

PUBLIC HEARING NOTICE

The City of Stoughton Planning Commission will hold a Public Hearing on Monday, February 11, 2019 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 South Fourth Street, Second Floor, Stoughton, Wisconsin, 53589, to consider a proposed Conditional Use Permit Application by Elijah Pitney, for Vehicle Repair and Outdoor Display (automobile sales) uses including requirements related to a Group Development (two or more non-residential uses in one building) at 1005 N. Page Street, Stoughton, Wisconsin. The property at 1005 N. Page Street is owned by Robert Nelson, and is more fully described as follows:

Parcel Number: 281/0511-052-9911-2,

LOT 1 CSM 4032 CS17/22&23 R4080/66&67-12/22/82 DESCR AS SEC 5-5-11 PRT SE1/4NW1/4 (34,373 SQ FT)

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/>

Michael P Stacey
Zoning Administrator

Published January 24, 2019 Hub

Published January 31, 2019 Hub

**City of Stoughton Application for Conditional Use Review and Approval
(Requirements per Section 78-905)**

Applicant Name: ELIJAH PITNEY
Applicant Address: 1326 ERD 1 EDGEMONT WI, 53534
Applicant Phone and Email: 608-345-8446 ELI_PITNEY19@hotmail.com
Property Owner Name (if different than applicant): Robert Nelson
Property Owner Phone: 608-444-1028
Subject Property Address: 1005 N PAGE ST STOUGHTON WI, 53589

This form is designed to be used by the Applicant as a guide to submitting a complete application for a conditional use review and by the City to process said application. Parts II and III are to be used by the Applicant to submit a complete application. (See conditional use review and approval procedures attached)

I. Record of Administrative Procedures for City Use

Application form filed with Zoning Administrator Date: 1/18/19
Application fee of \$ 445 received by Zoning Administrator Date: 1/18/19

II Application Submittal Packet Requirements

Prior to submitting the final complete application as certified by the Zoning Administrator, the Applicant shall submit an initial draft application for staff review at least 30 days prior to a Planning Commission meeting, followed by one revised draft final application packet based upon staff review and comments. The final application materials are required to be submitted at least 2 weeks prior to the Planning Commission meeting.

Initial Packet

(1 electronic 11 x 17 copy of plans to Zoning Administrator) Date: 1/18/19

Final Packet

(1 electronic 11 x 17 copy of plans
and if necessary one large scalable copy of plans to Zoning Administrator) Date: _____

(a) A map of the proposed conditional use:

- ☐ Showing all lands under conditional use consideration.
- ☐ All lot dimensions of the subject property provided.
- ☐ Graphic scale and north arrow provided.

- (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations.
- (d) A site plan (conforming to the requirements of Section 78-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a large development (per Sections 78-205(11)). A proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 78-908.
- (e) Written justification for the proposed conditional use indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Stoughton Comprehensive Plan, particularly as evidenced by compliance with the standards set out in Section 78-905(5)(c)1.-6, as follows.

III Justification of the Proposed Conditional Use Request.

1. How is the proposed conditional use and location in harmony with the purposes, goals, objectives, policies and standards of the City of Stoughton Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted?

The existing building, which is already being used for auto sales and auto detailing sits among other small businesses including a convenience store, restaurant, laundromat & a body shop. The proposed conditional use is in an area specifically designated for large and small commercial development and the use being requested will fit into the zoning that is already present in this area.

2. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 78-905(4)(d)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map or ordinance adopted?

No, there will be no substantial or undue adverse impact regarding the above concerns. We would anticipate very little increased traffic due to this conditional use.

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

The intended Conditional use would not change the existing land use, land use intensities or land use impacts.

4. Is the proposed conditional use located in an area that will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

Access to the facility will be via a frequently used road entering/leaving Staughton. We do not anticipate an undue burden on any of the improvements, facilities, utilities or public agency services.

5. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 78-905(5)(c)1-5.), after taking into consideration any proposed options to minimize such impacts?

We do not anticipate any adverse impacts due to the proposed conditional use.

