

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

<b>ORDINANCE OF THE COMMON COUNCIL</b>	
AN ORDINANCE TO AMEND THE COMPREHENSIVE PLAN OF THE CITY OF STOUGHTON	
Committee Action:	Planning Commission recommends approval 7-0 on 4/10/23
Fiscal Impact:	None
<b>File Number:</b>	O-10-2023
<b>Date Introduced:</b>	April 11, 2023 April 25, 2023

**RECITALS**

A. Pursuant to Wis. Stat. § 62.23(2) and (3), the City of Stoughton is authorized to prepare, adopt, and amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2).

B. The Common Council of the City of Stoughton, Dane County, Wisconsin adopted the City of Stoughton Comprehensive Plan (the “Comprehensive Plan”) on July 11, 2017, and subsequently amended the Comprehensive Plan on August 27, 2019 pursuant to Wis. Stat. § 66.1001.

C. Attached hereto and incorporated herein as Exhibit A is a proposed Amendment to the Comprehensive Plan (the “Comprehensive Plan Amendment”).

D. The Comprehensive Plan Amendments, together with all maps and descriptive materials included or referred to, has been on file and available for public inspection in the office of the City Clerk.

E. On April 10, 2023 following notice as required by Wis. Stat. § 66.1001, the Plan Commission held a public hearing regarding Amendment to the Comprehensive Plan.

F. The Amended Comprehensive Plan contains all of the elements specified in Wis. Stat. § 66.1001(2).

G. The Planning Commission of the City of Stoughton, by a majority vote of the entire Planning Commission, has adopted a resolution recommending that the Common Council adopt the Comprehensive Plan Amendment.

**ORDINANCE**

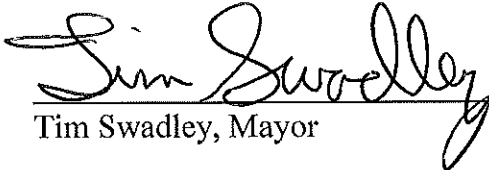
**NOW, THEREFORE,** pursuant to Wis. Stat. § 66.1001(4), in consideration of the above recitals that are expressly incorporated herein, the Common Council of the City of Stoughton, Dane County, Wisconsin ordains as follows:

1. The Amended Comprehensive Plan is adopted as an amendment to the Comprehensive Plan pursuant to Wis. Stat. § 66.1001.

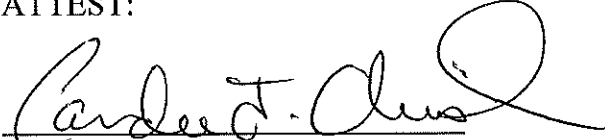
2. The City Clerk is directed to file a copy of this Ordinance and the Amendments to the Comprehensive Plan with all of the entities specified in Wis. Stat. § 66.1001(4)(b).

3. This Ordinance shall take effect upon passage by a majority vote of the members-elect of the Common Council and publication as required by law.

*This Ordinance was duly considered and adopted by a majority vote of the Common Council of the City of Stoughton on \_\_\_\_\_ 2023.*

  
Tim Swadley, Mayor

ATTEST:

