CITY OF STOUGHTON

RESOLUTION OF THE COMMON COUNCIL			
Resolution by the Common Council of the City of Stoughton Conditionally Approving the Preliminary Condo Plat for 839 – 981 N. Page Street			
Committee Action:	Plan Commission recommends approval 6 - 0		
Fiscal Impact:	N/A		
File Number:	R -120 - 23	**Date Introduced:**	July 25, 2023

The City of Stoughton, Wisconsin, Common Council does proclaim as follows:

RECITALS

A. A preliminary plat titled "Page Street Condominium", (the "Plat")(Exhibit A) was submitted by Anwar Zaidi (the "Owner") to the City of Stoughton (the "City") on May 3, 2023 for review and action, and the statutory review period will expire on August 1, 2023.

B. The Plat was referred to the Plan Commission for review and recommendation to the City Council.

C. The Plan Commission has reviewed the Plat, and determined that the Plat will only be consistent with the City of Stoughton ordinances, Chapter 236 of Wisconsin Statutes, and the City of Stoughton Comprehensive Plan if all of the conditions set forth below are satisfied. The Plan Commission recommends approving the Plat subject to the conditions set forth below.

D. The Common Council has reviewed the Plat, and agrees with the Plan Commission recommendations.

RESOLUTION

The Common Council of the City of Stoughton hereby approves the Preliminary Condo Plat named "Page Street Condominium", subject to the following conditions:

1. A final plat shall not be approved unless the following conditions are satisfied:

2. Before the City will sign a Final Plat, Developer must reimburse the City for all expenses incurred by the City in connection with its review and processing of the Plat, a Final Plat, and the development of the lands within the Plat. Such reimbursement shall include all fees the City has paid to legal, planning, engineering, financial and other consultants.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Tim Swadley, Mayor Date

Council Action: _____ ☐ **Override** **Vote** _____

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: July 5, 2023

To: Plan Commission and Common Council

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the July 10, 2023 Plan Commission Meeting and July 25, 2023 Common Council meeting

Preliminary Condominium Plat for property at 839-981 N. Page Street.
The applicant is seeking to create 6 condominium units. Units 961, 971, 977 and 981 are commercial business units. Unit 925 is storage units and unit 839 is vacant land.

The owner plans to sell off the gas station, unit 981 and keep the remaining units. There are plans to build some retail space in the future on the vacant space.

The application materials and resolution are provided. A public hearing and recommendation to the Common Council is necessary.

