

PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a Public Hearing on Monday October 10, 2022 at 6:00 o'clock p.m., or as soon after as the matter may be heard, to consider a proposed rezoning of Lots 1, 3, and 4 located within the 51 West Development on the west side of US Highway 51, owned by RHD Properties, LLC. These lots are proposed to be rezoned to PD – Planned Development – General Development Plan (GDP).

Additional information including a GDP map can be viewed at:

<http://stoughtoncitydocs.com/planning-commission/>

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

In-Person: Council Chambers (2nd 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/87259250563?pwd=cmZZYzQ4WW0xQjdBbkIKSGc5Yk0xZz09>

Phone in: +1 312 626 6799

Meeting ID: 872 5925 0563

Passcode: 566274

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

Published September 22 and September 29, 2022 Hub

**City of Stoughton Application for Planned Development (PD) Review and Approval
(Requirements per Section 78-914)**

Applicant Name: AY Development LLC
Applicant Address: 1824 Waldorf Blvd, Unit 118, Madison, WI 53719
Applicant Phone and Email: 608-698-1500 sherry@cbsuccess.com
Property Owner Name (if different than applicant): Bob H. Dvorak
Property Owner Phone: 608-712-2048
Subject Property Address: Lots 1, 3, 4 51 West Development

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

I. Recordation 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

PD Process Step 1: Pre-application

Step 1 does not require the submittal of an application packet; however, Steps 2-4 do require submittal of all application materials to the Zoning Administrator prior to Plan Commission review. This step is not mandatory but optional at the discretion of the applicant or Zoning Administrator.

- A.** Contact the Zoning Administrator to place an informal discussion item for the PD on the Plan Commission agenda (if deemed necessary by the applicant or Zoning Administrator). No details beyond the name of the Applicant and the identification of the discussion item as a PD is required to be given in the agenda.
- B.** Engage in an informal discussion with the Plan Commission regarding the potential PD. Appropriate topics may include: location, project themes and images, general mix of dwelling unit types and/or land uses being considered, approximate residential densities, and non-residential intensities, general treatment of natural features, general relationship to nearby properties and public streets, and relationship to the Comprehensive Plan.

NOTE: Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the Applicant or the City, but should be considered as the informal, non-binding basis for proceeding to the next step.

PD Process Step 2: Concept Plan

The Applicant shall provide a draft application for staff and Planning Commission review as follows:

- A.** Provide Zoning Administrator with draft PD Concept Plan Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for Concept Plan review. The submittal packet shall contain all of the following items:
 - (1) A *general written description* of proposed PD including the following:
 - General project themes and images.

- The general mix of dwelling unit types and/or land uses.
- Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
- The general treatment of natural features.
- The general relationship to nearby properties and public streets.
- The general relationship of the project to the Comprehensive Plan.
- An initial draft list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and, a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.

- (3) A *written description* of potentially requested exemption(s) from the requirements of the underlying zoning district, in the following order:
 1. Land Use Exemptions
 2. Density and Intensity Exemptions
 3. Bulk Exemptions
 4. Landscaping Exceptions
 5. Parking and Loading Requirements Exceptions

- (4) A *conceptual plan drawing* (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives. The Applicant may submit copies of a larger version of the plan in addition to the 11" x 17" reduction.

PD Process Step 3: General Development Plan (GDP)

The Applicant shall submit an application for staff and Planning Commission review as follows:

- A. Provide Zoning Administrator with a draft GDP Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for GDP review. The submittal packet shall contain all of the following items:
 - (2) A *map of the subject property* for which the PD is proposed:
 - Clearly indicating the current zoning of the subject property and its surroundings, and the jurisdiction(s) which maintains that control.
 - Map and all its parts clearly reproducible with a photocopier.
 - Map size of 11" x 17" and map scale not less than one inch equals 800 feet.
 - All lot dimensions of the subject property provided.
 - Graphic scale and north arrow provided.
 - (3) A *general written description* of proposed PD including:
 - General project themes and images.
 - The general mix of dwelling unit types and/or land uses.
 - Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
 - The general treatment of natural features.

- The general relationship to nearby properties and public streets.
- The general relationship of the project to the Comprehensive Plan.
- A statement of Rationale as to why PD zoning is proposed. This shall identify barriers that the Applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the Applicant suggests are available through the proposed PD zoning.
- A complete list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
- A written description of potentially requested exemptions from the requirements of the underlying zoning district, in the following order:
 1. Land Use Exemptions.
 2. Density and Intensity Exemptions.
 3. Bulk Exemptions.
 4. Landscaping Exceptions.
 5. Parking and Loading Requirements Exceptions.

(4) A *General Development Plan Drawing* at a minimum scale of 1"=100' (11" x 17" electronic copy shall also be provided) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:

- A conceptual plan drawing (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives.
- Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use.
- Statistical data on minimum lot sizes in the development, the approximate areas of large development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or Common Council.
- Notations relating the written information provided in (3), above to specific areas on the GDP Drawing.

(5) *General conceptual landscaping plan* for subject property, noting approximate locations of foundation, street, yard and paving, landscaping, and the compliance of development with all landscaping requirements of this Ordinance (except as noted in the listing of exceptions) and the use of bufferyards.

(6) A *general signage plan* for the project, including all

- Project identification signs.
- Concepts for public fixtures and signs (street light fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from City standards or common practices.

- (7) *Written justification* for the proposed Planned Development. (See Section 78-905 for requirements of the conditional use procedure.)

PD Step 4: Specific Implementation Plan (SIP)

The Applicant shall submit an application for staff and Planning Commission review as follows:

- A. After the effective date of the rezoning to PD/GDP, the Applicant may file an application for the proposed SIP with the Plan Commission. This submittal packet shall contain the following items, prior to its acceptance by the Zoning Administrator and placing the item on the Plan Commission agenda for SIP review.
- (2) *A map of the subject property* for which the PD is proposed:
- Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control.
 - Map and all its parts clearly reproducible with a photocopier.
 - Map size of 11" by 17" and map scale not less than one inch equals 800 feet.
 - All lot dimensions of the subject property provided.
 - Graphic scale and north arrow provided.
- (3) *A general written description* of proposed SIP, including:
- Specific project themes and images.
 - The specific mix of dwelling unit types and/or land uses.
 - Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
 - The specific treatment of natural features.
 - The specific relationship to nearby properties and public streets.
 - A Statement of Rationale as to why PD zoning is proposed identifying perceived barriers in the form of requirements of standard zoning districts and opportunities for community betterment through the proposed PD zoning.
 - A complete list of zoning standards which will not be met by the proposed SIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed SIP and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
- (4) *A Specific Implementation Plan drawing* at a minimum scale of 1"=100' (and electronic copy at 11" x 17") of the proposed project showing at least the following information in sufficient detail:
- An SIP conforming to all requirements of Section 78-908(3). If the proposed PD is a large or group development (per Section 78-205 (11) or (12)) also provide a proposed preliminary plat or conceptual plat.
 - Location of recreational and open space areas and facilities specifically describing those that are to be reserved or dedicated for public acquisition and use.
 - Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface

area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or Common Council.

Notations relating the written information (3), above to specific areas on the GDP Drawing.

- (5) A *landscaping plan* for subject property, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.
- (6) A series of *building elevations* for the entire exterior of all buildings in the PD, including detailed notes as to the materials and colors proposed.
- (7) A *general signage plan* including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and large or group development signage themes which are proposed to vary from City standards or common practices.
- (8) A *general outline of the intended organizational structure* for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.
- (9) A *written description* which demonstrates the full consistency of the proposed SIP with the approved GDP.
- (10) A *written description* of any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed SIP development.

III. Final Application Packet Information for City Use

PD Step 3: General Development Plan (GDP)

The process for review and approval of the PD shall be identical to that for conditional use permits per Section 78-905 of the Zoning Ordinance and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code. All portions of an approved PD/GDP not fully developed within five years of final Common Council approval shall expire, and no additional PD-based development shall be permitted. The Common Council may extend this five years period by up to five additional years via a majority vote following a public hearing.

