50%	LSR of approximately 53%
Minimum lot width 90'	Meets requirements
Minimum street frontage 50'	Meets requirements
<b><u>Minimum front setback 25'</u></b>	<b><u>15' requested, with 6' porch encroachment into the 15' setback</u></b>
<b><u>Side lot line setback 20'</u></b>	<b><u>15' requested (10' for garages/sheds)</u></b>
Total side lot lines setback 40'	Meets requirements except for garages/sheds
Rear lot line setback 50'	Not applicable (2 fronts)
Minimum paved surface setback 5' from side or rear, 10' from ROW	Will meet requirements
<b><u>Minimum dwelling unit separation 40'</u></b>	<b><u>10' requested</u></b>
Maximum height 40'	Will meet requirements
<b><u>Minimum Off-Street Parking (not noted)</u></b>	<b><u>1.42 spaces per unit</u></b>
Minimum dwelling core dimensions 24' by 40'	Not applicable

We are seeking exemptions for the above underlined items.

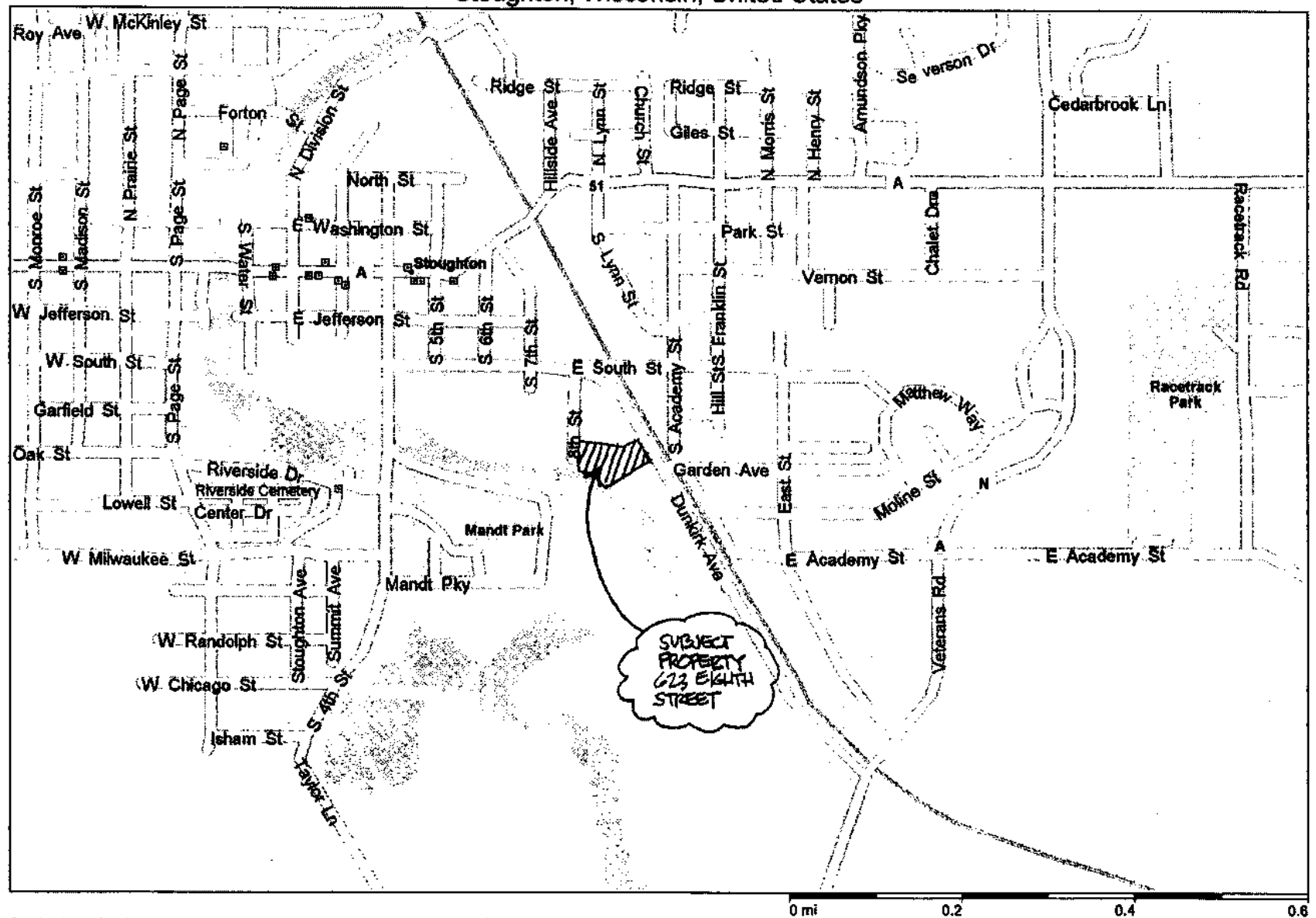
Our planned signage will consist of small signs to indicate location of addresses at the start and end of each parking area to help visitors and firefighters. We will provide pole-mount, cutoff type exterior lighting for parking areas.