EXHIBIT A

CONDOMINIUM PLAT

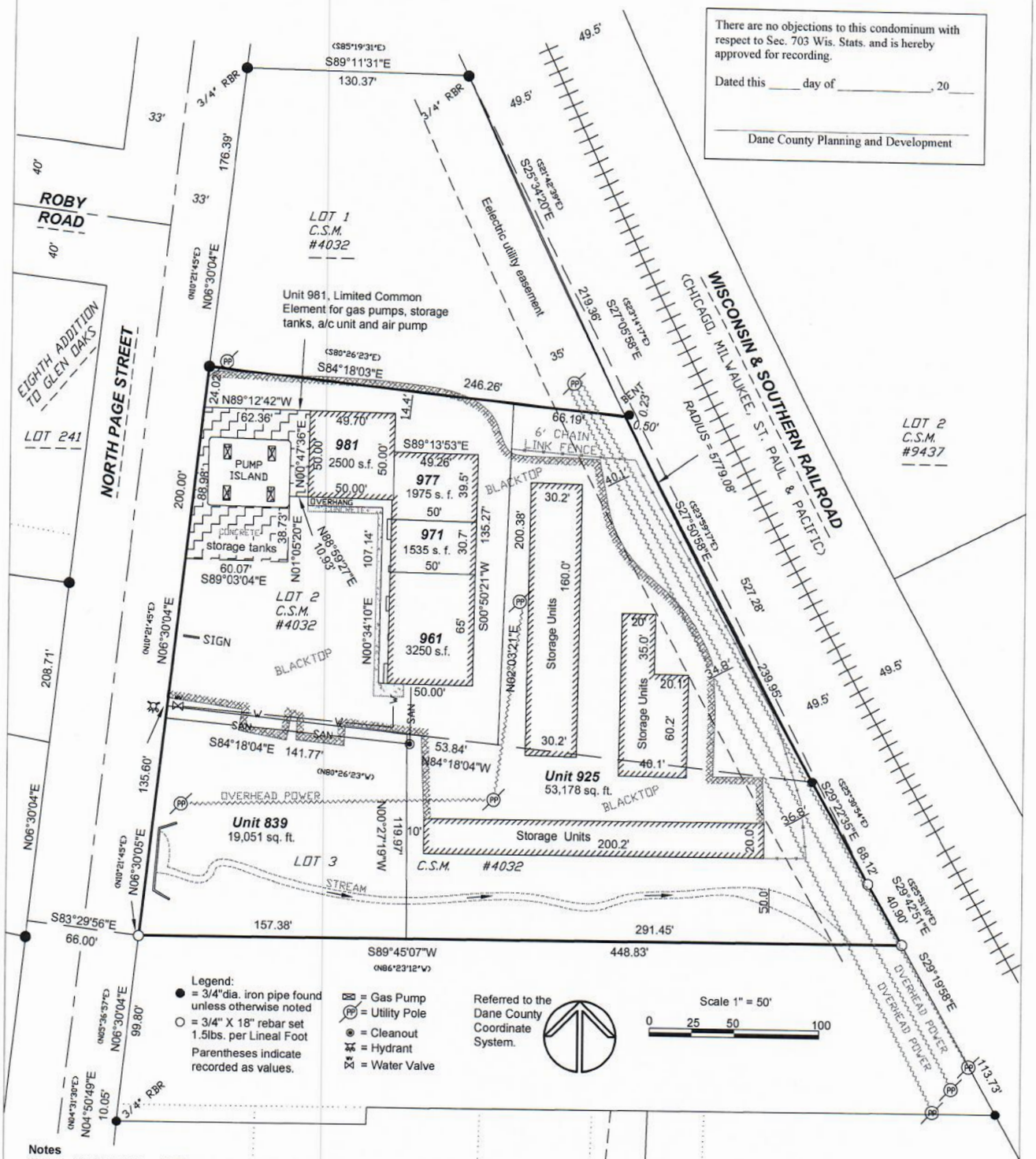
PAGE STREET CONDOMINIUM

LOTS 2 & 3 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 4032, LOCATED IN THE SW. 1/4 OF THE NW 1/4 OF SECTION 5, T.5N., R11E., IN THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

There are no objections to this condominum with respect to Sec. 703 Wis. Stats. and is hereby approved for recording.

Dated this _____ day of _____, 20___

_____
Dane County Planning and Development



Notes

1) Units 961,971, 977 and 981 are commercial business units.
2) Limited common element for unit 981 contains gas pump island and storage tank area, air condition unit and air pump area.
3) Unit 839 is vacant at this time. Unit 925 contains storage units.
4) Unit boundaries for units 961-981 are approximate and do not supersede unit boundaries as set forth in the condominium declaration.
5) This condominium is subject to all covenants, restrictions and easements both recorded or unrecorded.
6) Prepared for AIM 1 Holdings LLC, 212 E. Verona Ave., Verona, Wi. 53593
7) Site address is 981 Page Street, Stoughton, Wi
8) Areas not shown as units or limited common element are common elements.

Surveyor's Certificate

I, David C. Riesop, a Wisconsin Registered Land Surveyor, do hereby certify that this Condominum Plat of Page Street Condominium is a correct representation of the field survey made, and of the property described hereon, and further that the building was located as shown, and that the identification and location of each unit and the common elements and limited common elements can be determined from the plat, and further certify that this survey and plat is correct to the best of my knowledge and belief.

Dated_____

_____
David C. Riesop S-1551

City Approval

This Condominum Plat was approved for recording per City of Stoughton Plan Commission action of _____, and City of Stoughton Common Council action of_____, dated this _____ day of _____, 2023

_____
Clerk, City of Stoughton

Register of Deeds Certificate

Received for recording this ____ day of _____, 2023 at _____ o'clock ___M. and recorded in Volume _____ of Condominium Plats, on Page_____

_____
Kristi Chlebowski, Register of Deeds, Dane County

Wisconsin Mapping, LLC

surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

6056-23
Sheet 1 of 1

NOTICE OF PUBLIC HEARING

The City of Stoughton Plan Commission will hold a **Public Hearing** on **Monday, July 10, 2023** at **6:00 o'clock p.m.,** or as soon thereafter as the matter may be heard, in the **Council Chambers**, **2nd Floor, Public Safety Building, 321 South Fourth Street,** Stoughton, Wisconsin, to consider the Preliminary Condominium Plat for 839-981 N. Page Street. (Plat submitted on May 3, 2023)

A copy of the Preliminary Condominium Plat and a map of the area adjacent to the plat can be reviewed at City Hall, Department of Planning & Development office, 207 S. Forrest Street, Stoughton, during normal business hours. The plat can also be viewed at https://stoughtoncitydocs.com/planning-commission

Location: The meeting of the Plan Commission will be conducted as a hybrid meeting. (Virtual and In-Person)

In-Person: Council Chambers (2nd floor of the Public Safety Building)
321 S. Fourth Street, Stoughton, WI

Virtual: You can join the meeting using a computer, tablet or smartphone via Zoom
https://us06web.zoom.us/j/82765957880?pwd=ZFd4QnlJaklGalduU2ViQWR6cTY5QT09

Phone in: +1 312 626 6799 Meeting ID: 827 6595 7880 Passcode: 323926

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.

Contact Rodney Scheel, Director of Planning & Development at 608-873-6619 or rjscheel@cityofstoughton.com with questions.

