

## PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a Public Hearing on Monday, May 8, 2023 at 6:00 o'clock p.m., or as soon after as the matter may be heard, to consider a proposed rezoning of the property located within the Magnolia Springs development, City of Stoughton, Wisconsin, owned by Eldon Land Development LLC. The property is proposed to be rezoned from RH Rural Holding to as follows:

- A. Lots 33-42, 45-58, 61-65, 72-74, 83-86 and 98-103 shall be zoned SR-6 Single Family Residential.
- B. Lots 19-31 and 87-93 shall be zoned SR-5 Single Family Residential.
- C. Outlots 1-4 shall be zoned Institutional (Park and Open Space).

**Location:** The meeting of the Plan Commission will be conducted as a hybrid meeting. (Virtual and In-Person)

**In-Person:** Council Chambers (2<sup>nd</sup> floor of the Public Safety Building)  
321 S. Fourth Street, Stoughton, WI

**Virtual:** You can join the meeting using a computer, tablet or smartphone via Zoom

<https://us06web.zoom.us/j/85003909924?pwd=SEUrQWp0dmx6Qk15TzR0Q3hmaHJLQT09>

**Phone in:** +1 312 626 6799      **Meeting ID:** 850 0390 9924      **Passcode:** 288379

If you wish to call in and speak at the meeting, please register at: <http://speak.cityofstoughton.com> by 5:45 on or before the day of the meeting. Any written comments will be forwarded on to the "Organizer" and Commissioners.

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

Additional information including a location map can be found at:  
<http://stoughtoncitydocs.com/planning-commission/>

Published April 20 and 27, 2023 Hub

**City of Stoughton Application for Amendment of the Official Zoning Map  
(Requirements per Section 78-903 attached)**

Applicant Name: \_\_\_\_\_

Applicant Address: \_\_\_\_\_

Applicant Phone and Email: \_\_\_\_\_

Property Owner Name (if different than applicant): \_\_\_\_\_

Property Owner Phone: \_\_\_\_\_

Subject Property Address: see General Written Statement, specifically Existing Conditions section

This form is designed to be used by the Applicant as a guide to submitting a complete application to amend the Official Zoning Map *and* by the City to process said application. Parts II and III are to be used by the Applicant to submit a complete application; Parts I - IV 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: \_\_\_\_\_

Application fee of \$\_\_\_\_\_ received by Zoning Administrator \_\_\_\_\_ Date: \_\_\_\_\_

**II Application Submittal Packet Requirements for Applicant Use**

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

Application form filed with Zoning Administrator \_\_\_\_\_ Date: \_\_\_\_\_

- (a) **A copy of the Current Zoning Map of the subject property and vicinity:**
  - Showing all lands for which the zoning is proposed to be amended.
  - Map and all its parts are clearly reproducible with a photocopier.
  - Electronic map size of 11" by 17" and map scale not less than one inch equals 800 ft.
  - All lot dimensions of the subject property provided.
  - Graphic scale and north arrow provided.
- (c) **Written justification for the proposed text amendment**
  - Indicating reasons why the Applicant believes the proposed map amendment is in harmony with the recommendations of the City of Stoughton Comprehensive Plan, particularly as evidenced by compliance with the standards set out in Section 78-903(4)(c)1.-3.

**III Justification of the Proposed Zoning Map Amendment for Applicant Use**

1. How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 78-005 (and, for floodplains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA))?

See attached General Written Statement - specifically under Comprehensive Plan and Design

\_\_\_\_\_  
Improvements (Natural Features and Stormwater Management Subsections).

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2. Which of the following has arisen that are not properly addressed in the current Official Zoning Map? (Please provide explanation in space below if necessary)

- a) The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan.
- b) A mistake was made in mapping on the Official Zoning Map. (That is, an area is developing in a manner and purpose different from that for which it is mapped.) NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.
- c) Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- d) Growth patterns or rates have changed, thereby creating the need for an Amendment to the Official Zoning Map.

The Comprehensive Plan identifies this area as a Planned Neighborhood. The properties are currently being annexed by the City of Stoughton based on a 2022 urban service area amendment. The Zoning Map amendments will allow this neighborhood residential project to meet the growing needs of this area.

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3. How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the surroundings of the subject property?

See attached General Written Statement for Magnolia Springs - specifically under Comprehensive Plan section

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

Receipt of (8.5" by 11" text and 11" by 17" graphic electronic copies of final application packet by Zoning Administrator

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

Notified Neighboring Property Owners (within 300 feet)

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

Notified Neighboring Township Clerks (within 1,000 feet)

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

Class 2 legal notice sent to official newspaper by City Clerk

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

Class 2 legal notice published on \_\_\_\_\_ and \_\_\_\_\_

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

### **Sec. 78-903. - Amendment of official zoning map.**

- (1) *Purpose.* The purpose of this section is to provide regulations which govern the procedure and requirements for the review and approval, or denial, of proposed amendments to provisions of the Official Zoning Map (see section 78-103). (Refer to the requirements of Wisconsin Statutes 62.23(7)(d)).
- (2) *Initiation of request for amendment to official zoning map.* Proceedings for amendment of the official zoning map may be initiated by any one of the following:
  - (a) An application of the owner(s) of the subject property;
  - (b) A recommendation of the plan commission; or
  - (c) By action of the common council.
- (3) *Application requirements.* All applications for proposed amendments to the official zoning map, regardless of the party of their initiation per subsection 78-903(2), above, shall be filed in the office of the zoning administrator, and shall be approved as complete by the zoning administrator prior to the formal initiation of this procedure. The submittal of an application to the zoning administrator to initiate this procedure shall not occur until the zoning administrator has certified acceptance of the complete application to the zoning administrator. No placement of the application on any agenda, as an item to be acted upon, shall occur unless said certification has occurred. The item may be placed on any agenda as a discussion-only item, with the permission of the zoning administrator, without an application. Prior to the submittal of the official notice regarding the application to the newspaper by the zoning administrator, the applicant shall provide the zoning administrator with 15 copies of the complete application as certified by the zoning administrator. Said application shall be comprised of the following:
  - (a) A map of the subject property showing all lands for which the zoning is proposed to be amended, and all other lands within 300 feet of the boundaries of the subject property, together with the names and addresses of the owners of all lands on said map as they appear on the current tax records of the City of Stoughton. Said map shall clearly indicate the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control. Said map and all its parts and attachments shall be submitted in a form which is clearly reproducible with a photocopier, and shall be at a scale which is not less than one inch equals 800 feet. All lot dimensions of the subject property, a graphic scale, and a north arrow shall be provided; the zoning administrator may provide this list;
  - (b) A map, such as the planned land use map, of the generalized location of the subject property in relation to the city as a whole; and
  - (c) As an optional requirement, the applicant may provide justification for the proposed map amendment, consisting of the reasons why the applicant believes the proposed map amendment is in harmony with recommendations of the comprehensive plan, particularly as evidenced by compliance with the standards set out in subsection (4)(c)1 - 3., below.
- (4) *Review by the zoning administrator.* The proposed amendment to the official zoning map shall be reviewed by the zoning administrator as follows:
  - (a) The zoning administrator shall determine whether the application is complete and fulfills the requirements of this chapter. If the zoning administrator determines that the application is not complete or does not fulfill the requirements of this chapter, he shall return the application to the applicant. If the zoning administrator determines that the application is complete, he shall so notify the applicant.
  - (b) Upon notifying the applicant that his application is complete, the zoning administrator shall review the application and evaluate and comment on the written justification for the proposed map amendment provided in the application per subsection (3)(c), above.
  - (c) The zoning administrator may also evaluate the application to determine whether the proposed zoning map amendment is in harmony with the recommendations of the Comprehensive Plan, as evaluated per the standards of subsection (4)(c)1 - 3, below:

1. Does the proposed official zoning map amendment further the purposes of this chapter as outlined in section 78-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA)?
  2. Have one or more of the following factors arisen that are not properly addressed on the current official zoning map?:
    - a. The designations of the official zoning map is not in conformity with the comprehensive plan;
    - b. A mistake was made in mapping on the official zoning map. (That is, an area is developing in a manner and purpose different from that for which it is mapped.) NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the city may intend to stop an undesirable land use pattern from spreading;
    - c. Factors have changed (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes) making the subject property more appropriate for a different zoning district;
    - d. Growth patterns or rates have changed, thereby creating the need for an amendment to the official zoning map.
  3. Does the proposed amendment to the official zoning map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
- (d) The zoning administrator shall forward the review per subsection (4)(b), and if it has been prepared, the report per subsection (4)(c), to the plan commission for the commission's review and use in the making its recommendation to the common council. If the zoning administrator determines that the proposal may be in conflict with the provisions of the comprehensive plan, the zoning administrator shall note this determination in the report.
- (5) *Review and recommendation by the plan commission.* The common council shall not make an amendment to the official zoning map without allowing an opportunity for a recommendation from the plan commission per the provisions of this subsection.
- (a) The zoning administrator shall schedule a reasonable time and place for a public hearing to consider the application within 45 days of the acceptance and determination of the complete application as determined by the zoning administrator. The applicant may appear in person, by agent, and/or by attorney. Notice of the proposed amendment and the public hearing shall conform to the requirements of Section 62.23(7)(d) of the Wisconsin Statutes. Said notice shall contain a description of the subject property and the proposed change in zoning. In addition, at least ten days before said public hearing, the city clerk shall mail an identical notice to the applicant; to all property owners within 300 feet of the boundaries of the subject property as identified in subsection (3)(a), above; and to the clerk of any municipality whose boundaries are within 1,000 feet of any portion of the jurisdiction of this chapter. Failure to mail said notice, provided it is unintentional, shall not invalidate proceedings under this section.
  - (b) Within 60 days after the public hearing (or within an extension of said period requested in writing by the applicant and granted by the plan commission), the plan commission may make a written report to the common council and/or may state in the minutes, its findings regarding subsection (4), above, and its recommendations regarding the application as a whole. Said report and/or minutes may include a formal finding of facts developed and approved by the plan commission concerning the requirements of subsection (4)(c)1 - 3.
  - (c) If the plan commission fails to make a report within 60 days after the filing of said complete application (and in the absence of an applicant-approved extension per subsection (5)(b), above), then the common council may hold a public hearing within 30 days after the expiration of said 60-day period. Failure to receive said written report from the plan commission per subsection (5)(b), above, shall not invalidate the proceedings or actions of the common council. If such a public hearing is necessary, the common council shall provide notice per the requirements of subsection (5)(a), above.

**State Law reference—** Section 62.23(7)(d).

- (d) If the plan commission recommends approval of an application, it shall state in the minutes or in a subsequently issued written decision, its conclusion and any finding of facts supporting its conclusion as to the following: that the potential public benefits of the proposed amendment outweigh any and all potential adverse impacts of the proposed amendment, as identified in subsections (4)(c)1 - 3., above, after taking into consideration the proposal by the applicant.
- (6) *Review and action by the common council.* The common council shall consider the plan commission's recommendation regarding the proposed amendment to the official zoning map. The common council may request further information and/or additional reports from the plan commission, the zoning administrator, and/or the applicant. The common council may take final action (by ordinance) on the application to the official zoning map at the time of its initial meeting, or may continue the proceedings, at the common council's, or the applicant's request. The common council may approve the amendment as originally proposed, may approve the proposed amendment with modifications (per the recommendations of the zoning administrator, the plan commission, authorized outside experts, or its own members) or may deny approval of the proposed amendment. If the common council wishes to make significant changes in the proposed amendment to the official zoning map, as recommended by the plan commission, then the procedure set forth in Section 62.23(7)(d) of the Wisconsin Statutes shall be followed prior to common council action. Any action to amend the official zoning map requires a majority vote of the common council, except that in case of adverse recommendation by the planning commission or of a protest against such change signed and acknowledged by the owners of 20 percent of the frontage proposed to be changed or the frontage immediately in the rear thereof or directly opposite thereto, such amendment shall not be passed, except by a three-fourths vote of all members of the common council. The common council's approval of the requested amendment shall be considered the approval of a unique request, and shall not be construed as precedent for any other proposed amendment.
- (7) *Effect of denial.* No application which has been denied (either wholly or in part) shall be resubmitted for a period of 12 months from the date of said order of denial, except on grounds of new evidence or proof of change of factors found valid by the zoning administrator.
- (8) *Fee.* A fee may be required for this procedure. Refer to section 78-919.
- (9) *Floodland District boundary changes limited.* The common council shall not permit changes to the floodland district boundaries that are inconsistent with the purpose and intent of this chapter or in conflict with the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA).
  - (a) Changes in the Floodway Overlay District boundaries shall not be permitted where the change will increase the flood stage elevation by 0.1 foot or more, unless the applicant has made appropriate legal arrangements with all affected units of government and all property owners affected by the stage increase. The only way the 1.0 foot limit may be exceeded is through filing of a federal waiver for a specific project that necessarily exceeds the one foot increase in flood elevation. Applications for Floodway Overlay District changes shall show the effects of the change within the associated flood fringe, and shall provide adjusted water surface profiles and adjusted floodland limits to reflect the increased flood elevations.
  - (b) Changes in the Floodplain Conservancy Overlay District boundaries shall not be permitted where the change will increase the flood stage elevation by 0.1 foot or more, unless the application has made appropriate legal arrangements with all affected units of government and all property owners affected by the stage increase. In no event shall a change be permitted that would increase the flood stage elevation by more than 1.0 foot. Applications for Floodplain Conservancy Overlay District changes shall show the effects of the change within the associated flood fringe, and shall provide adjusted water surface profiles and adjusted water surface profiles and adjusted floodland limits to reflect the increased flood elevations.
  - (c) Removal of land from the floodland districts shall not be permitted unless the land has been filled to an elevation at least two feet above the elevation of the regional flood and provided that such land is contiguous to lands lying outside of the floodlands.
  - (d) Amendment of floodlands which were delineated by approximate methods shall not be permitted unless the applicant provides the city with engineering data showing the flood profile, necessary