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. 78-914. - Planned development zoning district procedures.

(1) *Purpose.*

- (a) The purpose of this Section is to provide regulations which govern the procedure and requirements for the review and approval, or denial, of proposed planned developments, and to provide for the possible relaxation of certain development standards pertaining to the most comparable standard zoning district as determined by the zoning administrator.
- (b) Planned developments are intended to provide more incentives for development and redevelopment in areas of the community which are experiencing a lack of significant investment. Furthermore, planned developments are designed to forward both the aesthetic and economic development objectives of the city by controlling the site design and the appearance, density or intensity of development in terms of more flexible requirements for land uses, density, intensity, bulk, landscaping, and parking requirements. In exchange for such flexibility, the Planned Development shall provide a much higher level of site design, architectural control and other aspects of aesthetic and functional excellence than normally required for other developments.
- (c) Planned developments have the potential to create undesirable impacts on nearby properties if allowed to develop simply under the general requirements of this chapter. In addition to such potential, planned developments also have the potential to create undesirable impacts on nearby properties which potentially cannot be determined except with a binding site plan, landscape plan and architectural plan, and on a case by case basis. In order to prevent this from occurring, all planned developments are required to meet certain procedural requirements applicable only to planned developments, in addition to the general requirements of this chapter. A public hearing process is required to review a request for a planned development. This process shall essentially combine the process for a zoning map amendment (for the general development plan (GDP) step) with that required for a conditional use (for the specific implementation plan (SIP) Step), with several additional requirements.

(2) *Provision of flexible development standards for planned developments.*

- (a) *Permitted location.* Planned developments shall be permitted with the approval of a Planned Development Zoning District, specific to the approved planned development, within all zoning districts.
- (b) *Flexible development standards.* The following exemptions to the development standards of the most comparable zoning district may be provided with the approval of a planned development:
 - 1. *Land use requirements.* All land uses listed as "Dwelling Unit Types", "Institutional", or "Commercial" in section 78-202 may be permitted within a planned development.
 - 2. *Density and intensity requirements.* All requirements listed in sections 78-304 and 78-305 for residential density and nonresidential intensity may be waived within a planned development.
 - 3. *Bulk requirements.* All requirements listed in sections 78-403, 78-404, 78-405, 78-406 and 78-407 may be waived within a planned development.
 - 4. *Landscaping requirements.* All requirements listed in sections 78-604, 78-605, 78-606, 78-607, 78-608, 78-609 and 78-610 may be waived within a planned development.
 - 5. *Parking and loading requirements.* All requirements listed in sections 78-704 and 78-705 may be waived within a planned development.
- (c) *Requirements to depict all aspects of development.* Only development which is explicitly depicted on the required site plan approved by the common council as part of the approved planned development, shall be permitted, even if such development (including all aspects of land use, density and intensity, bulk, landscaping, and parking and loading), is otherwise listed as permitted in sections 78-403 through 78-407. Requested exemptions from these standards shall be made explicit by the applicant in the application, and shall be recommended by the plan commission and approved explicitly by the common council. If not so requested and approved, such exemptions shall not be permitted.

- (3) *Initiation of request for approval of a planned development.* Proceedings for approval of a Planned Development shall be initiated by
- (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.
- (4) *Application requirements.* All applications for proposed planned developments, regardless of the party of their initiation per subsection (3) above, shall be approved as complete by the zoning administrator a minimum of two weeks prior to the initiation of this procedure. The zoning administrator shall forward copies of said complete application to the office of the city clerk. Said application shall apply to each of the process steps in subsections (5) through (8) below.
- (5) *PD Process Step 1: Pre-application conference.*
- (a) The applicant shall contact the zoning administrator to place an informal discussion item for the PD on the plan commission agenda.
 - (b) No details beyond the name of the applicant and the identification of the discussion item as a PD is required to be given in the agenda.
 - (c) At the plan commission meeting, the applicant shall engage in an informal discussion with the plan commission regarding the potential PD. Appropriate topics for discussion may include the location of the PD, general project themes and images, the general mix of dwelling unit types and/or land uses being considered, approximate residential densities and non-residential intensities, the general treatment of natural features, the general relationship to nearby properties and public streets, and relationship to the comprehensive plan.
 - (d) Points of discussion and conclusions reached in this stage of the process shall be in no way be binding upon the applicant or the city, but should be considered as the informal, non-binding basis for proceeding to the next step.
- (6) *PD Process Step 2: Concept plan.*
- (a) The applicant shall provide the zoning administrator with a draft PD concept plan submittal packet for a determination of completeness prior to placing the proposed PD on the plan commission agenda for concept plan review. This submittal packet shall contain all of the following items, prior to its acceptance by the zoning administrator and placement of the item on a plan commission agenda for concept plan review:
 1. A location map of the subject property and its vicinity at 11 inches by 17 inches, as depicted on a copy of the City of Stoughton Planned Land Use Map;
 2. A general written description of proposed PD including:
 - a. General project themes and images;
 - b. The general mix of dwelling unit types and/or land uses;
 - c. Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio
 - d. The general treatment of natural features;
 - e. The general relationship to nearby properties and public streets;
 - f. The general relationship of the project to the comprehensive plan;
 - g. An initial draft list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and, a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply, as compared to the most comparable zoning district(s). Essentially, the purpose of this listing shall be to provide the plan commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility; and

3. A written description of potentially requested exemption from the requirements of the most comparable zoning district, in the following order:
 - a. Land use exemptions;
 - b. Density and intensity exemptions;
 - c. Bulk exemptions;
 - d. Landscaping exceptions;
 - e. Parking and loading requirements exceptions;
4. A conceptual plan drawing (at 11 inches by 17 inches) of the general land use layout and the general location of major public streets and/or private drives. The applicant may submit copies of a larger version of the "bubble plan" in addition to the 11 inches by 17 inches reduction.
 - a. Within ten working days of receiving the draft PD concept plan submittal packet, the zoning administrator shall determine whether the submittal is complete. Once the zoning administrator has received a complete packet, the proposed PD concept plan shall be placed on the plan commission agenda.
 - b. At the plan commission meeting, the applicant shall engage in an informal discussion with the plan commission regarding the conceptual PD. Appropriate topics for discussion may include the any of the information provided in the PD concept plan submittal packet, or other items as determined by the plan commission.
 - c. Points of discussion and conclusions reached in this stage of the process shall be in no way be binding upon the applicant or the city, but should be considered as the informal, non-binding basis for proceeding to the next step. The preferred procedure is for one or more iterations of plan commission review of the concept plan to occur prior to introduction of the formal petition for rezoning which accompanies the GDP application.

(7) *PD Process Step 3: General development plan (GDP).*

- (a) The applicant shall provide the zoning administrator with a draft GDP plan submittal packet for a determination of completeness prior to placing the proposed GDP on the plan commission agenda for GDP review. This submittal packet shall contain all of the following items, prior to its acceptance by the zoning administrator and placement of the item on a plan commission agenda for GDP review:
 1. A location map of the subject property and its vicinity at 11 inches by 17 inches, as depicted on a copy of the City Stoughton Planned Land Use Map;
 2. A map of the subject property showing all lands for which the planned development is proposed, 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 the same appear on the current records of the Register of Deeds of Dane County (as provided by 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;
 3. A general written description of proposed PD including:
 - a. General project themes and images;
 - b. The general mix of dwelling unit types and/or land uses;
 - c. Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
 - d. The general treatment of natural features;
 - e. The general relationship to nearby properties and public streets;

