
To: Stoughton Plan Commission
From: Steve Tremlett, AICP, CNU-A
Subject: STI Property - Comp Plan Amendment
Date: February 23, 2023

Overview

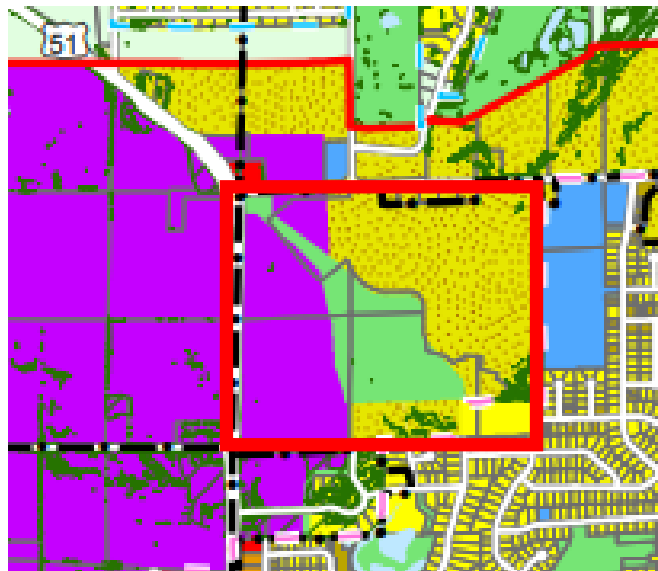
STI Holding, Inc. is preparing a development proposal for a mix of business, residential, park and open space uses on 182 acres at the southeast corner of State Highway 51 and County Highway B.

This land is currently identified on the future land use map (excerpt below, outlined in red), for Planned Mixed Use (purple), Planned Neighborhood (speckled yellow), and Recreation or Public Open Space (green). It is also the focus of Appendix B: 2006 Linnerud Detailed Neighborhood Plan (“Linnerud Plan”).

What is STI Holding, Inc. Proposing?

STI Holdings, Inc. envisions for this land the following uses:

- A mix of high-quality office and retail uses, including the new world headquarters facility for Stoughton Trailers
- New homes, including a varied mix of attached-unit housing in various forms and single-family lots
- A large community park (minimum 30 acres) to accommodate both neighborhood and community-wide recreation needs and extensive wetland and stormwater management features



An initial site plan is included with this submittal.

MEMO

February 23, 2023

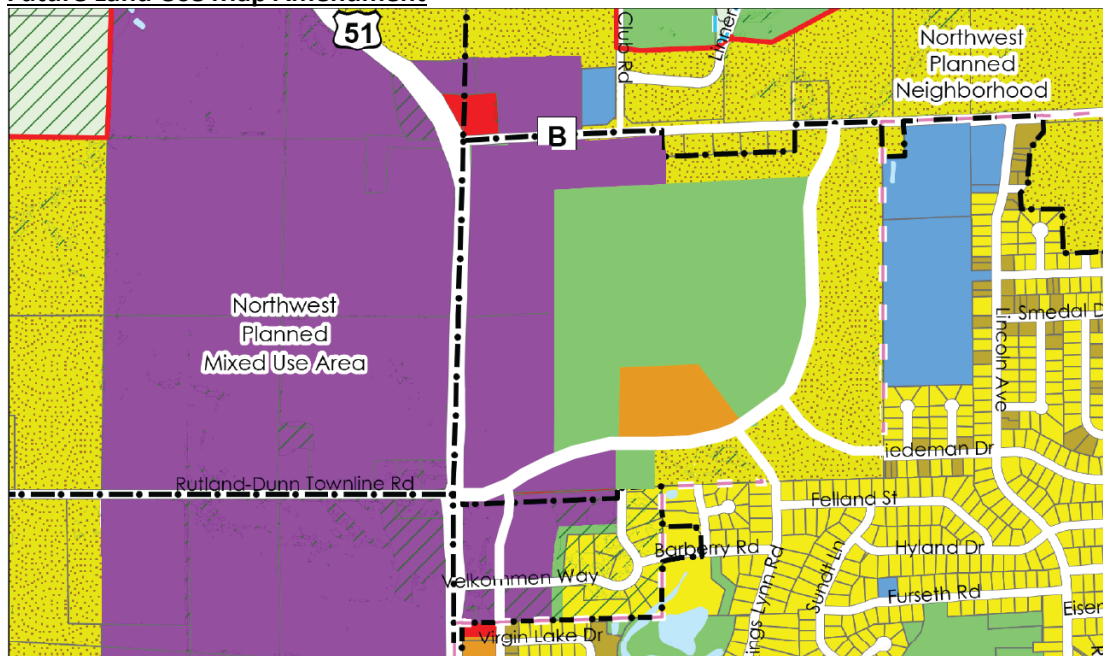
Why is a Comprehensive Plan Amendment Needed?