  
Candee Christen, City Clerk

Attachment: Exhibit A – City of Stoughton Comprehensive Plan Amendment

Council Adopted: 4/25/2023

Mayor Approved: 4/25/2023

Published: 5/4/2023

## EXHIBIT A: PROPOSED COMP PLAN AMENDMENTS

### PROPOSED CHANGES

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- **Areas to be preserved** included the marshland, downtown and historic neighborhoods, 1892 building, the Yahara River, undeveloped areas on both sides of the river, Viking County Park, and Mandt Park, Veterans Park. Most individuals wanted to see the ~~Linnerud STI Holdings, Inc.~~ property developed for residential and/or commercial uses, but some attendees indicated a desire to see the area preserved as an undeveloped natural area.
- Key **gathering places** included the downtown and Main Street, Mandt Park, Veterans Park, and River Bluff Middle School. Future gathering places were suggested for the Riverfront/ MillFab site, Kettle Park West, the ~~Linnerud STI Holdings, Inc.~~ property, and in the City's growth area to the south.
- **Transportation issues** were identified at many of the USH 51/Main Street intersections including Roby Road, STH 138, and Hoel Avenue. Numerous attendees identified the intersection of USH 51 and STH 138 as an area of concern. Roads widening or safety improvements were suggested for USH 51 and for STH 138, especially north and west of City. New roads were suggested within Kettle Park West, north of the Business Park North, and in new growth areas east of the City.
- **Bicycle lanes** were recommended on STH 138 and on City streets, including Van Buren Street, King's Lynn Road, Jackson Street, Roby Road, Page Street, and South Street. Bicycle facilities were also recommended for the rail corridor and in future City growth areas. There was strong support for **off-street trails** along one or both sides of the Yahara River. Loops trails were often recommended as opposed to straight "out-and-back" trails. Participants were also asked to identify locations that would be appropriate for new residential, commercial, or industrial development. A summary of this input is as follows. Most attendees planned for growth beyond the City's existing boundaries, but one table did not desire to City grow geographically, expressing a desire for *only* infill and redevelopment.
- New **residential development** was recommended on infill or redevelopment sites along the riverfront (including the MillFab site), in Kettle Park West, and on the ~~Linnerud STI Holdings, Inc.~~ property. Looking to the periphery of the City, there was support for new residential southwest of the current City limits (south of Kettle Park West), but there were also recommendations for residential development in areas north, south, east, and west of the City, with no clear consensus.
- New **commercial development** was recommended on infill or redevelopment sites along the riverfront (including the MillFab site), at the ~~Linnerud STI Holdings, Inc.~~ property, downtown, in Kettle Park West, and at the intersection of Van Buren and Milwaukee Streets. Commercial development was also recommended in many locations along USH 51, and where major highway intersect, e.g. where USH 51 meets CTH N, where USH 51 meets CTH B, and where CTH B meets CTH N

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Finally, an area shown for *Planned Mixed Use* is located east of USH 51 between CTH B and Rutland Dunn Town Line Road. This area is part of the ~~Linnerud STI Holdings, Inc.~~ property, a larger property that is planned for a mix of commercial, public open space, and residential uses. The west side of the ~~Linnerud STI Holdings, Inc.~~ property shown as *Planned Mixed Use* on this *Plan's* Future Land Use Map. ~~, which is consistent with the 2006 Linnerud Detailed Neighborhood Plan. In this area, the Linnerud Detailed Neighborhood Plan recommends a mix of commercial and residential uses, particularly neighborhood-scale business uses, large-format retail, senior housing, multi-family, and mixed-use development.~~

## EXIHIBIT A: PROPOSED COMP PLAN AMENDMENTS

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### Northwest Planned Neighborhoods

There are several *Planned Neighborhood* areas on the City's northwest side that generally straddle CTH B. The part of this area is located immediately west of Sandhill Elementary School is part of the Linnerud STI Holdings, Inc. property. ~~In 2006, a Linnerud Detailed Neighborhood Plan was prepared for the entire Linnerud property. Refer to Appendix B to read the plan in its entirety. On the west side of the property, the Linnerud plan recommends a mix of commercial and residential uses, particularly neighborhood-scale business uses, large format retail, and mixed use development. In the central portion of the property, the plan recommends a large central park, which would buffer *Planned Neighborhood* areas from commercial/mixed use areas. The plan also recommends a northwest gateway feature located at southeast quadrant of the intersection of USH 51 and CTH B, which could include a pedestrian mall, framing structure that creates a focal point, water feature, and a gathering space. Finally, the east side of the Linnerud~~ The current plan for this property includes ~~is recommended for~~ commercial / mixed use along the USH 51 corridor, a large community park and residential adjacent to existing neighborhoods to the south and east; this area is shown on this *Plan's* Future Land Use Map as *Planned Neighborhood*. The Linnerud STI Holdings, Inc. development plan recommends the following for this residential area:

- The recommended residential density should be between 4 and 8 du/ac for single family detached development, 10 to 15 du/ac for two family and townhome development, ~~10 to 15~~ 15 – 30 du/ac for multi-family development, and 25 to 35 du/ac for senior housing development.
- ~~A landscape and stormwater buffer should separate the *Planned Neighborhood* from USH 51 and CTH B.~~
- Internal street connections should connect the *Planned Neighborhood* to the commercial/mixed use area to the west, CTH B, Kriedeman Drive, Kings Lynn Road, ~~and Oakridge Way~~ will accommodate a mid-block pedestrian access point or road access to planned collector.
- The *Planned Neighborhood* should include bicycle/pedestrian connection to the commercial/mixed use area to the west, the ~~central~~ community park, Sandhill Elementary School, and other destinations.

