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

ORDINANCE OF THE COMMON COUNCIL			
An ordinance amending the zoning classification at CSM Lot 1 (part of lots 9 and 10, Chalet Subdivision) in the City of Stoughton, WI.			
Committee Action:	Plan Commission recommends Council approval 6 – 0		
Fiscal Impact:			
File Number:	O - 23 - 2023	**Date Introduced:**	First Reading: July 25, 2023 Second Reading: August 8, 2023

RECITALS

1. Chalet Court LLC (Todd Nelson) (the "Owner/Applicant") has requested to change the zoning classification of the parcel at CSM Lot 1 (part of lots 9 and 10, Chalet Subdivision) from RH – Rural Holding to TR-6 Two Family Residential.

2. The applicant proposes to create one duplex lot for development.

3. On July 10, 2023, the City of Stoughton Plan Commission held a public hearing regarding the proposed zoning change. The public hearing was preceded by the publication of a class 2 notice, and other notices required by law.

4. The Plan Commission found that the proposed zoning change is consistent with the City of Stoughton Comprehensive Plan, and recommends that the zoning change be approved as presented.

5. The Common Council has considered the proposed zoning change, the Plan Commission's recommendation and finds that the proposed zoning change is consistent with the City of Stoughton Comprehensive Plan.

ORDINANCE

The Common Council of the City of Stoughton, Dane County, Wisconsin do ordain as follows:

Section 1. The recitals set forth above are material to and are incorporated in this ordinance as if set forth in full.

Section 2. Subject to the conditions set forth in section 3 below, the zoning classification of the parcel at CSM Lot 1 (part of lots 9 and 10, Chalet Subdivision) from RH – Rural Holding to TR-6 Two Family Residential.

Section 3. This ordinance shall take effect upon publication pursuant to law and after the certified survey map is recorded.

Dates
Council Adopted: _____

Mayor Approved: _____ _____
Tim Swadley, Mayor

Published: _____

Attest: _____ _____
Candee Christen, City Clerk

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CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
207 S. Forrest Street, Stoughton, WI. 53589

(608) 873-6619 www.cityofstoughton.com

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 Common Council meetings of July 25 and August 8, 2023

Rezoning of Lot 1, Certified Survey Map (CSM), at the Chalet Subdivision.
The applicant/owner is seeking to rezone this newly created parcel from RH - Rural Holding to TR-6 - Two Family Residential. The intent is to begin construction of a duplex as soon as possible.

The applicant/owner plans to create additional duplex lots along Chalet Drive and has been in discussions with the City about creation of parkland at the rear of the Chalet Subdivision.

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

PUBLIC HEARING NOTICE

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 after as the matter may be heard, to consider a proposed rezoning of the property at CSM Lot 1, Chalet Subdivision, part of Lots 9 and 10, City of Stoughton, Wisconsin, owned by Chalet Court LLC (Todd Nelson). The property (CSM Lot 1) is proposed to be rezoned from RH - Rural Holding to TR-6 – Two Family Residential.

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.

For questions regarding this notice please contact Michael Stacey, Zoning Administrator at 608-646-0421.

Additional information including a location map can be found at:
http://stoughtoncitydocs.com/planning-commission/

Published June 22 and 29, 2023 Hub

To the City of Stoughton Planning and Zoning Dept.

The owner wishes to rezone Lot #1 (legal description is attached) to allow for one duplex lot. The property is vacant and currently provides the city with no meaningful value. If anything it acts as a dumping ground of rubble. The addition of a duplex at this location would provide much needed affordable housing at an infill location that is absent from any housing developments. In addition there would be a substantial increase in tax base. The rezoning is consistent with the City of Stoughton's master plan. Commencement of construction would begin immediately after final approval from the city.

