CITY OF STOUGHTON, 381 E. MAIN STREET, STOUGHTON, WISCONSIN

RESOLUTION OF THE PLAN COMMISSION

Approving the site plan for construction of a 4-unit multi-plex residential building for Wisconsin Partnership for Housing Development at 1125 W. Main Street, Stoughton, WI.

Committee Action: Plan Commission approves – 0

Fiscal Impact:

File Number:	R - 12 - 2019	**Date Introduced:**	September 9, 2019

RECITALS

A. Kathy Kamp, Wisconsin Partnership for Housing Development (the "Applicant") is seeking site plan approval for construction of a 4-unit multi-plex residential building at 1125 W. Main Street in the City of Stoughton, Dane County, Wisconsin (the "Property").

B. The Property is zoned MR-10 Multi-Family Residential.

C. The request meets the intent of the City Comprehensive Plan.

D. The applicant has requested to reduce the required parking by one stall. The City Zoning code allows for a 25% reduction in parking under certain circumstances.

E. The City Plan Commission reviewed and discussed the proposed project at their regular September 9, 2019 meeting and found that the project meets the requirements of the zoning code and intent of the comprehensive plan.

RESOLUTION

BE IT RESOLVED, the City of Stoughton Plan Commission approves the proposed project at 1125 W. Main Street, Stoughton, WI, subject to:

- The staff review letter dated 8-22-2019
- Allowing a reduction of one required parking stall

_____

Mayor Tim Swadley Date
Planning Commission Chair

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

Applicant Name: Wisconsin Partnership for Housing Development

Applicant Address: 2045 Atwood Avenue, Suite 101A, Madison, WI 53704

Applicant Phone and Email: 608-258-5560x34 Kathy Kamp@wphd.org

Property Owner Name (if different than applicant): _____

Property Owner Phone: _____

Subject Property Address: 1125 Main Street

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

I. Record of Administrative Procedures for City Use

Application form filed with Zoning Administrator Date: 8-21-19

II Application Submittal Packet Requirements for Applicants Use

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

☐ **(a) A *written description* of the intended use describing in reasonable detail the following:**

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

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

☐ **(c) A *Property Site Plan* drawing which includes the following:**

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

  a. Lot Area

  b. Floor Area

  c. Floor Area Ratio (b/a)

  d. Impervious Surface Area

  e. Impervious Surface Ratio (d/a)

  f. Building height

- ❑ ❑ **(d) A *Detailed Landscaping Plan* of the subject property:**
  - ❑ Scale same as main plan (> or equal to 1" equals 100').
  - ❑ Electronic Map at 11" x 17".
  - ❑ Showing the location of all required bufferyard and landscaping areas.
  - ❑ Showing existing and proposed Landscape Points including fencing.
  - ❑ Showing berm options for meeting said requirements.
  - ❑ Demonstrating complete compliance with the requirements of Article VI.
  - ❑ Providing individual plant locations and species, fencing types and heights, and berm heights.
- ❑ ❑ **(e) A *Grading and Erosion Control Plan*:**
  - ❑ Scale same as main plan (> or equal to 1" equals 100').
  - ❑ Electronic map at 11" x 17"
  - ❑ Showing existing and proposed grades including retention walls and related devices, and erosion control measures.
- ❑ ❑ **(f) *Elevation Drawings* of proposed buildings or remodeling of existing buildings:**
  - ❑ Showing finished exterior treatment.
  - ❑ With adequate labels provided to clearly depict exterior materials, texture, color and overall appearance.
  - ❑ Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

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

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

III. Final Application Packet Information for City Use

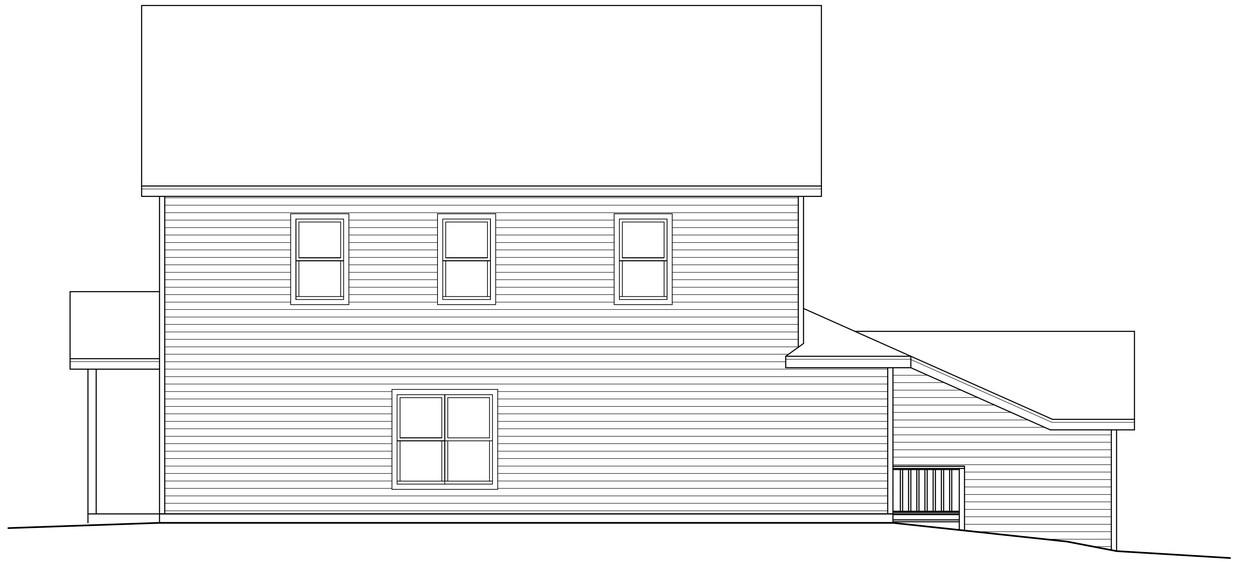
Receipt of (8.5" by 11" text and 11" by 17" graphics electronically) copies of complete final application packet by Zoning Administrator

Date: 8-21-19

1125 Main Street Site Plan Review

1. This project has obtained zoning approval.
2. Map is attached.
3. Currently the property is vacant.
4. We are proposing building four units of housing on the site, plans have been provided.
5. These units will house four families, up to 20 individuals.
6. Plans provided show four dwelling units with square footage and property use plan.
7. Home will be residential, not business in nature.
8. We do not expect any issues with compliance as the property will be used for residential purposes. The only noncompliance issue related to the requirements are that we are requesting a one stall reduction in the parking requirements. Based upon the 2 and 3 bedrooms that will be on the site, a total of NINE parking spots are required. We ~~are~~ requested that this number be reduced to EIGHT. Each household is allocated parking in the garage and one space outside the garage. We expect most households served will only have one car and any visitors can park on the street as sufficient street parking is available in front of the units.
9. The proposed development shall comply with all requirements of Article VII, except as noted above.
10. Exterior building will be vinyl sided. Landscape plan has been submitted.
11. No expansion is expected on this site.
12. This property is located in a residential area and the property use is consistent with its surroundings. The only exception we are requesting is the change in parking as described above.

