

PUBLIC HEARING NOTICE

The City of Stoughton Planning Commission will hold a Public Hearing on Monday November 12, 2018 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 a proposed rezoning of the following parcel of land located at 1125 W. Main Street, Stoughton, WI, owned by Wisconsin Partnership for Housing Development, Inc. The property described below is requested to be rezoned from SR-4 Single Family Residential to MR-10 Multi-Family Residential. The property is currently more fully described below:

Parcel number: 281/0511-071-8065-2

Legal Description: LOT 1 CSM 14839 CS104/56&57-6/22/2018 DESCR AS SEC 7-5-11 PRT NE1/4NE1/4 (0.398 ACRES)

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 October 18, 2018 and October 25, 2018 HUB

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

Applicant Name: Wisconsin Partnership for Housing Development
Applicant Address: 2015 Atwood Avenue, Suite 101A, Madison, WI 53704
Applicant Phone and Email: Phone = 258-5560 email katny.kamp@wphd.org
Property Owner Name (if different than applicant): _____
Property Owner Phone: _____
Subject Property Address: _____

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: 10/8/18

Application fee of \$ 405 received by Zoning Administrator

Date: 10/8/18

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: 10/8/18

- ☒ (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.
- ☒ (c) Written justification for the proposed text 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))?

This change would assist in the implementation of the Comprehensive Plan in that it proposes a change consistent

with the future land use plan. This project makes use of an existing in-fill site and as such is not expected to impact congestion, general health and welfare or have any impact on groundwater.

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.

Rezoning does bring the parcel into conformity with the Future Land Use map included in the comprehensive plan.

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?

Parcels to the north are commercial (motel). Parcels to the east are business; a zoning of MK-10 will retain residential character and serve as a buffer between commercial and residential areas. The proposed development increases density but maintains residential purpose.

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: 10/8/18

Notified Neighboring Property Owners (within 300 feet)

Date: 10/10/18

Notified Neighboring Township Clerks (within 1,000 feet)

Date: 10/10/18

Class 2 legal notice sent to official newspaper by City Clerk

Date: 10/8/18

Class 2 legal notice published on 10/8/18 and 10/25/18

Date:

Pine Street

Request for Rezoning

BACKGROUND FOR REQUEST

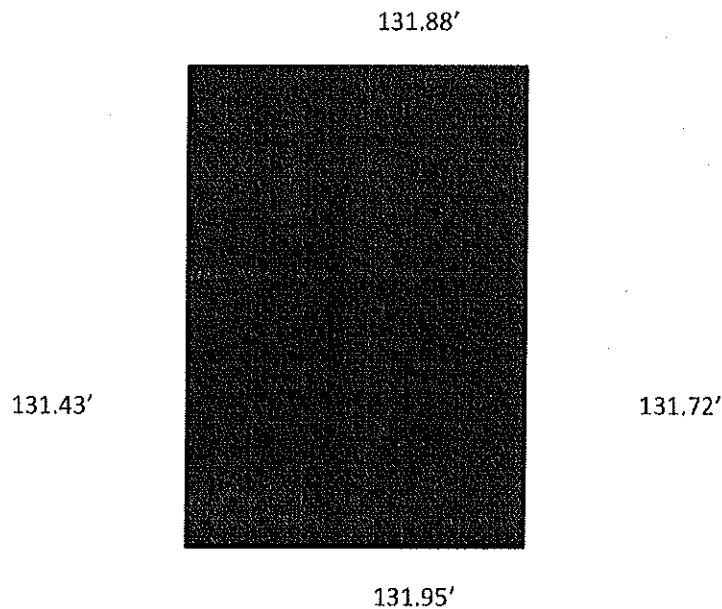
The Wisconsin Partnership for Housing Development purchased the property at 309 Pine Street in 2017. This property has one single family home and a large vacant lot. In early 2018, we split the parcel into two parcels, dividing the single family home from the vacant portion of the parcel. This single family home will be rehabbed and sold.

We are requesting rezoning of the vacant portion of the parcel from S-4 to MR-10. We would like to build four units of affordable housing on this site, which requires the change in zoning. Information on the vacant portion of the parcel is provided below:

LOT DIMENSIONS

Total lot size is .398 acres or 17,338 square feet.