river cross-sections, flood elevations, and any effect the establishment of a floodway/flood fringe will have on flood stages. The effects shall be limited as set forth above for changes in subsection (9)(a) and subsection (9)(b) above. If the approximate flood zone is less than five acres in area, and where the cost of the proposed development is estimated to be less than \$125,000.00, the department of natural resources (DNR) will assist the applicant in determining the required flood elevations.

- (e) No river or stream shall be altered or relocated until a flood-land zoning change has been applied for and granted in accordance with the requirements of this section, and until all adjacent communities have been requested to review and comment on the proposed alteration or relocation. The flood carrying capacity of the altered or relocated watercourse shall not be reduced to less than the flood carrying capacity before the water-course was altered or relocated.
- (f) *Notice to and approvals by DNR and FEMA.* A copy of all notices for amendments or rezoning in the Floodland Districts shall be transmitted to the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA) at least ten days prior to the public hearing. No amendments to the floodland district boundaries or regulations shall become effective until approved by the DNR and reviewed by the FEMA. In the case of floodland district boundary changes, an official letter of map amendment from the FEMA may also be required.



August 26, 2022

**GENERAL WRITTEN STATEMENT**  
**MAGNOLIA SPRINGS NEIGHBORHOOD**

**A low-density residential neighborhood located in the south-central limit of the City of Stoughton, comprising 37.25 acres of land just north of Aaker Road.**

**Project Overview** – ELDON HOMES, LLC is proud to submit this concept for a 37.25-acre low-density residential neighborhood with 90 lots (plus, four outlots) in the south-central limits of the City of Stoughton – just north of Aaker Road and west of 4<sup>th</sup> Street (Taylor Lane). There are 62 single-family lots (averaging 6,600 square feet on interior lots and 8,500 square feet along edges of the development), and 28 duplex lots (ranging from 10,000 square feet to 12,000 square feet).

The intent is to provide affordably priced homes in a well-designed neighborhood with good vehicular and pedestrian connections through and within the development. Some of the key design choices that minimized the overall construction costs, which will help to keep the cost of lots/homes affordable, include the following:

- A range of smaller single-family lot sizes that do not require rear-loaded home design (and an alleyway).
- Duplex lots that fit into the single-family neighborhood. \*
- Plans for some home sites built without basements. \*\*
- Filling the site to allow for gravity sanitary service, mitigating the need for a lift station that would have a substantial upfront cost to construct, as well as future maintenance needs.
- Central boulevard on Page Street has been redesigned to manage an open swale to allow a substantial stormwater watershed from the south to convey through the site (to the wetland and ultimately to the river). The original plan would require a \$1.5+ million box culvert between lots to convey the stormwater to the wetland. This redesign will save roughly \$1 million in infrastructure costs (and potential future costs to repair/maintain).

*\* Many the duplex lots are located on corner of two streets, providing the opportunity to design the units to face separate street frontages.*

*\*\* Many of the lots may be built without basements to reduce costs on the potential homeowner, while others will utilize proposed grading to allow for partial to full basement exposure. This strategy will allow for a mix of home price points without impacting the overall character of the neighborhood.*

**Existing Conditions** - The project area includes two city parcels (051108396602 and 051108494002). Currently, both parcels are being farmed with a pocket of woodlands around the wetland in the northeast section of the development area.

**Relationship to Nearby Properties** –The surrounding uses are as follows:

- **North:** single-family neighborhood and planned duplex lots along Isham Street extension.
- **West:** rural residential and wetland/floodplain/river.
- **South:** rural residential and farmland.
- **West:** farmland and rural residential.

**Urban Service Area Amendment** – The proposed subdivision is mostly outside of the Stoughton Urban Service Area (USA); however, the 2017 Comprehensive Plan shows the area in the short-term growth area. An

Urban Service Area amendment will be required to allow this development to move forward. The City of Stoughton has signed a resolution to submit the USA amendment with the CARPC public hearing set for September 8<sup>th</sup>, 2022.

**Comprehensive Plan** – The proposed subdivision is located in an area designated as the South Planned Neighborhood Area, which is intended for a carefully planned mixture of predominantly single-family residential development, combined with one or more of the following land use categories:

- Two Family Residential, Multi-Family Residential, Neighborhood Office, Neighborhood Business, Institutional, and Recreation or Public Open Space. This category is intended to accommodate both conventional and Traditional Neighborhood Design (TND) forms of “full-service” neighborhood development. To implement a key City objective, development within these neighborhoods should contain a minimum of 65 percent single family dwelling units, a maximum of 15 percent two family and/or townhomes, and a maximum of 20 percent multi-family dwellings.

ELDON HOMES, LLC has proposed a mix of single-family and duplex lots (69% and 21% of lots, respectively). The duplex lots are located along the primary routes into the neighborhood (i.e., Page Street, Proposed Road “B” and backing up to Aaker Road), as well as a pocket area directly south of planned duplex lots along Isham Street extension. Forty-one of the single-family lots are located west side of Page Street with the remaining twenty-one on the east side of Page Street.

