

MEETING NOTICE

The City of Stoughton will hold a Regular meeting of the **Planning Commission** on **Monday, November 12, 2012 at 6:00 pm** in the **Council Chambers, Second Floor, Public Safety Building, 321 S. Fourth Street, Stoughton WI.**

AGENDA

1. Call to order
 2. Consider approval of the Planning Commission meeting minutes of October 8, 2012 and October 29, 2012.
 3. Council Representative Report.
 4. Meeting Summary & Status of Developments/Projects. (Page 5)
 5. Proposed ordinance amendment to section 78-206 (4) (d), Outdoor display. (Page 7)
 - Public Hearing
 - Recommendation to Council
 6. Request by the Stoughton Redevelopment Authority to purchase the Highway Trailer property at 501 E. South Street. (info to be provided at the meeting)
 - Recommendation to Council
 7. Jason Jerman requests site plan approval to construct a 10-unit addition at 1528 W. Main Street. (Page 10)
 8. Request to construct a pavilion at Rotary Park, northwest corner of E. Jefferson Street & S. Sixth Street (adjacent to Fire Department). (Page 19)
 9. Future agenda items
 10. Adjournment
- 11/6/12mps

COMMISSIONERS:

Mayor Donna Olson, Chair
Eric Hohol, Vice-Chair
Scott Truehl

Todd Krcma
Rollie Odland

Ron Christianson
Eric Olstad

CC:PACKETS:

Rodney Scheel
Todd Krcma

Michael Stacey (3)
Mayor Donna Olson

Rollie Odland
Scott Truehl

E-MAIL NOTICES:

All Department Heads
Area Townships
City Attorney Matt Dregne
Citizen Planning Commissioners
Kevin Doerr

Council members
Stoughton Hub
Peter Sveum
Bill Livick

Steve Kittelson
Derek Westby
Scott Wegner
Doug Benham

MAIL NOTICES: Jason Jerman, N3377 S. Oakland Road, Fort Atkinson, WI. 53538

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.

Planning Commission Meeting Minutes

Monday, October 8, 2012 - 6:00 p.m.

Public Safety Building, Council Chambers, Second Floor, 321 S. Fourth Street, Stoughton, WI.

Members Present: Mayor Donna Olson, Chair; Eric Hohol, Vice-Chair; Scott Truehl; Ron Christianson; Rollie Odland and Eric Olstad

Absent and Excused: Todd Krcma

Staff: Zoning Administrator, Michael Stacey

Press: Mark Ignatowski

Guests: Ben Zellers; Jim Hitchins; Tricia Suess; Michael Engelberger; Tim Swadley; Kamran Mesbah; Jeff Berens; and Michael Hoelker.

1. Call to order. Mayor Olson called the meeting to order at 6:00 pm.

2. Consider approval of the Planning Commission meeting minutes of September 10, 2012.

Motion by **Olstad** to approve the Planning Commission minutes of September 10, 2012 as presented, 2nd by **Truehl**. Motion carried 6 – 0.

3. Council Representative Report.

Hohol stated 3 items were on the September 25, 2012 Council agenda. A CSM and CUP were approved and the rezoning for 1528 W. Main Street was on the agenda as a first reading with the second reading scheduled for the October 9, 2012 meeting.

4. Status of Developments/Projects.

Mayor Olson introduced the status of developments. Olstad questioned the Kettle West Development progress. Mayor Olson stated there have been continued progress meetings with the developer.

5. Resolution to approve Tax Incremental District (TID) #3, Amendment #2 Budget Project Plan.

Ben Zellers of Vierbicher & Associates explained the proposed amendment.

Mayor Olson opened the public hearing.

No one registered to speak.

Mayor Olson closed the public hearing.

Motion by **Hohol** to approve the resolution for TID #3, Amendment #2 as presented, 2nd by **Truehl**.

A brief discussion took place. Motion carried 5 – 1. (Christianson voted no)

6. Jim Hitchins, Stoughton Trailers, LLC requests a building addition approval at 1111 Veterans Road.

Stacey gave a brief overview of the request. Olstad questioned why the project was started prior to approval. Jim Hitchins of Stoughton Trailers explained the contractor that was hired to do the job did not believe a building permit or approval was required.

Motion by Christianson to approve the addition contingent on the staff review letter dated October 3, 2012, 2nd by Truehl. Motion carried 6 – 0.

7. US Highway 51 Corridor Study Update.

Jeff Berens of the Wisconsin Department of Transportation gave a PowerPoint presentation. A brief discussion took place related to upgrades along US 51 including at Roby Road; and the lack of immediate necessity for four lanes east of Hwy N.

8. Review Draft Future Urban Development Area (FUDA) Study Memorandum of Understanding (MOU).

Mayor Olson stated a recommendation to Council is necessary for approval of the MOU. Olstad questioned the makeup of the steering committee. Kamran Mesbah stated the makeup is proposed to include four members from the City; one member from each of the four Towns; and one member from the Stoughton Area School District. Mr. Mesbah explained the intent of the MOU.

Motion by Hohol to recommend Council approve the MOU as presented, 2nd by Odland. Motion carried 6 – 0.

9. Discuss a proposed zoning ordinance amendment to section 78-206 (4) (d), Outdoor display.

Stacey explained the proposed amendment. A brief discussion took place. The Commissioner's agreed to bring the ordinance amendment back for a public hearing next month.

10. Future agenda items. Zoning ordinance amendment and Request for building addition at 441 Business Park Circle.

11. Adjournment. Motion by Christianson to adjourn at 7:07 pm, 2nd by Olstad. Motion carried 6 – 0.

Respectfully Submitted,
Michael Stacey

MINUTES OF THE JOINT MEETING OF THE BUSINESS PARK NORTH COMMITTEE AND PLANNING COMMISSION

Monday, October 29, 2012 6:00 P.M.

Council Chamber, Public Safety Building, 321 S. Fourth Street, Stoughton, WI.

Present:

Business Park North Committee: Keith Comstock, Chair; Randy Olson; Dave Phillips; Tim Swadley; Greg Jenson and Rodney Scheel

Planning Commission: Mayor Donna Olson, Chair; Ron Christianson; Scott Truehl; Eric Hohol; Eric Olstad and Rollie Odland.

Absent and Excused: Laurie Sullivan and Todd Krcma

Guests: Jeff Davis and Chuck Davis

1. **Call to Order:** Comstock called the meeting to order at 6:00 p.m.
2. **Jeff Davis requests site plan approval to construct an addition to the building owned by Tom Haag at 441 Business Park Circle.**

Scheel gave a brief overview of the request. The building will use the same colors and patterns. The use as a private warehouse will not change. A discussion took place regarding the parking requirement. The Committee is concerned that the applicant did not make a case to allow one less parking stall than required by the Zoning Code. The Committee discussed future uses and the parking restrictions on Business Park Circle. Trucks are not allowed to back to or from the street so deliveries will be limited to vehicles that can maneuver on site.

Motion by **Hohol** to approve the warehouse addition contingent on the staff review letter dated October 25 2012 including altering the landscaping and parking plan for the addition of one more parking stall on the north end of their existing parking area, 2nd by **Randy Olson**. Motion carried unanimously.

3. **Future Agenda Items.**
None discussed.

4. **Adjournment:** Motion by **Christianson** to adjourn at 6:13 pm, 2nd by **Truehl**. Motion carried unanimously.

Respectfully submitted,
Rodney Scheel



CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
381 East Main Street, Stoughton, WI. 53589

(608) 873-6619

www.cityofstoughton.com/planning

RODNEY J. SCHEEL
DIRECTOR

Date: November 6, 2012

To: Planning Commission Members

From: Rodney J. Scheel
Director of Planning & Development

Michael Stacey
Zoning Administrator/Assistant Planner

Subject: November 12, 2012 Planning Commission Meeting - Status of Developments and Meeting Summary.

Status of Developments:

- West View Ridge - 23 improved lots remaining.
- Stone Crest - 10 improved lots remaining.
- Proposed Kettle Park West development – In process.
- Nelson Global – construction completed.
- Weebleworld Daycare – construction in progress
- Haag Addition – approved
- Harkins Addition – proposed purchase of City property.
- Proposed Settler's Point development – waiting for concept plan & narrative

Department of Planning & Development Information:

Planning staff has been working primarily on the following:

- Proposed Kettle Park West Development – Progress meetings
- Continued building and zoning inspections
- Installed shrubbery at Paradise Pond pump
- Illicit discharge and non-compliance inspections
- Budget
- Stormwater Utility

Meeting Summary:

Item #5 – Ordinance to amend section 78-206 (4) (d), Outdoor display.