- f. The general relationship of the project to the comprehensive plan;
 - g. A statement of rationale as to why PD zoning is proposed. This shall identify barriers that the applicant perceives in the form of requirements of the most comparable zoning district(s) and opportunities for community betterment the applicant suggests are available through the proposed PD zoning;
 - h. A complete list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply shall be identified, as compared with the most comparable zoning district(s). Essentially, the purpose of this listing shall be to provide the plan commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility;
 - i. A written description of potentially requested exemption from the requirements of the most comparable zoning district, in the following order:
 - A. Land use exemptions;
 - B. Density and intensity exemptions;
 - C. Bulk exemptions;
 - D. Landscaping exceptions;
 - E. Parking and loading requirements exceptions.
4. A general development plan drawing at a minimum scale of one inch equals 100 feet (11-inch by 17-inch reduction shall also be provided by applicant) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:
 - a. A conceptual plan drawing (at 11 inches by 17 inches) of the general land use layout and the general location of major public streets and/or private drives. The applicant may submit copies of a larger version of the "bubble plan" in addition to the 11-inch by 17-inch reduction;
 - b. Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use;
 - c. Statistical data on minimum lot sizes in the development, the approximate areas of large development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the plan commission or common council; and
 - d. Notations relating the written information provided in subsections (7)(a)3.a. through f., above to specific areas on the GDP drawing.
 5. A general conceptual landscaping plan for subject property, noting approximate locations of foundation, street, yard and paving, landscaping, and the compliance of development with all landscaping requirements of this chapter (except as noted in the listing of exceptions) and the use of extra landscaping and bufferyards.
 6. A general signage plan for the project, including all project identification signs and concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from city standards or common practices.
 7. Written justification for the proposed planned development. (The applicant shall use the requirements of the zoning map amendment procedure (subsections 78.903(4)(c)1. through 3.) to develop said written justification.)

The process for review and approval of the GDP shall be identical to that for zoning map amendments per section 78-903 of this chapter and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code.

All portions of an approved PD/GDP not fully developed within five years of final common council approval shall expire, and no additional PD-based development shall be permitted. The common council may extend this five years period by up to five additional years via a majority vote following a public hearing. Completed portions of the PD/GDP shall retain the PD/GDP status.

(8) *PD Process Step 4: Specific implementation plan (SIP).*

- (a) After the effective date of the rezoning to PD/GDP, the applicant may file an application for a proposed specific implementation plan (SIP) with the plan commission. This submittal packet shall contain all of the following items, prior to its acceptance by the zoning administrator and placement of the item on a plan commission agenda for PD review:
1. A location map of the subject property and its vicinity at 11 inches by 17 inches, as depicted on a copy of the City of Stoughton Planned Land Use Map;
 2. A map of the subject property showing all lands for which the planned development is proposed, 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 the same appear on the current records of the Register of Deeds of Dane County (as provided by 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;
 3. A general written description of proposed SIP including:
 - a. Specific project themes and images;
 - b. The specific mix of dwelling unit types and/or land uses;
 - c. Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
 - d. The specific treatment of natural features;
 - e. The specific relationship to nearby properties and public streets.
 - f. A statement of rationale as to why PD zoning is proposed. This shall identify barriers that the applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the applicant suggests are available through the proposed PD zoning.
 - g. A complete list of zoning standards which will not be met by the proposed SIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed SIP and the location(s) in which they apply shall be identified as compared to the most comparable zoning district. Essentially, the purpose of this listing shall be to provide the plan commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
 4. A specific implementation plan drawing at a minimum scale of one inch equals 100 feet (11-inch by 17-inch reduction shall also be provided by applicant) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:
 - a. A SIP site plan conforming to all the requirements of subsection 78-908(3). If the proposed Planned Development is a cluster development (per subsections 78-206(1)(b) through (f)), a large development (per subsection 78-205(11)), or a group development

(per subsection 78-205(12)), a proposed preliminary plat or conceptual plat may be required by the zoning administrator in addition to the required site plan.

- b. Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use;
 - c. Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the plan commission or common council; and
 - d. Notations relating the written information provided in subsections (8)(a)3.a. through f., above to specific areas on the GDP drawing.
5. A landscaping plan for subject property, specifying the location, species, and installed size of all trees and shrubs. This plan shall also include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.
 6. A series of building elevations for the entire exterior of all buildings in the proposed SIP, including detailed notes as to the materials and colors proposed.
 7. A general signage plan for the project, including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and group development signage themes which are proposed to vary from city standards or common practices.
 8. A general outline of the intended organizational structure for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.
 9. A written description which demonstrates the full consistency of the proposed SIP with the approved GDP.
 10. All variations between the requirements of the approved PD/GDP zoning district and the proposed SIP development; and
 11. The Applicant shall submit proof of financing capability pertaining to construction and maintenance and operation of public works elements of the proposed development.
 12. The area included in a specific implementation plan may be only a portion of the area included in a previously approved General Development Plan.
 13. The specific implementation plan (SIP) submission may include site plan and design information, allowing the plan commission to combine design review and review of the SIP. Design review may, at the choice of the applicant, be deferred until a later time when specific site and building developments will be brought forth.
 14. The plan commission or common council may specify other plans, documents or schedules that must be submitted prior to consideration or approval of the SIP, as such may be relevant to review.
- (b) The process for review and approval of the PD shall be identical to that for site plans per section 78-908 of this ordinance and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code.
 - (c) All portions of an approved PD/SIP not fully developed within five years of final common council approval shall expire, and no additional PD-based development shall be permitted. The common council may extend this five years period by up to five additional years via a majority vote following a public hearing. Completed portions of the PD/GDP shall retain the PD/GDP status.

GENERAL DEVELOPMENT PLAN

Lots 1, 3 and 4 at 51 West Stoughton, WI



Left Elevation

Scale = 1/4" = 1'-0"



Front Elevation

Scale = 1/4" = 1'-0"



Rear Elevation

Scale = 1/8" = 1'-0"

Wisconsin Architect
Miley Estess, Architect
Brookfield, WI 53005
www.mileyestess.com
Miley Estess, Architect is a duly licensed
architect under the laws of the State of Wisconsin.

Concepts
in
Architecture, LLC

Owner: AY Development, LLC
1523 Walker Blvd, Unit 118
Stoughton, WI 53589
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Prepared for: Stoughton
Project: Duplex
Sheet Title: Elevations

Date: 09-24-2022

Scale: As Noted

Job #: 22-01

3

Current Owner

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Contact: Bob Dvorak

Planned Development Project Team

Owner:

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D'Onofrio Kottke and Associates Inc.
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1 Introduction

This document details the General Development Plan for Lots 1, 3 and 4 in the 51 West subdivision in Stoughton, Wisconsin.

Parcel Numbers:

051001188102

051001188322

051001188432

Access Dane Records:

<https://accessdane.countyofdane.com/051001188102>

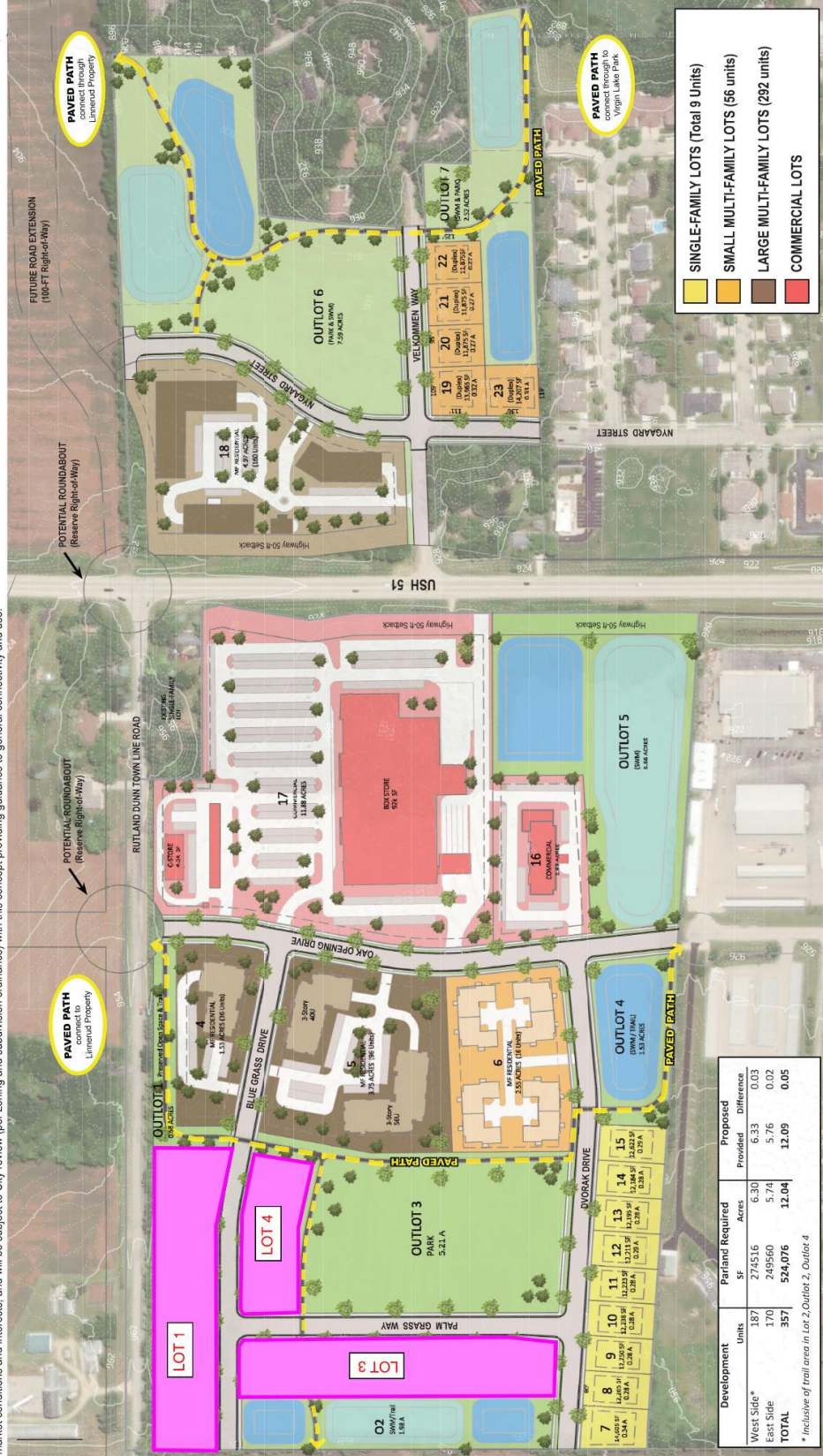
<https://accessdane.countyofdane.com/051001188322>

<https://accessdane.countyofdane.com/051001188432>

2 Comprehensive Plan Land Use Location Map

51 WEST SUBDIVISION CITY OF STOUGHTON, WI

DISCLAIMER: This neighborhood concept illustrates a proposed road layout, storm water management infrastructure, and lot layout with speculative development. The number of lots and design for specific sites are generalized based on what fits the location and intended use for the area. Development plans will be proposed by property owners at a future date based on market conditions and interests, and will be subject to City review (per zoning and subdivision ordinance) with this concept providing guidance to general connectivity and use.



	SINGLE-FAMILY LOTS (Total 9 Units)
	SMALL MULTI-FAMILY LOTS (56 units)
	LARGE MULTI-FAMILY LOTS (292 units)
	COMMERCIAL LOTS

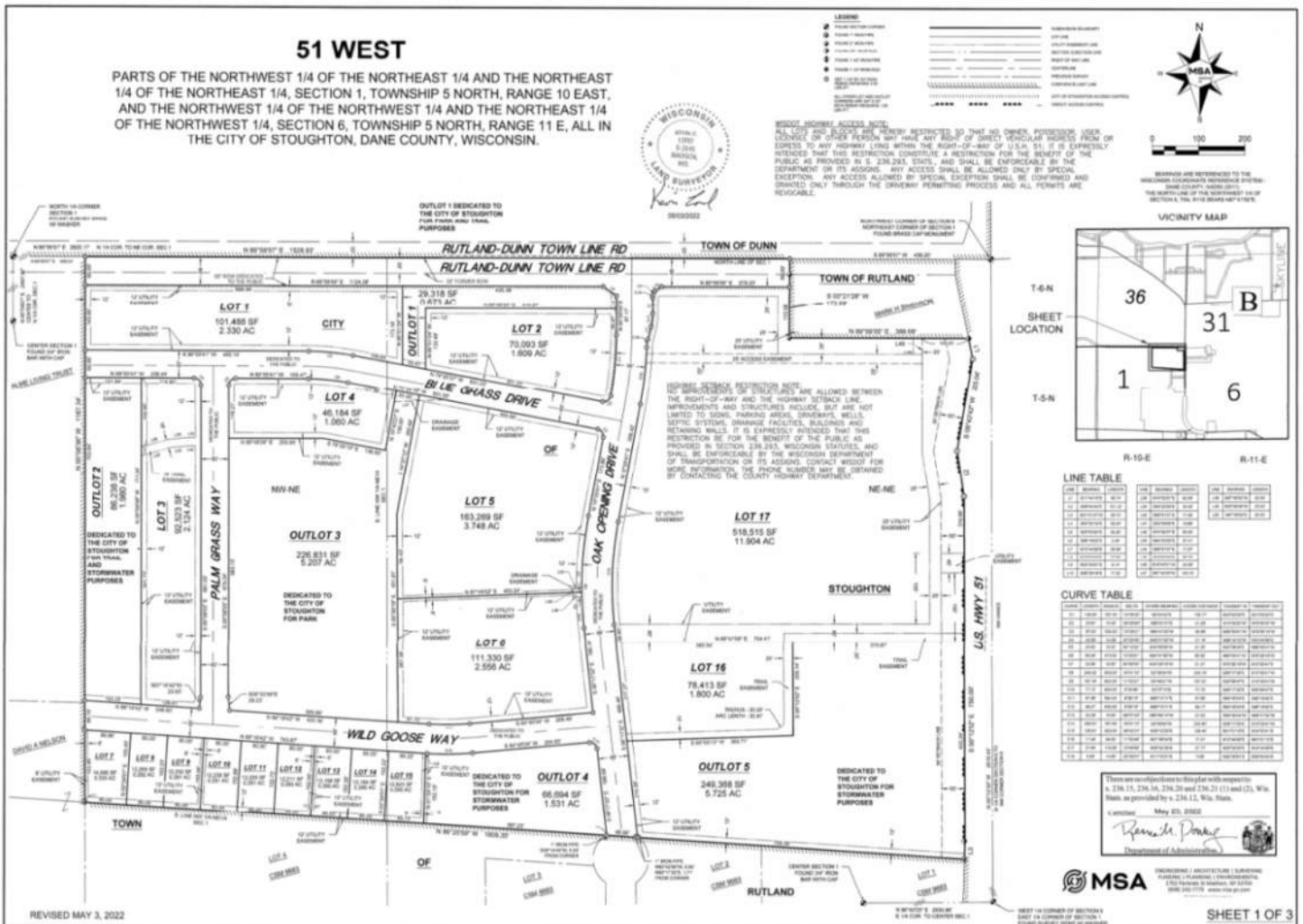
Development	Units	Parcel Required		Proposed	
		SF	Acre	Provided	Difference
West Side*	187	274516	6.30	6.33	0.03
East Side	170	249560	5.74	5.76	0.02
TOTAL	357	524,076	12.04	12.09	0.05

* Inclusive of trail area in Lot 2, Outlot 2, Outlot 4

51 West – Lots 1, 3 and 4
Stoughton, WI 53589

3 Parcels in the vicinity of Lots 1, 3 and 4

Parcel Number	Legal Description	Parcel Owner
51001182002	51 West Outlot 1	RHD Properties LLC
51001181542	51 West Lot 5	RHD Properties LLC
51001189652	51 West Outlot 3	Stoughton, City of
51001189002	51 West Lot 10	RHD Properties LLC
51001188982	51 West Lot 9	RHD Properties LLC
51001188872	51 West Lot 8	RHD Properties LLC
51001188762	51 West Lot 7	RHD Properties LLC
51001189542	51 West Outlot 2	Stoughton, City of



4 Planned Development Written Description

4.1 General Relationship to the 2017 Comprehensive Plan

The new 51 West subdivision is in an area designated as the Northwest Planned Mixed Use (MU) area in the 2017 Comprehensive Plan. This area is intended for a mix of commercial, office, light industrial and high intensity multi-family residential uses.

