CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
207 S Forrest Street, Stoughton, WI. 53589

(608) 873-6619 www.ci.stoughton.wi.us

RODNEY J. SCHEEL
DIRECTOR

Date: February 2, 2022

To: Plan Commissioners and Common Council

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the February 14, 2022 Plan Commission Meeting and Common Council Meetings of February 22 and March 8, 2022

**Request to rezone the property at 51 West Development, Lot 18 from Rural Holding to Planned Development – General Development Plan (GDP)**

In an attempt to move approvals for Lot 18 along, the applicant has requested to rezone the property to PD-GDP. The 51 West development has a pending PD-GDP zoning which includes Lot 18 but that rezoning is being held up by contingencies which will not allow a Specific Implementation Plan (SIP) to move forward for Lot 18. This attempt will allow approval of the GDP for Lot 18 without all of the development conditions so they can then move forward with the SIP submittal. A public hearing and recommendation to Council is necessary. The ordinance, staff review and rezoning documents are provided.

**CITY OF STOUGHTON, 207 S. Forrest Street, Stoughton, WI 53589**

| **ORDINANCE OF THE COMMON COUNCIL** | | |
|---|---|---|
| Approving a General Development Plan for Lot 18<br>within 51 West Development | | |
| Committee Action: | Plan Commission recommends Council approval – 0 | |
| Fiscal Impact: | Increased Tax Base and Park Impact Fees | |
| **File Number:** | O - - 2022 | **Date Introduced:**<br>**Re-Introduced:** |

RECITALS

A. Lakestone Properties (the "Applicant") has requested that Lot 18 within the currently unrecorded Plat of 51 West Development ("Lot 18") be rezoned from Rural Holding to Planned Development. The Applicant has submitted a General Development Plan (the "GDP") for Lot 18, attached as Exhibit A.

B. The Planned Development District is intended to provide a voluntary regulatory framework designed to encourage and promote improved environmental and aesthetic design in the City by allowing for greater design freedom, imagination and flexibility in the development of land while insuring substantial compliance with the basic intent of the City's Zoning Ordinance and Comprehensive Plan. The comparable zoning district for the land proposed to be zoned PD-Planned Development, used for establishing base-line zoning requirements and identifying needed flexibility is MR -24 Multi-Family Residential.

C. On February 14, 2022, the City of Stoughton Plan Commission held a public hearing regarding Applicant's proposed Planned Development zoning and the GDP. The public hearing was preceded by the publication of a class 2 notice, and other notice required by law.

D. The Plan Commission found that the proposed Planned Development zoning is consistent with the City of Stoughton Comprehensive Plan, and recommend approval of the proposed rezoning and the GDP, subject to certain conditions.

E. The Common Council has considered the Plan Commission's recommendation, and finds that, subject to certain conditions, the proposed Planned Development zoning and General Development Plan are consistent with the City of Stoughton Comprehensive Plan, and have the potential for enhancing the use of the lands and increasing the City's tax base.

ORDINANCE

The Common Council of the City of Stoughton, Dane County, Wisconsin do ordain as follows:

1. The recitals set forth above are material to and are incorporated in this ordinance as if set forth in full.

2. Subject to the conditions set forth in Section 6 below, the zoning classification of Lot 18 is changed from Rural Holding to Planned Development, and the GDP is approved.

3. No part of Lot 18 may be developed until a Specific Implementation Plan (SIP) has been approved by the City Plan Commission.

4. The following flexibilities to the otherwise applicable requirements are approved:

   - **Multiple buildings on a single lot;**
   - **Principle building separation of 20 feet(40 feet typical);**
   - **Multiplex and apartments up to 32.2 units/acre by right (up to 160 units);**
   - **Impervious area of up to 53%;**
   - **Minimum landscape surface ratio of 47%;**
   - **Minimum lot area of 1,357 square feet per dwelling unit;**
   - **Maximum building height of 45 feet at the median of the roof;**
   - **Maximum 50 square feet in area for ground sign. (Measured per section 78-817);**
   - **Maximum lighting intensity level of 0.5 foot-candles (FC) at the property line except for the following:**
   - **At driveway access to property where targeted average level is 0.8 foot-candles with a range of 0.5 – 1.5 FC.**

5. Lot 18 shall be developed and used in full compliance with all standards and requirements in Chapter 78 of the City Code that apply to lands zoned MR-24 Multi Family Residential, except as flexibilities are expressly authorized in this ordinance. Chapter 78 of the City Code, the General Development Plan, this Ordinance and the approved Specific Implementation Plan will constitute the zoning regulations for the property, and may be enforced as any zoning regulation in the City of Stoughton. A copy of this Ordinance, the General Development Plan and the Specific Implementation Plan shall be maintained and kept on file by the City of Stoughton Planning Office.

6. The zoning changes and approvals provided for in Section 4 above will not be effective until all of the following conditions have been satisfied:

   A. Applicant owns Lot 18;
   B. The Final Plat of 51 West has been approved and recorded;

C. All easements deemed necessary by the City or Stoughton Utilities to provide water, sanitary sewer, electric and other utility services needed to serve Lot 18 have been conveyed to the City.

7. Notwithstanding the delayed effectiveness of the zoning change and approvals pursuant to Section 6, above, the Applicant may seek approval of a Specific Implementation Plan at any time after the adoption of this Ordinance.

8. Any General Development Plan previously approved for all or any part of Lot 18 shall be null and void upon the adoption of this Ordinance.

9. This Ordinance shall take effect upon passage and publication pursuant to law.

Dates
Council Adopted: _____

Mayor Approved: _____ _____
Tim Swadley, Mayor

Published: _____

Attest: _____ _____
Candee Christen, City Clerk

\\Sto-fs1\city-shared$\MPS-Shared\Ordinances\Rezonings\51 West Lot 18 GDP Ordinance-rjs - attorney reviewed.docx

LAKESTONE PROPERTIES

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com

JLA ARCHITECTS

# GENERAL DEVELOPMENT PLAN FOR LOT 18 OF THE 51 WEST NEIGHBORHOOD

STOUGHTON, WISCONSIN

Lakestone Properties, LLC

## PROJECT TEAM

LOT 18 PLANNED DEVELOPMENT

***Owner (future*):***
Lakestone Properties, LLC
5910 Main Street, Suite 1, McFarland, WI 53558
Contact: Brett Riemen, (608) 838-1800
Email: brettreimen@lakestoneproperties.com

***Project Planner:***
JLA Architects & Planners
311 E Chicago Street, Suite 240, Milwaukee, WI 53202
Contact: Tami J McCullough, (414) 988-7534
Email: tmccullough@jla-ap.com

***Project Civil Engineer:***
Quam Engineering, LLC
4604 Sigglekow Road, Suite A, McFarland, WI 53558
Contact: Ryan Quamm, (608) 838-7750
Email: rquam@quamengineering.com

**Lakestone Properties, LLC has a signed Offer to Purchase for Lot 18 with Fifty One West, LLC.*

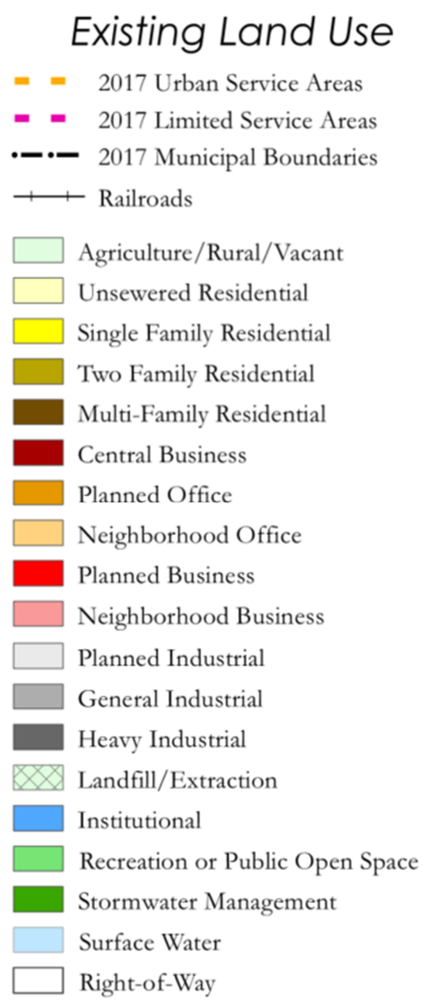
## CONTENTS

A. Comprehensive Plan Land Use Location Map..... 3
B. Vicinity Map..... 4
C. Planned Development Written Description..... 5
D. Development Standards..... 12
E. Conceptual Landscaping Plan..... 15
F. Conceptual Signage Plan..... 16
G. Building Types/Themes..... 17