While the intended uses are consistent with the uses identified in the Linnerud Plan, their configuration on the site is expected to vary from the current plan. Most notably, the area identified in green for Recreation and Open Space is expected to be larger than currently shown due to more stringent stormwater management standards and the intent to dedicate more parkland than is required by ordinance to develop a large community park. Enhanced understanding of the natural characteristics of the site may alter which parts of the site are reserved for these purposes.

The Linnerud Plan was adopted into the Comprehensive Plan and the City is therefore required to demonstrate consistency with the very detailed land use configurations in the plan. That plan was created around a proposed Walmart that was later developed elsewhere. While the mix of uses is generally similar to what STI intends to propose, there is concern that the consistency requirement cannot be satisfied due to the detailed land use mapping in the neighborhood plan.

Following discussion with City staff, STI Holdings, Inc. prefers to amend the Comprehensive Plan to ensure, through a public process, that the plan and the development proposal will be compatible.

Future Land Use Map Amendment



2006 Linnerud Neighborhood Plan: Remove references to this Plan, including removing Appendix B.

Northwest Planned Mixed Use Area: No changes are necessary

MEMO

February 23, 2023

Northwest Planned Neighborhoods

There are several *Planned Neighborhood* areas on the City's northwest side that generally straddle CTH B. The part of this area is located immediately west of Sandhill Elementary School is part of the **STI Holdings, Inc.** property. ~~In 2006, a Linnerud Detailed Neighborhood Plan was prepared for the entire Linnerud property. Refer to Appendix B to read the plan in its entirety. On the west side of the property, the Linnerud plan recommends a mix of commercial and residential uses, particularly neighborhood-scale business uses, large format retail, and mixed use development. In the central portion of the property, the plan recommends a large central park, which would buffer *Planned Neighborhood* areas from commercial/mixed use areas. The plan also recommends a northwest gateway feature located at southeast quadrant of the intersection of USH 51 and CTH B, which could include a pedestrian mall, framing structure that creates a focal point, water feature, and a gathering space. Finally, the east side of the Linnerud~~ The current plan for this property includes ~~is recommended for~~ commercial / mixed use along the USH 51 corridor, a large community park and residential adjacent to existing neighborhoods to the south and east; this area is shown on this *Plan's* Future Land Use Map as *Planned Neighborhood*. The ~~Linnerud~~ **STI Holdings, Inc.** development plan recommends the following for this residential area:

- The recommended residential density should be between 4 and 8 du/ac for single family detached development, ~~10 to 15~~ 15 – 30 du/ac for two family and townhome development, 10 to 15 du/ac for multi-family development, and 25 to 35 du/ac for senior housing development.
- ~~A landscape and stormwater buffer should separate the *Planned Neighborhood* from USH 51 and CTH B.~~
- Internal street connections should connect the *Planned Neighborhood* to the commercial/mixed use area to the west, CTH B, Kriedeman Drive, Kings Lynn Road, ~~and Oakridge Way~~ will accommodate a mid-block pedestrian access point.
- The *Planned Neighborhood* should include bicycle/pedestrian connection to the commercial/mixed use area to the west, the central community park, Sandhill Elementary School, and other destinations.

Transportation Map:

Revise the trail network, and identify 80-ft right-of-way for Greenbriar extension to CTH B per discussions with City staff.