Published June 8 and June 15, 2023

CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
CERTIFIED SURVEY MAP/PLAT APPLICATION
FEES EFFECTIVE 1.12.23

Date of Application 05/03/2023

Applicant Name AIM 1 Holdings, LLC **Phone** 6080-473-5526

Applicant Email AZ@Abacus.Consulting

Owners Name (if different than applicant) Anwar A Zaidi **Phone** 608-473-5526

Subject Property Address 839-981 North Page Street, Stoughton, WI 53589

Application for: CSM _____ **PRELIMINARY PLAT** _____ **FINAL PLAT** _____

CURRENT FEES

CERTIFIED SURVEY MAP:	**$185 AND $45/LOT***
PRELIMINARY PLAT FEE:	**$485 AND $45/LOT***
FINAL PLAT FEE:	**$290 AND $45/LOT***

Number of Lots: 1.

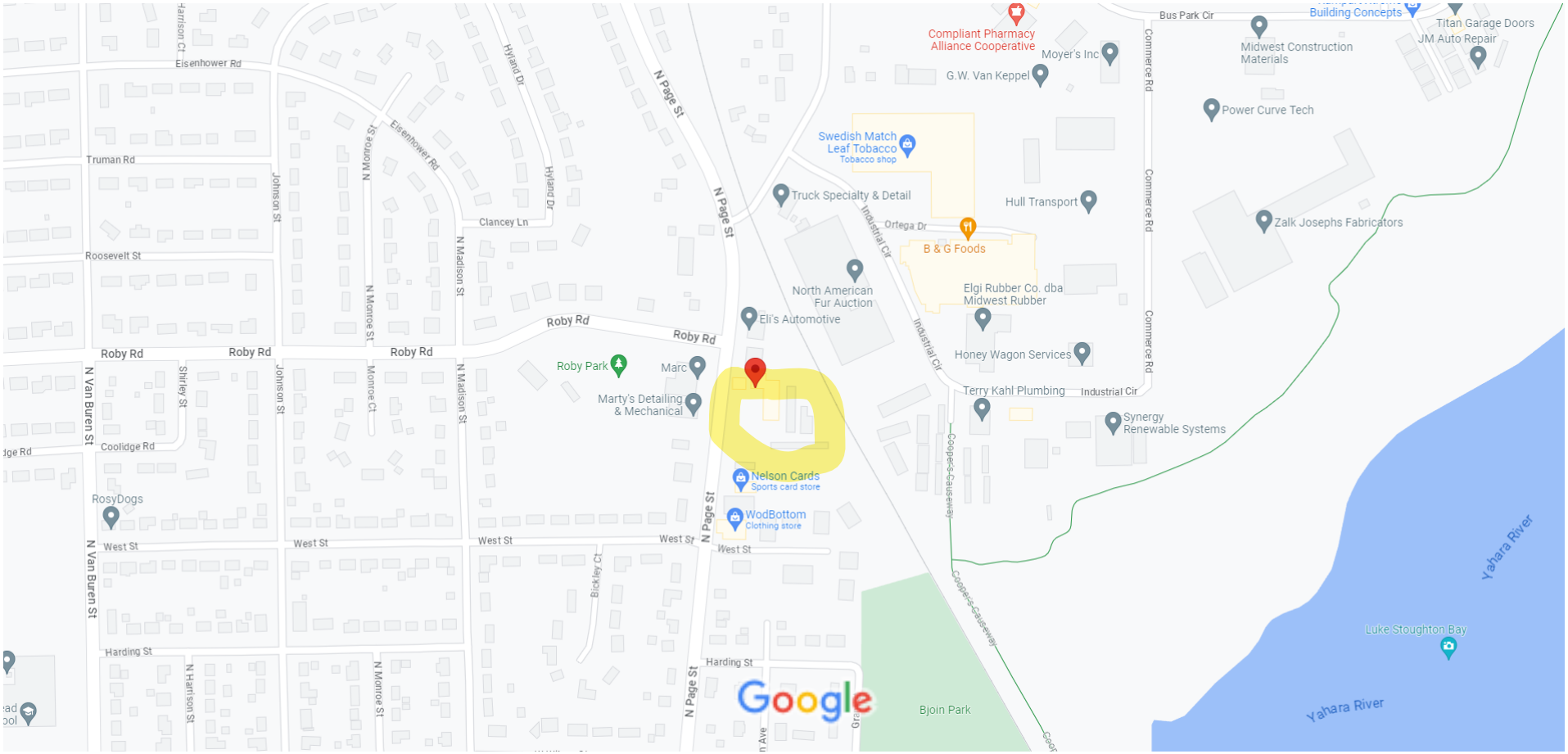
Fee Amount: $ 485.

Owner/Applicant Signature _____ Date 5/3/2023

ANY QUESTIONS, CALL THE DEPT. OF PLANNING & DEVELOPMENT AT 608-646-0421.

***ANY ADDITIONAL COST INCURRED OVER THE PERMIT FEE AMOUNT WILL BE BILLED TO THE PROPERTY OWNER AND/OR RESPONSIBLE PARTY. DWELLING UNITS INCLUDE EXISTING AND PROPOSED DWELLINGS.**

Google Maps 981 N Page St



Map data ©2023 200 ft