APPENDIX

Map with Owners within 300 feet ..... 19
Mass Grading Plan ..... 20

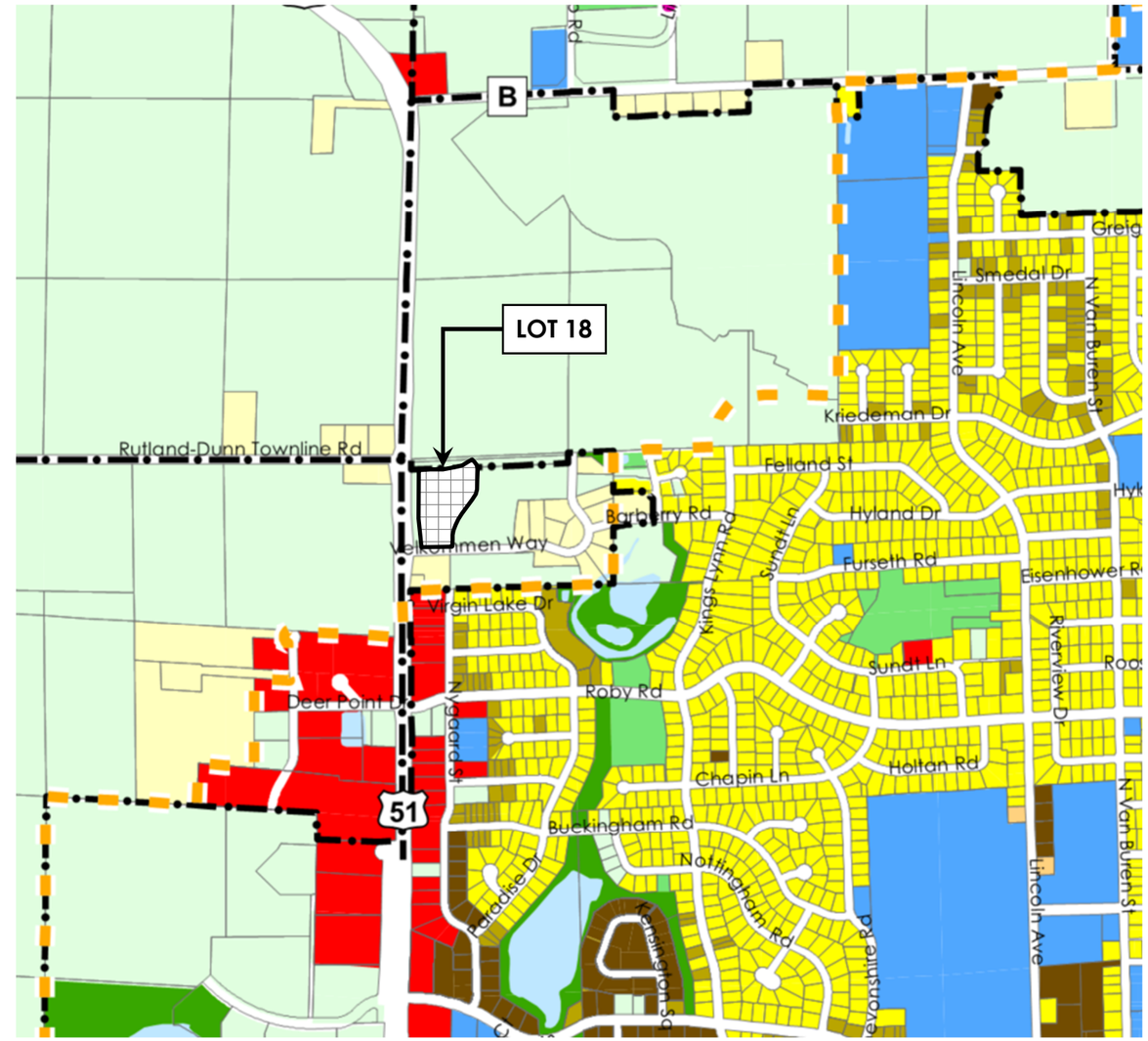
## A. LOCATION MAP




Adopted: July 11, 2017

Sources: Dane County LIO, City of Stoughton.

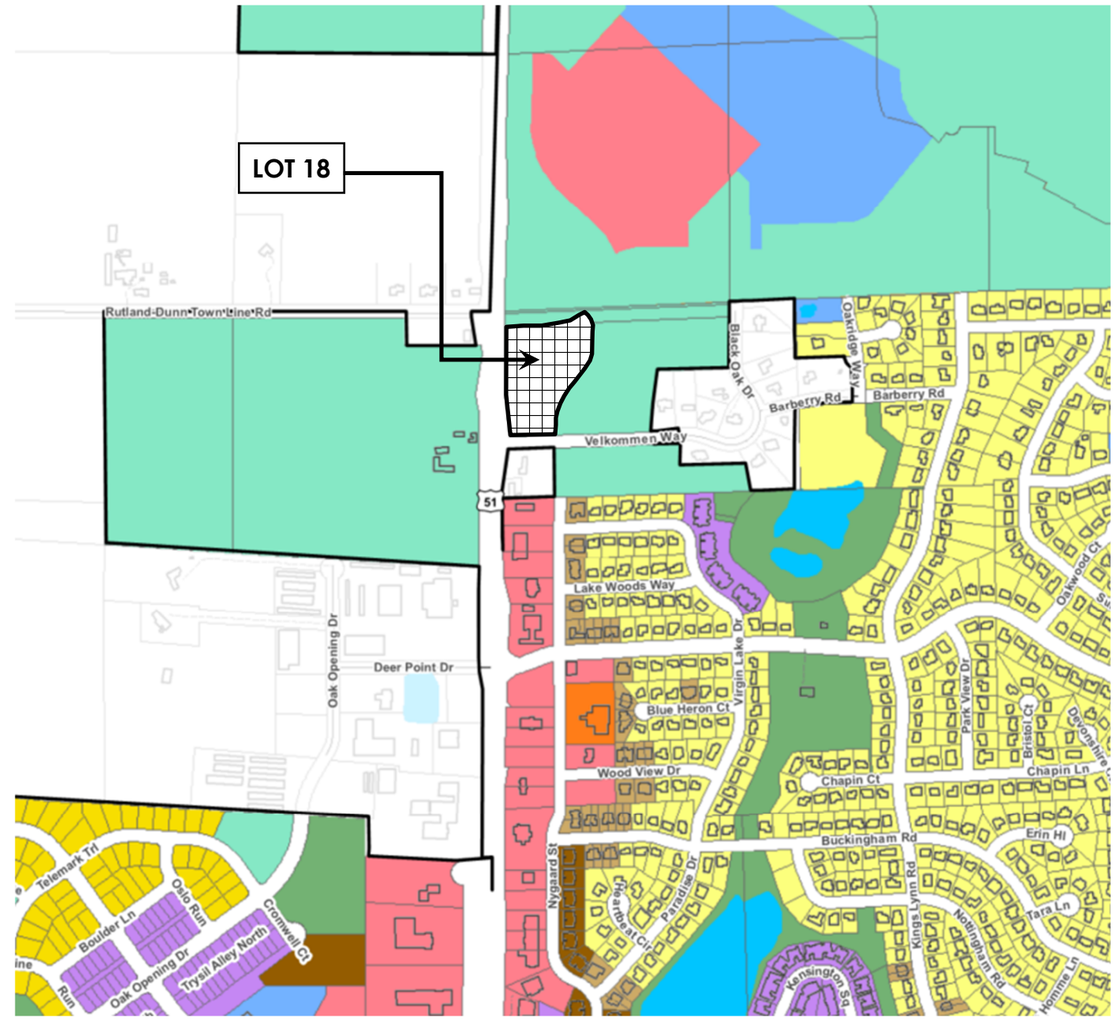
VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change




Source: Map 3 (partial) of City of Stoughton Comprehensive Plan

0 0.25 0.5 1 Miles

## B. VICINTY MAP




Source: City of Stoughton Zoning Map

Date: 11/25/2020

Adopted December 22, 2009
Revision November 24, 2020
Source: Dane County LIO

0 275 550 1,100 1,650
Feet

# C. PLANNED DEVELOPMENT WRITTEN DESCRIPTION

## Project Area and Existing Conditions

***51 West Neighborhood***

The planned development for the overall project, to be known as 51 West, establishes the zoning requirements for portions of a 70.25-acre, mixed-use neighborhood located east and west of USH 51 and south of Rutland Dunn Town Line Road. The entire project area was annexed into the City of Stoughton in 2018 under RH (Rural Holding) zoning.