As requested by the Planning Commission, staff has provided an ordinance amendment related to setbacks for outdoor displaying of items such as automobiles displayed for sale. It is evident this requirement is only found in ordinances drafted by Vandewalle & Associates. Ordinances from communities that did not use Vandewalle & Associates do not require such stringent setbacks rather five feet is a more typical setback requirement. The ordinance amendment is provided. A public hearing and recommendation to Council is necessary. Staff recommends approval.

Item #6 – Request by the Stoughton Redevelopment Authority (RDA) to purchase the Highway Trailer property at 501 E. South Street.

A recommendation to Council is necessary from the Planning Commission for the RDA to purchase land. Information is anticipated to be available at the meeting.

Item #7 – Jason Jerman requests site plan approval to construct a 10-unit addition at 1528 W. Main Street.

The Common Council has recently approved a rezoning for the property at 1528 W. Main Street from MR-10 Multi-Family Residential to MR-24 Multi-Family Residential to allow for a proposed addition. At the public hearing, a neighbor voiced concern over not wanting tall fencing along the property line for a buffer. The applicant has proposed a site plan without the tall fencing between properties rather the proposal will include mostly planting to meet the bufferyard requirements. The applicant has a significant amount of park impact fees to pay as part of this proposal. The site plans and staff review letter are provided. The Planning Commission has approval authority. Staff recommends approval.

Item #8 - Request to construct a pavilion at Rotary Park, northwest corner of E. Jefferson Street & S. Sixth Street (adjacent to Fire Department).

This proposed request is made possible by donated funds from the Rotary Club of Stoughton. The site plan and staff review letter are provided. Staff recommends approval.

NOTICE OF PUBLIC HEARING

The City of Stoughton Planning Commission will hold a **Public Hearing** on **Monday, November 12, 2012** at **6:00 o'clock p.m.**, or as soon after as the matter may be heard, at the **Public Safety Building, Second Floor, 321 S. Fourth Street**, Stoughton, Wisconsin, 53589, to consider a proposed ordinance amendment to the City of Stoughton Municipal Code of Ordinances. The proposed ordinance amendment is to Section 78-206 (4)(d), Outdoor Display regulations of the City of Stoughton Zoning Ordinance, Dane County, Wisconsin.

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

Michael Stacey
Zoning Administrator

Published October 18, 2012 and October 25, 2012 Hub

CITY OF STOUGHTON, 381 E. Main Street, Stoughton, WI 53589

ORDINANCE OF THE COMMON COUNCIL

Amending Zoning Code Table 78-206 (4)(d) of the Stoughton Municipal Code

Committee Action:

Fiscal Impact: None

File Number: O- 20 -2012

Date November 27, 2012 First Reading

Introduced: December 11, 2012 Second Reading

The Common Council of the City of Stoughton do ordain as follows:

1. 78-206 (4) (d) *Outdoor display.*

Description: Outdoor display land uses include all land uses which conduct sales, display sales or rental merchandise or equipment outside of an enclosed building. Example of such land uses include: vehicle sales, vehicle rental, manufactured and mobile housing sales and monument sales. The area of outdoor sales shall be calculated as the area which would be enclosed by a required physical separation installed and continually maintained in the most efficient manner which completely encloses all materials displayed outdoors. Such land uses do not include the storage or display of inoperative vehicles or equipment, or other materials typically associated with a junkyard or salvage yard. (See subsection (5), below, also.) If a land use displays for sale or rent only a limited amount of product outside of an enclosed building, such use may instead be considered incidental to indoor sales under subsection 78-206(8)(f).

1. *Regulations:*

- a. The display of items shall not be permitted in permanently protected green space areas, required landscaped areas, or required bufferyards.
- b. The display of items shall not be permitted within five feet of a property line ~~required setback areas for the principal structure.~~
- c. In no event shall the display of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of section 78-704. If the number of provided parking stalls on the property is already less than the requirement, such display area shall not further reduce the number of parking stalls already present.
- d. Display areas shall be separated from any circulation area by a minimum of ~~ten~~ five feet. This separation shall be clearly delimited by a physical separation such as a greenway, curb, fence, or line of planters, or by a clearly marked paved area.
- e. Signs, screening, enclosures, landscaping, or materials being displayed shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.
- f. Outdoor display shall be permitted during the entire calendar year, however, if goods are removed from the display area all support fixtures used to display the goods shall be removed within ten calendar days of the goods' removal.

- g. Inoperative vehicles or equipment, or other items typically stored or displayed in a junkyard or salvage yard, shall not be displayed for this land use.
- h. Facility shall provide a bufferyard with a minimum opacity of .60 along all borders of the display area abutting residentially zoned property, except per subsection e., above (See section 78-610.).

2. *Parking regulations:* One space per 300 square feet of gross floor area.

1. This ordinance shall be in full force and effect from and after its date of publication.

Dates

Council Adopted: _____

Mayor Approved: _____

Published: _____

Attest: _____

Donna Olson, Mayor

Nick Probst, City Clerk

JERMAN 10-UNIT
1528 West Main S
Stoughton, WI

DRAWING NAMES
SITE PLAN
TRASH ENCLOSURE

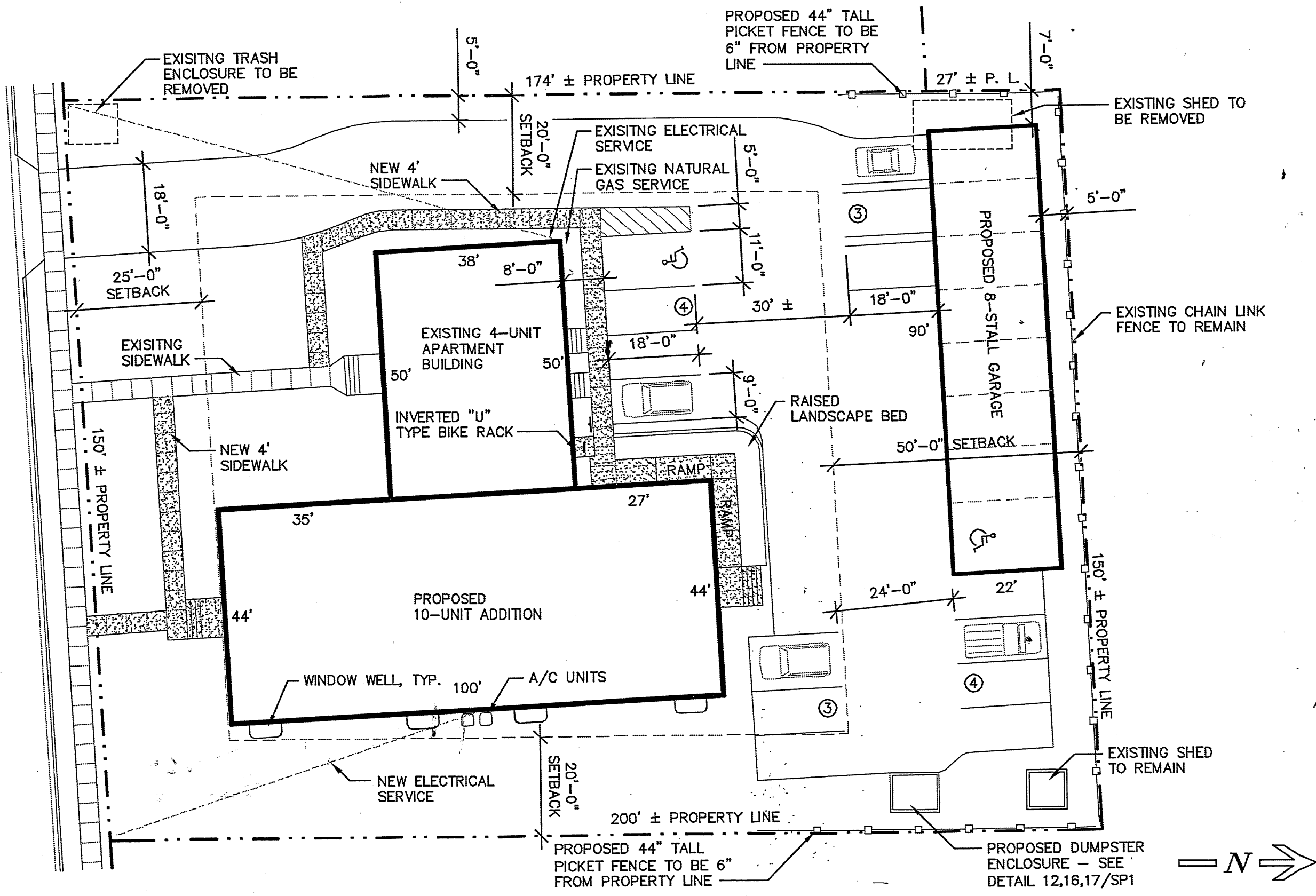
REVISIONS	
1	10/29/2012

PROJECT DATA
DATE: 10/25/2012
DRAWN BY: CL
CHECKED BY: P.W.