ALL OTHER INFORMATION IS NOTED ON THE PLANS SUBMITTED BY THE ARCHITECT.



SOUTH ELEVATION

0 2 4 6 8 feet

WEST ELEVATION

0 2 4 6 8 feet

PROJECT TOTALS

TOWNHOUSE BUILDING
4 RESIDENTIAL UNITS TOTAL

TWO-STORY WOOD FRAMED BUILDING

6502 SQ FT GROSS ENCLOSED AREA
FIRST FLOOR 3734 SF
SECOND FLOOR 2768 SF

2 TWO-BEDROOM UNITS
2 THREE-BEDROOM UNITS

SEPARATION BETWEEN TOWNHOUSES IS A TWO-HOUR FIRE RATED WALL

EXISTING ZONING

MR-10 Multifamily Residential

LOT AREA
17434 SF

LANDSCAPE SURFACE RATIO
50% MIN= 8717 SQ FT REQUIRED
ACTUAL=9452 SQ FT=54.2%

FLOOR AREA RATIO
6502 SF FLOOR AREA INCLUDING GARAGES
$\frac{6502}{17434}$=.37
MAXIMUM IS 1.0

CAR PARKING
SURFACE SPACES
GARAGE SPACES
PROVIDED: EIGHT (8) TOTAL

BICYCLE PARKING
1 STALL REQUIRED 4 STALLS PROVIDED

TRASH AND RECYCLING TO BE STORED IN GARAGES

8/20/19	WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT FOUR-UNIT TOWNHOMES 1125 WEST MAIN STREET STOUGHTON, WISCONSIN	glueck architects 116 North Few Street, Madison, WI 53703 (608)251-2551	1902 #A1 OF 4

