

PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a Hybrid Public Hearing on Monday, July 11, 2022 at 6:00 o'clock p.m., or as soon after as the matter may be heard, to consider a proposed conditional use permit application by Laura Davis for a Commercial Indoor Lodging use at 172-174 E. Main Street, Stoughton, WI.

The property is more formally described as:

Parcel # 281/0511-081-2348-7

Legal Description: ORIGINAL PLAT S 126 FT OF W 22 FT LOT 8 BLOCK 28

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

See additional information at: <http://stoughtoncitydocs.com/planning-commission/>

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

Virtual: You can join the meeting via Zoom or Phone below:

<https://us06web.zoom.us/j/82391994298?pwd=SzZ0OWF4S3VwN3F3ZG5GeC9kVi9lQT09>

Phone in: +1 312 626 6799 Meeting ID: 823 9199 4298 Passcode: 056401

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.

Published June 16 and 23, 2022 Hub

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

Applicant Name: LAURA DAVIS & RICH MORRIS
Applicant Address: 700 TAYLOR LN, STOUGHTON, WI 53589
Applicant Phone and Email: DAVIS: 608-233-7684 MORRIS: 608-233-7684
Property Owner Name (if different than applicant): SAME
Property Owner ^{email*} Phone: DAVIS: laura@walnutbank.com MORRIS: rich@walnutbank.com
Subject Property Address: 172 E. MAIN ST, STOUGHTON (upstairs apt.)

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: 5/23/22
Application fee of \$400 received by Zoning Administrator Date: 5/23/22

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: _____

Final Packet

(1 electronic 11 x 17 copy of plans
and if necessary one large scalable copy of plans to Zoning Administrator) Date: 5/23/22

(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.

- (b) 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.
- (c) 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.
- (d) 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?

Features of "Bees on Main" in harmony with Stoughton's

- 1) Use existing infrastructure and public spaces
- 2) Is rehabilitation of existing residential and commercial space
- 3) Is pedestrian oriented, within 10 min. of park/open space
- 4) Preserves a historically/architecturally significant structure (Frank Allen Bldg, circa 1858)
- 5) Represents mixed use development
- 6) Protects unique quality of Downtown
- 7) Has adhered to Historic Stoughton District standards with Certificates of Appropriateness
- 8) Uses existing public facilities

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?

"Bees on Main" guest apartment places no undue adverse impact on nearby properties:

- 1) Improvements made to the alley entrance to the apt. (concrete repairs, historic preservation of original wall, and replacement of stairs and landings) were completed with approval, in cooperation with proprietor of the neighboring floral shop
- 2) There is ample public parking in at least locations within 1-2 blocks
- 3) The number of guests will be limited to 4 people
- 4) Smoking will be prohibited on the premises

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 land use and intensity will not be significantly altered, as it was used as a long-term rental prior to renovation. Occupancy will be limited to 4 guests.

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?

"Bees on Main" will be adequately served without undue burden to public services due to its limited occupancy of 4 people, and it will not be continuously occupied, unlike a long-term rental.

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?

"Bees on Main" will have potential public benefit to Stoughton, as it will provide appealing accommodations and an excellent location for visitors to Stoughton from which to patronize restaurants, the Opera House, local shops, and the future River Park to be developed only a few blocks away. The renovation of the apartment was completed to appeal to families by including laundry machines and a bath tub/shower.

IV. Application Information for City Use

Notified Neighboring Property Owners (within 300 feet)

Date: 6/6/22

Notified Neighboring Township Clerks (within 1,000 feet)

Date: 6/8/22

Class 2 legal notice sent to official newspaper by City Clerk

Date: 6/1/22

Class 2 legal notice published on 6/9/22 and 6/16/22

Date: _____

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



Description of Proposed Conditional Use

"Bees on Main" Guest Apartment
172 E. Main St.
Stoughton, WI
Submitted by Laura Davis, owner

This application is made by the owners of 172-174 E. Main St., seeking a conditional use permit for use of the upstairs apartment as a short term rental.