Please contact me if you have further questions.

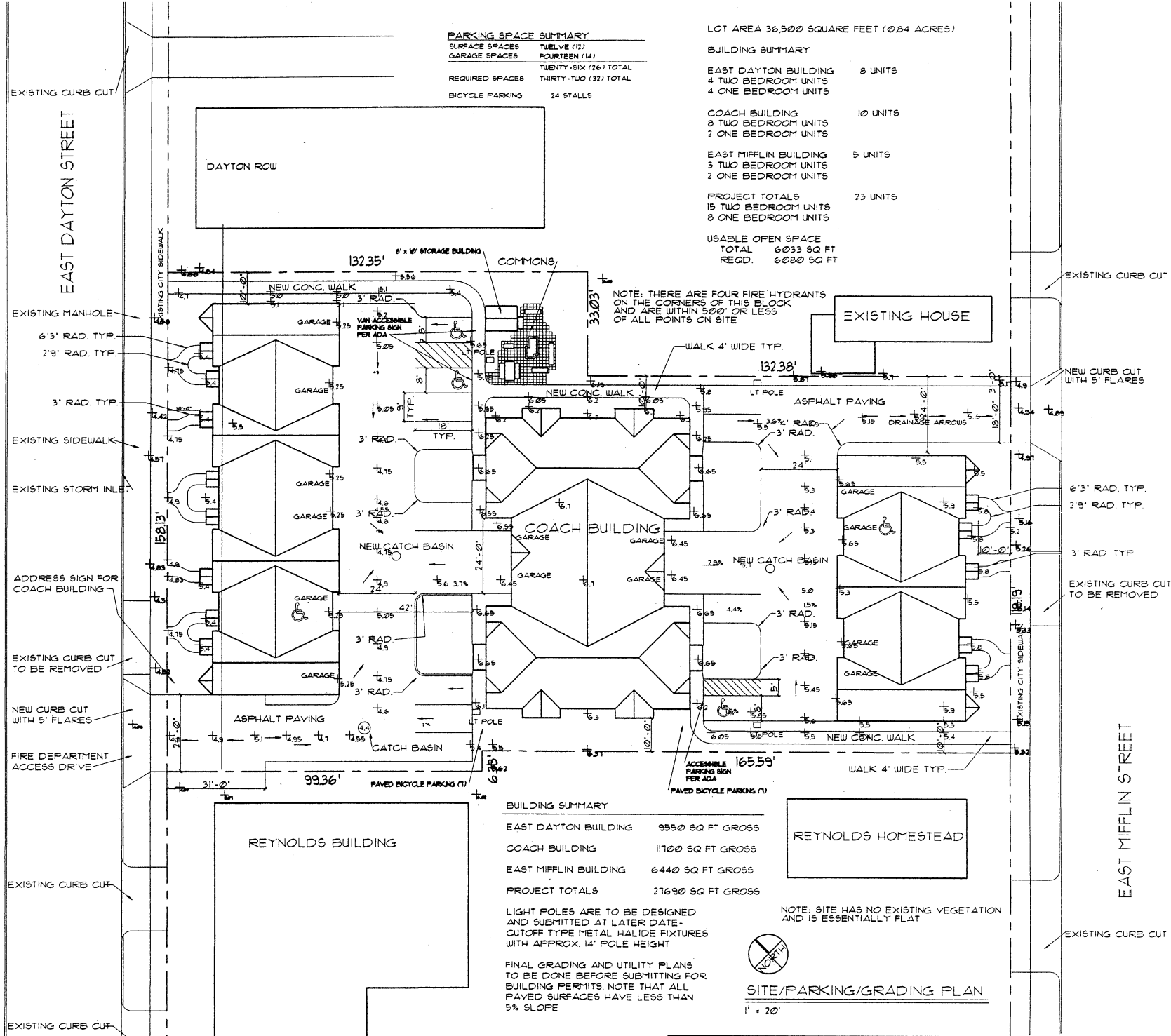
Thank you for considering our development.