### **Design Improvements** –

- DEVELOPMENT & ZONING: Zoning for the lots includes R-5 for single-family lots along some of the edges of the development, R-6 -family for interior single-family lots and TR-6 for duplex lots.
- PARK/OPEN SPACE: Parks and Recreation Committee approved the park locations with interest in seeing the development meet the parkland dedication requirement and space for up to a 9,000 square foot playground. The development meets the parkland dedication requirement (i.e., 3.98 acres required based on 118 units with 4.12 acres provided, excludes wetland and stormwater management areas in the park). The design of the park preserves the existing wetland and trees adjacent to the wetland outside of grading for roads and stormwater management areas.
- TRAIL/SIDEWALK NETWORK: All streets will have pedestrian accommodations (sidewalk or path) along both sides of the street with 6-foot grass terrace. One exception is along Future Road “D” crossing of the median where sidewalk will be installed only on the north side of the street. Paved multi-use paths are proposed on 4th Street (Taylor Lane) from Isham Street to Future Road “B”, through the park and within a 40-ft trail corridor\* (in Outlot 1) to the northwestern corner of the development. Per previous discussions, a trail connection has been added from Outlot 1 to Future Road “A” to improve access to the neighborhood, as well as an additional trail spur in the park.

*\* The trail corridor utilizes a 12-foot utility easement north of the development to meet the desired 50 feet of wildlife corridor width. The lot depths are near minimums to allow for homes without an alley, providing for affordable lots. Any further reduction of depth (to increase the trail corridor) would make it unfeasible to provide the number of affordable lots as shown.*

ROADWAYS and ACCESS: The neighborhood provides connections to the existing roadways at Page/Isham, Page/Aaker and Future Road “B” / 4<sup>th</sup> (Taylor). Future Road “B” is extended to the western edge of the development, providing for a future fourth access to the neighborhood. Future Road “C” does not cross the swale median due to complications in slope and other factors with close proximity to other breaks in the central swale median; however, pedestrian and vehicular access remains strong with a block width of only 200 feet.

The eyebrow street in the southeast corner of the development includes a median (labeled Outlot 6), which provides access to three single-family lots. MSA will coordinate with City staff during the entitlement process to finalize the design of this median, including keeping it low maintenance. Per initial discussions with City staff, the median may not have a sidewalk (only along lot frontages), will likely have a few shrubs (possibly a tree) and gravel mulch; however, final plans will be submitted later in the approval process.

There are three right-of-way (ROW) widths provided in the neighborhood based on the corresponding land uses and function of the roadway, as follows:

- **66-foot ROW:** Future Road "A", Future Road "B" (east of Page Street), Future Road "D" (east of Page Street to the bend), Page Street (north of Future Road "B")
- **60-foot ROW:** Future Road "B" (west of Page Street), Future Road "C", and Future Road "D" (west of Page Street)
- **152-foot ROW:** Page Street (south of Future Road "B"), inclusive central swale median

Aaker Road improvements at Page Street will require a right-turn lane for westbound traffic and bypass lane for east bound traffic.

- **UTILITIES:** MSA is coordinating the water and sewer service with the City of Stoughton. The design required filling the center of the site to allow for gravity flow to the north, connecting to the existing sewer along Page Street near Isham Street. A stubbed connection is shown to Aaker Road, understanding any future development south will require a lift station and force main up to Future Road "D" along Page Street. Water is looped in several sections within the development, including a stub to Aaker Road and through Outlot 1 to Isham Street. The developer will also upgrade approximate 650-foot segment of 6-inch sewer interceptor in S. Page Street (W. Chicago Street to W. Broadway St.) to an 8-inch to accommodate the proposed Magnolia Springs Development.
- **NATURAL FEATURES:** The proposed outlots preserve open space in the park space around an existing wetland and wooded section, and in the proposed trail corridor (in Outlot 1). There are three delineated wetlands on the property with one to be preserved, one likely altered, and one to be filled. More details are provided below, and available in wetland delineation report (see USAA appendix).
  - Wetland #1 (0.6 acres) is being preserved as open space within a City Park.
  - Wetland #2 (0.4 acres) is considered a fresh meadow but functions as a ditch adjacent to Taylor Lane. The City is interested in improving 4<sup>th</sup> Street (Taylor Lane) to make it safer in an urban section to include curb and gutter, parking and a multi-use path. This will require filling of the wetland, and Wisconsin DNR approval.
  - Wetland 3 (0.2 acres) is a farmed wetland that has been determined to be non-federal by the Army Corp of Engineers (ACOE). On April 28, 2022, Wisconsin Department of Natural Resources (WDNR) granted the non-federal exemption, allowing for filling the wetland (see Appendix D for WDNR letter).
- **STORMWATER MANAGEMENT:** As shown, there are two wet ponds for pre-treatment, one infiltration basin, and a swale median that will serve this development and manage off-site runoff (from the south through Outlots 4 and 5). The stormwater management system is intended to control peak runoff rates and volumes for events ranging from the 1-year through the 200-year event.

A large off-site sub-watershed will convey through the site through a central median swale on Page Street at a depth of 10 feet with a 7-foot flat shelf behind the curb and 4:1 slopes to "V" bottom that will carry off-site water. There are also ditches planned on the north side of Aaker Road on both sides of intersection with Page Street to carry overflow stormwater to the central swale median. We will work

with the City staff during the entitlement process to identify the preferred landscaping treatment that allows for minimal maintenance on annual basis. The images below show an example of a similar swale boulevard on the east side of Madison.



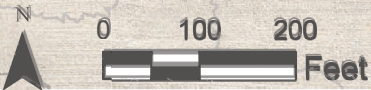
*Broad Creek Boulevard (City of Madison, WI)*



# Magnolia Springs Subdivision

89 Lots (118 Units)

- 29 Duplex Lots (58 U)
- 60 Single-Family Lots





# PRELIMINARY PLAT OF MAGNOLIA MEADOWS

PART OF THE SE1/4 OF THE SW1/4 AND THE SW1/4 OF  
THE SE1/4 OF SECTION 8, TOWN 5 NORTH, RANGE 11  
EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

CURRENT OWNER AND SUBDIVIDER:  
ELDON LAND DEVELOPMENT LLC  
2364 JACKSON ST. UNIT 265  
STOUGHTON, WI 53589

SURVEYOR:  
BRADLEY TISDALE, PLS  
MSA PROFESSIONAL SERVICES, INC.  
1702 PANKRATZ STREET  
MADISON, WI 53704

ENGINEER:  
MSA PROFESSIONAL SERVICES, INC.  
1702 PANKRATZ STREET  
MADISON, WI 53704

PROPOSED ZONING:  
LOTS 1-9, 23, 34-35, 50, 56-58, 62-68, 80-83  
TWO-FAMILY RESIDENTIAL - 6 (TR-6)  
LOTS 10-22, 73-79  
SINGLE FAMILY RESIDENTIAL - 5 (SR-5)

LOTS 24-33, 36-49, 51-55, 59-61, 69-72, 84-90  
SINGLE FAMILY RESIDENTIAL - 6 (SR-6)

OUTLOTS 1-4  
INSTITUTIONAL (I)