Planned MU is intended for residential buildings of three or more units; however, additional statements in the policy allow for more flexibility, as follows:

- *“The City should carefully monitor the development of multi-family housing within Planned Mixed- Use areas in order to support the City’s goal of maintaining its predominately single-family character.”*
- *“The Planned Mixed-Use category is intended to allow consideration of a range of uses and zoning districts, with the understanding that the appropriate combination and arrangement of uses and zoning districts will be approved on a case-by-case basis.”*

Lots 1, 3 and 4 were originally approved as permitted and conditional uses as identified in TR-6 zoning district with a Unit Allowance Density of up to 12 units based on 15 x two-unit buildings.

4.2 Relationship to Nearby Properties and Public Streets

The general development concept site plan for 51 West depicts a mixed-use neighborhood with commercial along USH 51 frontage (west side) and a mix of residential unit types on both sides of USH 51.

On the 51 West side, City of Stoughton has approved the following:

- Lot 4
 - *Permitted and conditional uses as identified in MR-24 zoning district*
 - *Unit Allowance (Density): up to 36 units*
- Lot 5
 - *Permitted and conditional uses as identified in MR-24 zoning district*
 - *Unit Allowance (Density): up to 96 units*
- Lot 6
 - *Conditional uses as identified in PD-GDP zoning district*
 - *Unit Allowance (Density): up to 20 units*

Lots 1, 3 and 4 are at the intersection of Palm Grass Way and Blue Grass Drive.

4.3 Planned Development Proposal

We propose to build 19 duplex buildings for a total of 38 owner occupied units.

A replat of lots 1, 3 and 4 creating 38 individual lots will be required.

Each unit will be 1 story with 1342 square feet of living space (excluding the basement), 2 bedrooms / 2 bathrooms and will feature high quality finishes, a 2-car garage, off street parking, covered porches and patios.

This proposal will create a new PD-GDP zoning for Lots 1, 3 and 4. The standard zoning district for this type of development is TR-6 – Two Family residential.

4.4 Project Timing and Phasing

The first phase of the 51 West project is to develop the east side of USH 51 with utility infrastructure extensions, road construction, mass grading and pond development.

Lots 1, 3 and 4 will be developed in conjunction with the 51 West Phase 2 construction.

Anticipated construction will begin in Spring of 2023.

4.5 Neighborhood Character/Theme

Our development team will work closely with Fifty One West LLC to ensure that our proposed building design, including exterior materials, meet the architectural requirements.

4.6 Stormwater Management

A regional stormwater pond for Lot 1, 3 & 4 has been designed to meet all City of Stoughton stormwater management requirements. It is located in Outlot 2 directly west and adjacent to Lot 3. The stormwater management system will control peak runoff rates for events ranging from the 1-year through the 200-year event. Additionally, runoff volumes will be controlled for the annual average rainfall record (per county and state standards) but also for events ranging from the 1-year through the 200-year event. This last requirement is necessary to prevent volume related flood elevation increases in landlocked basins which lie downstream from the proposed site. Note that these requirements will need to be met regardless of on-site development density and potential changes in drainage patterns within the site.

Stormwater runoff for lots 1, 3 & 4 will flow into the adjacent streets and collected in the storm sewer system designed to convey runoff to the ponds in Outlot 2. is to capture the runoff using

4.7 Park/Open Space

Abundant park and open space has been provided south of Lot 4 and includes a multiuse path extending across Outlot 3 westerly through an easement within Lot 3 and again across Outlot 2 to the western plat line of 51 West. Said path will also extend north along the east side of lots 1 and 4 to the north plat line and southerly with the parkland offering a well connected trail system through the 51 West development.

4.8 Utilities

Fifty One West, LLC and MSA are coordinating water and sewer service laterals with the City of Stoughton. Utility infrastructure for the development on lots 1, 3 & 4 will connect directly to these public utilities once completed.

Our project team is already working closely with MSA on coordination, location and connection details for water and sewer.

Natural gas and electric utility distribution will be installed within utility easements included as part of the final plat.

4.9 Transportation

4.9.1 Pedestrian Streets

Palm Grass Way and Blue Grass Drive public street improvements will include sidewalk on both sides of the street.

4.9.2 Pedestrian Connections

As noted earlier a multipurpose path will connect the public park in Outlot 3 across Palm Grass Way and into Outlot 2 for a future extension to the west. It will also run north along the east side of lots 1 and 4 to the north plat line

5 Development Standards

5.1 Land Use, Density, Bulk Requirements

Development of Lot 1, 3 & 4 (PD) in the 51 West subdivision will meet the standards of the TR-6 zoning district with the exceptions detailed below:

5.1.1 Density and Intensity Requirements

- Maximum Gross Density (MGD):
 - 6.89 dwelling units per acre

5.2 Specific Flexibilities

Twin house or duplex will follow TR-6 Two Family Residential District requirements. Here is how our planned development compares to those requirements:

A: Minimum lot area: 5,000 square feet for each dwelling unit

Our proposed design meets this requirement.

B: Minimum lot width: 80 feet; (twin home 40 feet, zero lot line)

Our proposed design meets this requirement.

C: Minimum street frontage: 50 feet

Our proposed design does not meet this requirement for each unit but with a zero-lot line it meets the frontage requirement for each duplex.

Minimum Setbacks:

D: Front or street side lot line to house: 20 feet; 15 feet for open walled front porches

Our minimum setback is 20 feet.

E: Front or street side lot line to attached garage: 20 feet

Our proposed design will meet the 20-foot front setback requirement.

F: Side lot line to house or attached garage: 10 feet or zero feet along common wall

Our proposed design meets the minimum 10-foot side lot line to house or attached garage.

G: Total of both sides, lot lines to house or attached garage: 20 feet or zero feet along common wall

Our proposed design meets this requirement.

H: Rear lot line to house or attached garage: 20 feet

Our minimum rear lot line house is 20 feet to the porches.

51 West – Lots 1, 3 and 4
Stoughton, WI 53589

I: Side lot line to accessory structure: 4 feet from property line, four feet from alley

This requirement is met – our proposed design does not include any accessory structures.

J: Rear lot line to accessory structure: 4 feet from property line, 4 feet from alley

This requirement is met – our proposed design does not include any accessory structures.

K: Required bufferyard: See section 78-610 along zoning district boundary

Bufferyard requirements not necessary for the proposed lots.

L: Minimum paved surface setback: 1 foot from side or rear, or zero feet in the case of a shared driveway; 10 feet from right-of-way

Our proposed design meets this requirement.

M: Minimum dwelling unit separation: 20 feet or zero feet along common wall for multiple principal dwellings on the same lot

Our proposed design meets this requirement – it provides a minimum of 21 feet of separation between dwelling units.

N: Maximum height of dwelling unit: 30 feet

This requirement is met – our proposed building design has a height of 21 feet.