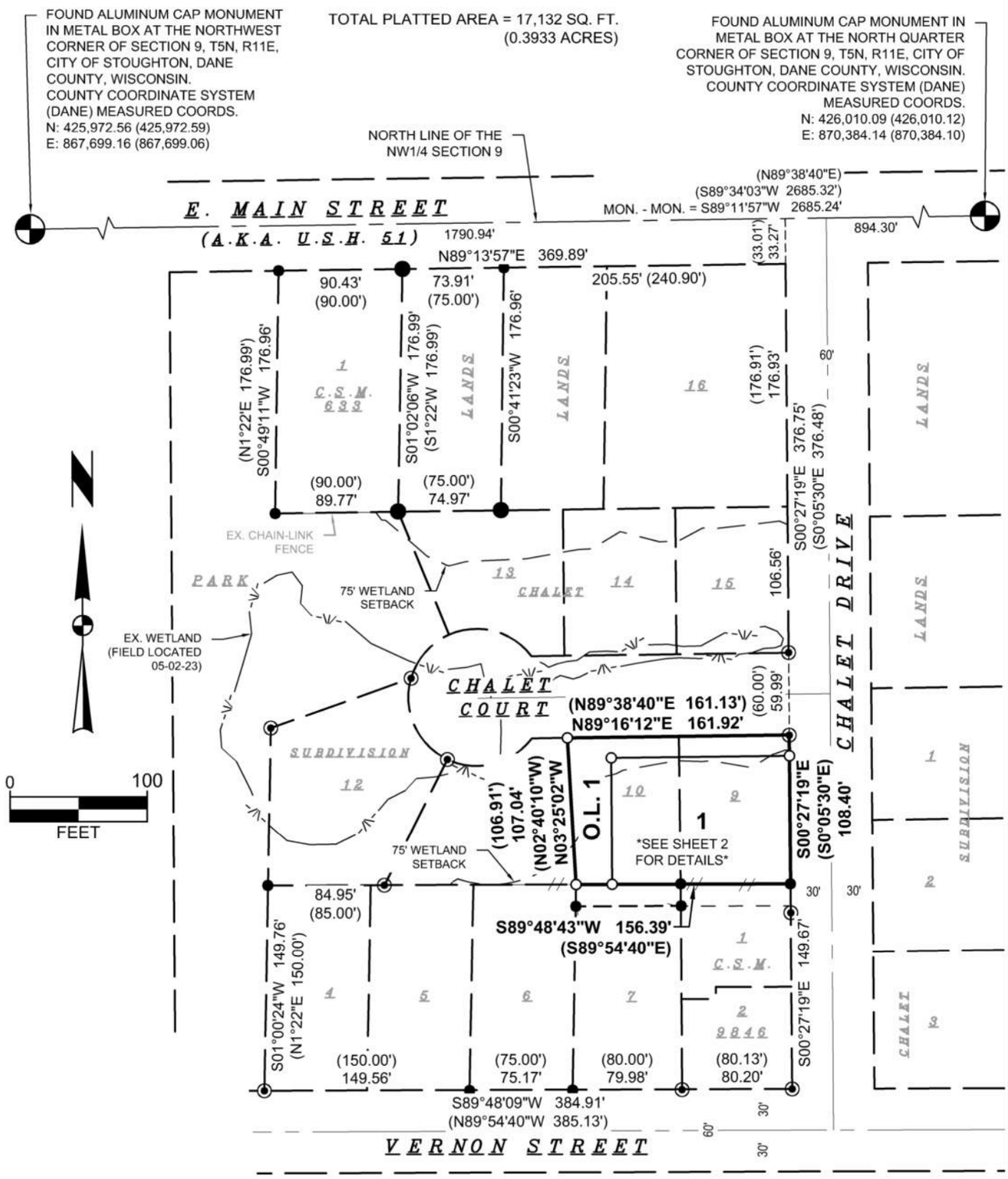
Restfully submitted.