The 51 West planned neighborhood incorporates five existing city parcels, including two on the west side of USH 51 (051001185012 and 051001180412), and three on the east side (051106286522, 051106286012 and 051106285012). All five parcels are being farmed, excepting a pocket of woodlands along Rutland-Dunn Town Line Road.

The surrounding uses include:

• Westside of USH 51: single-family/farmland/woodlands to the north; farmland the west; and commercial/industrial/single-family to the south.

• Eastside of USH 51: farmland to the north; (rural) single-family to the east; and single family/duplex/ commercial to the south.

***Lot 18***

Lot 18 is one of several lots in this larger development referred to as 51 West and is part of city parcel (051106286522). It abuts USH 51 on the east side. Existing surrounding uses for Lot 18 are as listed above for Eastside of USH 51.

## Project Scope

Lot 18 is one of nine Planned Development lots in the overall 51 West GDP. (See Figure #). All but two of these lots are multifamily residential.

The 51 West Planned Development lots include:

Lot 1 - 12 duplex residential units (2.26 acres)
Lot 2 - 12 duplex residential units (2.12 acres)
Lot 3 - 6 duplex residential units (1.06 acres)
Lot 4 - 36 multifamily residential units (1.53 acres)
Lot 5 - 96 multifamily residential units (3.75 acres)
Lot 6 - 16 multifamily residential units (2.55 acres)
Lot 16 - 1.8 acres commercial land
Lot 17 - 11.88 acres commercial land
**Lot 18 - 160 multifamily residential units (4.97 acres)**

The developer's goal and intent is to extend all utilities and corresponding public infrastructure and complete mass grading on the east side of USH 51 by Fall /Winter 2022. This is of course, dependent upon the timing of negotiations and final approvals of utility locations and other conditions of the GDP approval for the 51 West Neighborhood with the City of Stoughton.

A map of 51 West Neighborhood with requested zoning and location of Lot 18 is on the next page as Figure 1.

## C. PLANNED DEVELOPMENT WRITTEN DESCRIPTION cont.

**FIGURE 1:**
**51 WEST NEIGHBORHOOD AND REQUESTED ZONING**

Source: 51 West General Development Plan, Figure 1

## C. PLANNED DEVELOPMENT WRITTEN DESCRIPTION cont.

### General Relationship to the 2017 Comprehensive Plan

The proposed 51 West subdivision is located in an area designated as the Northwest Planned Mixed Use (MU) Area, which is intended for a mix of commercial, office, light industrial and higher-intensity residential uses. Planned MU is intended for residential buildings of three or more units; however, additional statements in the policy allow for more flexibility.

Based on these land use policies, the 51 West Neighborhood fits the intent of the PMU, while taking into consideration the surrounding uses and general character of the planned neighborhood.

Lot 18 is one of the higher density multi-family properties in the overall development, making it one piece of a larger whole.

### Relationship to Nearby Properties

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 east side, Fifty One West, LLC is proposing duplex lots along Velkommen Way (east of Nygaard Street) to provide a natural extension of the single-family and duplex neighborhood to the south, as well as to provide a smooth transition to the rural, single-family homes east of the development. Higher-density residential units have been proposed north of Velkommen Way on Lot 18. This provides increased density in the overall neighborhood and is compatible with the potential future commercial development to the north (shown in the 2006 Linnerud Detailed Neighborhood Plan).

### Project Timing and Phasing

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

Lot 18 would be developed in tandem or slightly behind the 51 West Phase-1 construction, with careful coordination for utility connections and to protect new public infrastructure from damage resulting from development of Lot 18.

Both projects are anticipated to begin late spring/early summer of 2022.

## C. PLANNED DEVELOPMENT WRITTEN DESCRIPTION cont.

### PD Zoning Rationale & Exemptions

The Planned Development classification will allow the flexibility that both the developer(s) and the City of Stoughton need to successfully implement the proposed mix of uses as a coherent, well-designed neighborhood.

Through this GDP, specific to Lot 18, the developers are requesting exemptions, allowing for reduced rear setback minimums and increased density as outlined in the table below. This will allow the developer to maintain the densities desired within the Planned Mixed Use Future Land Use designation (per the City's Comprehensive Plan), while allowing for ideal (speculative) building placement to hold the street edges, park edges, and provide access/views to planned open spaces. The enhanced building design standards in this GDP will help to mitigate potential impacts on adjacent lots.

A full list of requested exemptions are listed in Section D Development Standards.

### Neighborhood Character/Theme

The 51 West Development will be a complete neighborhood from single-unit detached lots to multi-unit attached housing developments to commercial development serving local and regional customers.

Lot 18 will have the highest density of multi-family residential as part of the overall 51 West neighborhood. However, this density is offset by the planned adjacent uses and roads. Lot 18 is surrounded on all sides by public right-of-way: USH 51 abuts the property to the west; Velkommen Way to the south; Nygaard Street to the east; and future Greenbriar Road to the north. Across Nygaard Road is a proposed park in Outlot 6 with ponds and trails. The section of Velkommen Way between Nygaard Street and USH 51 is proposed to be abandoned once a new intersection with Greenbriar Road and USH 51 is approved and completed. This will increase the "buffer" area between the high density residential with the less dense two- and single-family homes, (both existing and planned), to the south.

### Stormwater Management

The stormwater management plan on Lot 18 is to capture the runoff utilizing swales, curbs, catch basins, and private storm sewers and connect to the public storm sewers proposed under Nygaard Street which will carry the runoff to the proposed regional stormwater ponds for stormwater management.

The regional stormwater ponds for the 51 West Neighborhood have been designed with a "naturalistic" layout, especially through the trail corridor and park space in Outlot 6. There are six wet ponds for pre-treatment and four infiltration ponds that will serve this development and manage off-site runoff (from the south and east of Outlot 7). 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.

## C. PLANNED DEVELOPMENT WRITTEN DESCRIPTION cont.

### Park/Open Space

The Parks and Recreation Committee approved the 51 West Neighborhood park locations with interest in seeing the development meet the parkland dedication requirement. Since this approval, the park in Outlot 6 has expanded by removing four duplex lots along Velkommen Way (south of Nygaard Street), and the paved path no longer runs through Outlot 4 (due to increase in stormwater management requirements). The net result is the overall development meets the parkland dedication requirement across both sides of USH 51 and provides for trail connections in multiple directions.

Lot 18 is ideally located directly across Nygaard Street from this proposed park area (Outlot 6), which provides immediate views and access to open space, park amenities and the trail system for the residents of the 160 multi-family units. The trail access also allows these residents the opportunity to access the additional parks within the 51 West Neighborhood and other amenities within Stoughton.

### Utilities

Fifty One West, LLC and MSA are coordinating water and sewer service with the City of Stoughton.

The watermain will be extended from the current end of Nygaard Street, to serve all parcels in this development. It will be oversized through 51 West along Nygaard Street and Oak Opening Way to serve future development to the north. Water loops will be established by connecting to Kettle Park West via Oak Opening Drive (during this development process) and through land to the north back to Kings Lynn Road (when that land develops).

Utility infrastructure for the development on Lot 18 will connect directly to these public utilities once completed. Lakestone Properties, LLC and Quam Engineering, LLC are working closely with MSA and the City of Stoughton on final coordination, location and connection details., which will be addressed further during the Specific Implementation Plan review for Lot 18.