O: Maximum height of accessory structure: 20 feet

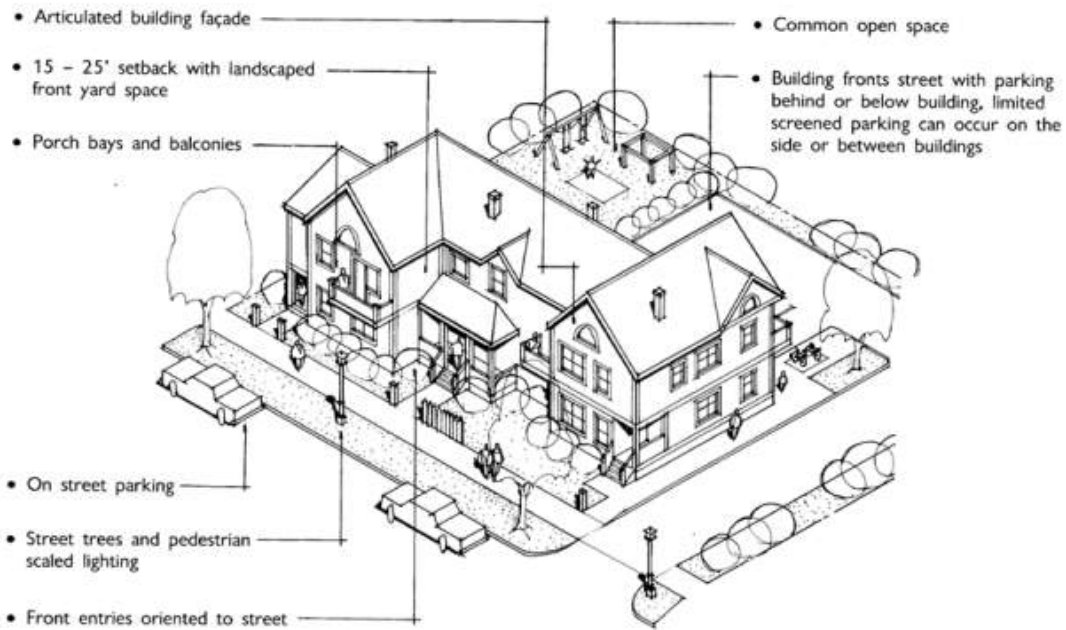
This requirement is met – our proposed design does not include any accessory structures.

P. Minimum number of off-street parking spaces required on the lot (includes garage, drives and all designated parking surfaces: Two

Our proposed design provides each duplex unit with two parking spaces in the garage and two parking spaces on the driveway.

5.3 Residential Design Guidelines

To achieve the vision in the 51 West GDP, inclusive of varying residential types and densities, the following architectural design guidelines will govern residential development. Anything not specifically described in these guidelines will conform with City standards.



5.3.1 Building Design

- The buildings shall be placed as close to the front setback as practical to strengthen the street edge and promote street activation.
- All buildings shall be designed with four-sided architectural treatment, utilizing the same design theme and compatible building materials.
- The buildings shall have well-proportioned fenestrations, façade articulation and appropriately scaled architectural features.
- Each building façade shall include two or more elements that provide visual interest and variety, such as balconies, porches, bay windows, garden walls, varied building and façade setbacks and varied roof designs.
- Balconies, porches and bay windows are allowed to encroach into the front setback.
- Facades greater than 100 feet shall consist of variations in the surface plane and roofline heights.

5.3.2 Building Materials

- Use quality materials that are durable and will age well. Acceptable building materials include brick, stone, decorative concrete masonry units, wood, vinyl and composite siding. Materials such as corrugated metal, Exterior Insulation and Finish System (EIFS) or aluminum siding can be used as accent materials, but not as the primary building material.
- A mix of 2-4 materials and/or colors shall be used on each building facade.

5.3.3 Doors and Windows

- A minimum 20% of all facades shall provide glazing or significant architectural detailing to provide visual interest.
- Street-facing facades providing direct access to first story dwelling units through individual entrances are encouraged. A minimum of 25% ground floor units with direct access to the sidewalk is preferred.

5.3.4 Service Areas and Mechanicals

- Service areas shall be integrated with the building design and screened when visible from public streets.
- Loading areas, mechanical equipment or other utility hardware on the ground or building shall be screened from public view by plantings or decorative walls and fences with materials similar to the adjacent building material.
- Rooftop mechanicals shall be screened using parapet wall extensions and/or screening fences on the roof using materials similar to those used on the building walls.
- Refuse and recycling trash cans will be set in individual garages.

5.3.5 Landscaping and Site Treatment

- Low level plant materials should be utilized appropriately as a buffer for parking lots and building utility areas from the street while maintaining visibility for public safety and desirable exposure, using a mix of shrubs, evergreens and various perennials and ornamental grasses.
- In addition to meeting the quantitative landscaping standards in Chapter 78-603 of the Stoughton zoning ordinance, the following shall be met:
 - Climax Trees: 1 canopy tree shall be planted for every 20 residential units.
- Landscape screening shall include a mix of evergreen and deciduous species to achieve effective visual screening during all seasons of the year.

5.3.6 Decorative Fencing/Walls

- Acceptable materials for constructing decorative fencing/wall include metal/aluminum, wood, stone, brick and wrought iron.
- Fencing/walls will adhere to *Stoughton Code of Ordinances*, Sec. 78-718 – Fencing Standards

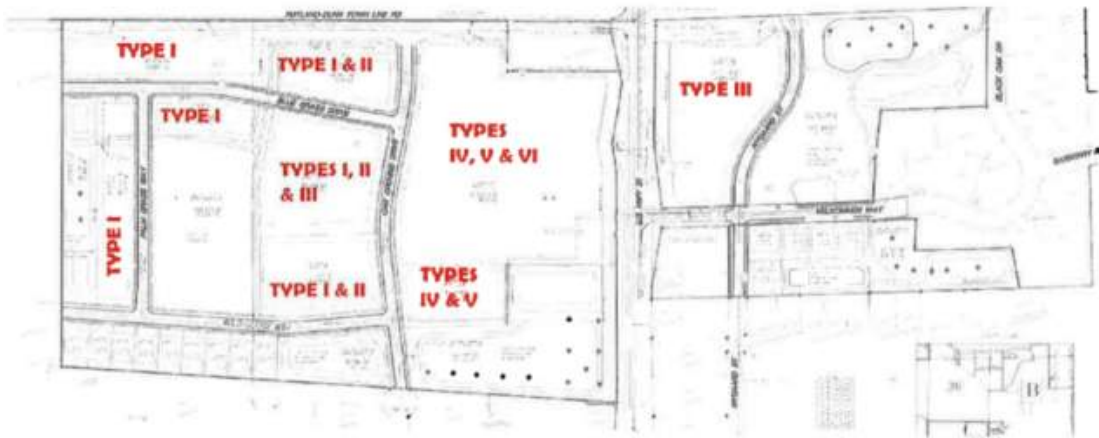
6 Conceptual Landscaping / Site Design Plan

Our Conceptual Landscaping Plan is provided in the Appendices.

7 Building Types and Themes

7.1 Land Use Development Areas

There are 6 general building types that are allowed within the 51 West subdivision.