David Porterfield  
Movin' Out, Inc.

# Stoughton, Wisconsin, United States







**COACHYARD SQUARE**  
COACHYARD SQUARE, L.L.C., DEVELOPERS

10/24/99	REYNOLDS SITE	glueck architects 116 North First Street, Madison, WI 53703 (608)251-2551
12/13/99	625-633 EAST DAYTON ST. 610 EAST MIFFLIN ST. MADISON, WI	

February 23, 2010

Movin' Out, Inc.  
Dave Porterfield  
600 Williamson Street  
Madison, WI. 53703

Dear Mr. Porterfield:

I have completed a review of the proposed rezoning request (General Development Plan) for Movin' Out, Inc., 623 Eighth Street, Stoughton. Site plan dated 2/15/10. The following items are identified for your review. (note: 11 x 17 plan is not to scale)

1. The proposed property is currently zoned HI (Heavy Industrial). **There is a request to rezone the property to PD-GDP (Planned Development-General Development Plan). The General Development Plan (GDP) is just one step of the rezoning process. A public hearing is scheduled at a Special Planning Commission meeting on March 1, 2010. A Planning Commission recommendation is sent on to the City Council for final review/approval. The final phase in the rezoning process is for the applicant to provide a Specific Implementation Plan (SIP). A public hearing is necessary to rezone the property from PD-GDP to PD-SIP (Planned Development-Specific Implementation Plan).**
2. Monies in lieu of park acquisition and park impact fees or land dedication are required as follows:
  1. **Monies in lieu of park acquisition:**
    - **\$1,402.00 per studio or one bedroom apt.**
    - **\$2,131.35 per two or more bedroom apt.**
  2. **Park impact fees:**
    - **\$461.93 for park facilities and \$1,420.23 for parkland per unit for one bedroom unit or less.**
    - **\$692.89 for park facilities and \$2,131.35 for parkland per unit for two bedroom units or more.**
  3. **If land is dedicated:**
    - **1,468 square feet per unit. This will reduce or eliminate the dedication fees accordingly. Further discussions are necessary regarding the potential bike trail.**

3. The GDP is consistent with the Comprehensive Plan through the Rail Corridor Neighborhood Plan which was adopted on March 24, 2009.
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 type of development is Multi-Family Residential 24 (MR-24). The GDP will be reviewed according to the MR-24 district requirements.**
5. The minimum zoning district area for the MR-24 district is 12,000 square feet. **This project site has 106,415 square feet.**
6. The MR-24 district requires 90 feet of lot width and 50 feet of street width. **The site complies with this requirement.**
7. The MR-24 district requires a front or street side lot line setback of 25 feet. **The GDP proposes the buildings be setback 15 feet. If the front porch area is more than a concrete slab it will be included as part of the structure and will bring the setback to between approximately 8 – 11 feet.**
8. The MR-24 district requires a side lot line setback to house or attached garage of 20 feet. **The GDP proposes a setback of 15 feet.**
9. The MR-24 district requires a rear lot line setback to house or attached garage of 50 feet. **In the case of lots which have frontage on more than one street, the rear lot line shall be selected by the property owner. The obvious choice would be the south lot line (Yahara river side). The GDP proposes a setback of 75 feet.**
10. The MR-24 district requires a side lot line setback to an accessory structure of 4 feet. **The GDP meets this requirement.**
11. The maximum dwelling height allowed within the MR-24 district is 40 feet. **No specifics have been submitted.**
12. The maximum accessory building height allowed within the MR-24 district is 15 feet. **No specifics have been submitted.**

