

## Arnett's Addition to Norse View Heights

Arnett's Addition to Norse View Heights preliminary plat consists of 26 single family lots and three duplex lots. This plat is consistent with the City's comp plan, which allows for residential development. Plat area is 13.55 acres, consisting of 3.06 acres of parkland and 2.3 acres for storm water. This development brings high quality affordable housing to Stoughton with a price range of \$225,000-\$260,000, which already has a waiting list for the anticipation of these future lots. The first two phases along Page Street and Carl Avenue are completely sold out.

The preliminary plat consists of more than three acres of open and green space, with 2,627 feet (approximately ½ mile) of multi-use trails that will connect to a future river trail and state park trail. The developer is requesting the current Marie Drive be vacated and dedicated as parkland to create a trail head for all to enjoy.

Instead of allowing run off from existing surrounding developments to pass through the development, the developer took the environment into consideration and increased the retention area by over 200%. The plat includes 2.3 acres to contain and treat runoff for storm water.

The existing lots along Marie Drive (lots 152-156) will become a one lot CSM, consisting of 3.85 acres and will include 12 duplex's in a private setting. Sewer and water is stubbed into this future duplex/condo project.

Due to current depths of existing sewer infrastructure the developer is unable to install conventional gravity sewer system to lots 1-29. The developer and engineer felt the most economical and beneficial way to sewer these lots is to install a pressure main with grinder pumps installed at each residence. The system is the same system that Pleasant Springs and Kegonsa sewer districts use. This is a private sewer system that will discharge into the City's gravity system.

### Rezone Request

Lots 1-17, 21-23 & 25-29 request to be rezoned to RES-5

Lots 18-20 request to be rezoned to RES-6 two-family

Lots 24 & 30 request to be rezoned to RES-6 single-family

Lots 31 & 32 are existing lots, no rezone will be required, zoning will remain the same

Lot 1 of CSM request to rezone from rural holdings and RES-4 single-family to RES-6 two-family with a conditional use to allow group development for a total of 12 duplex's

### New Plat –Park Land Dedication

Lots 1-29 creates **32** residential units

CSM (corner of B & Page St) creates **19** additional residential units, with a total of 24, since 5 were already existing

First phase of Carl Ave **2** new residential units

First phase of Page St 1 unit added (paid fee in lieu of \$3,330.53)

Total parkland dedication needed 53 units X 1,468 sq ft = 77,804

Amount being dedicated in CSM lot 1 would be 2,502

Amount being dedicated from plat 133,294

Total **135,796** (overage 57,992)