SHEET NO.

SP-1

WEST MAIN STREET



20
SP1

SITE PLAN
SCALE: 1" = 20'-0"
2012/JERMAN 10-UNIT/J10-DRAWINGS.DWG

JERMAN 10-UNIT ADDITION

1528 West Main Street
Stoughton, WI

DRAWING INDEX:

- SP-1 SITE PLAN, DRAWING INDEX, TRASH ENCLOSURE DETAILS
- SP-2 SITE LIGHTING PLAN
- L-1 LANDSCAPE PLAN
- A-1 ELEVATIONS
- A-2 ELEVATIONS

PROJECT DESCRIPTION:

10-UNIT ADDITION TO EXISTING 4-UNIT BUILDING AND A NEW 8 STALL GARAGE

BUILDING INFORMATION:

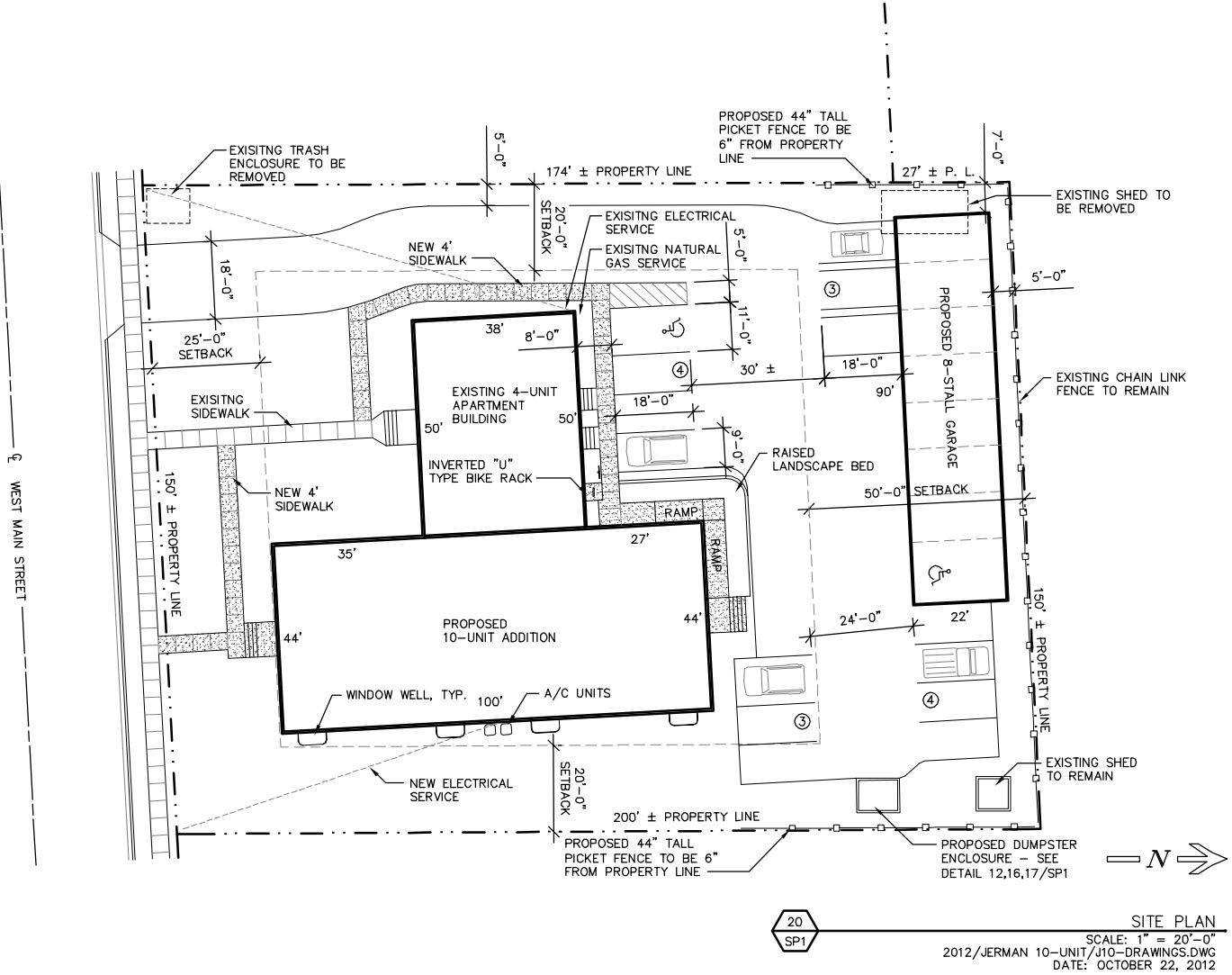
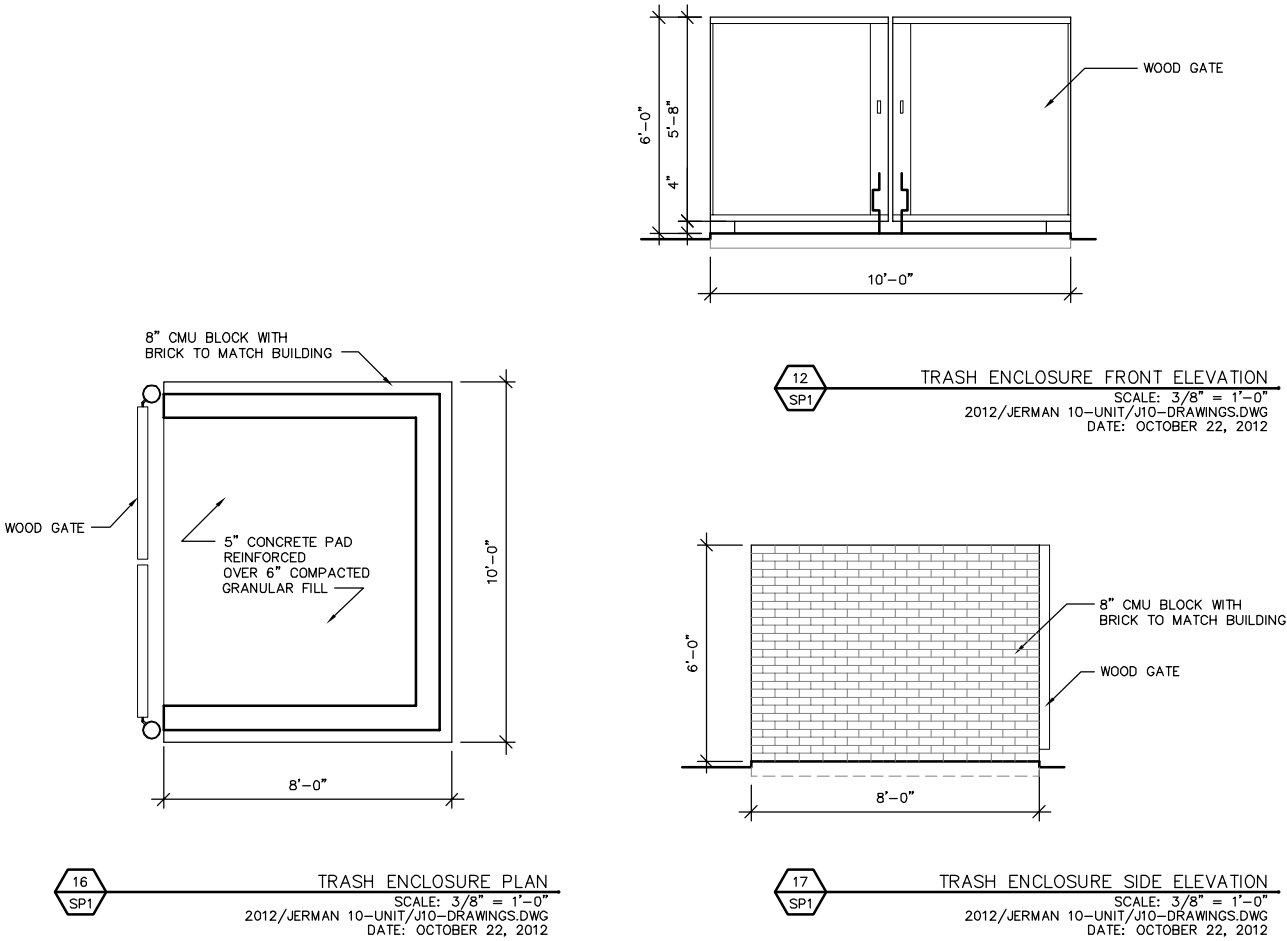
CONSTRUCTION TYPE:	TYPE VB
EX'G BUILDING FOOTPRINT:	1,900 S.F.
NEW ADDITION FOOTPRINT:	4,400 S.F.
TOTAL BUILDING FOOTPRINT:	6,300 S.F.
NO. OF FLOORS:	2+ BASEMENT
OCCUPANCY GROUP:	R-2
SPRINKLERED:	NFPA 13R