Todd Nelson

CERTIFIED SURVEY MAP No._____

PART OF LOTS 9-10, CHALET SUBDIVISION, AS RECORDED IN VOLUME 40 OF PLATS, ON PAGE 7, AS DOCUMENT NUMBER 1358827, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

TOTAL PLATTED AREA = 17,132 SQ. FT.
(0.3933 ACRES)



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, T6N, R10E, MEASURED AS S00°16'59"W

NOTES:
SEE SHEET 2 FOR LOT DETAILS,
SEE SHEET 3 FOR LEGEND, LOT AREA TABLE AND NOTES

DRAFT

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ PAGE _____

SNYDER & ASSOCIATES

SURVEYED FOR:
Chalet Court LLC
710 Clyde Street
Stoughton, WI 53589

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

FN: 123.0464.30
DATE: 06-12-23
REVISIONS:
REV1
REV2
REV3

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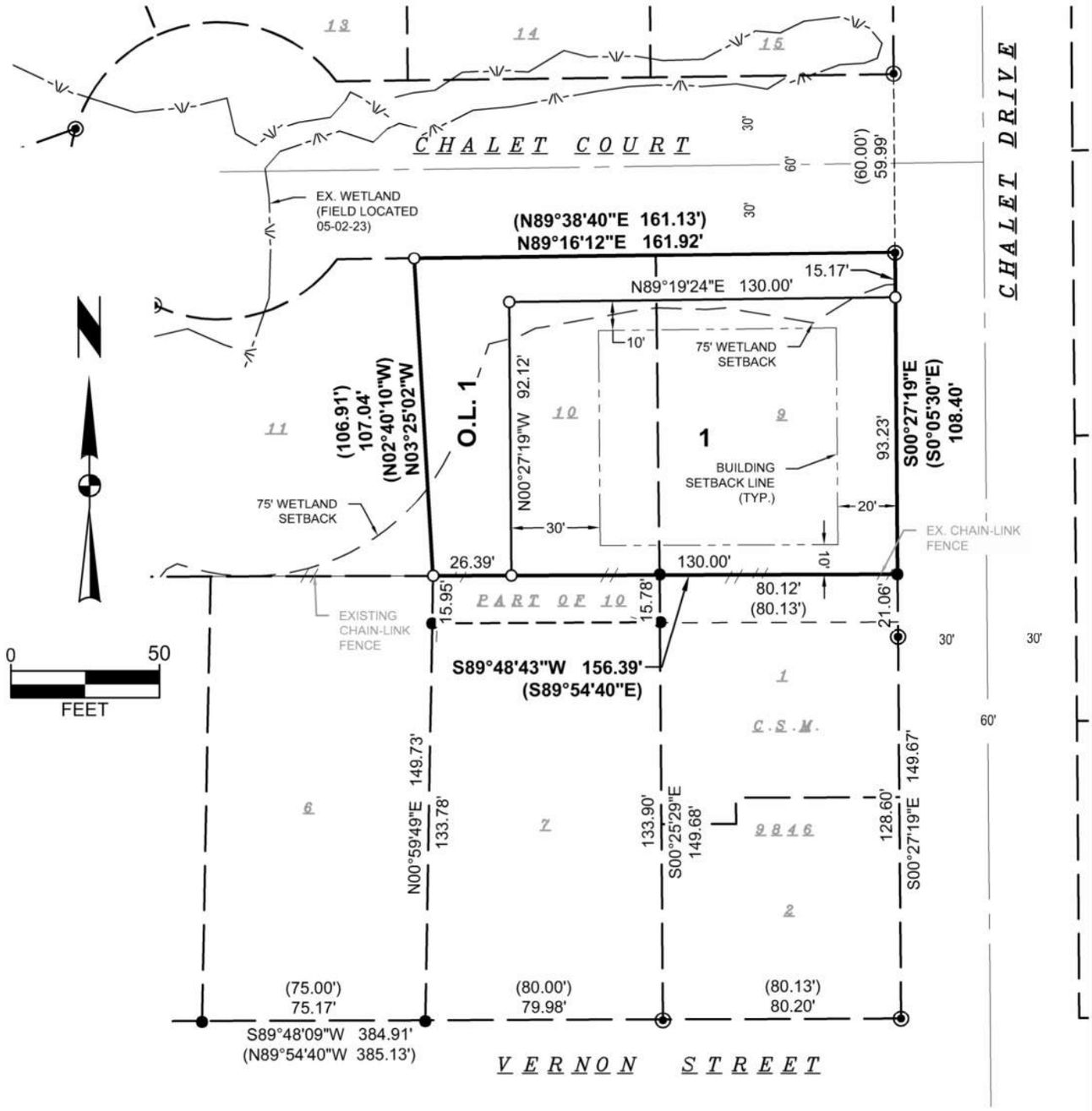