North of the Linnerud STI Holdings, Inc. property and CTH B, the Future Land Use Map depicts a *Planned Neighborhood* area north of the current City limits extending between USH 51 and Williams Drive. Nearby features include Stoughton Country Club, Christ Lutheran Church, and the railroad tracks. There are relatively few environmental constraints in this area. The area should be served by local road extensions, particularly extensions of Lincoln Avenue and Page Street, and bicycle/pedestrian connections.

----- Page 117 ----- (*under Wastewater Service – last bullet*)

- A new interceptor serving the Northwest Planned Mixed Use Area and the Linnerud STI Holdings, Inc. property ~~Neighborhood~~ — leading to a lift station near the center of that neighborhood.

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### **11. Parks and Recreation**

The City of Stoughton maintains an extensive parks and recreation system. As reported in the City's *2014 Comprehensive Park and Open Space Plan*, 104 acres of active and accessible public park facilities are provided by the City. According to the park plan, Stoughton is currently satisfying the recreational



## EXHIBIT A: PROPOSED COMP PLAN AMENDMENTS

needs of its residents in terms of the overall ratio of total park acreage to population. However, in terms of the provision of specific park types, the City does not meet national recommendations for mini-parks or larger community parks.

A complete description of existing park and recreation facilities and programs offered by the City is provided in the *Park and Open Space Plan*. Major recommendations from the City's park plan are integrated with the recommendations of this *Comprehensive Plan*. This *Comprehensive Plan* calls for the provision of neighborhood park facilities in carefully considered locations within each of the *Planned Neighborhood* areas. Map 9 depicts the five locations recommended in the *Park and Open Space Plan* for future parks. These include the following locations within the current municipal boundary:

- ~~Linnerud~~ STI Holdings, Inc. property on the northwest side of the City
- Ehle property on the northeast side
- Stone Crest development on the southeast side
- Nordic Ridge development on the southwest side
- Kettle West development on the west side

The plan also includes an extension of Racetrack Park westward to CTH N.

The *Park and Open Space Plan* includes a goal of developing interconnected biking and walking trails that provide access to all neighborhoods in the City. In addition to the Dane County Lower Yahara River Trail, three new trails are proposed in Stoughton: a South Trail route to connect Stone Crest on the far southeast side to the Kettle Park West development on the southwest side; a West Trail route to connect the Kettle Park West development with future development at the ~~Linnerud~~ STI Holdings, Inc. property on the northwest side; and a North Trail route to connect the northwest corner of the city to Dane County's Viking Park. These future routes are depicted in Map 9.

***Map 6a (Page 83) + Map 6b (Page 85) + Map 6c (Page 87)***

***Map 9 (Page 111)***

***Remove Appendix B (2006 Linnerud Neighborhood Plan)***



## Future Land Use

- Planned Stoughton Urban Development Area\*\*
- - - 2017 Urban Service Areas
- - - 2017 Limited Service Areas
- 2017 Municipal Boundaries
- +— Railroads

### Future Land Use

- Agriculture/Rural/Vacant
- Unsewered Residential
- Single Family Residential
- Two Family Residential
- Multi-Family Residential
- Planned Neighborhood
- Central Business
- Planned Office
- Neighborhood Office
- Planned Business
- Neighborhood Business
- Planned Industrial
- General Industrial
- Heavy Industrial
- Landfill/Extraction
- Institutional
- Recreation or Public Open Space
- Environmental Corridor (subject to confirmation)\*
- Surface Water
- Right-of-Way

1. Single Family Residential
2. Two Family Residential
3. Multi-Family Residential
4. Institutional
5. Neighborhood Office
6. Neighborhood Business
7. Recreation or Public Open Space

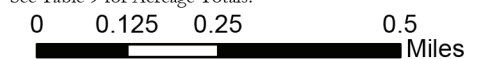


1. Planned Business
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4. Multi-Family Residential
5. Planned Office
6. Planned Industrial

Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map. Existing (not future) land use pattern shown beyond Planned Development Area.