SITE INFORMATION:

SITE AREA:	30,016 S.F.	(0.69 ACRE)
FOOTPRINT AREA:	8,344 S.F.	(27.8%)
(APARTMENT BUILDING, GARAGE, SHED, TRASH ENCLOSURE)		
PARKING AREA:	9,365 S.F.	(31.2%)
SIDEWALK AREA:	1,464 S.F.	(4.9%)
GREEN SPACE AREA:	10,843 S.F.	(36.1%)
TOTAL FLOOR AREA:	18,900 S.F.	(63.0%)
IMPERVIOUS AREA:	19,173 S.F.	(63.9%)

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

PRELIMINARY
NOT FOR
CONSTRUCTION



JERMAN 10-UNIT ADDITION
1528 West Main Street
Stoughton, WI

DRAWING NAMES

SITE PLAN
TRASH ENCLOSURE

REVISIONS

1 10/29/2012

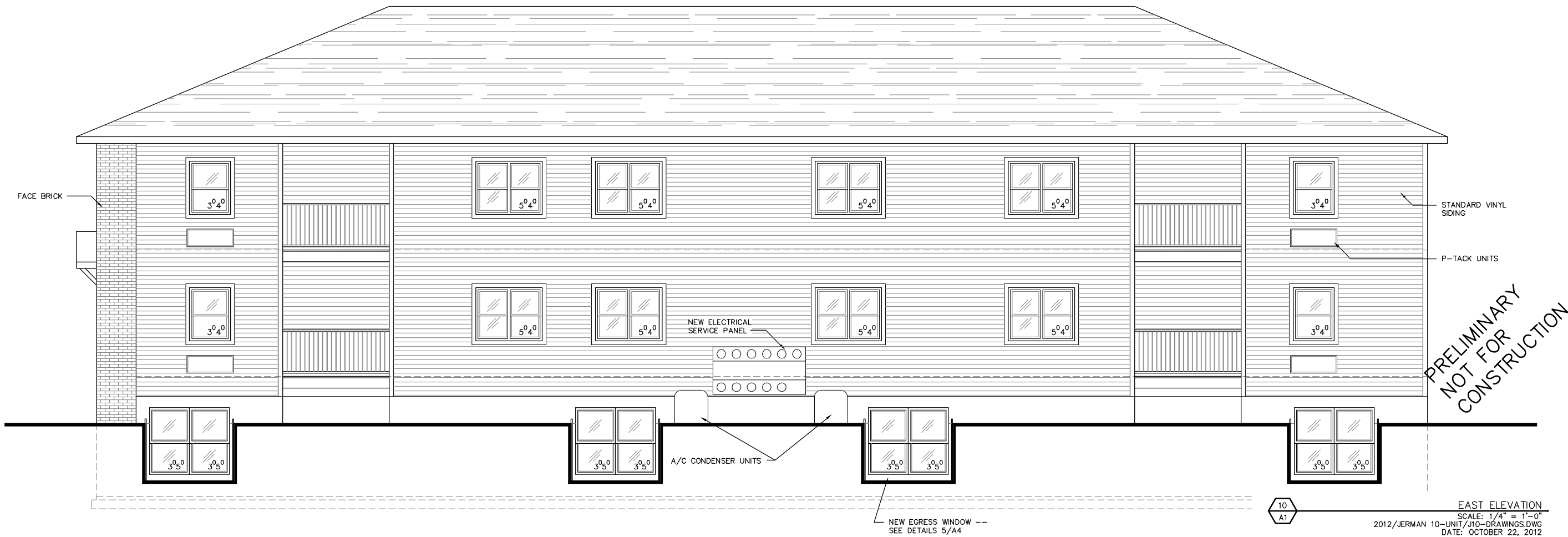
PROJECT DATA

DATE: 10/25/2012
DRAWN BY: CL
CHECKED BY: P.W.

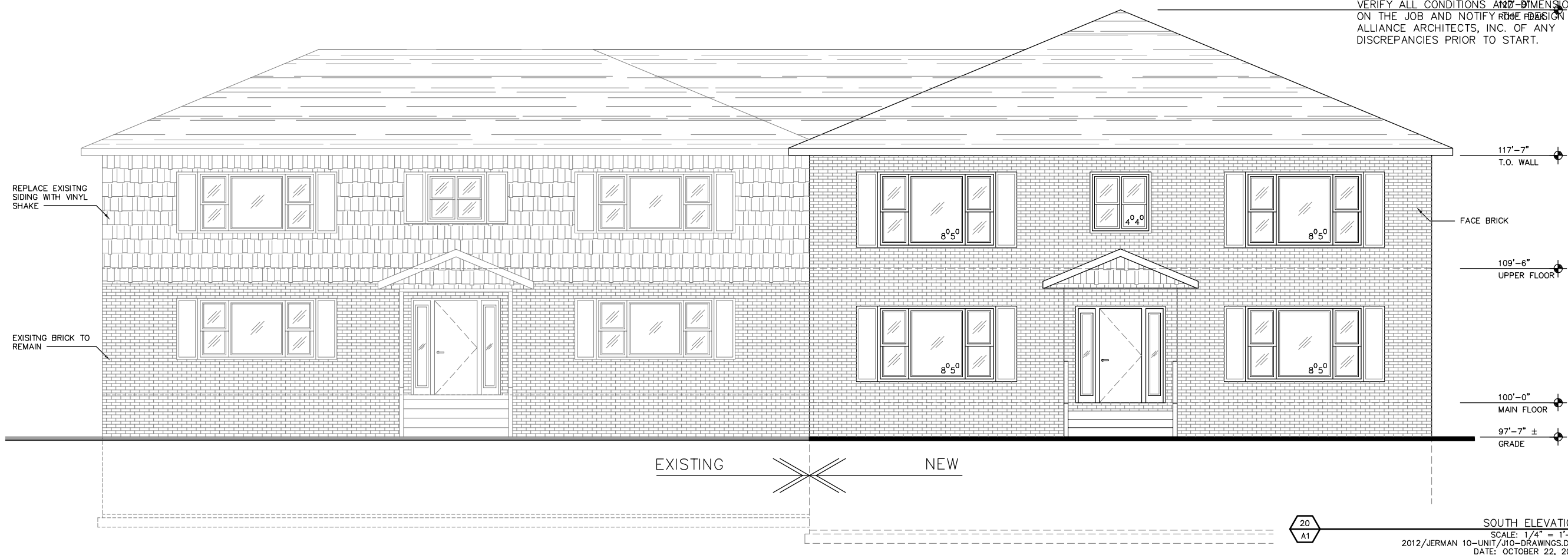
SHEET NO.