## C. PLANNED DEVELOPMENT WRITTEN DESCRIPTION cont.

### Transportation

#### *Streets*

The east side of the 51 West Development includes Nygaard Street (60-ft ROW) and Velkommen Way (66-ft ROW). This neighborhood concept reserves land east of USH 51 for the future extension of Rutland Dunn Town Line Road. That extension is identified in the 2006 Linnerud Detailed Neighborhood Plan as a 100-foot ROW; a portion of that ROW is provided. That connection to the highway has been approved by Wis-DOT and is moving forward as Greenbriar Drive. Fifty One West, LLC. is proposing closure of Velkommen Way at USH 51 once this connection is completed.

Lot 18 access restrictions are shown in the diagram in Figure 3 (next page). These will be followed when developing a specific implementation plan for this property.

#### *Pedestrian Connections*

Paved, multi-use paths are proposed on both sides of USH 51. On the east side of USH 51, a paved path will run along the eastern edge of the neighborhood through Outlot 7 and the proposed park space (Outlot 6), terminating in the northeast corner of the neighborhood. Future connections by the City could link this path to Howard Heggstad Park and Virgin Lake Park. The intent is to have these two paths connect across USH 51 via lands to the north (the Linnerud property on the east and Fifty One West, LLC on the west).

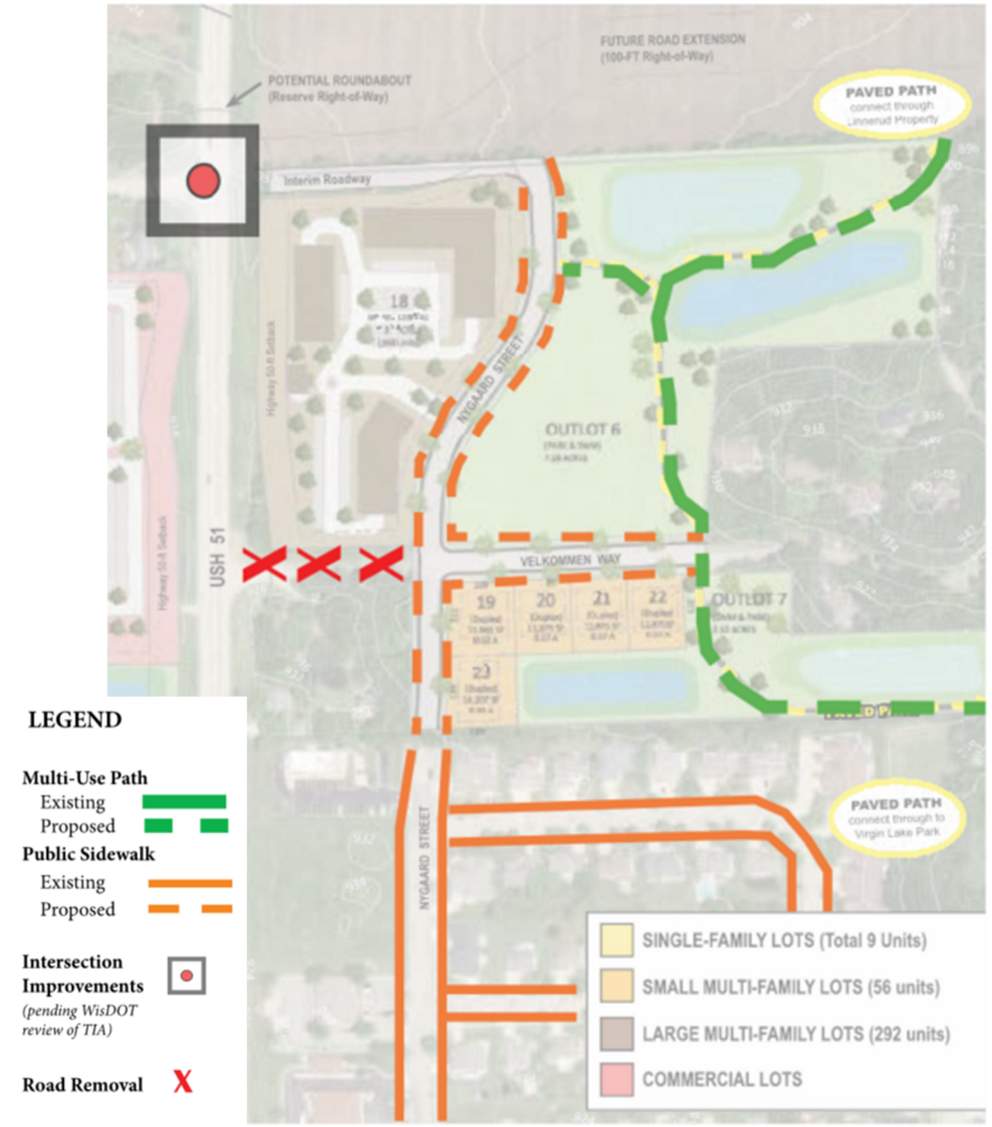



**FIGURE 2: TRANSPORTATION NETWORK**

Source: 51 West General Development Plan, Figure 3

## C. PLANNED DEVELOPMENT WRITTEN DESCRIPTION cont.

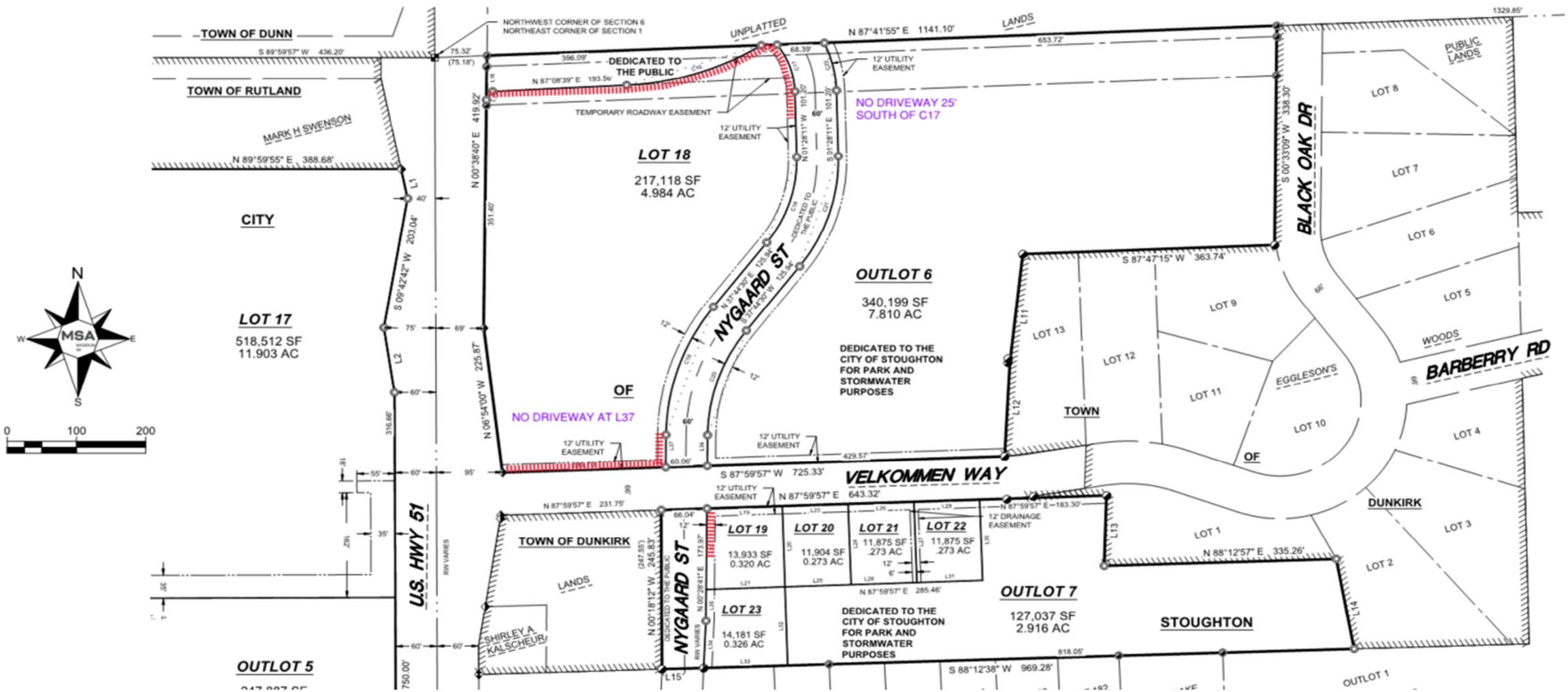



**FIGURE 3:**
**ACCESS RESTRICTIONS FOR LOTS 18 AND 19**

Source: 51 West Plat and MSA

# D. DEVELOPMENT STANDARDS

## Land Use, Density, Bulk Regulations

Development for Lot 18 (PD) in the 51 West Neighborhood shall meet the standards of the MR-24 Zoning District with the exceptions as identified below:

***Land Use***

- Permitted and conditional uses as identified in MR-24 zoning district.