Vacant parcel Dimensions are:



WRITTEN JUSTIFICATION

We believe that a change in zoning to MR-10 is consistent with the future land use map that is included in the Comprehensive Plan, indicating that this parcel is for Planned Mixed Use. In addition, the Comprehensive Plan states that future development should "support the development of affordable housing" (page 135) and that the "city should encourage infill development on vacant or underutilized

Lots 1 and 2, Dane County Certified Survey Map number 14839, being part of the NE 1/4 of the NE 1/4 of Section 07, T05N., R.11E., City of Stoughton, Dane County Wisconsin.

Referred to the Dane County
Coordinate System, with the
E line of the NE 1/4 bearing
N00°12'41"W



NORTHEAST
CORNER, SEC. 7
T.05N. R.11E.,
COTTON PIN
OF RECORD,
POSITION
FROM TIES
FOUND

WEST MAIN STREET

WEST MAIN STREET

(N88°39'21"E)
N87°00'50"E 197.88'

66'
33'
33'

N87°00'50"E
Lot 1
0.400 acres, or
17,434 Sq. Ft.

131.88'
(131.88')
(132' D)

131.43'

131.72'
137.72'

Legend:
● = 3/4" dia. rebar found unless otherwise noted
○ = 3/4" X 18" rebar set 1.5lbs. per Lineal Foot
Parentheses indicate recorded as values.

SOUTH 0°01' EAST
(S00°36'17"E)
S00°15'20"E
(198' D)
197.72'

I.M. JULSETH ADDITION

N82°08'41"W
32.24'

S87°08'30"W
100.00'

Lot 2 CSM #14839

21.5'

TWO STORY HOUSE # 309

CONC. DRIVEWAY

OLD FOUND. WALLS

0.9'

85.9'

60.00'

36.81'

S87°08'30"W
825.37'

UNPLATTED

Prepared for:
Wis. Partnership for Housing Development INC.
Property Address:
309 Pine St.
Stoughton, WI. 53589

WISCONSIN LAND SURVEYOR DAVID C. RIESOP S-1551 DEERFIELD WISCONSIN

E. 1/4 CORNER SEC. 7 T.05N. R.11E., RR. SPIKE FOUND

Scale 1" = 40'

0 20 40 80

E. 1/4
CORNER
SEC. 7
T.05N. R.11E.,
RR. SPIKE
FOUND

Wisconsin Mapping, LLC

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

Dwg. No. 5177B-18 Date 9/26/2018
Sheet 1 of 2
Document No. _____
C. S. M. No. _____ V. _____ P. _____

Certified Survey Map

Owner's Certificate

As owners, we hereby certify that we have caused the land described on this certified survey to be surveyed, divided, and mapped as represented on this certified survey map. We also certify that this certified survey map is required to be submitted to the City of Stoughton for approval.

Wisconsin Partnership for
Housing Development Inc. by: Katherine Kamp, Executive Director

STATE OF WISCONSIN)
COUNTY OF DANE)ss.

Personally came before me this day of , 2018, the above named representatives to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
my commission expires

Surveyor's Certificate

I hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Stoughton, and by the direction of Katherine Kamp, I have surveyed, divided and mapped the lands described hereon, and that such map correctly represents the exterior boundaries of the lands surveyed and the division of that land, and that this land is located within and more fully described to wit:

Lots 1 and 2, Dane County Certified Survey Map number 14839, being part of the NE 1/4 of the NE 1/4 of Section 07, T05N., R.11E., City of Stoughton, Dane County Wisconsin.

The above described containing 0.598 acres, or 26,039 square feet.

David C. Riesop S-1551



City of Stoughton Approval
This Certified Survey Map was approved for recording per City of Stoughton action of , 2018.