SP-1

Design Alliance Architects, Inc.
1001 Madison Avenue
Fort Atkinson, WI
(920) 563-3404
FAX (920) 568-7058



EAST ELEVATION
SCALE: 1/4" = 1'-0"
2012/JERMAN 10-UNIT/J10-DRAWINGS.DWG
DATE: OCTOBER 22, 2012



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
2012/JERMAN 10-UNIT/J10-DRAWINGS.DWG
DATE: OCTOBER 22, 2012

JERMAN 10-UNIT ADDITION
1528 West Main Street
Stoughton, WI

DRAWING NAMES

ELEVATIONS

REVISIONS

PROJECT DATA

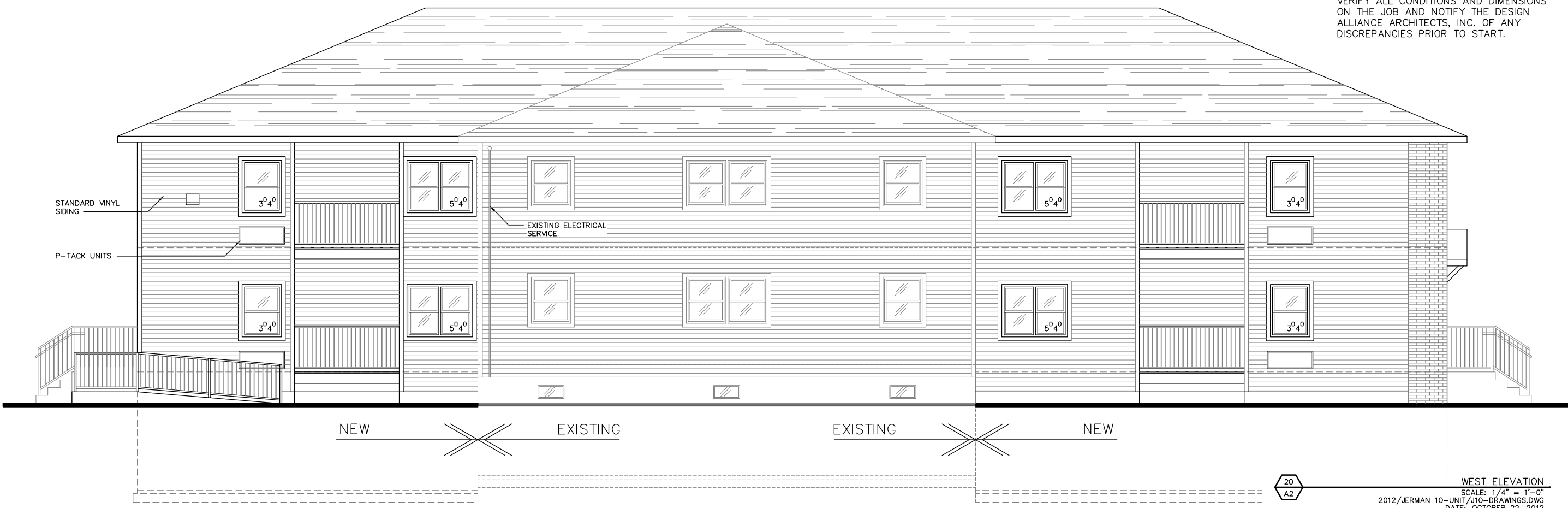
DATE: 10/25/2012

DRAWN BY: CL

CHECKED BY: P.W.

SHEET NO.

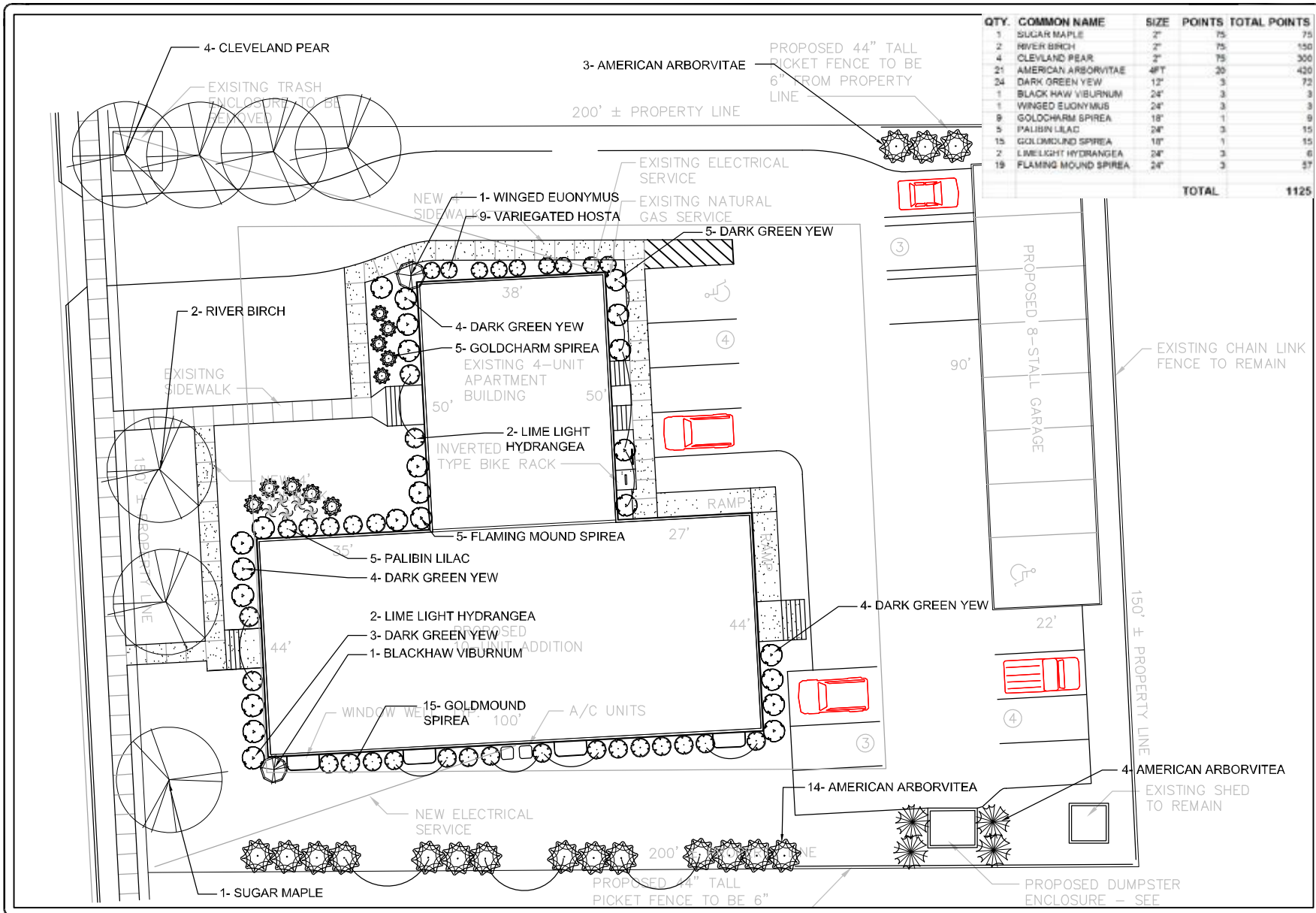
A-1



VERIFY ALL CONDITIONS AND DIMENSIONS
ON THE JOB AND NOTIFY THE DESIGN
ALLIANCE ARCHITECTS, INC. OF ANY
DISCREPANCIES PRIOR TO START.

JERMAN 10-UNIT ADDITION
1528 West Main Street
Stoughton, WI

DRAWING NAMES	
ELEVATIONS	
REVISIONS	
PROJECT DATA	
DATE:	10/25/2012
DRAWN BY:	CL
CHECKED BY:	P.W.
SHEET NO.	
A-2	



QTY.	COMMON NAME	SIZE	POINTS	TOTAL POINTS
1	SUGAR MAPLE	2"	75	75
2	RIVER BIRCH	2"	75	150
4	CLEVELAND PEAR	2"	75	300
21	AMERICAN ARBORVITAE	48"	20	420
24	DARK GREEN YEW	12"	3	72
1	BLACK HAW VIBURNUM	24"	3	3
1	WINGED EUONYMUS	24"	3	3
9	GOLDCHARM SPIREA	18"	1	9
5	PALIBIN LILAC	24"	3	15
15	GOLDMOUND SPIREA	18"	1	15
2	LIME LIGHT HYDRANGEA	24"	3	6
19	FLAMING MOUND SPIREA	24"	3	57
TOTAL				1125

MCKAY NURSERY COMPANY
 1528 WEST MAIN ST
 STOUGHTON, WI 53589
 (715) 478-2241
 (715) 478-2242
 (715) 478-2243
 www.mckaynursery.com

1528 WEST MAIN ST

STOUGHTON, WI

Drawing Title

Landscape Plan

1" = 10'

This drawing remains the property of the undersigned and no part of it shall be made without their consent. The undersigned and McKay Nursery Company assume no responsibility for accuracy, zoning compliance, or other matters not shown on this drawing. It is the client's responsibility to verify all information before use.