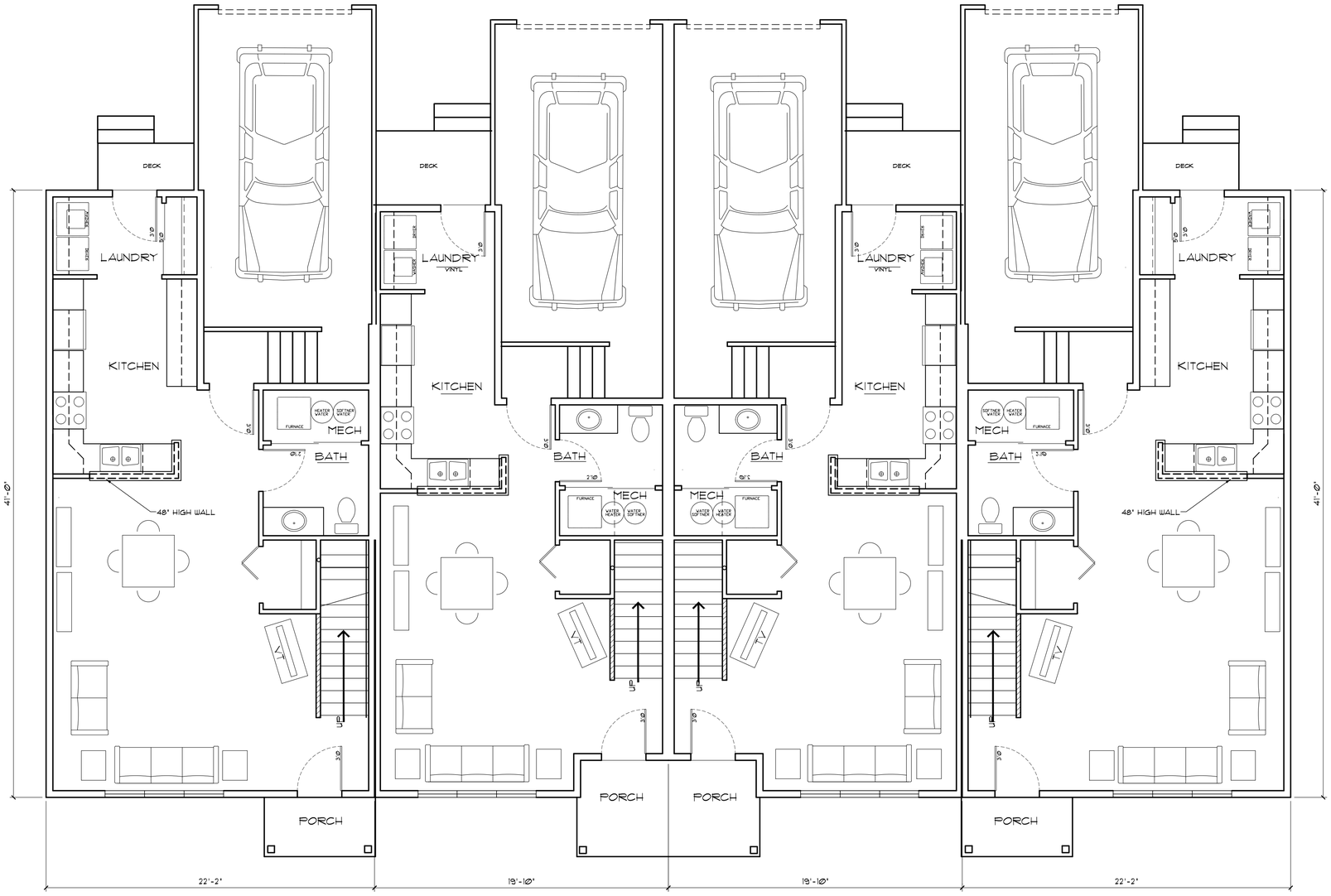
EAST ELEVATION

0 2 4 6 8 feet

NORTH ELEVATION

0 2 4 6 8 feet

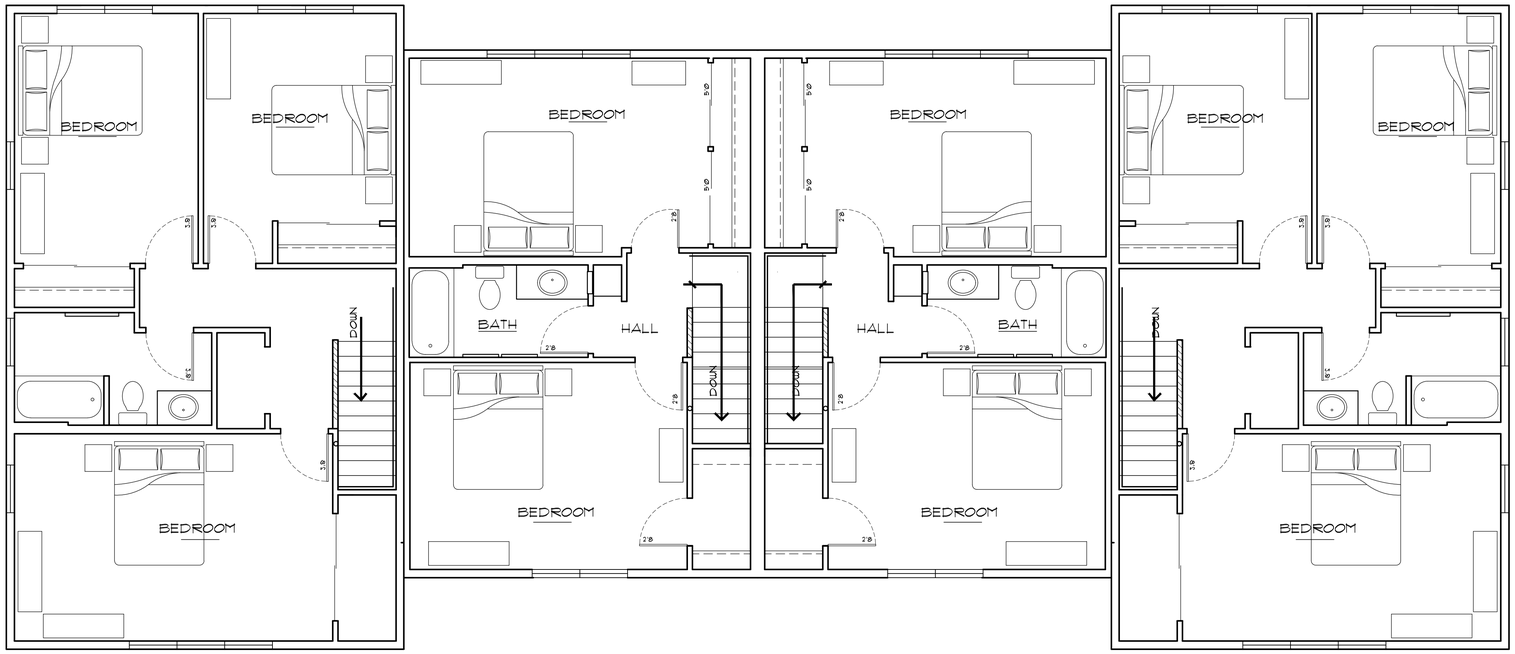
8/20/19	WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT FOUR-UNIT TOWNHOMES 1125 WEST MAIN STREET STOUGHTON, WISCONSIN	glueck architects 116 North Few Street, Madison, WI 53703 (608)251-2551	1902 #A2 OF 4



FIRST FLOOR PLAN

0 2 4 6 8 feet

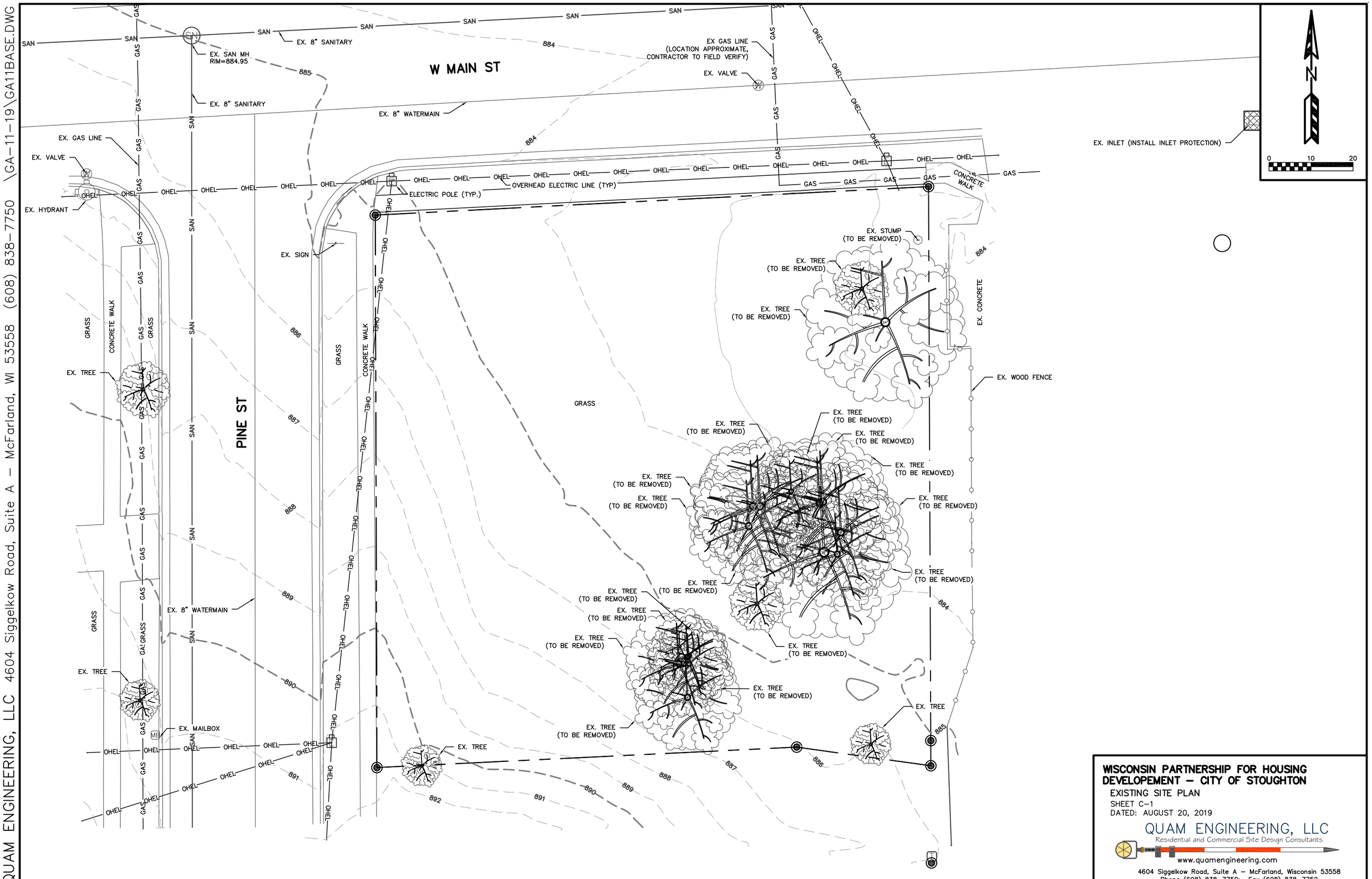
8/20/19	WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT FOUR-UNIT TOWNHOMES 1125 WEST MAIN STREET STOUGHTON, WISCONSIN	glueck architects 116 North Few Street, Madison, WI 53703 (608)251-2551	1902 #A3 OF 4