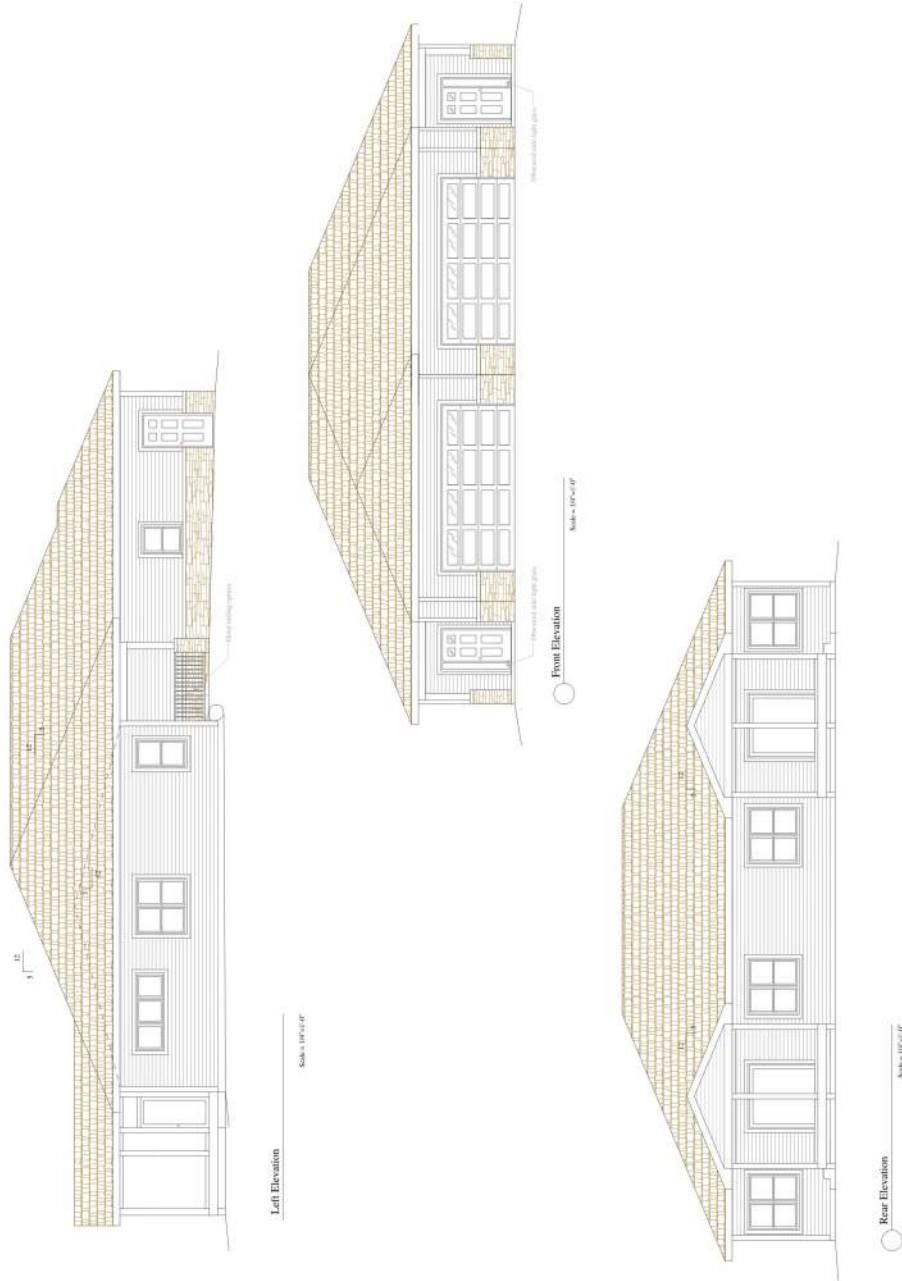


Lots 1, 3 & 4 have been designated as *Building Type I – Small Format Residential and Building*

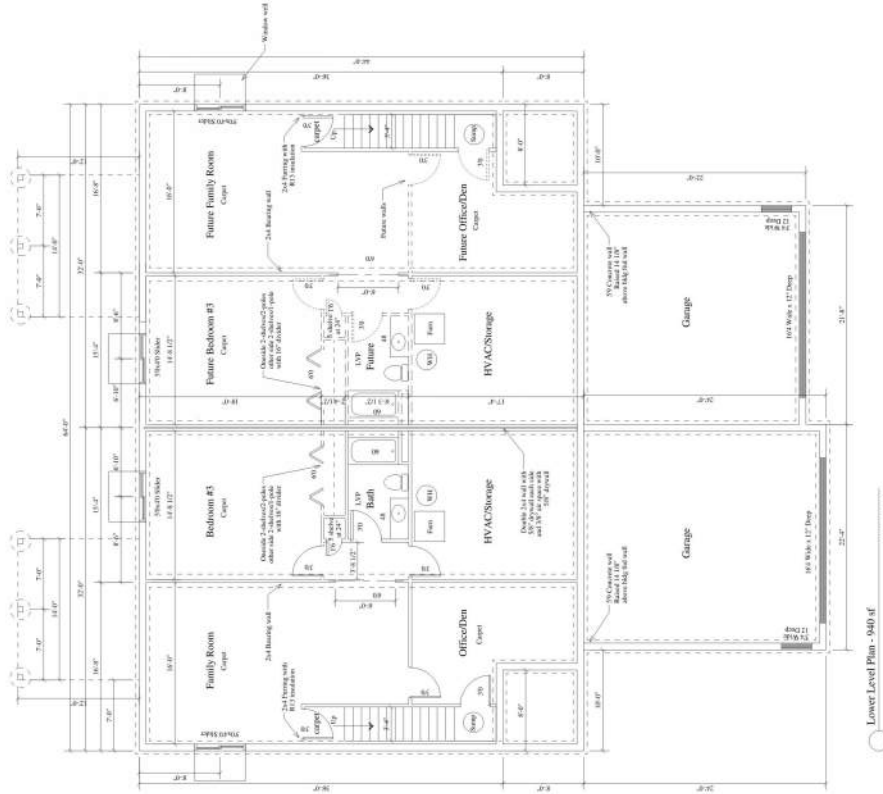
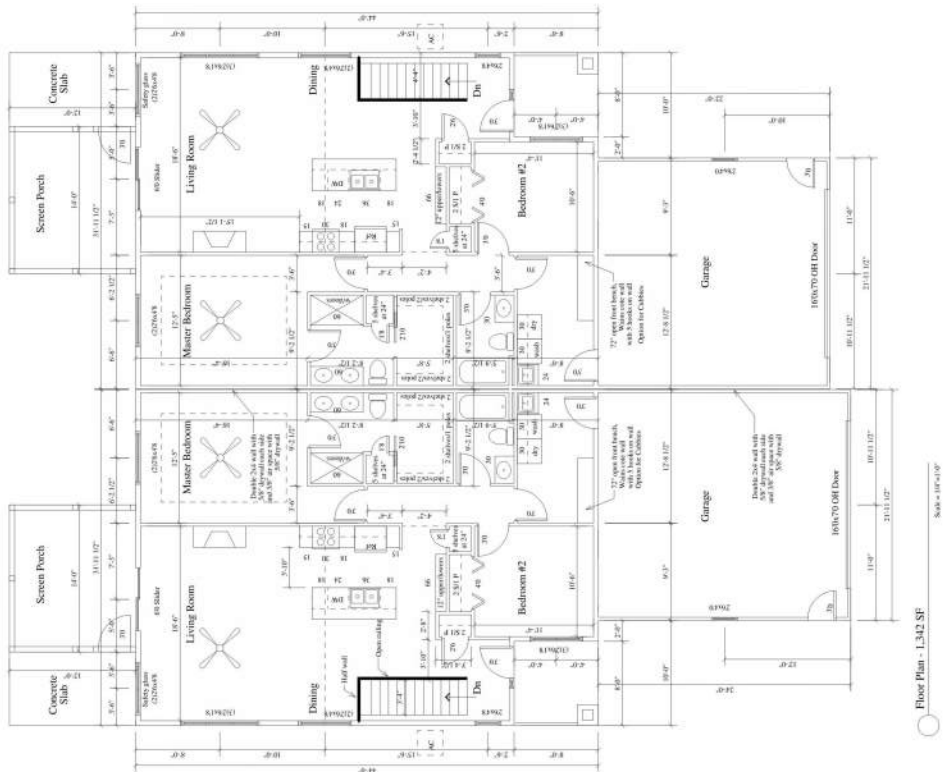
51 West – Lots 1, 3 and 4 Stoughton, WI 53589