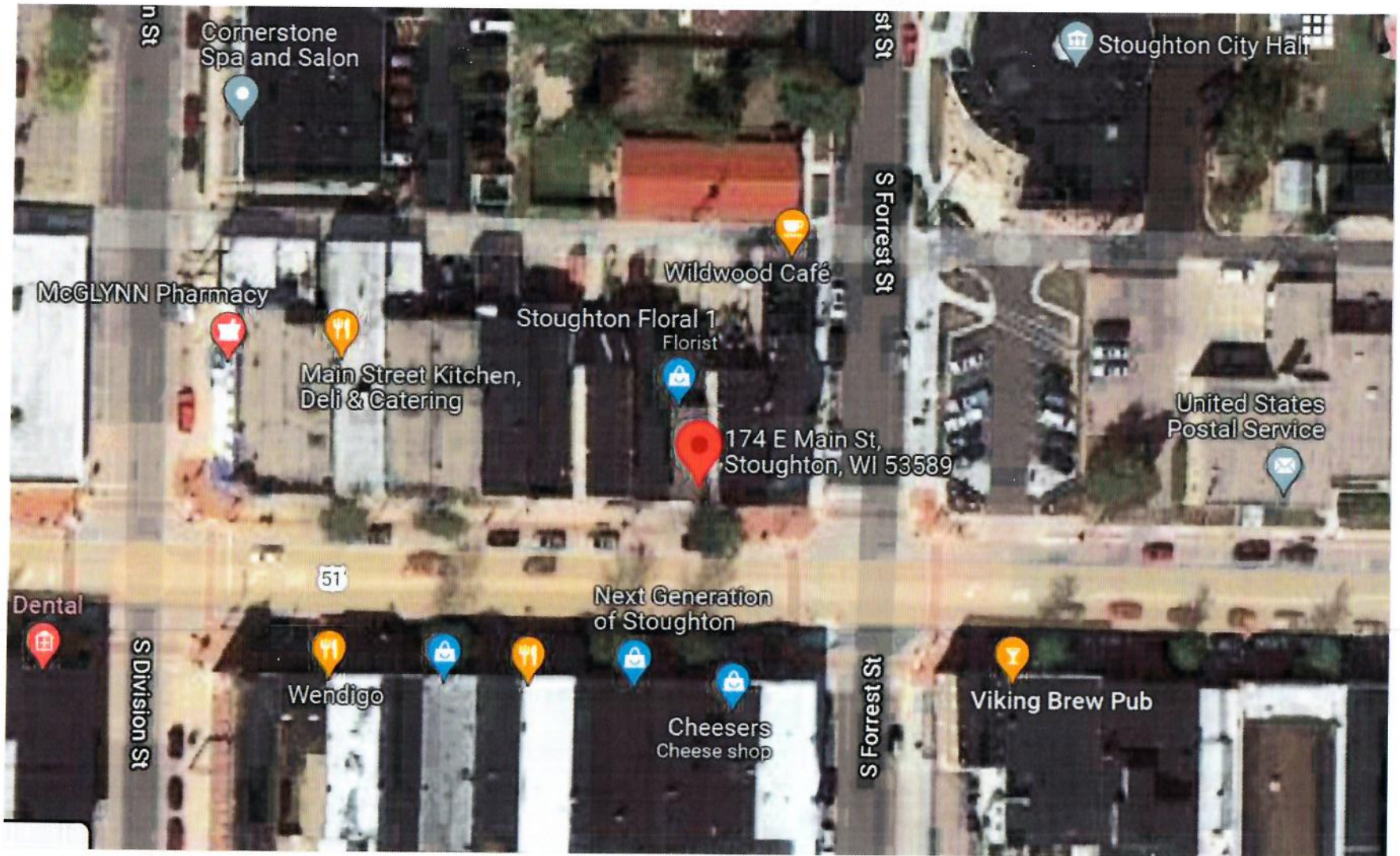
Located in the Central Business District of Stoughton, the Frank Allen Building, circa 1858, is a Local and National Landmark. The first floor of the building has undergone many renovations, and houses the owners' business, BroodMinder, LLC.