***Density and Intensity Requirements***

- Allow multiple buildings on a single lot
- Minimum of 20 feet separation between buildings
- Maximum Gross Density (MGD):
  - 32.2 dwelling units per acre
  - Maximum 160 units
- Impervious Areas: 53% maximum
- Minimum Landscape Surface Ratio (LSR): 47%

***Bulk Requirements***

- Minimum Lot Area: 1,357 square feet per dwelling unit
- Building Setbacks (minimum):
  - Front: 25 feet
  - Side: 20 feet
  - Rear: 50 feet
- *Average* Building Height: 45 feet maximum (to midpoint of roof height)
- Signage: 50 square feet for ground sign
  - Measured per Sec. 78-817 of Signage Regulations

***Exterior Lighting***

- Intensity of Illumination at Property Line: The maximum level of 0.5 foot candles (FC) at property line will be maintained except for the following locations:
  - At driveway access to property where a targeted average level is 0.8 FC with a range of 0.5-1.5 FC
  - At required emergency egress points from building(s) and main entrances into building(s), a targeted average of 1 FC with a range of 0.5-2 FC
  - The above averages and ranges are recommendations from the Illuminating Engineering Society (IES).

## D. DEVELOPMENT STANDARDS cont.

### Residential Design Guidelines

To achieve the vision in the 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.

#### *Building Design*

• The buildings shall be placed as close to the property setbacks 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, facade articulation and appropriately scaled architectural features.

• Each building facade shall include two or more elements that provide visual interest and variety, such as balconies, porches, bay windows, garden walls, varied building and facade setbacks, and varied roof designs. Balconies, porches, and bay windows are allowed to encroach into the setback areas.

• Facades greater than 100 feet shall consist of variations in the surface plane and roofline heights or configuration.

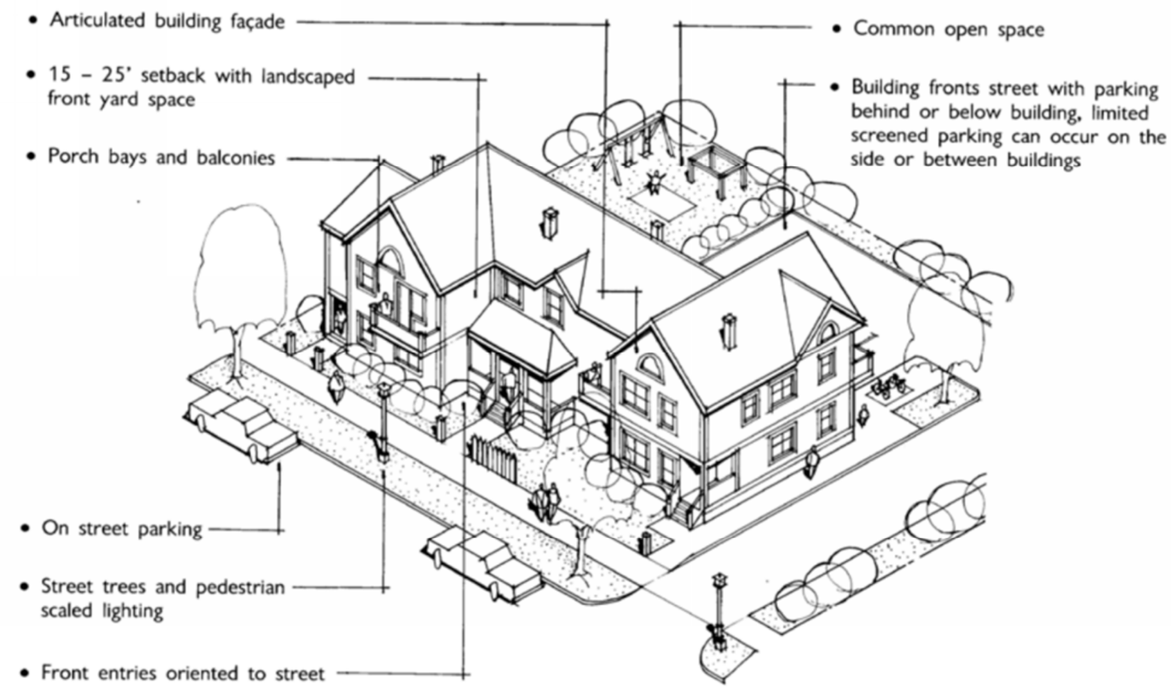



**FIGURE 4:**
**MULTIFAMILY RESIDENTIAL DEVELOPMENT GUIDELINES**

Source: City of Stoughton Comprehensive Plan, Chapter 6, Figure 7

## D. DEVELOPMENT STANDARDS cont.

***Building Materials***

• Use quality materials that are durable and will age well. Acceptable building materials include brick, stone, decorative concrete masonry units, wood and composite siding. Materials such as corrugated metal, EIFS (Exterior Insulation and Finish System), vinyl 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.

***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.

***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 enclosures not located within the building(s) shall be constructed of quality material matching the design of the primary building.

***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: One (1) canopy tree shall be planted for every twenty (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.

**Decorative Fencing/Walls**

• Acceptable materials for constructing decorative fencing/wall include metal/aluminum, wood, stone, brick, and wrought iron.

• Fencing/walls shall be a minimum three feet above grade.

## E. CONCEPTUAL LANDSCAPING / SITE DESIGN PLAN

The GDP Concept Plan is a general concept at this time. The plan presents ideas that are a broad-brush example of what will be refined as part of the SIP phase per the following guidelines. The specific details will need to be reviewed as each building site is developed.

### General Conditions

The overall plan for Lot 18 will coordinate with the requirements of the 51 West Development and meet City standards unless specifically exempted by approval of this GDP. Sidewalks will meet the City's standards. Plant types should be a mix of canopy and evergreen trees, mixed with shrub clusters and perennial and annual planting beds. Buffer setbacks are observed along public streets. Public street landscaping, lighting, and any other design details in the right-of-way will meet City requirements or be approved.

Individual parking lots will be buffered from adjacent lots, but have an integrated landscape scheme and lighting system. Individual building sites will incorporate foundation plantings, planting beds, and lighting to be appreciated at the pedestrian scale. The City's standards will be the minimum basis for landscaping goals.

### Parking Lot Edges and Interiors

All parking lots will require landscaping around their edges and in any landscape islands. At a minimum, the City standards will apply. Coordination between stormwater management strategy and landscape requirements will need to be reviewed during the SIP phase of the project, especially in relation to snow removal and surface drainage.

# F. CONCEPTUAL SIGNAGE PLAN

## General Conditions

Specific signage design will be addressed in the SIP process following the general conditions outlined below.

• Signs should be integrated into and/or designed to be consistent with the building façade and scale.

• Similar materials, colors and styles should be used to ensure the signage is consistent with the building design.

• Materials must be of high quality to prevent premature weathering of the sign.

• Signs that are prohibited include the following: billboard style wall-mounted or roof-mounted signs, and flashing and programmable electronic signs.

• All development signage would be subject to the City's sign permitting process, and will follow City ordinances for size, amount and location, unless specifically exempted by approval of the GDP.

## Exceptions

An exception to the maximum area for site identification sign is being requested as part of this GDP. Specific information is in Section D of this document.