13. The maximum dwelling units per acre for the MR-24 district is 24. **The GDP proposes 13.5 units per acre.**
14. The MR-24 district permits a multiplex development of up to 12 dwelling units maximum per building. **The GDP proposes a maximum of 6 dwelling units per building.**
15. The minimum lot area required for the MR-24 district is 1,815 square feet per dwelling unit. **The GDP proposes 3,225 square feet per dwelling unit.**
16. The maximum accessory building coverage for the MR-24 district is 10%. **The GDP complies with this requirement.**
17. The minimum dwelling core dimension requirement for the MR-24 district is 24 feet by 40 feet. **The GDP complies with this requirement.**
18. The required bufferyard for the MR-24 district with an adjacent property zoned SR-6 is 0.4 level of opacity. **The GDP proposes a 6-foot solid fence to comply with this requirement. Considerations will have to be made to allow the fence along the SE side lot line where an easement is necessary.**
19. The parking requirement for the MR-24 district is the same as MR-10 district as follows including garages: 2.5 spaces per 3 bedroom, 2 spaces per 2-bedroom, 2 spaces per 1-bedroom or efficiency. **The project would require 72 parking stalls including garage space. The GDP proposes 47 stalls including garage space. Information will be provided regarding parking for similar housing projects for people with disabilities.**
20. The minimum paved surface setback for the MR-24 district is 5 feet from the side or rear; 10 feet from a right of way. **The GDP will meet this requirement.**
21. The minimum landscape surface ratio (LSR) for the MR-24 district is 50%. **The GDP proposes approximately 53%.**
22. The landscaping points required per Landscaping Section 78-604 and Table 78-604 for the MR-24 district is: 60 points per 100 feet of building foundation; 60 points per 100 lineal feet of street frontage; Greater of: 100 points per 20 parking stalls or 10,000 square feet of parking area; 25 points per 1,000 square feet of building footprint. **A landscaping plan has been provided however, the foundation landscaping has yet to be developed. We will need a more detailed landscaping plan.**
23. Lighting is required for all off-street parking space and circulation areas serving 6 or more cars and shall be lit to ensure the safe and efficient use of said areas. Exterior lighting shall meet the requirements of section 78-707. **A compliant photometric plan is required.**
24. No driveway across public property or requiring a curb cut shall exceed a width of 25 feet for residential land uses. **The plan complies with this requirement.**

25. The parking stall minimum dimension required for 90 degree parking is 9 feet wide by 18 feet of length. The aisle width required minimum is 24 feet. **The GDP complies with these requirements.**
26. Sidewalk is required to be installed along Eighth Street and the sidewalk shall be at least 6" thick through the drives. 8" thick concrete is recommended when garbage trucks are anticipated. **Sidewalk is will need to be delineated on the plan.**
27. A stormwater management/erosion control plan is required. Dane County Land Conservation, the City's consultant, will review the plan and perform inspections. **The application and fee shall be taken care of at the Department of Planning & Development Office at Stoughton City Hall. Two complete sets of plans will need to be submitted.**
28. **The project site will need to be consolidated into one parcel if it is not already consolidated.**
29. **There will need to be further discussions regarding the need for an easement to accommodate the existing storm sewer along the southeast side lot line. The easement may be located to exclude the area where the fence is proposed. There is a deck encroachment over the storm sewer from the adjacent property that will have to be addressed. Two trees and parking stalls are also positioned over or near the existing storm sewer.**
30. The trash enclosures shall be screened with a 6-foot gated fence. **We will need more details.**
31. A detailed plan, application and fees are required prior to signage placement. **Not yet provided.**
32. A full scale GDP drawing shall be provided with a minimum scale of 1" = 100'. **Not provided yet.**
33. State approved plans and all appropriate building permits are required before construction.