SECOND FLOOR PLAN

0 2 4 6 8 feet

8/20/19	WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT FOUR-UNIT TOWNHOMES 1125 WEST MAIN STREET STOUGHTON, WISCONSIN	glueck architects 116 North Few Street, Madison, WI 53703 (608)251-2551	1902 #A4 OF 4



WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPEMENT – CITY OF STOUGHTON

EXISTING SITE PLAN

SHEET C-1

DATED: AUGUST 20, 2019

QUAM ENGINEERING, LLC

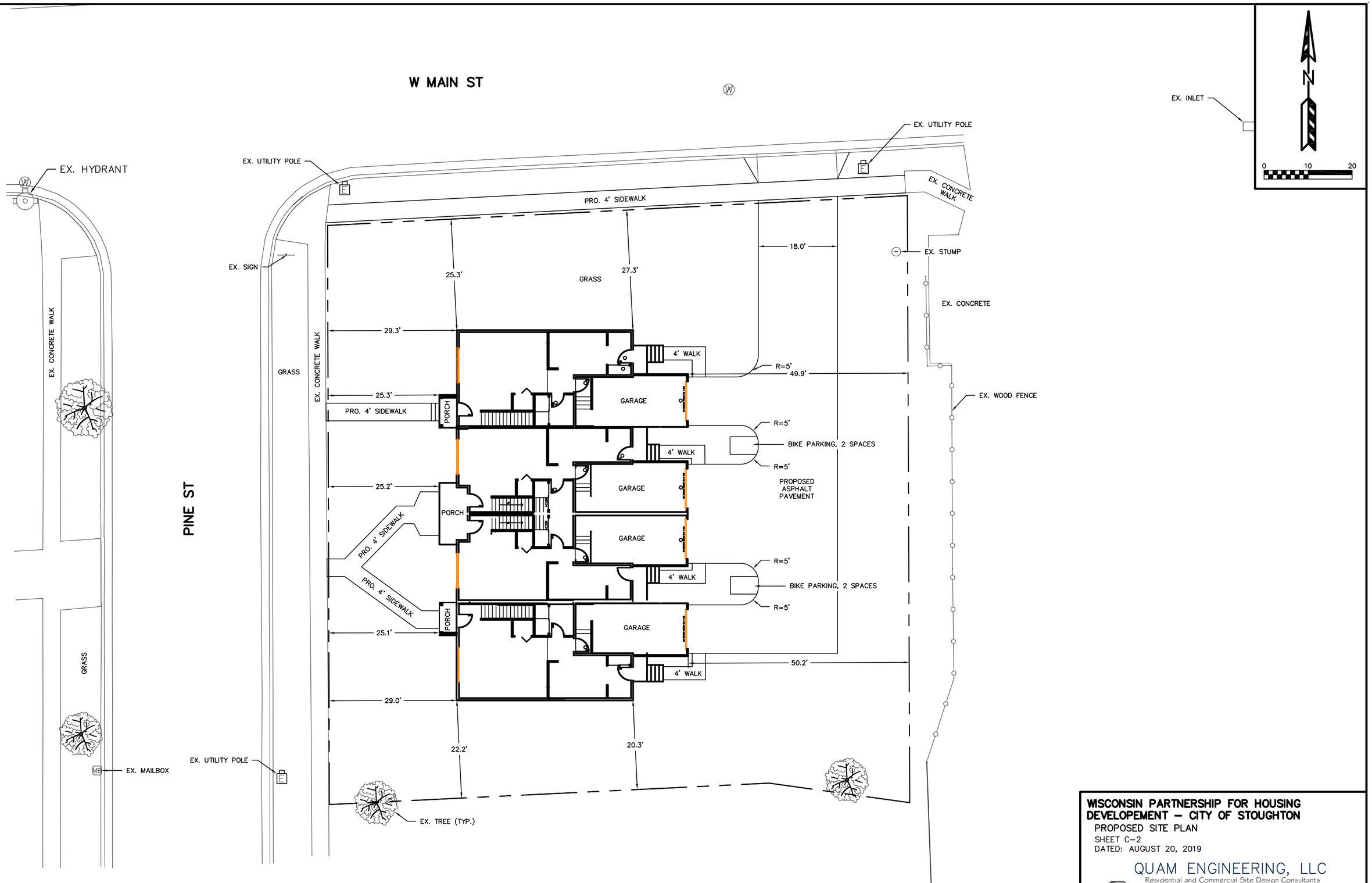
Residential and Commercial Site Design Consultants

www.quamengineering.com

4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558

Phone (608) 838-7750; Fax (608) 838-7752

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \GA-11-19\GA11BASE.DWG



WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPEMENT – CITY OF STOUGHTON

PROPOSED SITE PLAN

SHEET C–2

DATED: AUGUST 20, 2019

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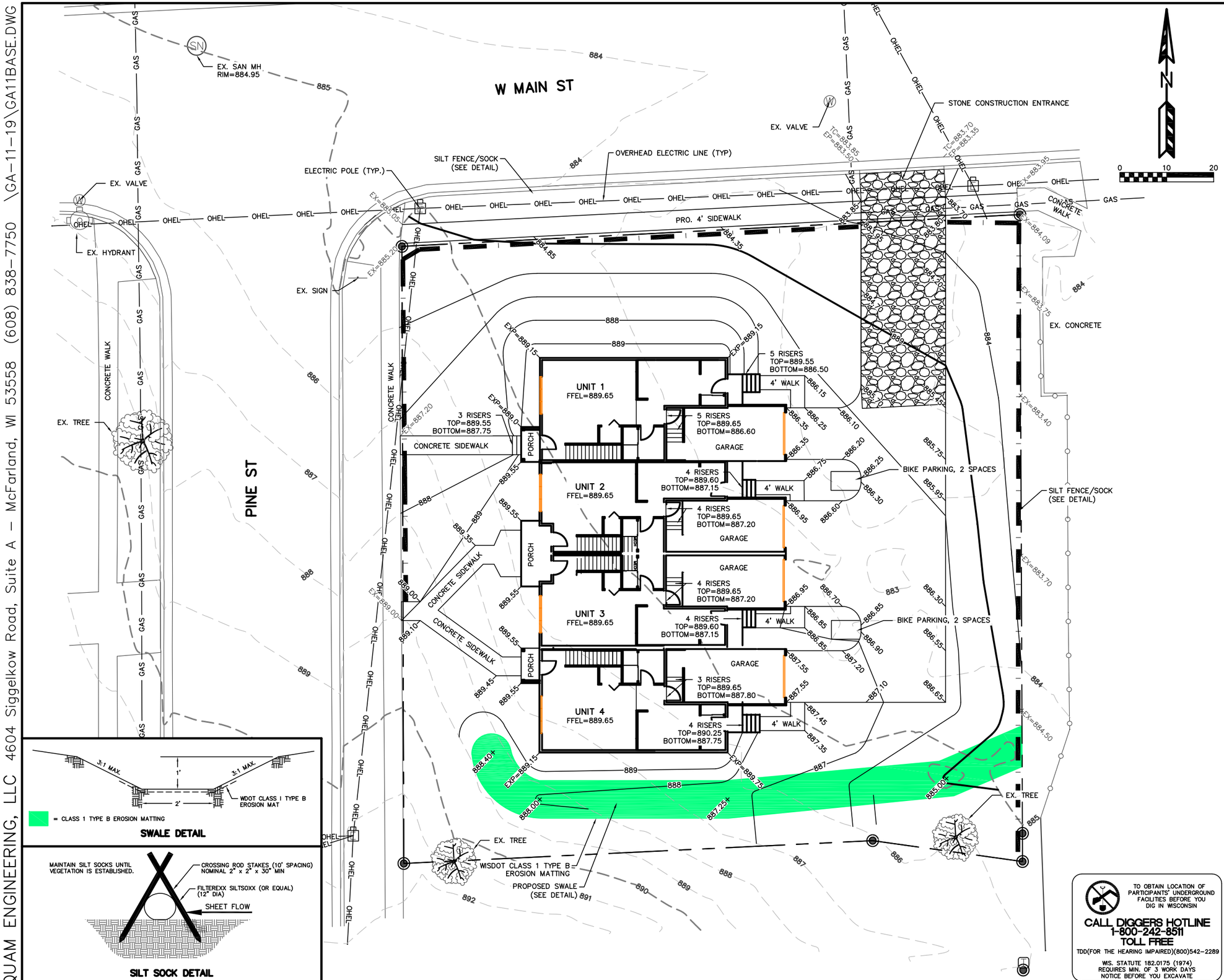