CITY OF STOUGHTON EXISTING ZONING:  
RURAL HOLDING (RH)

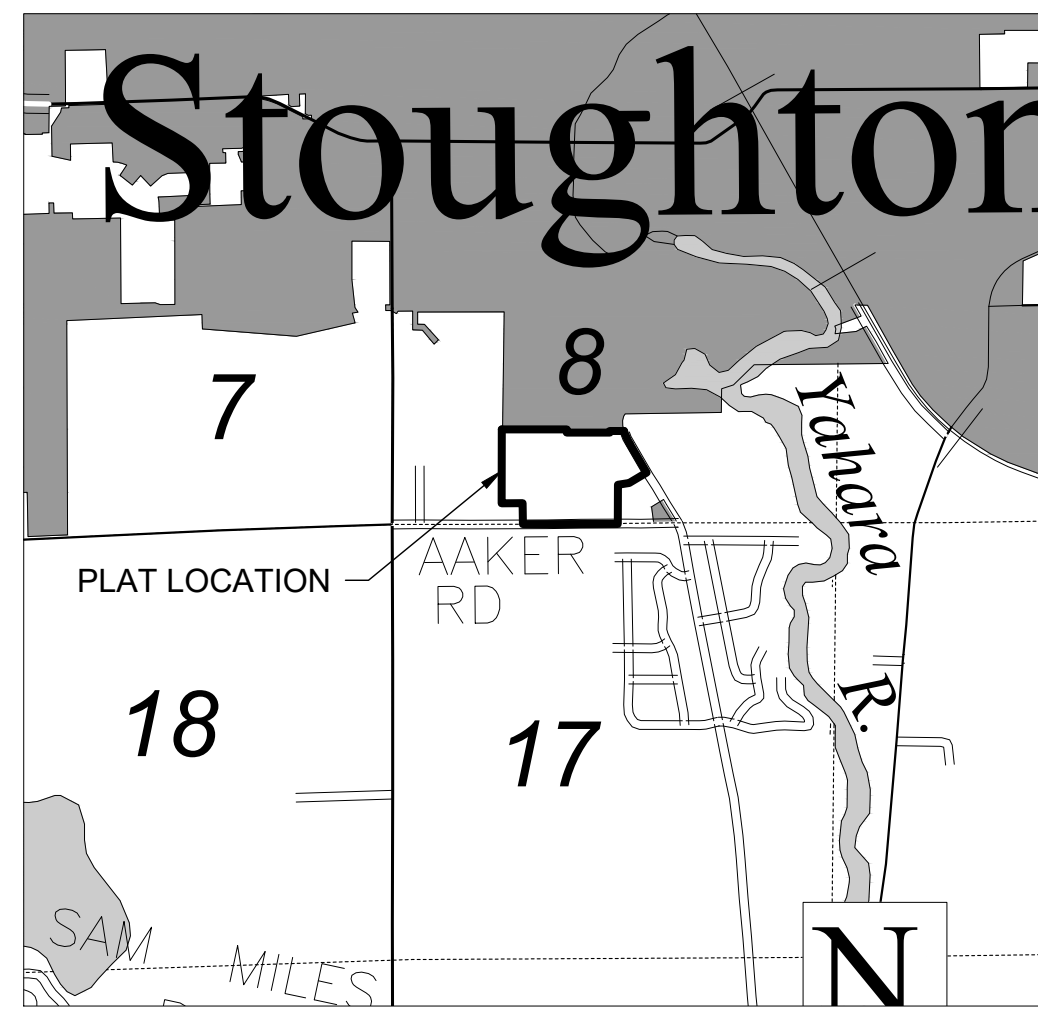
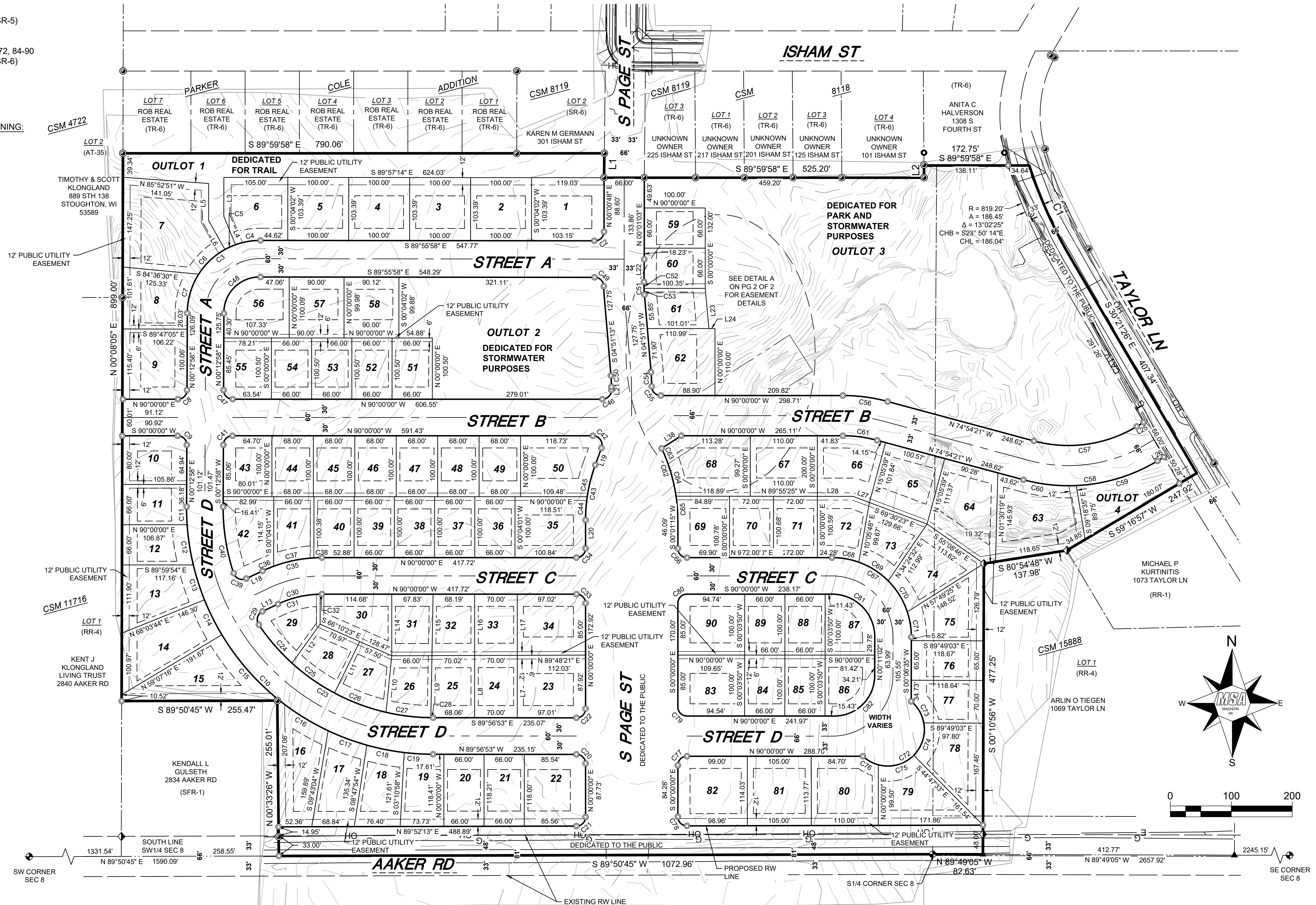
### SYMBOL LEGEND