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

Sincerely,  
City of Stoughton

*Michael P. Stacey*

Michael P. Stacey  
Zoning Administrator/Assistant Planner

cc. Planning Commissioners  
Mayor Jim Griffin (via-email)  
Director of Planning and Development Rodney Scheel (via-email)  
Building Inspector Steve Kittelson (via-email)  
Utilities Director Bob Kardasz (via-email)  
Fire Chief Marty Lamers (via-email)  
Deputy Chief/Fire Marshall Scott Wegner (via-email)  
Jim Gluek (via-email)  
Dave Porterfield (via-email)

CITY OF STOUGHTON  
DANE COUNTY, WISCONSIN

ORDINANCE NO. 0-     -10

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PROPERTY  
LOCATED AT 623 EIGHTH STREET FROM HI - HEAVY INDUSTRIAL TO  
PLANNED DEVELOPMENT–GENERAL DEVELOPMENT PLAN (PD-GDP)

**RECITALS**

1. Donald Wahlin (the “Applicant”) has requested that the zoning classification of the property described in Attachment A (the “Property”) be changed to Planned Development–General Development Plan (“PD-GDP”), subject to certain conditions being satisfied.

2. 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.

3. The Applicant has submitted a General Development Plan (the “GDP Documents”), attached as Attachment B, and consisting of the following:

- a. General Development Plan dated 2/15/10.
- b. PD Process Step 3: General Development Plan Summary.
- c. Procedural Checklist for Planned Development Review and Approval.

4. For purposes of this Ordinance, the GDP Documents shall collectively be the General Development Plan for the Property pursuant to Section 78-914(7) of the City of Stoughton Code of Ordinances.

5. On January 11, 2010 and March 1, 2010, the City of Stoughton Plan Commission held a public hearing regarding the application to change the zoning classification of the Property to PD District, which was preceded by the publication of a class 2 notice under ch. 985 of the Wisconsin Statutes. The Plan Commission considered the application, and recommended that the Common Council approve the proposed PD District and General Development Plan with certain conditions.

6. The Common Council determines that, subject to certain conditions, changing the zoning classification of the Property to PD is consistent with the spirit and intent of the City's Zoning Code, has the potential for producing significant community benefits in terms of environmental and aesthetic design, promotes the public health, safety and general welfare of the City, and allows appropriate use of the Property.

NOW THEREFORE BE IT RESOLVED, that the Common Council of the City of Stoughton, Dane County, Wisconsin do ordain as follows:

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

*Section 2.* Subject to the conditions set forth in section 4 below, the zoning classification of the Property is hereby changed to Planned Development District, pursuant to section 78-914 of the City Code and Wis. Stat. § 62.23(7)(d).

*Section 3.* The Property shall be developed and used in full compliance with the General Development Plan, and an approved Specific Implementation Plan. The General Development Plan and Specific Implementation Plan shall constitute the zoning regulations for the Property, may be enforced as any other zoning regulation in the City of Stoughton, and shall be maintained and kept on file by the City Clerk

*Section 4.* This ordinance shall take effect upon the purchase by and conveyance of the Property to the City of Stoughton Redevelopment Authority. The effective date of this ordinance shall be the date on which such the Property is purchased by and conveyed to the City of Stoughton Redevelopment Authority. If the Property has not been purchased by and conveyed to the City of Stoughton Redevelopment Authority by 12:00 noon on \_\_\_\_\_, then this ordinance shall automatically, and without any further action, become null and void and of no force or effect.

*Section 5.* Upon the effective date of this ordinance, the zoning classification of the Property shall be changed on the zoning map of the City of Stoughton from its present HI (Heavy Industrial) District to a PD (Planned Development) District.



The above and foregoing ordinance was duly adopted by the Common Council of the City of Stoughton at its meeting held on \_\_\_\_\_, 2010 by a vote of \_\_\_\_\_ in favor, \_\_\_\_\_ opposed, and \_\_\_\_\_ not voting.