# G. BUILDING TYPES / THEMES

## Land Use Development Areas

There are six general building types that are allowed within the 51 West Development. Lot 18 has been identified as Building Type III: Large Format Residential.

**Building Type III:**

LARGE FORMAT RESIDENTIAL

This building type is allowed on Lots 4, 5, & 18 of the 51 West Development.

## APPENDIX

Map with Owners within 300 feet

Mass Grading Plan

## MAP WITH OWNERS WITHIN 300 FEET

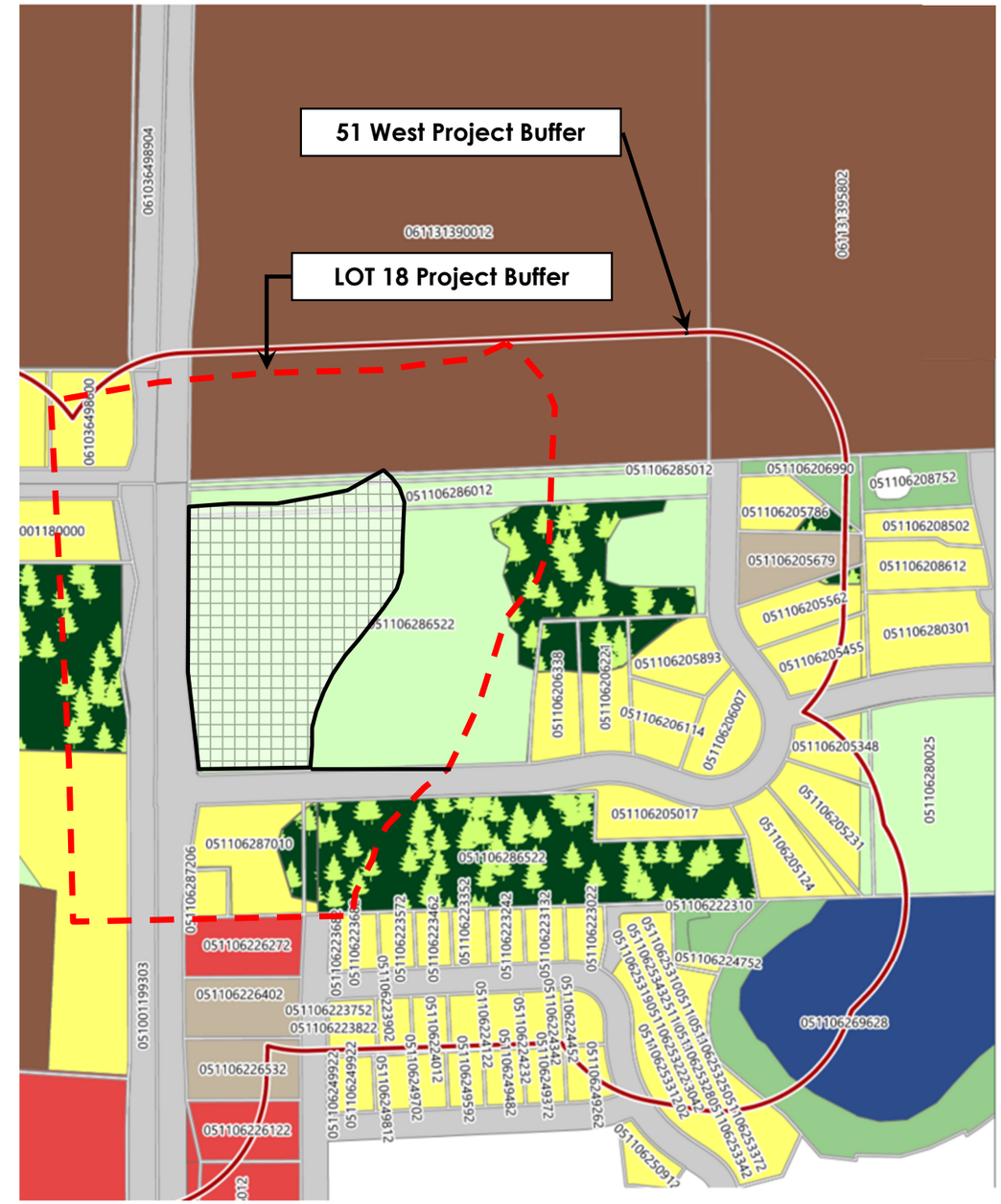
Project Buffer (300ft)

Parcel

**GENERALIZED_LANDUSE**

- Agriculture
- Commercial
- Industrial
- Open Land
- Recreation
- Residential
- Transportation, Communications and Utilities
- Vacant Subdivided Land
- Water
- Woodlands