EROSION NOTES:

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:

OCTOBER 15, 2019	INSTALL INITIAL EROSION CONTROL DEVICES.
OCTOBER 16 – NOVEMBER 15, 2019	CONSTRUCT DRIVEWAY AND BUILDING FOUNDATION.
NOVEMBER 16, 2019 – JUNE 15, 2020	COMPLETE BUILDING CONSTRUCTION, CONSTRUCT PUBLIC SIDEWALK, AND RESTORE SITE.

RESTORATION NOTES:

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET.
FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET.
MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

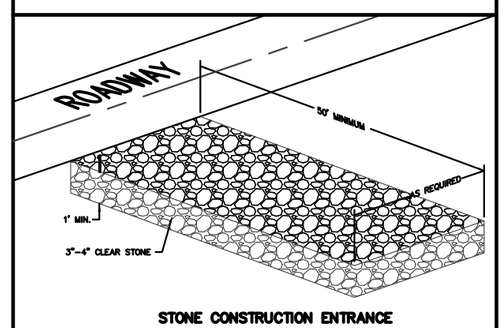
FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:

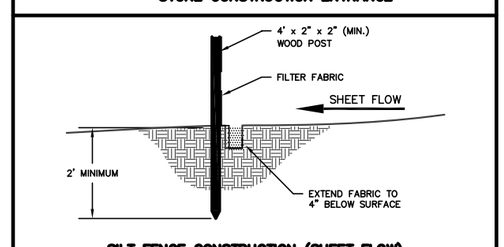
WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT
ATTN: KATHY KAMP
2045 ATWOOD AVENUE, SUITE 101A
MADISON, WI 53704

ENGINEER:

QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558



STONE CONSTRUCTION ENTRANCE



SILT FENCE CONSTRUCTION (SHEET FLOW)

SWALE DETAIL

SILT SOCK DETAIL

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT – CITY OF STOUGHTON

GRADING AND EROSION CONTROL PLAN

SHEET C-3

DATED: AUGUST 20, 2019

QUAM ENGINEERING, LLC
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Phone (608) 838-7750; Fax (608) 838-7752

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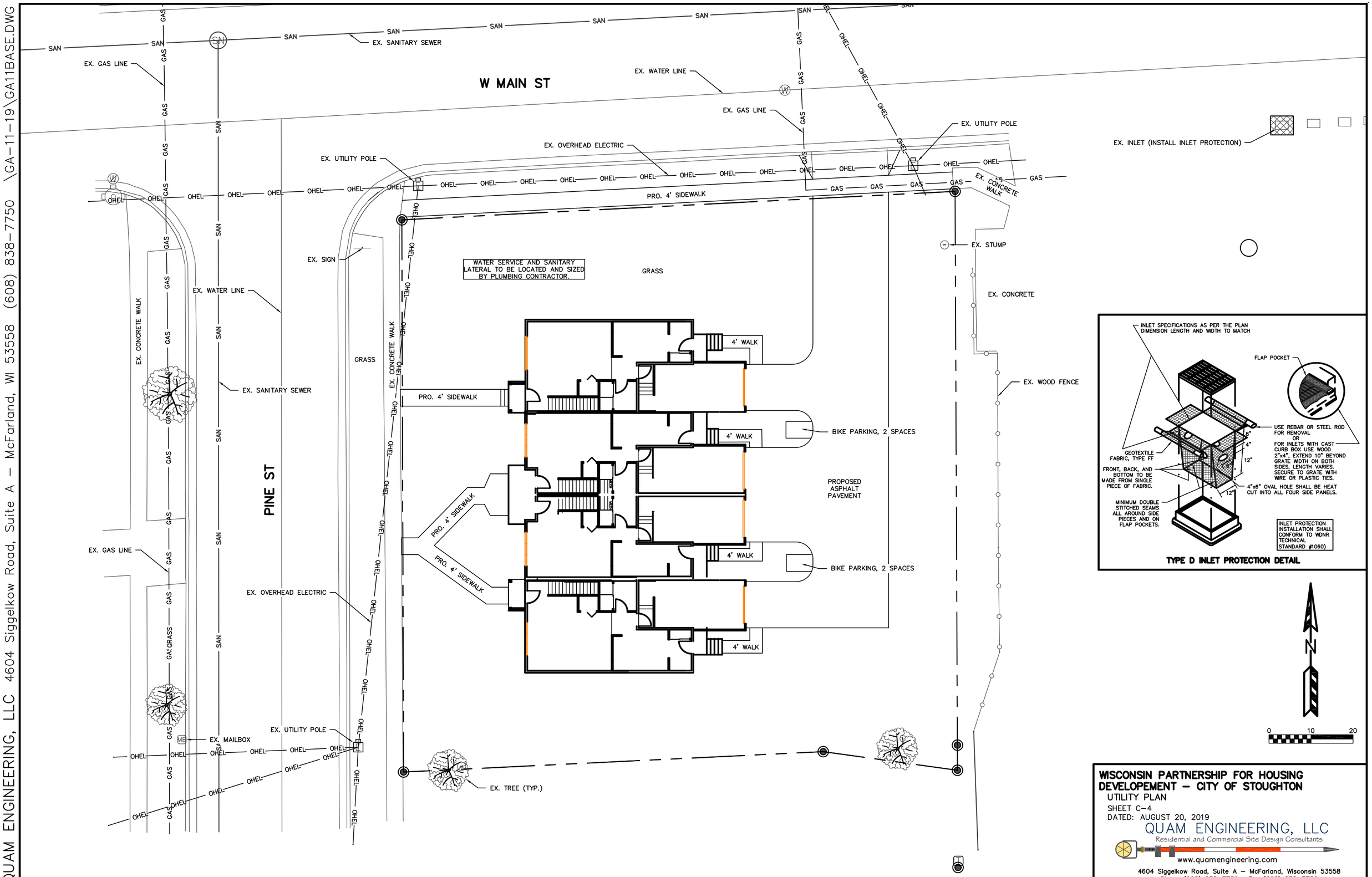

WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPEMENT – CITY OF STOUGHTON

UTILITY PLAN

SHEET C-4

DATED: AUGUST 20, 2019

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

www.quamengineering.com

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Phone (608) 838-7750; Fax (608) 838-7752

PLANT LIST AND LANDSCAPE POINT REQUIREMENTS

Parking Area

2,590 sq. ft. 95 points per 10,000 sq. ft. = 24 points required.

Latin Name	Common Name	Quantity	Scheduled Size	Points Per Plant	Total Points
Malus 'Purple Prince'	Purple Prince Crab	2	2in BB	15	30
				Total Points:	**30**

Building Foundation

330 linear feet. 50 point per 100 linear feet = 165 points required.
3,932 sq. ft. 20 points per 1000 sq. ft. = 77 points required.
242 total points required.

Latin Name	Common Name	Quantity	Scheduled Size	Points Per Plant	Total Points
Syringa 'Miss Kim'	Miss Kim Lilac	2	2-3ft	5	10
Hydrangea paniculata 'Pink Diamond'	Pink Diamond Hydrangea	3	18in	5	15
Spiraea japonica 'Goldflame'	Goldflame Spirea	6	15-18in	3	18
Taxus x media 'Tautonii'	Tautonii Yew	5	#5	5	25
Buxus x sempervirens 'Green Velvet'	Green Velvet Boxwood	11	#2	3	33
Hydrangea 'BloomStruck'	BloomStruck Hydrangea	5	#1 Grade	3	15
Spiraea japonica 'Little Princess'	Little Princess Spirea	9	15-18in	3	27
Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Juneberry	1	2in BB	15	15
"Hydrangea arborescens 'Abetwo' pp#20,571, c	Incrediball® Smooth Hydrangea	5	#1 Grade	5	25
Diervilla lonicera	Dwarf Bushhoneysuckle	5	4.5in Pot	3	15
Malus 'Red Jewel'	Red Jewel Crabapple	1	2in BB	15	15
Weigela florida 'Wine and Roses'	Wine & Roses Weigela	7	2ft	5	35
				Total Points:	**248**

Street Frontage

131 linear feet. 50 points per 100 linear feet = 66 points required.

Latin Name	Common Name	Quantity	Scheduled Size	Points Per Plant	Total Points
Malus 'Purple Prince'	Purple Prince Crab	1	2in BB	15	15
Picea glauca densata 'Black Hills'	Black Hills Spruce	1	6ft BB	40	40
Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2	2in BB	15	30
				Total Points:	**85**

South Property Line Buffer Zone

132 linear feet of 0.1 opacity buffer. 91 points per 100 linear feet = 120 points

Latin Name	Common Name	Quantity	Scheduled Size	Points Per Plant	Total Points
Pinus strobus	Eastern White Pine	3	6ft BB	40	120
				Total Points:	**120**

General Notes

1. Plant beds to be edged with black vinyl edging and mulched with 3" of double shredded hardwood bark.
2. Trees in lawn areas to recieve minumum 36" diameter ring of 3" shredded hardwood bark.