APPROVED:

\_\_\_\_\_  
James S. Griffin, Mayor

ATTEST:

\_\_\_\_\_  
Luanne J. Alme, City Clerk

Attachment A–Legal Description  
Attachment B–General Development Plan

## LEGAL DESCRIPTION

### PARCEL A (Per Doc No. 1754637)

Part of the Southeast 1/4 of the Northeast 1/4 of Section 8, Township 5 North, Range 11 East, City of Stoughton, Dane County, Wisconsin, more fully described as follows: Beginning at the Southwest corner of Lot 7, Block 2, Peter R. Petersons Addition to the City of Stoughton; thence South 80.00 feet to an iron stake on the meander line along the Yahara River; thence North 89°44' East, 60.22 feet along said meander line; thence North 41°48' East, 107.69 feet; thence West 132.00 feet along the South line of said Lot 7 to the point of beginning of this description. Said parcel is to include all lands between the meander line and the high water mark of the Yahara River between the East and West sides of the above described parcel extended.

### PARCEL B (Per Doc No. 1754638)

Part of the Southeast 1/4 of the Northeast 1/4 of Section 8, Township 5 North, Range 11 East, in the City of Stoughton, Dane County, Wisconsin, more fully described as follows: Beginning at the Southeast corner of Lot 7, Block 2, Peter R. Petersons Addition to the City of Stoughton; thence North 41°48' East, 197.37 feet along the Southeasterly line of said Block 2 to the most Southerly corner of Lot 6, said Block 2; thence South 30°46' East, 66.00 feet parallel to Dunkirk Avenue; thence North 58°43'30" East, 132.00 feet parallel to the Southeasterly side of said Lot 6; thence South 30°46'30" East, 148.83 feet along the Westerly right-of-way of Dunkirk Avenue; thence South 45°43'30" West, 300.00 feet to an iron stake on a meander line along the shoreline of the Yahara River; thence North 60°10' West, 185.00 feet along said meander line; thence North 83°14' West, 51.09 feet along said meander line; thence North 41°48' East, 107.69 feet to the point of beginning of this description.

ALSO Lots Seven (7) and Eight (8), Block Two (2), Peter R. Petersons Addition to the City of Stoughton, in the City of Stoughton, Dane County, Wisconsin.

### Surveyor's Certificate

State of Wisconsin)  
County of Dane ) SS

I, Mark T. Krizan, Registered Land Surveyor in the State of Wisconsin, do hereby certify that I have surveyed and mapped the above platted property in accordance with the information furnished and in compliance with the requirements of Chapter AE-7, Wisconsin Administrative Code; and that the above map is an accurately scaled and dimensioned representation of such survey showing the location of the boundaries, visible improvements, easements and visible encroachments, if any, to the best of my knowledge and belief.