0 250 500 Feet

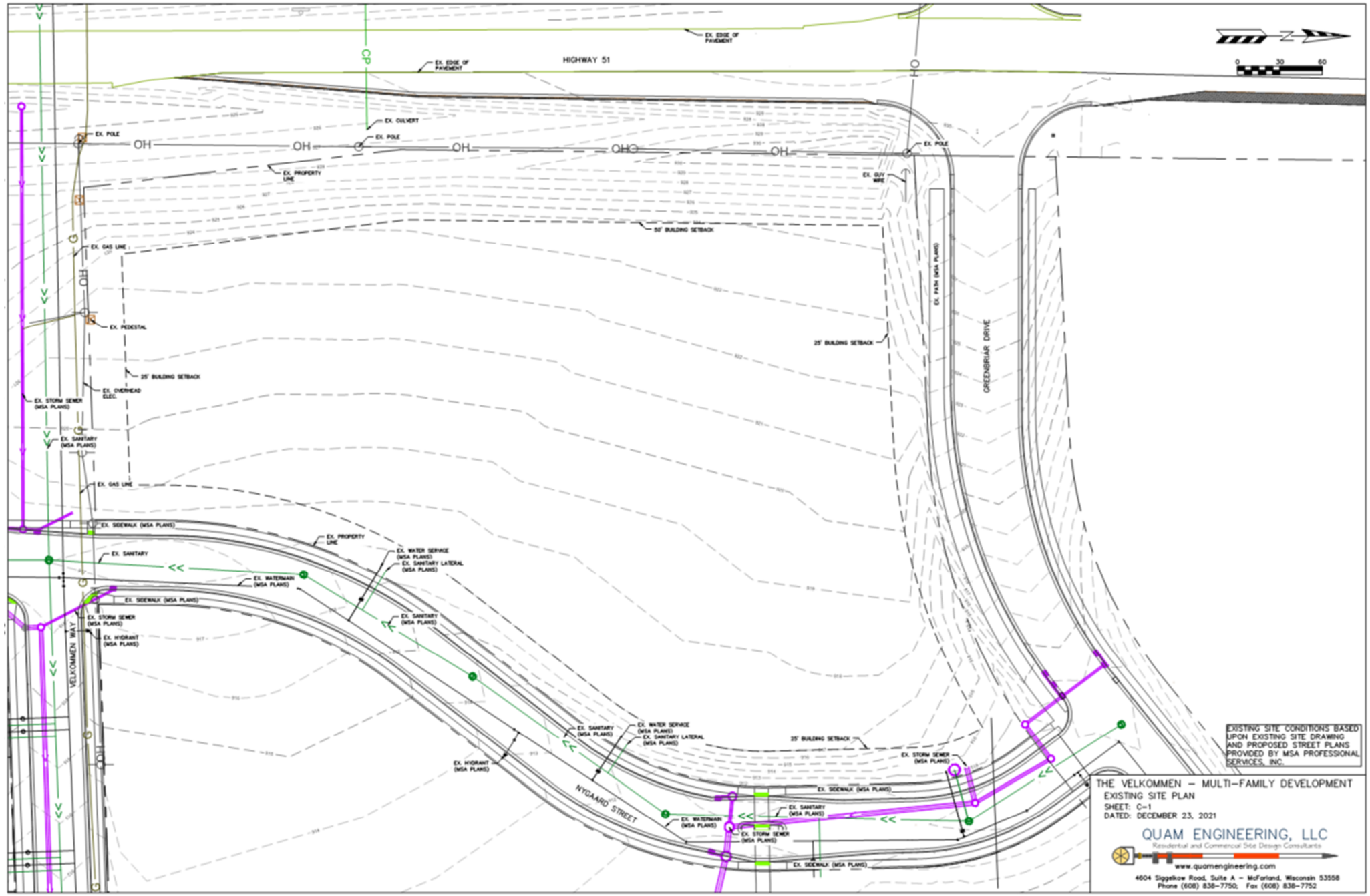


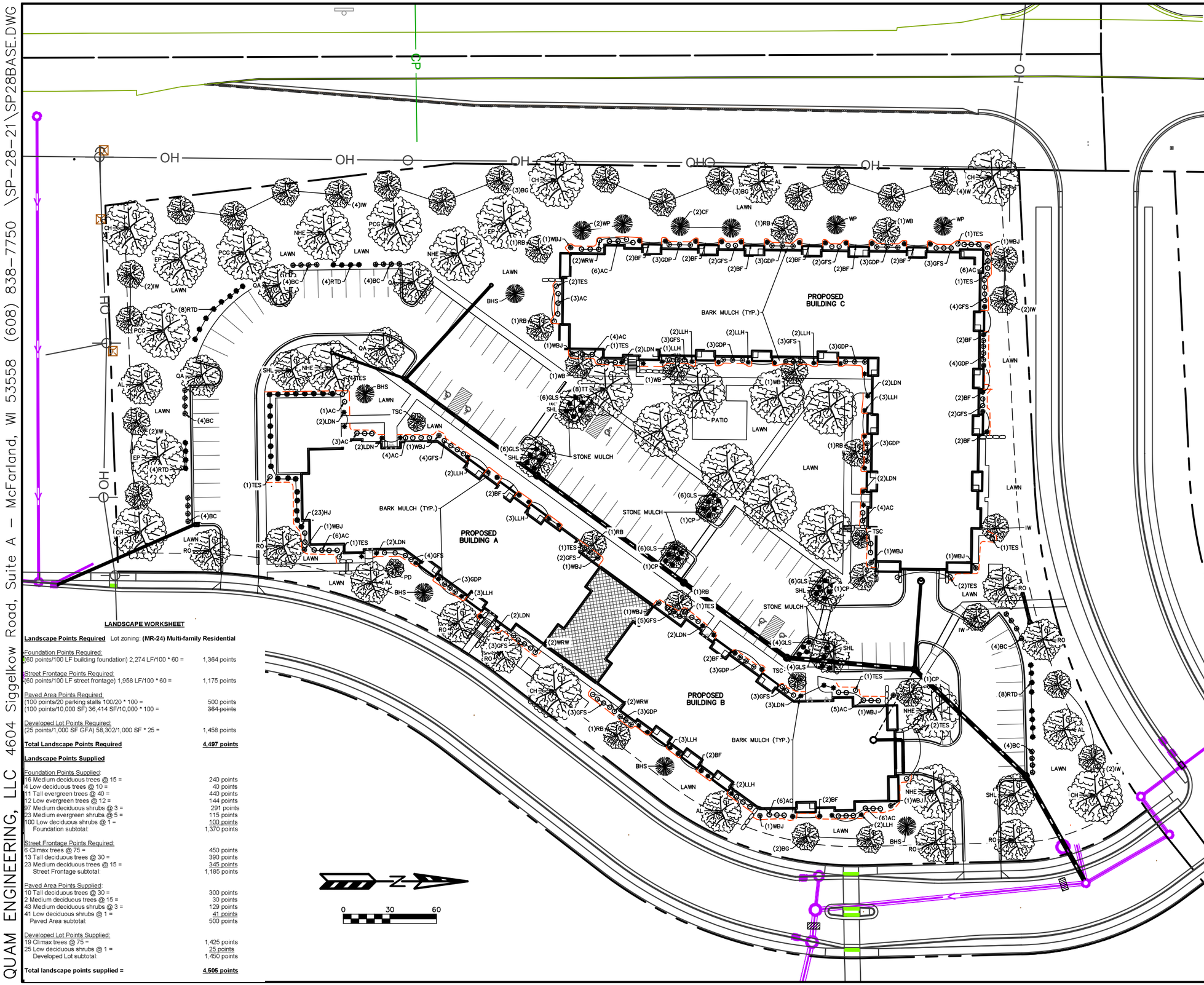

**Source: 51 West General Development Plan, Appendix 3**

## MASS GRADING PLAN AND "EXISTING" SITE PLAN FOR LOT 18

This Existing Site Plan for Lot 18 reflects the proposed Mass Grading Plan for the 51 West Development. It represents the starting point for the Specific Improvement Plan for this lot.

Public Improvements as shown here are still subject to change as 51 West LLC and the City of Stoughton complete negotiation and final design of the overall plat.






## PLANT LIST – Lot 18

| KEY | QUAN | SIZE | COMMON NAME | Botanical Name | ROOT |
|---|---|---|---|---|---|
| | (25) | | Canopy Trees | | |
| CH | 6 | 2" | Common Hackberry | Celtis Occidentalis | BB |
| EP | 3 | 2" | Exclamation Planetree | Platanus Occidentalis | BB |
| PCG | 3 | 2" | Princeton Sentry Ginkgo | Ginkgo Biloba | BB |
| NHE | 5 | 2" | New Horizon Elm | Ulmus Davidiana Japonica | BB |
| TT | 8 | 2" | Tulip Tree | Liriodendron Tulipifera | BB |
| | (23) | | Tall Deciduous Trees | | |
| AL | 5 | 1 ½" | American Linden | Tilia Americana | BB |
| QA | 4 | 1 ½" | Quaking Aspen | Populus Tremuloides | BB |
| RO | 8 | 1 ½" | Red Oak | Quercus Rubrum | BB |
| SHL | 6 | 1 ½" | Skyline Honeylocust | Gleditsia Tricanthos 'Skyline' | BB |
| | (41) | | Medium Deciduous Trees | | |
| BG | 8 | 1" | Black Gum | Nyssa Sylvatica | BB |
| CP | 4 | 1" | Callery Pear | Pyrus Calleryana | BB |
| IW | 18 | 1" | Ironwood | Ostrya Virginiana | BB |
| RB | 7 | 1" | River Birch | Betula Nigra | BB |
| WB | 4 | 1" | Whitespire Birch | Betula Papyrifera | BB |
| | (4) | | Low Deciduous Trees | | |
| PD | 1 | 4' | Pagoda Dogwood | Cornus Alternafolia | BB |
| TSC | 3 | 4' | Tina Sargent Crab | Malus 'Tina Sargent' | BB |
| | (11) | | Tall Evergreen Trees | | |
| BHS | 5 | 5' | Black Hills Spruce | Picea Pungens Densata | BB |
| CF | 2 | 5' | Concolor Fir | Abies Concolor | BB |
| WP | 4 | 5' | White Pine | Pinus Strobus | BB |
| | (12) | | Low Evergreen Trees | | |
| WBJ | 12 | 2' | Wichita Blue Juniper | Juniperus Scoparium | BB |
| | (140) | | Medium deciduous Shrubs | | |
| BC | 24 | 24" | Black Chokeberry | Aronia Melanocarpa | Pot |
| BF | 26 | 24" | Bronx Forsythia | Forsythia B 'Bronxensis' | Pot |
| LDN | 19 | 24" | Little Devil Ninebark | Physocarpus O 'Donna May' | Pot |
| LLH | 25 | 24" | Little Lime Hydrangea | Hydrangea Paniculata | Pot |
| RTD | 24 | 24" | Red Twig dogwood | Cornus Sericea | Pot |
| TES | 16 | 18" | Tiger Eye Sumac | Rhus Typhinia | Pot |
| WRW | 6 | 24" | Wine and Roses Weigelia | Weigelia Florida 'Alexandria' | Pot |
| | (166) | | Low deciduous Shrubs | | |
| AC | 54 | 18" | Alpine Currant | Ribes Alpinum | Pot |
| GDP | 31 | 18: | Gold Drop Potentilla | Potentilla Fruticosa | Pot |
| GFS | 43 | 24" | Gold Flame Spirea | Spirea 'Gold Flame' | Pot |
| GLS | 38 | 18" | Gro Low Sumac | Cornus Aromatica | Pot |
| | (23) | | Medium Evergreen Shrubs | | |
| HJ | 23 | 2' | Hughes Juniper | Juniperus Chinensus | BB |

NOTES:

1) Designated lawn areas to receive a minimum of 4" of topsoil, (premium bluegrass seed mix), starter fertilizer, and straw mulch.
2) Lawn areas in drainage swales and slopes greater that 3:1 shall be mulched with erosion control fabric (installed per manufacturer's specifications).
3) Planting beds labeled as 'stone mulch' to be mulched with 2" - 2 ½" washed stone mulch spread to a depth of 3" over weed barrier fabric.
4) Planting beds labeled as 'bark mulch' to be mulched with shredded hardwood bark mulch spread to a depth of 3".
5) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3"
6) Designated planting beds to be separated from lawn areas with 5" black vinyl edging.