- ⊙ SECTION CORNER MONUMENTED
- ⊙ FOUND 1" IRON PIPE
- ⊙ FOUND 1.5" IRON PIPE
- ⊙ FOUND 3/4" IRON REBAR
- ⊙ FOUND MAG NAIL
- ⊙ SET 1 1/4" BY 24" IRON REBAR WEIGHING 4.30 LBS./FT.
- ALL OTHER AND OUT CORNERS ARE 3/4" X 24" IRON REBAR WEIGHING 1.50 LBS./FT.
- SUBDIVISION BOUNDARY
- LOT LINE/RIGHT-OF-WAY
- EASEMENT LINE
- SECTION 1/2 SECTION LINE
- CENTERLINE
- PREVIOUS SURVEY

LINE	BEARING	LENGTH
L1	S00°37'54"W	40.00'
L2	N00°24'48"W	20.00'
L3	S00°04'02"W	63.88'
L4	S22°27'42"E	50.45'
L5	S00°04'02"W	60.40'
L6	S29°08'28"E	55.03'
L7	S00°00'00"E	102.45'
L8	S00°00'00"E	102.15'
L9	S01°02'09"W	101.85'
L10	S05°47'21"W	93.25'

LINE	BEARING	LENGTH
L11	S26°09'12"W	93.93'
L12	S35°53'13"W	78.83'
L13	S64°46'21"W	28.35'
L14	S00°00'00"E	101.08'
L15	S01°02'09"W	100.87'
L16	S00°00'00"E	100.63'
L17	S00°00'00"E	100.39'
L18	N64°46'21"E	29.64'
L19	N20°04'42"E	29.54'
L20	N00°00'00"E	46.82'

LINE	BEARING	LENGTH
L21	S00°00'00"E	5.41'
L22	N00°41'55"E	37.09'
L23	N05°13'02"W	66.25'
L24	N90°00'00"E	9.98'
L25	S58°51'18"W	13.17'
L26	S58°51'18"W	12.26'
L27	S69°30'23"E	28.64'
L28	S89°55'25"E	58.64'

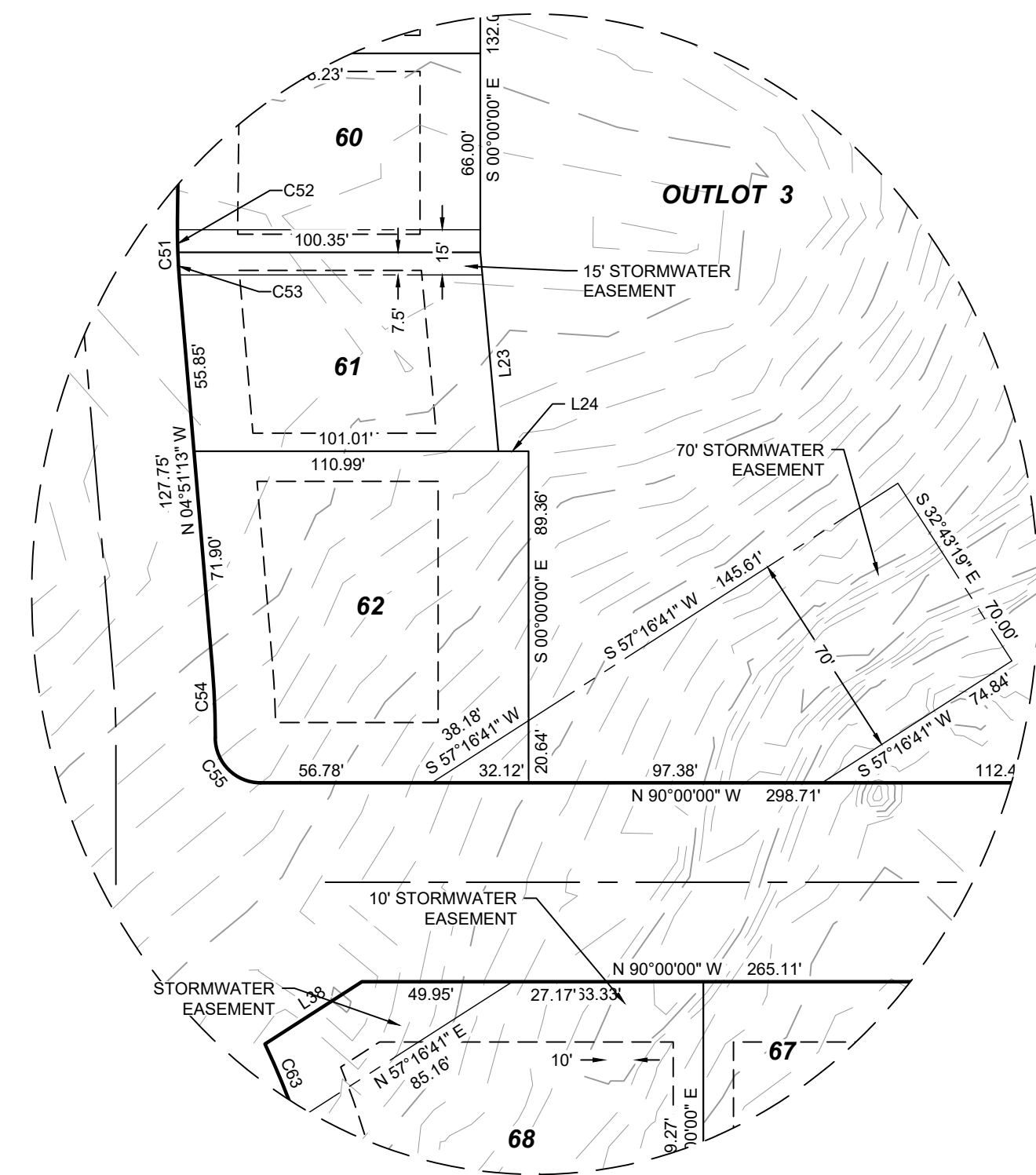




# PRELIMINARY PLAT OF MAGNOLIA MEADOWS

PART OF THE SE1/4 OF THE SW1/4 AND THE SW1/4 OF  
THE SE1/4 OF SECTION 8, TOWN 5 NORTH, RANGE 11  
EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