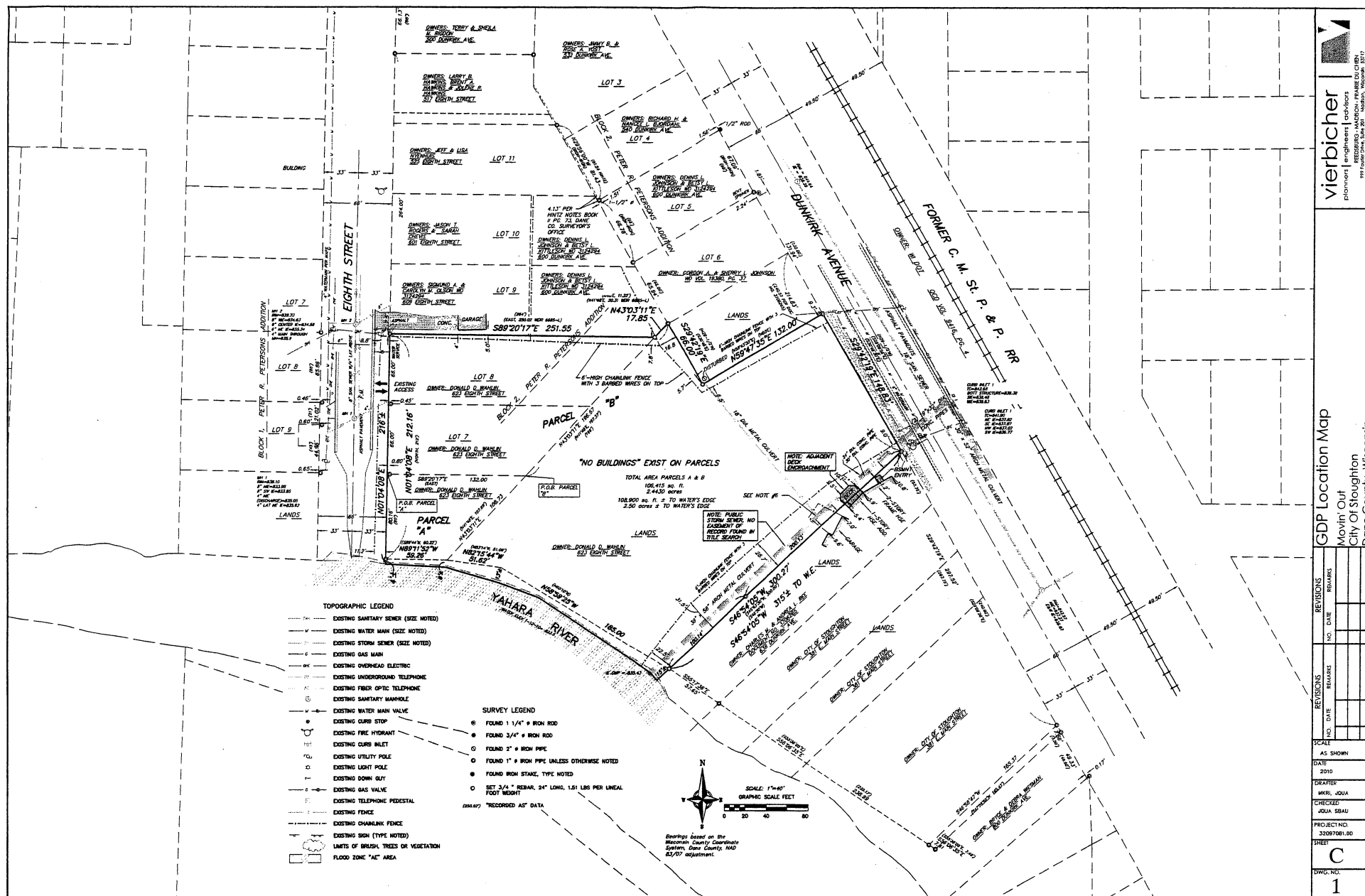
Vierbicher Associates, Inc.  
By: Mark T. Krizan