The second floor is a one-bedroom apartment, previously used as a long-term rental. It has been vacant since December, 2020. In the interim, the owners have undertaken a full renovation of the interior and exterior of the building. Their ambition is to create an updated and appealing apartment for short-term rental by visitors to Stoughton, likely through an online service such as AirBNB. The apartment will not technically be a "bed and breakfast," as no food will be served by the proprietors, though the apartment has a full kitchen.

The 645 square foot apartment occupies the entire second floor of the building (see attached floor plan.) The exterior wall has undergone a complete renovation, including removal of generations of siding, including asbestos, and repair and preservation of the original wooden lap siding. New soffits and rain gutters were added, and small landings in front of the two doors and the decaying steps were removed and replaced by a 20 ft cedar deck and steps leading from the sidewalk.

The apartment interior is undergoing a full renovation, including new plumbing and wiring, new windows and doors, air conditioning, an expanded bathroom, a laundry closet and two storage closets, new lighting, newly drywalled ceilings and some of the walls, new lighting, newly leveled floors and flooring, and a queen-sized Murphy bed.

172/174 E. Main Street, Stoughton, WI
Rich Morris and Laura Davis, owners





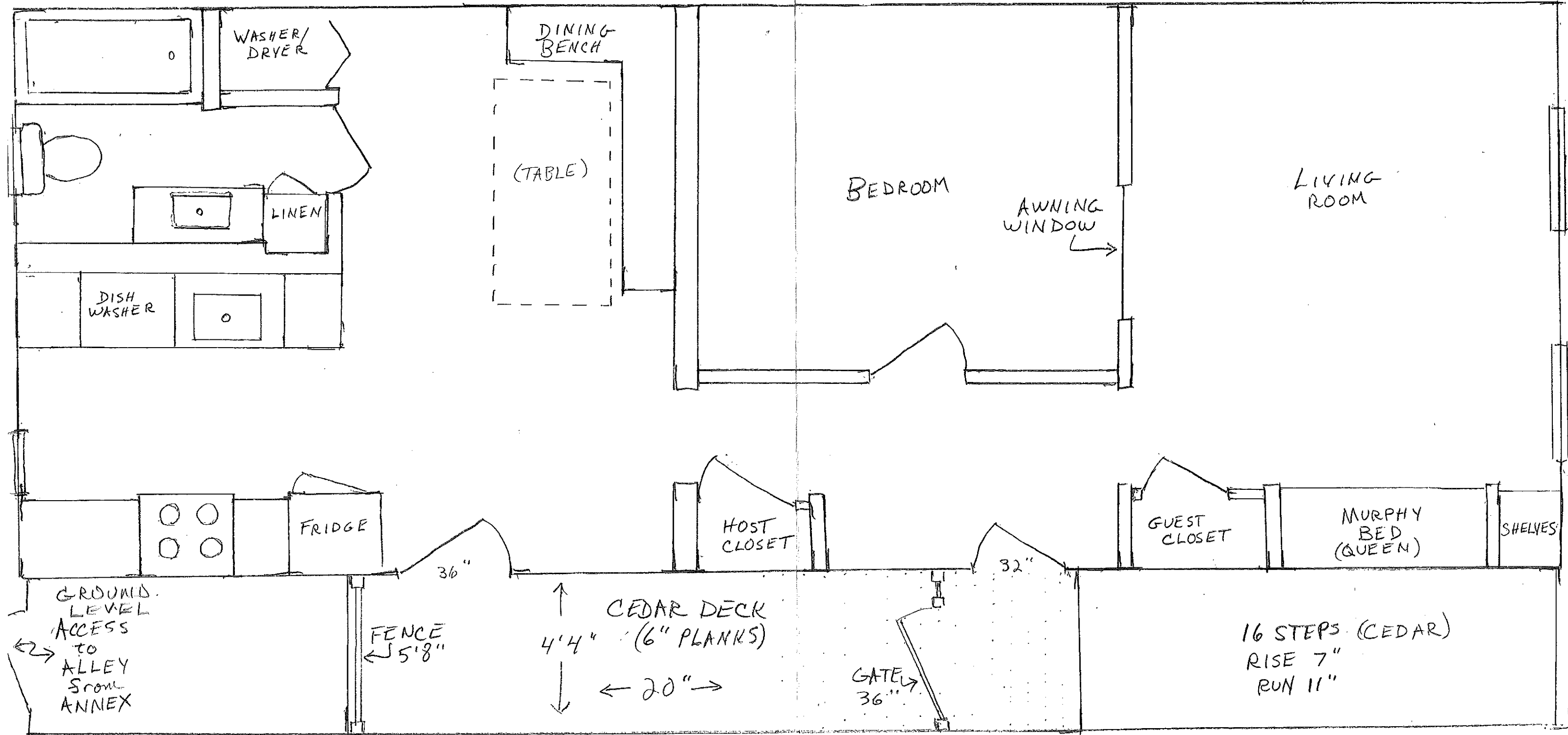
172/174 E. Main Street, Stoughton, WI

BEES ON MAIN GUEST APARTMENT
172 E. MAIN ST.

LAURA DAVIS 608-233-7684

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MAIN ST.
SIDEWALK
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CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
207 S. Forrest Street, Stoughton, WI. 53589
www.cityofstoughton.com/planning

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

June 6, 2022

Laura Davis
Rich Morris
700 Taylor Lane
Stoughton, WI. 53589

Dear Applicant:

I have completed a review of the proposed conditional use permit (CUP) request for a Commercial Indoor Lodging use at 172-174 E. Main Street, Stoughton – application and fee submitted 5.23.22. As noted, additional information may be required or shown on the plans.

1. The property at 172-174 E. Main Street is zoned CB – Central Business. **A Commercial Indoor Lodging use is allowed as a conditional use within the CB district. A public hearing is scheduled for the July 11, 2022 Plan Commission meeting. It is anticipated that the Common Council will act on the CUP request at their August 9, 2022 meeting.**
2. Ordinance section 78-905(5)(c) provides the following criteria which the Zoning Administrator may use to evaluate the conditional use application to determine whether the request is in harmony with the recommendations of the Comprehensive Plan:
 - a) Is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Stoughton Comprehensive Plan, this chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the city?
We believe the conditional use is consistent with the Comprehensive Plan.