IV. Application Information for City Use

Notified Neighboring Property Owners (within 300 feet)

Date: 1/18/19

Notified Neighboring Township Clerks (within 1,000 feet)

Date: 2/5/19

Class 2 legal notice sent to official newspaper by City Clerk

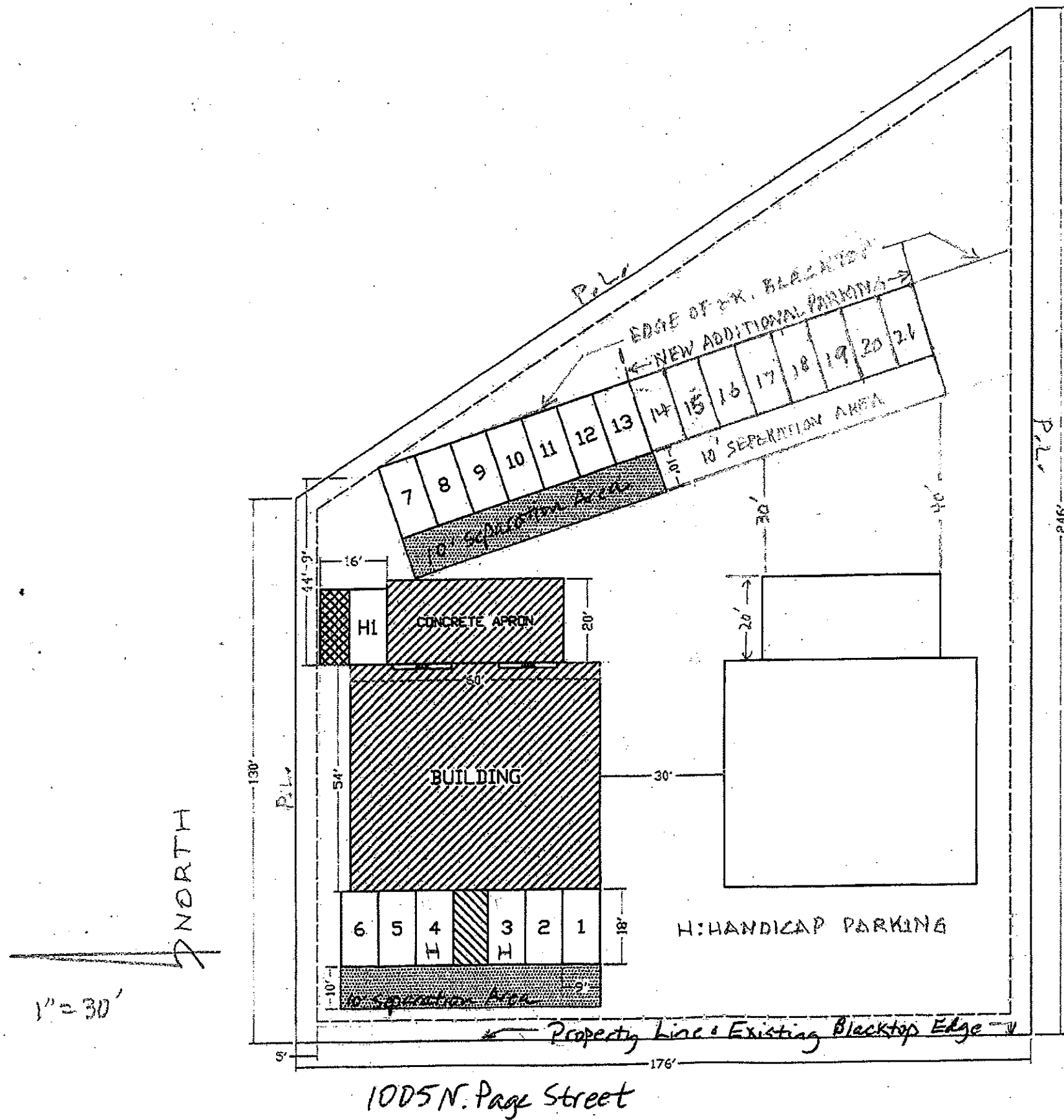
Date: 1/18/19