Mark T. Krizan

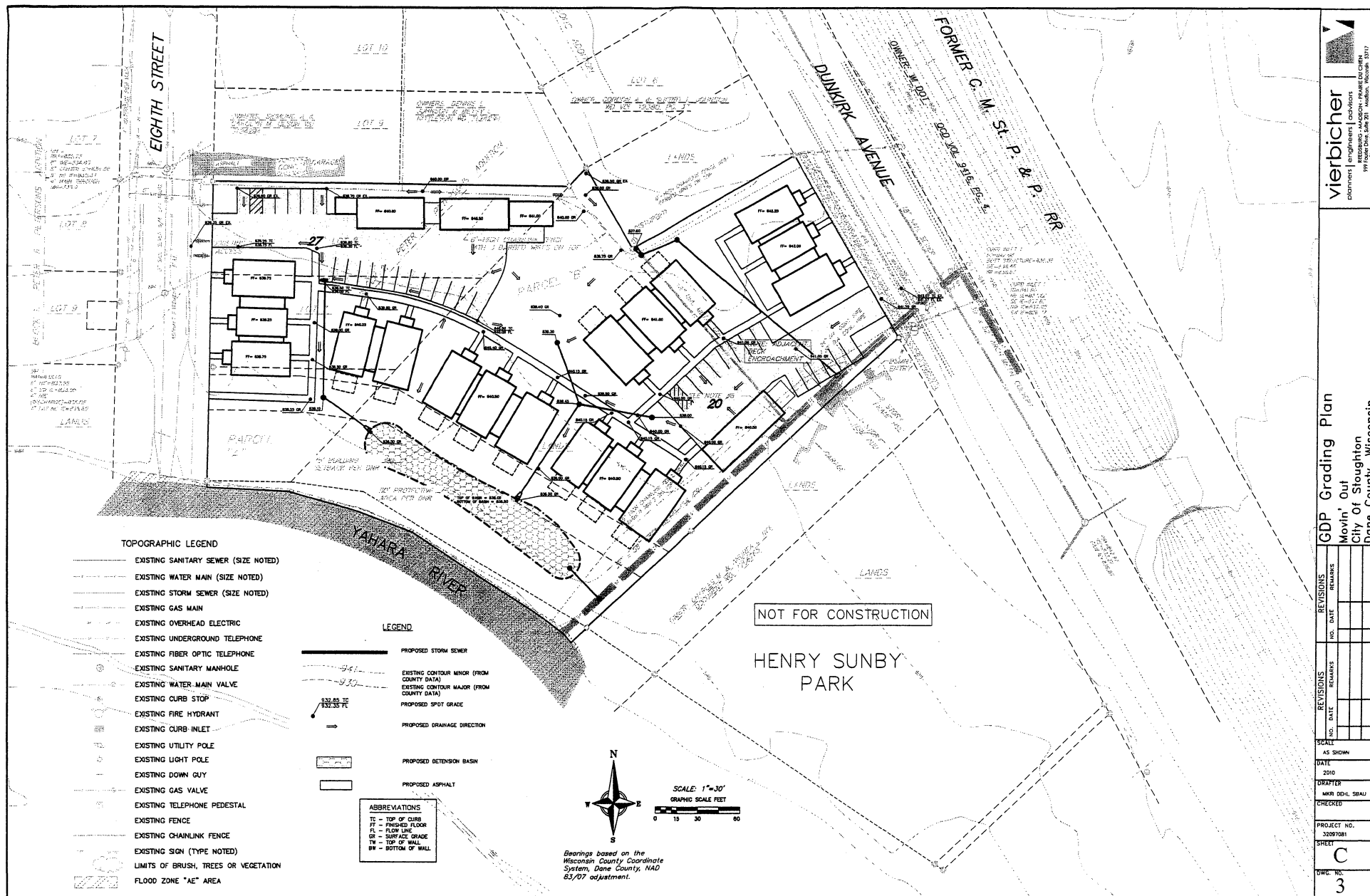
S-1928

Date



[illegible]







Plant List					
key	qty.	botanical name	common name	planting size	root cond.
<b>shade trees</b>					
RA	10	<i>Acer x freemanii 'Mormo'</i>	Mormo Freeman Maple	2.5' cal.	38.8
BB	4	<i>Betula nigra</i>	River Birch (single)	2' cal.	38.8
HB	6	<i>Celtis occidentalis</i>	Common Hackberry	2.5' cal.	38.8
AB	2	<i>Fagus grandifolia</i>	American Beech	2' cal.	38.8
GB	7	<i>Ginkgo biloba 'Princeton Sentry'</i>	Princeton Sentry Ginkgo	2.5' cal.	38.8
BO	3	<i>Quercus macrocarpa x bicolor</i>	Burr Oak x Swamp White Oak	2' cal.	38.8
AL	4	<i>Ulmus americana</i>	American Linden, Basswood	2.5' cal.	38.8
<b>evergreen trees</b>					
WS	4	<i>Picea glauca</i>	White Spruce	4' HL	38.8
CS	11	<i>Picea pungens</i>	Green Colorado Spruce	4' HL	38.8
CJ	8	<i>Juniperus virginiana 'Canehti'</i>	Canehti Juniper	4' HL	38.8
<b>ornamental trees</b>					
AS	5	<i>Ametanchier laevis 'cunulus'</i>	Cunulus Allegheny Serviceberry	1.75' cal.	38.8
MW	2	<i>Carpinus caroliniana</i>	Musclewood, Blue Beech	1.5' cal.	38.8
AP	6	<i>Pyrus calleryana 'Autumn Blaze'</i>	Autumn Blaze Pear	2' cal.	38.8




 TYPICAL FRONT ELEVATION

2/15/10

glueck architects  
 118 North First Street, Madison, WI 53703 (608) 251-2551

MOVIN' OUT, INC.  
 PROPOSED DEVELOPMENT  
 EIGHTH AND DIXIE  
 STOUTSTON, WISCONSIN  
 2062