 - b) Is the proposed conditional use (in its specific location) in harmony with the purposes, goals, objectives, policies and standards of the City of Stoughton comprehensive plan, this chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the city?
We believe the conditional use is consistent with the Comprehensive Plan.
 - c) Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see subsection (4)(d), above), result in a 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 this chapter, the comprehensive plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the city or other

governmental agency having jurisdiction to guide development? **We do not see any substantial or major adverse impacts related to the lodging use.**

- d) Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? **The use is consistent with the Central Business zoning classification.**
 - e) 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? **The use should not impose a burden on utilities or services.**
 - f) Do the potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use (as identified in subsections 1. through 5., above), after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts? **No adverse impacts have been identified.**
3. The Comprehensive Plan, planned land use map designates the property at 172-174 E. Main Street as Central -Business, which is consistent with this request. **This request appears to be consistent with the Comprehensive Plan.**
 4. Commercial Indoor Lodging is described as follows: *Description:* Commercial indoor lodging facilities include land uses which provide overnight housing in individual rooms or suites of rooms, each room or suite having a private bathroom. Such land uses may provide in-room or in-suite kitchens, and may also provide indoor recreational facilities for the exclusive use of their customers. Restaurant, arcades, fitness centers, and other on-site facilities available to non-lodgers are not considered accessory uses and therefore require review as a separate land use.
 5. Regulations applicable to a Commercial Indoor Lodging use are as follows:
 - If located on the same side of a building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 100 feet of a residentially zoned property. **N/A**
 - Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property (see section 78-610). **N/A**
 - Within the PO District, each and every room must take primary access via an individual interior door, and may not be accessed via an external balcony, porch or deck, except for emergency purposes. **N/A**
 6. There are no parking requirements within the Central Business district.
 7. Any proposed signage will require a permit prior to installation.
 8. State of Wisconsin approved building plans may be necessary for the change of use prior to issuance of any building permit but are not necessary to begin the City review process.

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

Sincerely,
City of Stoughton

Michael P. Stacey

Michael P. Stacey
Zoning Administrator