0 10 20 30

LANDSCAPE ARCHITECTURE, LLC
Artistic Landscape Design and Project Management

Phone: 608.798.1840
www.landscapearc.com
P.O. Box 46129 Madison, Wisconsin 53744

2014 Total Landscape Care landscaper of the Year finalist

LANDSCAPE PLAN

WISCONSIN PARTNERSHIP FOR HOUSING

1125 WEST MAIN STREET
STOUGHTON, WISCONSIN

WISCONSIN
JOSEPH C HANAUER
LA-286
MADISON
WIS.
LANDSCAPE ARCHITECT

NORTH

SCALE	1'=10'
DATE	AUGUST 18, 2019
DESIGN	jch
REVISION	

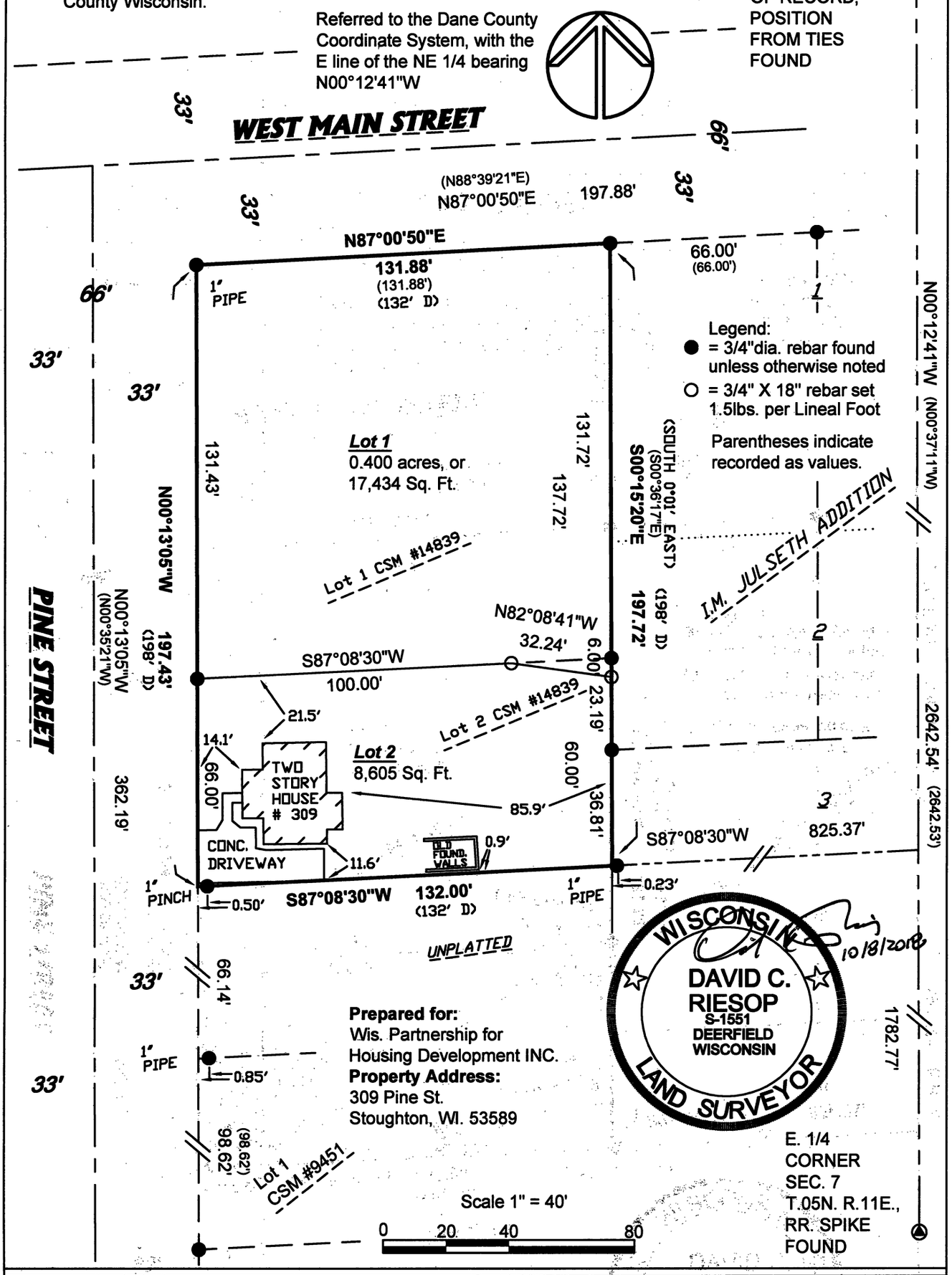
L-1

Certified Survey Map

Lots 1 and 2, Dane County Certified Survey Map number 14839, being part of the NE 1/4 of the NE 1/4 of Section 07, T05N., R.11E., City of Stoughton, Dane County Wisconsin.

Referred to the Dane County Coordinate System, with the E line of the NE 1/4 bearing N00°12'41"W

NORTHEAST CORNER, SEC. 7 T.05N. R.11E., COTTON PIN OF RECORD, POSITION FROM TIES FOUND



Wisconsin Mapping, LLC

surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 5177B-18 Date 9/26/2018
Sheet 1 of 2
Document No. 5452592
C. S. M. No. 14970 V. 105 P. 215

Certified Survey Map

Owner's Certificate

As owners, we hereby certify that we have caused the land described on this certified survey to be surveyed, divided, and mapped as represented on this certified survey map. We also certify that this certified survey map is required to be submitted to the City of Stoughton for approval.

Wisconsin Partnership for Housing Development Inc. by: _____

Katherine Kamp, Executive Director

STATE OF WISCONSIN)
COUNTY OF DANE)ss.

Personally came before me this 31 day of Oct, 2018, the above named representatives to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
my commission expires 10-28-2021

Surveyor's Certificate

I hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Stoughton, and by the direction of Katherine Kamp, I have surveyed, divided and mapped the lands described hereon, and that such map correctly represents the exterior boundaries of the lands surveyed and the division of that land, and that this land is located within and more fully described to wit:

Lots 1 and 2, Dane County Certified Survey Map number 14839, being part of the NE 1/4 of the NE 1/4 of Section 07, T05N., R.11E., City of Stoughton, Dane County Wisconsin.

The above described containing 0.598 acres, or 26,039 square feet.

10/8/2018
David C. Riesop S-1551

WISCONSIN
DAVID C. RIESOP
S-1551
DEERFIELD
WISCONSIN
LAND SURVEYOR

City of Stoughton Approval

This Certified Survey Map was approved for recording per City of Stoughton action of October 23, 2018.

City Clerk

Register of Deeds Certificate

Received for recording this 5th day of November, 2018 at 1:42 o'clock P.M. and recorded in Volume 105 of Certified Surveys, Pages 215-216.

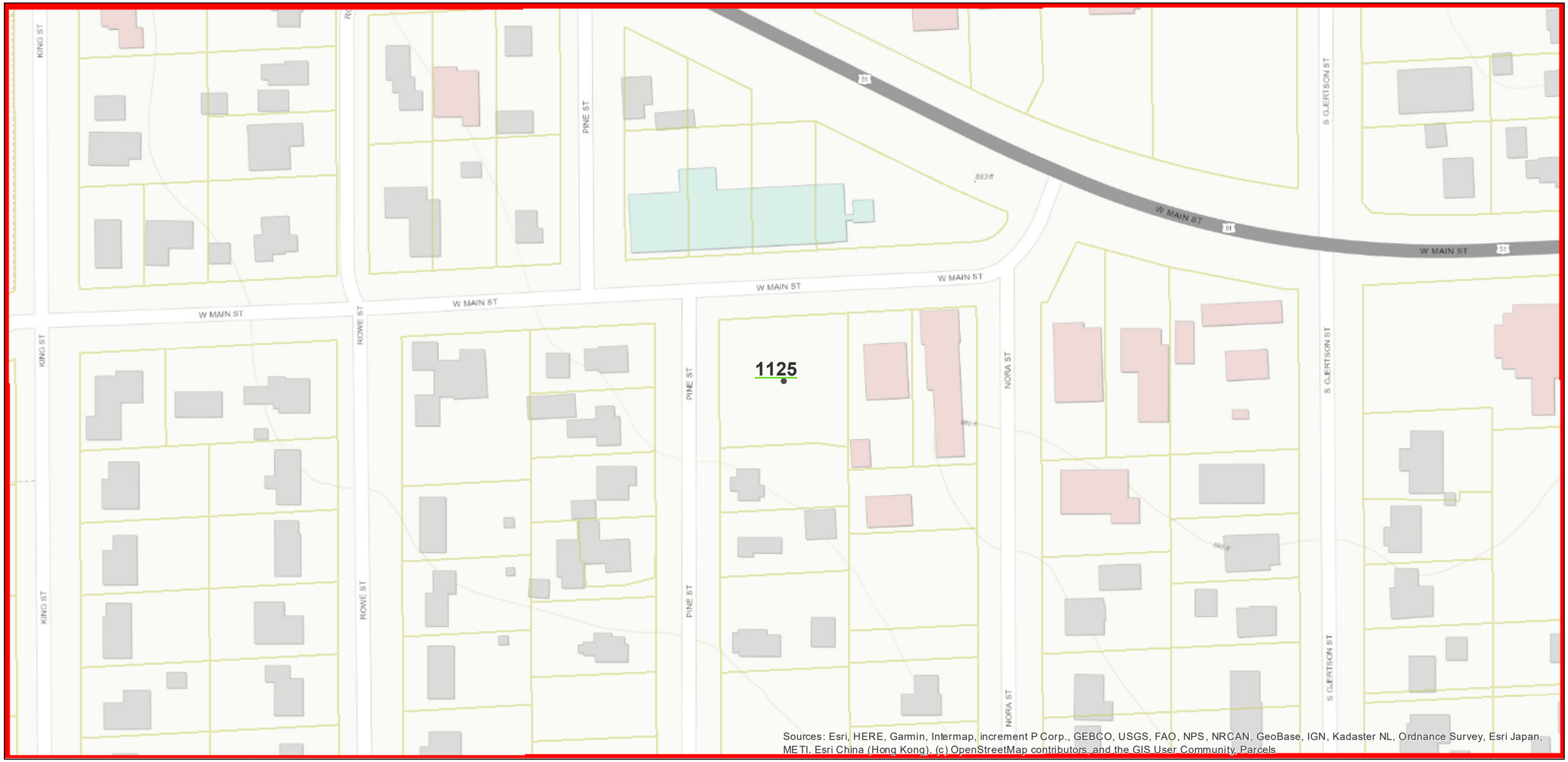
Kristi Chlebowski by Brit Dishraff, Depoty
Kristi Chlebowski, Register of Deeds, Dane County