CALL YOUR LOCAL UTILITY

Drawn by: P.H.

Project Name: 1528 WEST MAIN ST


Date: 02/28/15

Old File: Landscape


Sheet: 1 OF 1

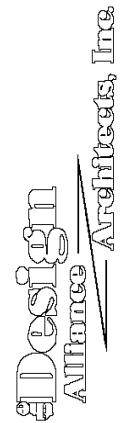
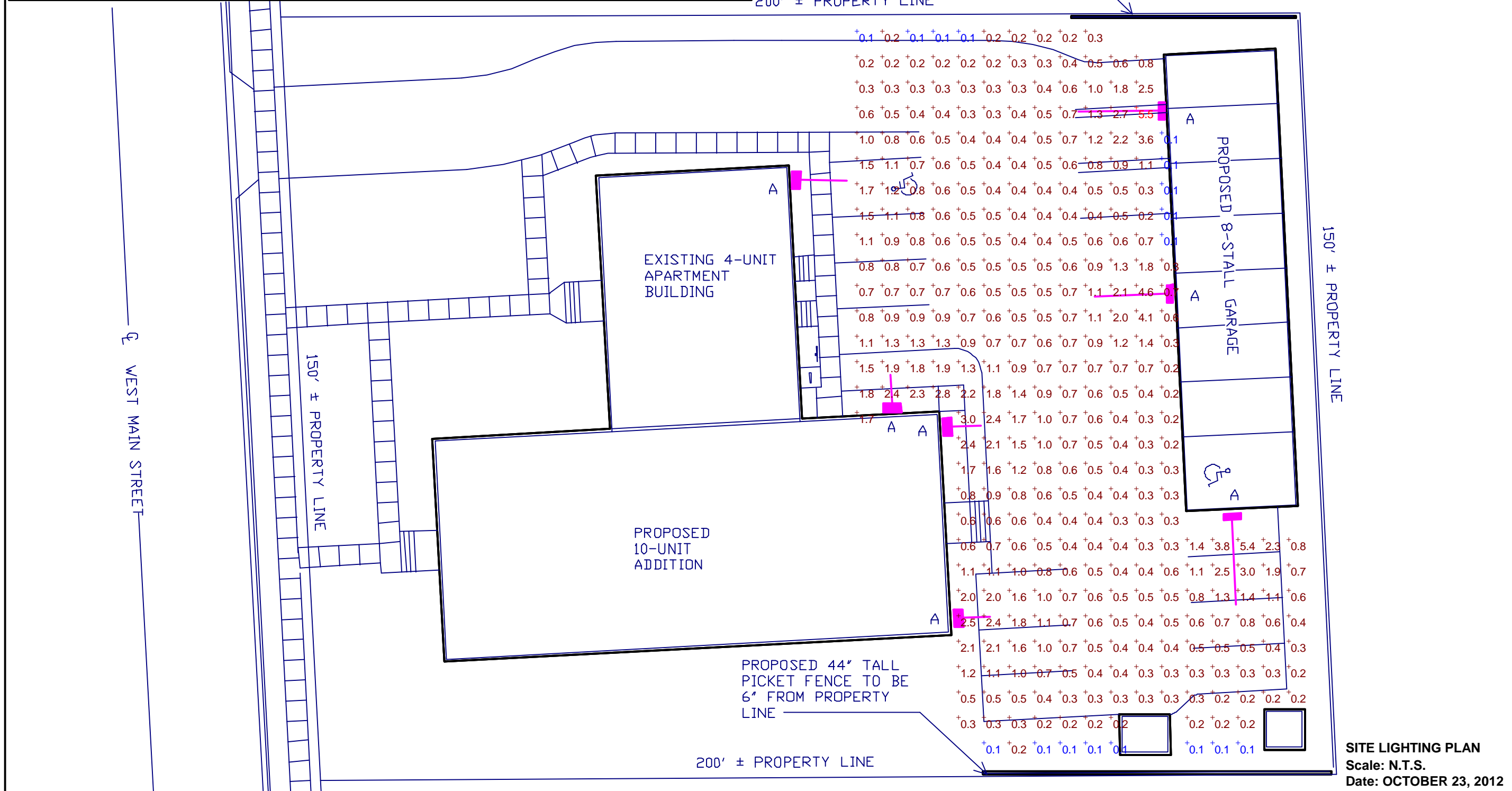
Sheet Number: **L1**

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	7	TWAC 50S	SPECIFICATION BUILDING MOUNTED LUMINAIRE, 50W HPS, W/CLEAR LAMP.	ONE 50-WATT CLEAR ED- -17 HIGH PRESSURE SODIUM, HORIZONTAL POSITION.	TWAC_50S.ies	4000	1.00	66

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1		0.8 fc	5.5 fc	0.1 fc	55.0:1	8.0:1



JERMAN 10-UNIT ADDITION
1528 West Main Street
Stoughton, WI

Designer
CL

Date
Oct. 25, 2012

Scale
N.T.S.

Revision No. 1
10/29/2012

SP-2

SITE LIGHTING PLAN
Scale: N.T.S.
Date: OCTOBER 23, 2012



CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
381 East Main Street, Stoughton, WI. 53589
www.cityofstoughton.com/planning

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

October 29, 2012

Jason Jerman
N3377 S. Oakland Road
Fort Atkinson, WI. 53538

Dear Mr. Jerman:

I have completed a review of the proposed site plan for a 10-unit addition at 1528 W. Main Street, Stoughton, WI. - Plan submitted 10/25/2012. The Planning Commission will review your request on November 12, 2012 or which you will receive notice.

1. The property at 1528 W. Main Street is zoned MR-24. The property is approximately .68 acres which would allow up to 16 residential units. The plan proposes a total of 14 residential units.
2. The park impact fees required for 6 additional 2-bedroom residential units and 4 additional 1-bedroom units is \$25,988.86
3. The Comprehensive Plan, planned land use map designates this property as Mixed Residential which is the best match for the proposed zoning and use.
4. The parking requirement for a multi-family residential building is 2.5 spaces per 3 bedroom, 2 spaces per 2 bedroom and 1 space per 1 bedroom or efficiency. Parking includes garage spaces and all designated parking surfaces. Eight-2 bedroom units and Six-1 bedroom units are proposed. There are 22 parking spaces required and shown on the plan. The parking requirement has been met.
5. All off-street parking and traffic circulation areas shall be paved with a hard, all-weather surface and completed prior to building occupancy. All parking spaces shall be clearly marked to indicate required spaces. This is expected.
6. The minimum paved surface setback is five feet from the side or rear lot line and ten feet from a right-of-way. This requirement has been met.
7. The trash enclosure shall completely screen the view of trash. The exterior shall be constructed of some or all of the materials used on the main building and shall be 6 feet in height. A solid wood fence/gate shall be used to gain access to the enclosure. This requirement has been met.
8. Handicap parking spaces shall be installed at a size, number, location, and with signage as specified by state and federal regulations. This is expected.
9. Except for handicap parking stalls, the minimum parking stall length shall be 18 feet with a minimum width of 9 feet. This is expected.
10. The parking aisle width shall be a minimum of 24 feet. The site plan meets this requirement.
11. The buildings meet the height and setback requirements of the MR-24 district.
12. The minimum landscape surface ratio (LSR) is 25%. This requirement has been met.
13. The maximum floor area ratio is 1. This is calculated by dividing the total floor area of all buildings by the gross site area. The site plan complies with this requirement.
14. The access drive shall be a minimum of 18 feet in width and the curb opening for an access drive shall have a maximum width of 24 feet for residential uses, as measured at the right-of-way line. Access drives may be flared between the right-of-way line and the roadway up to a

maximum of five additional feet and may be exceeded with explicit Plan Commission approval. This requirement has been met.

