



CITY OF STOUGHTON  
DEPARTMENT OF  
PLANNING & DEVELOPMENT  
381 East Main Street, Stoughton, WI. 53589

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RODNEY J. SCHEEL  
DIRECTOR



March 3, 2010

Mr. Kamran Mesbah, Director  
Capital Area Regional Planning Commission  
210 Martin Luther King, Jr. Blvd., Room 362  
Madison, WI 53589

RE: Comments on Staff Analysis Dated 2/8/2011 for Stoughton USAA Request

Dear Kamran,

We have reviewed the staff analysis and found the City is able to meet the three items identified, and interpreted to be conditions of approval, with only a few clarifications. The City recognizes that in some instances the standards may exceed state standards and the City and the developer are prepared to meet these requirements with the following clarifications.

- Development will occur over a series of phases. Therefore, we interpret that a detailed stormwater management plan will need to be submitted as part of each phase prior to land disturbing activities.
- A plan for a pump system that would safely draw down the wetlands if the infiltration system fails has been designed. We understand through discussions with CARPC staff that implementation of this plan can be phased. It will likely coincide with reconstruction efforts on Jackson Street and as development of the amendment area warrants.
- The City agrees it is good practice to restrict the lowest level of any structure to a foot above the seasonal high water table. However, we request that the owner have an option to install and maintain mechanical systems or constructs the building in such a manner as to reasonably mitigate the risk of damage from ground-water seepage into the lowest habitable space in the building upon the approval of the City.

*Staff Analysis excerpts in italics.*

*It is also recommended that the City of Stoughton pursue the following:*

The City understands these are recommendations and intends to evaluate them as development occurs, but further understands that they are not requirements.

1. *Work with interested stakeholders to develop and implement a wetland restoration plan for the wetlands within the amendment area. –*

The City is willing to explore this issue and consider when evaluating annexation or development agreements.

2. *Require a field archaeological survey to be completed by a qualified archaeologist of the area adjacent to the kettle/wetland and associated drainages. The archaeological investigations should include an area sufficient to identify sites on higher ground that may border the kettle. Please send three copies of the report to CARPC, which will forward two copies to the office of the State Archaeologist at the Wisconsin State Historical Society.*

The City is willing to explore this issue and consider when evaluating annexation or development agreements.

3. *Require an inventory by a certified arborist of the two acres of woods located in the southwestern corner of the proposed amendment area to evaluate the quality, function, and sensitivity of the woodland. Consider requiring a tree protection plan if the quality of the trees and the function of the woodland warrant such an action.*

The City has an on-staff arborist who will assist in evaluating the woodlands as development plans are being considered for this portion of the USAA.

4. *Work closely with the developers to carefully design the interior street/driveway and sidewalk layout of the commercial center to reduce pedestrian bicyclist and motor vehicle conflicts. Sidewalks should be provided along both sides of Hults Road extended and all interior streets/drives. Sidewalks should also be required on the north side of STH 138 in conjunction with development of the commercial center.*

The City will work with the Developer during the design and platting process to evaluate improvements for this area. As annexation occurs, improvements such as to Hults Road will be considered. The City will consider and discuss the timing and suitability of urbanizing STH 138 in this region.

5. *The conceptual plan shows multiple driveway access points to the commercial center from STH 138. Access to this arterial roadway should be limited to one or two streets with no driveway access to maintain good traffic flow and safety in the future.*

The City will evaluate traffic impact analysis results in consultation with WISDOT as the development process progresses.

6. *The extension south of Oak Opening Drive should be officially mapped to ensure that this important future north-south collector street be constructed. Both Jackson Street and Oak Opening Drive should be constructed with bike lanes.*

The City will work to officially map Oak Opening Drive. The City will evaluate bike routes and lanes as part of the development process. These streets will likely include bike lanes.

7. *Work with WisDOT to plan for and address short- and long-term pedestrian and bicyclist facility and safety needs in the USH 51 and STH 138 corridors in the vicinity of the amendment area as the City's west side develops. Given that the WestEnd commercial center is being designed to "supply day-to-day goods and services for resident?", safe pedestrian and bicycle access to the center from the existing neighborhoods east of USH 51 and future surrounding neighborhoods is important. Consideration should be given to converting these state roadways to urban cross- sections when they are reconstructed in the future.*

The City will work with WISDOT on these issues.

8. *Consider extension of the trail system to connect to the City's existing trail system and recreation facilities nearby.*

The City will consider how the trail system can be connected to the City's existing trail system.

9. *Meet with the Town of Rutland to identify and discuss issues of mutual concern. CARPC staff and commissioners are available to assist in this endeavor.*

The City is willing to meet with the Town of Rutland and is scheduled to meet on March 7, 2011 to begin discussions.

During discussion with CARPC staff we found it appropriate to expand on two areas of the staff analysis.

Plan Consistency – Stoughton’s Comprehensive Plan identifies this area as “Planned Mixed Use” as part of the “WestSide Mixed Use Area.” “This area is planned to contain a mixture of commercial uses designed to supply the day-to-day goods and services for residents living in both Stoughton and surrounding areas. Senior housing and smaller-scale office development would also be appropriate for this area. Potential commercial uses might include a deli, coffee shop, specialty retail, dry cleaners, drug store, restaurant, and grocery store. Development in this mixed-use center could include first floor retail, accented by the potential for upper story office space and residential units, and/or a mix of uses and buildings within the same development. Overall, it is recommended that, to the extent possible, this mixed-use center be planned to create compact, pedestrian-friendly clusters of complementary businesses, housing and civic uses.”

This mixed use area as a whole will include a variety of uses including the possibility of a range of housing options as development occurs in the western part of this USAA. Since a neighborhood plan has not been adopted for the western portion of this development, the City has the opportunity to evaluate the appropriate uses more fully at that time. Residential uses that are identified as part of the plan will be at least 5.5 units/acre and likely include some senior housing as the demand for such housing is likely to increase. The adjacency to commercial services will enhance the opportunity for pedestrian activity.

Farmland Preservation – The analysis indicates that the Amendment area contains 94.2 acres of Prime Farmland. We think it is important to note that a significant portion of the Prime Farmland is already developed. Your staff has calculated that 48% of this area is currently undeveloped. For clarity, we believe it should be highlighted that approximately 45 acres of Prime Farmland will be utilized for new development as part of this amendment.

We plan to allow the undeveloped area to be used as farmland until development occurs. Our plan respects the efficient use of farmland by requiring development at urban densities; specifically residential development will be greater than 5.5 units/acre. The Town of Rutland Comprehensive Plan calls for residential development in this area at 1 unit/acre.

We appreciate your consideration of our application and look forward to working with you to clarify our understanding of items raised above.

Sincerely,  
CITY OF STOUGHTON  
  
Rodney Scheel  
Director of Planning & Development

Cc: Mayor Donna Olson