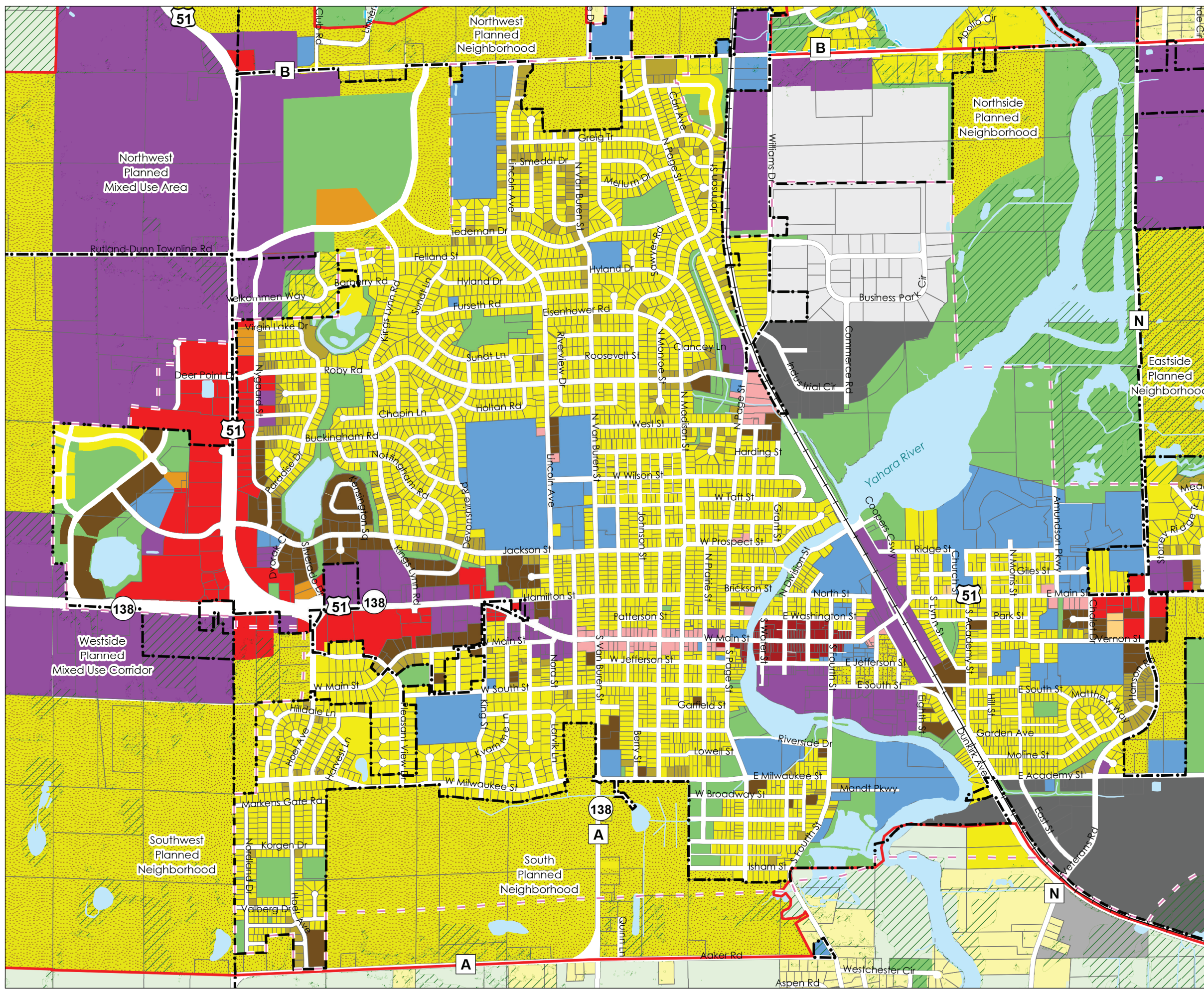
\*Environmental corridors are a composite of the most important natural resources. Individual components consist of most of those elements seen on Map 2: Natural Resources. These include: DNR Wetlands, 100 Year Floodplain, Woodlands, Public Lands, Steep Slopes above 12%, and all other Environmental Corridors as defined by CARPC. Within the Stoughton Urban Service Area, only Corridors defined by CARPC are depicted.

\*\* See Table 9 for Acreage Totals.