15. Per section 78-704 (13)(a), bicycle parking is required equal to 10% of the automobile parking space requirement. There are specific requirements related to bicycle parking in section 78-704 (13). Two bicycle parking spaces are required and are delineated on the plan.
16. Architectural and design elements shall be compatible with the surrounding area and community standards and shall minimize user specific elements as determined by the plan commission. All non-single family development shall employ only high quality decorative exterior construction materials on the visible exterior. The following materials shall not be considered “high quality, decorative:” non-decorative concrete or cinder block, non-decorative concrete foundation walls or panels, non-decorative plywood, asphaltic siding, or other materials using exposed fastener systems or non-decorative surfaces as determined by the plan commission. However, such materials may be allowed by the plan commission as decorative elements. This requirement appears to have been met.
17. A landscaping plan which meets the requirements of Article VI must be provided. The building foundation landscaping required for 374 feet of building perimeter is 150 points. (163 points are shown) The paved area landscaping requirement for 22 required parking stalls is 110 points. (120 points are shown) The developed lot landscaping requirement for a building with a footprint of 4,400 sq. ft. is 110 points. (125 points are shown) There is minimum installation sizes referenced in Table 78-603 of the City zoning code that will have to be met. The landscaping requirement has been met.
18. Landscaping requirements for bufferyards per section 78-610. Since the adjacent lots to the east and west are zoned MR-10, an opacity level of 0.2 is required for a bufferyard along those side lot lines. The detailed bufferyard requirements can be found in Table 78-610(4)(b) of the City Zoning Code. A fifteen foot buffer width and 198 points of landscaping is the requirement to be met. Three hundred points of bufferyard landscaping including small sections of picket fencing is proposed. At the rezoning public hearing, neighbors voiced concern about installing 6-foot fencing for the bufferyard requirement rather they do not want fencing. We believe this proposed bufferyard addresses the concerns of the neighbors and meets the zoning requirements.
19. Article VII of the city zoning code provides the following requirements related to lighting:
“Parking and traffic circulation areas serving 6 or more vehicles shall be lit so as to ensure the safe and efficient use of said areas during the hours of use. An illumination level of between 0.4 and 1.0 footcandles is recommended for said areas, and said illumination shall not exceed 0.5 footcandles measured at the property lines.”
20. Section 78-707, Exterior lighting standards, requires a maximum average on-site lighting of .90 footcandles and requires that lighting fixtures are so oriented so that the lighting element is not visible from adjacent residential zoning district. This is expected.
21. A stormwater management and erosion control plan, application and fees are required. Dane County Land Conservation, the City’s consultant, will review the plan and perform inspections. The plan, application and fee shall be submitted to the Stoughton Department of Planning & Development office at City Hall.
22. A street opening permit will be necessary for any work in the street right-of-way. Contact the Stoughton Street Dept. at 608-873-6303 regarding a street opening permit.
23. Contact Stoughton Utilities regarding electric, water and wastewater services.
24. Any sidewalk or curb that is damaged as part of this project will need to be replaced. The sidewalk will need to be a minimum of 4 inches thick, minimum 6 inches thick through the driveway.
25. An application, plan and fee must be paid prior to signage placement. No signage proposed at this time.

26. State of Wisconsin approved building plans will be necessary prior to issuance of a building permit but are not necessary to begin the City review process.

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
Craig Long (email)



STOUGHTON ROTARY PARK

PREPARED FOR:

CITY OF STOUGHTON

OCTOBER, 2 2012

MOYER'S INC.
LANDSCAPE
SERVICES &
NURSERIES

ROTARY PARK
CITY OF STOUGHTON, WI 53589

MOYER'S INC.
OCT. 2, 2012
DRAWING:
2012-003
BY: KEVIN SMITS



MOYER'S INC.
LANDSCAPE
SERVICES &
NURSERIES

ROTARY PARK

CITY OF STOUGHTON, WI 53589

MOYER'S INC.
OCT. 2, 2012
DRAWING:
2012-003
BY: KEVIN SMITS

936 STARR SCHOOL RD. STOUGHTON, WI 53589; PHONE: (608) 873-9141; FAX: (608) 873-9414; WWW.MOYERSINC.NET



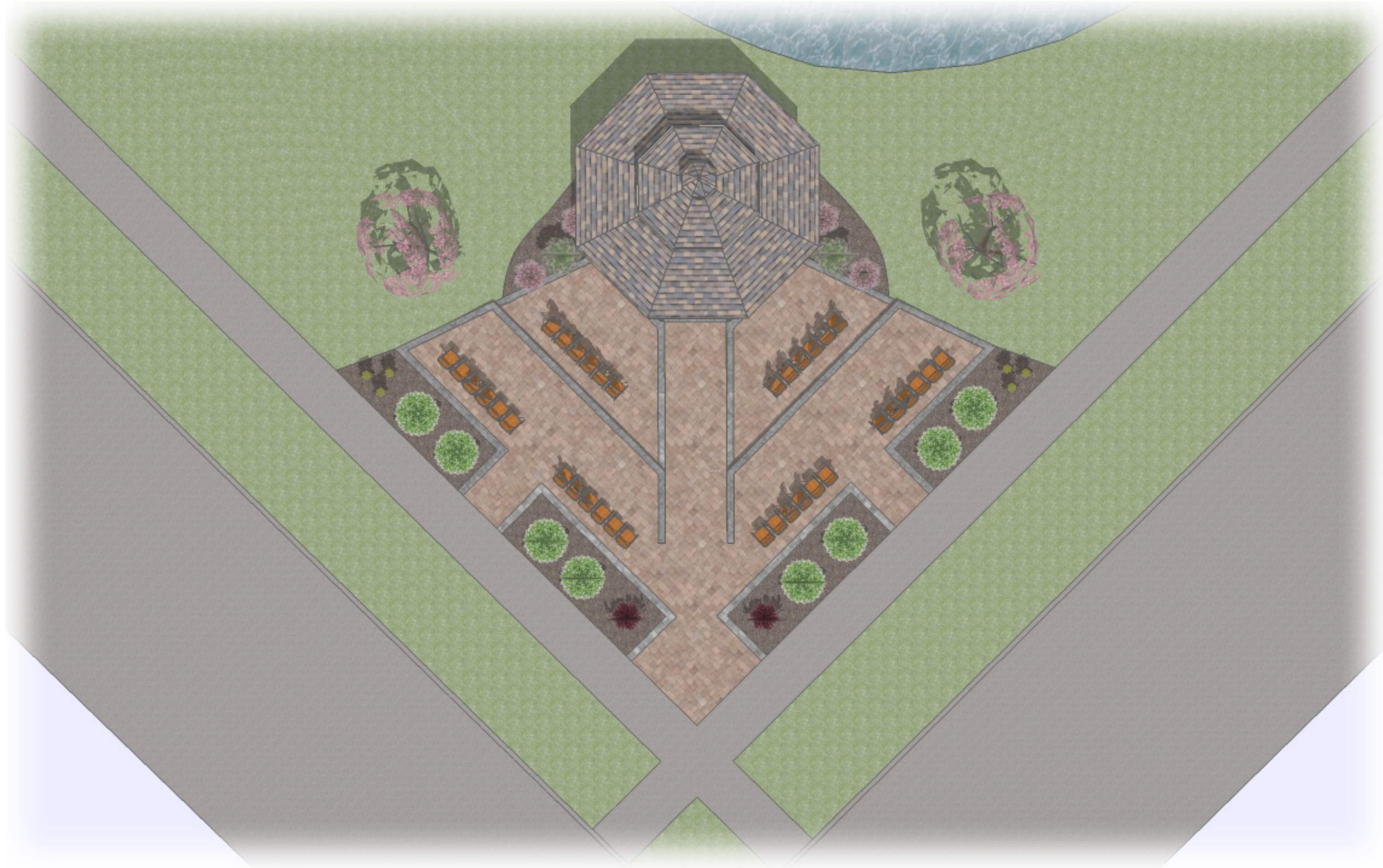
MOYER'S INC.
LANDSCAPE
SERVICES &
NURSERIES