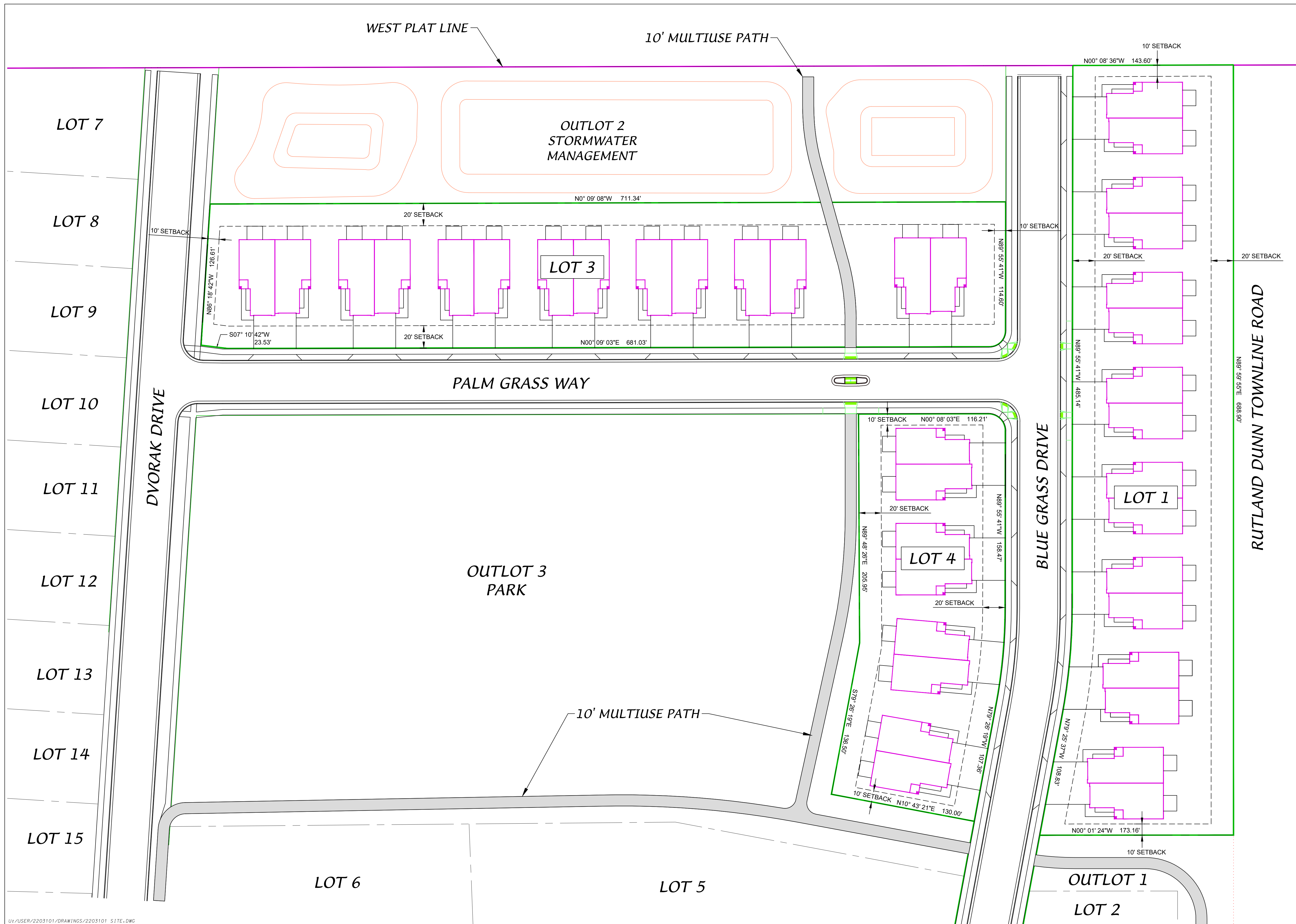
8 Elevations

AV Development, LLC 808 698 1500 Address: 3824 Walker Road, Ltr 118 Madison, WI 53719 Company:	An Architecture, LLC 608 698 3196 4017 Anderson Road Brookfield, WI 53005 Email: info@anarchitecture.com Website: www.anarchitecture.com All drawings are the property of An Architecture, LLC. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of An Architecture, LLC.	Project: Stoughton Discipline: Elevations	Sheet Title: Elevations
		Date: 08-24-2022 Scale: As Shown Job #: 08-019	SHEET 8



9 First Floor Plan and Lower Level



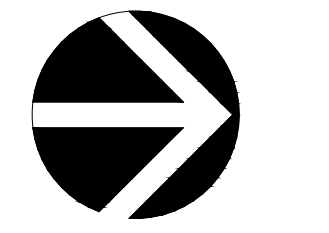


D'ONOFRIO KOTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.893.7530 • Fax: 608.893.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

SITE PLAN

Lots 1, 3 and 4 Duplexes

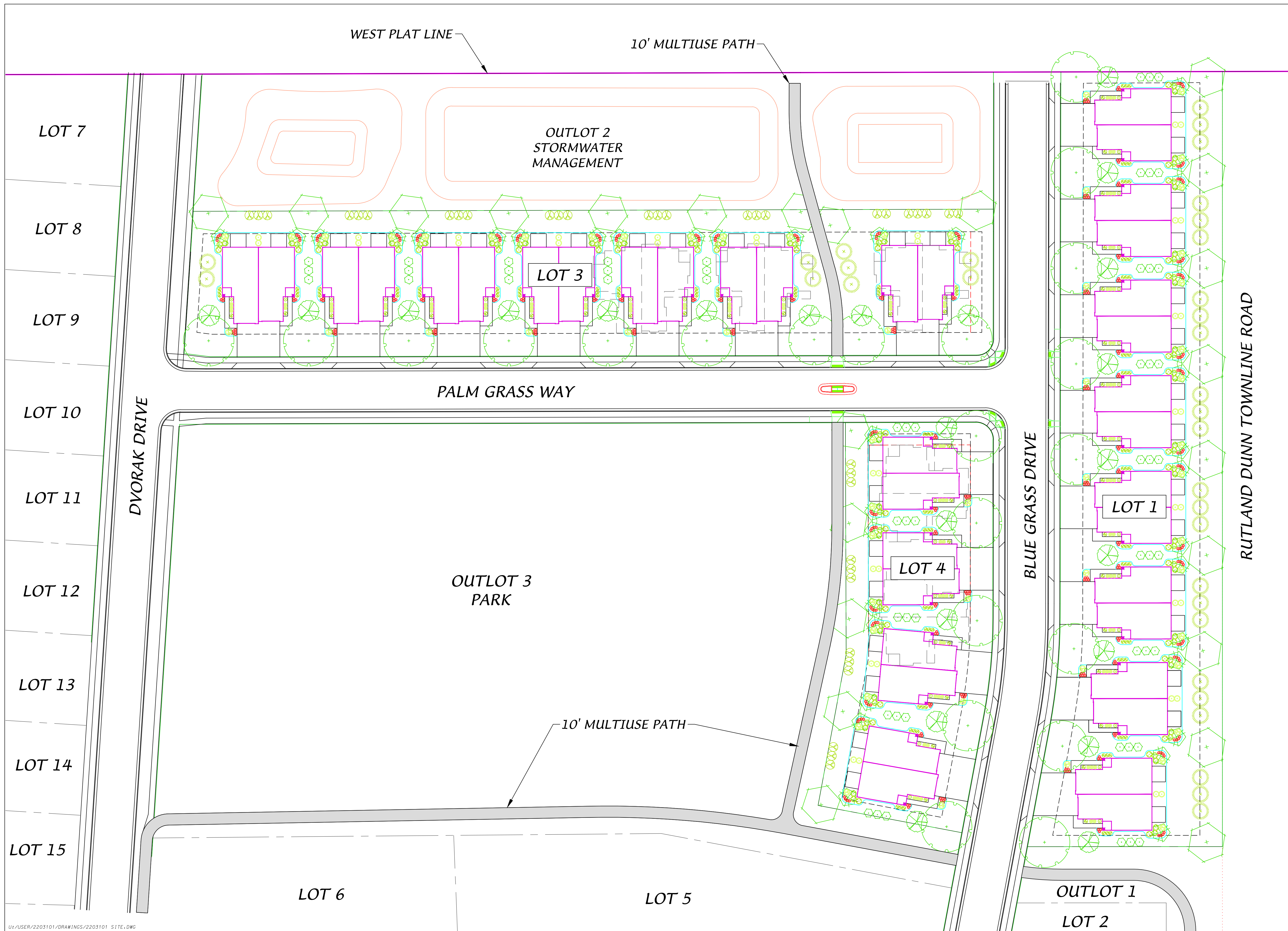
51 WEST
 CITY OF STOUTHTON, DANE COUNTY, WISCONSIN



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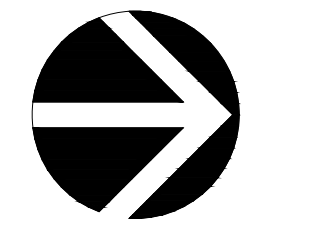
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 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

LANDSCAPE PLAN
Lots 1, 3 and 4 Duplexes
 51 WEST
 CITY OF STOUTHTON, DANE COUNTY, WISCONSIN



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