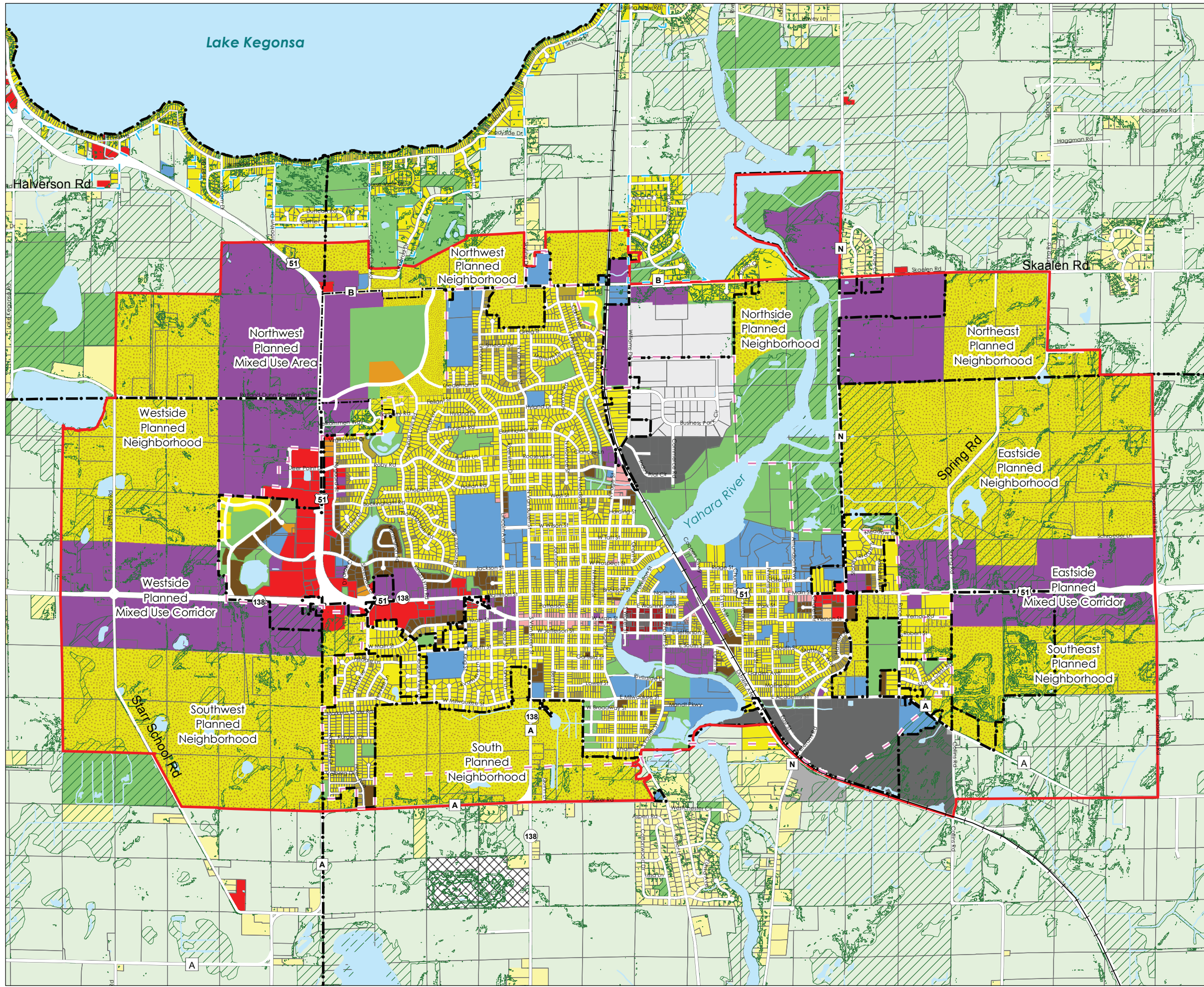


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Sources: Dane County LIO, City of Stoughton, CARPC, FEMA, WI DNR, Madison Area Transportation Planning Board







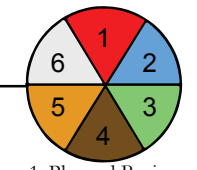
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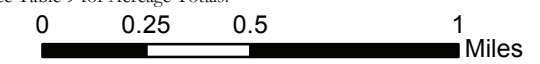