ROTARY PARK

CITY OF STOUGHTON, WI 53589

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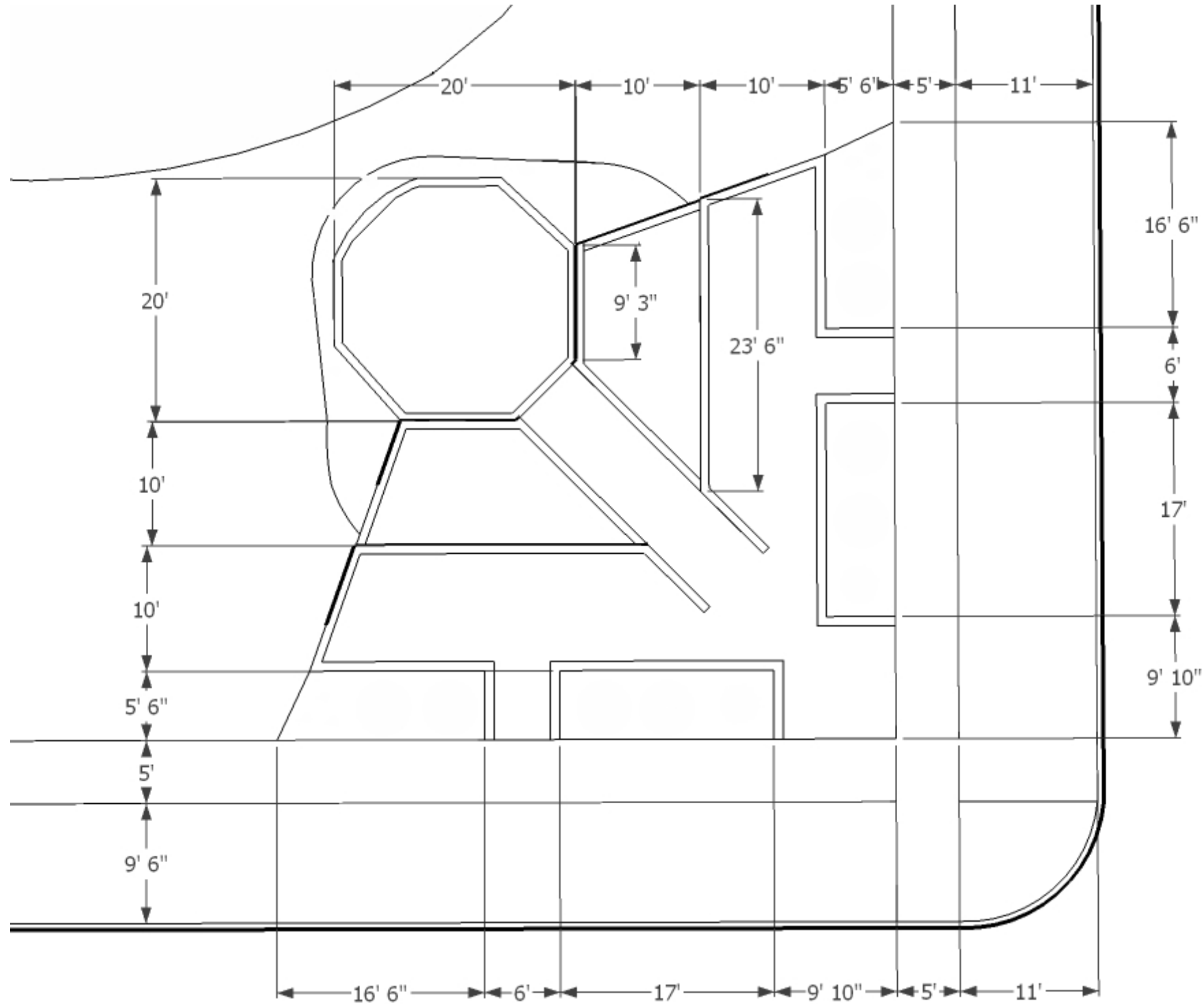
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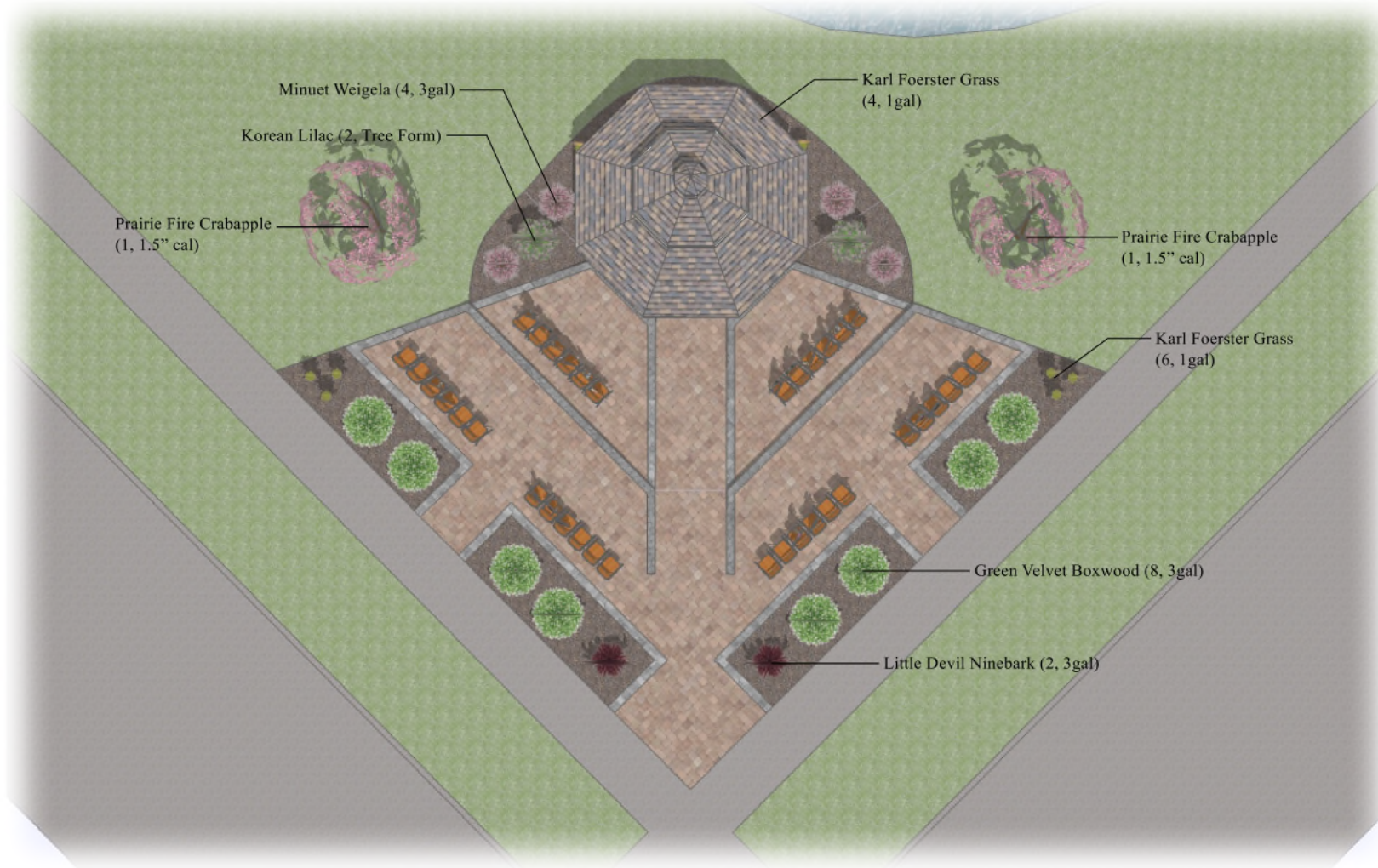


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FEB. 9, 2012
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CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
381 East Main Street, Stoughton, WI. 53589
www.cityofstoughton.com/planning

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

October 16, 2012

Doug Benham
861 US Highway 51
Stoughton, WI. 53589

Dear Mr. Benham:

I have completed a review of the proposed request to construct a pavilion at Rotary Park, at the northwest corner of E. Jefferson Street and S. Sixth Street (next to the Fire Department). This request is scheduled for review at the November 12, 2012 Planning Commission meeting of which you will receive notice. The following items are identified for your review.

1. The property known as "Rotary Park" is zoned I – Institutional. Per zoning code section 78-206 (3) (a), in part, "*Passive outdoor public recreational* uses include all recreational land uses located on public property which involve passive recreational activities. Such land uses include natural areas, hiking trails, bike trails, picnic areas, fishing areas and similar uses". Passive outdoor public recreational uses are allowable principal land uses within institutional districts. **The Planning Commission will review and potentially approve your request for the proposed pavilion.**
2. The parking requirement for passive outdoor recreational uses is one space per four expected patrons at a maximum capacity for any use expecting over five spaces. **There is ample parking at the Municipal lot across the street.**
3. The City Comprehensive Plan Planned Land Use Map depicts this property as Central Mixed Use which is consistent with the zoning and use.
4. The pavilion meets the setback and height requirements of the Institutional district.
5. The landscaping requirement is as follows: Thirty points of landscaping are required around the pavilion foundation, six points of landscaping are required for the developed lot, and forty points of landscaping are required for street frontages. **The plan meets these requirements.**

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