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, T6N, R10E, MEASURED AS S00°16'59"W

NOTES:
SEE SHEET 1 FOR OVERALL MAP INFORMATION
SEE SHEET 3 FOR LEGEND, LOT AREA TABLE AND NOTES

DRAFT

C.S.M. NO. _____

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City of Stoughton Application for Amendment of the Official Zoning Map
(Requirements per Section 78-903 attached)

Applicant Name: Todd Nelson

Applicant Address: 710 Clyde St. Stoughton

Applicant Phone and Email: 75Nelson@Gmail.com

Property Owner Name (if different than applicant): Chalet Court LLC

Property Owner Phone: 608-669-1554

Subject Property Address: lot #1 parts of Lots 9-10 Chalet Subdivison

This form is designed to be used by the Applicant as a guide to submitting a complete application to amend the Official Zoning Map *and* by the City to process said application. Parts II and III are to be used by the Applicant to submit a complete application; Parts I - IV are to be used by the City when processing said application.

I. Record of Administrative Procedures for City Use

Application form filed with Zoning Administrator — Date: 6/12/23

Application fee of $475 received by Zoning Administrator — Date: 6/12/23

II Application Submittal Packet Requirements for Applicant Use

Prior to submitting the final complete application as certified by the Zoning Administrator, the Applicant shall submit an initial draft application and materials for staff review, followed by one revised application packet based upon staff review and comments.

Application form filed with Zoning Administrator — Date: 6/12/23

- ☐ **(a) A copy of the Current Zoning Map of the subject property and vicinity:**
  - ☐ Showing all lands for which the zoning is proposed to be amended.
  - ☑ Map and all its parts are clearly reproducible with a photocopier.
  - ☑ Electronic map size of 11" by 17" and map scale not less than one inch equals 800 ft.
  - ☑ All lot dimensions of the subject property provided.
  - ☑ Graphic scale and north arrow provided.
- ☐ **(b) Written justification for the proposed map amendment**
  - ☐ Indicating reasons why the Applicant believes the proposed map amendment is in harmony with the recommendations of the City of Stoughton Comprehensive Plan, particularly as evidenced by compliance with the standards set out in Section 78-903(4)(c)1.-3.

III Justification of the Proposed Zoning Map Amendment for Applicant Use

1. How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 78-005 (and, for floodplains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA))?

   The proposed lot is not in a DNR floodplain or wetlands

2. Which of the following has arisen that are not properly addressed in the current Official Zoning Map? (Please provide explanation in space below if necessary)

   a) The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan.

   b) A mistake was made in mapping on the Official Zoning Map. (That is, an area is developing in a manner and purpose different from that for which it is mapped.) NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.

   c) Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.

   d) Growth patterns or rates have changed, thereby creating the need for an Amendment to the Official Zoning Map.

   The Development of a Duplex lot would be consistant with the City Comp Plan. Also, There is little residential developement on the east sid of Stoughton VS the West Side of the City

3. How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the surroundings of the subject property?

   ~~[illegible]~~

   staying consistant with the number of housing units.

IV. Final Application Packet Information for City Use

Receipt of (8.5" by 11" text and 11" by 17" graphic electronic copies of final application packet by Zoning Administrator	Date: 6/12/23
Notified Neighboring Property Owners (within 300 feet)	Date: 5/23/23
Notified Neighboring Township Clerks (within 1,000 feet)	Date: 7/5/23
Class 2 legal notice sent to official newspaper by City Clerk	Date: 6/10/23
Class 2 legal notice published on 6/22/23 and ~~6/29/23~~	