City Clerk

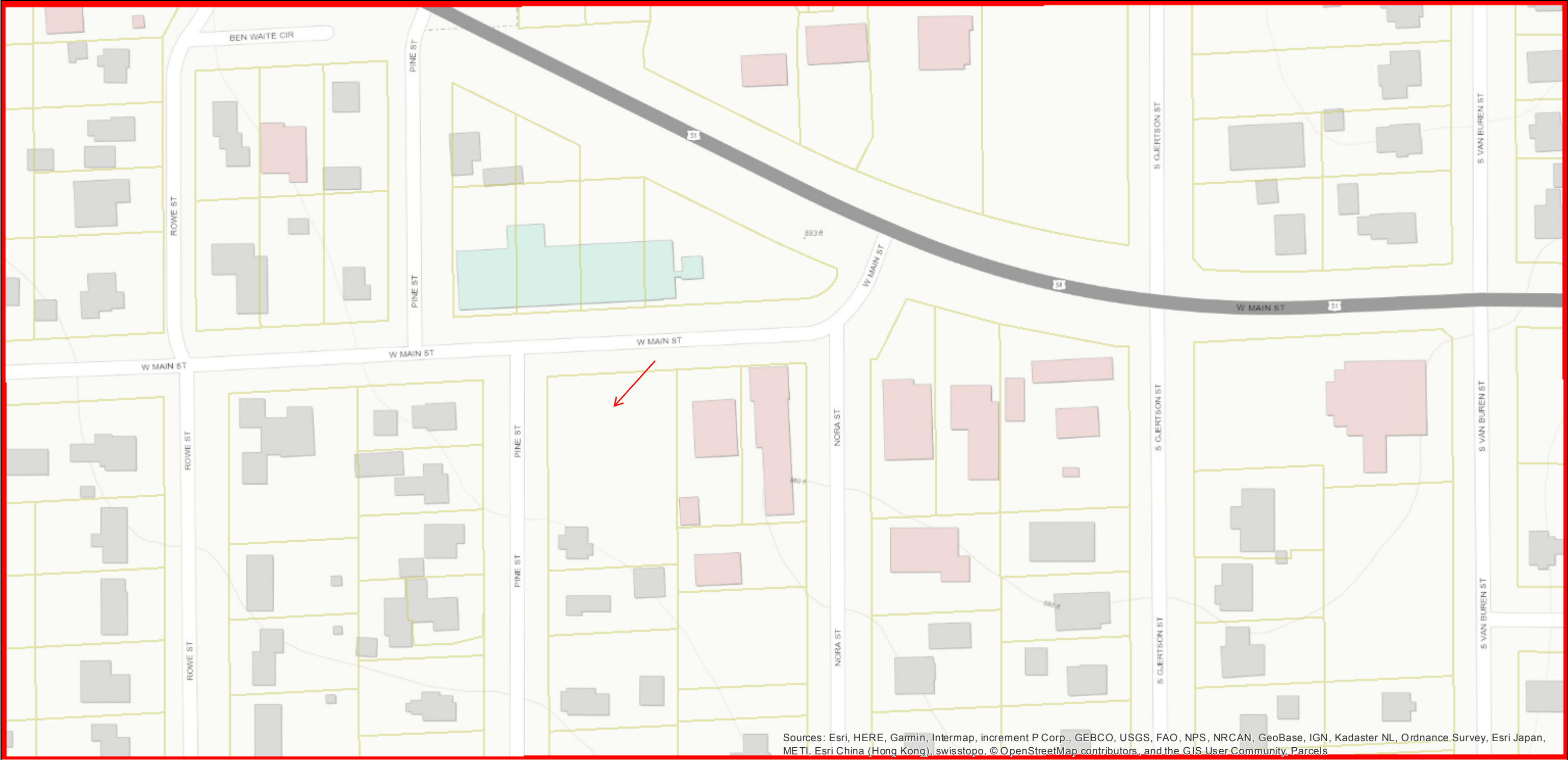
Register of Deeds Certificate
Received for recording this day of , 2018 at o'clock M.
and recorded in Volume of Certified Surveys, Pages

Kristi Chlebowski, Register of Deeds, Dane County

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

Dwg. No. 5177B-18 Date 9/26/2018
Sheet 2 of 2
Document No.
C. S. M. No. V. P.

309 Pine Street CSM



May 3, 2018

Tax Parcels

1 inch = 100 feet

