
To: Stoughton Plan Commission
From: Steve Tremlett, AICP, CNU-A
Subject: STI Property - Comp Plan Amendment
Date: March 6, 2023

Overview

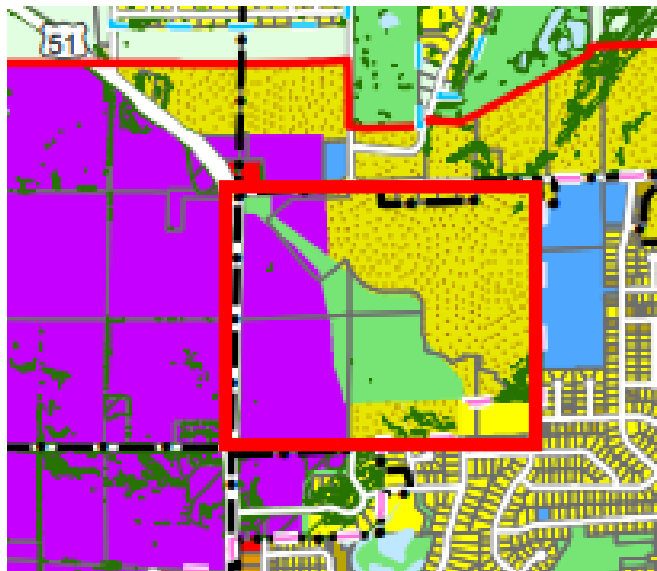
STI Holding, Inc. is preparing a development proposal for a mix of business, residential, park and open space uses on 182 acres at the southeast corner of State Highway 51 and County Highway B.

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

What is STI Holding, Inc. Proposing?

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

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



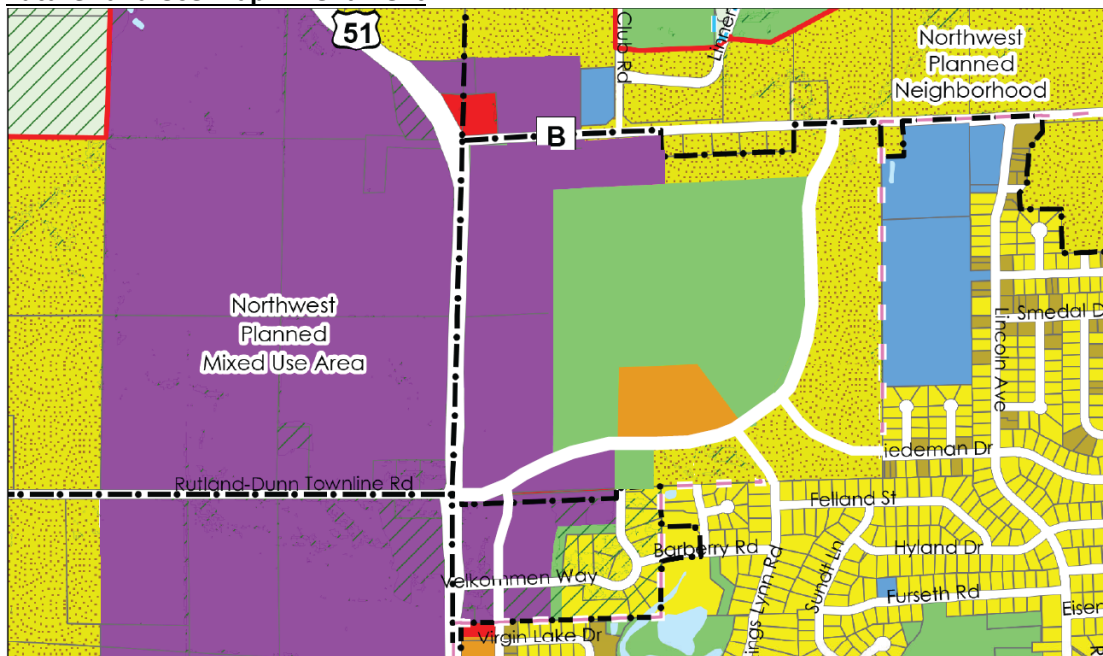
Why is a Comprehensive Plan Amendment Needed?

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

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

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

Future Land Use Map Amendment



See Exhibit A for the full amendment to the Comp Plan.