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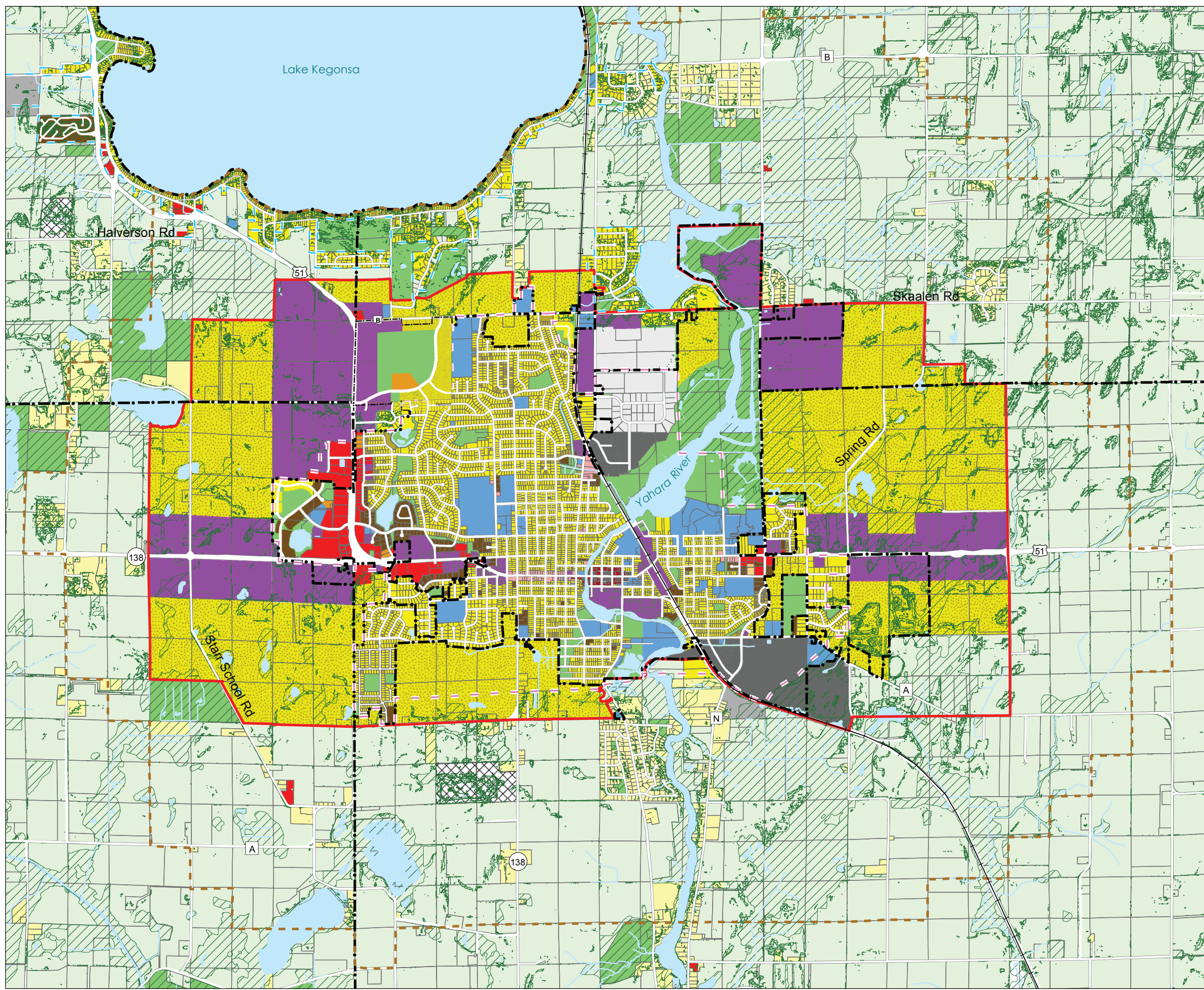
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Planned  
Transportation and  
Community Facilities

- 2017 Municipal Boundaries
- Environmental Corridor
- Existing Pedestrian/Bike Path or Lane

Planned Transportation Facilities

- Planned Local Street Extensions\*
- Planned Expanded Right-of-Way\*
- Conceptual New Collector Street\*
- Planned Pedestrian/Bike Path
- Planned On-Road Bike Lane

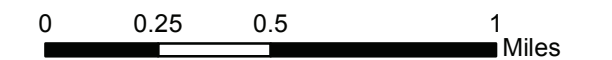
\*All with on-street bike lanes and access limitations

Planned Community Facilities

(General Locations are Depicted)

- Community Park
- Neighborhood Park
- Sanitary Interceptors
- Lift Station
- Proposed Bike/Ped Bridge

(Background Map is the Land Use Plan)



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