DETAIL A



CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DIST.
C2	24.54'	15.05'	093°26'35"	N46°48'47"E	21.91'
C3	188.48'	119.62'	090°16'44"	N45°08'30"E	169.58'
C4	41.87'	119.62'	020°03'13"	S80°15'15"W	41.65'
C5	19.22'	119.62'	009°12'24"	S65°37'27"W	19.20'
C6	59.62'	119.62'	028°33'26"	S46°44'32"W	59.00'
C7	67.77'	119.62'	032°27'41"	S16°13'58"W	66.87'
C8	23.51'	15.00'	089°47'02"	N45°06'29"E	21.17'
C9	23.62'	15.00'	090°12'58"	N44°53'31"W	21.25'
C10	637.32'	405.00'	090°09'52"	N44°51'58"W	573.58'
C11	29.84'	405.00'	004°13'18"	S1°53'41"E	29.83'
C12	66.85'	405.00'	009°27'27"	S8°44'03"E	66.77'
C13	60.14'	405.00'	008°30'32"	S17°43'02"E	60.09'
C14	64.05'	405.00'	009°03'41"	S26°30'08"E	63.98'
C15	141.62'	405.00'	020°02'07"	S41°03'02"E	140.90'
C16	94.70'	405.00'	013°23'51"	S57°46'01"E	94.48'
C17	66.96'	405.00'	009°28'24"	S69°12'08"E	66.89'
C18	63.69'	405.00'	009°00'36"	S78°26'38"E	63.62'
C19	49.47'	405.00'	006°59'57"	S86°26'55"E	49.44'
C20	23.55'	15.00'	089°56'53"	N44°58'27"W	21.20'
C21	23.53'	15.00'	089°52'13"	N44°56'06"E	21.19'
C22	23.58'	15.00'	090°03'07"	N45°01'33"E	21.22'
C23	337.57'	345.00'	056°03'38"	S61°55'05"E	324.26'
C24	83.42'	345.00'	013°51'12"	S40°48'52"E	83.21'
C25	85.51'	345.00'	014°12'02"	S54°50'29"E	85.29'
C26	90.60'	345.00'	015°02'48"	S69°27'54"E	90.34'
C27	74.24'	345.00'	012°19'46"	S83°09'11"E	74.10'
C28	3.80'	345.00'	000°37'49"	S89°37'59"E	3.80'
C29	25.83'	15.00'	098°39'37"	S15°26'32"W	22.75'
C30	74.12'	168.32'	025°13'39"	S77°23'10"W	73.52'
C31	71.27'	168.32'	024°15'30"	S76°54'06"W	70.74'

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DIST.
C32	2.85'	168.32'	000°58'09"	S89°30'55"W	2.85'
C33	23.56'	15.00'	090°00'00"	N45°00'00"W	21.21'
C34	23.56'	15.00'	090°00'00"	N45°00'00"E	21.21'
C35	100.54'	228.32'	025°13'39"	N77°23'10"E	99.72'
C36	19.72'	228.32'	004°56'55"	S67°14'48"W	19.71'
C37	67.69'	228.32'	016°59'06"	S78°12'49"W	67.44'
C38	13.13'	228.32'	003°17'38"	S88°21'11"W	13.12'
C39	25.40'	15.00'	097°00'59"	S66°43'10"E	22.47'
C40	110.96'	345.00'	018°25'38"	S8°59'51"E	110.48'
C41	23.51'	15.00'	089°47'02"	S45°06'29"W	21.17'
C42	28.82'	15.00'	110°04'42"	N34°57'39"W	24.59'
C43	92.17'	263.00'	020°04'42"	N10°02'21"E	91.69'
C44	38.32'	271.90'	008°04'28"	S4°10'27"W	38.29'
C45	53.85'	259.19'	011°51'41"	S14°12'48"W	53.75'
C46	23.56'	15.00'	090°00'00"	S45°00'00"W	21.21'
C47	23.62'	15.00'	090°12'58"	N44°53'31"W	21.25'
C48	94.84'	58.60'	092°43'57"	N45°08'10"E	84.82'
C49	23.42'	15.00'	089°26'45"	S45°41'09"E	21.11'
C50	18.38'	217.00'	004°51'13"	S2°25'37"E	18.38'
C51	21.03'	217.00'	005°33'08"	N2°04'39"W	21.02'
C52	10.68'	217.00'	002°49'13"	S0°42'42"E	10.68'
C53	10.35'	217.00'	002°43'55"	S3°29'16"E	10.35'
C54	23.42'	283.00'	004°44'27"	N2°29'00"W	23.41'
C55	23.53'	15.00'	089°53'13"	N45°03'23"W	21.19'
C56	74.55'	283.00'	015°05'39"	N82°27'11"W	74.34'
C57	175.12'	217.00'	046°14'21"	S81°58'28"W	170.41'
C58	228.39'	283.00'	046°14'21"	S81°58'28"W	222.24'
C59	140.87'	282.36'	028°35'09"	N73°07'54"E	139.42'
C60	87.52'	278.99'	017°58'22"	S83°47'25"E	87.16'
C61	57.17'	217.00'	015°05'39"	N82°27'11"W	57.00'

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DIST.	TAN IN	TAN OUT
C1	168.63'	786.20'	12°17'20"	S24°12'47"E	168.30'	S18°04'07"E	S30°21'27"E