Class 2 legal notice published on 1/24/18 and 1/31/19

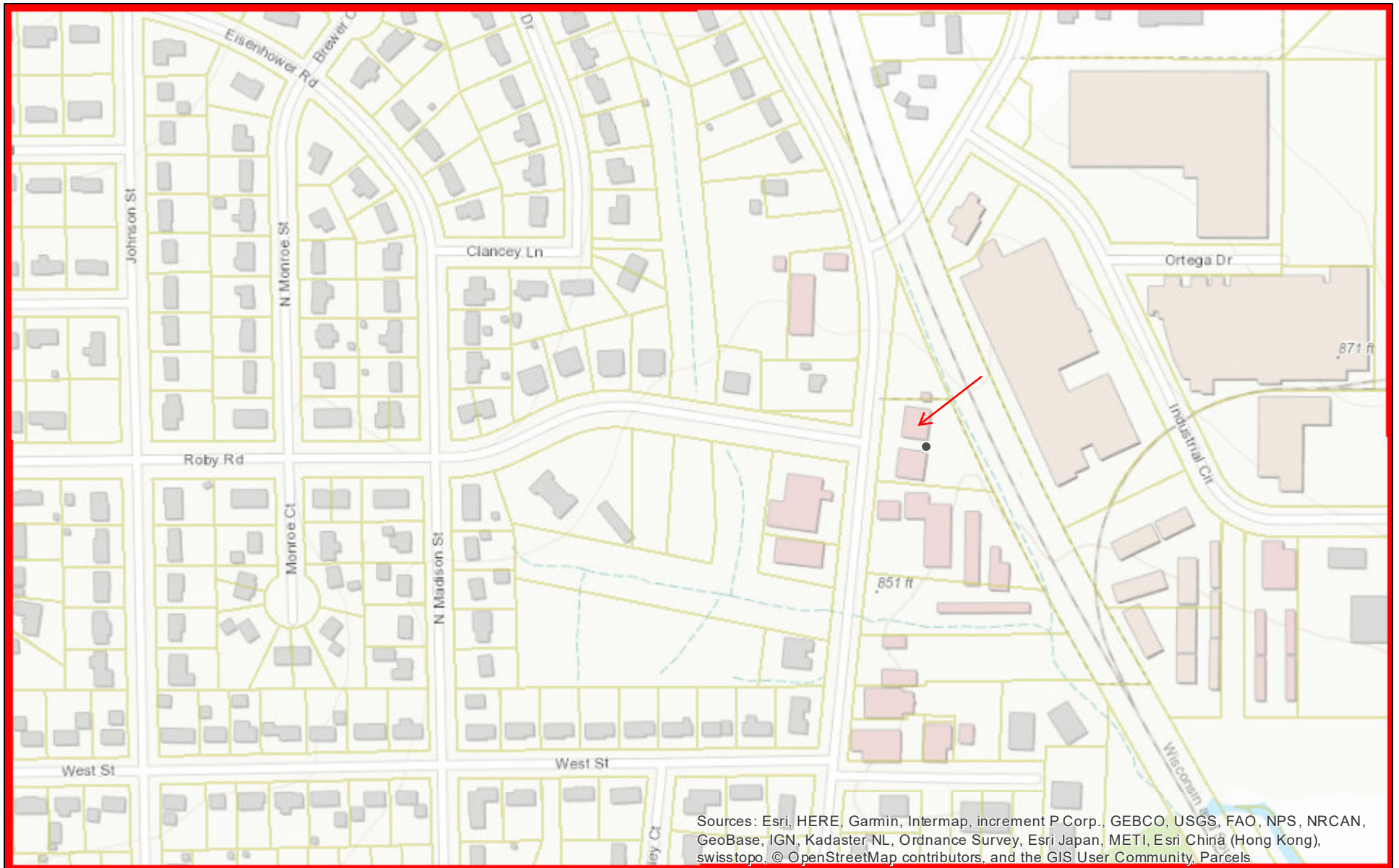
Date: 1/18/19

Conditional Use recorded with the County Register of Deeds Office after approval





1005 N. Page Street



January 24, 2019

 Tax Parcels

1 inch = 300 feet

0 190 380 760 Feet