## LANDSCAPE WORKSHEET

**Landscape Points Required** Lot zoning: **(MR-24) Multi-family Residential**

| | |
|---|---|
| Foundation Points Required: | |
| (60 points/100 LF building foundation) 2,274 LF/100 * 60 = | 1,364 points |
| Street Frontage Points Required: | |
| (60 points/100 LF street frontage) 1,958 LF/100 * 60 = | 1,175 points |
| Paved Area Points Required: | |
| (100 points/20 parking stalls 100/20 * 100 = | 500 points |
| (100 points/10,000 SF) 36,414 SF/10,000 * 100 = | ~~364 points~~ |
| Developed Lot Points Required: | |
| (25 points/1,000 SF GFA) 58,302/1,000 SF * 25 = | 1,458 points |
| **Total Landscape Points Required** | **4,497 points** |

**Landscape Points Supplied**

| | |
|---|---|
| Foundation Points Supplied: | |
| 16 Medium deciduous trees @ 15 = | 240 points |
| 4 Low deciduous trees @ 10 = | 40 points |
| 11 Tall evergreen trees @ 40 = | 440 points |
| 12 Low evergreen trees @ 12 = | 144 points |
| 97 Medium deciduous shrubs @ 3 = | 291 points |
| 23 Medium evergreen shrubs @ 5 = | 115 points |
| 100 Low deciduous shrubs @ 1 = | 100 points |
| Foundation subtotal: | 1,370 points |
| Street Frontage Points Required: | |
| 6 Climax trees @ 75 = | 450 points |
| 13 Tall deciduous trees @ 30 = | 390 points |
| 23 Medium deciduous trees @ 15 = | 345 points |
| Street Frontage subtotal: | 1,185 points |
| Paved Area Points Supplied: | |
| 10 Tall deciduous trees @ 30 = | 300 points |
| 2 Medium deciduous trees @ 15 = | 30 points |
| 43 Medium deciduous shrubs @ 3 = | 129 points |
| 41 Low deciduous shrubs @ 1 = | 41 points |
| Paved Area subtotal: | 500 points |
| Developed Lot Points Supplied: | |
| 19 Climax trees @ 75 = | 1,425 points |
| 25 Low deciduous shrubs @ 1 = | 25 points |
| Developed Lot subtotal: | 1,450 points |
| **Total landscape points supplied =** | **4,505 points** |

# THE VELKOMMEN – MULTI–FAMILY DEVELOPMENT

LANDSCAPE PLAN

PAGE: C–5

DATED: JANUARY 14, 2022

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838–7750; Fax (608) 838–7752

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838–7750 \SP–28–21\SP28BASE.DWG

# PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a **Virtual** Public Hearing on Monday February 14, 2022 at 6:00 o'clock p.m., or as soon after as the matter may be heard, to consider a proposed rezoning of Lot 18 located within the 51 West Neighborhood on the east side of US Highway 51 in the northwest section of the City of Stoughton, owned by Fifty One West, LLC. Lot 18 is proposed to be rezoned from RH – Rural Holding to PD – Planned Development – General Development Plan (GDP).

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

Additional information including a GDP map can be viewed at:
http://stoughtoncitydocs.com/planning-commission/

Join Zoom Meeting
https://zoom.us/j/99189028139?pwd=WmZjbG94MzZTcmNGaVRoME9CN1VJdz09

Phone in: +1 312 626 6799 Meeting ID: 991 8902 8139 Passcode: 389293

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.

Published January 27 and February 3, 2022 Hub

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

Applicant Name: Tami J McCullough

Applicant Address: 311 E Chicago Street, Suite 240, Milwaukee, WI 53202

Applicant Phone and Email: 262-893-4508 (cell) tmccullough@jla-ap.com

Property Owner Name (if different than applicant): Lakestone Properties LLC

Property Owner Phone: 608-838-1800 (Brett Reimen & Brian Spanos)

Subject Property Address: Lot 18 - 51 West Development (STH 51 & Velkommen Way)

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: Jan 14, 2022

Application fee of $415 received by Zoning Administrator Date: Jan 14, 2022

## 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. Landscape plan will be submitted with SIP

NA

☑ **(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: _____

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

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

January 18, 2022

JLA Architects
Tami McCullough
311 E. Chicago Street, Suite 240
Milwaukee, WI. 53202

Dear Ms. McCullough;

I have completed a review of the proposed PD-GDP - Planned Development – General Development Plan for Lot 18, in the 51 West Subdivision. A public hearing is scheduled for February 14, 2022. The following items are identified for your review.

1. General Development Plan requirements per zoning code section 78-914(7) are as follows:
    A. A location map of the subject property as depicted on the planned land use map shall be provided. **Provided**
    B. A map of subject property showing all 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 including indication of current zoning of subject property. **Provided**
    C. A general description of the general development plan including:
        a. General project themes and images; **Provided**
        b. The general mix of dwelling units and/or land uses; **Provided**
        c. Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio; **Provided**
        d. General treatment of natural resources; **N/A**
        e. General relationship to nearby properties and streets; **Provided**
        f. The general relationship of the project to the comprehensive plan. **Provided**
        g. A statement of rationale as to why the PD zoning is proposed which identifies barriers 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; **Provided**
        h. A complete list of zoning standards which will not be met and which will be more than met by the proposed PD and the locations in which they apply and a complete list of zoning standards which will be more than met by the proposed PD and the location in which they apply shall be identified, as compared with 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 potentially adverse impacts created by design flexibility. **Provided**

i. A written description of potentially requested exemptions from the requirements of the most comparable zoning district, in the following order:
   a) Land use exemptions: **See below**
   b) Density and intensity exemptions: **See below**
   c) Bulk exemptions: **See below**
   d) Landscaping exceptions: **See below**
   e) Parking and loading requirements exceptions: **See below**

**The following are the list of requested exceptions:**

**Lot 18 (based on the MR-24 district requirements) – allow the following:**

- **Multiple buildings on a single lot;**
- **Principle building separation of 20 feet(40 feet typical);**
- **Multiplex and apartments up to 32.2 units/acre by right (up to 160 units);**
- **Impervious area of up to 53%;**
- **Minimum landscape surface ratio of 47%;**
- **Minimum lot area of 1,357 square feet per dwelling unit;**
- **Maximum building height of 45 feet at the median of the roof;**
- **Maximum 50 square feet in area for ground sign. (Measured per section 78-817);**
- **Maximum lighting intensity level of 0.5 footcandles (FC) at the property line except for the following:**
  - **At driveway access to property where targeted average level is 0.8 footcandles with a range of 0.5 – 1.5 FC.**

D. A general development plan drawing shall be provided with at least the following information in sufficient detail to make an evaluation against criteria for approval:
   a. A conceptual site drawing of the general land use layout and the general location of major public streets and/or private drives; **Provided**
   b. Location of recreational and open spaces areas and facilities; **N/A**
   c. Statistical data on minimum lot sizes in the development, the approximate area 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 **Provided**

E. A general conceptual landscaping plan for subject property, noting approximate locations of foundation, street, yard, paving and landscaping. **Provided**

F. 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. **Provided**

G. 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. **Provided**

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.

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

Sincerely,
City of Stoughton

Michael P. Stacey

Michael P. Stacey
Zoning Administrator/Assistant Planner

s:\planning\developments\51 west - dvorak\lot 18\lot 18 gdp jan 2022\lot 18 gdp review 1.18.22.doc