LOT AREA TABLE

LOT	SQ FT	ACRES	LOT	SQ FT	ACRES	LOT	SQ FT	ACRES
1	12276	0.282	33	7036	0.162	65	10722	0.246
2	10339	0.237	34	11176	0.257	66	9968	0.229
3	10339	0.237	35	11566	0.266	67	10927	0.251
4	10339	0.237	36	6600	0.152	68	11746	0.270
5	10339	0.237	37	6600	0.152	69	8512	0.195
6	10639	0.244	38	6600	0.152	70	7253	0.167
7	21669	0.498	39	6600	0.152	71	7246	0.166
8	10689	0.245	40	6602	0.152	72	7843	0.180
9	12180	0.280	41	6967	0.160	73	8051	0.185
10	8425	0.193	42	9900	0.227	74	10715	0.246
11	6995	0.161	43	7935	0.182	75	10692	0.246
12	7331	0.168	44	6800	0.156	76	7713	0.177
13	10894	0.250	45	6800	0.156	77	7835	0.180
14	12905	0.296	46	6800	0.156	78	11904	0.273
15	14310	0.329	47	6800	0.156	79	12435	0.286
16	12797	0.294	48	6800	0.156	80	12289	0.282
17	9935	0.228	49	6800	0.156	81	11960	0.275
18	8756	0.201	50	12188	0.280	82	12919	0.297
19	8157	0.187	51	6633	0.152	83	10911	0.251
20	7808	0.179	52	6633	0.152	84	6600	0.152
21	7795	0.179	53	6633	0.152	85	6600	0.152
22	11749	0.270	54	6633	0.152	86	7204	0.165
23	11456	0.263	55	7831	0.180	87	7093	0.163
24	7161	0.164	56	9961	0.229	88	6600	0.152
25	7236	0.166	57	9003	0.207	89	6600	0.152
26	6913	0.159	58	9000	0.207	90	10921	0.251
27	6951	0.160	59	6601	0.152	OL 1	34894	0.801
28	6842	0.157	60	6615	0.152	OL 2	63054	1.448
29	7227	0.166	61	6650	0.153	OL 3	240420	5.519
30	8828	0.203	62	11679	0.268	OL 4	10187	0.234
31	6756	0.155	63	16487	0.379			
32	6962	0.160	64	14100	0.324			

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DIST.
C62	122.17'	279.28'	025°03'52"	S12°38'44"E	121.20'
C63	27.46'	279.28'	005°38'00"	N22°21'40"W	27.45'
C64	54.76'	279.28'	011°14'07"	N13°55'37"W	54.68'
C65	39.95'	279.28'	008°11'46"	N4°12'41"W	39.92'
C66	23.56'	15.00'	089°59'48"	S45°00'06"E	21.21'
C67	204.61'	130.00'	090°11'03"	S44°54'29"E	184.14'
C68	44.60'	127.86'	019°59'05"	N80°04'41"W	44.37'
C69	57.54'	128.31'	025°41'45"	N57°43'57"W	57.06'
C70	60.25'	130.00'	026°33'21"	N31°42'05"W	59.72'
C71	42.22'	130.00'	018°36'27"	N9°07'11"W	42.03'
C72	191.78'	60.00'	183°08'18"	S41°21'46"W	119.95'
C73	41.75'	60.00'	039°52'07"	N30°16'20"W	40.91'
C74	57.87'	60.00'	055°15'50"	N17°17'39"E	55.65'
C75	62.95'	60.00'	060°06'44"	N74°58'56"E	60.10'
C76	29.21'	60.00'	027°53'37"	S61°00'53"E	28.92'
C77	23.56'	15.00'	090°00'00"	S45°00'00"W	21.21'
C78	23.60'	15.00'	090°08'29"	S45°04'14"E	21.24'
C79	23.56'	15.00'	090°00'00"	S45°00'00"E	21.21'
C80	23.56'	15.00'	090°00'00"	S45°00'00"W	21.21'
C81	110.18'	70.00'	090°11'03"	N44°54'29"W	99.15'
C82	103.46'	66.00'	089°48'58"	N45°05'31"E	93.19'

**SURVEYORS CERTIFICATE**

I, KEVIN LORD, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF STOUGHTON, WISCONSIN, AND UNDER THE DIRECTION OF ELDON LAND DEVELOPMENT, LLC, MAGNOLIA MEADOWS HAS BEEN SURVEYED, DIVIDED, AND MAPPED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND IS PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWN 5 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8, THENCE N89°50'45"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, 1590.09 FEET TO THE POINT OF BEGINNING; THENCE N00°33'26"W, 255.09 FEET; THENCE S89°50'45"W, 255.47 FEET TO A POINT ON THE EASTERLY LINE OF CSM 11716, RECORDED IN VOL 71, P 327, AS DOC NO. 4176987; THENCE N00°08'05"E ALONG THE EASTERLY LINE OF SAID CSM 11716 AND CONTINUING ALONG THE EASTERLY LINE OF CSM 4722, RECORDED IN VOL 21 P 23 AS DOC NO. 1892619, 899.00 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF PARKER COLE ADDITION, RECORDED AS DOC NO. 5852905; THENCE S89°59'58"E ALONG THE SOUTH LINE OF SAID PARKER COLE ADDITION AND CONTINUING ALONG THE SOUTH LINE OF LOT 2 OF CSM 8119, RECORDED IN VOL 43, P 221, AS, DOC NO. 2741455, 790.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE S00°37'54"W ALONG THE WESTERLY RIGHT-OF-WAY OF SOUTH PAGE STREET AS SHOWN ON SAID CSM 8119, 40.00 FEET TO A SOUTH CORNER OF SAID CSM 8119; THENCE S89°59'58"E ALONG THE SOUTH LINE OF SAID CSM 8119 AND CONTINUING ALONG THE SOUTH LINE OF CSM 8118, RECORDED IN VOL 43, P 218, AS DOC NO. 2741454, 525.20 FEET TO THE SOUTHWEST CORNER OF SAID CSM 8118; THENCE N00°24'48"W ALONG THE EAST LINE OF SAID CSM 8118, 20.00 FEET; THENCE S89°59'58"E, 172.75 FEET TO THE CENTERLINE OF TAYLOR LANE; THENCE 168.63 FEET ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 786.20 FEET AND A CHORD WHICH BEARS S24°12'47"E, 168.30 FEET; THENCE S30°21'26"E, 407.34 FEET; THENCE S59°16'57"W, 247.92 FEET TO A NORTH CORNER OF CSM 15888, RECORDED IN VOL 116, P 122, AS DOC NO. 5799972; THENCE S80°54'48"W ALONG THE NORTHERLY LINE OF SAID CSM 15888, 137.98 FEET, THENCE S00°10'56"W ALONG THE WEST LINE OF SAID CSM 15888, 477.25 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE N89°49'05"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, 82.63 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 8; THENCE S89°50'45"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, 1072.96 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,675,642 SQUARE FEET OR 38.467 ACRES MORE OR LESS TOTAL AND 1,601,178 SQUARE FEET OR 36.758 ACRES MORE OR LESS MINUS RIGHT-OF-WAY.

DATED THIS 29 DAY OF AUGUST, 2022

KEVIN C. LORD  
PROFESSIONAL LAND SURVEYOR 2645