Received 11-5-18 1:05pm

Wisconsin Mapping, LLC
surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 5177B-18 Date 9/26/2018
Sheet 2 of 2
Document No. 5452592
C. S. M. No. 14970 V. 105 P. 216

1125 W. Main Street



September 3, 2019

Parcels

0 62.5 125 250 Feet

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CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
207 S. Forrest Street, Stoughton, WI. 53589
www.cityofstoughton.com/planning

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

August 22, 2019

Wisconsin Partnership for Housing Development
Kathy Kamp
2045 Atwood Avenue, Suite 101A
Madison, WI. 53704

Dear Ms. Kamp:

I have completed a review of the proposed development plan for 1125 W. Main Street, Stoughton, WI. - plans submitted on 8-20-19.

1. The property at 1125 W. Main Street is currently zoned MR-10 Multi-Family Residential. The property is .40 acres (17,434 square feet in area) which allows up to 4 residential units. The plan proposes a total of 4 residential multi-plex units which is a permitted use. There will be two 2 bedroom units and two 3 bedroom units. A minimum building code required fire rated wall assembly division, separating living areas from the lowest level through the roof, is required between each dwelling unit. **Expected**

2. The Comprehensive Plan, future land use map designates this property as Planned Mixed Use which allows for multi-family residential uses. **The plan meets the intent of the Comprehensive Plan.**

3. The building and parcel will need to meet the following requirements of the MR-10 district:
   - Minimum front yard building setbacks = 25 feet (30 feet to attached garage)
   - Minimum rear yard building setback = 40 feet
   - Minimum side yard building setback = 15 feet
   - Maximum building height = 35 feet
   - Minimum lot width = 80 feet

   The site plan meets these requirements.

4. Current park impact fee requirements are as follows for 2 or more bedroom residential units: **$2,759.02 per unit for parkland and $896.92 per unit for park facilities. Total cost for this 4 unit multi-plex is $14,623.76. These fees are due prior to building permit issuance.**

5. The parking requirement for a multi-family residential building is 2 spaces per 2-bedroom unit and 2.5 spaces for a 3-bedroom unit. Parking includes garage spaces and all designated parking surfaces. Two 2 bedroom units and two 3 bedroom units requires 9 parking stalls. There are 8 parking spaces proposed. **The applicant has indicated a desire to reduce the amount of**

required by 1 stall. Zoning code section 78-705 (14) allows a potential reduction in parking spaces by up to 25% based upon more than one of the following criteria:

- **Technical documentation furnished by the applicant that indicates, to the satisfaction of the plan commission, that actual off-street parking demand for that particular use is less than the required standard set forth in this ordinance.**
- **Bicycle parking spaces will be provided through racks, or equivalent structures located convenient to the proposed use.**
- **A public transportation route is located within 500 feet of the property.**

Four bike parking stalls are provided. It seems reasonable to allow the 1 stall reduction since each unit will likely have 2 vehicles.

6. All off-street parking and traffic circulation areas shall be paved with a hard, all-weather surface and completed prior to building occupancy. **The plan meets this requirement.**

7. The minimum paved surface setback is five feet from the side or rear lot line and ten feet from a right-of-way. **The plan meets this requirement.**

8. A trash enclosure, if necessary, shall completely screen the view of trash. **We have been informed each unit will have their own trash containers.**

9. The minimum landscape surface ratio (LSR) is 50%. **The plan meets this requirement.**

10. 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 meets this requirement.**

11. The residential access drive shall be a minimum of 18 feet in width and the curb opening shall have a maximum width of 24 feet for residential uses, as measured at the right-of-way line. Access drives may be flared between the right-of-way line and the roadway up to a maximum of five additional feet and may be exceeded with explicit Plan Commission approval. **The plan meets these requirements.**

12. 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). **One bicycle parking space is required and four spaces have been delineated on the plan.**

13. A landscaping plan shall meet the requirements of zoning code section 78-604. **The plan meets the landscaping requirements.**

14. The plan shall meet the bufferyard requirements of zoning code section 78-610. Since the adjacent lot to the south is zoned SR-4 Single Family Residential, an opacity level of 0.1 is required along the south lot line. **The plan meets the bufferyard requirements.**

15. Article VII of the city zoning code provides the following requirements related to lighting: <u>Any proposed exterior lighting shall not exceed 0.5 footcandles measured at the property lines and the lighting element shall not be seen from a residentially zoned property.</u> **Expected.**

16. An erosion control and stormwater management plans, applications and fees are required. **The plans, applications and fees shall be submitted to the Department of Planning & Development office at City Hall. Dane County Land and Water Resources will review all plans and provide inspections.**

17. A right-of-way excavation permit will be necessary for any work in the street right-of-way including the public sidewalk and driveway access. **A right-of-way excavation permit application is provided during the building-zoning application process.**

18. Contact the Public Works Department at 608.873.6303 to discuss terrace tree requirements. **This is required during the building-zoning application process.**

19. Contact Stoughton Utilities at 608.873.3379 regarding electric, water and wastewater services. **A utility plan will be necessary.**

20. A public sidewalk will need to be installed at a minimum of 4 inches thick, 5 feet wide and minimum 6 inches thick through the driveway. **This is expected prior to occupancy. Any damaged sidewalk and curbing during construction will need to be replaced prior to occupancy.**

21. State of Wisconsin approved building plans will be necessary prior to issuance of a building permit but is not necessary to begin the City review process. **A post construction confirmation survey is required to verify all setbacks.**

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

Sincerely,
City of Stoughton

Michael P. Stacey

Michael P. Stacey
Zoning Administrator