



CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
381 East Main Street, Stoughton, WI. 53589

(608) 873-6619

www.ci.stoughton.wi.us

RODNEY J. SCHEEL
DIRECTOR

Date: September 5, 2017

To: Planning Commissioners

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the September 11, 2017 Planning Commission Meeting.

Request by Todd Nelson to rezone the property at 314 W. Main Street from Planned Business to MR-24 – Multi-Family Residential.

This request is to rezone the property at 314 W. Main Street to Multi-Family Residential. The Comprehensive Plan Future Land Use Map depicts this property as Planned Mixed Use which allows Multi-Family Residential zoning classifications. A public hearing and recommendation to Council is necessary. The ordinance and related materials are provided. Staff recommends approval. The applicant plans to come back next month for conditional use and site plan approvals.

CITY OF STOUGHTON, 381 E. Main Street, Stoughton, WI 53589

ORDINANCE OF THE COMMON COUNCIL

An ordinance amending the zoning classification of 314 W. Main Street in the City of Stoughton from
PB – Planned Business to MR-24 – Multi-Family Residential

Committee Action: Planning Commission recommend Council approval – with the Mayor voting

Fiscal Impact:

File Number: O - - 2017

Date Introduced: First Reading:
Second Reading:

RECITALS

1. Todd Nelson (the “Applicant”) has applied to change the zoning classification of 314 W. Main Street in the City of Stoughton.
2. The applicant proposes changing the zoning classification of the land at 314 W. Main Street from PB – Planned Business to MR-24 – Multi-Family Residential.
3. On September 11, 2017, the City of Stoughton Planning Commission held a public hearing regarding Applicant’s proposed zoning change. The public hearing was preceded by the publication of a class 2 notice, and other notice required by law.
4. The Planning Commission found that the proposed zoning change is consistent with the City of Stoughton Comprehensive Plan, and recommended that the zoning change be approved by the Common Council as presented.
5. The Common Council has considered the proposed zoning change and the Plan Commission’s recommendations 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 314 W. Main Street is changed from PB – Planned Business to MR-24 – Multi-Family Residential.

Section 3. This ordinance shall take effect upon publication pursuant to law as presented.

Dates

Council Adopted: _____

Mayor Approved: _____

Donna Olson, Mayor

Published: _____

Attest: _____

Lana Kropf, City Clerk

PUBLIC HEARING NOTICE

The City of Stoughton Planning Commission will hold a Public Hearing on Monday, September 11, 2017 at 6:00 o'clock p.m., or as soon after as the matter may be heard, in the Council Chambers, Public Safety Building, 321 S. Fourth Street, Second Floor, Stoughton, Wisconsin, 53589, to consider the proposed rezoning of the following parcel of land at 314 W. Main Street, Stoughton, WI., owned by City of Stoughton. The property described below is proposed to be rezoned from PB – Planned Business to MR-24 – Multi-Family Residential, in the City of Stoughton, Dane County, WI, more fully described:

Part of Parcel number: 281/0511-082-0710-2

Legal Description: LOT 1 CSM 13551 CS88/236-237 07/31/2013 F/K/A ORIGINAL PLAT BLOCK 9 LOT 5, LOT 6 & W 33 FT LOT 7 (0.511 A)

This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.

Additional information including a location map can be found at:

<http://stoughtoncitydocs.com/planning-commission/>

For questions related to this notice contact Michael Stacey at 608-646-0421


Michael Stacey
Zoning Administrator

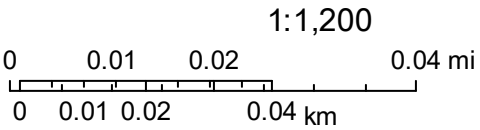
Published August 24, 2017 and August 31, 2017 HUB

Dane County Web Map



August 28, 2017

 Tax Parcels



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
381 East Main Street, Stoughton, WI. 53589
www.cityofstoughton.com/planning

RODNEY J. SCHEEL
DIRECTOR
(608) 873-6619
fax: (608) 873-5519

September 6, 2017

Todd Nelson
Clyde Street
Stoughton, WI. 53589

Dear Mr. Nelson:

I have completed a review of the proposed rezoning for 314 W. Main Street, Stoughton, WI.

1. The property at 314 W. Main Street is currently zoned PB – Planned Business. **You have proposed to rezone the property to MR-24 which allows up to 24 residential units per acre. The property is approximately .51 acres which would allow up to 12 residential units. The plan proposes a total of 8 one bedroom residential units.**
2. The Comprehensive Plan, planned land use map designates this property as Planned Mixed Use which allows for multi-family residential uses.
3. A conditional use permit process is necessary for more than one principle structure on one lot which will need to comply with the group development standards in subsection 78-205(12) as follows:
 - The development shall contain a sufficient number of waste bins to accommodate all trash and waste generated by the land uses in a convenient manner.
 - All development located within a group development shall be located so as to comply with the intent of this chapter regarding setbacks of structures and buildings from lot lines. As such, individual principal and accessory structures and buildings located within group developments shall be situated within building envelopes that serve to demonstrate complete compliance with said intent. Said building envelopes shall be depicted on the site plan required for review of group developments. The use of this approach to designing group developments will also ensure the facilitation of subdividing group developments in the future, (if such action is so desired).
 - The entire development shall provide for full and safe pedestrian and bicycle access within the development, and shall provide appropriate connections to the existing and planned pedestrian and bicycle facilities in the community and in surrounding neighborhoods, including sidewalk connections to all building entrances from all public streets. The development shall provide secure bicycle parking and pedestrian furniture in appropriate quantities and location. A central pedestrian gathering area shall be provided.

An application and fee of \$440 is necessary to start this process.

4. Park impact fee requirements for 2017 are as follows:
\$1,729.59 per unit for parkland and \$562.54 for park facilities per unit. Total cost for 8 one bedroom units is \$18,337.04

If you have any questions, please contact me at 608-646-0421

Sincerely,
City of Stoughton

Michael P. Stacey

Michael P. Stacey
Zoning Administrator/Assistant Planner